

Bedford County Public Schools

A yellow Yanmar EX21 excavator is the central focus, positioned on a dirt construction site. The excavator's arm is raised, and its bucket is open. In the foreground, deep, parallel tracks from heavy machinery are visible in the soil. The background features a chain-link fence, a white car, a portable toilet, and a dense line of trees under a blue sky with scattered clouds.

Capital Improvement Plan FY23-FY32

BCPS Strategic Framework

Vision:

Building Citizens, Promoting Success

Mission:

Bedford County Public Schools will provide equal opportunities to enable all students to think critically, collaborate, create, communicate, and become productive citizens.

Goals:

Goal 1: High Academic Expectations

Bedford County Public Schools will maintain high academic expectations and support all students in attaining foundational knowledge, transferable skills, and post-graduation plans.

Goal 2: High Quality Workforce

Bedford County Public Schools will create an exemplary workforce by recruiting, supporting, compensating, and retaining high quality employees.

Goal 3: Safe and Supportive Learning Environments

Bedford County Public Schools will provide safe and supportive learning environments, both physically and emotionally, which enable all students to think critically, collaborate, create, communicate, and become productive citizens.

Goal 4: Mutually Supportive Partnerships

Bedford County Public Schools will develop mutually supportive partnerships with families and community organizations to enhance student well-being and broaden opportunities for workforce development.

Introduction

The BCPS Strategic Plan is supported by a robust Capital Improvement Plan (CIP). This document provides for improvements in facility safety, air quality, and learning space design over the next ten years. While this plan focuses on preserving the basic functions of current BCPS buildings, it may prompt discussion of ways to create student centered spaces such as STEM labs, outdoor learning areas, and career and technical facilities so learning is connected more directly with the world students live in and will enter upon graduation. High quality facilities inspire learning at high levels and contribute to employee satisfaction, wellness, and retention. In addition, the improvements outlined in this plan will increase operational efficiency, allowing more resources to be directed toward student learning.

The information included in this document has been generated from a variety of sources including a 2016 facility assessment of all existing BCPS buildings, a 2019 elementary school facility study, engineer and architect consultation for specific projects, triennial school safety inspections, consultation with HVAC firms, and other vendor consultation. **Due to economic and COVID related factors, cost estimates in this plan may be low.** A 2% inflation factor has been built into estimates in future years.

CIP Contents

Summary of funding needs for capital projects.....	page 4
Summary of all proposed projects	page 5
Options for additional projects.....	page 7
Detailed descriptions of each proposed project.....	page 8
Facility summaries.....	page 42
Recently completed projects.....	page 66
System replacement schedules.....	page 70
Special considerations for future planning.....	Page 76

Summary of Funding Needs

Due to economic and COVID related factors, cost estimates in this plan may be low.

FY23		FY24		FY25		FY26		FY27	
BES Roof/HVAC	\$2,576,510	GES Roof/HVAC	\$2,756,624	LHS Roof-phase 1	\$636,000	BIES Roof-phase 1	\$432,000	Asphalt-MvES,GES,BIES	\$275,000
BnES HVAC	\$1,667,810	HES Floor Tile	\$184,736	Asphalt-Gibson,ORES,HES	\$265,000	Moneta Roof	\$540,000	Gym Floors-BIES,SES	\$27,500
FMS Roof/HVAC	\$3,755,100	HES Roof	\$421,200	Gym Floors-GES,NLA	\$26,500	Asphalt-TJES,FES,JFHS	\$270,000	HVAC Ducts-LHS,SRMS,SRHS	\$110,000
Painting-exterior at 4-5 schools	\$25,000	ORES Roof	\$936,000	HVAC Ducts-NLA,JFHS	\$106,000	Gym Floors-MnES,HES	\$27,000	LED Lighting	\$110,000
Montvale HVAC	\$1,952,500	Gibson Improvements	\$832,000	LED Lighting	\$106,000	HVAC Ducts-BPS	\$108,000	Painting-BIES,FES	\$110,000
SRHS Water Pipes	\$1,122,000	TJES Roof/HVAC	\$2,848,144	Painting-GES,SRHS,TJES	\$106,000	LED Lighting	\$108,000	HS Track Resurfacing	\$330,000
SRMS Fuel Tank	\$132,600	Asphalt-LHS,SRHS,FMS	\$260,000	VCT Flooring-BPS,GES,TJES	\$985,800	Painting-MvES,ORES,HES	\$108,000	SRMS Renovation-Ph1	\$5,400,000
SES Roof	\$241,280	Gym Floors-FES, TJES	\$26,000	SRHS Auditorium-Ph1	\$2,000,000	SRHS Auditorium-Ph2	\$3,825,000	LHS Stadium Bleachers	\$1,150,000
Gibson Structural	\$102,000	HVAC Ducts- GES, TJ, LMS, OR, SES	\$104,000	SRHS Stadium Turf	\$1,000,000	LHS Stadium Turf	\$1,000,000	MnES Renovation-Ph1	\$4,000,000
Asphalt-BPS	\$90,000	LED Lighting	\$104,000	Athletic Improvements	\$1,510,000	ORES Renovation-Ph2	\$4,000,000	VCT Flooring	\$1,000,000
Carpet-BIES,HES,MvES,SES,LHS,SR	\$415,000	Painting-SRMS,BES,BPS	\$104,000	ORES Renovation-Ph1	\$4,000,000	SAO Maintenance	\$1,000,000	LHS Auditorium-Ph1	\$2,500,000
Gym Floors-SRHS, SRMS	\$25,500	SRHS/LHS HVAC	\$3,000,000	JFHS HVAC	\$3,000,000	SRHS/LHS HVAC	\$3,000,000	Contingency	\$500,000
HVAC Ducts-BES, BnES,FMS,MvES	\$102,000	Contingency	\$500,000	SRHS Roof-Ph1	\$323,300	SRHS Roof-Ph2	\$442,800		
HS Auditorium Tech Upgrade	\$158,000			Contingency	\$500,000	Contingency	\$500,000		
Contingency	\$500,000								
FY23 Total	\$12,865,300	FY24 Total	\$12,056,704	FY25 Total	\$14,564,600	FY26 Total	\$15,360,800	FY27 Total	\$15,512,500
Revenue Available	\$14,986,885	Revenue Available	\$4,621,559	Revenue Available	\$3,000,000	Revenue Available	\$3,500,000	Revenue Available	\$4,000,000
Need	\$2,121,585	Need	-\$7,435,105	Need	-\$11,564,600	Need	-\$11,860,800	Need	-\$11,512,500
FY28		FY29		FY30		FY31		FY32	
LHS Roof- phase 2	\$235,200	LHS Roof-phase 3	\$353,400	JFHS Roof	\$1,300,000	Montvale Roof	\$188,800	BIES Roof-phase 2	\$144,000
NLA Roof	\$291,200	Asphalt-SAO	\$285,000	Asphalt-FMS	\$290,000	Asphalt	\$300,000	FES Roof	\$234,400
Asphalt-LMS	\$280,000	Gym Floors-LHS	\$28,500	Gym Floors-FMS	\$29,000	Gym Floors-JFHS	\$29,500	Asphalt	\$305,000
Gym Floors-ORES, BnES	\$26,000	HVAC Ducts-BES,BnES,FMS,MvES	\$114,000	HVAC Ducts-GES,LMS,OR,SES,TJ	\$116,000	HVAC Ducts-NLA,JFHS	\$118,000	Gym Floors-SRHS	\$30,000
HVAC Ducts-BIES,FES,MvES,HES	\$112,000	LED Lighting	\$114,000	LED Lighting	\$116,000	LED Lighting	\$118,000	HVAC Ducts	\$120,000
LED Lighting	\$112,000	Painting-JFHS	\$114,000	Painting-MnES,SES	\$116,000	Painting-BnES,NLA	\$118,000	LED Lighting	\$120,000
Painting-LHS,NLA	\$112,000	LHS/SRHS Canopies	\$2,240,000	Gibson Renovation-Ph1	\$4,500,000	Gibson Renovation-Ph2	\$4,500,000	Painting	\$120,000
Tennis Court Resurfacing	\$336,000	SRMS/HS Water Tank	\$1,120,000	BnES Renovation-Ph2	\$7,500,000	SES Renovation-Ph1	\$7,500,000	BPS Gym/Renovation	\$10,000,000
SRMS Renovation-Ph2	\$5,500,000	JFHS Stadium Bleachers	\$1,450,000	Contingency	\$500,000	Contingency	\$500,000	SES Renovation-Ph2	\$7,500,000
SRHS Stadium Bleachers	\$1,450,000	BnES Renovation	\$7,500,000					Contingency	\$500,000
MnES Renovation-Ph2	\$4,000,000	VCT Flooring	\$1,000,000						
VCT Flooring	\$1,000,000	Contingency	\$500,000						
LHS Auditorium-Ph2	\$2,300,000								
Contingency	\$500,000								
FY28 Total	\$16,256,400	FY29 Total	\$14,818,900	FY30 Total	\$14,467,000	FY31 Total	\$13,372,300	FY32 Total	\$19,073,400
Revenue Available	\$4,500,000	Revenue Available	\$0	Revenue Available	\$0	Revenue Available	\$0	Revenue Available	\$0
Need	-\$11,756,400	Need	-\$14,818,900	Need	-\$14,467,000	Need	-\$13,372,300	Need	-\$19,073,400
								Total 10 Year Need	-\$113,739,416

Summary of All Proposed Projects

<u>Project</u>	<u>Estimated Cost</u>
Bedford Elementary Roof and HVAC Replacement	\$2,576,500 (bid)
Bedford Primary Gymnasium/Renovation	\$11,800,000
Big Island Roof Restoration- phase 1	\$432,000
Big Island Roof Restoration- phase 2	\$144,000
Boonsboro HVAC	\$1,667,810 (bid)
Boonsboro Renovation	TBD (Est. \$15,000,000)
Forest Elementary Roof Restoration	\$234,400
Forest Middle Roof and HVAC Replacement	\$3,755,100 (bid)
Forest Middle Interior Painting	\$180,000
Goodview HVAC/Cafeteria Roof Replacement	\$2,650,600 (bid)
Huddleston Tile Floor Replacement	\$164,736
Huddleston Roof Restoration	\$421,200
Jefferson Forest Roof Restoration	\$1,300,000
Jefferson Forest HVAC Replacement/Controls	TBD (Est. \$3,000,000)
Liberty High School Roof Restoration- phase 1	\$636,000
Liberty High School Roof Restoration- phase 2	\$235,200
Liberty High School Roof Restoration- phase 3	\$353,400
Liberty High Auditorium Renovation (Option 3)	\$4,800,000
Liberty High Canopy Improvements (Option 1)	\$1,000,000
Liberty High HVAC Replacement/Controls	TBD (Est. \$3,000,000)
Moneta Roof Restoration	\$540,000
Moneta Renovation	\$8,000,000
Montvale Roof Restoration	\$188,800
Montvale HVAC Replacement	\$1,952,500 (bid)
New London Roof Restoration	\$291,200
Otter River Roof Replacement	\$900,000
Otter River Renovation	\$8,000,000
School Administration Office Maintenance	\$1,000,000
Staunton River High School Roof Restoration-phase 1	\$323,300
Staunton River High School Roof Restoration-phase 2	\$442,800
Staunton River High School Underground Water Pipes	\$1,122,000
Staunton River High Auditorium Renovation (Option 3)	\$5,825,000
Staunton River High Canopy Improvements (option 1)	\$1,240,000
Staunton River High HVAC Replacement	TBD (Est. \$3,000,000)
Staunton River Middle/High Water Tank Upgrade	TBD (Est. \$1,120,000)
Staunton River Middle Renovation	\$10,900,000
Staunton River Middle Fuel Tank Replacement	\$132,600

Stewartsville Roof Restoration	\$232,000
Stewartsville Renovation	\$15,000,000
Susie Gibson Structural Support	\$102,000
Susie Gibson Improvements	\$832,000
Susie Gibson Renovation	\$9,000,000
<u>Thomas Jefferson HVAC/Cafeteria Roof Replacement</u>	<u>\$2,848,144 (bid)</u>
Asphalt Parking Lot Repair/Resurfacing	\$250,000/year+inflation
Carpet Replacement in Office and Media Centers (5 schools)	\$415,000
Gymnasium Floor Maintenance	\$25,000/year+inflation
HVAC Duct Cleaning	\$100,000/year+inflation
LED Lighting Upgrade	\$100,000/year+inflation
Painting	\$100,000/year+inflation
Tennis Court Resurfacing	\$336,000
Track Resurfacing	\$330,000
VCT Flooring Replacement- BPS, GES, and TJES	\$985,800
HVAC Upgrade- JF, LHS, SRHS	\$3,000,000 each
High School Auditorium Technology Upgrades	\$158,000
High School Athletic Facility Improvements*	\$7,340,000

* Specific athletic upgrades:

1. Synthetic turf at LHS and SRHS to address turf quality and lack of practice field space- \$1,000,000 each
2. Stadium upgrades at all 3 high schools
 - a. Bleacher safety- new @\$500/seat (\$1,000,000 for 2000 seats)
 - b. Press box safety/functionality- \$150,000 each
 - c. Concession areas/restrooms at JF and SR- \$300,000 each
3. Track/field equipment- high jump/pole vault- \$20,000 each
4. Funding for other outdoor support facilities at all 3 schools- concessions, restrooms, bleachers, scoreboards, roofing of structures- \$300,000 each
5. Tennis courts at LHS (\$250,000), tennis fencing at JF/LHS (\$100,000)

Options for Larger Potential Projects

Forest Zone Elementary Capacity (Addition/Construction)	\$20-39,000,000
Huddleston Renovation	\$8,000,000
LHS Tennis Court addition	\$250,000
Stewartsville HVAC Replacement	TBD (Est. \$2,500,000)
Tile Flooring Replacements (multiple schools)	TBD (Est. \$3,000,000-phased)

Detailed Descriptions of Each Planned Project



School specific listed first, Recurring/multischool second
Alphabetical

Project Name: BES Roof/HVAC Replacement

Status: In Progress

Project Location: Bedford Elementary School

Total Cost: \$2,576,500 (bid)

Year(s) Funded: FY23

Project Description: This project will replace the HVAC mechanical units and controls and the roof membrane at Bedford Elementary School. Waco won the bid in December 2021.

