Mountain View Capacity Update

December 2, 2021

RRMM ARCHITECTS

Mountain View Capacity Update

Overview of Mountain View Elementary School

- **Existing School Capacity: 624 students**
- **Recent School Enrollment: 715 students (with 38 Pre-K students)**
- **Projected Future Enrollment: almost 800 students**
- **Eight-Classroom Mobile Unit: opened October 2021 (not included in School Capacity)**

Projects to Address Mountain View Capacity

- **Classroom and Cafeteria Addition Project**
- **Master Planning Study: started in April 2021**

Master Planning Study Preliminary Recommendation

- **Multiple Options Considered for Mountain View**
- **Feedback Received from Staff and Community**

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Mountain View Capacity Update

Staff and Community Feedback Received

- **Staff Meetings: May and November**
- **Community Presentations: May and November**
- **On-Line and Paper Surveys: November**

Classroom and Cafeteria Addition Project

- **Approved Construction Budget: $6,100,000**
- **Approved Project Scope: 6 Classrooms, Cafeteria Addition**
- **Planning Discussions and Feedback revealed other Facility Needs**
- **Cost Changes in the Construction Market**

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MASTER PLANNING STUDY
FOR
MOUNTAIN VIEW ELEMENTARY SCHOOL

Division-wide study of school capacity and enrollment, aiming to develop a master plan for future development at Mountain View Elementary School.

Two Parts to the Master Planning Study

- **Subdivision Yield Analysis**: study student demographics and housing, develop a subdivision yield analysis.
- **Facilities Master Planning Services**: provide a recommended strategy to address population growth in and around Mountain View Elementary.

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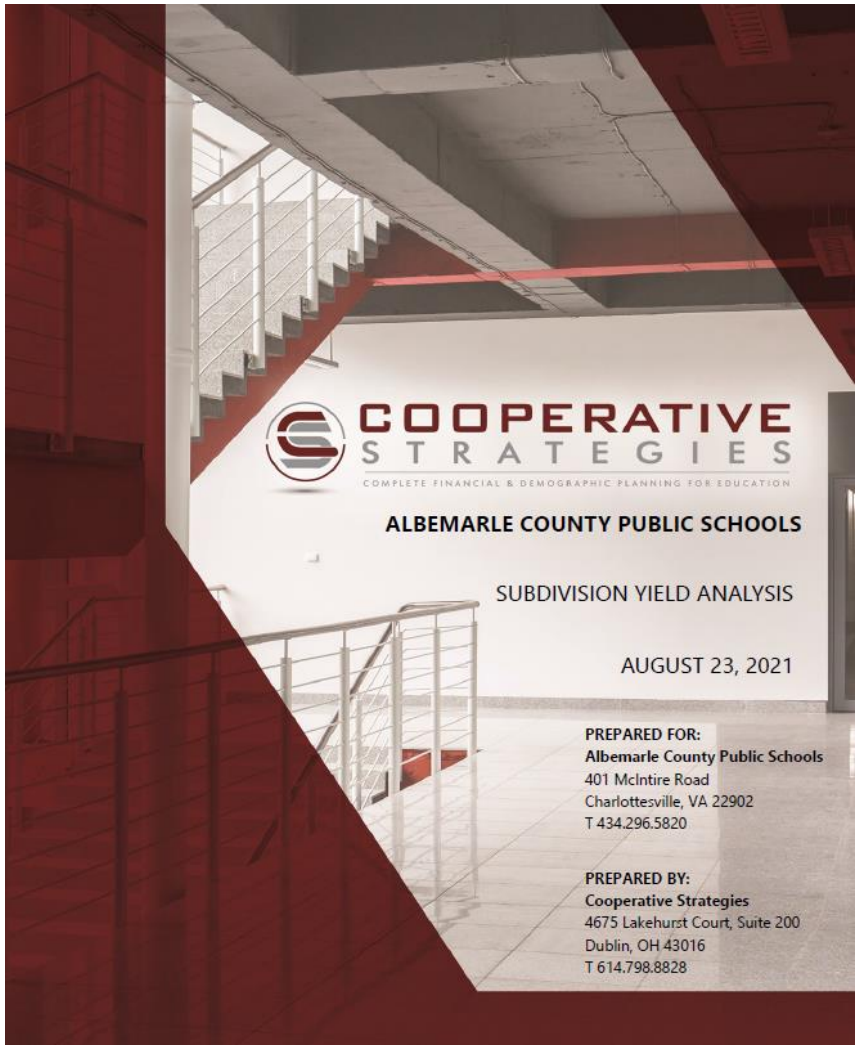
MASTER PLANNING STUDY FOR MOUNTAIN VIEW ELEMENTARY SCHOOL

Two Parts to the Master Planning Study

- **Subdivision Yield Analysis**
- Facilities Master Planning Services

Thirty eight page Report: "The purpose of this Subdivision Yield Analysis is to determine the potential growth for planned housing developments and the impact it has on the Albemarle County Public Schools student population."



MASTER PLANNING STUDY
FOR
MOUNTAIN VIEW ELEMENTARY SCHOOL

Two Parts to the Master Planning Study

- Subdivision Yield Analysis
- Facilities Master Planning Services

The 15-member Master Planning Study committee discussed and explored multiple options and developed a Recommendation for future development at Mountain View Elementary:

- **Weekly Committee meetings**
- **Staff Meetings in May and November**
- **Community Meetings in May and November**
- **Feedback requested and received**

