

FES Quarterly Report

Facilities & Environmental Services, Albemarle County

Drainage Infrastructure Improvements



Underground drainage system in the US29 Rio-Hydraulic Road area

When drainage infrastructure is installed as part of private, commercial, and residential construction, its upkeep is often neglected. As urban areas develop, these series of inlets, manholes, pipes, culverts, and channels become increasingly interconnected, without ever investigating the integrity of the adjacent systems. Over time this network of interconnected drainage infrastructure becomes a web where one pipe or drainage failure can lead to large-scale catastrophic failures, sinkholes, and flooding.

Addressing the long-term management of drainage infrastructure prevents the need for more expensive and involved repairs in the future and extends the life of existing drainage ways. FES has begun to manage infrastructure that serves more than a single property and that doesn't lie within VDOT's right-of-way.

SUMMER 2024



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Taking on such a task required a complex system of prioritization, headed by Brian Hermsmeier and Greg Harper, to ensure that Phase 1 of repairs was focused on the portions of infrastructure whose failure could have the greatest, and costliest, consequences for the County. First, Geographic Information Systems (GIS) was utilized to map out nearly 200 miles of underground infrastructure to confirm their physical characteristics and designation as under County management. Then a specialized contractor was sent to study nearly 30% of that infrastructure, or 11.3 miles, to assess its likelihood of failure. This study identified 414 individual issues of corrosion, crushed pipes, severe settlement, gaps between pipe joints, and blockages. That list was scored weighing the cost of repair against the consequences and severity of their potential failure and narrowed down to 20 distinct repairs that could be addressed within a budget of \$350,000.

In contrast to a single, large capital project, the drainage infrastructure management program requires considerable effort by staff and the contractor to manage. Each repair could be completely different and require the development of a unique repair strategy, specialized equipment, coordination with affected property owners for rights-of-entry, coordination with VDOT as necessary, and mobilization at each location. Below is just a brief list of the types of repairs that could be required.

- outfall stabilization - addressing significant erosion and undercutting where a pipe transitions to a channel
- channel work - addressing significant erosion within a channel downstream of a pipe outfall
- cast-in-place lining - strengthening and extending the life of a pipe by lining the inside of the pipe with a fiberglass-strengthened resin
- heavy cleaning - using specialized equipment to remove roots or other stubborn blockages
- inlet modification - reducing the possibility of an inlet getting clogged through modifications
- pipe replacement - removing and replacing a pipe, as opposed to repairing or lining
- point repair - addressing a localized issue, as opposed to an entire pipe length
- raising manhole - adding height to a manhole so that the top is no longer buried underground



Undercut drainage outfall

Following the completion of Phase 1 in Fall 2024, staff will begin another assessment effort focusing on areas with even older infrastructure. With the lessons learned from the first round of assessments, it is the goal of the Environmental Services Division to refine the process of identifying and addressing those issues having the highest benefit relative to cost.

Demolition of Blight Houses Complete

Blight House #1



For years the Albemarle County Community Development Department (CDD) has been responding to reports about three hazardous properties on Rolling Road south of Charlottesville, believed to be in violation of the County's Spot Blight Ordinance. On March 20, 2024, CDD representatives provided an abatement plan to the Board of Supervisors who declared the properties blighted and authorized FES staff to implement their removal.

In addition to following proper procurement policies to facilitate the necessary purchase order, FES staff also worked with utility companies to confirm that all electrical and water services had been disconnected. Before beginning demolition work, staff drafted an information sheet and went door-to-door notifying nearby neighbors of the upcoming work and the potential for increased traffic from construction vehicles. These visits were well received by the residents who provided positive feedback regarding the work that was about to be performed. One neighbor informed staff that they believed a bear was living in the crawlspace of one of the houses scheduled for demolition. Fortunately, no bears were encountered during the project.

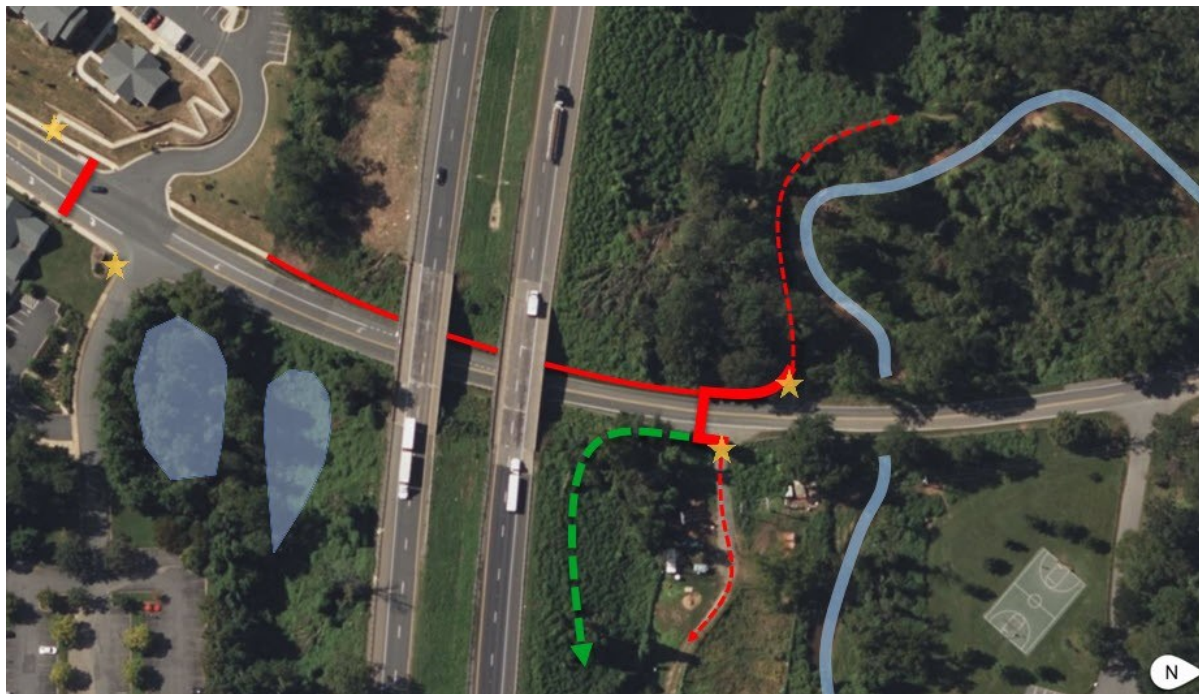
Demolition began on June 17, 2024, and was completed at Blight House # 1 within three (3) days. The contractor then moved all equipment to Blight Houses 2 and 3, that were next to each other, and work was completed on June 26, 2024. Once demolition work was complete, grass seed and straw were applied to stabilize the sites. The project was completed under budget and in just 9 days.

Blight House #3



Old Lynchburg Road Pedestrian Improvements Update

The FES Facilities, Planning & Construction division is proud to report that the Old Lynchburg Road Pedestrian Improvements project has moved out of the Feasibility Study phase and into the 2nd phase of design. This locally funded project addresses the need for safe pedestrian passage from residential communities south of Interstate 64 to the Rivanna Trail and Azalea Park. Currently, pedestrians must walk on worn dirt and grass paths or on Old Lynchburg Road itself to access the park. Our goal is to issue bids in the Fall of 2025.



EPA Grant for *Resilient Together* Project

Virginia is already feeling the impacts of climate change. We are experiencing longer, hotter heat waves, more destructive storms, wildfire smoke, and invasive pests. As these outcomes progress over time, it becomes even more important that we work to mitigate their effects on our community's health and well-being. It is with this goal that Albemarle County, the City of Charlottesville, and the University of Virginia joined forces to create Resilient Together.

The Albemarle County Climate program staff applied for and received an Environmental Justice Government-to-Government grant from the US Environmental Protection Agency with the distinct goal of addressing the unequal access to community services often experienced by disadvantaged community members during extreme climate change events. This influx of just over \$460,000 will fund the implementation of a Climate Resilience Cohort, pairing Resilient Together organizers with community-based organizations (CBOs) to center the needs of our most vulnerable community members while crafting and implementing strategies to build local resilience to climate change. By leveraging the relationships that these CBOs already have with disadvantaged community members we can create an equitable and inclusive planning process.

