



QUARTERLY REPORT

Facilities & Environmental Services
Albemarle County





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Climate Action Program

Additional Staff & Resources

The County's climate action program is led by dedicated staff within the Facilities & Environmental Services (FES) Department to coordinate planning, implementation, and reporting of climate action goals and initiatives across County operations, while partnering with community stakeholders to advance broader climate goals. The team provides technical expertise, strategic guidance, and project management support to ensure County initiatives are effective, efficient, and aligned with organizational priorities.

The climate action program is committed to excellent stewardship of public resources to advance county-wide greenhouse gas emission reductions as well as County operational emissions reductions. This work includes clarifying the strategies needed to achieve the Board target of reducing emissions 45 percent below 2008 levels by 2030 and developing a focused, measurable approach for achieving both community-wide and operational reductions.

In FY26 the climate action team's focus shifted from planning and outreach efforts toward implementation of initiatives and projects that directly reduce greenhouse gas emissions and energy consumption, prioritizing efforts that deliver measurable, on-the-ground emissions reductions. To best implement this focus, FES recently executed a strategic organizational update to provide additional project management capacity, expertise, and technical support to the climate action program. This reorg will accelerate the delivery of initiatives that produce measurable return on investment based on emission reduction, resiliency or adaptation target, energy savings, or another appropriate metric.

The organizational update includes the dedication of two project manager positions focused on sustainability and climate action efforts, one within the FES Facilities Planning & Construction Division and another within the FES Maintenance & Operations Division. Both new positions will be dedicated to

climate action and sustainability, apply specific new skills/expertise and leverage significant project management and technical knowhow within the broader FES Department to implement projects that reduce county-wide emissions, produce operational efficiencies to lower County specific emissions, and support adaptation to unmitigated climate impacts.

New Climate Action Program Positions

Senior Project Manager Energy, Sustainability & Resilience - This position will focus on energy, sustainability, and resiliency considerations, expanding the climate action program's expertise in energy management, related facility upgrades, and operational initiatives to drive efficiencies in County buildings/operations and similar community-wide initiatives. This position will report to the Deputy Chief of Operations to leverage facility management and public works expertise in the FES Maintenance & Operations Division.

Senior Project Manager, Sustainability & Environmental Projects - This position will add project management and implementation expertise to the climate action program, seeking to develop expertise in advanced green building rating standards, such as the Virginia Energy Conservation and Environmental Standards (VEES), U.S. Green Building Council (LEED), the Green Building Initiative "Green Globes" building standard, and/or other appropriate standards. This position will report to the Deputy Chief of Project Management to leverage FES project management systems, processes, and expertise within the Facilities Planning & Construction Division.



Resilient Together Update

Team Completing Input Gathering Process

The County's Resilient Together (RT) team, in coordination with City and UVA partners, are completing community and stakeholder input gathering, involving brainstorming, developing and refining ideas for resilience strategies, projects, and programs that could address draft resilience and adaptation goals. The FES RT team recently completed idea-gathering meetings with topic specific subject matter experts (SMEs), as well as community members, and are working to document and organize input from these meetings and engagement activities.

This engagement included the RT partners collectively coordinating with a number of community organizations (aka the Climate Resilience Cohort) to better connect with and receive input from the cohorts' respective constituents. The intent of this work is to inform the development of a climate resilience plan that incorporates community perspectives and ideas, particularly those often inadvertently left out of the process.

On January 17, 2026, four of the Cohort members - Cultivate Charlottesville, International Rescue Committee (IRC), New Roots Farm, the Local Energy Alliance Program (LEAP), and Market Central - hosted an event at the Jefferson School African American Heritage Center. The event was promoted as an opportunity for community members who are interested in growing and assessing local food to explore community driven solutions to mitigate or

adapt to climate change. The goal of the gathering was to receive information from community members about how our community - including local government - can develop a more resilient food system, from farm to table.

Following an open house where groups facilitated discussion at information tables, IRC introduced the project to the 30-person audience and then facilitated a panel discussion with audience participation. IRC was well-prepared for the conversation and had good questions for panelists in their respective roles as farmers, organization leaders, community members, and consumers. Following audience Q&A, attendees were invited to engage in small group discussions and brain-storming exercises to identify possible resiliency solutions to climate change for the following categories: policy change, community action, food economy, and growing more and better. Jamie powers was featured in an [interview](#) on NBC 29.

RT Next Steps

Following the completion of the RT input gathering phase, the Albemarle County project will move into the development phase of a draft plan. From the outset, the RT process anticipated that Albemarle County, City, and UVA would prepare independent but coordinated climate resiliency and adaptation plans. As each organization develops its final plan, the FES team will continue close coordination with the City and UVA teams to ensure alignment across priorities, strategies, timelines, and implementation.



Huge snow pile from storm in County parking lot

Coordinated Response to Winter Storm Fern

During the January 24-29 winter storm, FES and Parks & Recreation (ACPR) teams mobilized early, with planning and preparations beginning over a week in advance. The storm brought a challenging mix of up to 10 inches of snow and sleet, including 4-5 inches of sleet on January 25 and a brief glaze of freezing rain that created hazardous travel, significant ice buildup, and prolonged refreeze as temperatures dropped into the single digits to below zero. Crews worked in 12-hour shifts throughout the storm and the days that followed, collectively contributing more than 1,000 labor hours to maintain safe access to county facilities under severe winter conditions. As part of their early preparations, staff applied deicing materials strategically and conservatively to help keep walkways safe for travel, ensuring a responsible and effective approach to storm response. Their commitment and teamwork throughout the event underscored the county's strong dedication to public service, even in the harshest winter conditions.

Contractors were essential partners in the broader storm response, maintaining all fire rescue stations, public libraries, and additional contractor assigned facilities throughout the county. Their support represented approximately \$58,000 in storm related services and provided continuous coverage during the most challenging periods of the event. By keeping critical public facing and emergency response sites accessible, contractor teams played a vital role in sustaining county operations and community safety. This coordinated, countywide effort reflects the dedication and professionalism of everyone involved.

A huge shoutout to the full team:

FES: Shawn Davis; Daniel Adcock; Frank Owens; Leo Kudej; Nick Kirby; Michael Martin; Jessie Hill; Raymond Dorrier

ACPR: David Dollins; Terry Hughes; Henry Snoddy; Kirtley Jenkins; Tony Wilkerson Jr.; Jeremy Lees; Tyler Hammill; Timothy Scarbrough; Troy Herring; Chris Hughes; Jeremy Hughes; Connor Maupin; Eric Dobmeier; Cody Walls.



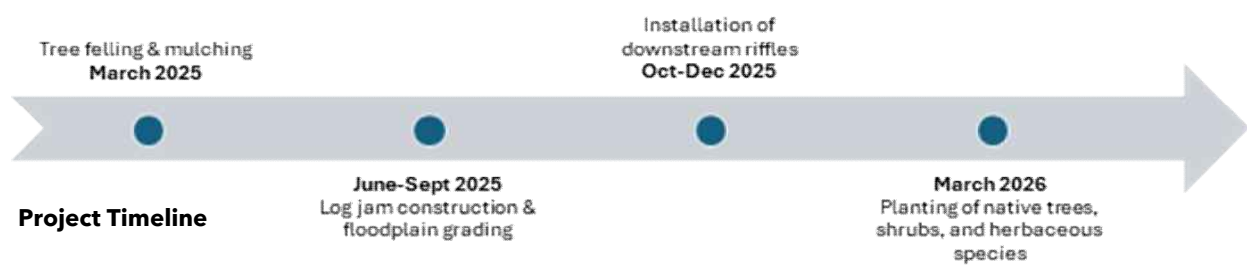
Biscuit Run Stream Restoration in Full Swing

A massive planting effort has just been completed in Biscuit Run Park at our mile-long stream restoration site. A total of 14,000 herbaceous plugs, 6,300 live stakes (branch cuttings), and 2,100 small trees and shrubs are being put in the ground by a contractor team. This is in addition to 150 pounds of native riparian seed mix applied last summer/fall that has begun sprouting.

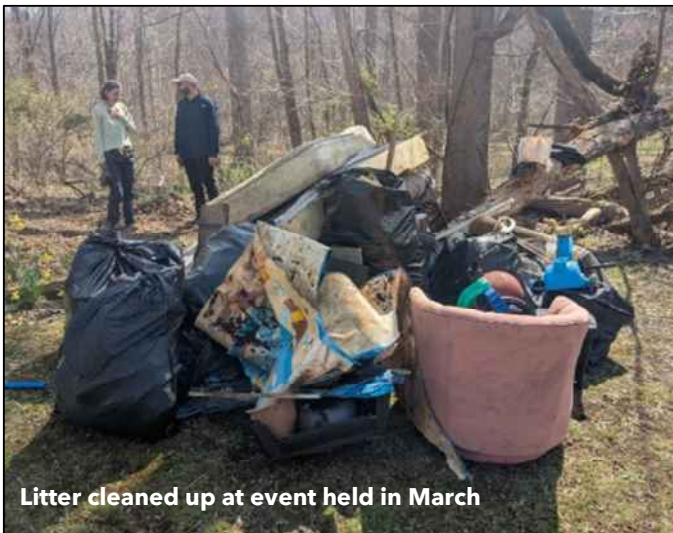
Earthwork and log jam construction (shown on next page) began last June and unfortunately coincided with a period of frequent rains and some very heavy downpours. Conditions improved later in the summer allowing for the installation of 47 log jam pools, wetlands, re-graded stream banks, and shallow riffles. The result is a dramatically transformed stream valley. Where before there was a deeply eroded stream channel and few wetlands, there is now a series of slow-moving pools that overflow easily into the floodplain, supporting wetlands and the many wildlife species that depend on them.

Although construction work is complete, County staff and contractors will be working this year and beyond to steward the restoration site as vegetation establishes. This work includes litter removal with neighborhood volunteers and Scout groups; invasive species management; installing beaver protection around specific trees; survival checks of planted vegetation; and inspecting for erosion and debris build-up. See the photo below from a litter cleanup event held in March with families living in the adjacent Southwood neighborhood.

The restoration area will remain closed to the public until construction of the Hickory Street park entrance and bridge is complete, allowing for a safe way to cross and view the newly restored stream. Meanwhile, it appears that the beavers have already moved in to help manage some of the pools and wetlands.



Biscuit Run Stream Restoration Pictures



To see the restoration site change over time, take a look at images from our Chronolog photo stations on the [Hickory Ridge Trail](#) (upstream) and [Biscuit Run Trail](#) (downstream).

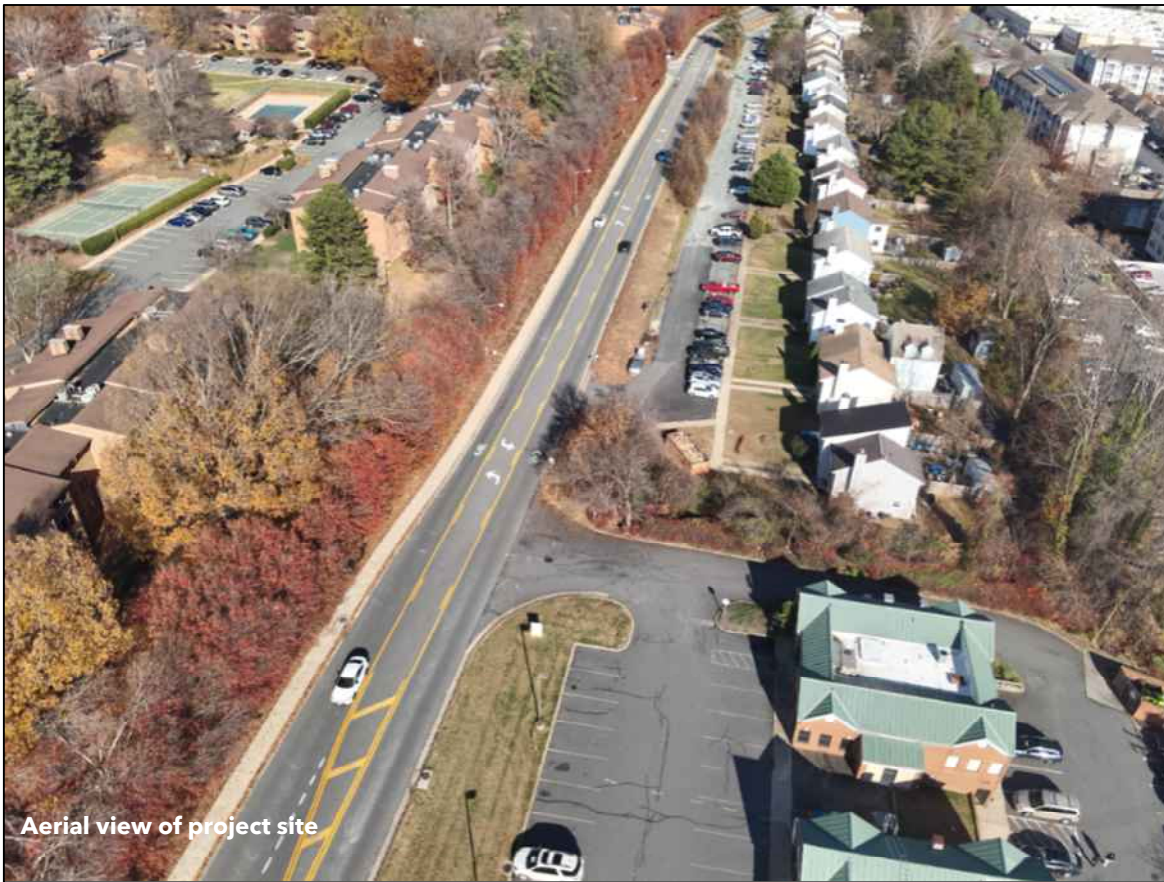


Old Lynchburg Road

Old Lynchburg Road Pedestrian Improvements

The purpose of this project is to construct approximately 650 linear feet of pedestrian pathway and two crosswalks along a portion of Old Lynchburg Road, including under the spans for I-64, to provide safe pedestrian interconnectivity between residential units and recreational/outdoors opportunities.

The Notice to Proceed is dated 03/09/26 and the substantial completion date is 09/05/26.



Commonwealth Drive / Dominion Drive Sidewalk Improvements

The purpose of this project is to construct approximately 900 linear feet of sidewalk inclusive of three bus stop pads on Commonwealth Drive between Hydraulic Road and Peyton Drive, and approximately 1,000 linear feet of sidewalk along Dominion Drive from Commonwealth Drive to US 29.

The Notice to Proceed (NTP) is dated 03/02/26 and the substantial completion date is 12/02/26.

FES News

Team Member Achievements



Bill Strother, Named FES Deputy Director Operations

Bill has taken on the new role of FES Deputy Director of Operations. This appointment followed a broad, competitive recruitment process that attracted highly qualified candidates from across the mid-Atlantic region, reflecting the importance and visibility of this role within the department and organization.

Bill brings over 20 years of experience in facilities operations, public infrastructure, and capital project management. He served as the FES Chief of Facilities & Operations since 2021, where he has led transformative initiatives that improved efficiency and service delivery, including:

- Reducing average work order completion times from nearly 40 days to under 7 days through targeted recruitment and process improvements.
- Launching Albemarle County's first street sweeper program, enhancing roadway cleanliness and stormwater management.
- Driving energy efficiency improvements at the 5th Street County Office Building, achieving an over 35% reduction in the facility's Greenhouse Gas Index.
- Leading the development of the County's Public Safety Operations Center, providing a centralized facility for emergency response and coordination.

Bill is a Certified Facilities Manager (IFMA), holds a Virginia HVAC Master License, and has completed advanced leadership training through the University of Virginia Weldon Cooper Center. His deep operational knowledge and commitment to service and innovation will be tremendous assets to our department.

Tyler Gifford, Named FES Interim Chief Project Management

Tyler has accepted an interim appointment as Chief of Project Management (FPC), effective January 2026, while a permanent position is recruited. We appreciate his dedication and willingness to step up and lead during this transition!

New Team Member Spotlight



Robert Lawson, New Management Analyst

Robert Lawson comes to the County with a varied work background from data analysis to education. He graduated in 2025 from Liberty University with his master's in public administration with a specialization in Urban Planning. He initially came to work with FES on a temporary basis, so we are now glad to have him on as our new Management Analyst to oversee administrative function. Robert has mainly resided in Virginia but has traveled and lived abroad. In his spare time, he reads and organizes game nights.



Andrew Niehaus - Temporary Position, GIS Help

Andrew worked as an intern for Environmental Services in 2018 while attending Albemarle High School. He is passionate about environmental conversation, received a master's degree in GIS from Clark University, and has past work experience at energy and environmental organizations. His work involves selecting and maintaining high-quality GIS data across multiple infrastructure layers in line with County standards, structuring those datasets to support a future asset-management system, and building web apps and dashboards that streamline data entry and interpretation. When he's not working, Andrew enjoys spending time outdoors and reading.

FES PROUD !!



Capital Projects Update

3/10/2026

Facilities Planning & Construction

"Helping to Build a Better Albemarle"



Summary - Capital Projects by Magisterial District

Jack Jouett Multiple NA Rio Rivanna Samuel Miller Scottsville White Hall

\$3.34M \$0.02M \$69.26M \$10.39M \$15.99M \$10.07M \$13.43M \$15.86M

District & Project Name	Project Phase	% Complete	Planned Budget
Jack Jouett			
Commonwealth/Dominion Sidewalks	Construction	87%	\$3,336,224
Multiple			
County Facilities Roof Assessments	Initiation	0%	\$20,000
NA			
COB Space Renovations - CAPE/P&SP	On Hold	67%	\$20,000
COBM Mechanical Systems Design & Engineering	Construction Solicitation	77%	\$1,242,247
County Design Criteria, Standards, and Specifications	Study	30%	\$0
County Facilities Assessment Program	Study	30%	\$0
Courts Complex Addition & Renovation	Construction	60%	\$67,993,225
Space Management - IT	Study	14%	\$0
Space Management ACFR & ACPD Training	Initiation	0%	\$0
Rio			
Berkmar Bicycle & Ped Improvements	Design	63%	\$8,690,026
RiverRun Stream Restoration Repair	Construction	50%	\$60,840
Urban Parks - Charlotte Humphris	Design	12%	\$1,215,910
Urban Parks - Hillsdale	Design	5%	\$420,455
Rivanna			
Boulders Road Extension	Design	0%	\$175,000
Darden Towe ADA Restroom-Picnic Shelter	Construction	90%	\$440,000
Darden Towe Park Grass Field Rebuild	Construction	80%	\$2,819,788
Rivanna Futures	Design	95%	\$11,842,409
Rivanna Futures GoVa Design	Design	50%	\$596,570
Rivanna Station Dams Repair	Design	41%	\$114,038
Samuel Miller			
Biscuit Run Grass Fields Design	Construction Solicitation	47%	\$5,262,276
Biscuit Run Pedestrian Bridge	Construction	55%	\$3,507,979
Old Lynchburg Road Pedestrian Improvements Phase 2	Right of Way	76%	\$1,247,000
TMP-90-37 Appraisal and Title Search	Initiation	0%	\$6,370
VBAF Purvis Store Grant	Construction	97%	\$50,000
Scottsville			
Biscuit Run Park Phase 1a-Entrance & Parking	Construction	95%	\$6,115,038
Biscuit Run Phase 1b-Bridges & Boardwalk	Construction	87%	\$585,700
Biscuit Run Phase 1b-Maintenance Bldg.	Design	38%	\$2,252,497
Biscuit Run Stream Restoration-North Section	Construction	82%	\$1,988,210
Mill Creek & Lake Reynovia - Urban Channel Repair Phase 2	Design	25%	\$190,000
Monticello Fire Station Interior Renovations	Design	20%	\$1,445,000
Totier Park ADA Restroom	Design	15%	\$181,500
Woolen Mills Pedestrian Bridge Improvements	On Hold	75%	\$667,900
White Hall			
Byrom Park Electric and Water Upgrade	Closeout	100%	\$169,360
Eastern Avenue Extension	Initiation	5%	\$685,000
Library Avenue Extended	Right of Way	48%	\$8,885,201
Mint Springs Dam Improvements	Construction Solicitation	25%	Total Planned Budget
Sugar Hollow Reservoir Trailhead	Initiation	6%	\$138.34M