Purpose and Need: The roof and HVAC systems at Bedford Elementary are original to the school building from its construction in 1989. There have been problems with consistent HVAC functionality in recent years. This replacement is part of a system replacement cycle. A new HVAC system will improve electrical efficiency up to 25% based on recent experience due to more modern equipment and more effective digital controls.

History and Current Status: Bedford Elementary School was built and maintained by the City of Bedford prior to the city's reversion to town status in 2014. At that time, the building became part of Bedford County Public Schools. The HVAC system has been maintained since 2018 by Honeywell as part of a shared-risk maintenance contract.

Schedule of Activities:

- | | |
|-----------------------------------|----------------------|
| • Engage engineer for preplanning | July 2021 |
| • Engineer design phase | August-December 2021 |
| • Project bid | December 2021 |
| • Preconstruction planning | January-May 2022 |
| • Construction | June-July 2022 |

Project Map/Image:



Project Name: BIES Roof Restoration

Status: Proposed

Project Location: Big Island Elementary School

Total Cost: \$432,000-phase 1/\$144,000-phase 2 (estimate)

Year(s) Funded: FY26/FY32

Project Description: This project will restore the roof at Big Island Elementary School.

Purpose and Need: Phase 1: The 22,200 square foot EPDM roof membrane was installed in 2004 and is in fair condition. **Phase 2:** The original 20,800 square foot metal roof requires painting/coating

History and Current Status: The majority of the EPDM membrane is intact, and most of the seams appear secure. The roof drains well except for some isolated areas where water ponds. This is generally between drains where tapered insulation crickets do not extend far enough. There are numerous small punctures and tears across the roof. Many are in close proximity to the mechanical units. As EPDM ages it becomes more brittle and leads to more frequent punctures and tears from regular foot traffic. Many of the exterior sealant joints on the building envelope have failed and have small openings for water and air intrusion.

On the metal roof, eave, rake, and ridge details appear secure and intact with no observed deficiencies. Several areas have severe peeling of the paint/coating. Close up view of flaking areas shows moderate rust formation and primer missing. There are a few failed sealant joints. Several of the louvre vents on the EIFS wall adjacent the standing seam panels have failed and appear open for water and air intrusion.

Schedule of Activities:

- | | |
|-------------------------------|-------------------------|
| • Develop bid documents | September 2025/2032 |
| • Approve bids/award contract | December 2025/2032 |
| • Roofing work | Summer 2026/Summer 2032 |

Project Map/Image:



Project Name: BnES HVAC Replacement

Status: In Progress

Project Location: Boonsboro Elementary School

Total Cost: \$1,667,810 (bid)

Year(s) Funded: FY23

Project Description: This project will replace the HVAC mechanical units and controls at Boonsboro Elementary School. Moore's won the bid in December 2021.

Purpose and Need: The current HVAC system at Boonsboro Elementary dates to 1991. There have been problems with consistent HVAC functionality in recent years. This replacement is part of a system replacement cycle. A new HVAC system will improve electrical efficiency up to 25% based on recent experience due to more modern equipment and more effective digital controls.

History and Current Status: Boonsboro Elementary was originally opened in 1932 with additions in 1939, 1968, 1991, and 1993. Parts of the HVAC system have been maintained since 2018 by Honeywell as part of a shared-risk maintenance contract.

Schedule of Activities:

- | | |
|-----------------------------------|----------------------|
| ● Engage engineer for preplanning | July 2021 |
| ● Engineer design phase | August-December 2021 |
| ● Project bid | December 2021 |
| ● Preconstruction planning | January-May 2022 |
| ● Construction | June-July 2022 |

Project Map/Image:



Project Name: FES Roof Restoration

Status: Planning

Project Location: Forest Elementary School

Total Cost: \$234,400 (estimate)

Year(s) Funded: FY32

Project Description: This project will refinish/repaint the metal roof at Forest Elementary School.

Purpose and Need: The metal roof finish at FES is worn and must be painted in order to maintain the expected life span of the roof and improve the aesthetics of the overall building. The paint/coating on the panels is severely worn and missing in many areas. There are several areas where moderate rust is beginning to form on the panes. Overall the panels feel intact and well secured along the ridge, eaves, and rakes. The roof drains well to external gutters. There are numerous sealant joints beginning to fail where at the junction of panel details and along the louvre vents on the EIFS walls.

History and Current Status: Forest Elementary's membrane roof was replaced in 2014 and is in good condition and under warranty. The metal roof over the long spine of the building will be placed on a repainting cycle.

Schedule of Activities:

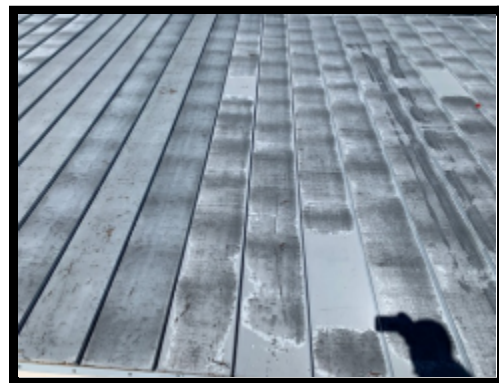
- Develop bid documents
- Approve bids/award contract
- Roofing work

September 2031

December 2031

Summer 2032

Project Map/Image:



Project Name: FMS Roof/HVAC Replacement

Status: In Progress

Project Location: Forest Middle School

Total Cost: \$3,755,100 (bid)

Year(s) Funded: FY22-FY23

Project Description: This project will replace the HVAC mechanical units and controls and the roof membrane at Forest Middle School. Waco won the bid in December 2021.

Purpose and Need: The roof and HVAC systems at Forest Middle are original to the school building from its construction in 1994. There have been partial system failures and other problems with consistent HVAC functionality in recent years. The HVAC replacement will allow the entire school to operate on unified controls. This replacement is part of a system replacement cycle. A new HVAC system will improve electrical efficiency up to 25% based on recent experience due to more modern equipment and more effective digital controls.

History and Current Status: Forest Middle School received a 75,000 square foot addition in 2020. The original project scope included the replacement of the roof and HVAC system in the existing school, and final project funding addressed only the new addition.

Schedule of Activities:

- | | |
|-----------------------------------|----------------------|
| ● Engage engineer for preplanning | July 2021 |
| ● Engineer design phase | August-December 2021 |
| ● Project bid | December 2021 |
| ● Preconstruction planning | January-May 2022 |
| ● Construction | June-July 2022 |

Project Map/Image:



Project Name: FMS Interior Painting

Status: Planning

Project Location: Forest Middle School

Total Cost: \$180,000 (estimate)

Year(s) Funded: FY25

Project Description: This project will involve the repainting of the hallways, classrooms, and offices in the original section of Forest Middle School.

Purpose and Need: The paint at Forest Middle is dated and dark. The new tile floors recently replaced dark carpet throughout the original building, and the new addition contains fresh painting. The repainting will match the new tile flooring, environmental graphics, and new addition so that the 2 parts of the school are more visually connected.

History and Current Status: Forest Middle School received a 75,000 square foot addition in 2020. The original project scope included the repainting of the existing building, and final project funding addressed only the new addition.

Schedule of Activities:

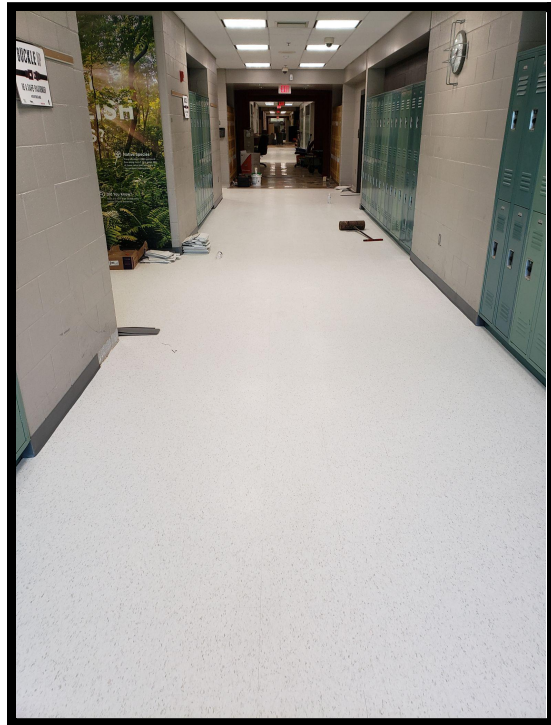
- Develop bid documents
- Approve bids/award contract
- Painting work

September 2024

November 2024

December 2024-June 2024

Project Map/Image:



Project Name: GES Roof/HVAC Replacement

Status: In Progress

Project Location: Goodview Elementary School

Total Cost: \$2,756,624 (bid/estimate)

Year(s) Funded: FY24

Project Description: This project will replace the HVAC mechanical units and controls and roof membrane on the cafeteria at Goodview Elementary School.

Purpose and Need: The current HVAC system and roof at Goodview Elementary date to its opening in 2000. There have been problems with consistent HVAC functionality in recent years. This replacement is part of a system replacement cycle. A new HVAC system will improve electrical efficiency up to 25% based on recent experience due to more modern equipment and more effective digital controls. The cafeteria roof membrane is failing in places and has required patching in recent years.

History and Current Status: Goodview Elementary was originally opened in 2000. The HVAC system has been maintained since 2018 by Honeywell as part of a shared-risk maintenance contract.

Schedule of Activities:

- Engage engineer for preplanning July 2022
- Engineer design phase August-December 2022
- Project bid December 2022
- Preconstruction planning January-May 2023
- Construction June-July 2023

Project Map/Image:



Project Name: HES Floor Tile Replacement

Status: Proposed

Project Location: Huddleston Elementary School

Total Cost: \$164,736 (estimate)

Year(s) Funded: FY24

Project Description: This project will replace floor tiles at Huddleston Elementary School, including asbestos abatement.

Purpose and Need: There is suspected asbestos-containing floor tile in the main HES building's classrooms. For long-term safety, the floor tile will require removal or encapsulation.

History and Current Status:

Schedule of Activities:

- Develop bid documents
- Approve bids/award contract
- Flooring work

September 2023

November 2023

December 2023-June 2024

Project Map/Image:



Project Name: HES Roof Restoration

Status: Proposed

Project Location: Huddleston Elementary School

Total Cost: \$421,200 (estimate)

Year(s) Funded: FY24

Project Description: This project will restore the roof at Huddleston Elementary School.

Purpose and Need: The 20,000 square foot EPDM roof membrane on the main building was installed in 2000 and is in poor condition. There are currently 4 active leaks in different areas of the school. The 1971 6,400 square foot section of a standing seam roof on the annex building is poor condition. The panels and their attachments are secure and intact, but in several areas the paint/coating is worn and severely peeling.

History and Current Status: The main building membrane seams and perimeter attachments are in fair condition. There are a few corners where the membrane is losing adhesion. From central core cuts the membrane is still well adhered. Around some of the mechanical units were several small punctures and one large tear was found. The insulation appeared dry and intact from core samples. Overall the roof sections drain well with a few minor areas of ponding water. At the base of one of the HVAC units the EPDM membrane is severely warped from a chemical reaction with the runoff. A handful of fasteners are beginning to back out and are at risk of puncturing the membrane over time. This project will perform general maintenance and seal all observed holes and tears, replace any failed sealant joints, ensure all gutters, drains, and scupper and clean and unclogged, and perform a fluid applied restoration. An infrared scan is needed to determine the condition of the underlying insulation.

