



AGENDA
FREDERICK COUNTY BOARD OF SUPERVISORS
BUDGET WORK SESSION
TUESDAY, MAY 8, 2018
4:00 P.M.
BOARD ROOM, COUNTY ADMINISTRATION BUILDING
107 NORTH KENT STREET, WINCHESTER, VIRGINIA

Call to Order

Attachment

Discussions:

1. Fire & Rescue Apparatus Inventory ----- A
Provided in response to the request of Vice Chairman Lofton

2. Aylor School
 - a. School Board Resolution requesting Replacement of Aylor School ----- B
 - b. Slide from School Board presentation at Joint Meeting of 1-16-18----- C
 - c. Aylor School Replacement- Breakdown of \$7.2 million "other costs" ----- D
 - d. Letter of 4-4-18, from Dr. John Lamanna, School Board Chair to BOS ----- E

3. Debt Ratios
 - a. Summary of Debt Analysis ----- F
 - b. Bar Graph: Debt Service to Government Expenditures ----- G
 - c. Bar Graph: Tax Supported Debt Service ----- H
 - d. Bar Graph: Debt to Assessed Value ----- I

Other

Adjourn

Frederick County Volunteer
Fire and Rescue Companies Apparatus, updated 1/26/17:

- Company 11/Stephens City:** 1987/2002 (re-furbished) Pierce 105-foot Platform Tower
1992 Pierce Lance Pumper
2002 Rescue Wagon
2002 Ford Crown Victoria Mobile Unit
2001 Ford E-350 PL Custom (Medic)
Still Water Rescue and Recovery Boat X 3
2001 Expedition (Chief)
1996 Yukon (Assistant Chief)
1985 Mercedes Unimog Brush Truck
2006 Freightliner Technical Rescue Support (TRS)
1985 F250 pick-up with plow, Utility11
2002 Ford Medic Unit E-450
2001 Freightliner FL40 Medic Master
2016 Pierce Engine
- Company 12/Middletown:** 2008 Ford Explorer-Chief
1999 Ford Expedition Mobile and Reserve ALS
2003 Pierce Dash 2000 Rescue Engine
2007 Navistar 4300 LP Horton Ambulance
2007 Ford F-550 Pierce Attack Pumper
2010 Ford ALS Chase Unit
2012 Dodge 4500 Horton Ambulance
2013 Pierce Pumper Tanker
- Company 13/Clear Brook:** 1997 Ford Expedition Chief's vehicle (emitter)
2001 Pierce Freightliner Pumper (emitter)
2003 Ford F-350 Brush Truck (emitter)
2004 Pierce Dash Pumper (emitter)
2004 Dodge Intrepid Support Vehicle (Mobile 13) (emitter)
2007 Mack Tank 3500 gallon (emitter)
2008 F-450 Ford Ambulance Type 1 Lifeline (emitter)
2012 Dodge Ram 4500 4X4 Type 1 Marque (emitter)
- Company 14/Gore:** 1976 Ford F-250 4 wheel drive Brush Truck
1990 Ford Pierce 4 wheel drive Attack Truck
1994 Pierce Dash Pumper
2001 Ford F-350 Diesel Ambulance 4X4
2002 Ford F-350 Dual Cab Pick-up 4X4
2006 Ford F-450 Diesel Ambulance 4X4
1997 Freightliner Tanker
- Company 15/Round Hill:** 1992 Suburban (Utility15)
1996 Pierce Arrow Rescue Engine with Air Cascade
2001 Ford Expedition (SERV 15) (emitter)
2003 Ford F-450 Diesel Ambulance
2008 Pierce Dash Pumper (emitter)
2014 International/Road Rescue Ambulance
2014 Chevy Tahoe
2014 Ford F-350 Brush 15