Summary - Capital Projects by Project Sponsor

Report Date

3/10/2026

Community
DevelopmentEconomic
Development

FES-Admin

FES-Environmental
ServicesFES-Facilities &
Operations

Fire Rescue

Judicial

Parks &
Recreation

\$16.75M

\$21.50M

\$0.00M

\$4.32M

\$3.35M

\$1.45M

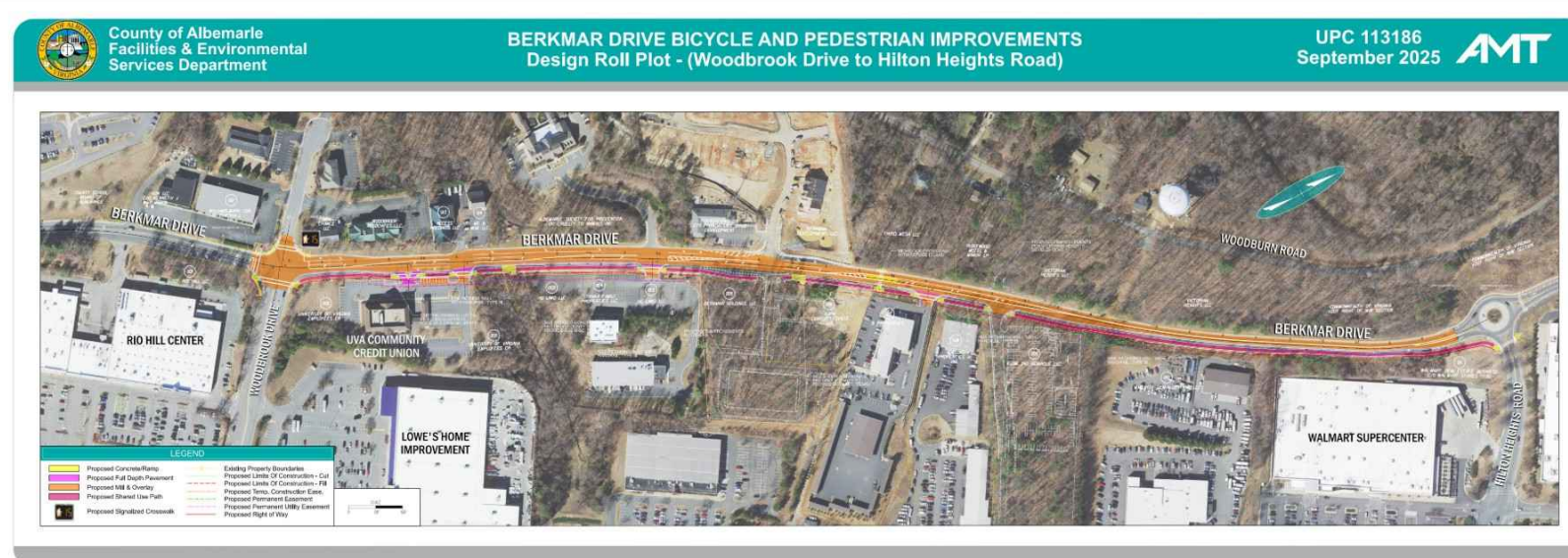
\$67.99M

\$22.98M

Sponsor & Project Name	District	Project Phase	% Complete	Planned Budget
Community Development				
Berkmar Bicycle & Ped Improvements	Rio	Design	63%	\$8,690,026
Commonwealth/Dominion Sidewalks	Jack Jouett	Construction	87%	\$3,336,224
Eastern Avenue Extension	White Hall	Initiation	5%	\$685,000
Old Lynchburg Road Pedestrian Improvements Phase 2	Samuel Miller	Right of Way	76%	\$1,247,000
The Square	White Hall	Construction	90%	\$2,796,541
Economic Development				
Boulders Road Extension	Rivanna	Design	0%	\$175,000
Library Avenue Extended	White Hall	Right of Way	48%	\$8,885,201
Rivanna Futures	Rivanna	Design	95%	\$11,842,409
Rivanna Futures GoVa Design	Rivanna	Design	50%	\$596,570
FES-Admin				
County Design Criteria, Standards, and Specifications	NA	Study	30%	\$0
County Facilities Assessment Program	NA	Study	30%	\$0
Space Management - FES		Initiation	0%	\$0
FES-Environmental Services				
Biscuit Run Stream Restoration-North Section	Scottsville	Construction	82%	\$1,988,210
Mill Creek & Lake Reynovia - Urban Channel Repair Phase 2	Scottsville	Design	25%	\$190,000
Mint Springs Dam Improvements	White Hall	Construction Solicitation	25%	\$1,971,650
Rivanna Station Dams Repair	Rivanna	Design	41%	\$114,038
RiverRun Stream Restoration Repair	Rio	Construction	50%	\$60,840
FES-Facilities & Operations				
COB Space Renovations - CAPE/P&SP	NA	On Hold	67%	\$20,000
COBM Mechanical Systems Design & Engineering	NA	Construction Solicitation	77%	\$1,242,247
County Facilities Roof Assessments	Multiple	Initiation	0%	\$20,000
Space Management - CDD		Initiation	0%	\$0
Space Management - IT	NA	Study	14%	\$0
Space Management ACFR & ACPD Training	NA	Initiation	0%	\$0
Sugar Hollow Reservoir Trailhead	White Hall	Initiation	6%	\$1,350,000
VBAF Purvis Store Grant	Samuel Miller	Construction	97%	\$50,000
Woolen Mills Pedestrian Bridge Improvements	Scottsville	On Hold	75%	\$667,900
Fire Rescue				
Monticello Fire Station Interior Renovations	Scottsville	Design	20%	\$1,445,000
Judicial				
Courts Complex Addition & Renovation	NA	Construction	60%	\$67,993,225
Parks & Recreation				
Biscuit Run Grass Fields Design	Samuel Miller	Construction Solicitation	47%	\$5,262,276
Biscuit Run Park Phase 1a-Entrance & Parking	Scottsville	Construction	95%	\$6,115,038
Biscuit Run Pedestrian Bridge	Samuel Miller	Construction	55%	\$3,507,979
Biscuit Run Phase 1b-Bridges & Boardwalk	Scottsville	Construction	87%	\$585,700
Biscuit Run Phase 1b-Maintenance Bldg.	Scottsville	Design	38%	\$2,252,497
Byrom Park Electric and Water Upgrade	White Hall	Closeout	100%	\$169,360
Darden Towe ADA Restroom-Picnic Shelter	Rivanna	Construction	90%	\$440,000
Darden Towe Park Grass Field Rebuild	Rivanna	Construction	80%	\$2,819,788
Rivanna Village Proffer		Initiation	80%	\$0
TMP-90-37 Appraisal and Title Search	Samuel Miller	Initiation	(	\$0
				Total Planned Budget
				\$138.34M

Description

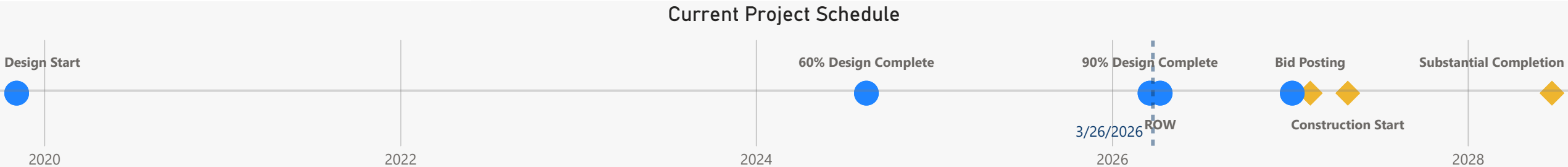
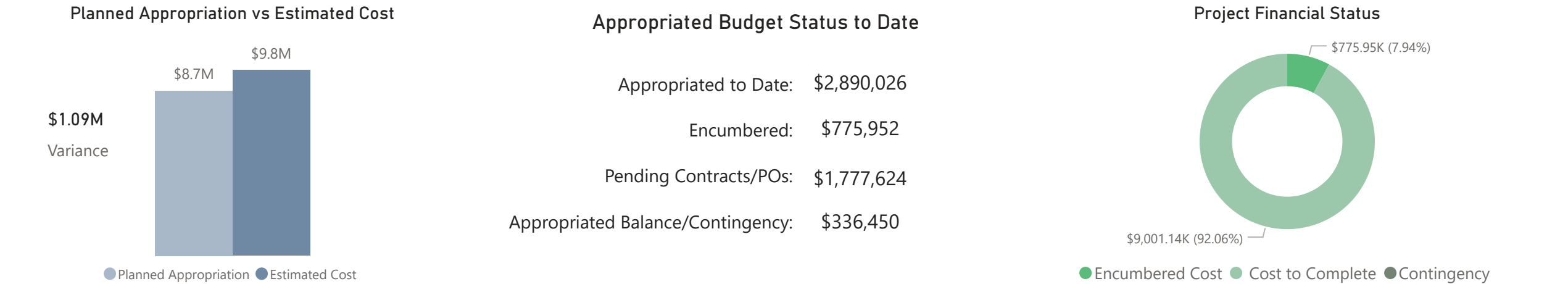
This project will support pedestrian and bicyclist safety by constructing approximately 3,750 linear feet of shared-use path from the Berkmar Drive/Woodbrook Road intersection to the Berkmar Drive/Hilton Heights Road roundabout. This project is a locally managed revenue sharing project through the Virginia Department of Transportation (VDOT).



Latest Update

The 90% design package was submitted by the design engineer including a request to enter into the Right-of-Way (ROW) phase. VDOT reviewed and provided comments. Some important comments focused on the proposed retaining walls. A meeting with VDOT is being scheduled to work through these issues.

Mike Stumbaugh Project Manager	4/6/2019 Initiation Date	Design Current Phase	90% Design Complete Next Milestone	3/20/2026 Next Milestone Date	63% Percent Complete	6/22/2028 Substantial Completion Date
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Description

Design and construct approximately 900 linear feet of sidewalk inclusive of three bus stop pads on Commonwealth Drive from Hydraulic Road to Peyton Drive (east side); and approximately 1,000 linear feet of sidewalk along Dominion Drive from Commonwealth Drive to US 29. This project is a locally managed revenue sharing project through the Virginia Department of Transportation (VDOT).

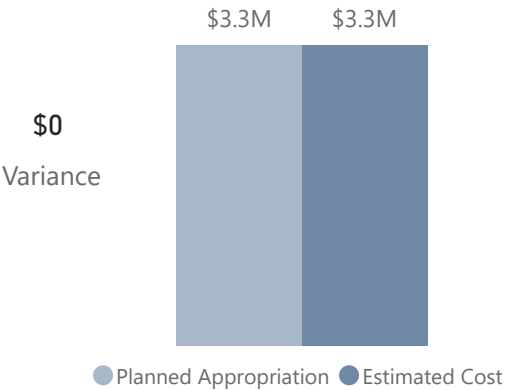


Latest Update

A pre-construction meeting was held 02/19/26 and the Notice to Proceed (NTP) was issued on 03/02/26. The substantial completion of the sidewalks is trending towards the beginning of December 2026.

Mike Stumbaugh Project Manager	7/2/2018 Initiation Date	Construction Current Phase	Construction Start Next Milestone	3/2/2026 Next Milestone Date	87% Percent Complete	12/2/2026 Substantial Completion Date
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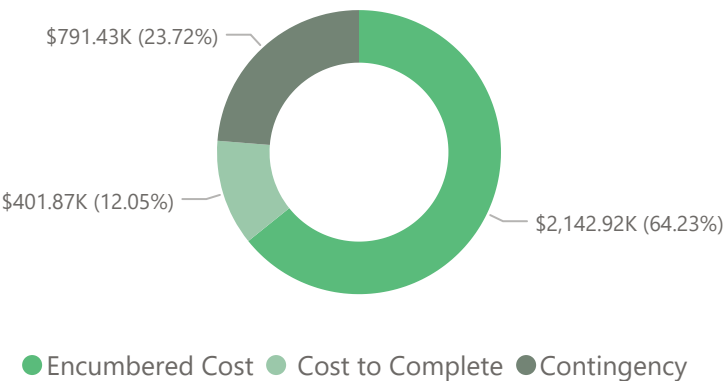
Planned Appropriation vs Estimated Cost



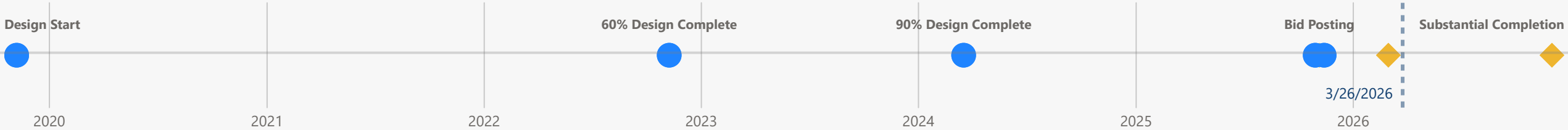
Appropriated Budget Status to Date

Appropriated to Date: \$3,336,224
Encumbered: \$2,142,924
Pending Contracts/POs: \$401,873
Appropriated Balance/Contingency: \$791,428

Project Financial Status



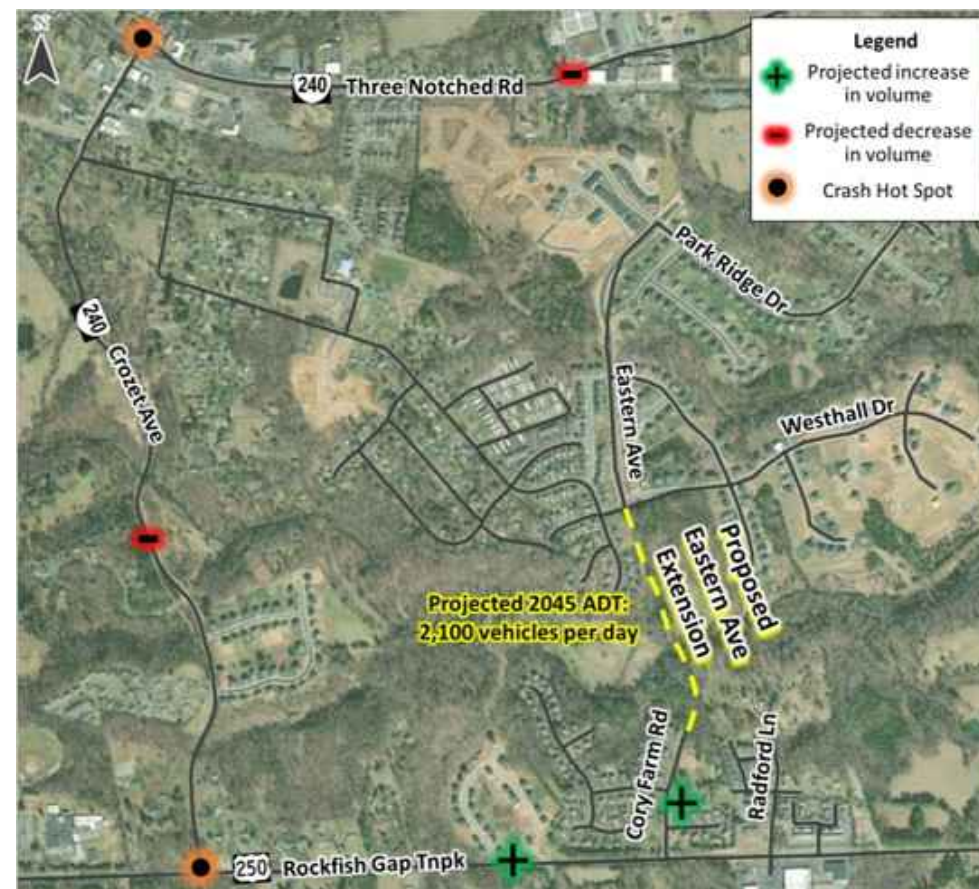
Current Project Schedule



Eastern Avenue Extension

Description

This project will provide a connection between residential areas on the north side of Lickinghole Creek and Route 250 (Rockfish Gap Turnpike). This connection will eliminate the approximately 5.5-mile detour currently required for residents to cross Lickinghole Creek and reach Route 250 (Rockfish Gap Turnpike), which is a key minor arterial linking to shopping centers and schools and providing interstate access.



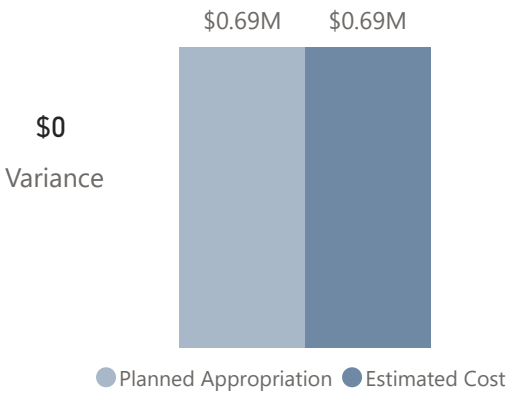
Eastern Avenue Extension

Latest Update

The BOS approved a resolution to proceed with Design-Build on 01/14/26. Staff are soliciting a proposal to prepare the basis of design, coordinating with Procurement on Design-Build documents, and preparing a project schedule.

Mike Stumbaugh Project Manager	1/14/2026 Initiation Date	Initiation Current Phase	PIWP Next Milestone	3/15/2026 Next Milestone Date	5% Percent Complete	(Blank) Substantial Completion Date
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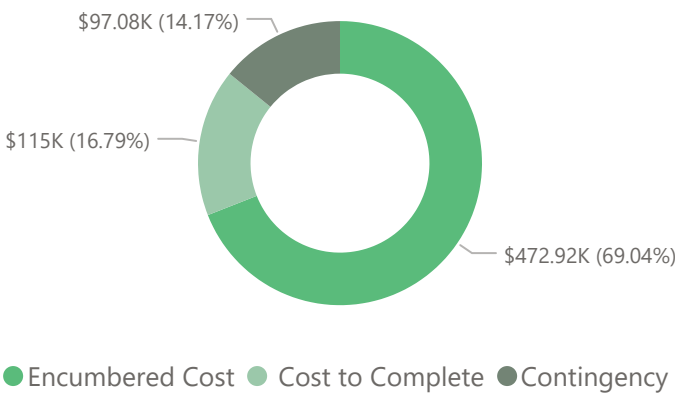
Planned Appropriation vs Estimated Cost



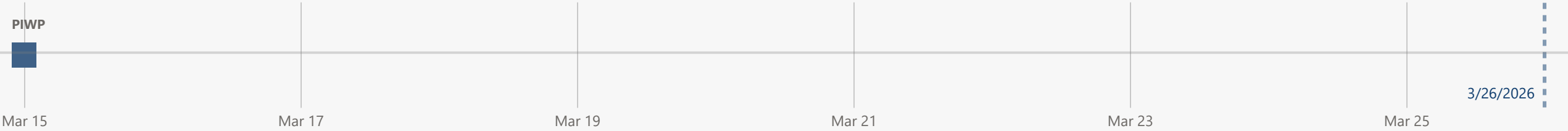
Appropriated Budget Status to Date

Appropriated to Date:	\$685,000
Encumbered:	\$472,918
Pending Contracts/POs:	\$115,000
Appropriated Balance/Contingency:	\$97,081

Project Financial Status

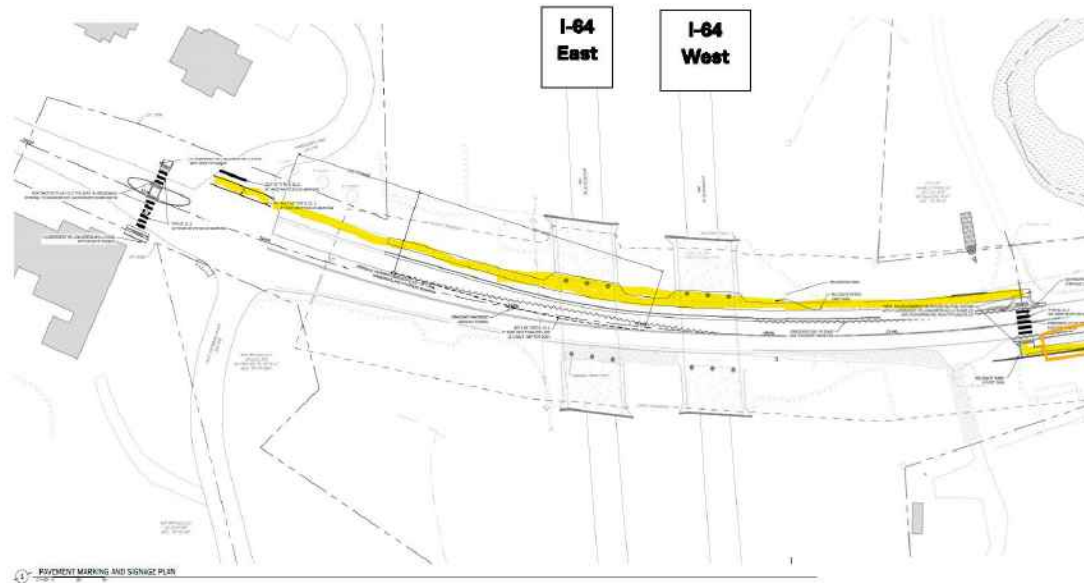


Current Project Schedule



Description

The purpose of this project is to construct a pedestrian pathway along a portion of Old Lynchburg Road to prevent pedestrians from using the roadway. The pathway begins near the Timberland Apartments, routes under the Interstate I-64 overpass, and terminates near the City/County boundary line. Upon completion of the work, the project will provide approximately 650 linear feet of sidewalk and connect with a segment of the Rivanna Trails system. Any future work, completed by the City of Charlottesville, could augment the connection of the pathway to the City-Owned Azalea Park.

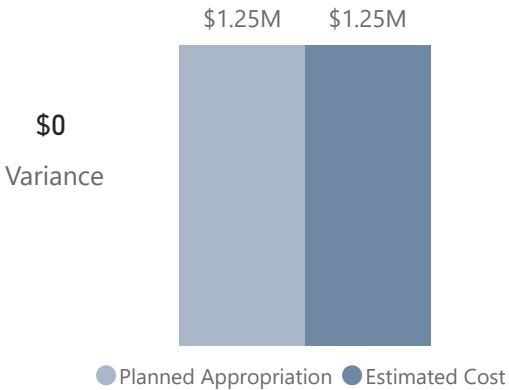


Latest Update

A pre-construction meeting was held 02/27/26 and a Notice to Proceed (NTP) was issued on 03/09/26. The Contractor is preparing to mobilize and start work with a substantial completion date trending for September 2026.

Mike Stumbaugh Project Manager	1/8/2024 Initiation Date	Right of Way Current Phase	Right of Way Complete Next Milestone	3/20/2026 Next Milestone Date	76% Percent Complete	9/8/2026 Substantial Completion Date
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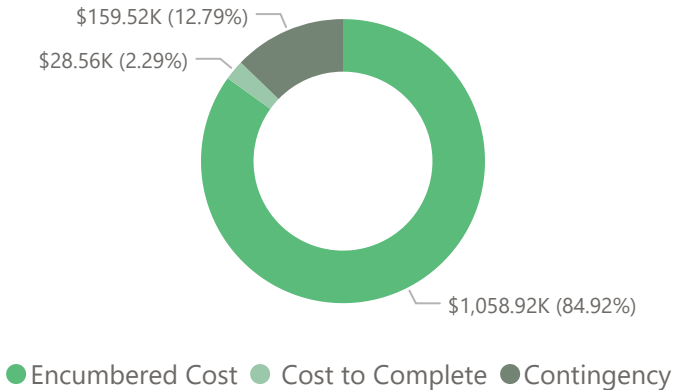
Planned Appropriation vs Estimated Cost



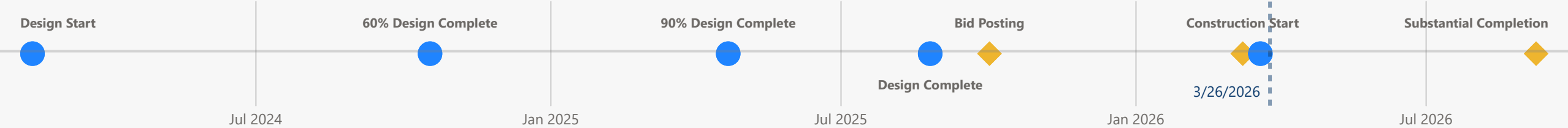
Appropriated Budget Status to Date

Appropriated to Date:	\$1,147,000
Encumbered:	\$1,058,920
Pending Contracts/POs:	\$28,563
Appropriated Balance/Contingency:	\$59,518

Project Financial Status



Current Project Schedule



The Square

Description

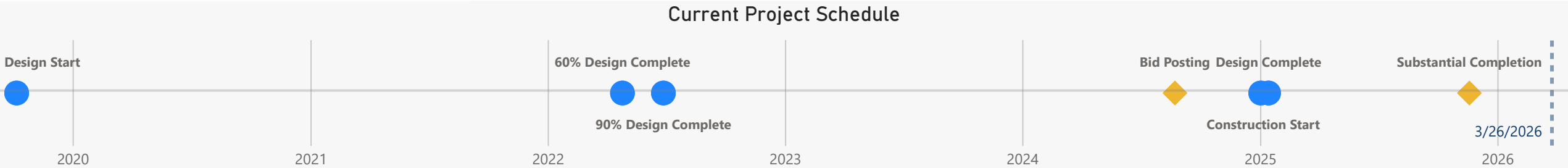
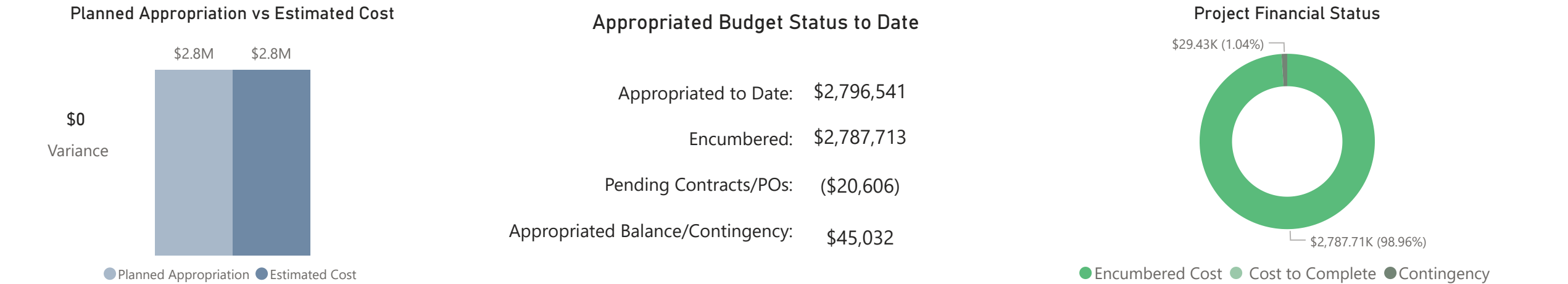
Following an extensive community-driven process, the Crozet Community Advisory Committee selected The Square and Oak Street Improvements as one of their priority projects. The Square is a focal point of Downtown Crozet and Oak Street will provide a critical connection to Library Avenue. This locally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



Latest Update

The contractor has reached Substantial Completion for the project. VDOT granted final approval on January 21, 2026, with only a few remaining punch-list items to be addressed. The contractor is currently completing all final tasks, including submission of As-Built documentation. Installation of lighting and associated electrical work began in December 2025 and is on track for completion by early March 2026. The additional Virginia Passenger Rail Authority (VPRA) parking improvements will be scheduled once the land transfer agreement is executed, allowing the contractor to perform work within that area.