On the annex roof, there is moderate surface rust forming on the panels where the coating has worn away. From probing the metal was intact with the rust only being on the surface and not eating through the panels. There was one previous leak in the food prep area but it has been repaired and is apparently fixed. A few exposed nails along the eave are beginning to back out and could lead to leaks as their holes become open. The recommendation is to perform preventative maintenance to replace any loose or missing nails with oversized fasteners with neoprene washers. The roof can be repainted if properly cleaned, prepped, and areas of rust are removed and primed.

Schedule of Activities:

- | | |
|-------------------------------|----------------|
| ● Develop bid documents | September 2023 |
| ● Approve bids/award contract | December 2023 |
| ● Roofing work | Summer 2024 |

Project Map/Image:



Project Name: JFHS Roof Restoration

Status: Proposed

Project Location: Jefferson Forest High School

Total Cost: \$1,300,000 (estimate)

Year(s) Funded: FY30

Project Description: This project will restore the EPDM roof at Jefferson Forest High School School. The project will make necessary repairs to restore the roof to water tight condition including removing and replacing all areas of wet insulation from IR scan. A base coat of Polyurea will be applied across the entire roof surface with embedded rolls of polyester soft fabric into the Polyurea. A top coat of Polyurea will be applied across the entire roof surface.

Purpose and Need: The 74,000 square foot EPDM roof at JFHS was installed in 2008 is in fair condition.

History and Current Status: The roofs drain moderately except for several isolated locations where water ponds at the edge of the tapered insulation crickets. The membrane seams are tight and intact with no observed issues. Majority of the metal edge flashings and terminations along the masonry and wall panels are in good condition. A few small corner defects and a handful of small membrane punctures and tears exist. These look like a possible source for water intrusion and leaks. There are a handful of observed locations where the fasteners are beginning to back out. This can lead to membrane punctures and leaks. There are a few noticeable soft spots in the insulation near observed punctures or flashing defects. This hints at previous leaks and moisture within the insulation. From core samples the underlying insulation appears dry and intact.

Schedule of Activities:

- | | |
|-------------------------------|----------------|
| • Develop bid documents | September 2029 |
| • Approve bids/award contract | December 2029 |
| • Roofing work | Summer 2030 |

Project Map/Image:



Project Name: LHS Roof Restoration

Status: Proposed

Project Location: Liberty High School

Year(s) Funded: FY25, FY28, FY29

Total Cost: \$636,000-phase 1/\$235,200-phase 2/\$353,400-phase 3 (estimate)

Project Description: This project will restore the several roof areas on Liberty High School buildings.

Purpose and Need: **Phase 1:** The 35,800 square foot EPDM roof areas on the original gym and CTE building were installed in 2003 and are in fair condition. **Phase 2:** The 12,000 square foot original gym TPO roof membrane was installed in 2002 and is in poor condition. **Phase 3:** The 16,900 square foot EPDM roof on the science building was installed in 2005 and is in fair condition.

History and Current Status: Phase 1- In the original gym and CTE buildings, there are currently 2 active leaks that look related to vents on the roof. The membrane and seams are mostly intact with some small punctures and tears from regular foot traffic and mechanical damage. The perimeter attachments are intact with few signs of rust along the metal coping caps or counter flashing pieces. Several of the flashing heights are only 1-2" above the roof surface. The roof sections all drain well with a few minor areas of ponding in corners and at the edge of tapered crickets. There were a few locations where fasteners are beginning to back out, and one location had a minor tear of the membrane. One corner had some minor separation to the EPDM membrane from the underlying wall and insulation.

Phase 2- The original gym TPO roof has some seam defects where the flashing strip is beginning to delaminate from the metal edge fascia. In places, the flashing membrane has delaminated from the metal drip edge. The membrane has deteriorated in places, and the flashing strip has a few locations where the TPO material has completely worn and the scrim is exposed and open, allowing water intrusion. There are numerous small blisters and wrinkles in the cover strip along the rake side of the roof. In a previous repair, EPDM peel and stick has been applied to the perimeter of one of the internal gutters at the corner.

Phase 3- The science building EPDM membrane and seams are mostly intact with a few observed deficiencies. The perimeter metal coping joints looked intact and secure. The roof surface has no serviceable units which has helped keep the membrane intact and received limited foot traffic. There are a handful of observed membrane wrinkles that can split and crack over time, especially from foot traffic. The membrane is starting to wear in a few locations over insulation joints where it has seen excessive movement.

Schedule of Activities:

- Develop bid documents
- Approve bids/award contract
- Roofing work

September 2024/2027/2028

December 2024/2027/2028

Summer 2025/2028/2029

Project Map/Image:



Project Name: Moneta Roof Restoration

Status: Proposed

Project Location: Moneta Elementary School

Total Cost: \$540,000 (estimate)

Year(s) Funded: FY26

Project Description: This project will restore the EPDM roof .

Purpose and Need: The 27,000 square foot EPDM roof membrane was installed in 2003 and is in fair condition.

History and Current Status: There are currently 4 active leaks inside the school, a few of which are near electrical and video equipment. The roof drains well except for a few isolated locations where water stands. There are no major areas of ponding. A few small punctures/tears exist in the membrane. There was one medium sized blister near previous leaks by a mechanical unit. The membrane seams are tight and secure with few observed deficiencies. The perimeter attachments are in good condition, and the membrane feels well secured across the roof surface. The annex building has original copper through wall flashing over top of the membrane termination. From core samples the insulation appeared dry and intact.

Schedule of Activities:

- | | |
|-------------------------------|----------------|
| ● Develop bid documents | September 2025 |
| ● Approve bids/award contract | December 2025 |
| ● Roofing work | Summer 2026 |

Project Map/Image:



Project Name: MvES Roof Restoration

Status: Planning

Project Location: Montvale Elementary School

Total Cost: \$188,800 (estimate)

Year(s) Funded: FY31

Project Description: This project will refinish/repaint the metal roof at Montvale Elementary School which is in poor condition.

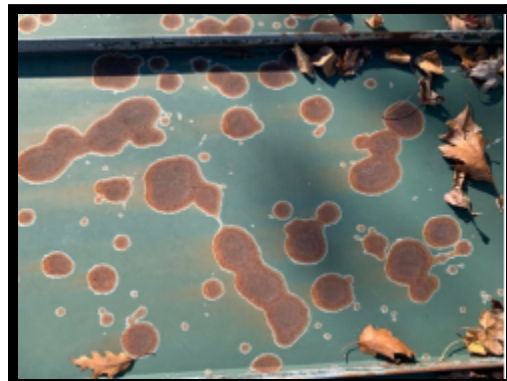
Purpose and Need: The metal roofs at Montvale have evidence of peeled paint surface throughout. A metal panel cool reflective coating is required to prevent further damage to the exposed panels and improve the aesthetics of the overall building.

History and Current Status: The single ply membrane roof was replaced in 2013 and is covered by a 20-year warranty. The metal panel roofs over the long spine of the building are original and will be placed on a repainting cycle. The panels and their attachments along the eaves and rakes are in good condition and feel well secured. The head detail and flashing along the EIFS walls are in good condition and appear water tight. There is one observed defect along the rake where the trim does not overlap properly and there is a large gap. This looks like a source for water intrusion. The paint and galvanized coating has worn away in several areas and the panels are showing moderate rusting. This condition is present in many areas across the roof surface.

Schedule of Activities:

- | | |
|-------------------------------|----------------|
| • Develop bid documents | September 2030 |
| • Approve bids/award contract | December 2030 |
| • Roofing work | Summer 2031 |

Project Map/Image:



Project Name: MvES HVAC Replacement

Status: In Progress

Project Location: Montvale Elementary School

Total Cost: \$1,952,500 (bid)

Year(s) Funded: FY23

Project Description: This project will replace the HVAC mechanical units and controls at Montvale Elementary School. Waco won the bid in December 2021.

Purpose and Need: The current HVAC system at Montvale Elementary dates to its opening in 1996. There have been problems with consistent HVAC functionality in recent years. This replacement is part of a system replacement cycle. A new HVAC system will improve electrical efficiency up to 25% based on recent experience due to more modern equipment and more effective digital controls.

History and Current Status: Montvale Elementary was originally opened in 1996. The HVAC system has been maintained since 2018 by Honeywell as part of a shared-risk maintenance contract.

Schedule of Activities:

- | | |
|-----------------------------------|----------------------|
| ● Engage engineer for preplanning | July 2021 |
| ● Engineer design phase | August-December 2021 |
| ● Project bid | December 2021 |
| ● Preconstruction planning | January-May 2022 |
| ● Construction | June-July 2022 |

Project Map/Image:



Project Name: New London Roof Restoration

Status: Proposed

Project Location: New London Academy

Total Cost: \$291,200 (estimate)

Year(s) Funded: FY28

Project Description: This project will restore the EPDM roof at New London Academy.

Purpose and Need: The 12,500 square foot EPDM roof membrane was installed in 2005 and is in fair condition.

History and Current Status: There are a few locations of active leaks inside the building. The membrane and seams are mostly intact with a few observed small punctures and tears from foot traffic and general mechanical damage. The perimeter termination is mostly intact with a few previous repairs along sealant failures. One area is missing the counter flashing beneath the precast stones and has sealant applied as a previous repair attempt. Overall the roof sections drain well except for some minor ponding in corners and in front of wall scuppers. There are a few locations where HVAC ductwork penetrates the metal wall panels. The sealant joint has failed in a few of these locations and may be a source of leaks. The fasteners are beginning to back out in a few locations and one observed location was beginning to puncture the membrane.

Schedule of Activities:

- Develop bid documents
- Approve bids/award contract
- Roofing work

September 2027
December 2027
Summer 2028

Project Map/Image:



Project Name: ORES Roof Replacement

Status: Proposed

Project Location: Otter River Elementary School

Total Cost: \$936,000 (estimate)

Year(s) Funded: FY24

Project Description: This project will replace the ballasted EPDM roof membrane at Otter River Elementary School.

Purpose and Need: The 27,500 square foot ballasted EPDM roof membrane was installed in 1994 and is in poor condition.

History and Current Status: The field and seams appear intact with only a few observed punctures / tears and miscellaneous defects. The rock ballast has provided UV protection over the years and helped the roof system last as long as it has. The perimeter attachments are mostly intact with some moderate tenting of the EPDM along some of the wall flashings. The penetrations are in poor condition with many of the curb corners delaminating and beginning to open. There are numerous previous repairs with white silicone, many of which are around vent and unit curbs. There are 2 known active leaks, however the ballast has been shifted above one and a recent repair was performed. The area should be monitored over the next few heavy rains. There is 2" of polyiso insulation (R-10). Current code requires R-30 (5.2"). Many of the unit curbs are low and will have to be raised with a roof replacement. Core sample showed dry and intact insulation.

Schedule of Activities:

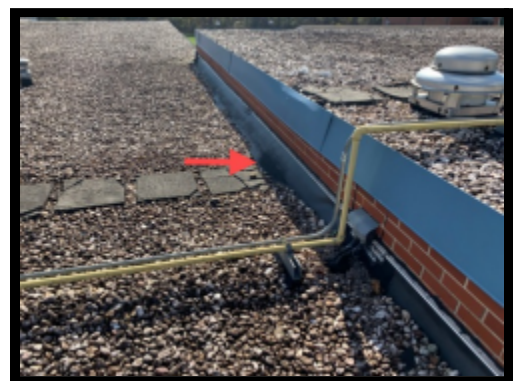
- Develop bid documents
- Approve bids/award contract
- Roofing work

September 2023

December 2023

Summer 2024

Project Map/Image:



Project Name: SRHS Roof Restoration

Status: Proposed

Project Location: Staunton River High School

Total Cost: \$323,300-phase 1/\$442,800-phase 2 (estimate)

Year(s) Funded: FY25/FY26

Project Description: The SRHS roof will be restored in 2 phases.

Purpose and Need: Phase 1: The 18,000 square foot EPDM roof on 3 buildings was installed in 2002 and is in poor condition. **Phase 2:** The 10,200 square foot EPDM roof on the CTE building was installed in 2006 and is in fair condition. The 10,000 square foot EPDM roof on the gym is original to the 2008 construction and is in fair condition.

History and Current Status: On the 2002 roofs, the membrane is mostly intact with numerous small punctures and tears. The seams and perimeter attachments are secure and intact. The raised metal edge system and coping caps appear intact with little to no observed signs of rusting. From core samples the insulation appears dry and intact. The roof areas drain well with a few minor areas of ponding water. There are multiple locations with previous repair patches around HVAC units, possibly due to damage from working on the units. The roofs look like possible candidates for a restoration if done within the next few years. As more holes develop and the roof loses adhesion it will require a full replacement with new code compliant insulation and flashing heights.