BACKGROUND DATA

ENROLLMENT GROWTH

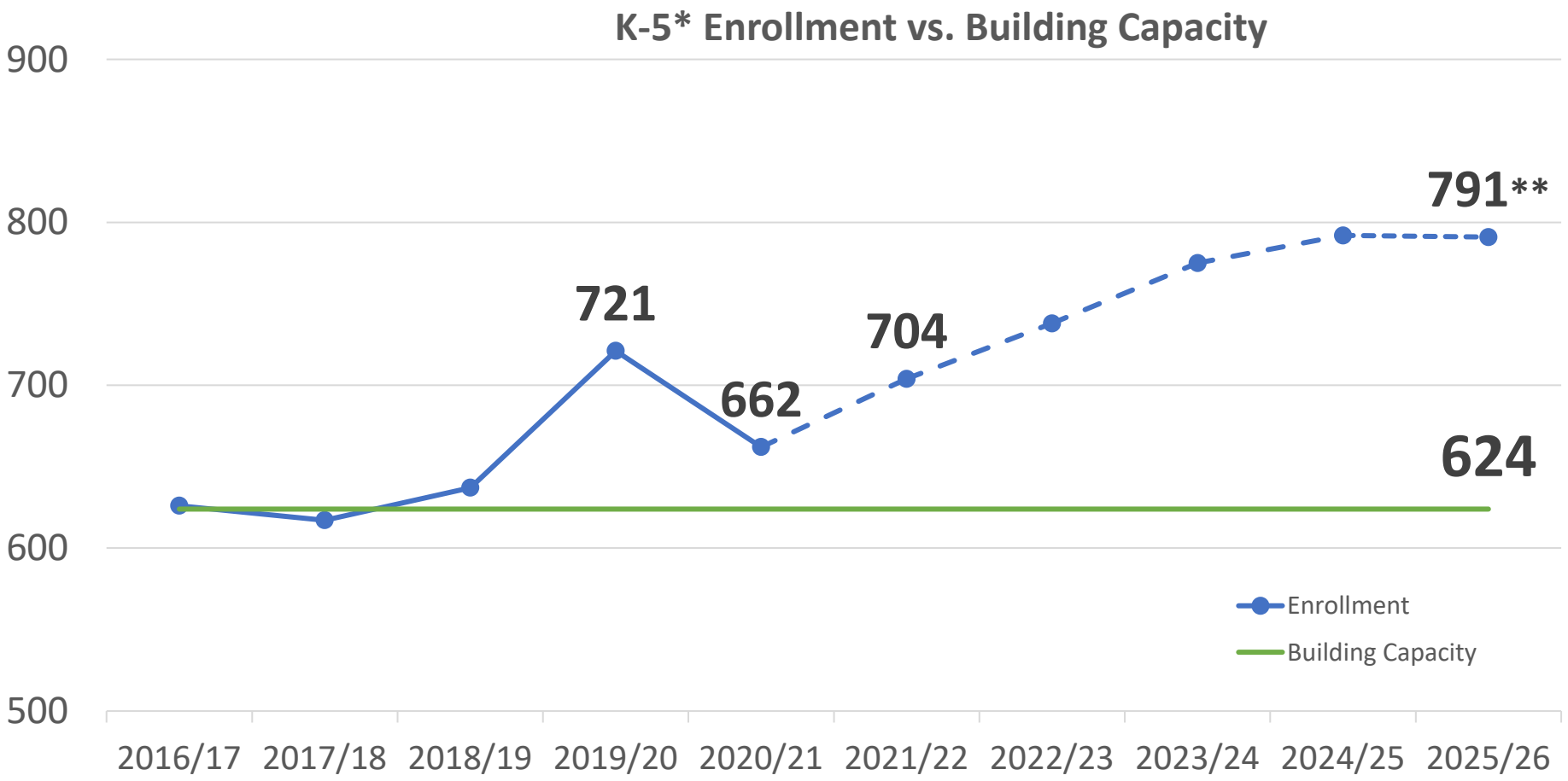


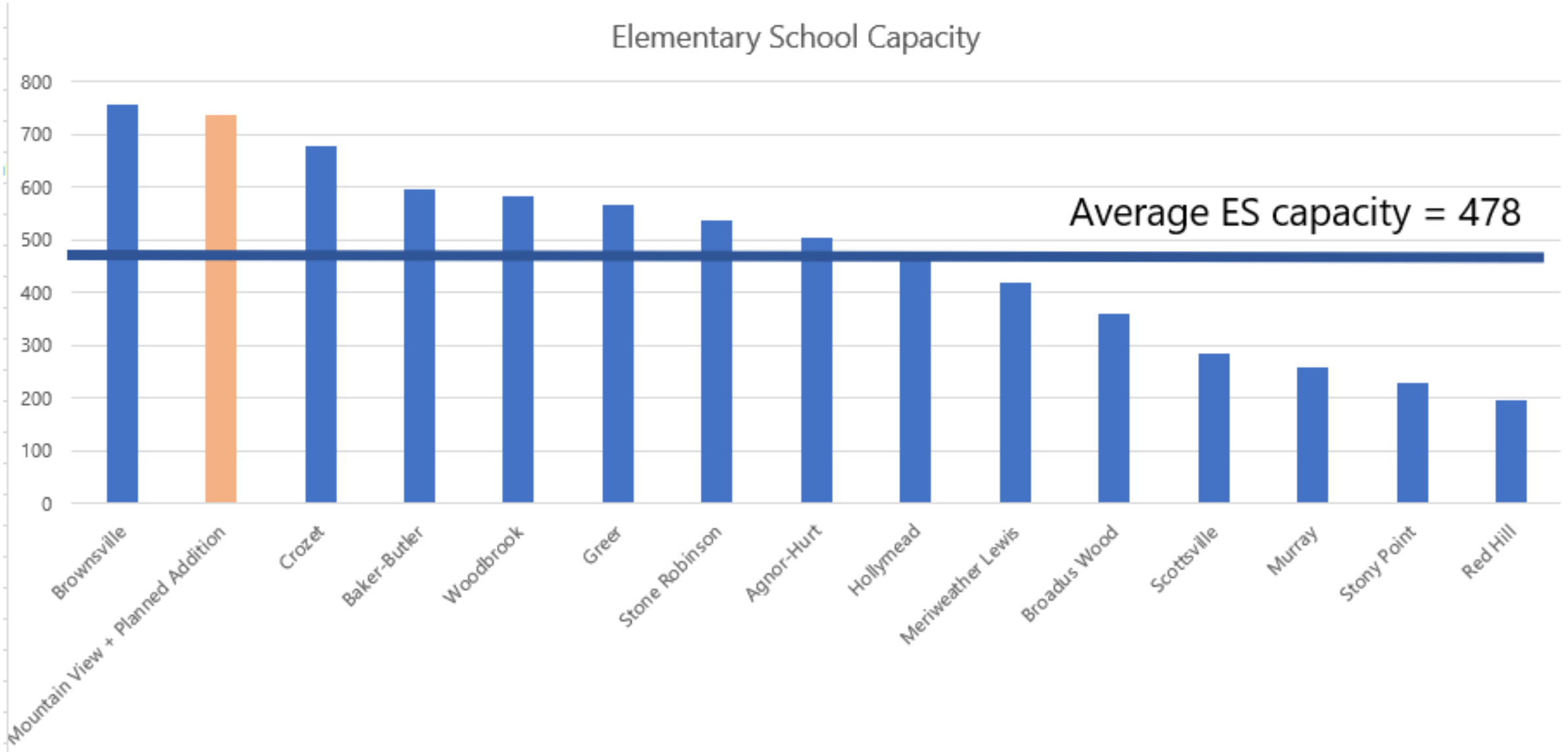
Image courtesy of ACPS Fall 2020

*The school also has about 45 preschool students. This increases the total enrollment for the school and should be considered for factors such as cafeteria size, parking etc. It does not impact the difference between the capacity and enrollment because the 624 building capacity figure does not include rooms which are utilized for PK programs.

**5 year projection calculated by ACPS using cohort survival methodology. The work of the consultant and this study may influence this projection to ensure we are capturing impact of future development.