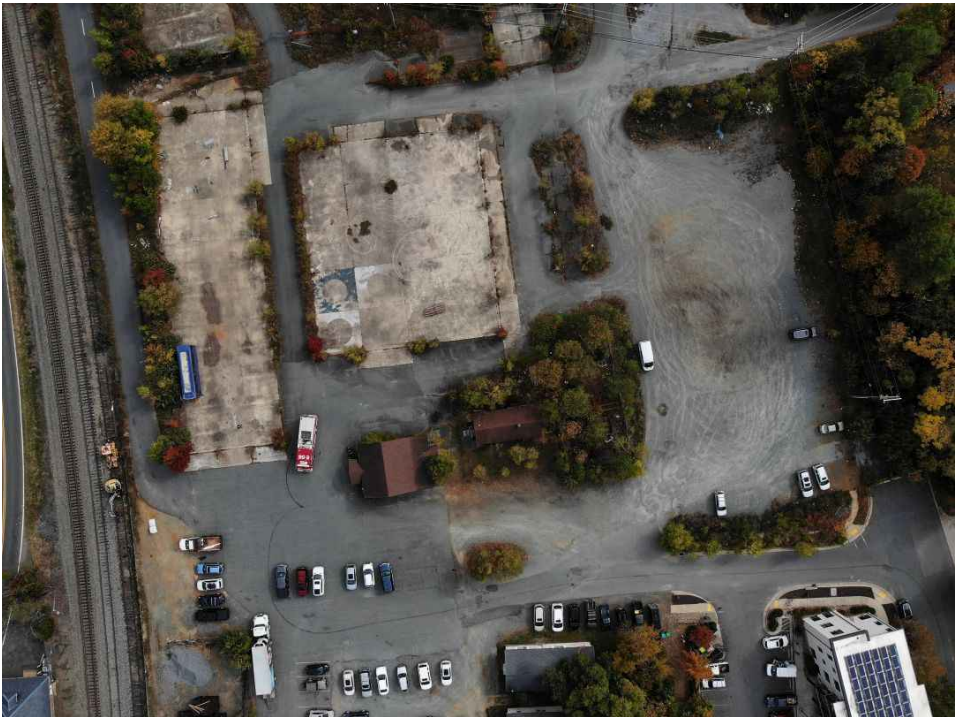
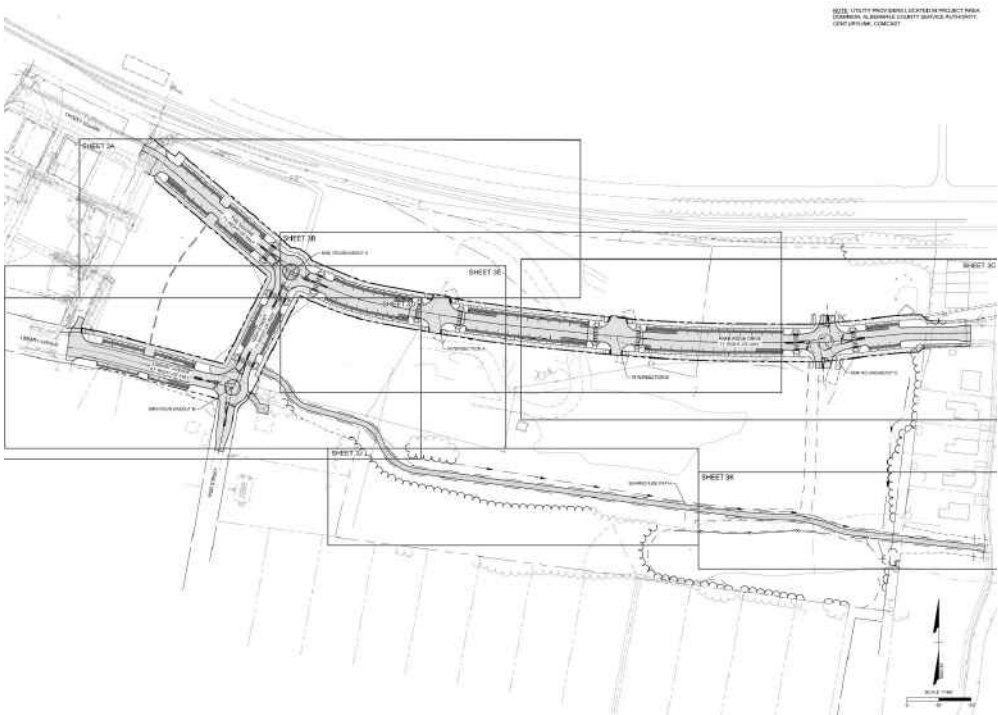
Steve Hoffmann Project Manager	6/4/2018 Initiation Date	Construction Current Phase	Closeout Next Milestone	(Blank) Next Milestone Date	90% Percent Complete	11/19/2025 Substantial Completion Date
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Library Avenue Extended

Description

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



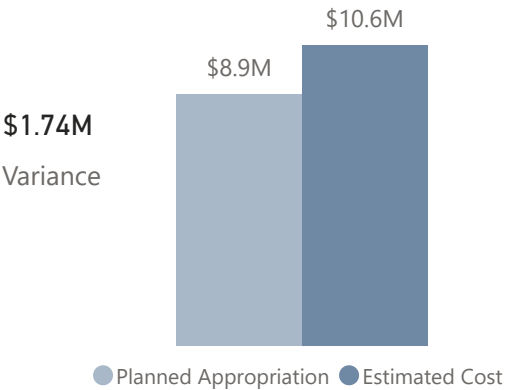
Library Avenue Extended

Latest Update

The project’s bid opening took place on 1/22/26, with the apparent low bid coming in significantly over budget. County staff is currently conducting due diligence and meeting with both the developer and the apparent low bidder to explore potential negotiation and value engineering options. As next steps are evaluated, staff continues to advance Right of Way (ROW) acquisition and final construction permitting. Construction is anticipated to last approximately 14 months, with substantial completion targeted for the fall of 2027.

Steve Hoffmann Project Manager	6/1/2018 Initiation Date	Right of Way Current Phase	Right of Way Complete Next Milestone	1/8/2026 Next Milestone Date	48% Percent Complete	10/6/2027 Substantial Completion Date
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Planned Appropriation vs Estimated Cost



Appropriated Budget Status to Date

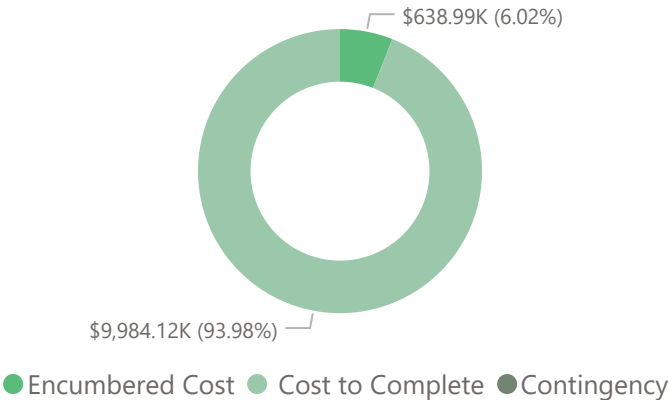
Appropriated to Date: \$7,883,351

Encumbered: \$638,990

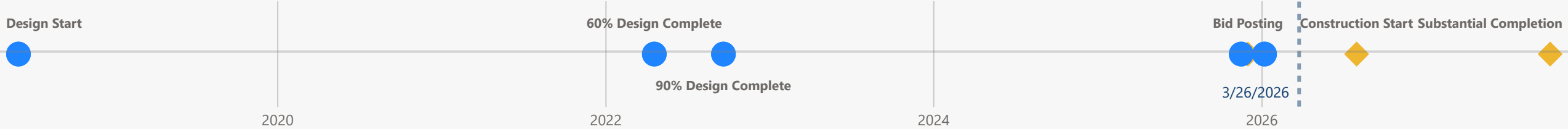
Pending Contracts/POs: \$9,984,123

Appropriated Balance/Contingency: (\$2,739,762)

Project Financial Status



Current Project Schedule



Rivanna Futures

Description

The vision for an expansion of Rivanna Station to include an Intelligence Community Innovation Acceleration Campus began with a study by federal and state defense stakeholders in 2017. Albemarle County's economic development strategic plan and the opportunity to provide business retention and expansion led to acquisition of 472 acres, some of which will be developed to provide facilities.

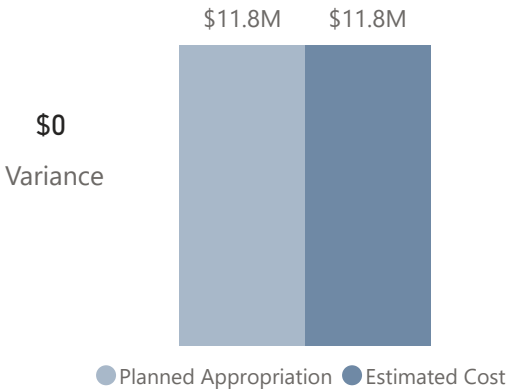


Latest Update

With the combined grant funding from the Virginia Business Ready Sites Program (VBRSP) and the VDOT Economic Development Access Program (EDAP), County staff continues to advance planning for future utility upgrades, road extensions, and associated earthwork to bring the project’s land bays to Tier 4 “pad ready” status. Crews mobilized on-site on February 9, 2026 and began tree clearing. Approximately 50% of the planned clearing has been completed in preparation for upcoming earthwork and utility improvements. Planning and permitting activities will continue through the summer, with site improvement construction scheduled to begin in fall 2026.

Steve Hoffmann Project Manager	5/24/2023 Initiation Date	Design Current Phase	Substantial Completion Next Milestone	3/31/2026 Next Milestone Date	95% Percent Complete	(Blank) Substantial Completion Date
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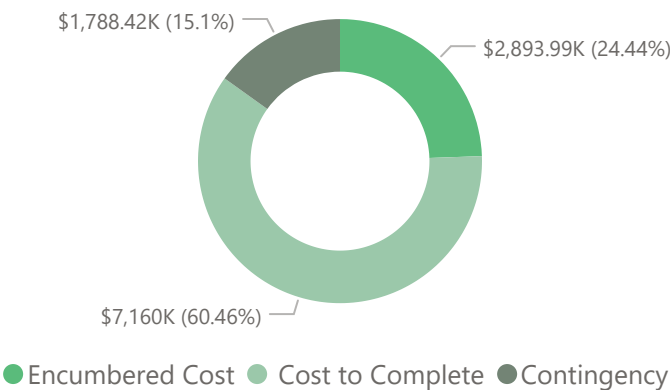
Planned Appropriation vs Estimated Cost



Appropriated Budget Status to Date

Appropriated to Date:	\$3,072,409
Encumbered:	\$2,893,991
Pending Contracts/POs:	\$60,000
Appropriated Balance/Contingency:	\$118,418

Project Financial Status



Current Project Schedule



Rivanna Futures GoVa Design

Description

Engineering work to 50% complete design for Phase 1 development, 50% complete design for Phase 1 road extension, Phase 1 grading and stormwater plans and permits, and Phase 1 utility designs. This work is to be complete to support construction that is planned to start in early 2026.

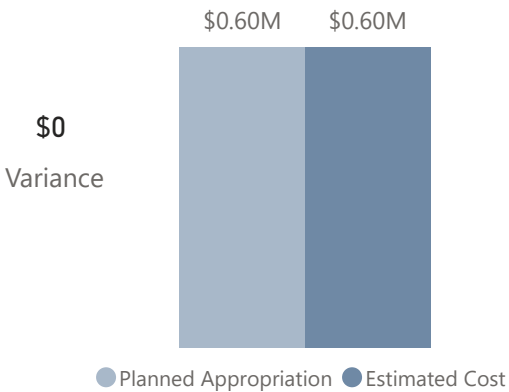


Latest Update

The Rivanna Futures GOVa (GO Virginia) Design Grant work continues to advance in coordination with the Virginia Business Ready Sites Program (VBRSP) and the VDOT Economic Development Access Program (EDAP) grants, aligning design efforts across all development areas of the site. The design team is currently progressing toward full approval of the Final Site Plan (FSP), the Virginia Erosion and Stormwater Management Program (VESMP) plan, and the Water Protection Ordinance (WPO) plan. The project received approval to begin tree-clearing activities on 2/9/26. Land clearing will continue through March 2026 culminating in full design of utility upgrades and associated earthwork. Further development of the site will continue through 2026 under the VBRSP grant funding.

Steve Hoffmann Project Manager	4/7/2025 Initiation Date	Design Current Phase	Substantial Completion Next Milestone	9/1/2026 Next Milestone Date	50% Percent Complete	1/1/2026 Substantial Completion Date
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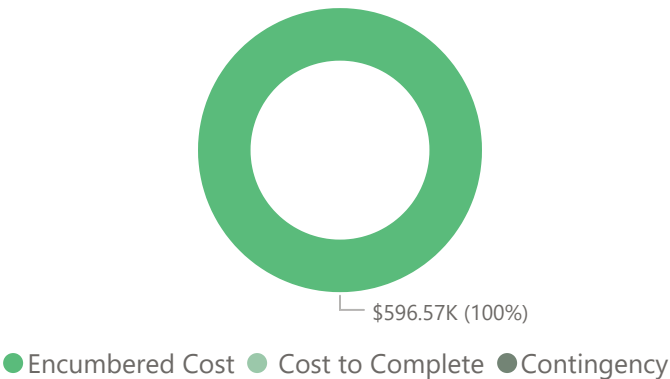
Planned Appropriation vs Estimated Cost



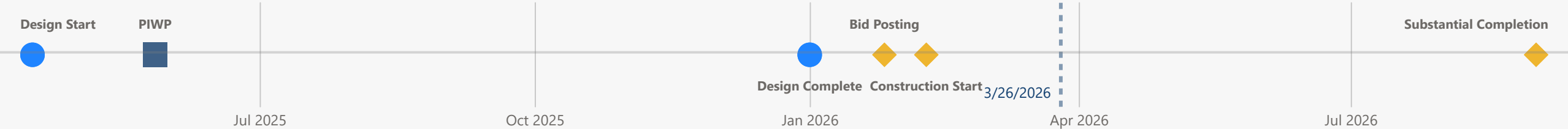
Appropriated Budget Status to Date

Appropriated to Date:	\$596,570
Encumbered:	\$596,570
Pending Contracts/POs:	\$0
Appropriated Balance/Contingency:	\$0

Project Financial Status



Current Project Schedule



Boulders Road Extension

Description

Rivanna Futures is an Albemarle County initiative to establish an Intelligence and National Security Innovation Acceleration Campus adjacent to Rivanna Station. The project aims to promote collaboration among government, academia, and private-sector partners in defense, biotechnology, and technology fields. As part of this effort, the County will prepare a portion of the 462 acre site to support the development of a major regional tech and defense hub. A key component of Rivanna Futures is the construction of a new roadway extending Boulders Road to connect with U.S. 29 at the Austin Drive intersection. The County plans to issue a Best Value design build Request for Proposals in 2026 to select a design build team to deliver these public roadway improvements.

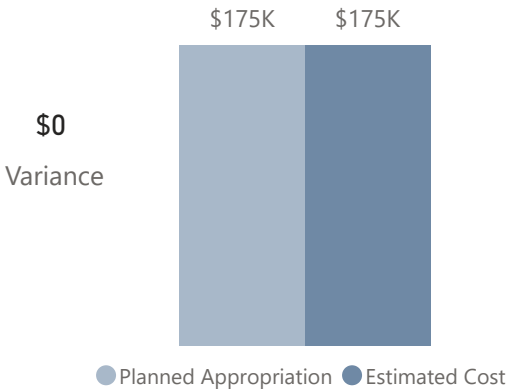
Boulders Road Extension

Latest Update

Rivanna Futures is an Albemarle County initiative to establish an Intelligence and National Security Innovation Acceleration Campus adjacent to Rivanna Station. The project aims to promote collaboration among government, academia, and private-sector partners in defense, biotechnology, and technology fields. As part of this effort, the County will prepare a portion of the 462 acre site to support the development of a major regional tech and defense hub. A key component of Rivanna Futures is the construction of a new roadway extending Boulders Road to connect with U.S. 29 at the Austin Drive intersection. The County plans to issue a Best Value design build Request for Proposals in 2026 to select a design build team to deliver these public roadway improvements.

Steve Hoffmann Project Manager	1/15/2026 Initiation Date	Design Current Phase		(Blank) Next Milestone Date	0% Percent Complete	(Blank) Substantial Completion Date

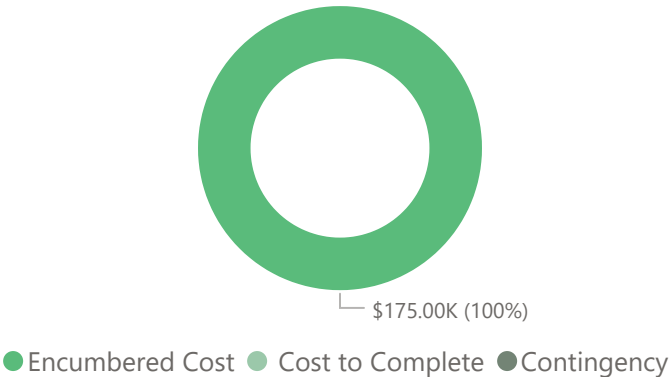
Planned Appropriation vs Estimated Cost



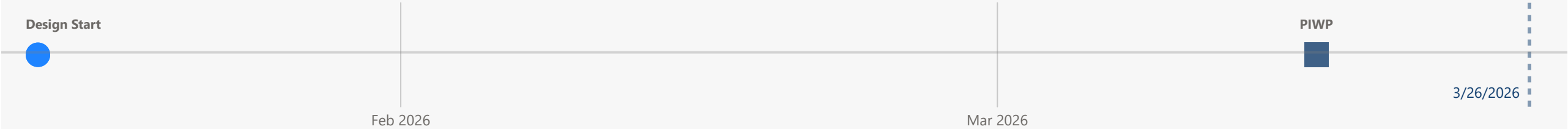
Appropriated Budget Status to Date

Appropriated to Date:	\$175,000
Encumbered:	\$175,000
Pending Contracts/POs:	\$0
Appropriated Balance/Contingency:	\$0

Project Financial Status



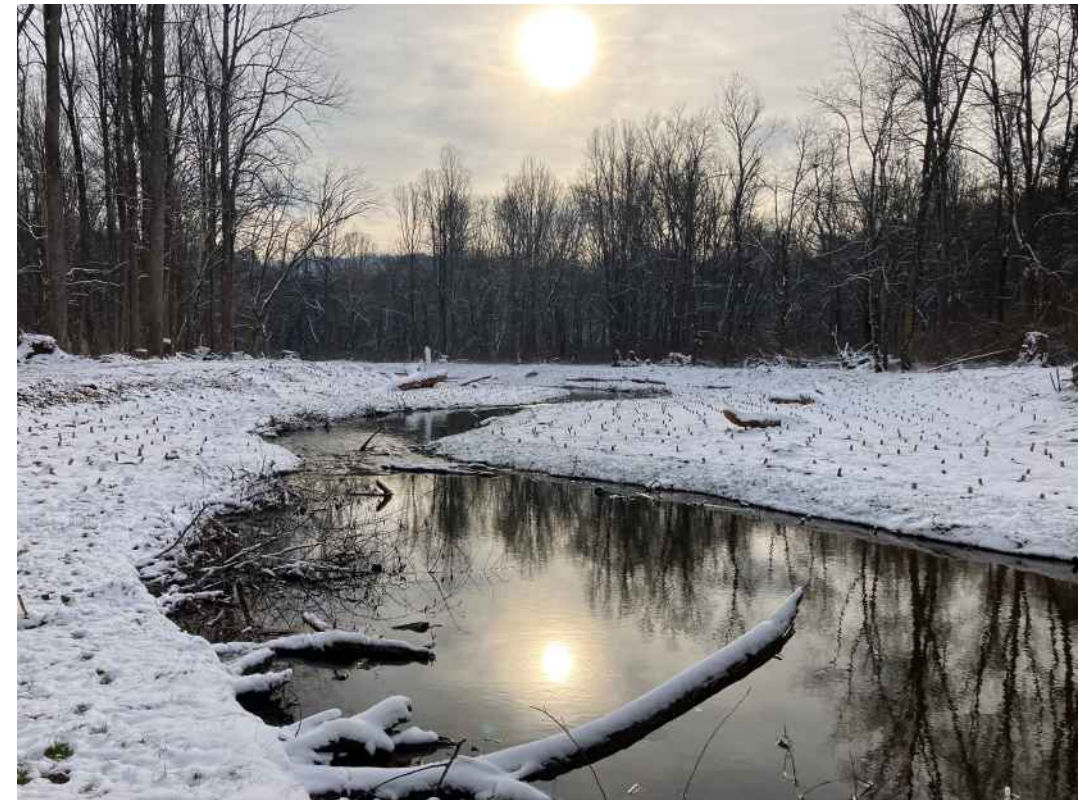
Current Project Schedule



Biscuit Run Stream Restoration-North Section

Description

This project began with a restoration master plan for Biscuit Run stream. An environmental consultant conducted an assessment of the entire stream and is working on the first phase of restoration design along approximately 1 mile. This stream restoration project has been awarded an \$860,000 through a stormwater local assistance fund. Tree clearing began Calendar Q1 of 2025.