On the CTE building, the EPDM roof has mostly intact seams. The perimeter raised metal edge flashing is intact and well secured. There are a handful of observed membrane punctures and fasteners beginning to back out. A few corner locations show minor ponding water and debris collected. This can accelerate deterioration of the membrane and metal edge flashings. Some of the vent penetrations have severe rusting. The rust runoff can accelerate deterioration of the EPDM membrane. From core samples, the insulation and tectum deck appear dry and in good condition.

On the gym, the EPDM membrane and seams are intact with few observed deficiencies. The reglet mounted counter flashings along the masonry walls are in good condition and well secured. The roof systems drain well and their eave attachments and gutters are in good condition. The metal coping along the parapet wall has several previous repairs along its seams with peel and stick and aluminum flashing tape.

Schedule of Activities:

- | | |
|-------------------------------|----------------|
| • Develop bid documents | September 2024 |
| • Approve bids/award contract | December 2024 |
| • Roofing work | Summer 2025 |

Project Map/Image:



Project Name: SRHS Underground Water Pipe Replacement **Status:** Proposed

Project Location: Staunton River High School

Total Cost: \$1,122,000 (estimate)

Year(s) Funded: FY23

Project Description: This project will involve removing and replacing the underground water pipes that take chilled and hot water to HVAC units throughout the SRHS campus. This will include considerable excavation throughout the campus.

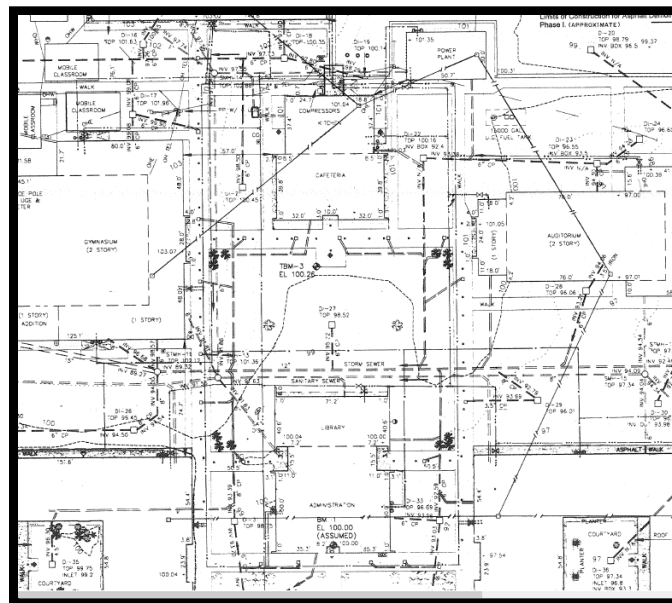
Purpose and Need: Several sections of this water pipe loop have had to be replaced in recent years due to failures in pipes and joints. Removed piping has been noted as thin and brittle in places, risking additional ruptures and significant water loss. A full replacement would ensure that a key element of the chilled and heated water HVAC system is reliably functioning and eliminate the need for piecemeal patches and the resulting campus disruptions. Repairing the closed loop system will also lessen the strain on the on-site well that provides water for SRHS and SRMS.

History and Current Status: Several leaks in the underground HVAC piping system have been repaired over the past few years at SRHS. The piping has thinned and worn through in spots causing the system to lose water. A similar project at Liberty High School was completed in 2017 at a cost of over \$700,000.

Schedule of Activities:

- | | |
|-------------------------------|----------------|
| ● Develop bid documents | September 2021 |
| ● Approve bids/award contract | November 2022 |
| ● Construction | June/July 2023 |

Project Map/Image:



Project Name: SRMS Fuel Tank Replacement

Status: Planning

Project Locations: Staunton River Middle School

Total Cost: \$132,600 (estimate)

Year(s) Funded: FY23

Project Description: This project will replace the 6,000 gallon diesel fuel tank located at the bus fueling area at Staunton River Middle School with a 10,000 gallon unit and the 2,000 gallon unleaded fuel tank with a new, more environmentally compliant model..

Purpose and Need: BCPS has bus fueling centers at several locations- the central bus garage, TJES, SRMS, BnES, HES, and BIES. These tanks are conveniently located for our fleet of school buses to refuel as needed. The county's emergency vehicles also refuel at these locations, reimbursing BCPS for the fuel used. As tanks wear over time, they must be replaced to meet all environmental standards. They must also be airtight in order to keep water from mixing with the diesel fuel. It is important that the fuel tanks be large enough to serve all necessary vehicles without the need for frequent fill-ups that must be scheduled in advance and are sometimes delayed due to vendor staffing shortages, weather, fuel availability, or other factors.

History and Current Status: In 2021, the Huddleston Elementary 3,000 gallon fuel tank was replaced with a 6,000 gallon model. We have also determined that the SRMS tanks are in need of replacement.

Schedule of Activities:

- Work is scheduled annually for times that do not interrupt the learning day

Project Map/Image:



Project Name: SES Roof Restoration

Status: Proposed

Project Location: Stewartsville Elementary School

Total Cost: \$241,280 (estimate)

Year(s) Funded: FY23

Project Description: This project will restore a EPDM roof section at Stewartsville Elementary School.

Purpose and Need: The 13,600 square foot EPDM roof section was installed in 2000 and is in poor condition.

History and Current Status: The membrane and seams are mostly intact with some isolated locations where fasteners are beginning to back out. Along the perimeter the membrane is well adhered to the metal edge system. There are a few isolated corners where the membrane is beginning to lose adhesion and separate from the underlying insulation. There were a few locations with leaf and tree debris collected. This can create a risk for membrane punctures and provide a source for small plants to grow and possibly puncture the membrane. Overall the roof drains fairly well with a few isolated locations of ponding water. From core samples the insulation and deck was dry and in good condition. There is a limited history of leaks under this roof area. In its current condition the roof looks like a candidate for a fluid applied restoration. This would save tearing off the existing seam and raising several mechanical units to accommodate code compliant flashings heights. The window for a restoration is closing as a few corners of the membrane are beginning to lose adhesion. If this condition worsens and the roof does not pass adhesion tests a tear off and replacement with code compliant R-30 insulation will be necessary.

Schedule of Activities:

- | | |
|-------------------------------|----------------|
| • Develop bid documents | September 2022 |
| • Approve bids/award contract | December 2022 |
| • Roofing work | Summer 2023 |

Project Map/Image:



Project Name: Susie Gibson Structural Support

Status: Planning

Project Location: Susie Gibson Science and Technology Center

Total Cost:\$102,000 (estimate)

Year(s) Funded: FY23

Project Description: This project will repair masonry cracks in the brick veneer and concrete masonry walls throughout the school.

Purpose and Need: Engineers have observed distress and deterioration at a number of locations throughout the structure for a variety of reasons that are related to construction details that the building lacks compared to a more modern masonry structure. Engineers have noted that in general the masonry walls around the structure were in fair condition, with some cracked, loose, or missing mortar in the brick veneer at multiple locations and vertical, horizontal, and stair step cracks in the masonry walls at multiple locations. This is due to the lack of expansion joints in the masonry, a lack of reinforcing steel in the load bearing CMU behind the brick veneer, and weathering, including freeze and thaw cycles, over time.

History and Current Status: Susie Gibson was built in 1953 as a segregated high school. The carpentry shop was added in 1966 and the automotive shop in 1989. There is a modular classroom on the property. Engineers have determined that the main building's structural system is a combination of concrete slabs that span to open web steel joists and are supported by a combination of full height segments of load bearing masonry and wide flange steel beams spanning over long strip windows to transfer the gravity forces down to the cast in place concrete foundations. The applicable building codes for design in 1953 did not address the topic of lateral force resisting systems. The building was constructed without the use of any construction joints. This is likely the cause of numerous distress cracks both in the exterior veneer and interior CMU face of exterior walls. No major renovation has been performed on the school, although HVAC units were replaced in 2006. Until a full-scale renovation can be scheduled that addresses electrical, structural, HVAC, and other areas, this work to address aesthetic, safety, and possible structural weaknesses is needed.

Schedule of Activities:

- Contract with masonry contractor March 2022
- Project work April 2022-June 2022

Project Map/Image:



Project Name: Susie Gibson Improvements

Status: Proposed

Project Location: Susie Gibson Science and Technology Center

Total Cost: \$832,000 (estimate)

Year(s) Funded: FY24

Project Description: This project will apply a protectant to the buildings' metal roofs and address roof venting problems. In addition, the project will install a fire suppression system in the main building and carpentry shop and replace the fire alarm control panel and central alarm panel.

Purpose and Need: There are several areas of specific need related to the roof and life safety systems at Susie Gibson. At the main building and the carpentry shop building, roof drainage is leaking with many evident areas of rust and corrosion with disconnected and damaged downspouts. Gutter system replacements are required at these buildings. The fields of the metal roofs at the main building and carpentry shop building have rusty scarring apparently from snow removal operations. A roof coating on the metal panels to address damaged roof finishes is needed. The roof venting appears to be inadequate. The main building and carpentry shop building are not protected by fire suppression. Due to its construction date, the facility is most likely "grandfathered" by code and the installation of fire sprinklers is not required until major renovations are performed. However, a recent facility study recommended that fire suppression for the main building and carpentry shop building be installed. The fire alarm control panel at the main building and the supplemental panels at the carpentry shop and modular classroom building, along with annunciator alarm panels and devices, were last upgraded and replaced in 2007. Due to the age of the components and apparent shortcomings, a full modernization project is needed. The fire alarm control panel at the auto shop building is independent of the fire system at the main building. The central alarm panel is original to the 1998 building, and, based on its age and because replacement parts and components for this type of equipment may be obsolete, the alarm panel requires replacement.

History and Current Status: Susie Gibson was built in 1953 as a segregated high school. The carpentry shop was added in 1966 and the automotive shop in 1989. There is a modular classroom on the property. No major renovation has been performed on the school, although HVAC units were replaced in 2006. Until a full-scale renovation can be scheduled that addresses electrical, structural, HVAC, and other areas, the roof and life safety upgrades are needed. The school is listed on both the Virginia and National Registries of Historic Places

Schedule of Activities:

- | | |
|-------------------------------|-------------------------|
| ● Begin engineering design | January 2023 |
| ● Develop bid documents | September 2023 |
| ● Approve bids/award contract | November 2023 |
| ● Construction | December 2023-June 2024 |

Project Map/Image:



Project Name: TJES HVAC/Roof Replacement

Status: In Progress

Project Location: Thomas Jefferson Elementary School

Total Cost: \$2,848,144 (bid/estimate)

Year(s) Funded: FY24

Project Description: This project will replace the HVAC mechanical units and controls and the roof membrane on the cafeteria at Thomas Jefferson Elementary School.

Purpose and Need: The current HVAC system and roof at Thomas Jefferson Elementary date to its opening in 2000. There have been problems with consistent HVAC functionality in recent years. This replacement is part of a system replacement cycle. A new HVAC system will improve electrical efficiency up to 25% based on recent experience due to more modern equipment and more effective digital controls.

History and Current Status: Thomas Jefferson Elementary was originally opened in 2000. The HVAC system has been maintained since 2018 by Honeywell as part of a shared-risk maintenance contract.

Schedule of Activities:

- | | |
|-----------------------------------|----------------------|
| ● Engage engineer for preplanning | July 2022 |
| ● Engineer design phase | August-December 2022 |
| ● Project bid | December 2022 |
| ● Preconstruction planning | January-May 2023 |
| ● Construction | June-July 2023 |

Project Map/Image:



Project Name: Asphalt Paving Cycle

Status: In Progress

Project Locations: All schools

Total Cost: \$250,000 (per year)+inflation

Year(s) Funded: annually

Project Description: This project will establish a cycle for paving driveways and parking lots in every school on a rotating basis.

Purpose and Need: Well maintained driving surfaces allow proper driver safety, water drainage, and traffic flow. Asphalt deteriorates over time due to weathering and use patterns and must be resurfaced periodically.