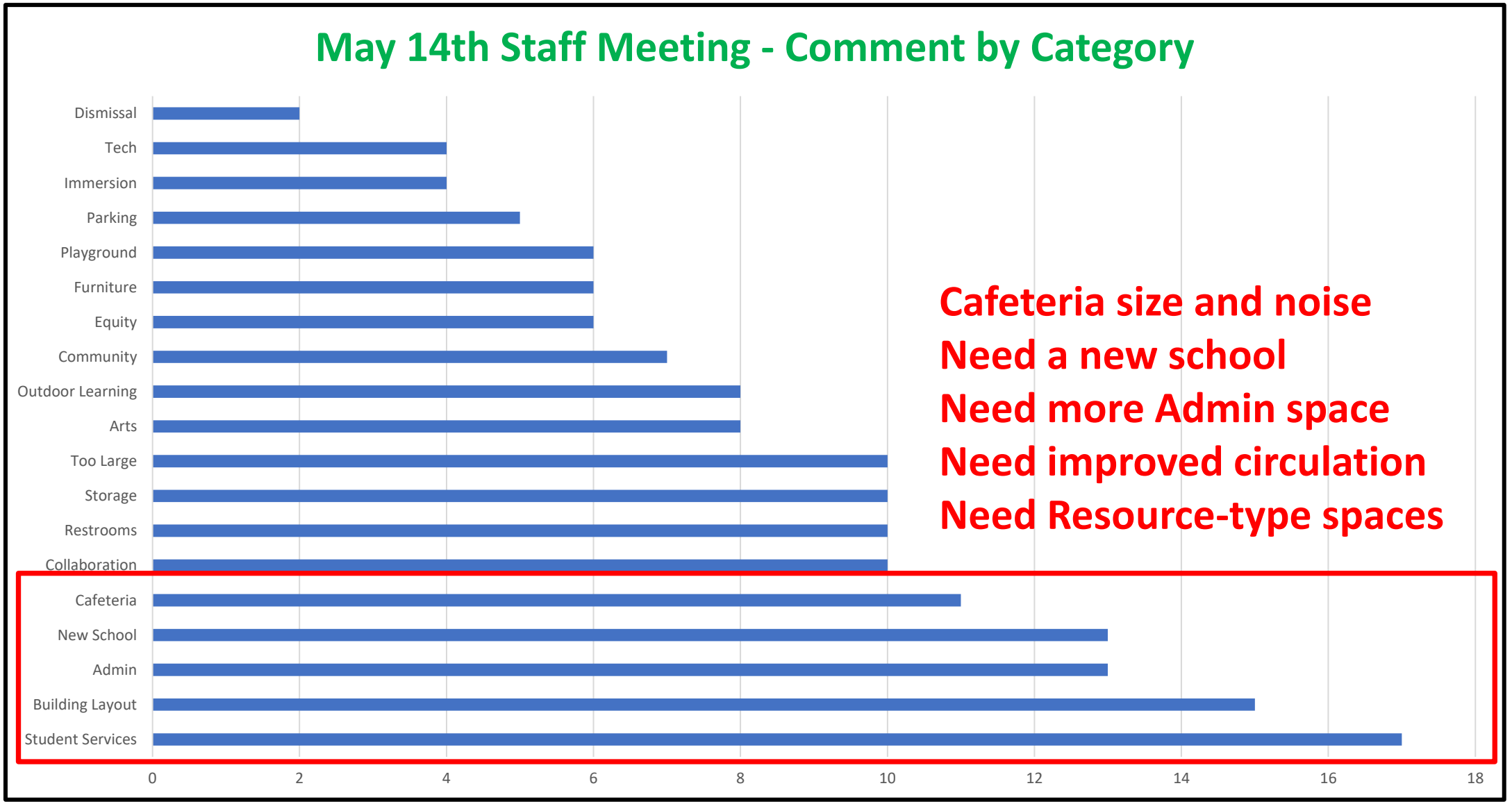
BACKGROUND DATA

ELEMENTARY SCHOOL CAPACITY



STAFF FEEDBACK

MOUNTAIN VIEW PLANNING



Facility Options

Main Options Considered but NOT Recommended

- **Build new Early Childhood (Pre-K and K) building on Founders Place Site**
- **Move one or more grade levels from Mountain View to Walton MS**
- **Build additions to increase capacity of Red Hill ES by 200 students and redistrict students from Mountain View to Red Hill**
- **Build a new 400-500 seat PK-2 school in the Mountain View attendance zone. Current Mountain View becomes a 3-5 school**
- **Build additions on to Mountain View to increase the capacity to 800-850 seats**
- **Build a new 800-850 seat school to replace Mountain View on an acquired site**

Mountain View Elementary

400-450 Students

Mountain View Site

New Elementary School

400-450 Students

Acquired Site

Recommendation

New 400-450 Student Elementary School:

Estimated Cost: **$42 Million + land cost**

Timeline for Completion: **5 years**

If approved to proceed in the next few months, the new school could potentially be open for the 2026/2027 school Year.

How would you rate your support for this recommendation?

Answer	Responses	Percentage
1 – No Support	1	0.8 %
2	1	0.8 %
3	3	2.3 %
4 – Some Support	18	14.1 %
5	18	14.1 %
6	29	22.7 %
7 – Strong Support	50	39.1 %
Total Responses	128	
Weighted Score	5.89	

Weighted Score 5.89

Staff Feedback Received at the November 4 Staff Meeting

Over Sixty Comments/Questions Received

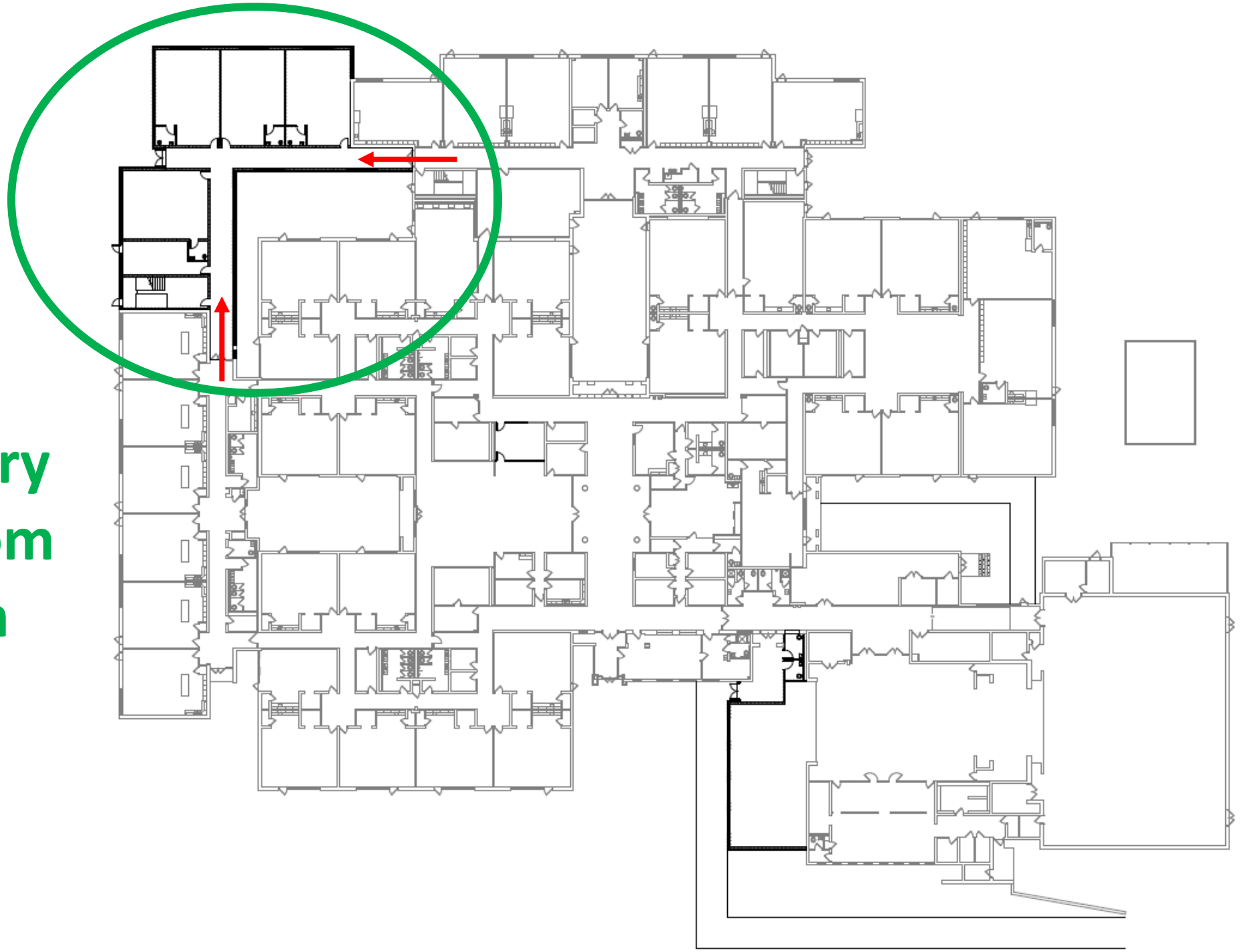
- **New School:** "excited about a new school"; "needed for long-term solution"; "two smaller schools is the best plan"; "build a new school"; "we need a new school"; etc.