- Company 16/Gainesboro:** 1969 Jeep Brush Truck
1979 Chevrolet CK-30 4X4 Mini Pumper
1982 75' Tower Ladder
1988 Pierce Lance Engine
1989 Pierce Lance Tanker Engine
1994 F-Liner 3000 gallon tanker
1998 Chevy 3500 4X4 Type 1 Horton Ambulance (16-1)
1999 Chevy CK-2500 4X4 ALS Command Vehicle (Chief-16)
2004 Chevrolet 4X4 Blazer ALS Chase Unit (ALS-16) Boat (county owned)
2006 Chevrolet Suburban
2008 F-450 S/D 4X4 Type I Horton ALS Ambulance
- Company 17/Star Tannery:** 1985 Ford 8000 FMC Tanker
1994 Ford 9000/Marion Pumper
2004 Ford Crown Vic
2002 International 4 Wheel Drive Marion Body Pumper
2006 Ford F-450 AEV Ambulance
2008 F-350 Brush Truck
- Company 18/Greenwood:** 1984 Chevrolet 4 wheel drive Brush Truck
1998 Ford Horton F-350 Ambulance
2016 Smeal Quint, 75 feet
2005 Ford F-150 (Chief 18)
2006 F-350 Lifeline Ambulance
2008 Smeal Pumper
2013 Horton Ambulance Medic Unit (18-3) (emitter)
- Company 19/North Mountain:** 1985 Jeep Scrambler Brush Unit
1986 Ford Pierce Attack Truck Minipumper
1995 Freightliner Pierce Engine Pumper-Tanker
1999 Suburban (Chief's Vehicle)
2001 Pierce Freightliner Pumper-Tanker
2002 Ford Crown Victoria
2006 Chevrolet 2500HD Duramax Diesel: SERV 19
2009 Ford Horton 4X4 Ambulance
2013 Ford Horton 4X4 Ambulance
- Company 20/Reynolds Store:** 1951 Dodge Brush Jeep
1978 Ford Bronco Brush 20-3
1992 Kaiser Brush Truck, 10 wheel drive
1995 Pierce Quantum Pumper
1998 Crown Victoria SERV Unit
2000 Chevrolet 3500 Diesel Ambulance
2003 Quantum Rescue Engine
2010 Ford F450 4X4 Ambulance
2010 Kenworth 3000 gal tanker
Ford Expedition mobile

Company 21/Millwood Station:

1998 Spartan Marion Rescue Engine – Reserve
2002 Ford Type 3 Ambulance
2006 Ford Horton Ambulance
2007 Pierce Contender Engine
2010 Ford 250 SERV
1999 Pierce Quantum Rescue Squad

RESOLUTION
(Replacement of Robert E. Aylor Middle School)

Of the County School Board of Frederick County, Virginia, declaring its intention to request a supplemental appropriation to the FY2018 School Construction Fund subject to Frederick County Board of Supervisors' approval.

WHEREAS, Frederick County Public Schools (the "Division") is a political subdivision organized and existing under the laws of the Commonwealth of Virginia; and

WHEREAS, the County School Board of Frederick County, Virginia (the "Board") is charged by law to manage and control the property of the school division and provide for the erecting, furnishing, and equipping of necessary school buildings (§22.1-79); and

WHEREAS, the Frederick County Board of Supervisors, Virginia (the Supervisors") approved the Robert E. Aylor Middle School (Aylor School) Addition & Renovation through annual adoptions of the Capital Improvements Plan since 2004; and

WHEREAS, the Board has conducted extensive condition study and evaluation of major building systems, building finishes, and site amenities in December of 2013, amended July 2017 in preparation for preliminary design detail; and

WHEREAS, the configuration of Aylor School, the extensive use of masonry load bearing walls, low ceiling heights, and undersized classrooms and science laboratories, make renovation and addition to the existing structure difficult and overly expensive; and

WHEREAS, Aylor School transitioned from a 1960's era junior high school facility lacking grade level teaming arrangements, adequate power and technology systems support; and

WHEREAS, the cost comparison of like size facilities between renovation/addition to replacement exceeds 75% of the cost of a new facility.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD as follows:

The Board requests a supplemental appropriation to the FY2018 Construction Fund in the amount of \$52,000,000.00 for the acquisition of land and the construction of a new Aylor School;

Section I – The Board shall construct the new Aylor School in compliance with the regulations of the Board of Education and the Uniform Statewide Building Code (§22.1-140);

Section II - The school design shall be approved in writing by the Division's Superintendent in accordance with State Law (§22.1-140);

Section III – The school plans shall be reviewed and approved according to Frederick County Ordinance by the Chief Building Official and appropriate State or Federal Agencies with jurisdiction such as the Virginia Department of Transportation;

Section IV – The school shall be sized to accommodate a program capacity of 900 students in accordance to the Virginia Board of Education Regulations and Virginia Department of Education Guidelines for School Facilities.