Through the Climate Resilience Cohort, we will conduct community engagement events, design and evaluate strategies for our climate resilience plan, and implement one or more collaborative, community-centered resilience projects. There will also be concentrated efforts to train and support Cohort members on how extreme weather disproportionately affects those with other social and economic challenges. By strengthening these community and government relationships, we hope to foster ownership of climate adaptation and resilience initiatives as well as leverage new knowledge towards future federal and state funding opportunities.

Applications for local organizations to participate in the Climate Resilience Cohort were received through August 8, 2024. Climate Program staff are in the early stages of reviewing the 10+ proposals as the first step toward selecting participants.

Right of Way Vegetation Management

The Right of Way Section of FES is comprised of Roadway Maintenance Coordinator Dan Fowley, Sweeping Beauty operator Nick Kirby, and is overseen by the Deputy Chief of Operations Cai Mowry. In addition to already collecting 75 tons of debris along 313 miles of curbed roads so far this year, the team will continue to refine their work existing work while also implementing several new initiatives in FY25.

The vegetation management program's work this year will include more repair of center medians - which cannot be easily treated with string trimmers - to help maintain sight lines and improve the overall aesthetics of our roadways. This will involve closing the medians, extensively cleaning the median, and finally, installing a flexible sealant in the joints to keep unsightly weeds from gaining a foothold. This will be followed by regular street sweeper cleaning to keep everything tidy. Work is planned to start on Rio Rd and move towards Berkmar Dr, and then to Georgetown and Barracks Rd.



Before and After - Branchland's Boulevard

The next FY25 program expansion will utilize revenue from the Disposable Bags Tax to pick up litter that accumulates along roadways throughout the County. The Tax is intended to address the climate and environmental impacts of disposable plastic bags in the community while encouraging the use of reusable bags by consumers. The program will serve approximately 280 miles of mostly rural roadways around the County two to four times a year. This program will improve the appearance of County roads and keep litter from entering local waterways.

Solar Energy Community Engagement

There is a great deal of interest in solar energy projects in Albemarle County. Some contributing factors to that interest include the amount of federal funding available for renewable energy projects, civil society's efforts to expand the use of renewable energy, and the number of solar development companies in the area. Albemarle County's Climate Action Plan (2020, CAP) calls for the County to "support community efforts to share information" about "renewable energy topics," including utility-scale solar. As part of the ongoing momentum in the County, the Climate Protection Program had the opportunity to support two exciting events over the past few months: Piedmont Environmental Council's (PEC) "Solar for Rural Businesses" event and a Solar Ordinance Workshop led by the Community Development Department.



PEC worked with Climate Program staff, the Community Climate Collaborative (C3), and other community members to organize its "Solar for Rural Businesses" event on the heels of its successful event in Culpeper County entitled "Solar on the Farm." The event was hosted by the Baldwin Center in North Garden on May 7. Dozens of attendees heard from solar developers, community-based organizations (CBOs), the Thomas Jefferson Soil and Water Conservation District, and the County's Climate Protection Program. Topics included the solar policy context of Albemarle County, funding opportunities, and best practices for rural business owners. There was a lively discussion with presenters and amongst attendees.

The County's Community Development Department (CDD) is leading the process of creating a solar energy zoning ordinance. CDD hired a consultant with expertise in this field to draft the ordinance and has sought feedback from the County's Climate and Conservation Programs, and the general public. Based on the amount and types of feedback received during the public comment period in February and March 2024, staff from Community Development, the Climate Program, and the Office of Communications and Public Engagement organized a workshop of subject matter experts from UVA and local organizations with a broad diversity of perspectives on solar energy. Held at the County Office Building on June 6, the workshop facilitated attendees to design innovative recommendations for the ordinance that will aid Community Development staff in the next round of revisions. County staff received valuable feedback about how to integrate the diverse interests, concerns, and perspectives into the upcoming draft of the ordinance, and the workshop provided a great example of what community engagement can look like to address complex issues in Albemarle County.

Renewable energy generation is an important piece of the puzzle when it comes to reaching our County's climate action targets. The Climate Program looks forward to continuing to support conversations like this to support our community in taking advantage of clean energy.

FES Out and About!



Walter Harris Giving Courts Project Tours to County Staff



Audrey Storm Discussing the Biscuit Run Stream Restoration



Mike Stumbaugh Presenting at the Berkmar Bike and Pedestrian Improvements Public Information Meeting

Projects in Action!



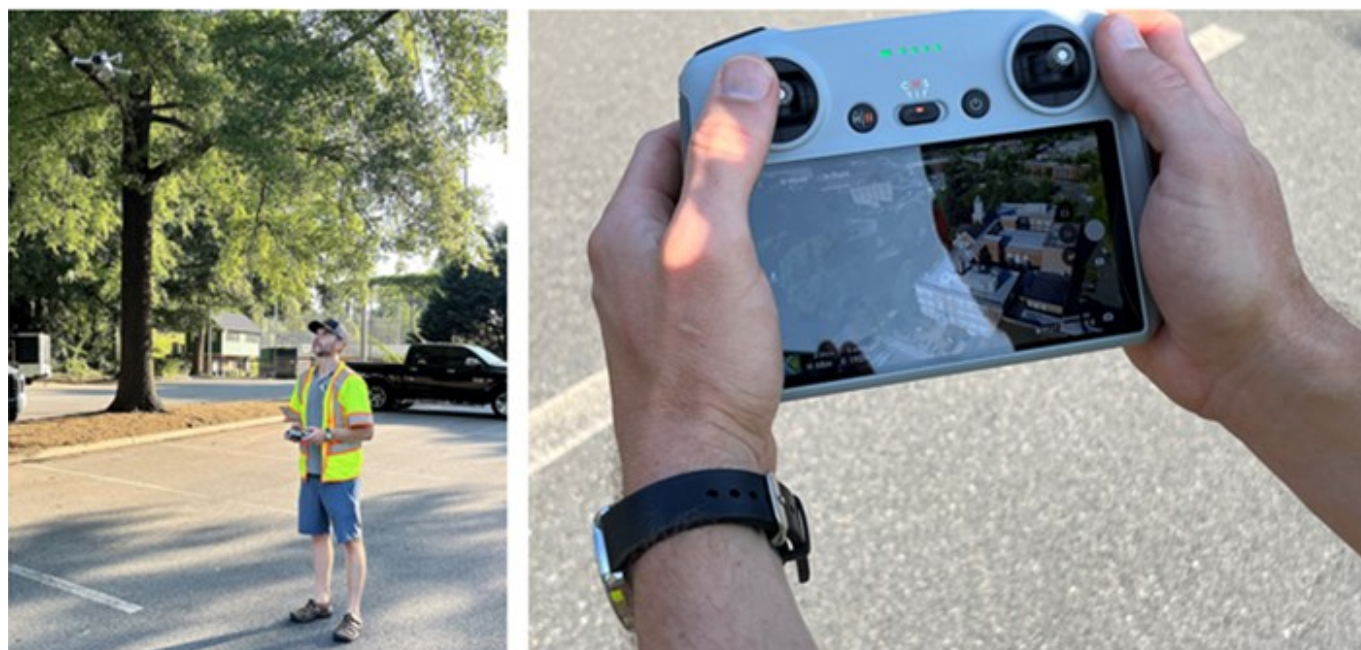
Biscuit Run Park Phase 1a Entrance Excavation



Courts Complex-New General District Courthouse



Woodbrook Lagoon Before and After Stream Restoration



Is it a bird? Is it a plane? No, it's a drone inspecting the condition of the COB parking lots.



New Irrigation Being Installed at the Darden Towe Grass Fields.

FES Employee Spotlights

New Employees

John Bailey - Part-Time Custodian



John joined the Facility's custodial team as a part-time custodian on July 15th, 2024. John brings many years of custodial experience and an abundance of knowledge to our department, and we are lucky to have him on our team. Interests

When not at work John enjoys reading, studying history, and likes to watch war movies and westerns.

Brittany Dotts - Not New, But New as Custodial Supervisor



Brittany brings a lot of custodial experience to this position from both her previous employment and her time here as a part-time custodian. Brittany immediately took full ownership of the role and proves what an asset she is to our team daily. One of Brittany's tasks is to collaborate with our custodial contractor to ensure that they maintain the high-quality standards we provide for both the County staff and the public every day.

When not at work, Brittany's interests include true crime documentaries, conspiracy theories, ghost stories, seeking the unknown, spirituality, and a background in massage therapy. Brittany also spends time outside of work supporting her husband, who participates in the Spartan races, triathlons, and the upcoming Iron Man.