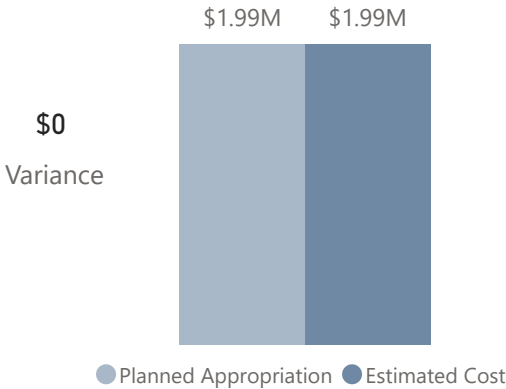
Latest Update

All in-stream work has been completed and heavy equipment removed from the project site. Planting has been coordinated with the new bridge construction and expected to complete by end of March.

An as-built survey was received on February 19th and calculations are being finalized to begin closeout with the City of Charlottesville credit purchase and Department of Environmental Quality grant agreement.

Audrey Storm	4/23/2021	Construction	Substantial Completion	4/30/2026	82%	4/30/2026
Project Manager	Initiation Date	Current Phase	Next Milestone	Next Milestone Date	Percent Complete	Substantial Completion Date

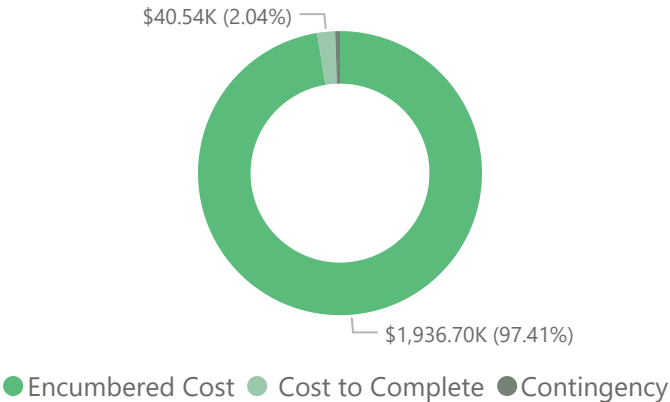
Planned Appropriation vs Estimated Cost



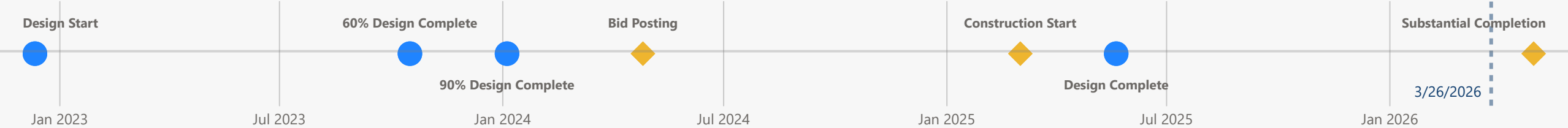
Appropriated Budget Status to Date

Appropriated to Date:	\$1,988,210
Encumbered:	\$1,936,697
Pending Contracts/POs:	\$40,541
Appropriated Balance/Contingency:	\$10,972

Project Financial Status



Current Project Schedule



Mint Springs Dam Improvements

Description

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



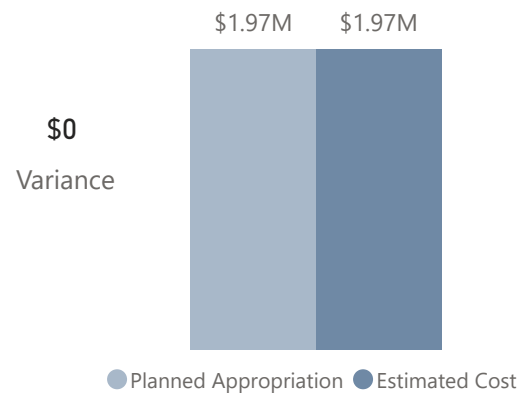
Mint Springs Dam Improvements

Latest Update

On February 18, 2026, the Board appropriated grant funding from the Department of Conservation and Recreation (DCR). Staff is currently working with the contractor to finalize the construction contract, with work anticipated to begin in mid-March 2026.

Walter Harris Project Manager	5/4/2022 Initiation Date	Construction Solicitation Current Phase	Construction Start Next Milestone	3/16/2026 Next Milestone Date	25% Percent Complete	7/31/2026 Substantial Completion Date
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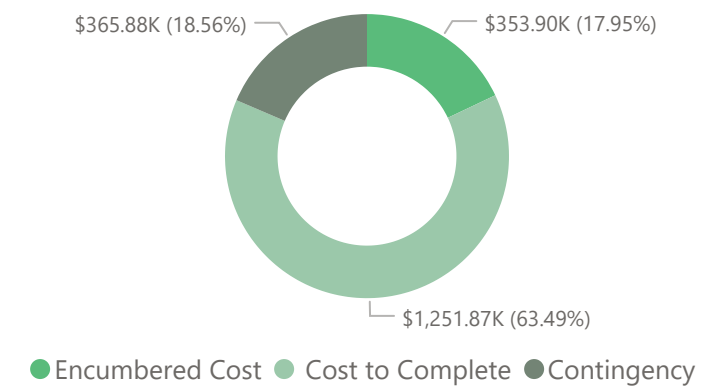
Planned Appropriation vs Estimated Cost



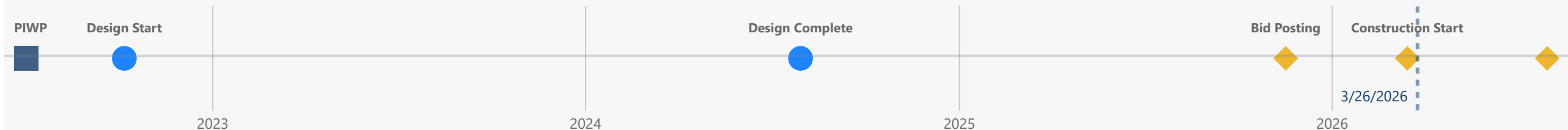
Appropriated Budget Status to Date

Appropriated to Date: \$1,971,650
Encumbered: \$353,901
Pending Contracts/POs: \$1,251,870
Appropriated Balance/Contingency: \$365,879

Project Financial Status



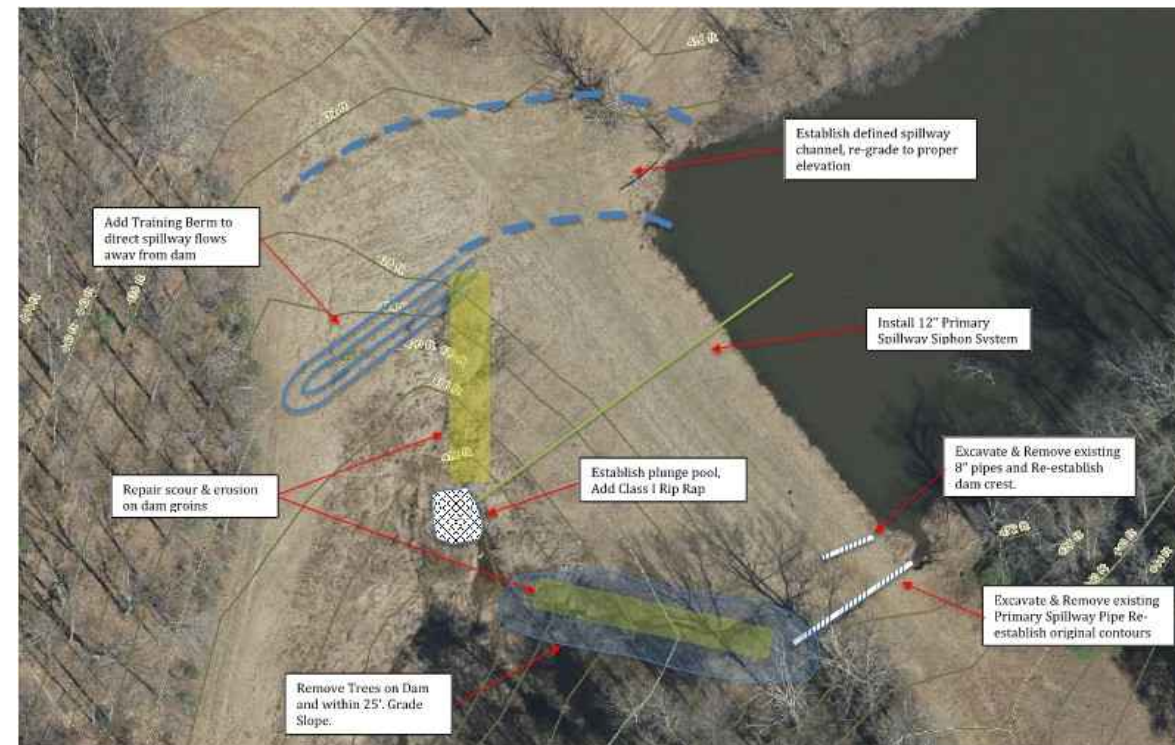
Current Project Schedule



Rivanna Station Dams Repair

Description

During procurement of the Rivanna Futures properties two existing dams were observed to be in generally stable condition. However, both dams require upgrades and repairs to be in serviceable condition and in compliance with current standards. The County is performing design in order to pursue grants to implement the repairs. Without being able to maintain the dam sooner than later, costs could increase substantially over longer time frames.



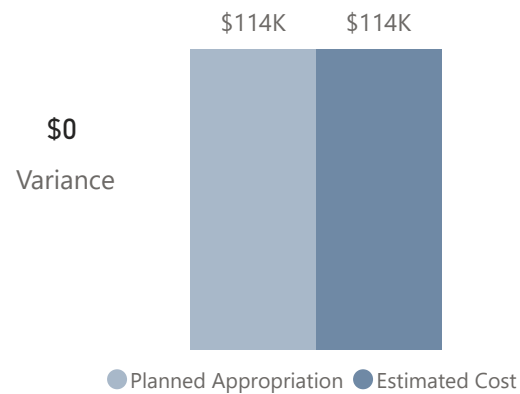
Rivanna Station Dams Repair

Latest Update

A. Morton Thomas and Associates (AMT) has submitted a 60% preliminary design plan which has been reviewed and commented on by the County. A meeting was held on October 24th, 2025 with AMT to discuss comments. AMT has submitted 100% plans to the County on January 9th, 2026. Signature for the alter permit for the dams has been signed from the County and submitted to AMT on February 23rd, 2026. Design and permitting are expected to be complete in early 2026. A construction timeline will be contemplated when funding is appropriated.

Alex Salle Project Manager	1/15/2025 Initiation Date	Design Current Phase	Design Complete Next Milestone	4/24/2026 Next Milestone Date	41% Percent Complete	4/24/2026 Substantial Completion Date
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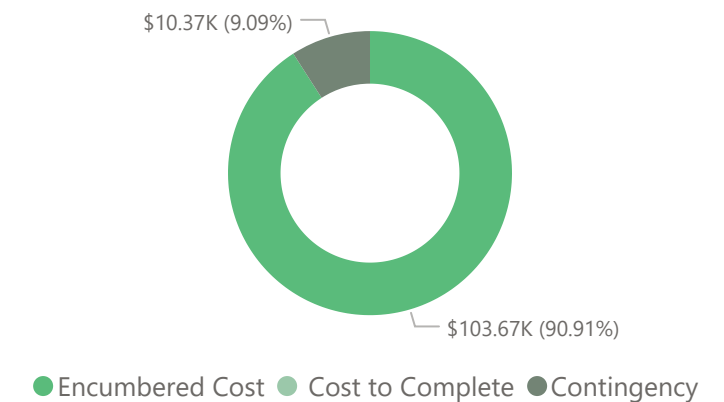
Planned Appropriation vs Estimated Cost



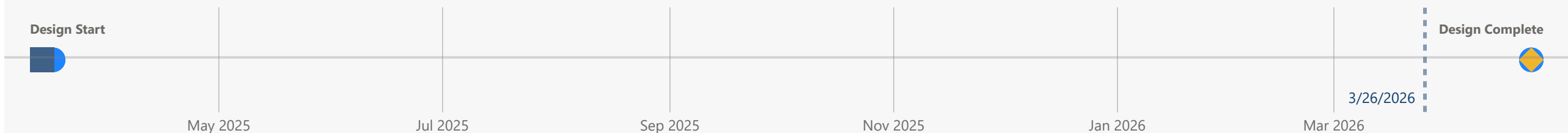
Appropriated Budget Status to Date

Appropriated to Date:	\$114,038
Encumbered:	\$103,671
Pending Contracts/POs:	\$0
Appropriated Balance/Contingency:	\$10,367

Project Financial Status



Current Project Schedule



Description

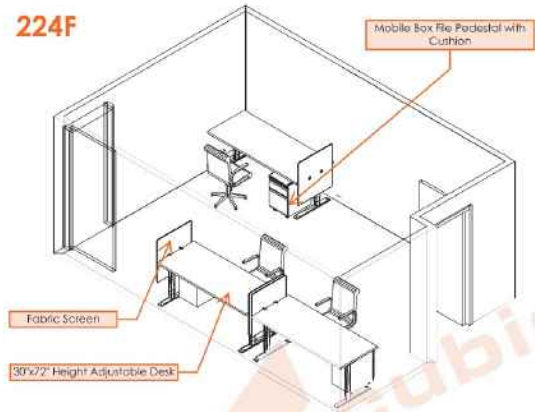
Utilizing the Space Use Standards and Procedures, analyze and reconfigure the CAPE and P&SP areas to improve space utilization and enable sharing with other departments.



OVERALL LAYOUT 3D

*O2 CORPORATE MODULAR FURNITURE | NON-POWERED | GRADE 1

224F

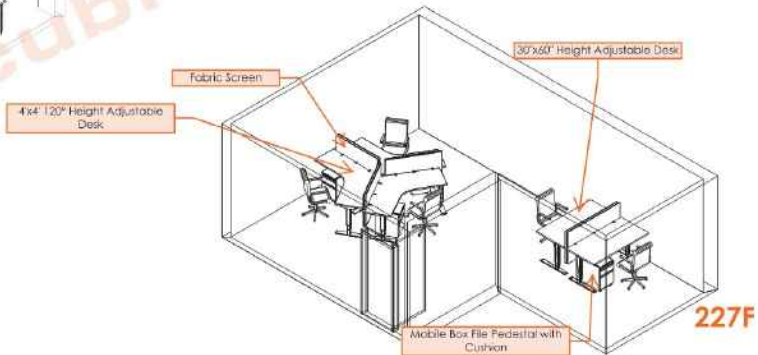


FINISHES:

Cushion & Screens Fabric: Anchorage Willow
Worksurface/Edge: Buka Bark
Paint: MT
Height Adjustable Base: MT



*DIMENSIONS PROVIDED BY CLIENT, TO BE FIELD VERIFIED



227F

**SEATING NOT INCLUDED, AVAILABLE UPON REQUEST.

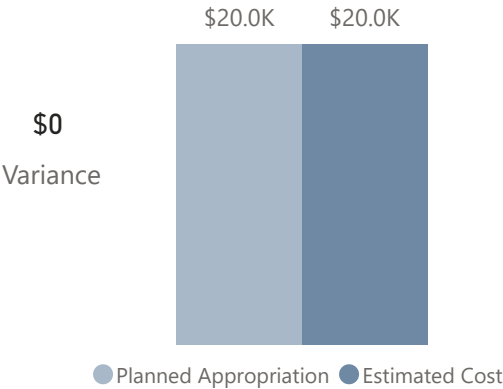
Latest Update

Improvements to the copy room storage area and conference table were made with existing furniture.

The project is currently on hold awaiting direction from the County Executive department. If approved to move forward, the schedule milestones will need to be revised as furniture procurement has a four month lead time.

Audrey Storm Project Manager	7/10/2025 Initiation Date	On Hold Current Phase	Design Complete Next Milestone	3/30/2026 Next Milestone Date	67% Percent Complete	8/27/2026 Substantial Completion Date
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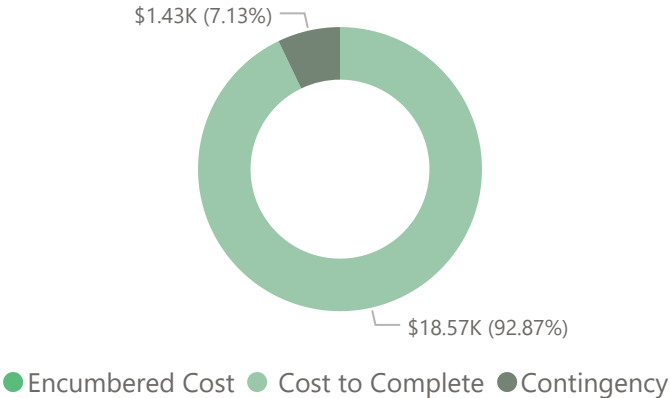
Planned Appropriation vs Estimated Cost



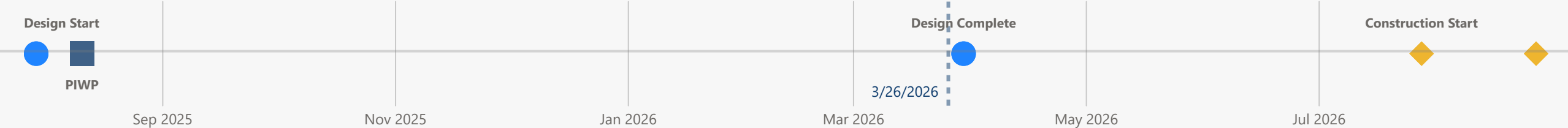
Appropriated Budget Status to Date

Appropriated to Date:	\$15,000
Encumbered:	\$0
Pending Contracts/POs:	\$18,574
Appropriated Balance/Contingency:	(\$3,574)

Project Financial Status



Current Project Schedule



Description

County staff is working with an engineering firm for the future maintenance replacement of the existing chilled water pumps, chiller tower, main electrical switchgear, transformers, panels, auditorium lighting controls, auditorium motorized shades, and the two generators at the McIntire County Office Building.



Latest Update

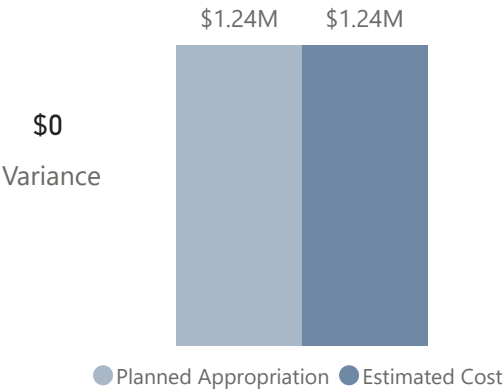
County staff has received the Purchase Order (PO) for the new generator and is coordinating with the distributor to finalize the purchase. Delivery is expected by the end of August. Staff is also working with Purchasing to prepare an Invitation for Bid (IFB) for the generator installation, which will include construction of a concrete pad and boring under the upper parking lot. This work is planned to be completed before the generator is delivered. In addition, County staff is coordinating with both the City and the County to secure all required permits prior to completing the IFB.

County staff is also working with Purchasing on a separate IFB for the replacement of the existing boilers. Installation is scheduled to begin in mid-spring, with completion expected by October.

An additional IFB is being prepared for the replacement of lighting fixtures and curtains in the Lane Auditorium.

Scott Reuschling Project Manager	8/8/2024 Initiation Date	Construction Solicitation Current Phase	Bid Posting Next Milestone	3/31/2026 Next Milestone Date	77% Percent Complete	12/31/2026 Substantial Completion Date
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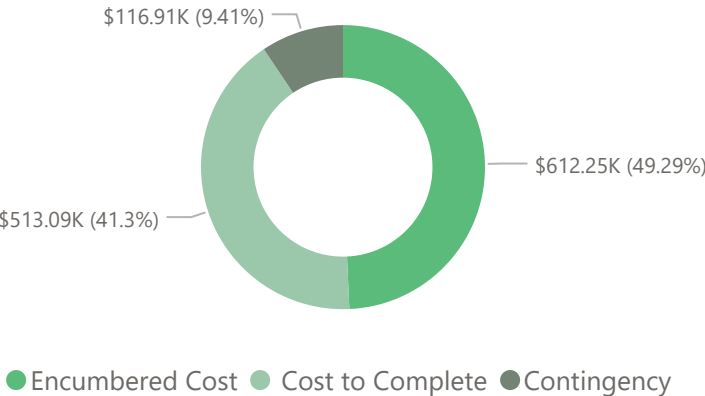
Planned Appropriation vs Estimated Cost



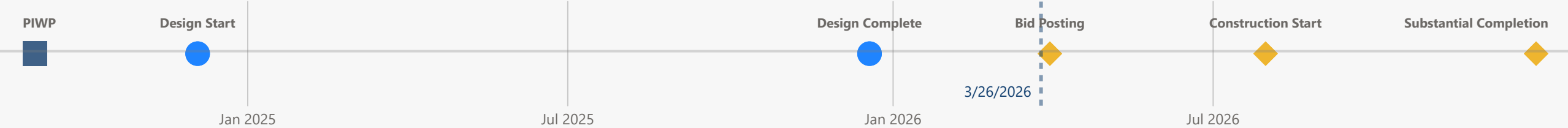
Appropriated Budget Status to Date

Appropriated to Date:	\$1,242,247
Encumbered:	\$612,247
Pending Contracts/POs:	\$513,090
Appropriated Balance/Contingency:	\$116,910

Project Financial Status



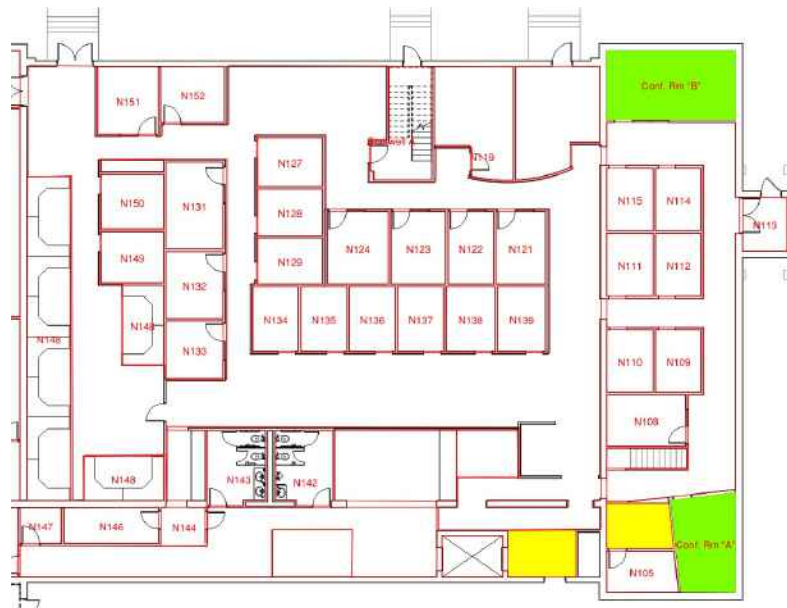
Current Project Schedule



Space Management - CDD

Description

Utilizing the Space Use Standards and Procedures, analyze the CDD area of COB McIntire to improve space utilization and enable sharing with other departments.