Section V - Should the appropriation be reduced from the amount requested, the school shall be reduced in size and program capacity accordingly without affecting the instructional space/layout and integrity of the school to accommodate current instructional pedagogy and integration of technology.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon its passage.

Dr. John J. Lamanna, Chair

Clerk, Frederick County School Board

Attested To:

_____(Name)
Executive Director of Finance and Deputy Clerk (Title)

Recorded Vote

Moved By: _____

Seconded By: _____

Yeas: _____

Nays: _____

Robert E. Aylor Middle School Replacement

- **Preliminary estimate to renovate and add an addition for a total building of 140,000 sq. ft. is \$33.0 million**
- **Replacement building estimate for new building at 140,000 sq. ft. at \$280.00 per sq. ft. = \$39.0 million**
- **160,000 sq. ft. at \$280.00 per sq. ft. = \$44.8 million**
- **Other costs \$7.2 million**
- **Estimate to replace Aylor Middle School \$52.0 million**

Robert E. Aylor Middle School Replacement Project

Scheduled open date: August 2021

This is a working document, FCPS Planning & Development.

Project Cost Items	February 28, 2018 160,000 square feet School Board Proposal Aylor MS Replacement Project - Initial Budget
Land	\$1,400,000
A & E Fees	\$2,800,000
Legal (Bond Counsel, etc.)	\$3,000
Construction	\$44,800,000
Construction-Related Costs	\$1,341,793
Site Testing	\$14,655
Review Fees and Costs	\$11,120
VSMP Permit	\$1,649
Surveying and Plats	\$3,664
Water & Sewer Availabilities/Connection Fees	\$321,467
Natural Gas Connection Fees/Charges	TBD
Construction Management	\$87,435
Third Party Testing	\$48,268
Contractor Contingency	\$164,141
Owner Contingency	\$656,565
Commissioning	\$32,828
Moving/Move-in	TBD
Furniture, Fixtures, & Equipment	\$827,603
Technology	\$827,603
Total	\$52,000,000

Modifications:

February 28, 2018 - Most costs are assumed, based on past projects. Land price set to reflect current market. A&E fees are set at the standard 6.25% of construction. A small amount of legal is present to cover bond counsel. Construction is set assuming 160,000 sf built at \$280 per square foot. Site testing is based on site testing costs for the 12th ES. Review Fees and Costs, and VSMP Permit fees are based on fees for Frederick County MS. Surveying is based on surveying at the 12th ES. W&S Connection Fees are based on one 4" connection and one 2" connection with one 8" fire line connection, using rates effective July 2019. These rates may increase since this will be a 2020 or 2021 connection. The number and size of connections is based on connections at Admiral Byrd MS. Construction management is based on FY2018 Clerk of the Works salary scale with 25% payroll costs and 25 months of construction and closeout. Third party testing is based on FCMS, and is adjusted for facility size. Contingencies are based on the industry standards. Commissioning is based on commissioning costs at Frederick County MS. FF&E and IT are based on 12th ES and are adjusted for building size. All construction-related costs, except for Water & Sewer Availabilities, are then adjusted to meet budget. FF&E and IT are also adjusted to meet budget.