Quarterly Core Value Awards



Integrity: Scott Reuschling

Scott Reuschling has been with our team since June 20, 2022. He was with Community Development for over 20 years prior to joining our team. Scott has been a great addition to our team, doing outstanding work on his projects and he has provided selfless assistance to other team members, particularly from a building inspection perspective.

Scott was nominated for this award for his work on the Blight Houses Demolition project. Three abandoned houses along Rolling Road were being demolished and Scott went door to door to all neighbors near the houses, handed out an information sheet and had discussions with these residents to explain what was happening and what they could expect from a standpoint of traffic, noise, and dust.



Innovation: Eliana Blue

As an Executive Assistant supporting all of FES, Eliana has been a leader this past quarter in seeking new ways for the department to improve service quality. Eliana deserves recognition for her recent work to enhance department efficiency, processes, and daily procurement/admin tasks. She has been a model of positivity and a change agent in supporting, as well as initiating, improvement within the department. Eliana seems always eager to jump in and proactively help with positivity, joy, comradery, and innovation.



Community: Calvin Chisholm

Calvin has been an outstanding addition to the Albemarle County Physical Security team. He is a model security professional, and his calm demeanor and training have been key to diffusing situations before they escalate. Calvin is the first contact most staff and visitors have upon entering the County Office Buildings. He treats everyone with courtesy and respect, all the while assisting visitors to reach their destination in the building. He regularly aids mobility-impaired visitors by personally escorting them to their destination to ensure they reach their destination without issue.

Calvin is adept at maintaining situational awareness and being on the lookout for ways to improve County Office Building security. He has never missed a day and regularly volunteers to stay after normal business hours to assist with special functions at the County Office Building. His initiative, perseverance, and devotion to his duty earned him the Facilities and Environmental Community Award for his outstanding service.



Learning: Brian Hermsmeier

Since joining the County of Albemarle in February of 2023, Brian has adeptly maneuvered the learning curve of his many Environmental Services Division (ESD) roles. Not only has he quickly learned the complex stormwater facility inspection database, but he has been instrumental in the collaboration needed to design a replacement for that database. Brian has become proficient with various web maps and dashboards needed to design and facilitate field work, navigated the intricacies of acting as project manager and become an integral part of ESD's contractor procurement and oversight. On top of these required responsibilities, Brian has taken it upon himself to learn desktop ArcGIS so that he can perform spatial analyses and has requested hydrology and hydraulics software as a stormwater management design tool.

Questions about the FES Quarterly Report?

Feel free to reach out to us at FESInquiry@albemarle.org

Summary - Active Capital Projects

Monday, August 12, 2024

9:44:57 AM

Jack Jouett

Project Name	Project Type	ProjectPhase	% Complete	Budget
Ivy Creek Natural Area Historic Preservation Study	Parks & Recreation	Design	100%	\$101,817
Commonwealth/Dominion Sidewalks	Transportation	Design	68%	\$3,336,224
			Total:	\$3,438,041

Rio

Project Name	Project Type	ProjectPhase	% Complete	Budget
Woodbrook Lagoon Maintenance and Repairs	FES - Environmental Services	Closeout	100%	\$199,207
Berkmar Bike Ped Improvements	Transportation	Design	29%	\$2,890,026
			Total:	\$3,089,233

Rivanna

Project Name	Project Type	ProjectPhase	% Complete	Budget
Darden Towe New Restroom-Pickleball Cts	Parks & Recreation	Construction	65%	\$495,430
Darden Towe Park Grass Field Rebuild	Parks & Recreation	Construction	75%	\$1,254,901
			Total:	\$1,750,331

Samuel Miller

Project Name	Project Type	ProjectPhase	% Complete	Budget
Southern Convenience Center	Local Government	Closeout	100%	\$1,620,000
Biscuit Run Grass Fields Design	Parks & Recreation	Design	25%	\$4,263,170
Biscuit Run Park Trails WPO Design	Parks & Recreation	Design	27%	\$66,782
Biscuit Run Pedestrian Bridge-Preliminary Engineering	Parks & Recreation	Design	12%	\$507,979
Old Lynchburg Road Pedestrian Improvements Phase 2	Transportation	Design	30%	\$147,000
			Total:	\$6,604,931

Scottsville

Project Name	Project Type	ProjectPhase	% Complete	Budget
Biscuit Run Stream Restoration-North Section	FES - Environmental Services	Contractor Bid	30%	\$1,788,210
Blight Houses Demolition	Local Government	Complete	100%	\$88,453
Woolen Mills Pedestrian Bridge Improvements	Local Government	Design	10%	\$32,900
Biscuit Run Park Phase 1a-Entrance & Parking	Parks & Recreation	Construction	75%	\$6,168,038
Biscuit Run Phase 1b-Bridges & Boardwalk	Parks & Recreation	Design	25%	\$585,700
Biscuit Run Phase 1b-Maintenance Bldg.	Parks & Recreation	Design	12%	\$2,252,497
			Total:	\$10,915,798

White Hall

Project Name	Project Type	ProjectPhase	% Complete	Budget
Mint Springs Dam Improvements	Parks & Recreation	Design	25%	\$375,000
Barnes Lumber / Library Avenue	Transportation	Design	47%	\$8,093,351
Eastern Avenue Extension	Transportation	Initiation	30%	\$125,000
The Square	Transportation	Contractor Bid	50%	\$2,010,000
			Total:	\$10,603,351

Multiple

Project Name	Project Type	ProjectPhase	% Complete	Budget
Mechanical Systems Replacement Solutions	FES - Public Works	Closeout	95%	\$2,761,049
			Total:	\$2,761,049

NA

Project Name	Project Type	ProjectPhase	% Complete	Budget
Courts Complex Addition & Renovation	Local Government	Construction	44%	\$54,493,225
			Total:	\$54,493,225
				\$93,655,959

FES - Environmental Services

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Biscuit Run Stream Restoration-North Section	Scottsville	Contractor Bid	30%	\$1,788,210
Woodbrook Lagoon Maintenance and Repairs	Rio	Closeout	100%	\$199,207
			Total:	\$1,987,417

FES - Public Works

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Mechanical Systems Replacement Solutions	Multiple	Closeout	95%	\$2,761,049
			Total:	\$2,761,049

Local Government

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Blight Houses Demolition	Scottsville	Complete	100%	\$88,453
Courts Complex Addition & Renovation	NA	Construction	44%	\$54,493,225
Southern Convenience Center	Samuel Miller	Closeout	100%	\$1,620,000
Woolen Mills Pedestrian Bridge Improvements	Scottsville	Design	10%	\$32,900
			Total:	\$56,234,578

Parks & Recreation

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Biscuit Run Grass Fields Design	Samuel Miller	Design	25%	\$4,263,170
Biscuit Run Park Phase 1a-Entrance & Parking	Scottsville	Construction	75%	\$6,168,038
Biscuit Run Park Trails WPO Design	Samuel Miller	Design	27%	\$66,782
Biscuit Run Pedestrian Bridge-Preliminary Engineering	Samuel Miller	Design	12%	\$507,979
Biscuit Run Phase 1b-Bridges & Boardwalk	Scottsville	Design	25%	\$585,700
Biscuit Run Phase 1b-Maintenance Bldg.	Scottsville	Design	12%	\$2,252,497

Parks & Recreation

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Darden Towe New Restroom-Pickleball Cts	Rivanna	Construction	65%	\$495,430
Darden Towe Park Grass Field Rebuild	Rivanna	Construction	75%	\$1,254,901
Ivy Creek Natural Area Historic Preservation Study	Jack Jouett	Design	100%	\$101,817
Mint Springs Dam Improvements	White Hall	Design	25%	\$375,000

Total: \$16,071,314

Transportation

Project Name	Magisterial District	ProjectPhase	% Complete	Budget
Barnes Lumber / Library Avenue	White Hall	Design	47%	\$8,093,351
Berkmar Bike Ped Improvements	Rio	Design	29%	\$2,890,026
COBM-Paved & Concrete Surface Refurbishment Project		Design	25%	\$100,000
Commonwealth/Dominion Sidewalks	Jack Jouett	Design	68%	\$3,336,224
Eastern Avenue Extension	White Hall	Initiation	30%	\$125,000
Old Lynchburg Road Pedestrian Improvements Phase 2	Samuel Miller	Design	30%	\$147,000
The Square	White Hall	Contractor Bid	50%	\$2,010,000

Total: \$16,701,601

\$93,755,959

Capital Projects Report - Facilities and Environmental Services

FES - Environmental Services

Biscuit Run Stream Restoration-North Section

Project Scope

This project provided a restoration master plan for Biscuit Run stream. An environmental consultant conducted an assessment of the entire stream and is working on the first phase of restoration design along approximately 1 mile. This stream restoration project has been awarded an \$860,000 through a stormwater local assistance fund. Construction is expected to begin mid-November 2024.