Space Management - CDD

Latest Update

A Project Initiation Work Plan was executed, however with the recent retirement of the CDD Department Director the kick off of the space management assessment is on hold until April 2026.

Audrey Storm	12/30/2025	Initiation	Design Start	6/1/2026	0%	6/1/2026
Project Manager	Initiation Date	Current Phase	Next Milestone	Next Milestone Date	Percent Complete	Substantial Completion Date

Planned Appropriation vs Estimated Cost

(Blank)

Variance

\$0.00 \$0.00

● Planned Appropriation ● Estimated Cost

Appropriated Budget Status to Date

Appropriated to Date: \$0

Encumbered: \$0

Pending Contracts/POs: \$0

Appropriated Balance/Contingency: \$0

Project Financial Status

Current Project Schedule

PIWP



Mar 2026

3/26/2026

May 2026

Design Start



Jul 2026

Sep 2026

Nov 2026

Design Complete



Space Management - IT

Description

Utilizing the Space Use Standards and Procedures, analyze the IT area of COB McIntire to improve space utilization and enable sharing with other departments.



Space Management - IT

Latest Update

Existing Collaboration Space/Conference Room has been incorporated into the SPACES application. Additional space management improvement opportunities will be identified as existing usage is confirmed and needs require.

Audrey Storm	9/25/2025	Study	Design Complete	8/30/2026	14%	8/30/2026
Project Manager	Initiation Date	Current Phase	Next Milestone	Next Milestone Date	Percent Complete	Substantial Completion Date

Planned Appropriation vs Estimated Cost

(Blank)

Variance

\$0.00 \$0.00

● Planned Appropriation ● Estimated Cost

Appropriated Budget Status to Date

Appropriated to Date: \$0

Encumbered: \$0

Pending Contracts/POs: \$0

Appropriated Balance/Contingency: \$0

Project Financial Status

Current Project Schedule

Design Start



Nov 2025

PIWP



Jan 2026

Mar 2026

3/26/2026



May 2026

Jul 2026

Design Complete



Description

Utilizing the Space Use Standards and Procedures, analyze the ACPD and ACFR areas to provide guidance on future CIP funding for training facilities.



FEASIBILITY STUDY REPORT
Albemarle County Fire Training Facility



Latest Update

Albemarle County Fire Rescue and Police Department have expressed the need for additional training space. A Project Initiation Work Plan is being executed to evaluate current utilization and provide a recommendation for future CIP funding requests.

Audrey Storm Project Manager	12/12/2025 Initiation Date	Initiation Current Phase	PIWP Next Milestone	2/10/2026 Next Milestone Date	0% Percent Complete	2/10/2026 Substantial Completion Date
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Planned Appropriation vs Estimated Cost

(Blank)

Variance

\$0.00 \$0.00

● Planned Appropriation ● Estimated Cost

Appropriated Budget Status to Date

Appropriated to Date: \$0

Encumbered: \$0

Pending Contracts/POs: \$0

Appropriated Balance/Contingency: \$0

Project Financial Status

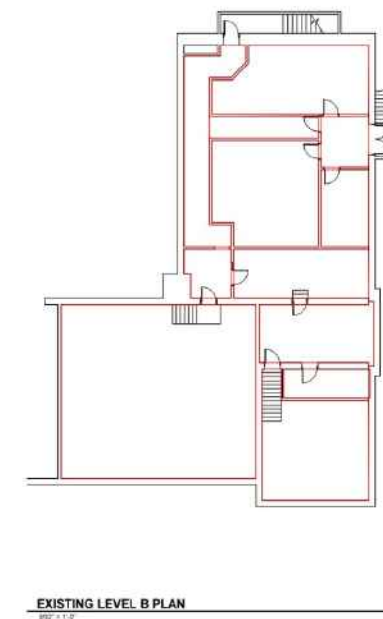
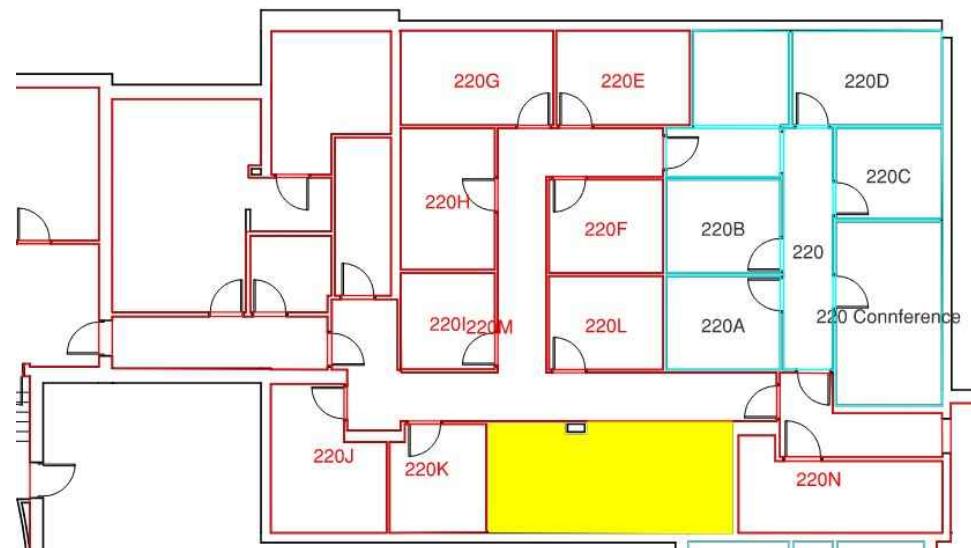
Current Project Schedule



Space Management - FES

Description

Utilizing the Space Use Standards and Procedures, analyze the entire FES department needs to identify options for improved compliance and department efficiency when FP&C staff returns from temporary location at the Jessup Building.

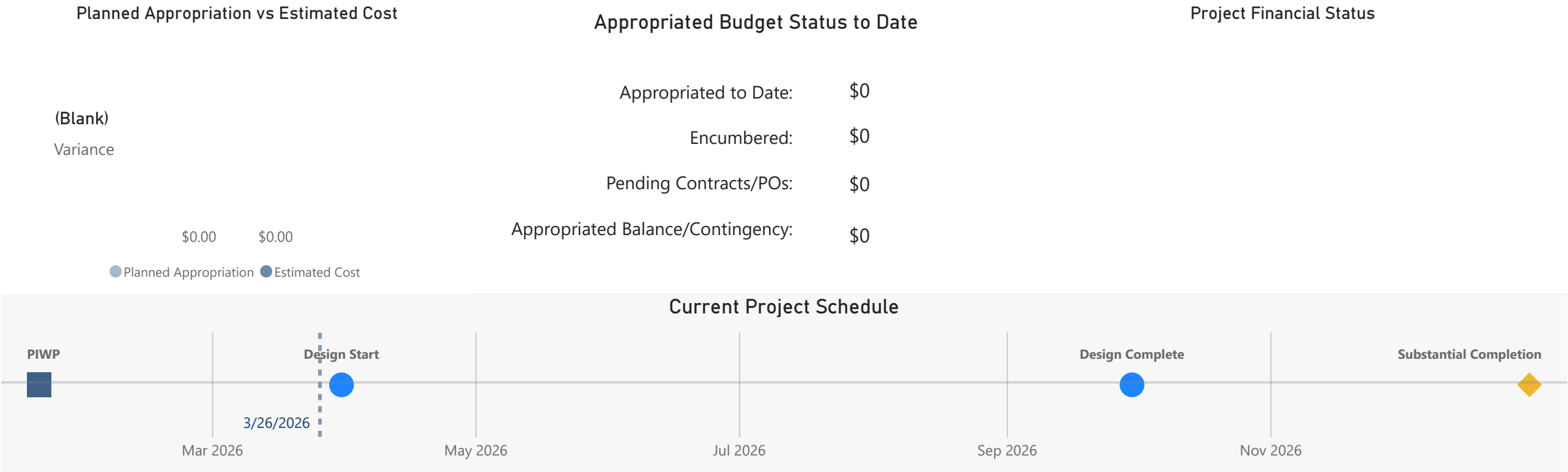


Latest Update

Due to the fragmented and temporary locations of Facilities and Environmental Services staff the department is completing a full department space needs assessment.

A project initiation work plan was finalized on 1/20/26 for \$0 with an anticipated completion by the end of the calendar year.

Audrey Storm Project Manager	(Blank) Initiation Date	Initiation Current Phase	Design Start Next Milestone	3/31/2026 Next Milestone Date	0% Percent Complete	12/31/2026 Substantial Completion Date
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Current Project Schedule

PIWP

Design Start

Design Complete

Substantial Completion

3/26/2026

Mar 2026

May 2026

Jul 2026

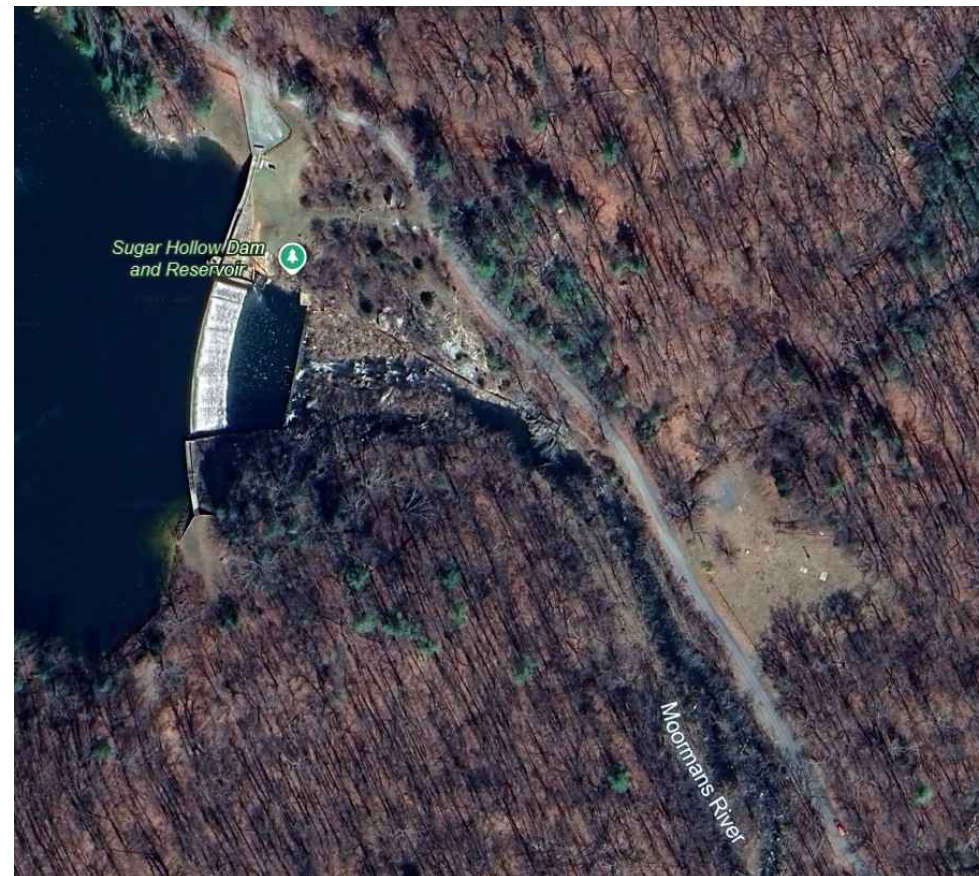
Sep 2026

Nov 2026

Sugar Hollow Reservoir Trailhead

Description

The goal of this project and grant funding is to create a safer, enhanced, and more accessible gateway to the Shenandoah National Park. This would be achieved through three primary project components: designing and constructing establishing a formal trailhead, including structured parking visitor amenities; repairing and improving the roadway, ensuring the elimination of vehicle-pedestrian conflicts; and conducting environmental remediation of the existing parking area to reduce erosion and sedimentation, returning it to a natural state.



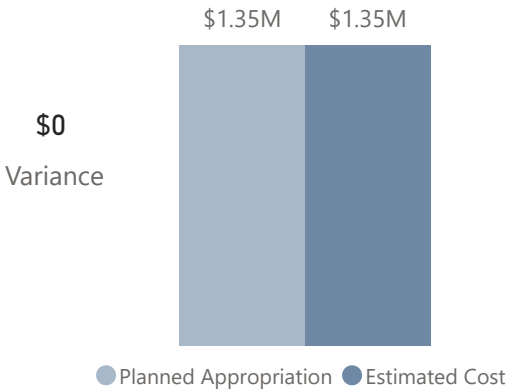
Sugar Hollow Reservoir Trailhead

Latest Update

At the Board of Supervisors (BOS) meeting on 5/21/25, the BOS approved a resolution to authorize a project administration agreement (PAA) with VDOT (Virginia Department of Transportation) for the Sugar Hollow Reservoir Trailhead project. The Project Administration Agreement (PAA) has been signed by the County Executive's office and was submitted to VDOT along with a Request to Administer (RtA) form, with the RtA now being fully executed as of 12/9/25. The County Attorney's office continues to work on negotiating a lease and easements needed for the construction of the project. The easements are needed prior to starting design of the project to avoid additional costs to include a right of way (ROW) phase with VDOT staff. Concurrently, FP&C staff are procuring proposals from an engineering firm.

Alex Salle	12/1/2025	Initiation	Design Start	6/25/2026	6%	2/2/2026
Project Manager	Initiation Date	Current Phase	Next Milestone	Next Milestone Date	Percent Complete	Substantial Completion Date

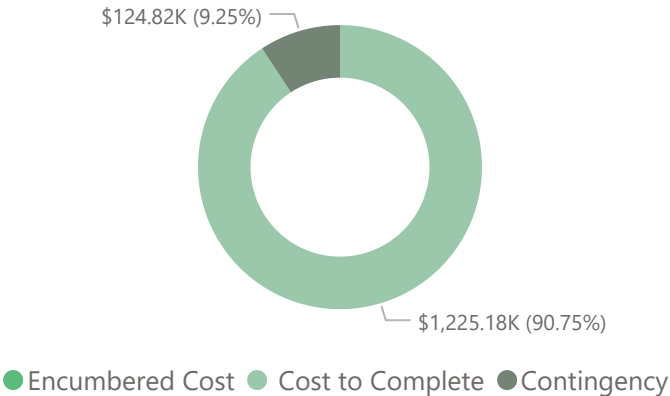
Planned Appropriation vs Estimated Cost



Appropriated Budget Status to Date

Appropriated to Date:	\$0
Encumbered:	\$0
Pending Contracts/POs:	\$0
Appropriated Balance/Contingency:	\$0

Project Financial Status

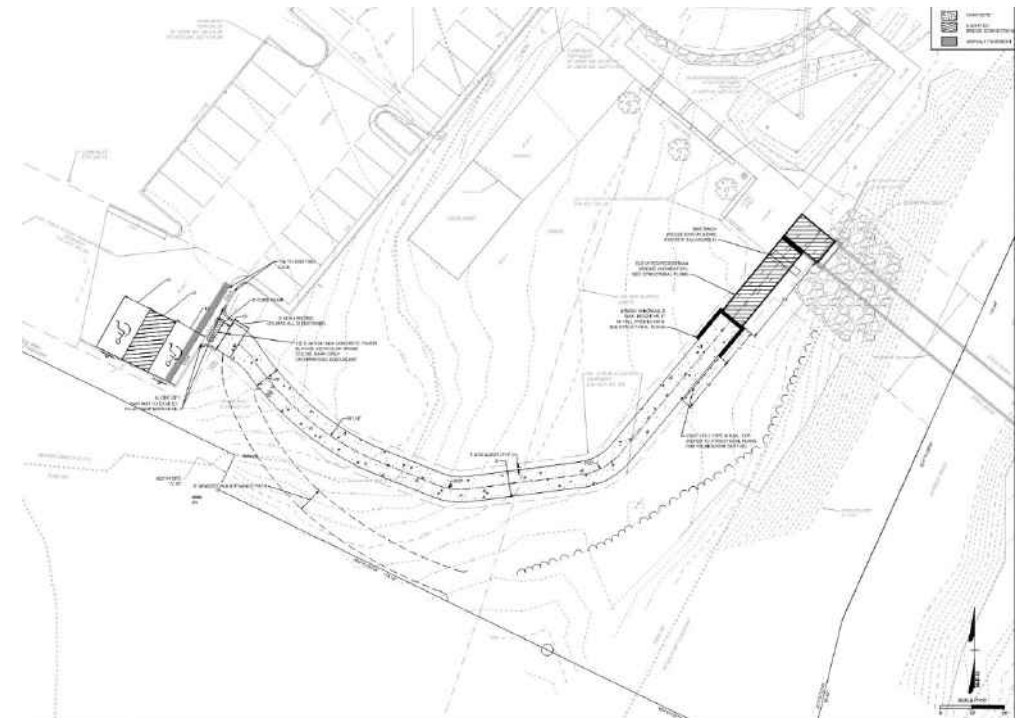


Current Project Schedule



Description

Design and construct a ramp structure to provide access to scenic views from an existing pedestrian bridge crossing of Moore's Creek along the rear / east line of historic Woolen Mills. All work shall remain within the existing public access easment on the property. The scope excludes construction of a route from the bridge to the trail.

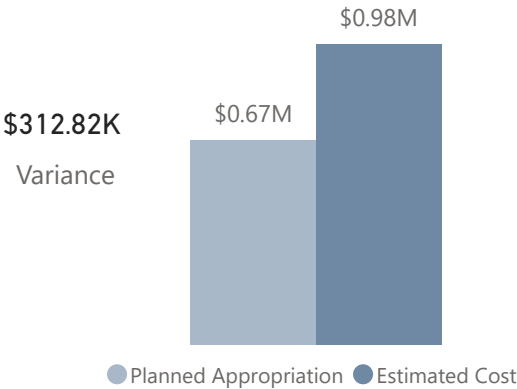


Latest Update

Bid exceeding available funds and efforts to negotiate within available funds were unsuccessful. The solicitation award has been canceled. The project is on hold pending additional funding and/or grant awards.

Audrey Storm Project Manager	12/11/2023 Initiation Date	On Hold Current Phase	Construction Start Next Milestone	11/1/2026 Next Milestone Date	75% Percent Complete	6/30/2027 Substantial Completion Date
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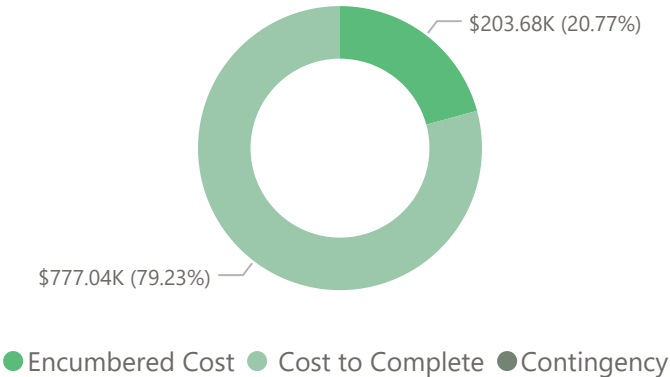
Planned Appropriation vs Estimated Cost



Appropriated Budget Status to Date

Appropriated to Date:	\$667,900
Encumbered:	\$203,680
Pending Contracts/POs:	\$777,040
Appropriated Balance/Contingency:	(\$312,820)

Project Financial Status



Current Project Schedule



Monticello Fire Station Interior Renovations

Description

This project includes the renovation and maintenance of key areas in Albemarle County Fire Rescue Station 11. Albemarle County was awarded a FEMA SAFER grant to provide additional staffing for a ladder truck at Station 11. The increase in personnel is more than the station was designed for and updates are needed to provide proper working conditions.



Monticello Fire Station Interior Renovations

Latest Update

The Architect has completed the design of Phase I Training Room and Phase II Kitchen/Dayroom/Officer Areas. The project has a design hurdle with finalizing the design for the maintenance and replacement of the main mechanical system components due to limits with the existing generator capacity. The design team worked through potential solutions with the HVAC system and the County has decided to move forward with the future replacement of a larger generator. County staff received a cost proposal for the design of a generator replacement and started processing a change order in order to complete the design. The start of construction work has been delayed and a new schedule is being developed based on updating the design for a new future generator and equipment lead times.