Comments Related to the Existing School

- **Cafeteria:** need second dining space; improve noise level in existing Cafeteria
- **Teacher's Lounge:** would be very helpful; need space for teacher lunch; lactation rooms
- **Restrooms**: more restrooms needed; many more adult restrooms needed
- **Resource Spaces:** more needed for reading intervention, SPED, etc.
- **Music Program:** dedicated Music room or rooms needed
- **Student Travel and Corridors:** time needed for travel
- **Parent Drop-off and Pick-up:** needs improvements; takes too long
- **Playgrounds:** playground expansion needed; more playground space
- **Parking:** more parking needed

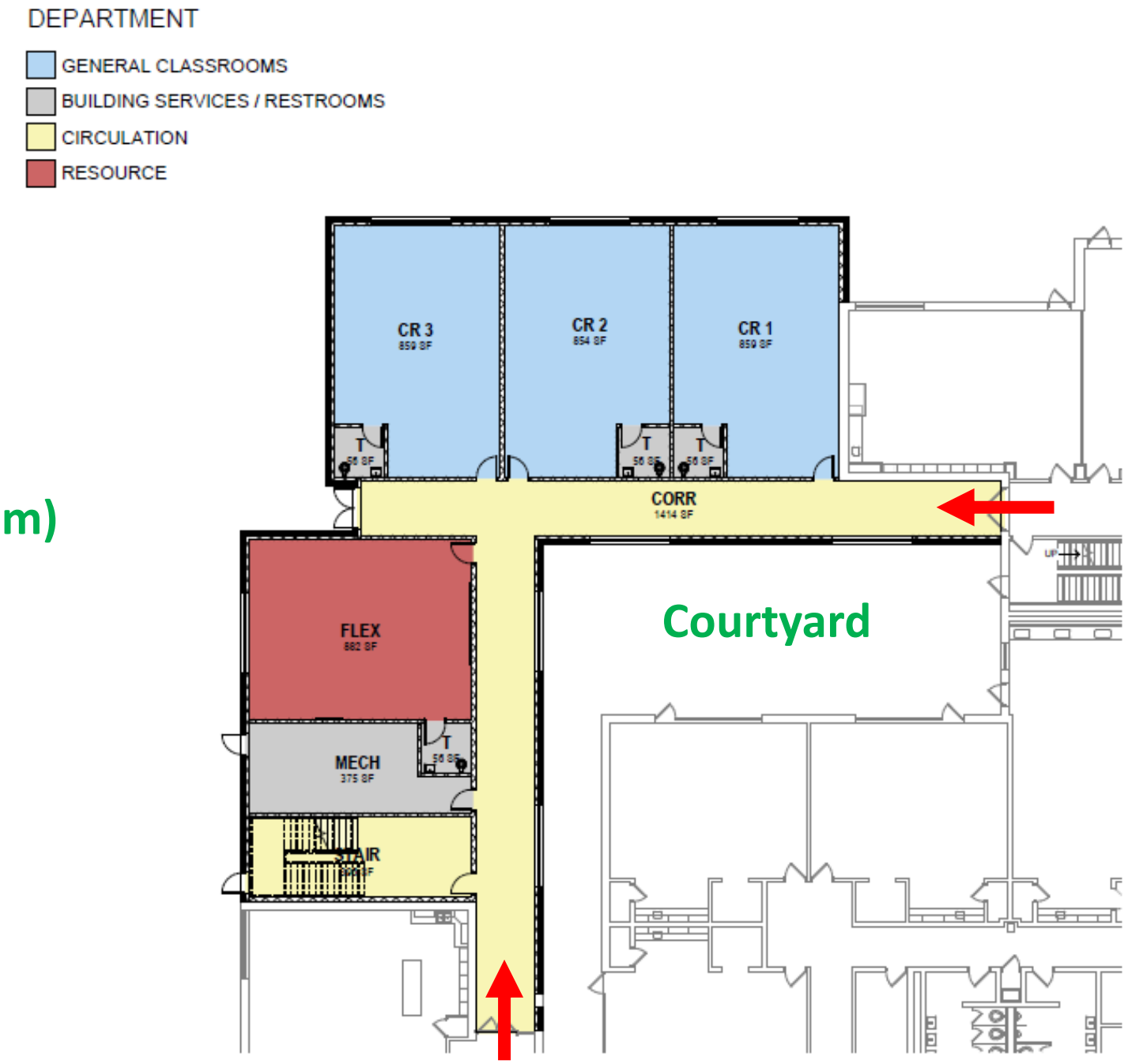
Proposed Building Additions

Two-Story Classroom Addition



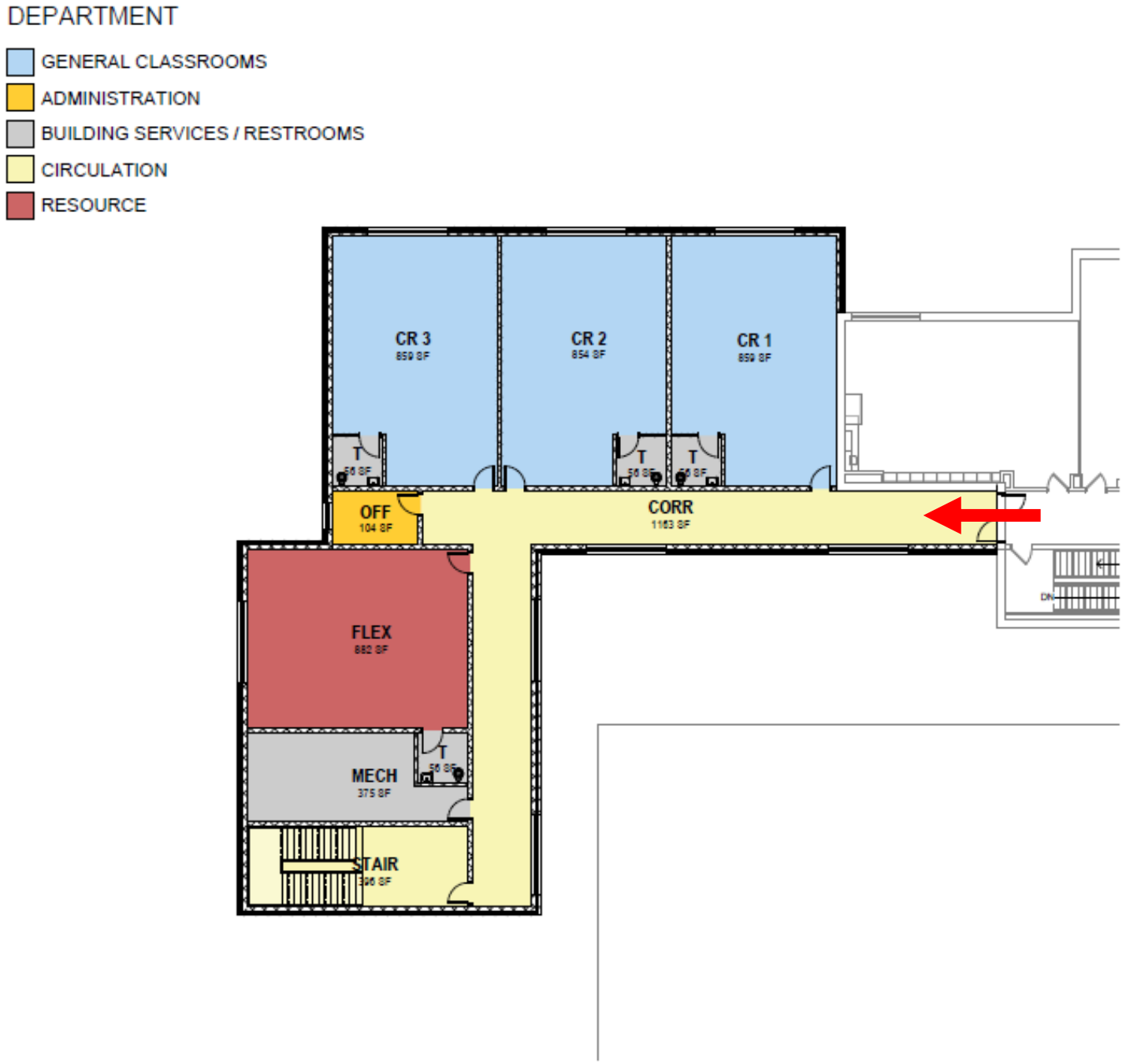
First Floor Plan for Classroom Addition:

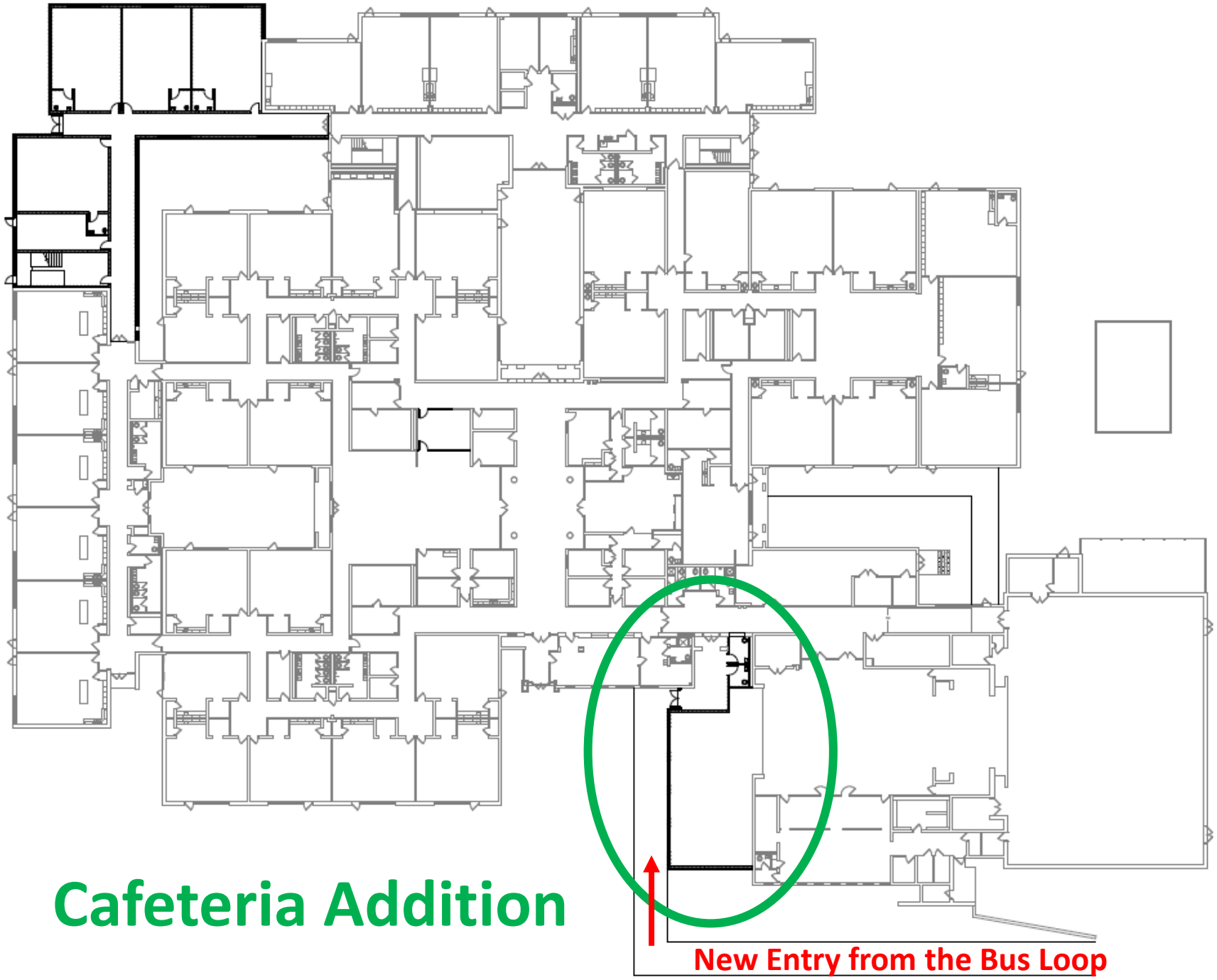
- 3 Classrooms with Toilets
- 1 Flex Space (or Faculty Room)
- 1 Faculty Toilet



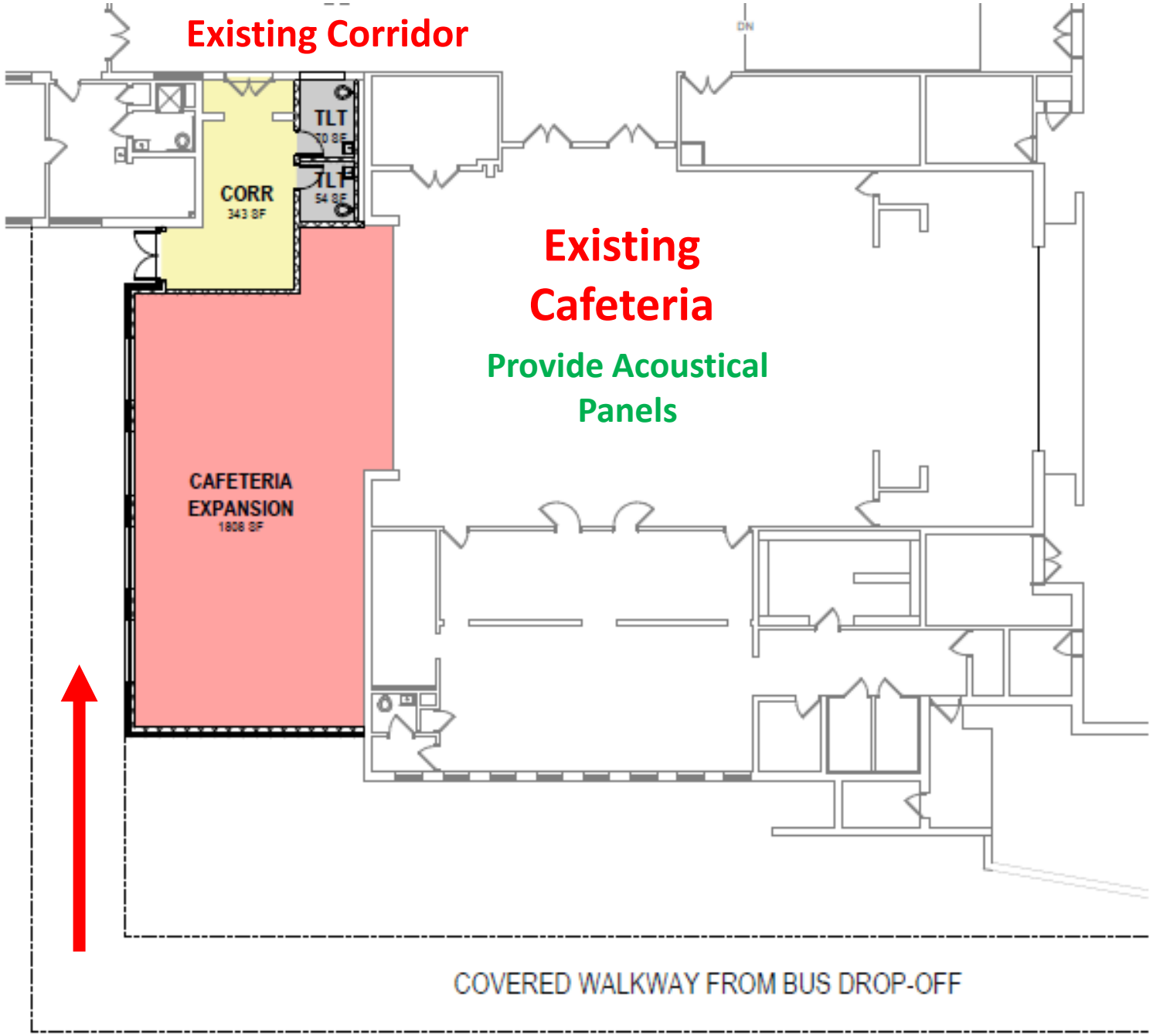
Second Floor Plan for Classroom Addition:

- 3 Classrooms with Toilets
- 1 Flex Space
- Office Size Flex Space
- 1 Faculty Toilet

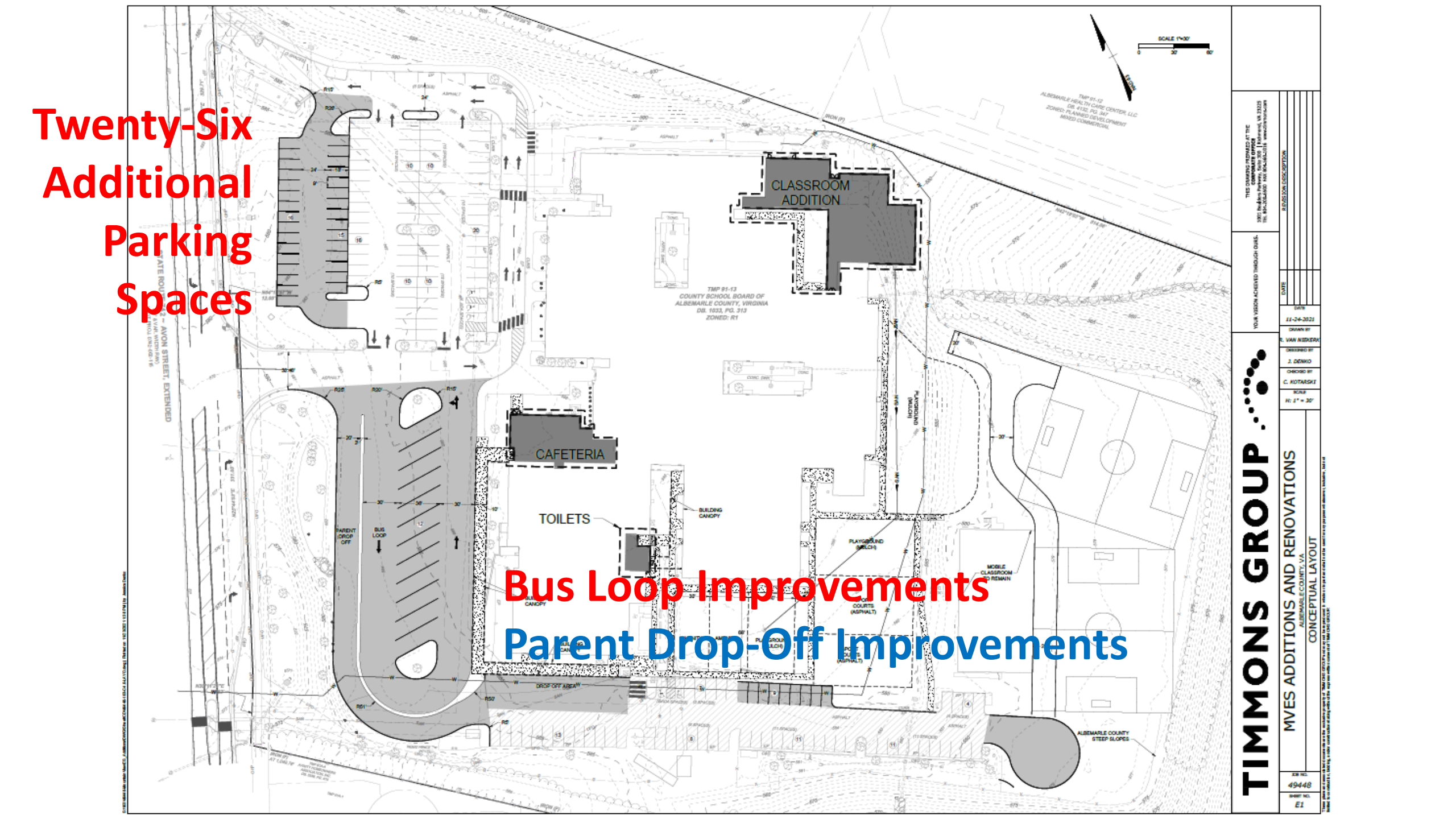


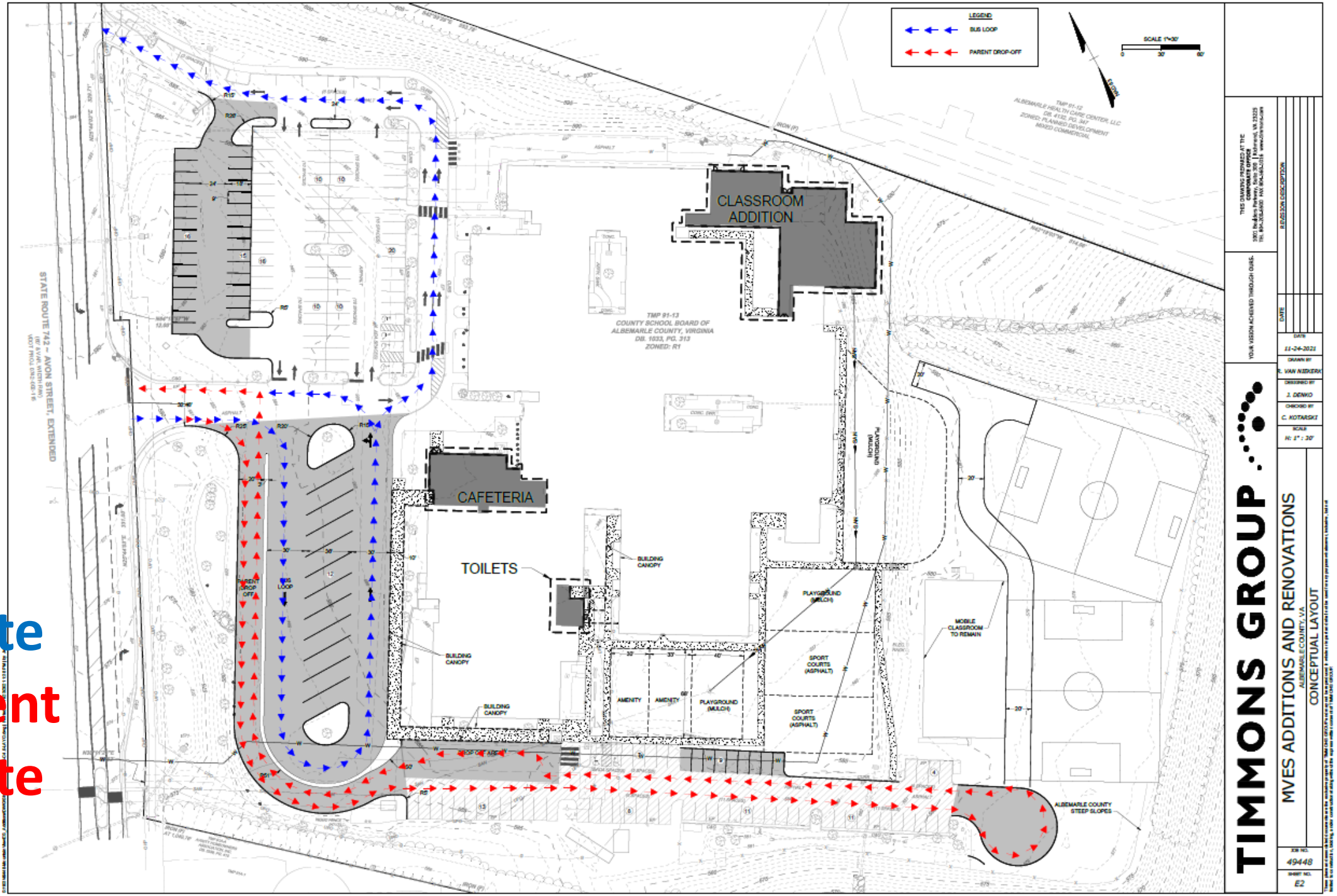

Cafeteria Addition
New Entry from the Bus Loop

Cafeteria Addition: Expanded Dining & Two New Toilets



Proposed Playground, Play Field and Site Improvements


Twenty-Six Additional Parking Spaces
CLASSROOM ADDITION
CAFETERIA
TOILETS
Bus Loop Improvements
Parent Drop-Off Improvements
TIMMONS GROUP
MVES ADDITIONS AND RENOVATIONS
ALBEMARLE COUNTY, VA
CONCEPTUAL LAYOUT



Bus Route

Parent Route

01 Sail Shades for Outdoor Learning

02 Concrete Screen Wall w/ Living Side

03 Outdoor Dining & Learning Tent

04 Fun Court (Fenced Hard Surface) (PK-1)

05 Play Equipment (Fenced Mulch Area) (PK-1)

06 Learning Shed w/ Trellis at Southern Exposure

07 Play Equipment (Mulched) (1-2)

08 Multi-Purpose Sports Court

09 MVES Logo in New 8' Wide Walk

10 Fitness / Play Equipment (3-5)

11 Sloping Ramps for Climbing

12 Long Slides to Lower Surface

13 Climbing Wall

14 Group Spinner

15 Mobile Classroom Structure to Remain