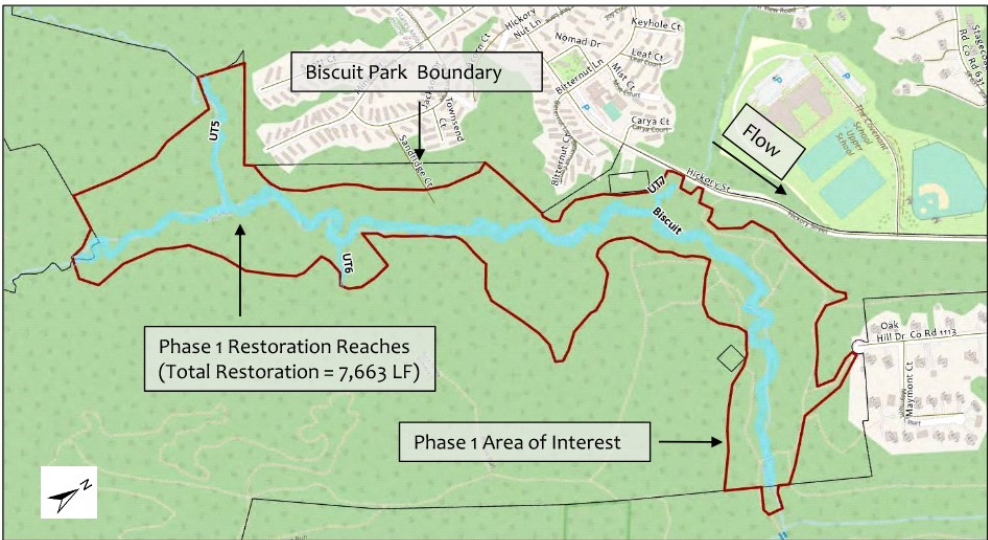
Project Update

Four (4) bids were received from pre-qualified Contractors on July 1, 2024, and a contract is routing for execution with the lowest responsible bidder. Permit approvals continue through the review process with Community Development Department (CDD) and Federal Agencies. Additional scope is being prepared to include a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) in response to Department of Conservation and Recreation (DCR) comments.

Construction is planned to begin in November 2024; however, may be slightly delayed due to permitting approvals.

The Environmental Services Division (ESD) continues to work on an agreement with the City of Charlottesville to purchase nitrogen reduction credits that are anticipated to be generated by the completion of the steam restoration work. This partnership will provide additional funding source for the project to cooperatively achieve Climate Action goals.

Current Phase:	Contractor Bid	Budget:	\$1,788,210.00
% Complete:	30%	PO Balance:	\$47,095.00
Design % Complete:	99%	Paid to Date:	\$332,795.00
Construction % Complete:	0%	Balance:	\$1,408,320.00
Updated:	8/8/2024	Contingency:	\$61,315.00
Managed By:	Audrey Storm		
Substantial Completion Date:	10/31/2025		



Capital Projects Report - Facilities and Environmental Services

FES - Environmental Services

Woodbrook Lagoon Maintenance and Repairs

Project Scope

Monitoring of lagoon via the use of stream gauges, barometer and rain gauge, for several months, to inform the design for corrective measures to address: 1) berm failure, 2) wetland inflow, 3) stream bypass, 4) access road, and 5) outfall. Upon completion of design scope of work the County will contract, via task order, with one of its hourly site contractors to implement the corrections.

Project Update

Both the stream repair and installation of the inlet weir to the lagoon are substantially complete. Facilities and Environmental Services (FES) staff will monitor the seeding through fall and into Spring 2024 to ensure adequate stabilization is achieved in order to close out the project permits.

Current Phase:	Closeout	Budget:	\$199,207.00
% Complete:	100%	PO Balance:	\$5,860.00
Design % Complete:	100%	Paid to Date:	\$186,674.25
Construction % Complete:	100%	Balance:	\$6,672.75
Updated:	8/5/2024	Contingency:	\$6,332.75
Managed By:	Tyler Gifford		
Substantial Completion Date:	6/24/2024		



Capital Projects Report - Facilities and Environmental Services

FES - Public Works

Mechanical Systems Replacement Solutions

Project Scope

Replacement of old, existing chiller, boiler, and cooling tower with energy efficient equipment in County Office Building 5th Street. Work also includes the replacement of associated mechanical system components and automated controls. The heating and cooling systems will be replaced during their off-seasons. During normal working hours, minor impacts to staff will be coordinated in advance to minimize interruptions.

Project Update

On July 31, 2024, County staff met with the contractor to discuss close-out and outstanding punch- list items. The commissioning technician is currently working on added programming and finalizing the equipment commissioning. All system work is to be completed by the first week in September.

Current Phase:	Closeout	Budget:	\$2,761,049.00
% Complete:	95%	PO Balance:	\$153,964.00
Design % Complete:	100%	Paid to Date:	\$2,607,085.00
Construction % Complete:	95%	Balance:	\$0.00
Updated:	8/5/2024	Contingency:	\$0.00
Managed By:	Scott Reuschling		
Substantial Completion Date:	6/28/2024		



Capital Projects Report - Facilities and Environmental Services

Local Government

Blight Houses Demolition

Project Scope

Demolition and removal of three abandoned homes deemed blighted on Rolling Road near Scottsville. Work will include removing the structures to ground level and clearing debris.

Project Update

Demolition work at 2941 Rolling Road began Monday, June 17th, and was completed on Wednesday, June 19, 2024. The contractor then moved the equipment to 3239 and 3247 Rolling Road and demolition work began there on Thursday, June 20th, and was completed on Monday, June 24, 2024. Seeding has been completed by County Staff. The project was completed 1 month ahead of schedule and \$28,000. or 32% under budget.

Current Phase:	Complete	Budget:	\$88,453.00
% Complete:	100%	PO Balance:	\$0.00
Design % Complete:	0%	Paid to Date:	\$60,105.00
Construction % Complete:	100%	Balance:	\$28,348.00
Updated:	8/2/2024	Contingency:	\$28,348.00
Managed By:	Scott Reuschling		
Substantial Completion Date:	7/26/2024		



Capital Projects Report - Facilities and Environmental Services

Local Government

Courts Complex Addition & Renovation

Project Scope

This project will expand capacity and modernize Court facilities and will be conducted in two phases. Phase I: In partnership with the City of Charlottesville, construct new co-located General District Court facilities and renovate the historic portion of the Levy Opera House to accommodate the Albemarle Commonwealth Attorney's office. Phase II: renovation and modernization of the historic Albemarle County courts complex to house the Albemarle County Circuit Court.

Project Update

The construction of the new General District Courthouse is progressing well, with all of the concrete slabs in place and 97% of the structural steel framing installation complete. The remaining steel work is in progress and expected to be finished mid to late August 2024. The exterior walls of the General District Court are progressing well, with masonry installation expected to continue through August 2024. Inside the Annex and Levy, the layout and framing of interior walls is almost complete, and mechanical, sprinkler, and electrical rough-in installation is ongoing. Additionally, the thermoplastic polyolefin roof installation has begun on the General District Court and will be ongoing throughout August. The roof on Levy is expected to wrap up by mid to late August.

Current Phase:	Construction	Budget:	\$54,493,225.00
% Complete:	44%	PO Balance:	\$20,962,715.43
Design % Complete:	96%	Paid to Date:	\$17,991,510.61
Construction % Complete:	19%	Balance:	\$15,606,855.49
Updated:	8/2/2024	Contingency:	\$0.00
Managed By:	Walter Harris		
Substantial Completion Date:	9/30/2026		



Capital Projects Report - Facilities and Environmental Services

Local Government

Fire Rescue Training Center Repairs

Project Scope

A budget of \$200,000 is included in FY25 Facilities Maintenance CIP budget to perform structural repairs at the Live Fire Training Structure "Burn Building". Fire-Rescue is also pursuing a Virginia Department of Fire Programs (VDEP) grant with an anticipated notice of award in the second half of FY25.