Scott Reuschling
Project Manager

6/11/2024
Initiation Date

Design
Current Phase

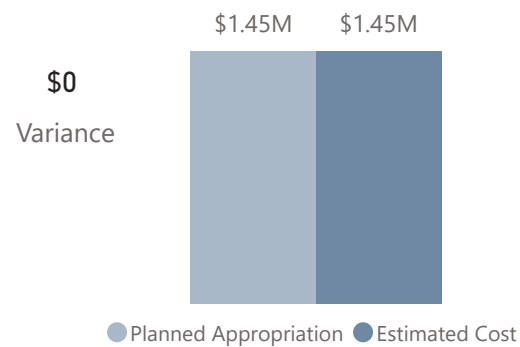
Design Complete
Next Milestone

6/30/2026
Next Milestone Date

20%
Percent Complete

3/31/2027
Substantial Completion Date

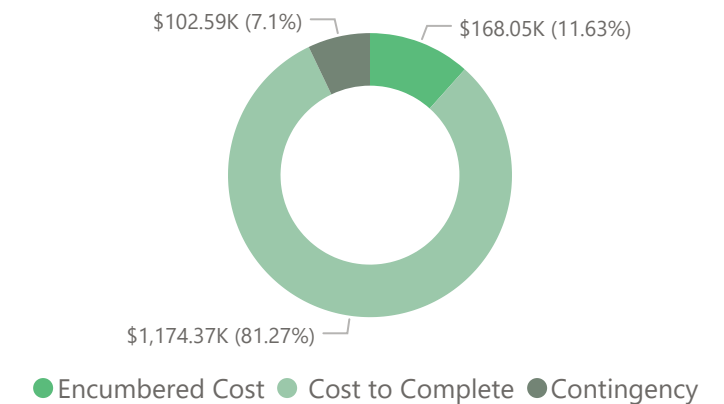
Planned Appropriation vs Estimated Cost



Appropriated Budget Status to Date

Appropriated to Date: \$1,045,000
Encumbered: \$168,047
Pending Contracts/POs: \$444,366
Appropriated Balance/Contingency: \$432,587

Project Financial Status

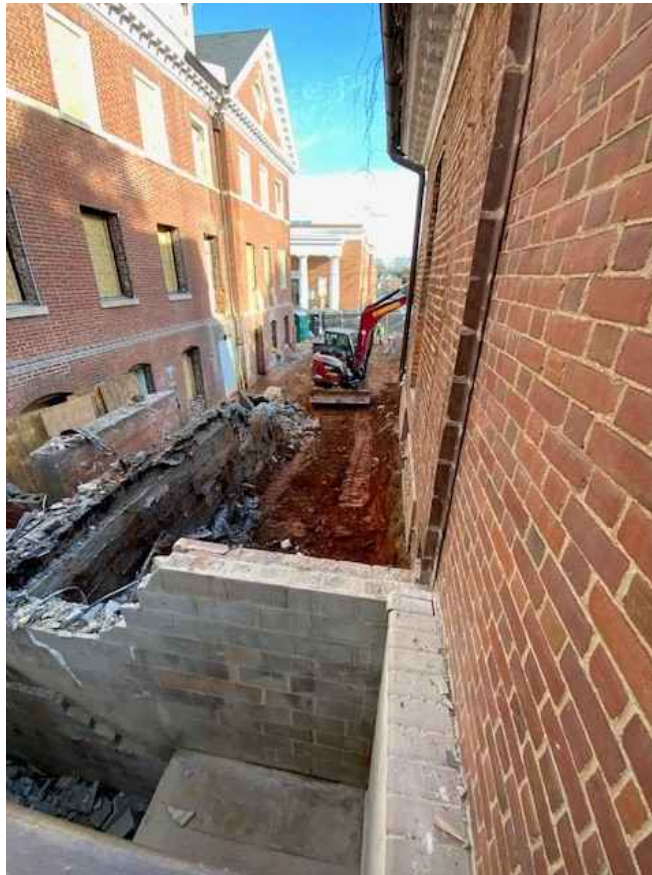


Current Project Schedule



Description

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



Latest Update

Phase I – General District Court

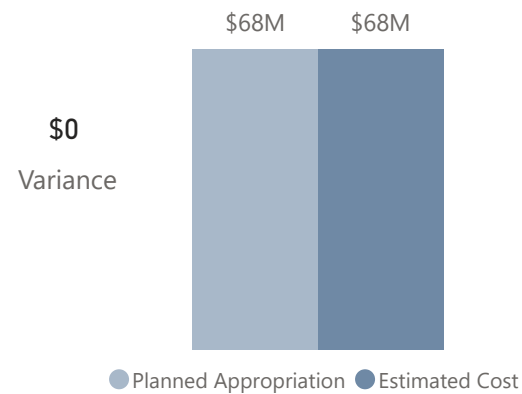
Construction of the General District Court is substantially complete. On June 25th the building open to the public and Court operation began on June 26th. The contractor will be working on punch list items throughout the building after hours.

Phase II – Circuit Court

Renovations at the Circuit Courthouse continue. At the 1983 Addition, selective demolition continues, including second-floor cutting for the new stairwell, structural shoring, and roof joist replacement. Installation of structural steel for the elevators will begin once shoring activities are complete. Window installation has also begun. At the 1803 Historic Courthouse, selective demolition is ongoing. The contractor is removing the second floor and the raised flooring at the judges' bench, and excavating for the new elevator pit and under-slab plumbing. Demolition and widening of the existing sallyport is nearing completion with excavation. Installation of footings, underground plumbing, and foundation walls is scheduled to begin in mid-March.

Walter Harris Project Manager	10/23/2017 Initiation Date	Construction Current Phase	Substantial Completion Next Milestone	12/30/2026 Next Milestone Date	60% Percent Complete	12/30/2026 Substantial Completion Date
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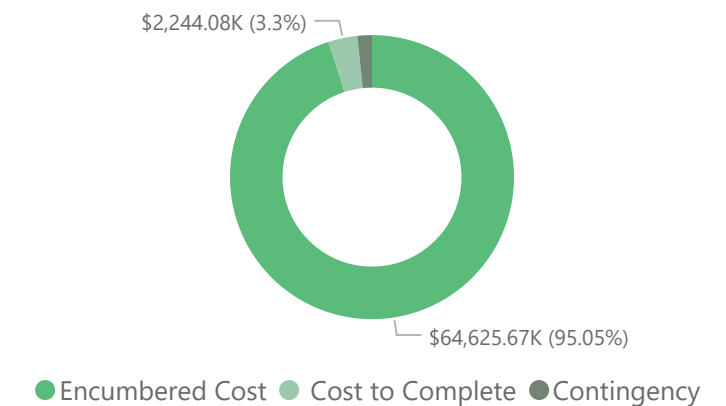
Planned Appropriation vs Estimated Cost



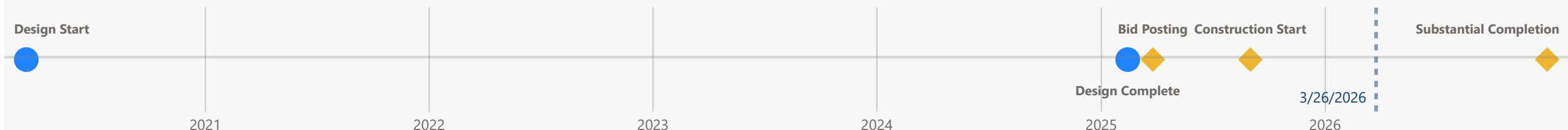
Appropriated Budget Status to Date

Appropriated to Date: \$67,993,225
Encumbered: \$64,625,674
Pending Contracts/POs: \$2,244,083
Appropriated Balance/Contingency: \$1,123,468

Project Financial Status



Current Project Schedule



Biscuit Run Grass Fields Design

Description

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



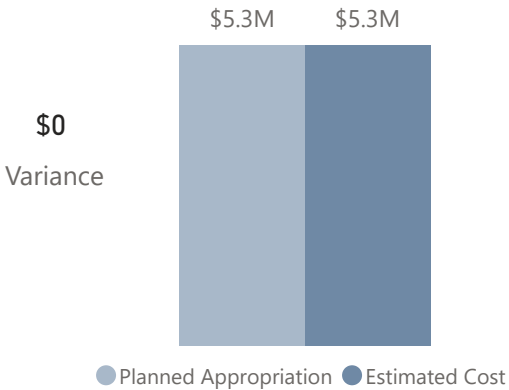
Biscuit Run Grass Fields Design

Latest Update

A Notice to Proceed was issued to R2Build on January 30, 2026. A preconstruction meeting was held on February 9, 2026, at the County Office Building with FP&C, Parks and Recreation, the AE team, the contractor, the Community Development Department (CDD), and the third-party inspector. On February 13, 2026, an on site meeting was conducted with the Albemarle County Service Authority (ACSA) and CDD to release the Land Disturbance Permit and authorize access for connection to the ACSA water line. The contractor mobilized and began tree clearing on February 16, 2026. The next progress meeting is scheduled for March 2, 2026.

Scott Reuschling Project Manager	9/13/2023 Initiation Date	Construction Solicitation Current Phase	Substantial Completion Next Milestone	8/29/2026 Next Milestone Date	47% Percent Complete	8/29/2026 Substantial Completion Date
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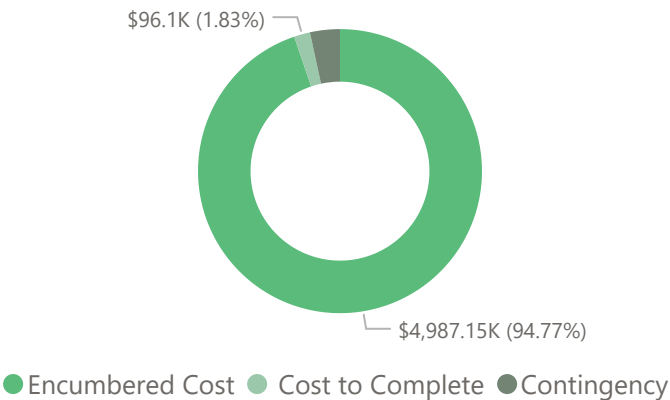
Planned Appropriation vs Estimated Cost



Appropriated Budget Status to Date

Appropriated to Date:	\$5,262,276
Encumbered:	\$4,987,149
Pending Contracts/POs:	\$96,098
Appropriated Balance/Contingency:	\$179,029

Project Financial Status



Current Project Schedule



Biscuit Run Park Phase 1a-Entrance & Parking

Description

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

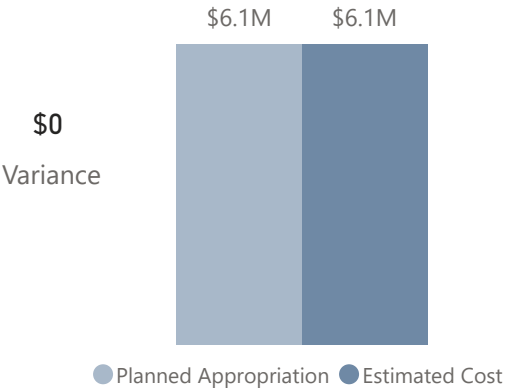


Latest Update

The contractor is currently wrapping up the last punch list items for Part "A" of this project. Part "B" (Rt 20 paving and drainage) has remaining work to be completed before VDOT acceptance. County Staff issued a report to the contractor giving them further direction on the repair work on Rt 20. County staff expect a plan for corrective measures by the contractor by the end of February 2026. Phase 1a will reach final completion once all punch list items are executed including the acceptance of Rt 20 by VDOT.

Steve Hoffmann Project Manager	8/8/2019 Initiation Date	Construction Current Phase	Substantial Completion Next Milestone	5/30/2026 Next Milestone Date	95% Percent Complete	5/30/2026 Substantial Completion Date
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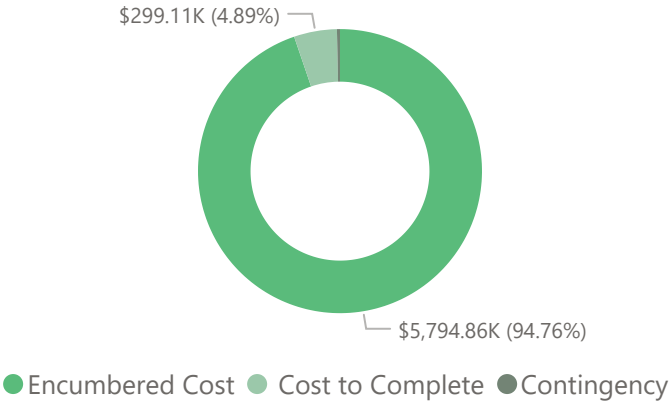
Planned Appropriation vs Estimated Cost



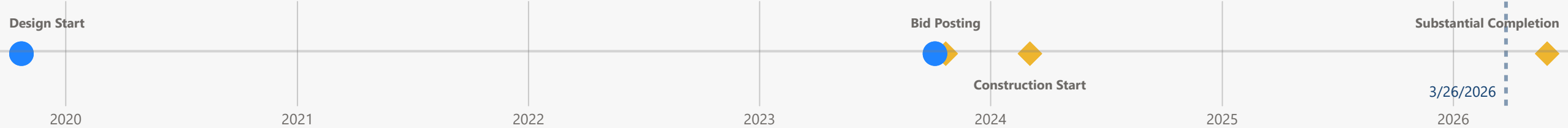
Appropriated Budget Status to Date

Appropriated to Date:	\$6,115,038
Encumbered:	\$5,794,855
Pending Contracts/POs:	\$299,112
Appropriated Balance/Contingency:	\$21,071

Project Financial Status



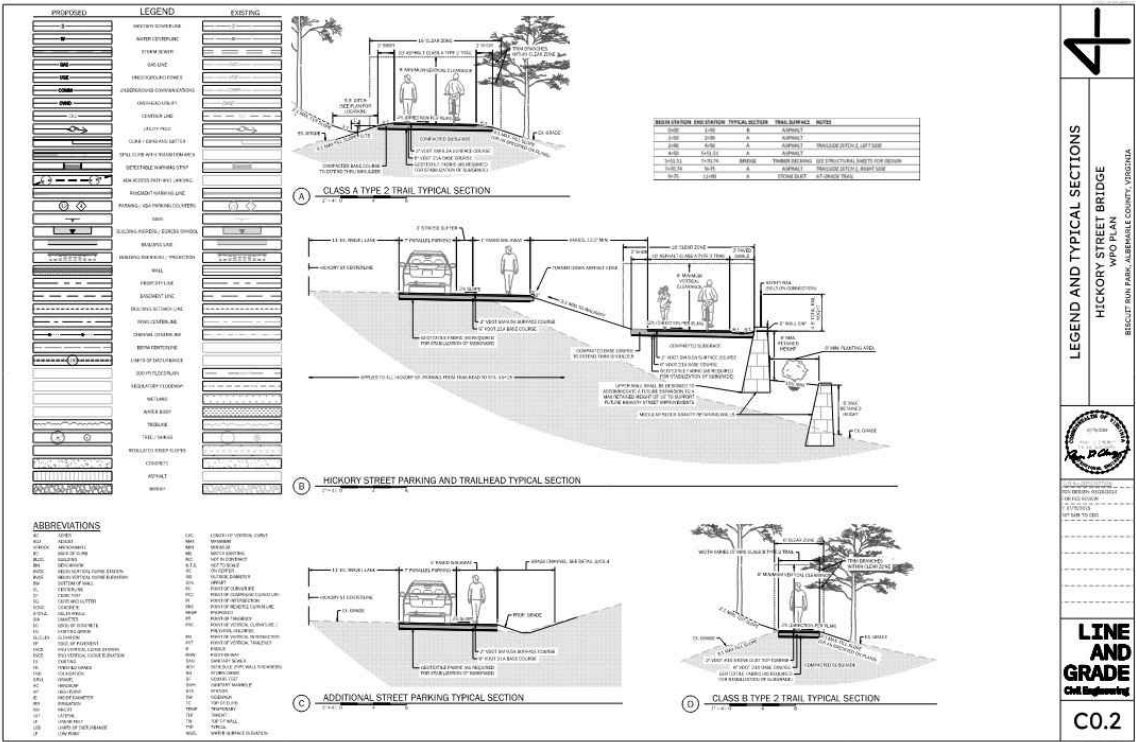
Current Project Schedule



Biscuit Run Pedestrian Bridge

Description

Design of the Hickory Street Pedestrian Bridge at Biscuit Run. Preliminary design was expedited with Facilities and Environmental Services consultant budget to allow for coordination with the Stream Restoration Project given the future bridge will cross the stream and footing/pier construction coordination is prudent. Future improvements to Hickory Street are expected, and coordination is necessary to minimize rework. The allocation of construction funding is expected in FY26 to create a secondary entrance for Biscuit Run as part of this project.



Biscuit Run Pedestrian Bridge

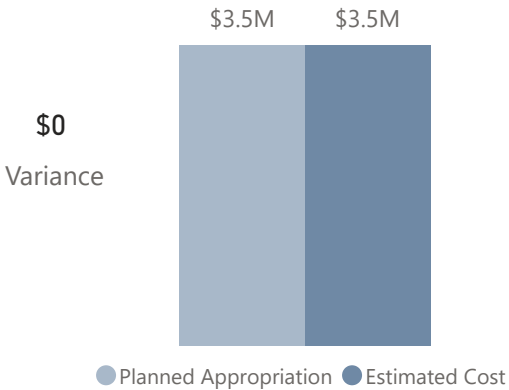
Latest Update

Contracts for construction, construction administration, and 3rd party inspections are finalized. A Land Disturbance Permit was issued on February 20th and site work will begin March 2, 2026. Coordination with Albemarle Fire Recue regarding 911 addressing and final design of the retaining wall are underway to secure a building permit for the bridge and road work.

Adjacent property owners and the Stream Restoration team were represented at the preconstruction meeting to help ensure activity coordination for planting and partial street closures. Additional communication with the general public and surrounding neighborhoods regarding the project and expectations is being coordinated with Albemarle County Parks and Recreation and the Communications and Public Engagement departments.

Audrey Storm	8/2/2023	Construction	Substantial Completion	2/28/2027	55%	2/28/2027
Project Manager	Initiation Date	Current Phase	Next Milestone	Next Milestone Date	Percent Complete	Substantial Completion Date

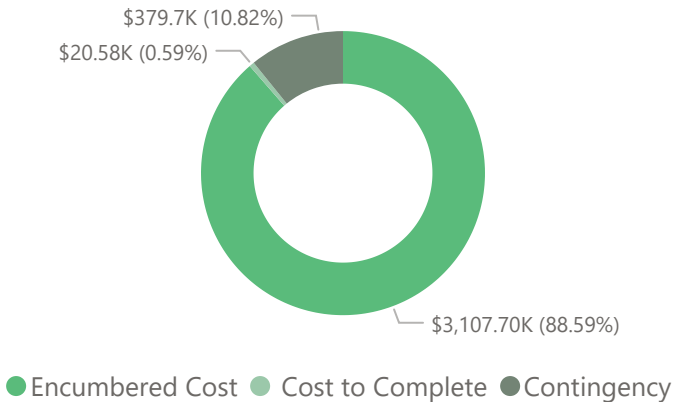
Planned Appropriation vs Estimated Cost



Appropriated Budget Status to Date

Appropriated to Date:	\$3,507,979
Encumbered:	\$3,107,701
Pending Contracts/POs:	(\$2,125)
Appropriated Balance/Contingency:	\$402,403

Project Financial Status



Current Project Schedule



Description

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

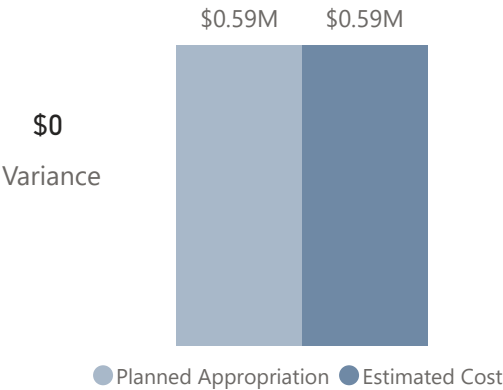


Latest Update

The Contractor has completed installation of the helical posts for the first of the three boardwalks and has mobilized to the second bridge to begin installing the next set of helical posts. Due to recent snowstorms, the Contractor was unable to work on the project during February. Work is scheduled to resume at the beginning of March. Timber framing for the bridges is expected to be delivered by mid-March, and the boardwalks remain on schedule for completion in spring 2026.

Scott Reuschling Project Manager	12/2/2022 Initiation Date	Construction Current Phase	Substantial Completion Next Milestone	3/31/2026 Next Milestone Date	87% Percent Complete	3/31/2026 Substantial Completion Date
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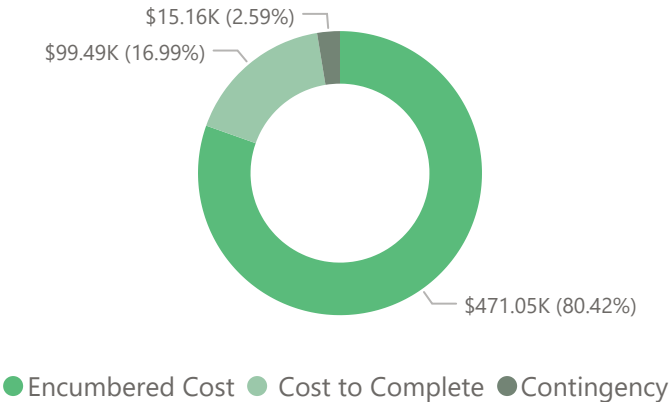
Planned Appropriation vs Estimated Cost



Appropriated Budget Status to Date

Appropriated to Date:	\$585,700
Encumbered:	\$471,046
Pending Contracts/POs:	\$99,494
Appropriated Balance/Contingency:	\$15,160

Project Financial Status



Current Project Schedule



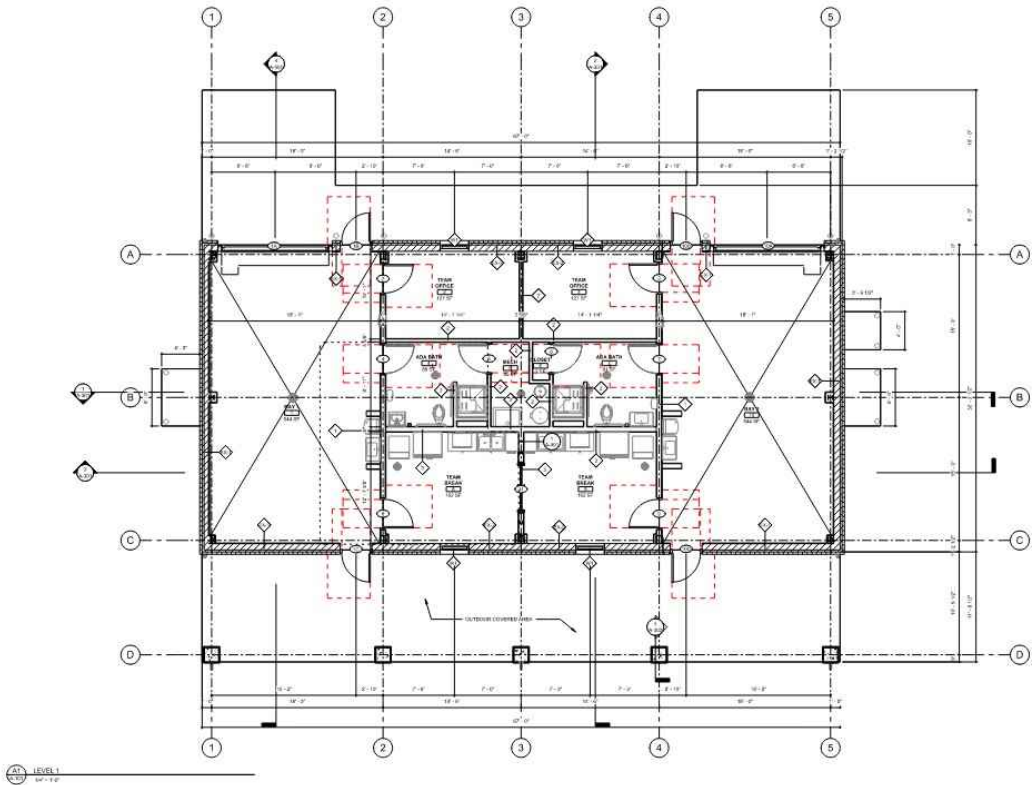
Description

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

OPTION 2



- 1. Metal Roof
KYNAR | HARTFORD GREEN
- 2. Metal Wall Panels
FALK | DESERT SAND
- 3. Exposed PEMB Structure
KYNAR | BLACK
- 4. Stone Veneer:
Mountain View Stone
Stack Stone-
Appalachian



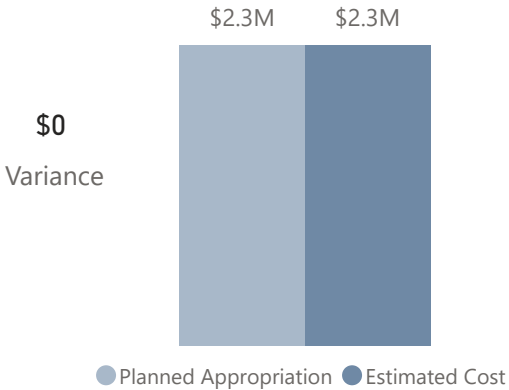
Latest Update

Staff has continued meeting with the design-build team every-other week to review plan updates as we move toward final design. Comments for the Site Development Plan and WPO plans were addressed and resubmitted for review on March 2nd.