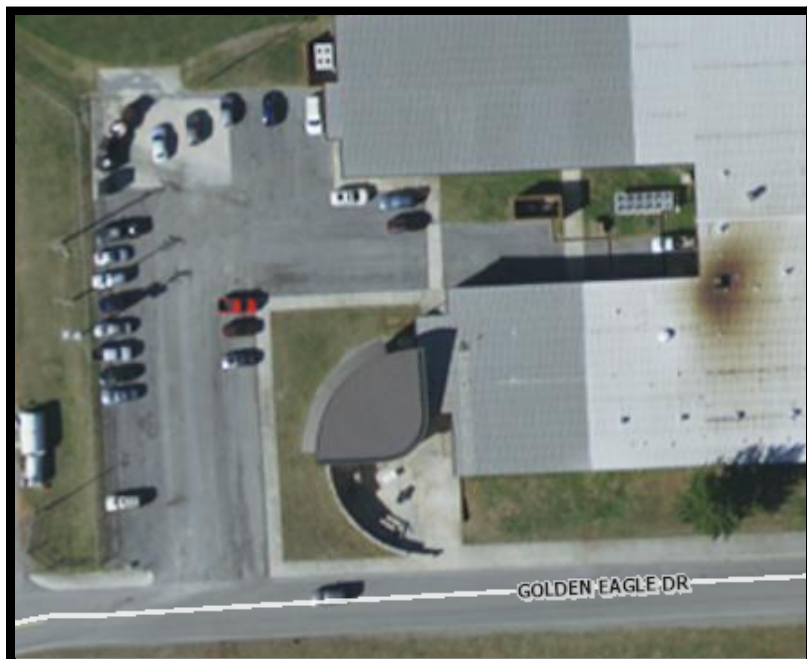
History and Current Status: In 2021, this cycle began with repaving of selected lots at Staunton River Middle and Staunton River High Schools. Upcoming planned work includes:

Year	Schools
2022	Bedford Primary
2023	Liberty HS, Staunton River HS, Stewartville, Forest Middle (roadway)
2024	Susie Gibson, Otter River, Huddleston
2025	Thomas Jefferson, Forest Elementary, Jefferson Forest
2026	Montvale, Goodview, Big Island
2027	Bedford Elementary, New London, Moneta, Boonsboro

Schedule of Activities:

- Work is scheduled annually for the summer months

Project Map/Image:



Project Name: Carpet Replacement

Status: Planning

Project Locations: Big Island, Huddleston, Moneta, and Stewartsville Elementary Schools and Liberty and Staunton River High Schools

Total Cost:\$415,000 (estimate)

Year(s) Funded: FY23

Project Description: This project will replace carpet with vinyl tile or vinyl composition carpet tile products in library media centers, offices, and other areas of several schools.

Purpose and Need: The existing carpet in schools throughout the district is dated and difficult to clean and sanitize. Replacing it with either vinyl tile or vinyl composition carpet tile will improve air quality and aesthetics in these spaces.

History and Current Status: In Bedford County Public Schools, carpet has typically been replaced on an “as needed” basis, with larger school-wide projects having been completed at Bedford, Forest, Montvale, Thomas Jefferson, and Goodview Elementary Schools and Forest Middle School in recent years. Specific areas in several other schools are also in need of replacement.

Schedule of Activities:

- | | |
|-------------------------|----------------|
| ● Prepare bid documents | January 2023 |
| ● Award bid | March 2023 |
| ● Carpet replacement | June/July 2023 |

Project Map/Image:



Project Name: Gym Floor Maintenance

Status: In Progress

Project Locations: All schools

Total Cost: \$25,000 (per year)+inflation

Year(s) Funded: annually

Project Description: This project will establish a cycle for cleaning HVAC ducts in every school on a rotating basis.

Purpose and Need: Wooden gym floors require regular maintenance including an industry recommended floor resurfacing every 10 years. This treatment maintains a safe and attractive surface for competition sports and other school activities.

History and Current Status: In 2021, this cycle began with Jefferson Forest High School whose original gym floor was installed in 2007. It will continue with a schedule including elementary, middle, and high schools.

Schedule of Activities:

- Work is scheduled annually for the summer months

Project Map/Image:



Project Name: HVAC Duct Cleaning Cycle

Status: In Progress

Project Locations: All schools

Total Cost: \$100,000 (per year)+inflation

Year(s) Funded: annually

Project Description: This project will establish a cycle for cleaning HVAC ducts in every school on a rotating basis.

Purpose and Need: HVAC systems are more efficient and effective when ducts are kept clean. In addition, air quality is improved when dust and other particulates are removed on a regular basis. When dust is seen in learning spaces from ductwork, it is often mistaken for mold or mildew, causing undue alarm and testing costs.

History and Current Status: In 2021, this cycle began with duct cleaning at Bedford Primary, Staunton River High School, Staunton River Middle School, and Liberty High School.

Schedule of Activities:

- Work is scheduled annually for the summer months

Project Name: LED Lighting Upgrade

Status: In Progress

Project Locations: All schools

Total Cost: \$100,000 (per year)+inflation

Year(s) Funded: annually

Project Description: This project will establish a cycle for replacing existing lighting with LED technology in every school.

Purpose and Need: Efficient LED lighting has several functional benefits. LED lighting can provide up to 75% energy savings over current systems. LEDs use less electricity than other lighting options and don't require a disposal program often associated with fluorescent bulbs. Since LEDs have a substantially longer life than fluorescent bulbs, maintenance staff can be assigned to other duties instead of replacing or repairing the lighting. Health benefits of LED lighting include the fact that LED lighting components do not contain any harmful contaminants, offer *better* quality light, lessening headaches, eyestrain and negative behavior, improve student concentration and focus, and create a more productive learning environment.

History and Current Status: BCPS staff have upgraded to LED fixtures as bulbs and ballasts have needed replacement.

Schedule of Activities:

- Work is scheduled annually for times that do not interrupt the learning day

Project Map/Image:



Project Name: Painting Cycle

Status: In Progress

Project Locations: All schools

Total Cost: \$100,000 (per year)+inflation

Year(s) Funded: annually

Project Description: This project will establish a cycle for painting interior walls and selected exterior features in every school on a rotating basis.

Purpose and Need: Regular painting creates a more inviting and modern learning environment. It helps brighten and protect learning spaces.

History and Current Status: To date, painting has primarily been done by school volunteers/staff with paint provided by the BCPS Maintenance Department.

Schedule of Activities:

- Work is scheduled annually for the summer months and times outside school hours

Project Map/Image:



Project Name: Track Resurfacing

Status: Proposed

Project Locations: Jefferson Forest, Liberty, and Staunton River High Schools

Total Cost: \$330,000 (estimate)

Year(s) Funded: FY27

Project Description/Purpose: This project will resurface existing high school tracks to ensure the running surface remains safe and conducive to hosting competition meets.

History and Current Status: The tracks at the 3 high schools were resurfaced in 2017 in a \$1.2 million project. Industry standard is to resurface tracks every 10 years to prevent structural damage to the tracks, with some spot maintenance being required prior to that time. The tracks are protected with large mats during football, soccer, and lacrosse competitions and by signage that lists permitted uses.

Schedule of Activities:

- Prepare bid documents
- Award bid
- Track resurfacing

November 2026

January 2027

June/July 2027

Project Map/Image:



Project Name: Tennis Court Resurfacing

Status: Proposed

Project Locations: Jefferson Forest, Liberty, and Staunton River High Schools

Total Cost: \$336,000 (estimate)

Year(s) Funded: FY28

Project Description/Purpose: This project will resurface existing high school tennis courts to ensure the playing surface remains safe and conducive to hosting competition matches.

History and Current Status: The tennis courts at the 3 high schools were resurfaced in 2021. Industry standard is to resurface tennis courts every 5-7 years to prevent cracks that can pose safety concerns, affect match play, and worsen over time. Regular resurfacing will delay the need for more expensive court replacement.

Schedule of Activities:

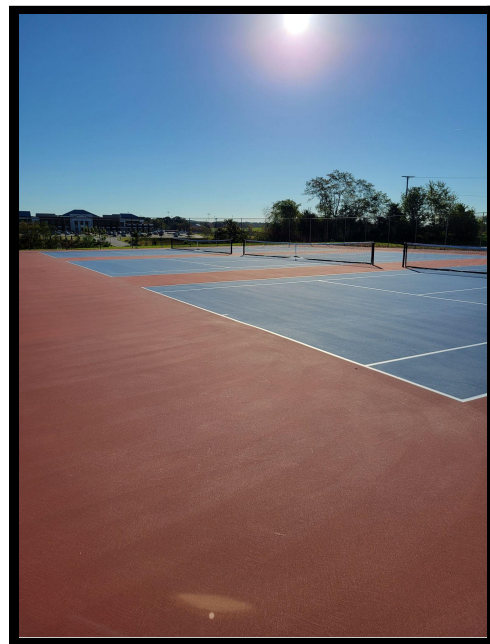
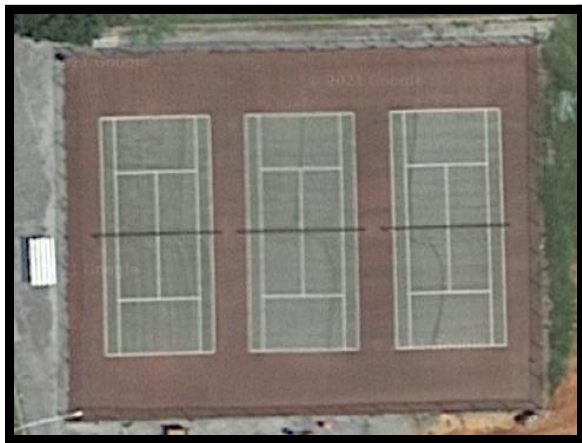
- Prepare bid documents
- Award bid
- Court resurfacing

November 2027

January 2028

June/July 2028

Project Map/Image:



Project Name: VCT Flooring Replacement

Status: Proposed

Project Locations: Bedford Primary School, Goodview Elementary School, Thomas Jefferson Elementary School

Total Cost: \$985,800 (estimate)

Year(s) Funded: FY25

Project Description: This project will replace vinyl tile in hallways, classrooms, cafeterias, and other spaces throughout the schools.

Purpose and Need: The existing vinyl flooring tile in these schools is dated and has required spotty replacement over the past several years. This project will maintain a floor that is easy to clean and sanitize and healthy air quality and aesthetics in these spaces.

History and Current Status: Vinyl tile should be replaced on an industry standard schedule of every 15-20 years, BCPS has not routinely met this schedule. Instead, floors have been patched as needed for functionality.

Schedule of Activities:

- | | |
|-------------------------|----------------|
| • Prepare bid documents | January 2024 |
| • Award bid | March 2024 |
| • Tile replacement | June/July 2024 |

Project Map/Image:



Project Name: High School Auditorium Technology Upgrades **Status:** Proposed

Project Locations: Jefferson Forest, Liberty, and Staunton River High Schools

Total Cost: \$158,000 (estimate)

Year(s) Funded: FY23

Project Description: This project will upgrade the audio and video systems in all 3 high school auditoriums to improve the quality of student programs and public meetings.

Purpose and Need: The sound and video projection systems at all 3 high schools are outdated and inadequate for modern instructional and meeting needs. This project will result in new projectors and screens, several cameras, speakers, amplifiers, microphones (wired and wireless), control boards, splitters, and cabling to enable in person viewing, live streaming, and recording.

History and Current Status: The hodge-podge of equipment at our high schools has been pieced together over many years and is largely obsolete. School fundraising has supplemented BCPS spending in the past to create the current patchwork system.

Schedule of Activities:

- Gather quotes
- Complete project

Summer 2022

Summer/Fall 2022

Project Map/Image:



Facility Summaries



Bedford Elementary School

806 Tiger Trail
Bedford, VA 24523

Capacity	620
Enrollment (9/30/21)	423
Construction Date	1987
Square Footage	66,740
Property Size	53.44 acres



Overall Analysis:

At 34 years of age, Bedford Elementary is a well functioning feeder school to Liberty Middle and High Schools that is past or nearing life expectancy for several of its major systems. In recent years, several improvements have been completed (or scheduled to be completed). Additional improvements are needed to address other potential needs before a larger scale renovation can be completed. The school has a long driveway as the sole entry and exit avenue, forcing cars and buses to mix and staff to manage traffic flow.

Recent Improvements:

- Carpet replacement with vinyl tile in 2016
- One parking lot resurfaced 2017
- Roof and HVAC system replacement/duct cleaning in summer 2022

Planned Projects:

- Painting- FY24
- Parking lot resurfacing (remaining lots)- FY28

Potential Projects:

- Door replacement
- Reimagine playground and asphalt area in back
- Window replacement- 2017
- Vinyl tile replacement- 2031
- HVAC replacement- 2037
- Roof replacement- 2042
- Renovation- 2037

Bedford Primary School

807 College Street
Bedford, VA 24523

Capacity	352
Enrollment (9/30/21)	228 (plus 55 preK)
Construction Date	1964, 1993 addition
Square Footage	38,597
Property Size	14.98 acres



Overall Analysis: Located in the Town of Bedford, Bedford Primary School serves students in grades preK-1 as a feeder school to Bedford Elementary, Liberty Middle, and Liberty High Schools. It currently has 1 mobile classroom on grounds. The site design of this school does not adequately address traffic and parking needs, creating congestion and spillover into the town streets during peak morning and afternoon times. Four classrooms are not ADA accessible. At 57 years of age, the facility is past due for a major renovation, but an HVAC system and roof replacement have addressed 2 areas of need in recent years. The 2016 facility assessment identified Bedford Primary as a facility needing substantial attention in the upcoming years.