Project Update

Fire Rescue has performed a structural evaluation report with Elliott, LeBoeuf & McElwain which identifies immediate, high, and low priority repairs. In June, Facilities & Environmental Services (FES) and Fire Rescue Staff met to understand the project scope, budget, and a potential grant opportunity with the Virginia Department of Fire Programs (VDFP). A follow up meeting was held in July, 2024 for Staff to work together to prioritize immediate repairs and begin preparing the submission to meet the grant deadline of January 1, 2025.

Late in July, FP&C Staff met with Term Contractor Jamerson Lewis on site to tour the site and discuss questions and concerns regarding scope and schedule. The Contractor will meet with their sub-contractors and return with a proposal to execute this work in the coming weeks.

Current Phase:	Initiation	Budget:	\$700,000.00
% Complete:	0%	PO Balance:	\$0.00
Design % Complete:	0%	Paid to Date:	\$0.00
Construction % Complete:	0%	Balance:	\$700,000.00
Updated:	8/5/2024	Contingency:	\$500,000.00
Managed By:	Steve Hoffmann		
Substantial Completion Date:			



Capital Projects Report - Facilities and Environmental Services

Local Government

Woolen Mills Pedestrian Bridge Improvements

Project Scope

Design and construct a ramp structure to provide access to scenic views from an existing pedestrian bridge crossing of Moore’s Creek along the rear / east line of historic Woolen Mills. The scope excludes construction of a route from the bridge to the trail.

Project Update

Positive feedback was received from the property owner regarding the revised concepts. A meeting is being scheduled for the week of August 12, 2024 to share the revised plan with the building tenants. A contract for final design is expected to quickly follow.

Current Phase:	Design	Budget:	\$32,900.00
% Complete:	10%	PO Balance:	\$2,100.00
Design % Complete:	25%	Paid to Date:	\$30,300.00
Construction % Complete:	0%	Balance:	\$500.00
Updated:	7/29/2024	Contingency:	\$500.00
Managed By:	Audrey Storm		
Substantial Completion Date:			



Capital Projects Report - Facilities and Environmental Services

Parks & Recreation

Biscuit Run Grass Fields Design

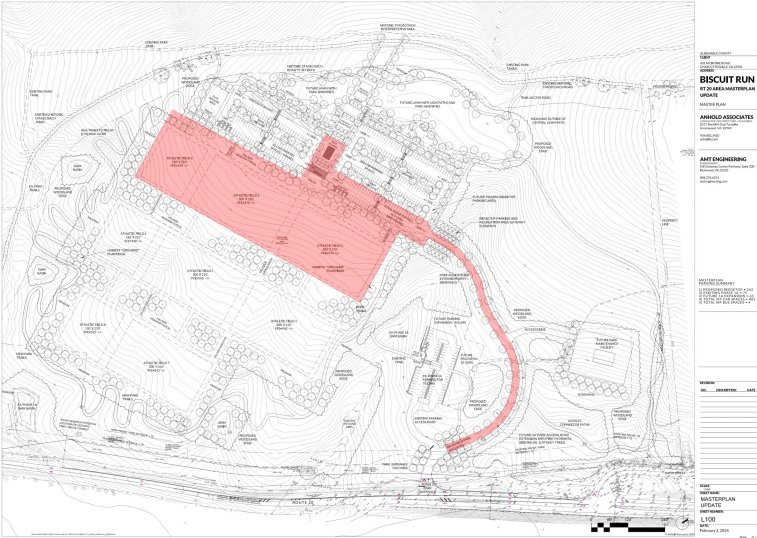
Project Scope

Design of two natural grass athletic fields, including an extension of the main entrance road, a parking area, a restroom facility, and stormwater management.

Project Update

The design consultant is working on finalizing preliminary grading plans for the two athletic fields, parking lot and entry road as we develop and finalize the utilities design for the site. Design and permitting of the fields will continue throughout 2024 with construction anticipated to begin in March 2025. Parking, Access Road and Toilets are slated to be ready for use in the fall of 2025. Field construction will be completed during this timeframe, but only after full assessment and approval of turf growth by Albemarle County Parks & Recreation (ACPR) will they be approved for play. The fields are planned to be put into use during the fall of 2026.

Current Phase:	Design	Budget:	\$4,263,170.00
% Complete:	25%	PO Balance:	\$294,057.00
Design % Complete:	50%	Paid to Date:	\$42,951.00
Construction % Complete:	0%	Balance:	\$3,926,162.00
Updated:	8/5/2024	Contingency:	\$3,926,162.00
Managed By:	Steve Hoffmann		
Substantial Completion Date:	8/30/2025		



Capital Projects Report - Facilities and Environmental Services

Parks & Recreation

Biscuit Run Park Phase 1a-Entrance & Parking

Project Scope

Biscuit Run Park is a nearly 1,200 acre property located in Albemarle County. The Commonwealth of Virginia acquired the property in 2009 and announced a partnership with Albemarle County to open Biscuit Run park to the public. The park partnership is the first of its kind in Albemarle’s development area and will provide high-quality recreational opportunities for Albemarle County and the surrounding communities. A minimum of 80% of the park will remain forested, all sensitive natural heritage resources will be protected, and management concerns like invasive species will be addressed. Phase 1a of the Biscuit Run project will consist of a New Rte. 20 Park Entrance, Paved Access Drive, Trailhead Parking and Restrooms.

Project Update

The Contractor continues work to finalize the remaining storm water basins and the grading and excavation in and around the parking lot. The contractor is also continuing earthwork and grading of material along the VDOT Right of Way adjacent to the shoulder of Rt 20. This work may potentially impact Rt 20 traffic for the coming month as we prepare to install and pave the new turning lane. Additionally, work is commencing on the drain culvert repair. The contractor has submitted and is currently working through approvals with the County and VDOT to repair the culverts, saving time and minimizing impact to the existing roadway. Additional signage and flagging has been put into place to make sure travelers are aware and drive cautiously past the work on site. Albemarle County Fire/Rescue, Police and Transportation have been notified ahead of any possible Rt 20 traffic interruptions.

Current Phase:	Construction	Budget:	\$6,168,037.83
% Complete:	75%	PO Balance:	\$2,765,191.45
Design % Complete:	100%	Paid to Date:	\$2,213,163.68
Construction % Complete:	50%	Balance:	\$1,189,682.70
Updated:	8/5/2024	Contingency:	\$159,373.82
Managed By:	Steve Hoffmann		
Substantial Completion Date:	10/1/2024		



Capital Projects Report - Facilities and Environmental Services

Parks & Recreation

Biscuit Run Park Trails WPO Design

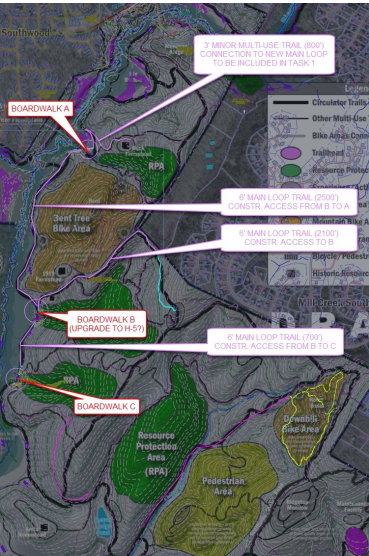
Project Scope

This project will allow Parks and Rec Staff to continue efforts to complete and improve the Biscuit Run Park trails system by providing design and permitting for future Water Protection Ordinance planning, providing a Storm Water Pollution Prevention Plan, and keeping in conformance with Virginia Storm Water Management Program regulations. This Initial WPO + VSMP work will provide permitting for the installation of current and future Multi-Use trails, connection trails for use during the planned Boardwalk project, proposed Downhill Bike Trails and the Minor Bike Loop Trail around the downhill bike park.

Project Update

The Project team received permit approval and began Phase 1 trail work in July 2024. This multi-phased Water Protection Ordinance (WPO) plan permitting continues this month with Phase 2, comprising a WPO amendment to create a perimeter Bike Loop Trail around the future downhill bike course. Subsequent permitting in the next phase will consist of installation of additional multi-use trails, future work connection trails, and the proposed downhill bike park trails. Design work will continue into Fall 2024 with all trail construction work to be performed by Albemarle County Parks & Recreation (ACPR) staff and their subcontractor.