School Board

Dr. John J. Lamanna, Chairman
Seth T. Thatcher, Vice Chairman
Jay W. Foreman
Kali C. Klubertanz
Michael A. Lake
Shontyá C. Washington
Franklin E. Wright



Frederick County Public Schools
1415 Amherst Street, P.O. Box 3508, Winchester, VA 22604

Visit us at www.frederick.k12.va.us

April 4, 2018

Mr. Charles DeHaven, Chairman
Members of the Frederick County Board of Supervisors
County of Frederick
107 N. Kent Street
Winchester, VA 22601

Dear Chairman DeHaven and Members of the Board of Supervisors:

On behalf of the School Board, thank you for meeting with us last week to discuss our request for a \$52 million appropriation for the replacement Robert E. Aylor Middle School. During our meeting, you had specific questions about the three cost estimates we have shared with you. I would like to take the opportunity to try to clarify any misunderstanding that may exist regarding the estimates and what each includes.

The first estimate that was presented at our Buildings and Grounds Committee meeting/Growth Summit in September 2017, and at our joint meeting with you in January 2018, totaled \$33 million. This preliminary estimate was based upon a Tier 2 renovation of Aylor, which included an addition that would bring the total square footage of the school to 140,000 square feet. Adding an additional 20,000 square feet to make the size of Aylor comparable to our other middle schools increased this preliminary estimate to \$38.6 million. It's important to note that a Tier 2 renovation would not address renovations needed in the student entrance corridor, the gym and locker rooms, or the career and technical education labs and hallway. This option would result in Aylor having a program capacity of 900 students.

The \$49 million renovation estimate shared with you last week includes a more comprehensive Tier 3 renovation that would include those renovations needed in the student entrance corridor, the gym and locker rooms, as well as the career and technical education labs and hallway. This estimate also includes an addition that would bring the size of the school to 160,000 square feet. This option would also result in Aylor having a program capacity of 900 students.

Although a school totaling 140,000 square feet and one totaling 160,000 square feet can both accommodate 900 students, the additional space is needed for larger labs and collaborative learning spaces in the academic areas. Students need opportunities to work in teams to analyze and evaluate information and problems; generate and test original ideas and new solutions; collaboratively plan effective communication strategies and use those strategies to clearly articulate their findings; and engage in reflective practice on their learning. Collaborative spaces allow students to engage in these experiences, deepening their understanding of concepts while practicing and honing skills that will enable them to make positive contributions to the local, national, and global community.

Mr. Charles DeHaven, Chairman
Members of the Frederick County Board of Supervisors
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The option supported by the School Board is to build a replacement Aylor Middle School. A great deal of thought and consideration went into the Board's decision to pursue a replacement, including the cost comparison between a Tier 3 renovation/addition and the many challenges associated with renovating the current school that Mr. Crisman and Mr. Kenney shared with you last week. The total project cost, including land and all other costs, is \$52 million in today's construction market. This estimate is based upon a new school that would total approximately 160,000 square feet, meet our needs now and in the future, and have a program capacity of 900 students. The appropriation being sought for a replacement school is reasonable when you consider a total of \$28.5 million was appropriated for the 12th elementary school, which will total 82,300 square feet and have a program capacity of about 500 students. As you know, the land for that school was part of a proffer which helped to reduce the total project cost.

I, along with my colleagues on the Board, recognize the challenges associated with addressing the many needs of our growing community in a cost-effective and efficient manner. We look forward to working together with you to address the school division's needs so that we can continue to serve our community well.

Sincerely,

A handwritten signature in cursive script that reads "John J. Lamanna".

Dr. John J. Lamanna, Chairman
Frederick County School Board

cc: Members of the Frederick County School Board
Dr. David Sovine, Superintendent of Schools

Debt Ratios

Debt Service to Government Expenditures

- Updated to include debt service on new elementary school in Snowden Bridge and \$39 million borrowing for Aylor replacement. Updated model remains within county adopted policy of 8-12%.