16 Fire Service Turn Around

17 Fire Serivce Access w/ Grass Surface

18 Open Field / Muti-Purpose Field Play

19 8' Wide Trail Loop to Connect to Pedestrian Walks

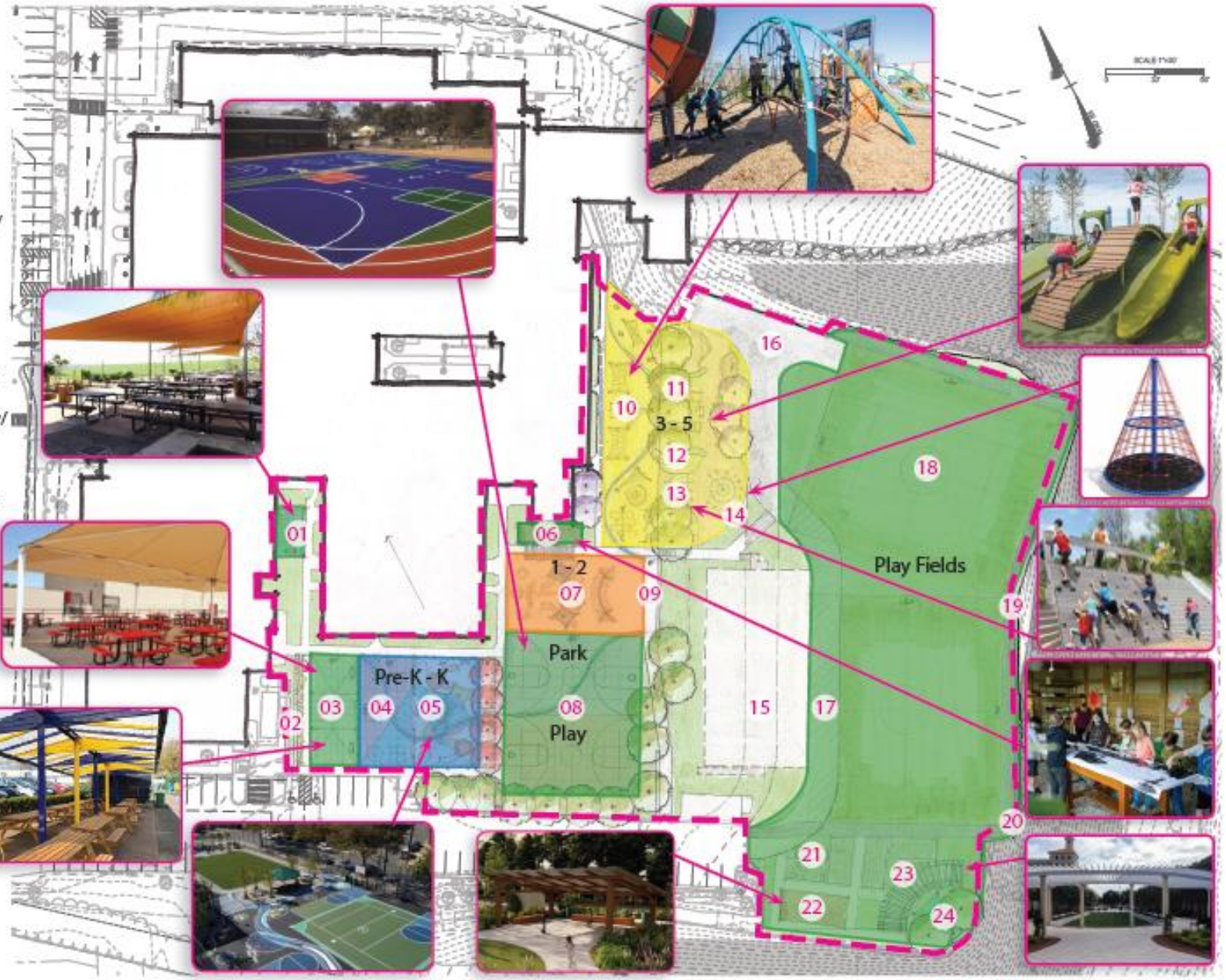
20 6'-7' Retaining Ealls w/ Fence at Top

21 Container Box / Storage Relocated & Painted

22 Relocated Open Air Shelter

23 Pergola / Shaded Learning

24 Outdoor Learning Space



LEGEND FOR OUTDOOR PLAY AREAS:

Pre-K & K Areas

1st & 2nd Grade Areas

3rd - 5th Grade Areas

Shared Areas

TIMMONS GROUP

Construction Cost Estimate

Classroom Addition: 11,800 SF	$ 4,300,000 to $ 5,100,000
Cafeteria Addition: 2,275 SF	$ 800,000 to $ 960,000
Add 26 Parking Spaces	$ 250,000 to $ 300,000
Existing Building Renovations	$ 140,000 to $ 170,000
Playground, Outdoor Learning & Play Field Improvements	$ 1,100,000 to $ 1,300,000
TOTAL CONSTRUCTION COST	**$ 6,590,000 to $ 7,830,000***

* Current Approved Budget: $ 6,100,000

Add Alternate: Bus Loop & Parent Drop-Off Improvements	$ 600,000 to $ 750,000
Add Alternate: HVAC Replacements	$ 900,000 to $ 1,100,000**