Current Phase:	Design	Budget:	\$66,782.00
% Complete:	27%	PO Balance:	\$26,900.00
Design % Complete:	55%	Paid to Date:	\$32,071.12
Construction % Complete:	0%	Balance:	\$7,810.88
Updated:	8/5/2024	Contingency:	\$7,039.76
Managed By:	Steve Hoffmann		
Substantial Completion Date:	10/11/2024		



Capital Projects Report - Facilities and Environmental Services

Parks & Recreation

Biscuit Run Pedestrian Bridge-Preliminary Engineering

Project Scope

Preliminary (50%) design of the Hickory Street Pedestrian Bridge at Biscuit Run funded by Facilities and Environmental Services consultant budget. This work was expedited to allow for coordination with the Stream Restoration Project given the future bridge will cross the stream and footing/pier construction coordination is prudent.

Funding for the final (100%) design to include parking and a shared use path was allocated in the FY25 CIP budget. Construction is projected to begin shortly after the stream restoration and complete in 2026.

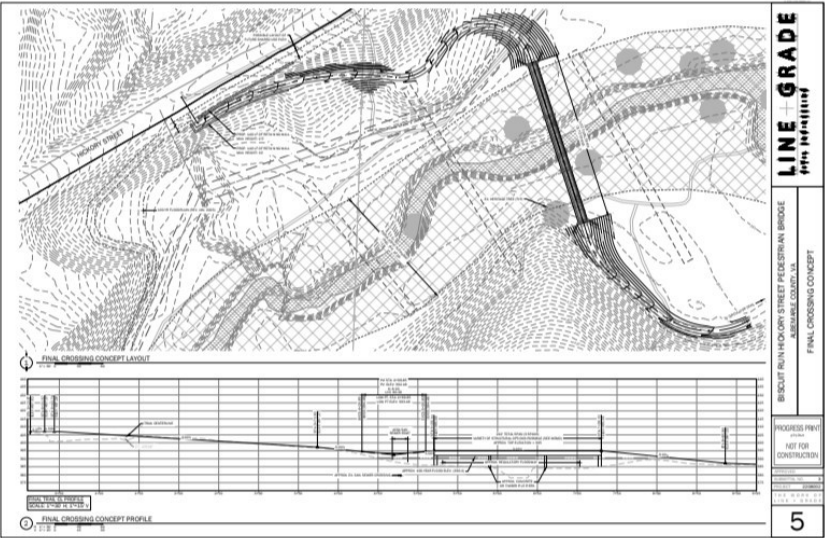
Project Update

A kick-off meeting for the remaining design was held Thursday, July 11, 2024. A field survey to extend the limits of disturbance (LOD) into the proposed street parking area was completed and suggested an additional 25+/- spaces could be constructed with minimal effort on the existing gravel shoulder. Albemarle County Parks & Recreation (ACPR) and Facilities Planning and Construction (FP&C) are exploring this opportunity with the Covenant School's administration which is responsible for maintenance of this area.

ACPR & FP&C are continuing to pursue the Land and Water Conservation Fund (LWCF) grant. The Department of Conservation and Recreation (DCR) has agreed to purse a joint application. A change order is being prepared to perform the Environmental Assessment (EA) prior to the next submission deadline in December.

Efforts are being made to coordinate the tree removal along the bridge and trail with the stream restoration project. This will allow construction of the bridge foundations to begin before November 2025 when tree removal is permitted in areas potentially inhabited by the Northern Long Eared Bats.

Current Phase:	Design	Budget:	\$507,979.00
% Complete:	12%	PO Balance:	\$183,246.00
Design % Complete:	55%	Paid to Date:	\$95,422.00
Construction % Complete:	0%	Balance:	\$229,311.00
Updated:	7/29/2024	Contingency:	\$3,628.00
Managed By:	Audrey Storm		
Substantial Completion Date:			



Capital Projects Report - Facilities and Environmental Services

Parks & Recreation

Biscuit Run Phase 1b-Bridges & Boardwalk

Project Scope

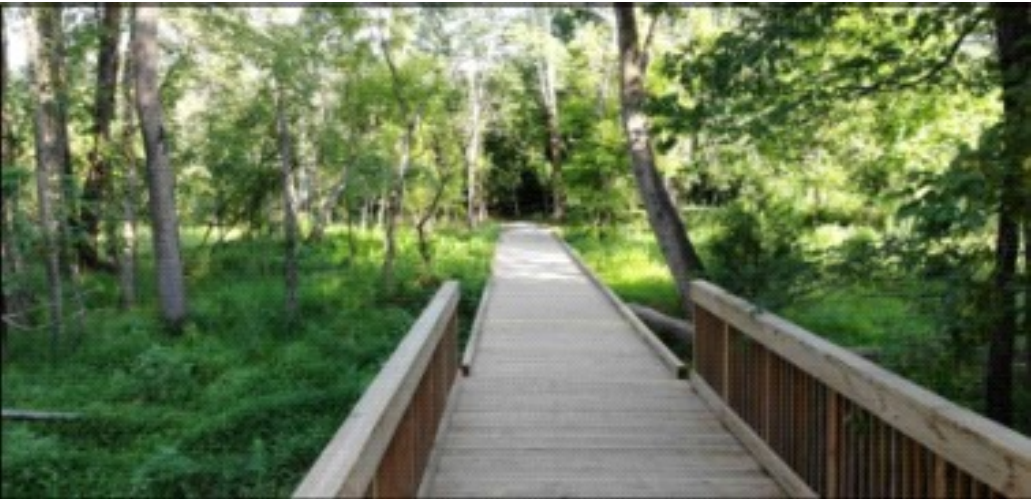
Design and construction of approximately 300 ft of boardwalk within Biscuit Run Park to provide a complete trail system for public use and adjacent neighborhood connectivity.

Project Update

The civil engineer, Line+Grade, submitted the final design for Water Protection Ordinance (WPO) plan approval and Floodplain Development Permit (FDP) in June 2024. Community Development Engineering has already provided comments on the WPO plan which will be addressed when Staff receives a response to the FDP permit.

Now that the Master Trail WPO plan has been approved, Facilities, Planning & Construction can begin coordinating the timeline for solicitation and construction of the boardwalks with Parks & Recreation staff.

Current Phase:	Design	Budget:	\$585,700.00
% Complete:	25%	PO Balance:	\$37,732.62
Design % Complete:	90%	Paid to Date:	\$64,721.43
Construction % Complete:	0%	Balance:	\$483,245.95
Updated:	8/2/2024	Contingency:	\$483,245.95
Managed By:	Scott Reuschling		
Substantial Completion Date:			



Capital Projects Report - Facilities and Environmental Services Parks & Recreation

Biscuit Run Phase 1b-Maintenance Bldg.

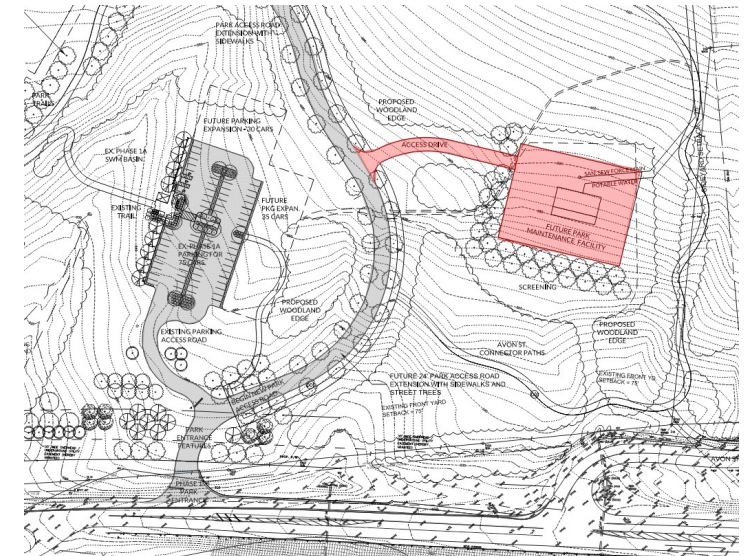
Project Scope

Design and Construction of a Maintenance Facility supporting two crews based out of Albemarle County's Biscuit Run Park. This facility will also house crews that support several other parks in Eastern Albemarle County.