Tax Supported Debt Service

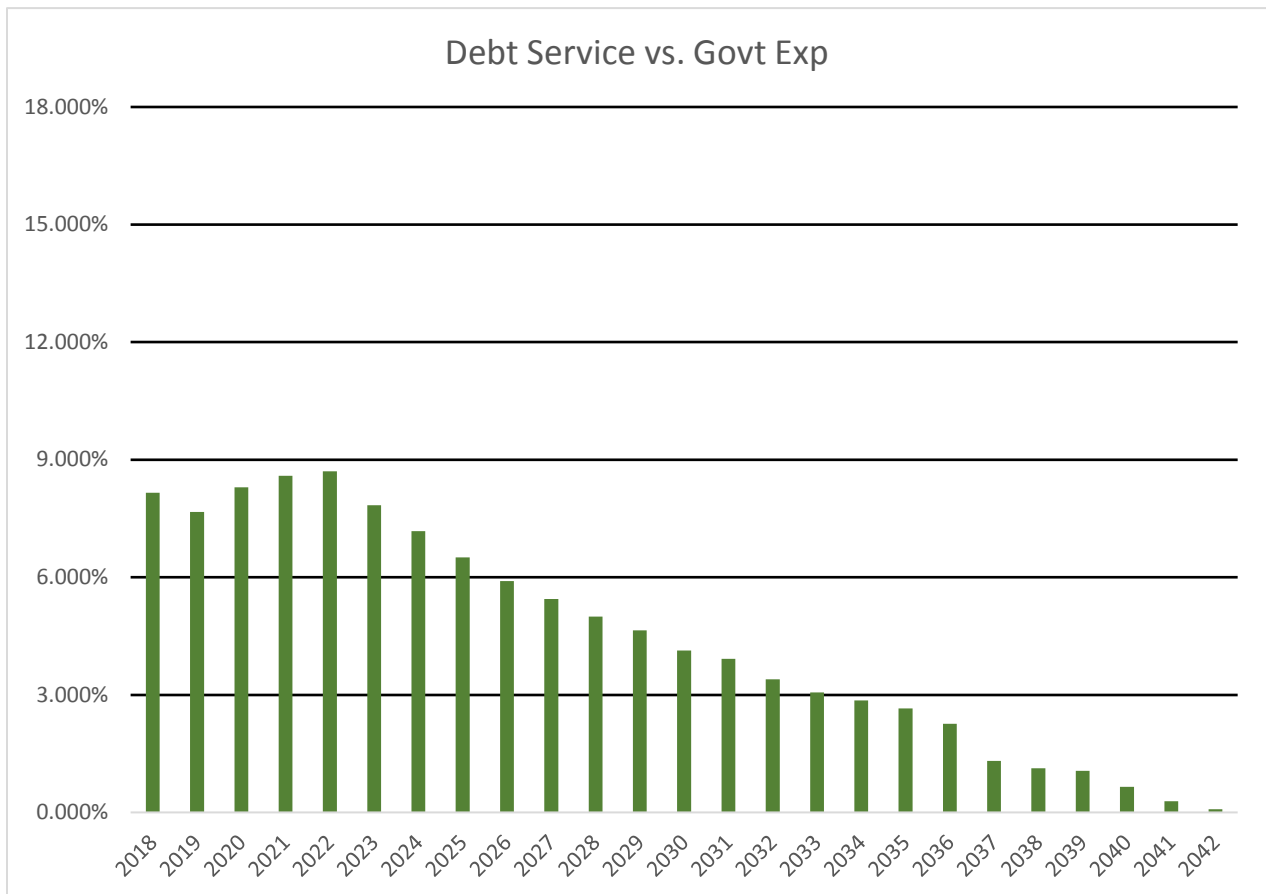
- Updated to include debt service on new elementary school in Snowden Bridge and \$39 million borrowing for Aylor replacement. Updated model remains within county adopted policy of 65% of principal to be retired in next 10 years.

Debt to Assessed Value

- Updated to include debt service on new elementary school in Snowden Bridge and \$39 million borrowing for Aylor replacement. Updated model DOES NOT remain within the county adopted policy of .75% - 1.75%. S&P recognizes a positive adjustment to score for ratio below 3.00%.