** Potentially Funded through the Maintenance Program

Proposed Project Schedule

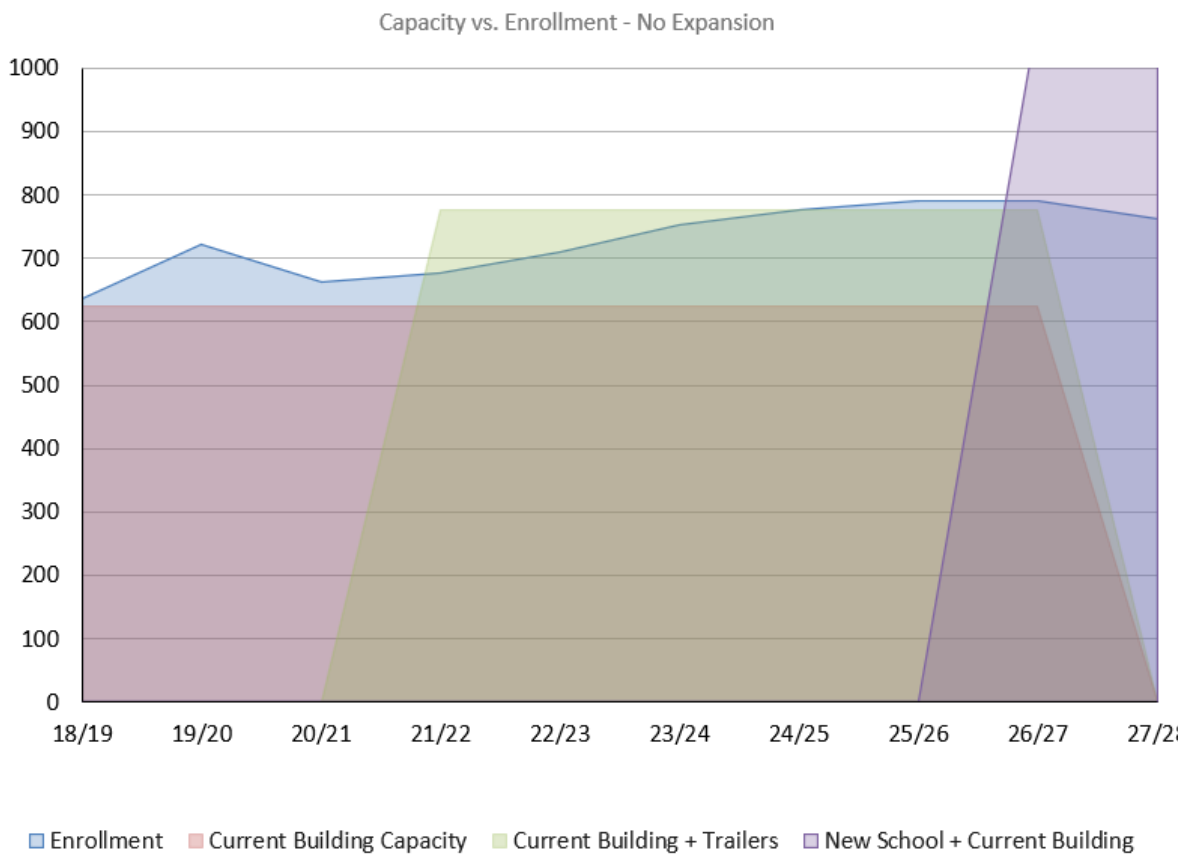
Schematic Design	Sept 2021 to Nov 2021
▪ School Board Review	Dec 2021
Design Development	Dec 2021 to Jan 2022
▪ School Board Review	Feb 2022
Construction Documents	Feb 2022 to Jul 2022
Bidding	Jul 2022 to Aug 2022
Construction	Aug 2022 to Early Fall 2023

Summary

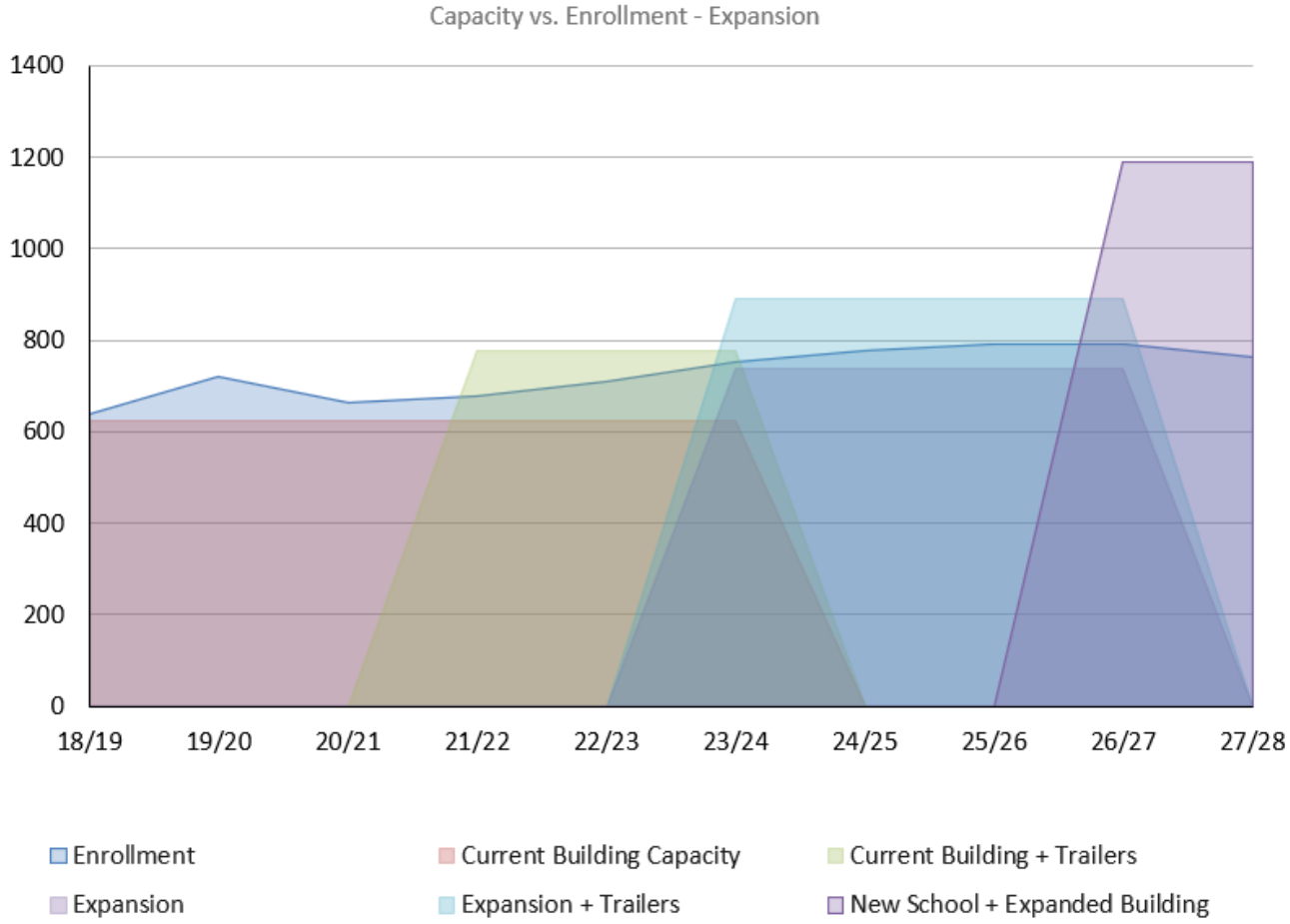
The staff recommendation is to build a new school at an estimated cost of $42 Million. This will take approximately 5 years for project completion.

It is also recommended to build the six classroom and cafeteria additions at Mountain View to alleviate the overcrowding over the next five years.

Capacity vs. Enrollment – No Expansion



Capacity vs. Enrollment – Expansion



Next Steps

At the December 9th Board Meeting, staff is asking for:

- **Approval to proceed with building a New School and for the project to be placed in the CIP.**
- **Approval of the Addition Project Schematic Design, and at a future date, discuss supplementary funding for the Addition Project.**

Thank You

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