Building construction is anticipated to start mid-year 2026 following the removal of soil by the Grass Fields project contractor. Tree clearing is expected before April 1st as required by long eared bat restrictions for critical areas of the project.

Audrey Storm Project Manager	11/3/2022 Initiation Date	Design Current Phase	Design Complete Next Milestone	5/11/2026 Next Milestone Date	38% Percent Complete	1/20/2027 Substantial Completion Date
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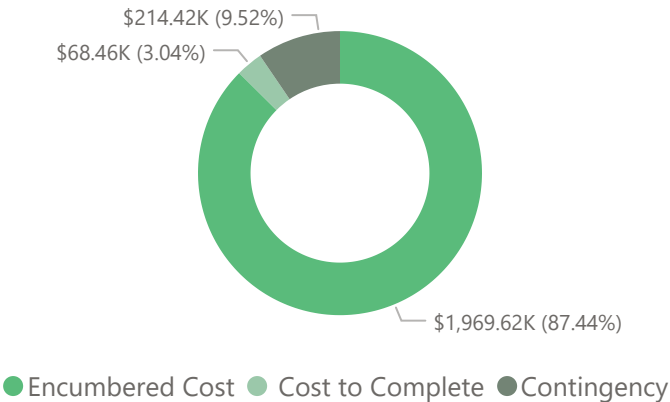
Planned Appropriation vs Estimated Cost



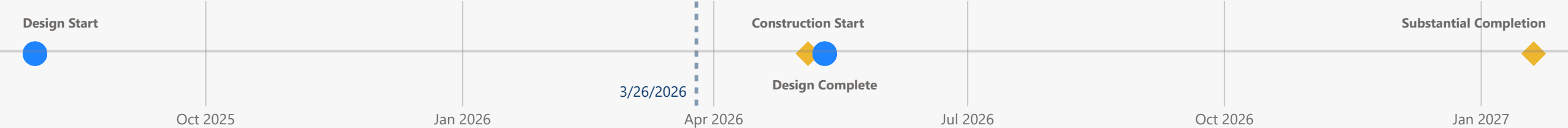
Appropriated Budget Status to Date

Appropriated to Date:	\$2,252,497
Encumbered:	\$1,969,617
Pending Contracts/POs:	\$68,461
Appropriated Balance/Contingency:	\$214,419

Project Financial Status

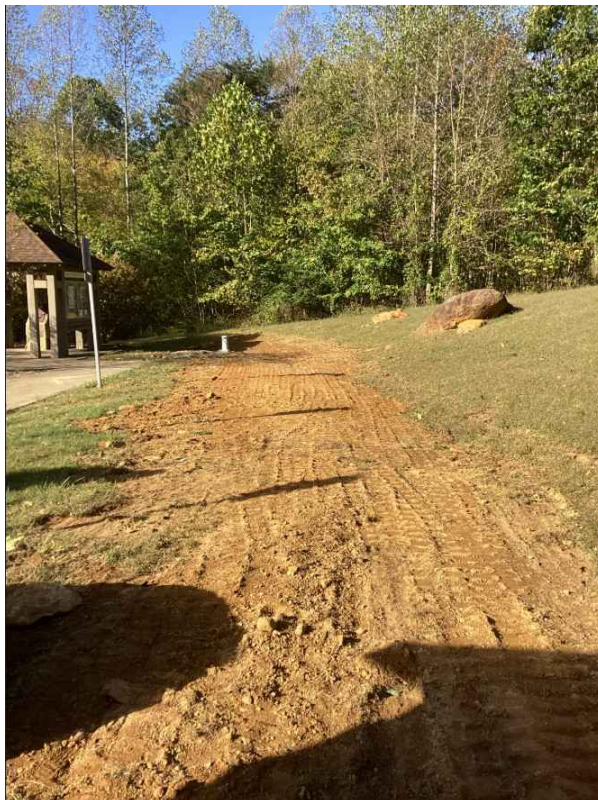


Current Project Schedule



Description

Byrom Park project objective is to provide a new power service from Central Virginia Electric Cooperative (CVEC), installation of a new non-potable water well and installation of an electric gate to the entrance to the park.

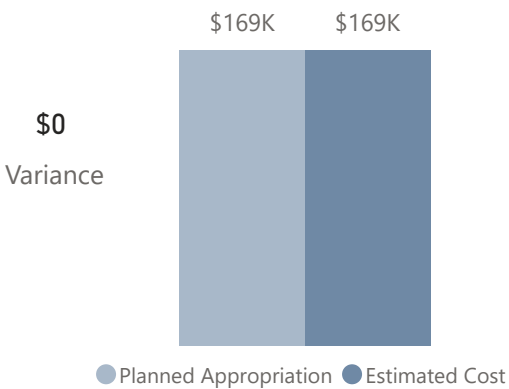


Latest Update

Gate controls were completed on Monday, January 19, 2026. Training on the programming and operation of the gate was held on Thursday, January 22, 2026. The gate is operational, and the project is completed.

Scott Reuschling Project Manager	8/24/2022 Initiation Date	Closeout Current Phase	Closeout Next Milestone	3/31/2026 Next Milestone Date	100% Percent Complete	1/19/2026 Substantial Completion Date
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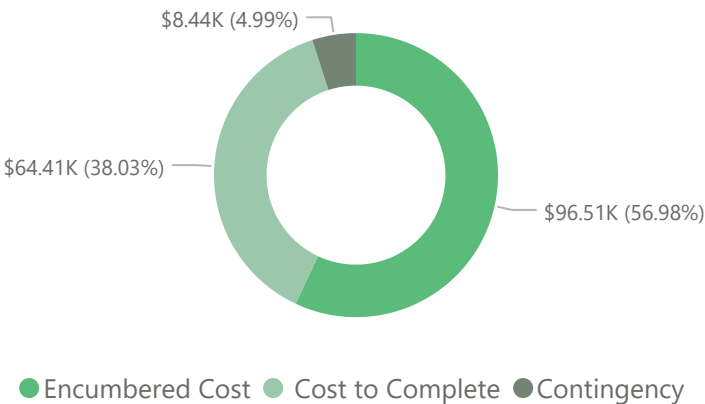
Planned Appropriation vs Estimated Cost



Appropriated Budget Status to Date

Appropriated to Date:	\$169,360
Encumbered:	\$96,509
Pending Contracts/POs:	\$64,407
Appropriated Balance/Contingency:	\$8,445

Project Financial Status



Current Project Schedule



Description

The current restrooms at the pavilion are not ADA compliant and would require significant renovations resulting in a reduction to the number of toilets / urinals. Installation of a new prefabricated ADA accessible restroom will provide compliance and increase the number of toilets.

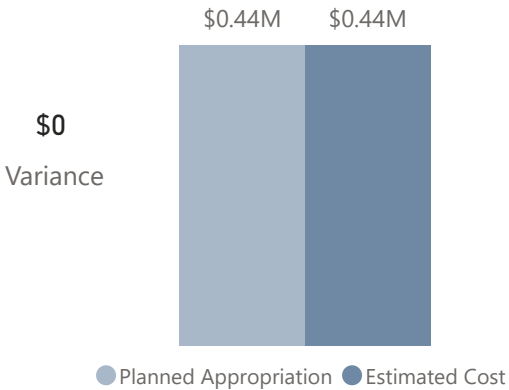


Latest Update

The prefabricated bathroom building was delivered on Thursday, November 20, 2025. The plumbing contractor completed the sewer and water connections to the building on Friday, November 21, 2025. The sidewalks around the new restroom and from the existing parking area were installed on Friday, December 19, 2025. County staff is coordinating an easement with the City of Charlottesville and Dominion Power to provide power to the building from an existing on-site transformer near the Lewis and Clark buildings. An update on the opening of the restroom will be provided when the easement is executed.

Scott Reuschling Project Manager	7/22/2024 Initiation Date	Construction Current Phase	Substantial Completion Next Milestone	3/31/2026 Next Milestone Date	90% Percent Complete	3/31/2026 Substantial Completion Date
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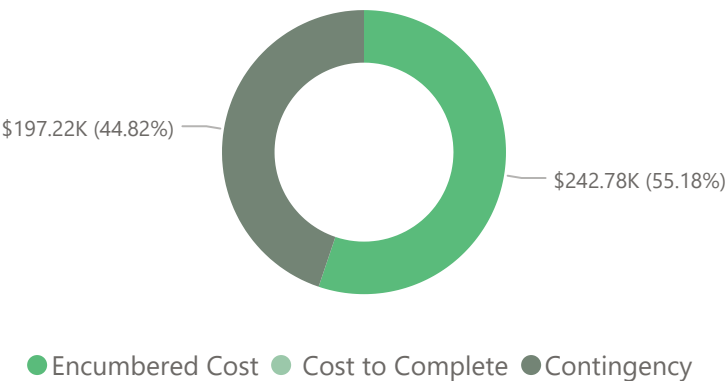
Planned Appropriation vs Estimated Cost



Appropriated Budget Status to Date

Appropriated to Date:	\$440,000
Encumbered:	\$242,779
Pending Contracts/POs:	\$0
Appropriated Balance/Contingency:	\$197,221

Project Financial Status



Current Project Schedule



Description

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

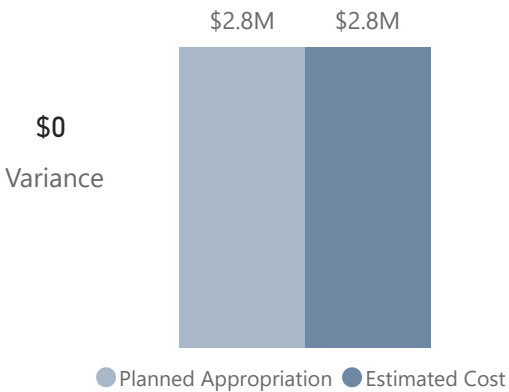


Latest Update

Fields two and three have reached substantial completion and are scheduled to be available for use in Spring 2026. February 18, 2026, the civil engineering consultant, A. Morton Thomas and Associates, Inc. (AMT), has submitted the Virginia Erosion and Stormwater Management Permit (VESMP) application for the fourth and final field, which remains on track for replacement during Summer 2026. The overall project continues to advance approximately one year ahead of the original schedule and remains well within the approved budget parameters.

Scott Reuschling Project Manager	9/14/2023 Initiation Date	Construction Current Phase	Substantial Completion Next Milestone	8/4/2026 Next Milestone Date	80% Percent Complete	8/4/2026 Substantial Completion Date
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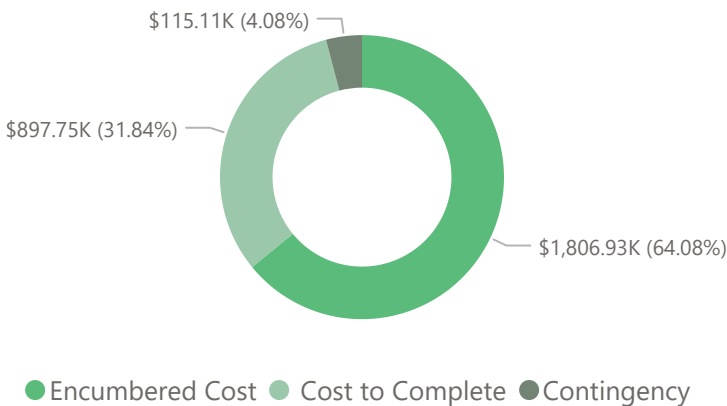
Planned Appropriation vs Estimated Cost



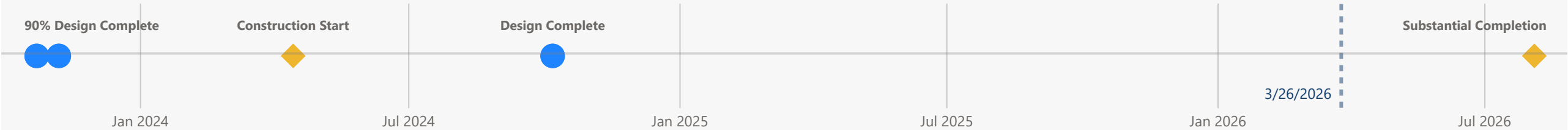
Appropriated Budget Status to Date

Appropriated to Date:	\$2,027,045
Encumbered:	\$1,806,930
Pending Contracts/POs:	\$40,000
Appropriated Balance/Contingency:	\$180,115

Project Financial Status



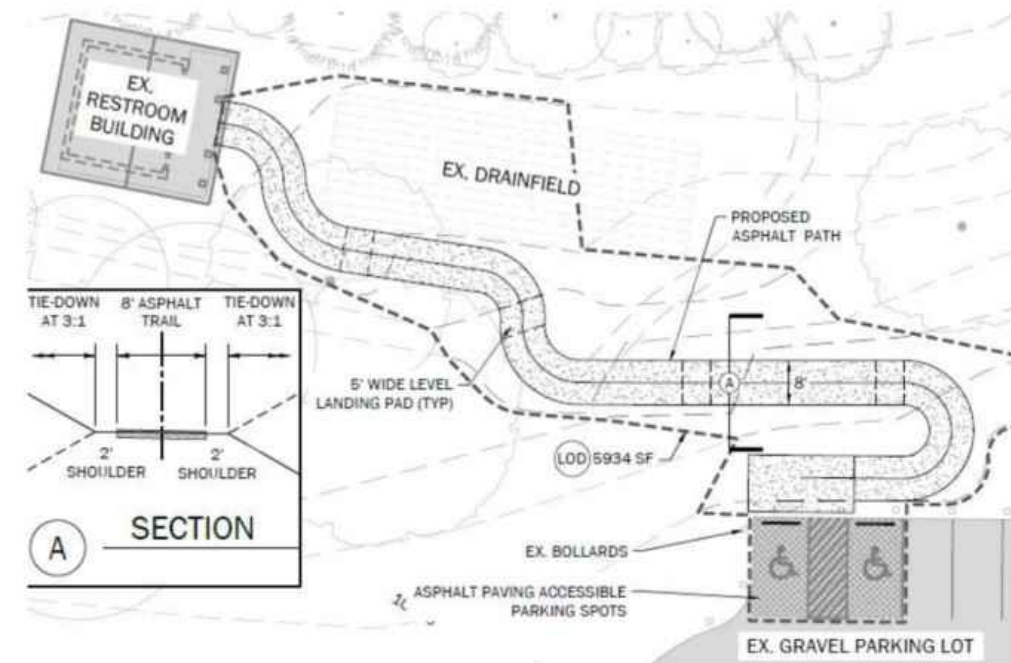
Current Project Schedule



Totier Park ADA Restroom

Description

Provide ADA compliant access to existing facility or a new ADA restroom facility at Totier Park in Scottsville.



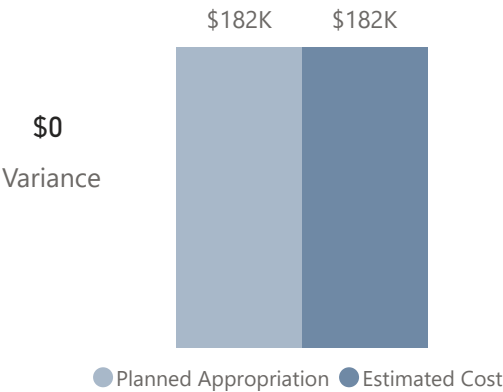
Totier Park ADA Restroom

Latest Update

A Notice to Proceed for the design was issued on January 6, 2026. The survey work has been completed and processed. The A/E is preparing a Letter of Revision (LOR), which is expected to be submitted by early April, with anticipated approval by early May.

Scott Reuschling Project Manager	10/20/2025 Initiation Date	Design Current Phase	PIWP Next Milestone	12/19/2025 Next Milestone Date	15% Percent Complete	9/30/2026 Substantial Completion Date
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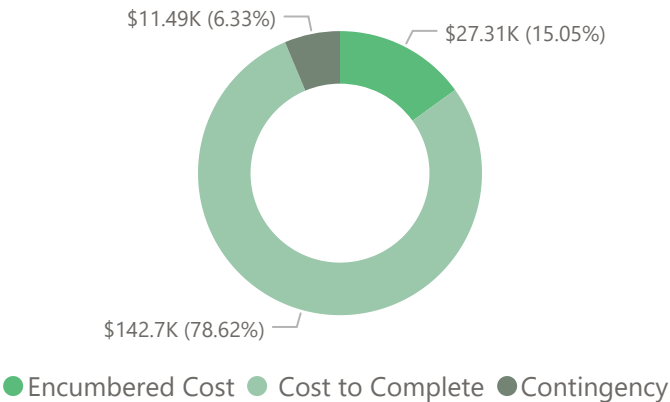
Planned Appropriation vs Estimated Cost



Appropriated Budget Status to Date

Appropriated to Date:	\$181,500
Encumbered:	\$27,310
Pending Contracts/POs:	\$142,700
Appropriated Balance/Contingency:	\$11,490

Project Financial Status

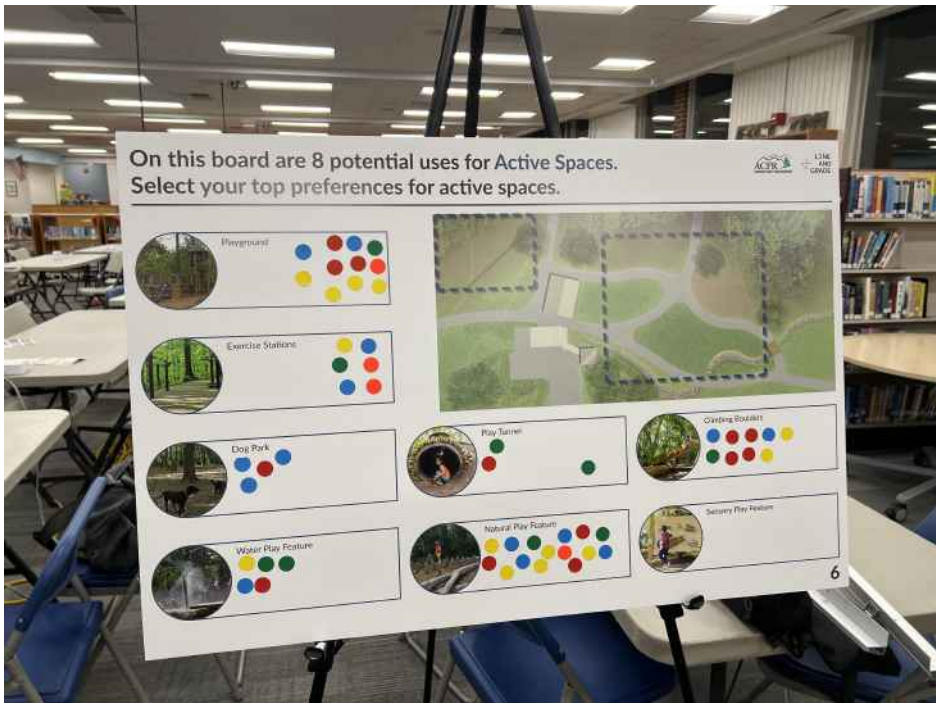


Current Project Schedule



Description

Design and construct improvements to include on street parking, restroom facilities, and recreational areas at existing Charlotte Y. Humphries park.

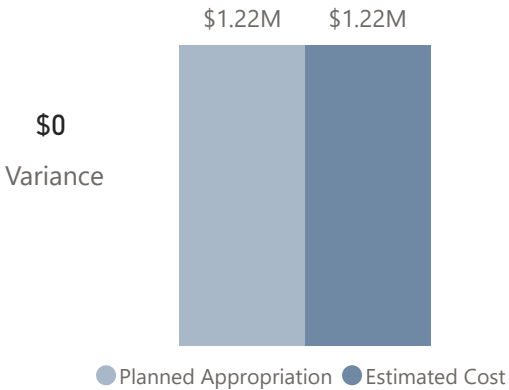


Latest Update

Community feedback collected both in person and online is being evaluated and design concepts being refined in preparation for a final engagement opportunity at the Community Advisory Committee meeting in May.
Construction is expected to begin in winter of 2026 after completion of design, permit approvals, and potential tree clearing restrictions.