Project Update

Facilities Planning & Construction (FP&C) staff is working to complete the Request for Proposal (RFP) process that will evaluate and finalize selection of the Design-Build team. The evaluation team has completed the Pre-Qualification (Part 1) process of the RFP and is currently working with the Architect to finalize Bridging Documents (Part 2) for bidding and negotiations. Once selection of a team is complete, the Design-Build contract will be executed in October 2024 allowing for confirmation of the full project schedule. Currently it is estimated that design and permitting of the facility will take at least nine (9) months followed by nine (9) months of construction.

Current Phase:	Design	Budget:	\$2,252,497.00
% Complete:	12%	PO Balance:	\$4,995.00
Design % Complete:	25%	Paid to Date:	\$17,915.00
Construction % Complete:	0%	Balance:	\$2,229,587.00
Updated:	8/5/2024	Contingency:	\$235,680.00
Managed By:	Steve Hoffmann		
Substantial Completion Date:	4/15/2026		



Capital Projects Report - Facilities and Environmental Services

Parks & Recreation

Darden Towe New Restroom-Pickleball Cts

Project Scope

Design and construction of a new ADA-compliant, gender-inclusive toilet facility near the existing tennis / pickleball courts. The facility will be adjacent to the parking area.

Project Update

On July 15, 2024, the manufacturer received State approval for the drawings. Production of the prefab bathrooms is scheduled to be completed on September 18, 2024, with delivery by the middle of October. Site work for the building will begin by the middle of August to include preparation for the building pad, installation and connection of the sewer line to the Albemarle County Service Authority pipe, and installation of a water line. County staff has contracted a contractor to schedule the crane to place the building and final connections to the plumbing and electrical.

Current Phase:	Construction	Budget:	\$495,430.23
% Complete:	65%	PO Balance:	\$404,781.25
Design % Complete:	100%	Paid to Date:	\$61,981.58
Construction % Complete:	0%	Balance:	\$28,667.40
Updated:	8/2/2024	Contingency:	\$0.00
Managed By:	Scott Reuschling		
Substantial Completion Date:	10/14/2024		



Capital Projects Report - Facilities and Environmental Services

Parks & Recreation

Darden Towe Park Grass Field Rebuild

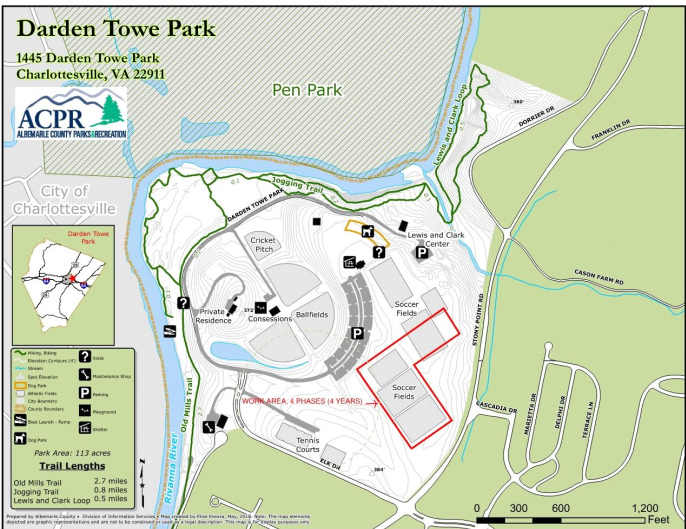
Project Scope

A phased rebuilding of the existing grass athletic fields, over a four year period, that consists of the installation of a new subgrade drainage system, minimally regraded grass fields, and associated stormwater management. Over the next four years one each of the four fields will be taken out of use during the rehabilitation process to minimize disruptions to recreation activities

Project Update

The site contractor is completing the final grading and seeding of the perimeter of the first soccer field. The drainage and irrigation systems are complete. Due to the drought status in the County, County staff have approved installing sod and not sprigging. The sod will establish sooner and will take less water during the early stages of growth. Sod installation is scheduled to begin by the end of August 2024.

Current Phase:	Construction	Budget:	\$1,254,901.00
% Complete:	75%	PO Balance:	\$144,347.47
Design % Complete:	100%	Paid to Date:	\$482,702.44
Construction % Complete:	75%	Balance:	\$627,851.09
Updated:	8/5/2024	Contingency:	\$90,125.24
Managed By:	Scott Reuschling		
Substantial Completion Date:	9/30/2024		



Capital Projects Report - Facilities and Environmental Services

Parks & Recreation

Mint Springs Dam Improvements

Project Scope

The County owns and operates two State-regulated, earthen dams (Upper and Middle) at Mint Springs Valley Park. The dams lie in series, with the Middle dam lying immediately downstream of the Upper dam. This project is to provide spillway enhancements and other associated improvements to both dams which were recently determined to have a high-hazard potential and insufficient capacity. The funding allocation reflects the cost of design only.

Project Update

Staff held a 100% design meeting on July 11th, 2024. From there we have decided to apply for the Virginia Department of Conservation and Recreation Dam Alteration permit.

While the project currently does not have funding appropriated for construction through the Capital Improvement Plan, staff is submitting a grant application through a Federal Emergency Management Agency/Virginia Department of Conservation and Recreation Dam Safety initiative. If the project is awarded a grant, the guidelines require matching funding to be appropriated and work to start within 24 months of a signed agreement. Work will need to be completed and final reimbursements requested no later than October 2026.

Current Phase:	Design	Budget:	\$375,000.00
% Complete:	25%	PO Balance:	\$50,448.64
Design % Complete:	100%	Paid to Date:	\$302,681.36
Construction % Complete:	0%	Balance:	\$21,870.00
Updated:	8/2/2024	Contingency:	\$21,870.00
Managed By:	Walter Harris		
Substantial Completion Date:			



Capital Projects Report - Facilities and Environmental Services

Transportation

Barnes Lumber / Library Avenue

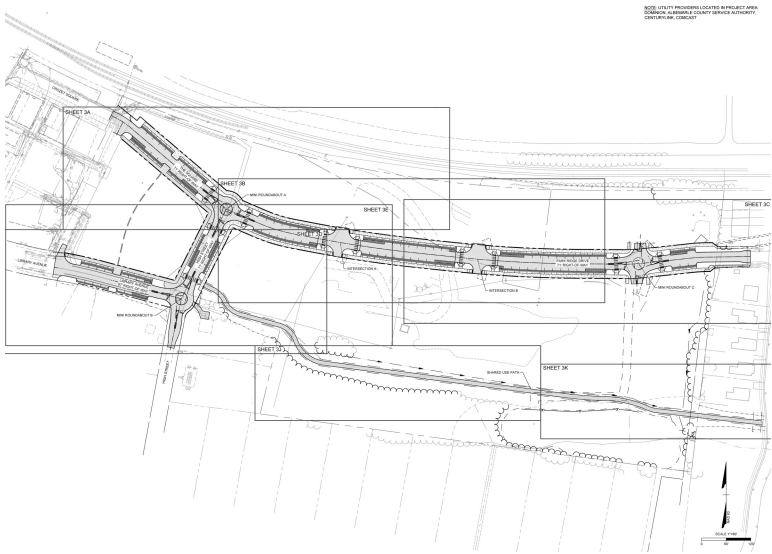
Project Scope

This project will extend Library Avenue eastward through the Barnes Lumber property to connect to High Street and then to Hilltop Street in Parkside Village, as well as a connection to The Square. This is a public-private partnership with the developer of the Barnes Lumber property.

Project Update

The design team is currently executing Right of Way (ROW) acquisition work. The ROW consultant continues to finalize title research while starting meetings with homeowners to present offers. The ROW consultant will work on the finalization of offers and agreements through the month of August 2024.

Current Phase:	Design	Budget:	\$8,093,351.00
% Complete:	47%	PO Balance:	\$28,296.64
Design % Complete:	94%	Paid to Date:	\$60,039.76
Construction % Complete:	0%	Balance:	\$8,005,014.60
Updated:	8/5/2024	Contingency:	\$780,709.60
Managed By:	Steve Hoffmann		
Substantial Completion Date:	4/16/2026		



Capital Projects Report - Facilities and Environmental Services

Transportation

Berkmar Bike Ped Improvements

Project Scope

This project will support pedestrian and bicyclist safety by constructing an approximately 1.1 mile long Shared-use Path from the Berkmar Drive/Woodbrook Road intersection to Hilton Heights Road and connect to the Shared-Use Path extending northward from the Berkmar Drive-Hilton Heights Road roundabout. This segment starts at the Woodbrook Road intersection and continues to the round-about at Hilton Heights Road. This project is a locally managed revenue sharing project through the Virginia Department of Transportation (VDOT).