Recent Improvements:

- HVAC and roof replacement in 2020
- Duct cleaning in 2021

Planned Projects:

- Parking lot and bus loop resurfacing- FY23
- Painting-FY24
- Tile flooring replacement with vinyl tile- FY25
- HVAC duct cleaning- FY26

Potential Projects:

- Playground fencing
- Renovation- due in 2014- \$10,000,000 (staff estimate)
- Gymnasium Addition- \$1,800,000 (est. cost)
- Site Improvements- \$1,800,000 (est. cost)
- Window replacement- due in 1994
- HVAC system replacement- 2035/Roof replacement- 2040

Big Island Elementary School

1114 Schooldays Road
Big Island, VA 24526

Capacity	260
Enrollment (9/30/21)	151
Construction Date	1988
Square Footage	39,050
Property Size	28.07 acres



Overall Analysis: Big Island Elementary is set in a scenic rural location and has a relatively low utilization rate for its capacity. It serves grades K-5 and feeds Liberty Middle School and Liberty High School. At over 30 years of age, the school's major systems have begun to be replaced and additional work is needed in key areas.

Recent Improvements:

- Replacement major septic line in 2020
- HVAC replacement in summer 2021

Planned Projects:

- HVAC duct cleaning- FY22
- Carpet replacement (media center/office/stage)- FY23
- Roof restoration- phase 1- FY26
- Parking lot resurfacing- FY27
- Painting- FY27
- Gym floor refinishing- FY28
- Roof restoration- phase 2- FY32

Potential Projects:

- Well and water tank upgrade
- Tile flooring replacement
- Window replacement- due in 2018
- HVAC replacement- 2036
- Renovation- 2038

Boonsboro Elementary School

1234 Eagle Circle
Lynchburg, VA 24503

Capacity	380
Enrollment (9/30/21)	342
Construction Date	1932; 1937, 1939, 1968, 1991, and 1993 additions
Square Footage	49,118
Property Size	8.66 acres



Overall Analysis: Boonsboro Elementary serves grades K-5 and feeds Forest Middle School and Jefferson Forest High School. It has been in operation since 1932 and has had several additions to meet modern elementary school needs, although it is not fully ADA accessible. Past due for a full scale renovation, Boonsboro is receiving a new roof and HVAC system in 2022. Several other system needs will need attention in upcoming years. The school property is small (only 8 acres), making traffic flow, parking, and outside school events challenging at times.

Recent Improvements:

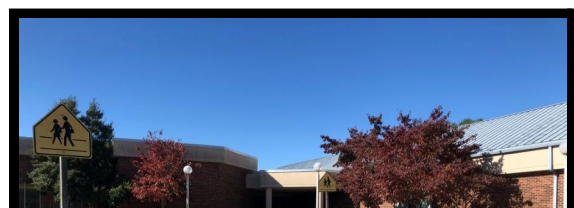
- HVAC system replacement/duct cleaning in summer 2022

Planned Projects:

- Carpet replacement (1 classroom/office)/bathroom tile replacement- FY23
- Parking lot resurfacing- FY28
- Gym floor refinishing- FY29
- Renovation- FY29/30
- Painting- FY31

Potential Projects:

- Tile flooring replacement/wood floor refinishing- due in 2003
- HVAC replacement- 2037
- Roof replacement- 2042



Forest Elementary School

1 Scholar Lane, Forest, VA 24551

Capacity	389
Enrollment (9/30/21)	352
Construction Date	1989
Square Footage	45,850
Property Size	17.47 acres

Overall Analysis: At over 30 years of age, Forest Elementary is a well functioning school that is requiring expected system upgrades. It serves grades K-5 and feeds Forest Middle School and Jefferson Forest High School. With several large housing projects being built in close proximity to the school, capacity will soon be reached. A large number of car riders challenges traffic flow at peak times and requires traffic management.

Recent Improvements:

- HVAC replacement in summer 2021
- Building wide carpet replacement with vinyl tile in summer 2021

Planned Projects:

- HVAC duct cleaning summer FY22
- Gym floor refinishing- FY25
- Parking lot resurfacing- FY26
- Painting- FY27
- Roof restoration- FY32

Potential Projects:

- Tile flooring replacement (hallways)- due in 2004
- Window replacement- due in 2014
- HVAC replacement- 2036

Forest Middle School

100 Ashwood Drive
Forest, VA 24551

Capacity	1,200
Enrollment (9/30/21)	883
Construction Date	1994, 2020 addition
Square Footage	175,460
Property Size	70.5 acres



Overall Analysis:

Forest Middle school serves grades 6-8 and feeds Jefferson Forest High School. Forest Middle School is a facility in 2 parts- the original 1994 building and the 2020 addition. While the 2020 portion of the school is new and systems are well functioning, the original section requires substantial work. Much of this work is currently in progress. The recent site renovation separated car and bus traffic and improved vehicular and pedestrian safety. The large number of car riders still challenges traffic flow at peak times and requires traffic management.

Recent Improvements:

- Major addition in 2020
- Building wide carpet replacement with vinyl tile in summer 2021
- HVAC and roof replacement/duct cleaning in spring/summer 2022
- Painting of original part of building in summer 2022

Planned Projects:

- Road/track resurfacing- FY24
- Original gym floor refinishing- FY31

Potential Projects:

- Ceiling tile replacement
- Tile flooring replacement (original hallways)- due in 2009
- Window replacement (original building)- 2024
- HVAC replacement (whole school)- 2037
- Roof replacement (whole school)- 2042

Goodview Elementary School

1374 Rivermont Academy Road
Goodview, VA 24095

Capacity	656
Enrollment (9/30/21)	452 (plus 32 preK)
Construction Date	2000
Square Footage	82,060
Property Size	40 acres



Overall Analysis: Goodview serves grades PreK-5 and serves as a feeder school to Staunton River Middle School and Staunton River High School. It is a well functioning facility that, at over 20 years of age, requires attention to building systems to prevent future needs that affect teaching and learning. The site is large and serves bus and car traffic effectively. The building is used by community groups for youth sports, child care, and special events.

Recent Improvements:

- Office/media center carpet replaced in summer 2021
- Hot water heater replacement in 2021

Planned Projects:

- HVAC replacement/duct cleaning in summer 2023
- Painting- FY24
- Tile flooring replacement with vinyl tile- FY25
- Gym floor refinishing- FY26
- Parking lot resurfacing- FY27

Potential Projects:

- Sidewalk replacement
- Window replacement- 2030
- Office/media center carpet replacement- 2031
- HVAC replacement- 2037
- Renovation- 2050

Huddleston Elementary School

1027 Huddleston Road
Huddleston, VA 24104

Capacity	249
Enrollment (9/30/21)	203 (plus 14 preK)
Construction Date	1926; 1951, 1967, and 1996 additions
Square Footage	37,861
Property Size	10.33 acres



Overall Analysis: Huddleston Elementary serves grades PreK-5 and feeds Staunton River Middle School and Staunton River High School. It has several sections that were added at different times, beginning in 1926. There are 2 mobile units on site. Several system replacements are needed, parts of the school are not aADA accessible, and a whole school renovation was recommended in the 2019 elementary school facility study. Traffic flow and parking are inadequate, causing traffic spillovers onto Huddleston Road at peak times.

Recent Improvements:

- HVAC replacement/duct cleaning in summer 2021

Planned Projects:

- HVAC duct cleaning- FY22
- Media center carpet replacement- 2022
- Roof restoration- FY24
- Replace floor tile with vinyl tile, including asbestos abatement- FY24
- Parking lot resurfacing- FY25
- Painting- FY26
- Gym floor refinishing- FY27

Potential Projects:

- Renovation to include ADA modernization, site improvements, and other improvements
 - \$8,000,000 (est. cost)
- Window replacement
- HVAC replacement- 2036

Jefferson Forest High School

1 Cavalier Circle
Forest, VA 24551

Capacity	1600
Enrollment (9/30/21)	1284
Construction Date	1971, 2008 addition/ renovation
Square Footage	208,314
Property Size	40 acres



Overall Analysis: Jefferson Forest High School serves grades 9-12. A 2008 renovation left JFHS with adequate instructional space for future growth in the school zone and upgraded building systems. Approaching 15 years post renovation, some of these systems need attention to avoid failure in upcoming years. In addition, athletic facilities will require attention to reach or remain at competition quality. Traffic flow is heavy but managed effectively.

Recent Improvements:

- Track resurfacing in 2017
- Gym floor refinishing in 2021
- Tennis court resurfacing in 2022
- New HVAC chiller installed in 2021

Planned Projects:

- HVAC duct cleaning- FY25
- HVAC controls/equipment upgrade/s- FY25
- Parking lot and bus loop resurfacing- FY26
- Track resurfacing- FY27
- Tennis court resurfacing- FY28
- Painting- FY29
- Roof restoration- FY30
- Gym floor refinishing- FY32

Potential Projects:

- Resurface/reinforce stadium roadway
- Window replacement- 2038
- Tile flooring replacement- 2023
- Renovation- 2058

Liberty High School

100 Liberty Minuteman Drive
Bedford, VA 24523

Capacity	1,023
Enrollment (9/30/21)	716
Construction Date	1964; 1986, 1996, and 2019 additions
Square Footage	154,308 + gym
Property Size	40 acres



Overall Analysis: Liberty High School serves grades 9-12. It is a campus-style facility with 11 buildings. Having been constructed at different times, the buildings differ in their current needs. Traffic patterns are coordinated with Liberty Middle School's neighboring campus. While the competition gym is new, other athletic facilities will require attention to reach or remain at competition quality. There are ADA accessibility concerns related to the auditorium, stadium, and sidewalks.

Recent Improvements:

- Track resurfacing in 2017
- Replacement of underground HVAC water loop in 2018
- New competition gymnasium built in 2018
- HVAC cooling tower replaced in 2021
- Water damage/mold abatement and exterior sealing in summer 2021
- Tennis court resurfacing in 2021

Planned Projects:

- Parking lot resurfacing- FY23
- Roof restoration- phase 1- FY24
- HVAC controls/equipment upgrade- FY24/26
- Stadium improvements (turf, bleachers, pressbox, accessibility)-FY26/27
- Track resurfacing- FY27
- HVAC duct cleaning- FY27
- Auditorium Renovation (Option 3)- FY27/28
- Roof restoration- phase 2- FY28
- Painting- FY28

- Tennis court resurfacing- FY28
- Roof restoration- phase 3- FY29
- Canopy Improvements- FY29
- Original gym floor refinishing- FY30

Potential Projects:

- Tennis Court Addition- \$250,000 (est. cost)
- Window replacement- due in 2032
- Tile flooring replacement
- Renovation- 2052
- Fencing around entire campus

Liberty Middle School

1237 Lacey Putney Way
Bedford, VA 24523

Capacity	700
Enrollment (9/30/21)	543
Construction Date	2018
Square Footage	118,014
Property Size	47.25 acres



Overall Analysis: Liberty Middle School serves grades 6-8 and feeds Liberty High School. It is the district's newest facility with state of the art systems and design. The grounds are large, housing the high school competition baseball field and other acreage. Traffic flow with Liberty High School was planned in the original design and is managed effectively. The building's layout and central location in the county makes it popular for meetings and community events.

Recent Improvements:

- Regraded and seeded athletic field 2020

Planned Projects:

- HVAC duct cleaning- FY24
- Parking lot resurfacing- FY29
- Painting- FY33

Potential Projects:

- Gym floor refinishing- 2029
- HVAC replacement- 2034
- Tile flooring replacement- 2034
- Replace roof membranes- 2039
- Parking lot resurfacing- 2044
- Window replacement- 2049
- Renovation- 2069

Moneta Elementary School

12718 Old Moneta Road
Moneta, VA 24121

Capacity	258
Enrollment (9/30/21)	204 (plus 16 preK)
Construction Date	1951/1970 and 1992 additions
Square Footage	34,482
Property Size	9.38



Overall Analysis: Moneta Elementary serves grades PreK-5 and feeds Staunton River Middle School and Staunton River High School. It has recently passed 50 years of age (main building) and is in need of attention in several areas. Several system replacements are needed, parts of the school are not ADA accessible, and a whole school renovation was recommended in the 2019 elementary school facility study. The school has 1 modular unit on site. On this small school lot, traffic flow and parking are inadequate, causing traffic spillovers onto Old Moneta Road at peak times.