Key Debt Ratio

Debt Service to Expenditures

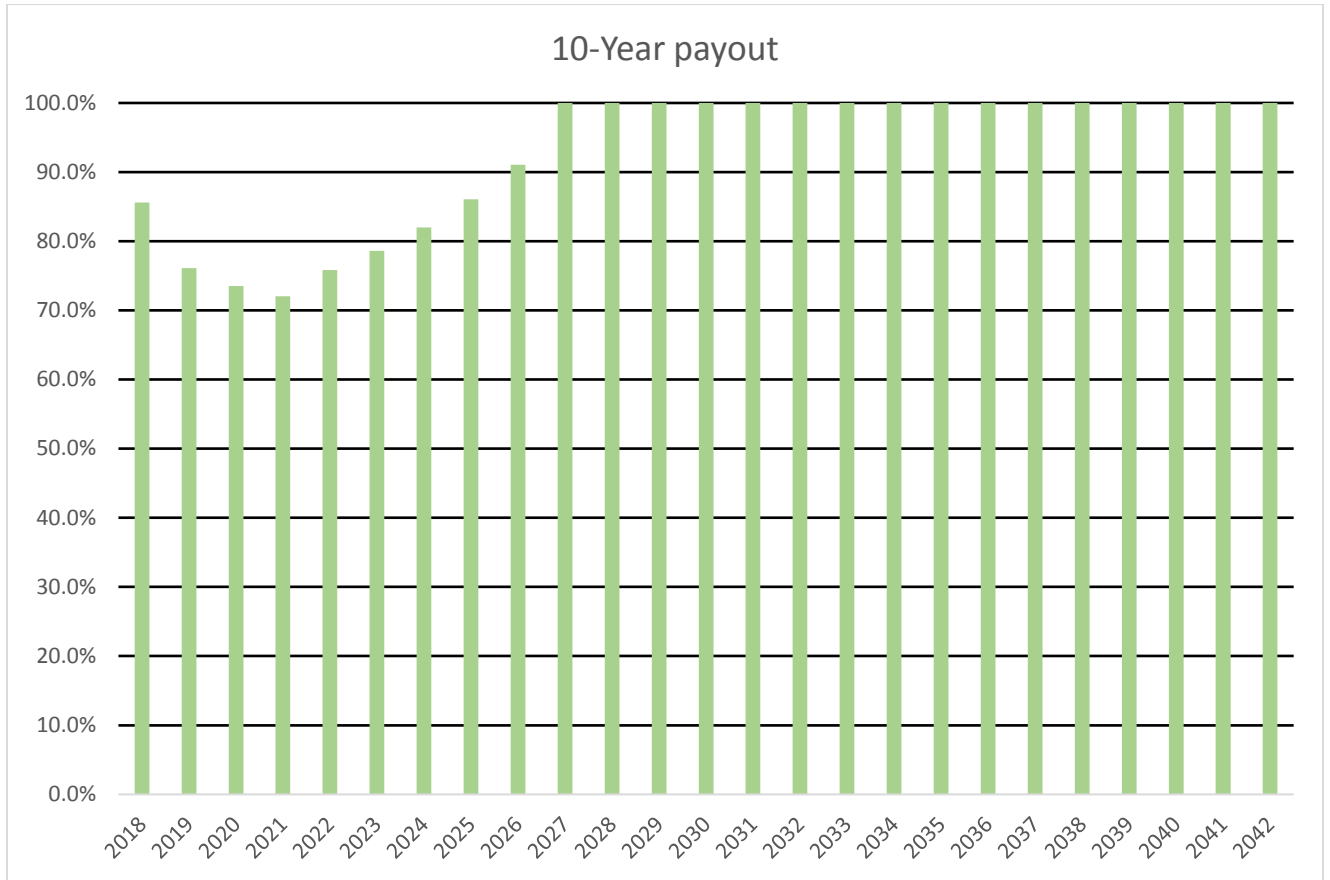


*2018 & beyond (assumes 2% increase)

8% -12% range is the adopted County debt policy guideline

Key Debt Ratio

Tax Supported Debt Service



Amount of principal to be retired in the next 10 years.

65% is the County guideline

Key Debt Ratio

Debt to Assessed Value



.75-1.75 % is County guideline

Assessed value from 2017 CAFR Table 5 , 2017 value is \$11,010,295,149

Growth in assessed value is 2% average