Project Update

The design engineer is currently reviewing and addressing the Virginia Department of Transportation (VDOT) comments on the 60% plans and coordinating the interface of the existing public utilities with the final construction documents.

Also, due to the length and complexity of this project, additional funding has been requested and approved by VDOT in the 2023 Revenue Sharing Cycle with the funding being available in FY27.

Current Phase:	Design	Budget:	\$2,890,026.00
% Complete:	29%	PO Balance:	\$51,900.06
Design % Complete:	59%	Paid to Date:	\$382,958.04
Construction % Complete:	0%	Balance:	\$2,455,167.90
Updated:	7/29/2024	Contingency:	\$0.00
Managed By:	Montie Breeden		
Substantial Completion Date:	11/30/2027		



Capital Projects Report - Facilities and Environmental Services

Transportation

COBM-Paved & Concrete Surface Refurbishment Project

Project Scope

Assorted areas of concrete and asphalt-paving repairs, curbing replacement and drain rebuilding at the County Office Building on McIntire Road. Specific work includes replacement of deteriorated sections of concrete sidewalks, steps and terraces; asphalt crack repairs and replacement of deteriorated sections of asphalt; replacement of damaged sections of asphalt curbs; and assessment and possible replacement of damaged sections of trench and area-drains and covers.

Project Update

The design consultant conducted an aerial assessment of the McIntire Road property in mid-July and a follow-up meeting with County staff was conducted to review the findings. A construction budget was loosely established and categories of work ranked by severity of degradation. The consultant will prepare initial cost estimates in order to finalize a construction scope of work to be completed in phases with the first phase occurring late-summer 2024.

Current Phase:	Design	Budget:	\$100,000.00
% Complete:	25%	PO Balance:	\$15,480.00
Design % Complete:	20%	Paid to Date:	\$0.00
Construction % Complete:	0%	Balance:	\$84,520.00
Updated:	7/29/2024	Contingency:	\$520.00
Managed By:	Montie Breeden		
Substantial Completion Date:	9/5/2024		



Capital Projects Report - Facilities and Environmental Services

Transportation

Commonwealth/Dominion Sidewalks

Project Scope

Design and construct approximately 2,500 feet of sidewalk on Commonwealth Drive from Hydraulic Road to Peyton Drive (east side); and along Dominion Drive from Commonwealth Drive to US 29 (north side). This project is a locally managed revenue sharing project through the Virginia Department of Transportation (VDOT).

Project Update

The Right of Way (ROW) acquisitions phase of work is currently underway and in the third month of an estimated twelve month-long process. During July 2024, a good portion of the title reports, deeds and appraisals were compiled. The few remaining ones will be completed in early August 2024. It is expected that ROW offer packets will be in negotiations for roughly 1 year after undergoing County review.

Concurrent with this ROW work, the design engineer is working on the Stormwater Pollution Prevention Plan (SWPPP), updating the VDOT Cost Estimate Workbook (CEWB), assembling the necessary stormwater documentation, and delving into utility relocations.

Current Phase:	Design	Budget:	\$3,336,224.00
% Complete:	68%	PO Balance:	\$251,317.71
Design % Complete:	85%	Paid to Date:	\$334,516.79
Construction % Complete:	0%	Balance:	\$2,750,389.50
Updated:	7/29/2024	Contingency:	\$0.00
Managed By:	Montie Breeden		
Substantial Completion Date:	5/27/2026		



Capital Projects Report - Facilities and Environmental Services

Transportation

Eastern Avenue Extension

Project Scope

The Virginia Public-Private Transportation Act of 1995 (PPTA), provides a framework for transportation public-private partnerships that enable entities in Virginia to enter into agreements with private entities to develop qualifying transportation facilities. The County adopted guidelines so that private investment could be encouraged to provide more flexible and efficient approaches to transportation projects. Staff have identified the Eastern Avenue Connector project in Crozet as an opportunity to evaluate the feasibility of utilizing this innovative approach to construct transportation infrastructure that will serve the community. Staff are working with an engineering firm to determine feasibility and assess several important items that could result in a FOPI (finding of public interest" that would enable staff to pursue this type of procurement. If determined to be the approved approach, it would allow the County to receive unsolicited proposals and solicit proposals from prospective private partners to construct this much needed connector as a "design-build" type of project delivery.

Project Update

Staff have continued to work with the design consultant to prepare for a presentation to the Board of Supervisors on August 7th. The presentation will provide a brief history of the project and the process associated with The Virginia Public-Private Transportation Act of 1995 (PPTA). The presentation team will focus on the FOPI (Finding of Public Interest) aspect of the PPTA and why the team feels that the FOPI criteria has been met. With FOPI approval by the County Executive, the team will move into Request for Proposal development in the fall of 2024.

Current Phase:	Initiation	Budget:	\$125,000.00
% Complete:	30%	PO Balance:	\$113,395.65
Design % Complete:	0%	Paid to Date:	\$11,604.35
Construction % Complete:	0%	Balance:	\$0.00
Updated:	8/5/2024	Contingency:	\$0.00
Managed By:	Blake Abplanalp		
Substantial Completion Date:			

Capital Projects Report - Facilities and Environmental Services

Transportation

Old Lynchburg Road Pedestrian Improvements Phase 2

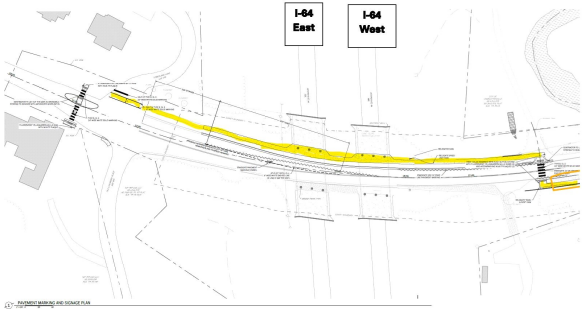
Project Scope

The scope of this phase of the project is to complete design of a safe pedestrian connection along Old Lynchburg Road to Azalea Park. The design includes new sidewalk beneath the Interstate 64 overpass to the Rivanna Trail connection at the boundary line with the City of Charlottesville. Design and approvals are expected to be completed by February 2025.

Project Update

The design consultant is continuing to work on the construction documents. A pending change order will be executed to increase the scope of design work to include a Federal Emergency Management Agency (FEMA) Plain Development plan and to analyze the structural integrity of the existing interstate bridge piers. This additional work will extend the design phase and the 60% plan set will be submitted to the Virginia Department of Transportation (VDOT) in late-October 2024.

Current Phase:	Design	Budget:	\$147,000.00
% Complete:	30%	PO Balance:	\$87,971.75
Design % Complete:	30%	Paid to Date:	\$33,168.25
Construction % Complete:	0%	Balance:	\$25,860.00
Updated:	7/29/2024	Contingency:	\$8,140.00
Managed By:	Montie Breeden		
Substantial Completion Date:	11/13/2025		



Capital Projects Report - Facilities and Environmental Services

Transportation

The Square

Project Scope

Following an extensive community-driven process, the Crozet Community Advisory Committee selected The Square and Oak Street Improvements as one of their priority projects. The Square is a focal point of Downtown Crozet and Oak Street will provide a critical connection to Library Avenue. This locally administered Revenue Sharing project will improve the existing public street and on-street parking, including: altering traffic flow direction and/or ingress/egress at Crozet Avenue, formalizing and providing parking along both sides, new sidewalk in front of the businesses, improving ADA accessibility, grading/drainage improvements to prevent flooding of the businesses east of the alley intersection, and drainage system to convey storm runoff to Oak Street along with street, sidewalk and drainage improvements to Oak Street.

Project Update

Currently the project is re-posted for advertisement with a Bid Opening date of August 23, 2024. Additionally the Design Engineer Sub-Consultant and County Staff are currently wrapping up Right of Way (ROW) work with the Virginia Passenger Rail Authority (VPRA). Further scheduling will be determined once re-advertisement is finalized in the coming weeks.

Current Phase:	Contractor Bid	Budget:	\$2,010,000.00
% Complete:	50%	PO Balance:	\$12,977.89
Design % Complete:	100%	Paid to Date:	\$298,847.51
Construction % Complete:	0%	Balance:	\$1,698,174.60
Updated:	8/5/2024	Contingency:	\$324,904.60
Managed By:	Steve Hoffmann		
Substantial Completion Date:	9/15/2025		