Recent Improvements:

- Connection to BRWA septic system in 2019 and water in 2020
- HVAC replacement in summer 2021

Planned Projects:

- HVAC duct cleaning- FY22
- Parking lot resurfacing- FY26
- Roof restoration- FY26
- Gym floor refinishing- FY27
- Renovation to include ADA modernization, site improvements, and other improvements- FY27/28
- HVAC replacement- 2036
- Painting- FY30

Potential Projects:

- Tile flooring replacement- due in 1985
- Window replacement- due in 2000
- Replace roof membrane

Montvale Elementary School

1 Little Patriot Drive
Montvale, VA 24122

Capacity	330
Enrollment (9/30/21)	232 (plus 14 preK)
Construction Date	1996
Square Footage	31,793
Property Size	47.88 acres



Overall Analysis: Montvale serves grades PreK-5 and feeds Liberty Middle School and Liberty High School. It is a well functioning school facility that is of the age to require system replacements. There have been stubborn water incursions in selected places that continue to require attention. Parking capacity and traffic flow are appropriate for the school community. Water service through a local provider is likely to need upgrading in the future.

Recent Improvements:

- Replacement of building-wide carpet with vinyl tile in summer 2021
- HVAC system replacement/duct cleaning in summer 2022

Planned Projects:

- Painting- FY26
- Parking lot resurfacing- FY27
- Roof restoration- FY31

Potential Projects:

- Replace roof membrane
- Window replacement/maintenance- due in 2026
- Tile flooring replacement- due in 2036
- HVAC replacement- due in 2037
- Gym floor refurbishing (rubber surface)

New London Academy

12400 East Lynchburg Salem Turnpike
Forest, VA 24551

Capacity	301
Enrollment (9/30/21)	293 (plus 29 preK)
Construction Date	1954; 1969 and 1991 additions (1837 Alumni Hall)
Square Footage	55,023
Property Size	26.53 acres



Overall Analysis: New London serves grades PreK-5 and feeds Forest Middle School and Jefferson Forest High School. It has a long history, with several additions during its lifespan. Because of the additions, ADA accessibility and internal foot traffic flow are challenges throughout the school. Site improvements and building system replacements nearly 15 years ago improved site safety and building functionality, and continued attention must be given to system life cycle replacements. In addition to Alumni Hall, the site includes an early American schoolhouse, a storage building, and the county's seasonal cannery facility.

Recent Improvements:

- Site improvements, HVAC and roof replacement in 2007

Planned Projects:

- HVAC duct cleaning- FY25
- Gym floor refinishing- FY26
- Painting- FY28
- Parking lot resurfacing- FY28
- Roof restoration- FY28

Potential Projects:

- Window replacement
- Tile flooring replacement
- HVAC replacement- due in 2022

Otter River Elementary School

1044 Otter River Drive
Goode, VA 24556

Capacity	260
Enrollment (9/30/21)	182 (plus 9 preK)
Construction Date	1958; 1965 and 1992 additions
Square Footage	33,747
Property Size	10.16 acres



Overall Analysis: Otter River serves grades preK-5 and feeds both Forest Middle School and Liberty Middle School and their corresponding high schools. It was originally built as a segregated elementary school in 1958. Since that time, 2 additions and several improvements have been completed. Attention must be paid to building system life cycle replacement to maintain functional use of the school. The school site is small and located close to a busy highway, creating traffic challenges at peak times. The school has 1 mobile unit that has been used in previous years for preschool classes.

Recent Improvements:

- HVAC and window replacement in 2008

Planned Projects:

- HVAC duct cleaning- FY24
- Roof restoration- FY24
- Parking lot resurfacing- FY25
- Renovation (site improvements, add parking near entrance, building systems)- FY25/26
- Painting- FY26
- Gym floor refinishing- FY29

Potential Projects:

- HVAC replacement- due in 2023
- Window replacement- due in 2038
- Tile flooring replacement

School Administration Office

311 South Bridge Street
Bedford, VA 24523

Construction Date	1927, 1957, 1985
Square Footage	20,080 (total)
Property Size	1.19 acres



Overall Analysis: The BCPS School Administration Office is comprised of 3 buildings, one of which is on the Virginia and National Registers of Historic Places. This oldest building, constructed in 1927, has many needs that would best be addressed through a full-scale renovation. Roof and window replacement and brick sealing are needed to limit moisture incursion, and the HVAC is overdue to be replaced. Plans to paint, replace flooring (including asbestos abatement), and reconfigure some work spaces are in place to be implemented in the upcoming months. Working with a contractor with experience with historic tax credits is an option to reduce the cost of this work.

Recent Improvements:

- Carpet replacement and painting in 2 of 3 buildings in 2021
- Replacement of specific HVAC units in 2021

Planned Projects:

- Reconfigure selected office spaces, replace flooring/roof, and paint
- Parking lot resurfacing- FY28
- Parking lot resurfacing- FY30

Potential Projects:

- Maintenance needs including window replacement, masonry repair- \$1,000,000 (staff estimate)

Staunton River High School

1095 Golden Eagle Drive
Moneta, VA 24121

Capacity	1,123
Enrollment (9/30/21)	921
Construction Date	1963; 1986,1996, 1997, and 2008 additions
Square Footage	161,464
Property Size	29.6 acres



Overall Analysis: Staunton River High School serves grades 9-12. It is a campus-style facility with 11 buildings. Having been constructed at different times, the buildings differ in their current needs. Traffic patterns are coordinated with Staunton River Middle School's neighboring campus. Athletic facilities will require attention to reach or remain at competition quality. ADA accessibility concerns exist in the auditorium, stadium, and sidewalks.

Recent Improvements:

- Track resurfacing in 2017
- Tennis court resurfacing in 2021
- HVAC duct cleaning in 2021
- Cafeteria HVAC replacement in 2022
- Water damage/mold abatement and exterior sealing in summer 2021

Planned Projects:

- Replacement of underground HVAC water loop in FY23
- Gym floor refinishing- FY23
- Parking lot resurfacing- FY23
- HVAC Controls/Equipment Upgrade- FY24/26
- Painting- FY25
- Roof restoration- phase 1- FY25
- Addressing athletic practice field space-Field Turf- FY25
- Auditorium Expansion/Renovation (Option 3)- FY25/26
- HVAC duct cleaning- FY27
- Track resurfacing- FY27
- Tennis court resurfacing- FY28
- Roof restoration- phase 2- FY29

- Middle/High School Water Tank Upgrade- FY29
- Canopy Improvements- FY29

Potential Projects:

- Fencing around entire campus

Staunton River Middle School

1293 Golden Eagle Drive
Moneta, VA 24121

Capacity	796
Enrollment (9/30/21)	597
Construction Date	1979, 1996 addition
Square Footage	101,194
Property Size	25.3 acres



Overall Analysis: Staunton River Middle School serves grades 6-8 and feeds Staunton River High School. Originally built in 1979, SRMS has had improvements such as the air conditioning of the gymnasium and the addition of an elevator. With the construction of a new Liberty Middle School and a new addition to Forest Middle School, the limitations of the SRMS facility over 40 years old are apparent. Upgrades to basic building systems and learning spaces are needed to support a modern, functional instructional program. Traffic patterns are coordinated with Staunton River High School's neighboring campus.

Recent Improvements:

- Gym HVAC installation in 2016
- Elevator addition in 2018
- Parking lot resurfacing in 2021

Planned Projects:

- Painting- FY23
- Diesel fuel tank replacement- FY23
- Gym floor refinishing- FY24
- Addressing athletic practice field space- FY25
- HVAC duct cleaning- FY27
- Renovation to include roof, electrical, water incursion, ADA accessibility, and HVAC improvements- FY27/28
- Middle/High School Water Tank Upgrade- FY29

Stewartsville Elementary School

1138 Wildcat Road
Goodview, VA 24095

Capacity	592
Enrollment (9/30/21)	325 (plus 17 preK)
Construction Date	1912; 1952, 1964, 1979, and 1991 additions
Square Footage	70,022
Property Size	29.34 acres



Overall Analysis: Stewartsville serves grades PreK-5 and feeds Staunton River Middle School and Staunton River High School. It has operated continuously since 1912, with several additions and renovations during its lifespan. Because of the additions, ADA accessibility and internal foot traffic flow are challenges throughout the school. Enrollment has been declining over the past 10 years so the school is significantly under its overall capacity. Car and bus traffic is combined so consistent traffic management is required.

Recent Improvements:

- Several classroom mechanical units replaced in 2015-18

Planned Projects:

- Roof restoration- FY23
- Replace roof- FY23
- Parking lot resurfacing- FY24
- HVAC duct cleaning- FY24
- Gym floor refinishing- FY28
- Painting- FY30
- Renovation- FY31/32

Potential Projects:

- Playground fencing
- Window replacement
- Tile flooring replacement

Susie G. Gibson Career and Technical Center

600 Edmund Street
Bedford, VA 24523

Capacity	NA
Enrollment (9/30/21)	252
Construction Date	1953; 1966 and 1988 additions
Square Footage	96,250
Property Size	22.35 acres



Overall Analysis: Originally built in 1953, Susie Gibson was placed on the Virginia and National Registers of Historic Places in 2021. The school houses the county's Career and Technical Education (CTE) Center and Alternative Education Center. Besides replacement to basic building systems, the facility requires upgrades to meet modern CTE program needs and to be fully ADA accessible. There is 1 mobile unit used for adult education on grounds. The 2016 facility assessment identified Susie Gibson as a facility needing substantial attention in the upcoming years.

Recent Improvements:

- Field drainpipe repair and slope stabilization in 2021
- Masonry repair in summer 2022

Planned Projects:

- Renovation to include roof restoration, fire suppression, and other improvements- FY24
- Parking lot resurfacing- FY25
- Renovation to include electrical, HVAC, ADA and other improvements- FY30/31

Thomas Jefferson Elementary School

1255 Patriot Place
Forest, VA 24551

Capacity	656
Enrollment (9/30/21)	502 (plus 29 preK)
Construction Date	2000
Square Footage	82,060
Property Size	40.8 acres



Overall Analysis: Thomas Jefferson serves grades preK-5 and feeds Forest Middle School and Jefferson Forest High School. It is a well functioning facility that, at over 20 years of age, requires attention to building systems to prevent future needs that affect teaching and learning. The site is large and serves bus and car traffic effectively.

Recent Improvements:

- Office, media center, and stage carpet replacement in summer 2021
- HVAC replacement/duct cleaning/roof membrane replacement in summer 2023

Planned Projects:

- Tile flooring replacement with vinyl tile- FY25
- Gym floor refinishing- FY25
- Painting- FY25
- Parking lot resurfacing- FY26

Potential Projects:

- Window replacement- 2030
- Office/media center carpet replacement- 2031
- HVAC replacement- 2037
- Renovation- 2050

Recently Completed Projects



In addition to the construction of LMS in 2019, several other facility improvements have been completed in recent years.

Bedford Elementary School

- Carpet replacement with vinyl tile in 2016
- One parking lot resurfaced 2017
- Roof and HVAC system replacement/duct cleaning in summer 2022

Bedford Primary School

- HVAC and roof replacement in 2020
- Duct cleaning in 2021

Big Island Elementary School

- Replacement of major septic line in 2020
- HVAC replacement in summer 2021

Boonsboro Elementary School

- Roof and HVAC system replacement/duct cleaning in summer 2022

Forest Elementary School

- HVAC replacement/duct cleaning in summer 2021
- Building wide carpet replacement with vinyl tile in summer 2021

Forest Middle School

- Major addition in 2020
- Building wide carpet replacement with vinyl tile in summer 2021
- HVAC and roof replacement/duct cleaning in spring/summer 2022

Goodview Elementary School

- Office/media center carpet replaced in summer 2021
- Hot water heater replacement in 2021

Huddleston Elementary School

- HVAC replacement/duct cleaning in summer 2021

Jefferson Forest Middle School

- Track resurfacing in 2017
- Gym floor refinishing in 2021
- New HVAC cooling tower installed in 2021
- Tennis court resurfacing in spring 2022

Liberty High School

- Track resurfacing in 2017
- Replacement of underground HVAC water loop in 2018
- New competition gymnasium built in 2018
- HVAC cooling tower replaced in 2021
- Water damage/mold abatement and exterior sealing in summer 2021
- Tennis court resurfacing in 2021

Liberty Middle School

- Regraded and seeded athletic field 2020

Moneta Elementary School

- Connection to BRWA septic system in 2019 and water in 2020
- HVAC replacement in summer 2021

Montvale Elementary School

- Replacement of building-wide carpet with vinyl tile in summer 2021
- HVAC system replacement/duct cleaning in summer 2022

New London Academy

- Site improvements, HVAC and roof replacement in 2007

Otter River Elementary School

- HVAC and window replacement in 2008

School Administration Office

- Carpet replacement and painting in 2 of 3 buildings in 2021
- Replacement of specific HVAC units in 2021

Staunton River High School

- Track resurfacing in 2017
- Tennis court resurfacing in 2021
- HVAC duct cleaning in 2021
- Water damage/mold abatement and exterior sealing in summer 2021
- Cafeteria HVAC replacement in 2022

Staunton River Middle School

- Gym HVAC installation in 2016
- Elevator addition in 2018
- Parking lot resurfacing in 2021

Stewartsville Elementary School

- Several classroom mechanical units replaced in 2015-18

Susie G. Gibson Science and Technology Center

- Field drainpipe repair and slope stabilization in 2021

Thomas Jefferson Elementary School

- Office and media center carpet replacement in summer 2021

System Replacement Schedules



Industry Standard Life Span of Key Systems:

- Asphalt paving 25 years
- Carpet 10 years
- Gym floor refinishing 10 years
- HVAC duct cleaning 5 years
- HVAC system 15 years
- Painting 10 years
- Roof 20 years
- Vinyl Tile 15 years
- Windows 30 years
- Full-school renovation 50 years

Asphalt Paving Schedule

Year	Schools
2022	BPS, LHS
2023	SRHS, SES, FMS (roadway/track)
2024	Gibson, ORES, HES
2025	TJES, FES, JFHS
2026	MvES, GES, BIES
2027	BES, NLA, MnES, BnES
2028	LMS
2029	SAO
2030	FMS (lots)
2031	
2032	

Gym Floor Refinishing Cycle

Year	Schools
2022	SRHS
2023	SRMS
2024	FES, TJES
2025	GES, NLA
2026	MnES, HES
2027	BIES, SES
2028	ORES, BnES
2029	LHS (original)
2030	FMS (original)
2031	JFHS
2032	SRHS

HVAC Duct Cleaning Cycle

Year	Schools
2022	BIES, FES, MnES, HES, BES, BnES, FMS, MvES
2023	GES, TJES, LMS, ORES, SES
2024	NLA, JF
2025	
2026	BPS, LHS, SRMS, SRHS
2027	BIES, FES, MnES, HES
2028	BES, BnES, FMS, MvES
2029	GES, LMS, ORES, SES, TJES
2030	NLA, JF
2031	
2032	BPS, LHS, SRMS, SRHS

HVAC System Replacement Cycle

Year	Schools
2022	BES, BnES, FMS, GES, MvES, TJES
2023	LHS, SRHS
2024	Gibson, JFHS
2025	NLA, SES
2026	ORES, SRMS (renovation)
2027	
2028	
2029	
2030	
2031	
2032	

Painting Cycle

Year	Schools
2022	Exterior painting at several schools
2023	GES, TJES
2024	FMS (original section)
2025	BES, BPS, SRMS
2026	JFHS, LHS
2027	SRHS, HES
2028	NLA, MvES
2029	FES, BIES
2030	Gibson
2031	MnES, SES
2032	BnES, ORES

2033	LMS, FMS (new section)
2034	LMS

Roof Replacement Cycle

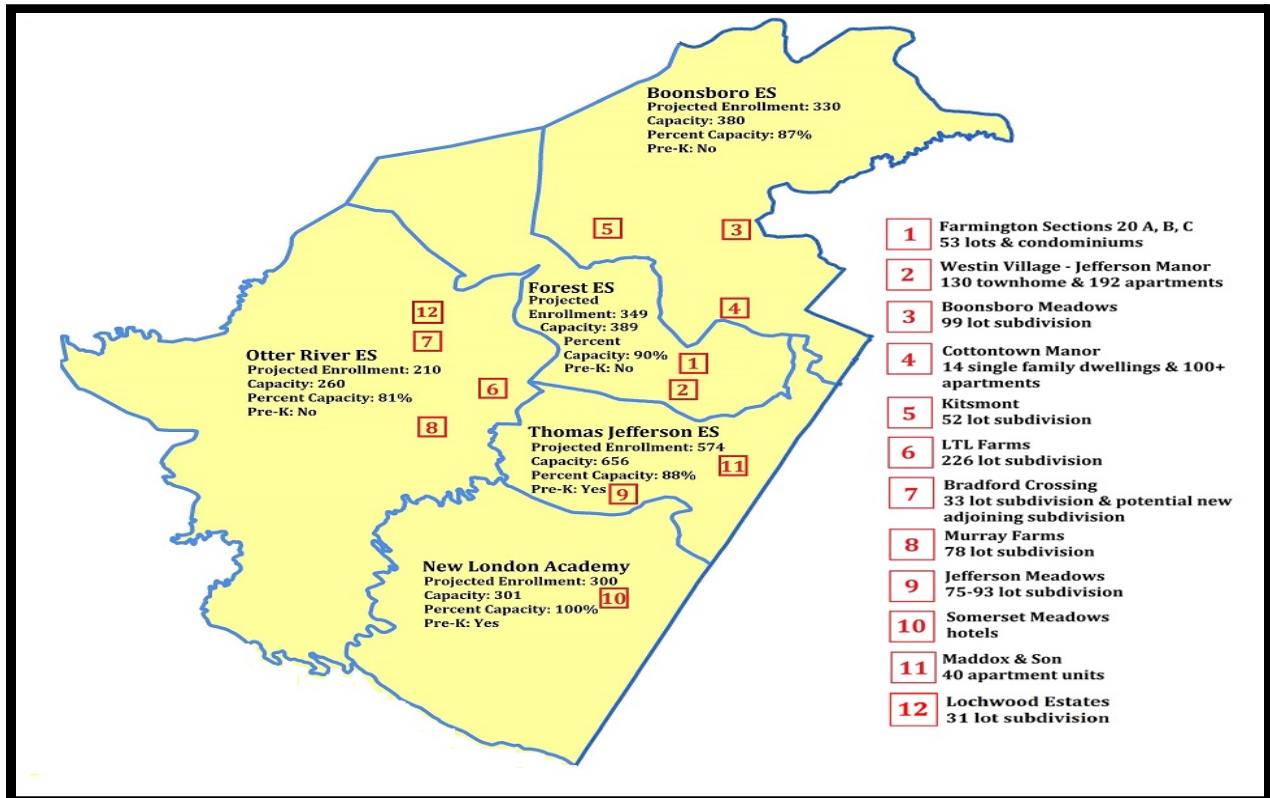
Year	Schools
2022	BES, BnES
2023	TJES, GES
2024	
2025	
2026	
2027	
2028	
2029	
2030	
2031	
2032	

Long Term (50 Year) Renovation Schedule

School Name	Year Built (including additions)	50 Year Renovation
Susie G. Gibson Science and Technology Center	1953, 1966, 1988	2003
Bedford Primary	1964, 1993	2014
Otter River Elementary	1958, 1965, 1992	2015
Huddleston Elementary	1926, 1951, 1967, 1996	2017
Boonsboro Elementary	1932, 1939, 1968, 1991, 1993	2018
Moneta Elementary	1951, 1970, 1992	2020
Staunton River Middle	1979, 1996	2029

Stewartsville Elementary	1912, 1952, 1964, 1979, 1991	2029
Bedford Elementary	1987	2037
Big Island Elementary	1988	2038
Forest Elementary	1989	2039
New London Academy	1954, 1969, 1991	2041
Forest Middle	1993, 2020	2043
Montvale Elementary	1996	2046
Staunton River High	1963, 1986, 1996, 1997, 2008	2047
Goodview Elementary	1999	2049
Thomas Jefferson Elementary	1999	2049
Liberty High	1964, 1986, 2002	2052
Jefferson Forest High	1970, 2007	2057
Liberty Middle	2018	2068

Special Considerations for Future Planning



Reversion Funding:

Based on the 2014 reversion of Bedford City to town status, BCPS is receiving approximately \$6,000,000 per year in additional state school funding. Under a program with Bedford County, an additional \$500,000 in new county revenue is being placed in the project maintenance/CIP fund each year through FY28. At that time, Bedford County will be in a position to designate these previously designated funds for BCPS operating revenue without a fiscal “cliff.” After FY28, a new mechanism for regular capital project funding will need to be established.

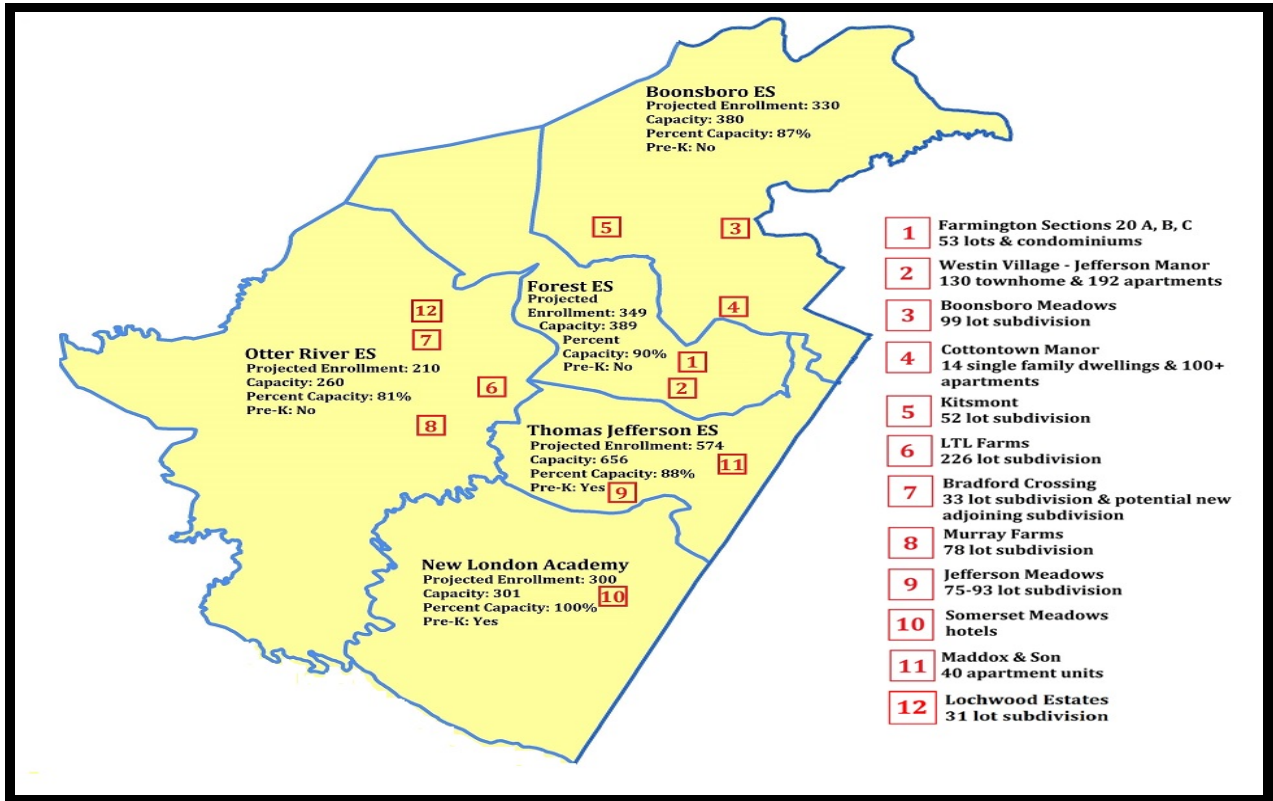
A summary of funding in upcoming years under this plan can be summarized in this table:

2021-22	\$1.5M		2025-26	\$3.5M
2022-23	\$2.0M		2026-27	\$4.0M
2023-24	\$2.5M		2027-28	\$4.5M
2024-25	\$3.0M		TOTAL	\$21.0M

Current or Planned Housing Developments:

In the Jefferson Forest attendance zone, substantial housing growth is underway and planned for upcoming years. At the current time, over 300 apartments, 20 condominiums, 130 townhomes, and 550 homes are in the development or planning process. Based on industry planning standards, this growth could yield over 400 new students, with 170 of them in the elementary grades.

The figure below indicates the major developments underway or planned, all in the Jefferson Forest attendance zone:



Membership Forecast:

In December 2021, the Board discussed a 5 year [membership forecast](#). This information shows a 5 year projection of district and zone membership and a 1 year projection by school. School capacities are also discussed, including which schools are closed to zone transfers by [policy](#) in the upcoming year.

Recommendations from 2019 Elementary Facility Study:

- Plan future public K-12 School Facilities where public services (utilities) are planned
- Consider ESCO contracts for your facilities for upgrades to all facilities and utilize standardized specifications for LED light fixtures.
- Standardize specifications for all finishes and all major systems such as HVAC, Plumbing, Fire Sprinkler, Life Safety Fire Alarm, Security Systems, Electrical and Low voltage systems.
- Attention should be paid to HVAC systems, ADA compliance, and moisture incursions into buildings through roofs, windows, and other damaged areas