Audrey Storm	5/20/2025	Design	Design Complete	9/30/2026	12%	6/30/2027
Project Manager	Initiation Date	Current Phase	Next Milestone	Next Milestone Date	Percent Complete	Substantial Completion Date

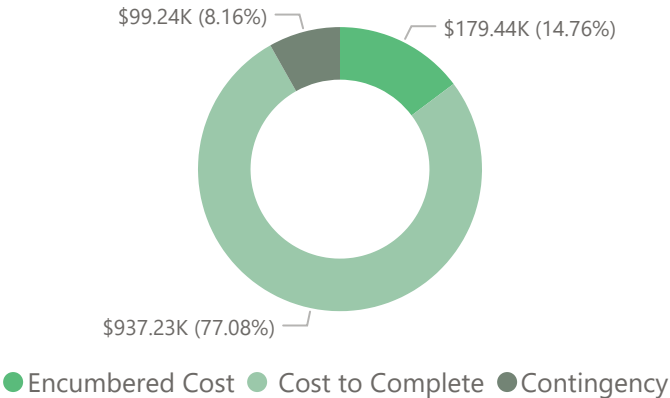
Planned Appropriation vs Estimated Cost



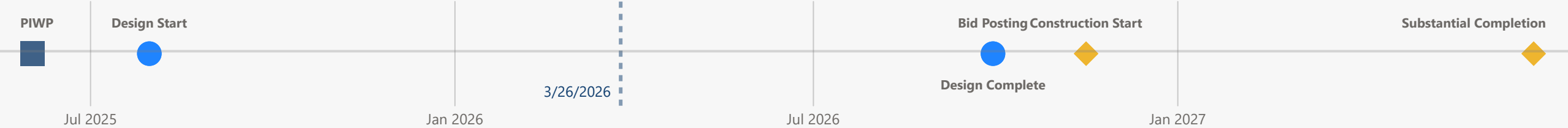
Appropriated Budget Status to Date

Appropriated to Date:	\$1,215,910
Encumbered:	\$179,441
Pending Contracts/POs:	\$937,228
Appropriated Balance/Contingency:	\$99,241

Project Financial Status

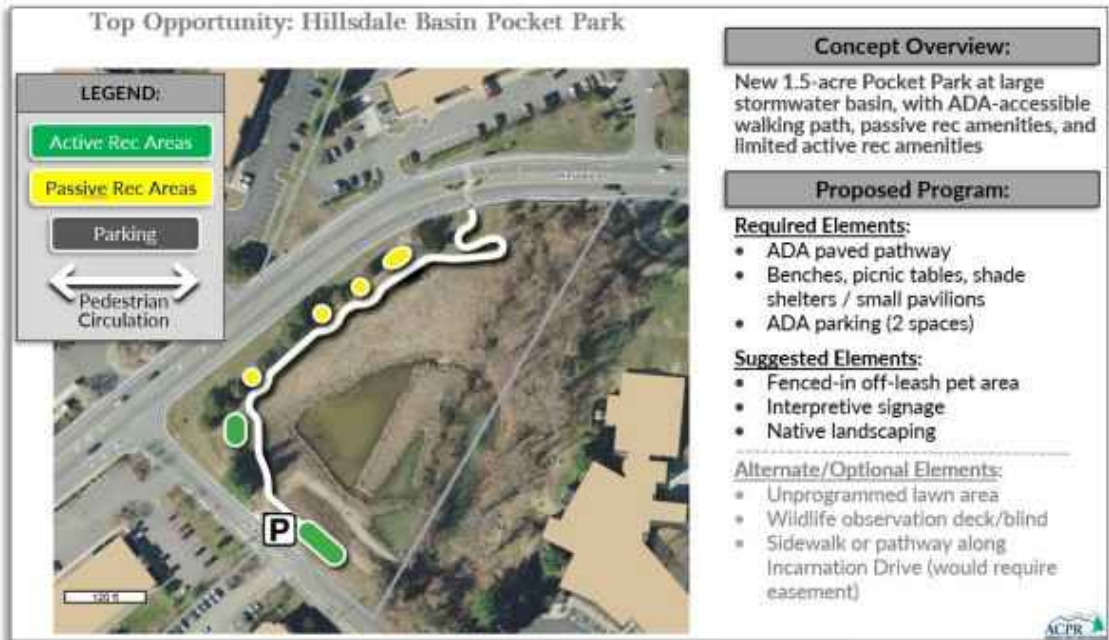


Current Project Schedule



Description

Design and build a new 1.5 acre Pocket Park with ADA accessible walking path and recreational ammenities near the existing Hillsdale stormwater basin.



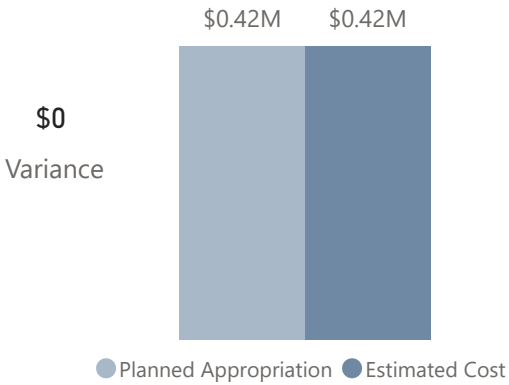
Latest Update

On September 17th, the Facilities Planning & Construction, Parks & Recreation, Communication & Public Engagement, and Design teams met to assess progress and establish next steps. A community engagement session was held on November 17th at the Church of the Incarnation with a positive turnout. Next steps are to incorporate viable comments and suggestions into the design process. Plans for a second community engagement event are currently being discussed for March.

Construction is not expected to begin until August 2026.

Alex Salle	5/20/2025	Design	Design Complete	6/30/2026	5%	(Blank)
Project Manager	Initiation Date	Current Phase	Next Milestone	Next Milestone Date	Percent Complete	Substantial Completion Date

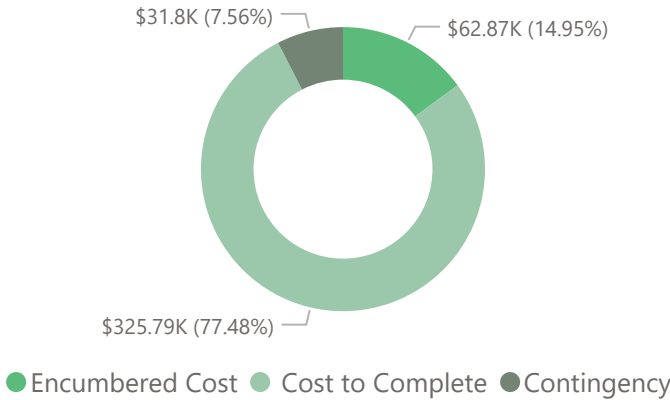
Planned Appropriation vs Estimated Cost



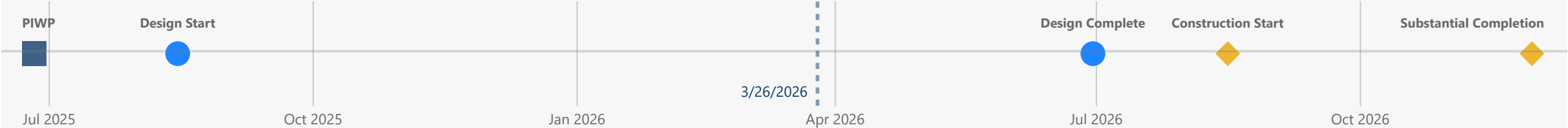
Appropriated Budget Status to Date

Appropriated to Date:	\$420,455
Encumbered:	\$62,869
Pending Contracts/POs:	\$325,788
Appropriated Balance/Contingency:	\$31,798

Project Financial Status



Current Project Schedule



TMP-90-37 Appraisal and Title Search

Description

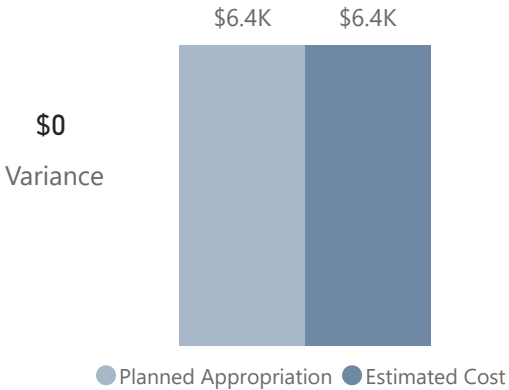
Albemarle County Parks and Recreation has identified a 16 acre parcel which is beneficial to aquire to provide a connection between Biscuit Run Park and the future VDOT 5th St. Trail Hub.

Latest Update

A task order is routing to perform an appraisal and sixty year title search. Once the appraisal and title search is complete an offer will be made to the landowner.

Tyler Gifford Project Manager	1/29/2026 Initiation Date	Initiation Current Phase	PIWP Next Milestone	3/30/2026 Next Milestone Date	0% Percent Complete	(Blank) Substantial Completion Date
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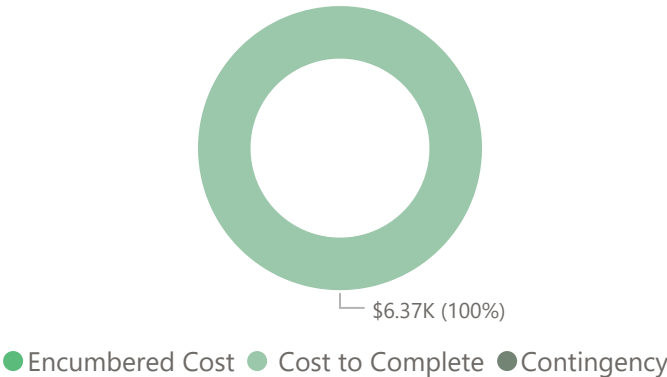
Planned Appropriation vs Estimated Cost



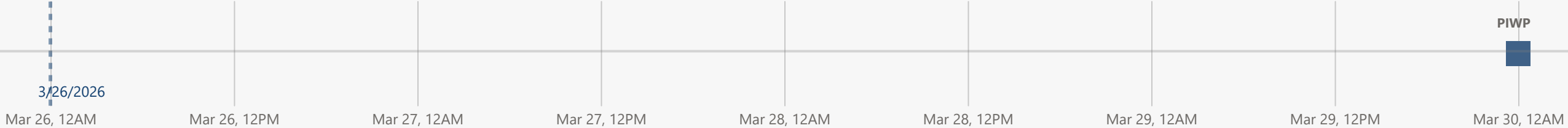
Appropriated Budget Status to Date

Appropriated to Date:	\$6,370
Encumbered:	\$0
Pending Contracts/POs:	\$6,370
Appropriated Balance/Contingency:	\$0

Project Financial Status



Current Project Schedule



Mill Creek & Lake Reynovia - Urban Channel Repair Phase 2

Description

A heavily eroded urban drainage channel has caused significant property damage to some of the residents in the Mill Creek and Lake Reynovia subdivisions over the last 10 years. This is phase 2 of this urban channel repair project and will require an engineered design due to various constraints and will entail improving approximately 600' of channel. The funding allocation reflects Phase 2 initiation, design, and construction.



Latest Update

The task order has been signed, the PO has been issued, the notice to proceed has been sent to the Contractor. Contractor has surveyed the site and is currently working on design.

Brian Hermsmeier
Project Manager

11/21/2025
Initiation Date

Design
Current Phase

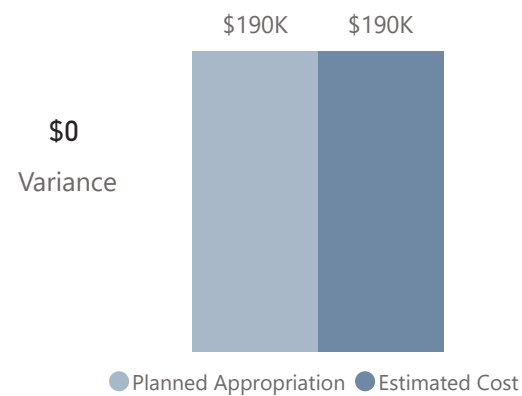
PIWP
Next Milestone

1/20/2026
Next Milestone Date

25%
Percent Complete

(Blank)
Substantial Completion Date

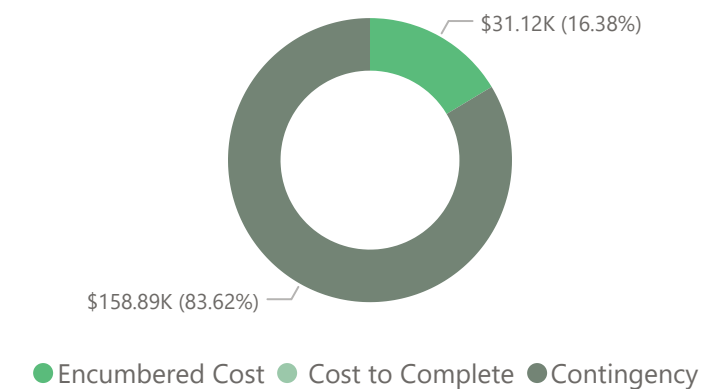
Planned Appropriation vs Estimated Cost



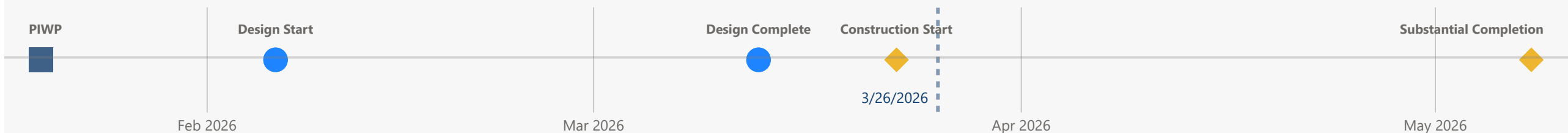
Appropriated Budget Status to Date

Appropriated to Date: \$190,000
Encumbered: \$31,115
Pending Contracts/POs: \$0
Appropriated Balance/Contingency: \$158,885

Project Financial Status



Current Project Schedule



Rivanna Village Proffer

Description

The Rivanna Village Park project involves the addition of new amenities designed to enhance the park’s usability, accessibility, and overall value to the community. As part of this effort, FP&C is providing support to ACPR by supervising and monitoring contractor activities in the field to ensure work is completed correctly and to the expected standards – and that any issues are communicated promptly to ACPR for resolution.

Rivanna Village Proffer

Latest Update

During design and permitting, Albemarle County Parks & Rec (ACPR) and Facilities Planning & Construction (FP&C) provided spillway crossing design guidance to the developer (12/4 and 1/14); responses are still pending. ACPR also requested an overall park development status update on 1/14, with no response to date. ACPR and FP&C continue to coordinate with All-Rec on play and fitness equipment, with a site visit that has occurred on 1/20. An updated completion schedule is expected from the developer by the first week of March.

Alex Salle	11/4/2025	Initiation	PIWP	1/3/2026	80%	1/3/2026
Project Manager	Initiation Date	Current Phase	Next Milestone	Next Milestone Date	Percent Complete	Substantial Completion Date

Planned Appropriation vs Estimated Cost

(Blank)

Variance

\$0.00 \$0.00

● Planned Appropriation ● Estimated Cost

Appropriated Budget Status to Date

Appropriated to Date: \$0

Encumbered: \$0

Pending Contracts/POs: \$0

Appropriated Balance/Contingency: \$0

Project Financial Status

Current Project Schedule

PIWP



Feb 2026

Mar 2026

3/26/2026

County Facilities Roof Assessments

Description

Perform assessments for all County roofs. FY26 will complete an assessment of the McIntire facility followed by the remaining facility roofs in FY27.

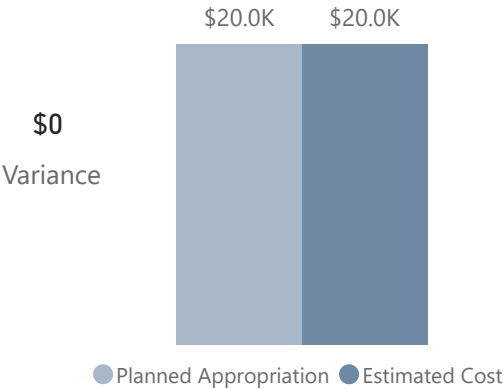


Latest Update

The County has received a proposal from a term roof consultant and is processing a task order. The first facility assessment at the McIntire facility will start in February 2026 and be complete within FY26. Assessment of other County facilities will occur in FY27.

Steve Hoffmann Project Manager	11/20/2025 Initiation Date	Initiation Current Phase	PIWP Next Milestone	1/19/2026 Next Milestone Date	0% Percent Complete	(Blank) Substantial Completion Date
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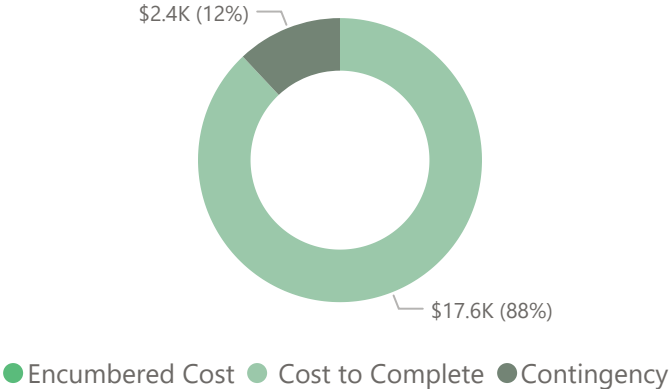
Planned Appropriation vs Estimated Cost



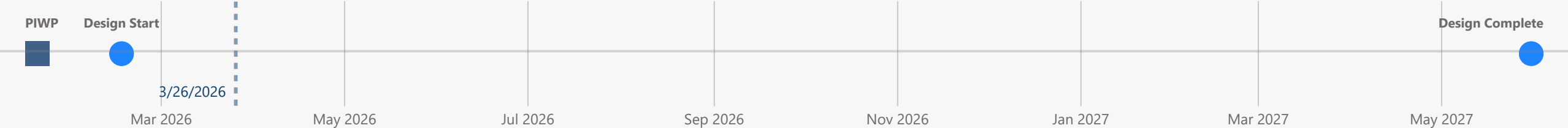
Appropriated Budget Status to Date

Appropriated to Date:	\$20,000
Encumbered:	\$0
Pending Contracts/POs:	\$17,600
Appropriated Balance/Contingency:	\$2,400

Project Financial Status



Current Project Schedule



Description

This stream restoration project, originally completed in 2018, has experienced erosion around critical structures. This initiative will remediate these issues through targeted structural repairs, removal of fallen trees and accumulated debris, and the reestablishment of native vegetation where necessary. The restoration area extends into the City of Charlottesville, an original project sponsor. Although the repairs are being administered by the County, both the City and the adjacent homeowners' association have been notified and expressed support. Existing easements provide adequate site access, and an initial site assessment confirmed no impediments to project execution. The allocated funding encompasses project initiation, design, and construction phases.

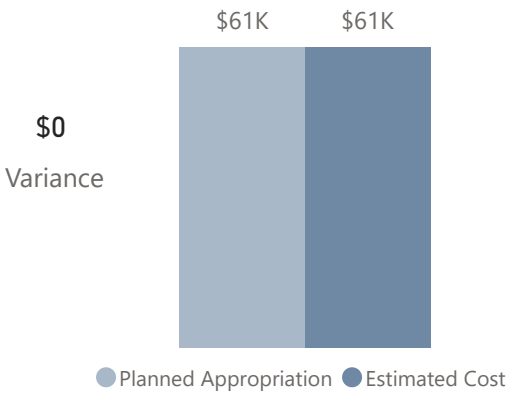


Latest Update

Initial site visit with design contractor and construction contractor was conducted on 2/18/26. Awaiting proposal from construction contractor. Next steps will be to issue the PO for the construction.

Brian Hermsmeier Project Manager	6/11/2025 Initiation Date	Construction Current Phase	PIWP Next Milestone	8/10/2025 Next Milestone Date	50% Percent Complete	4/15/2026 Substantial Completion Date
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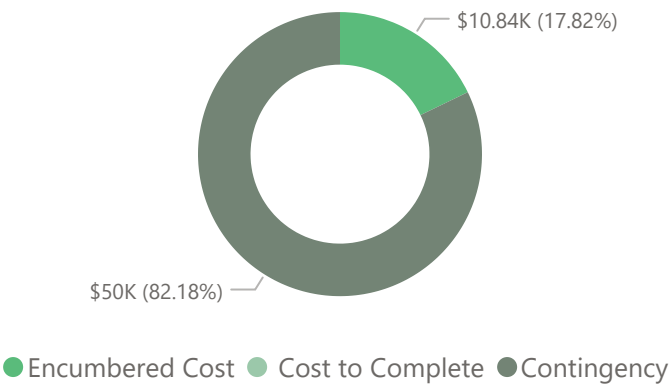
Planned Appropriation vs Estimated Cost



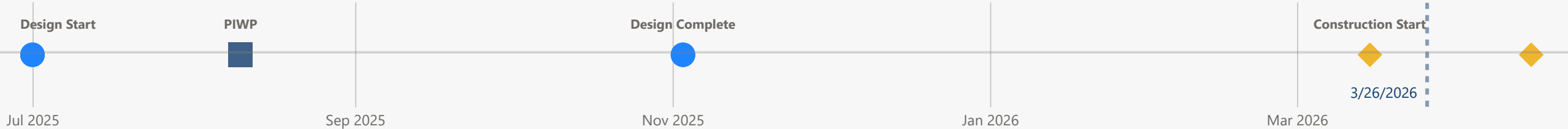
Appropriated Budget Status to Date

Appropriated to Date:	\$60,840
Encumbered:	\$10,840
Pending Contracts/POs:	\$0
Appropriated Balance/Contingency:	\$50,000

Project Financial Status



Current Project Schedule



County Design Criteria, Standards, and Specifications

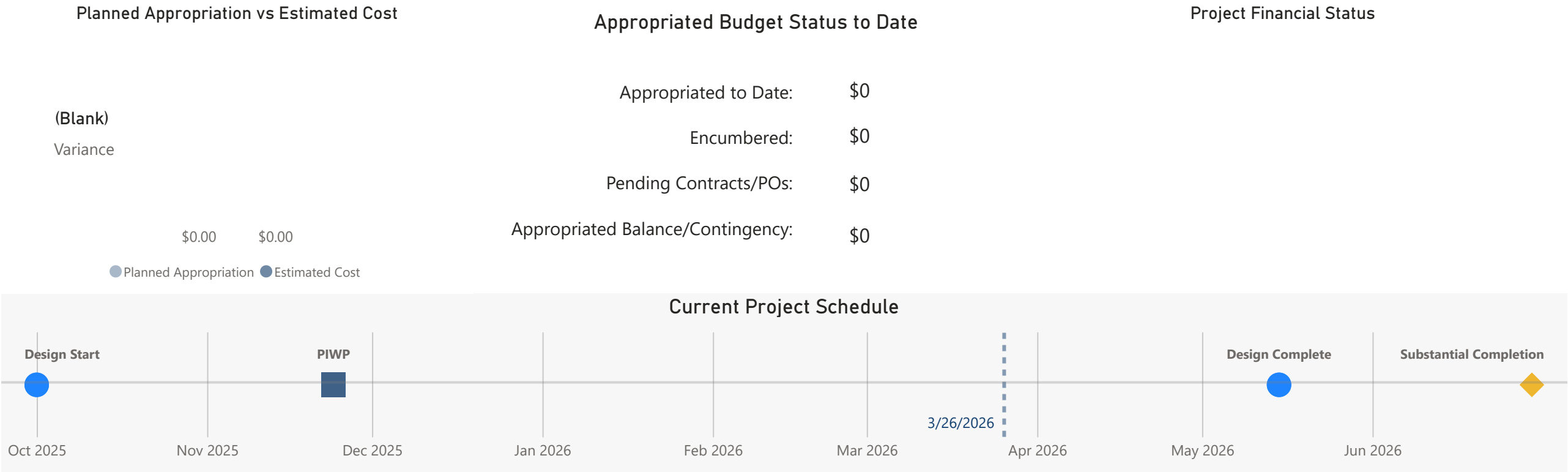
Description

Develop Design Criteria, Standards, and Specifications as recommended by the Matrix Consulting Group assessment. The document shall seek to reduce costs, streamline bidding, and ensure quality across projects as suggested by Strategic Plan 6.4.

Latest Update

A 30% Design Criteria, Standard and Specification document has been drafted and reviewed by FES Leadership. A 60% draft of the document will be complete by 3/30/26. This document is on track to be complete by the end of FY26 with implementation in FY27.

Audrey Storm	10/1/2025	Study	Design Complete	5/15/2026	30%	5/15/2026
Project Manager	Initiation Date	Current Phase	Next Milestone	Next Milestone Date	Percent Complete	Substantial Completion Date



County Facilities Assessment Program

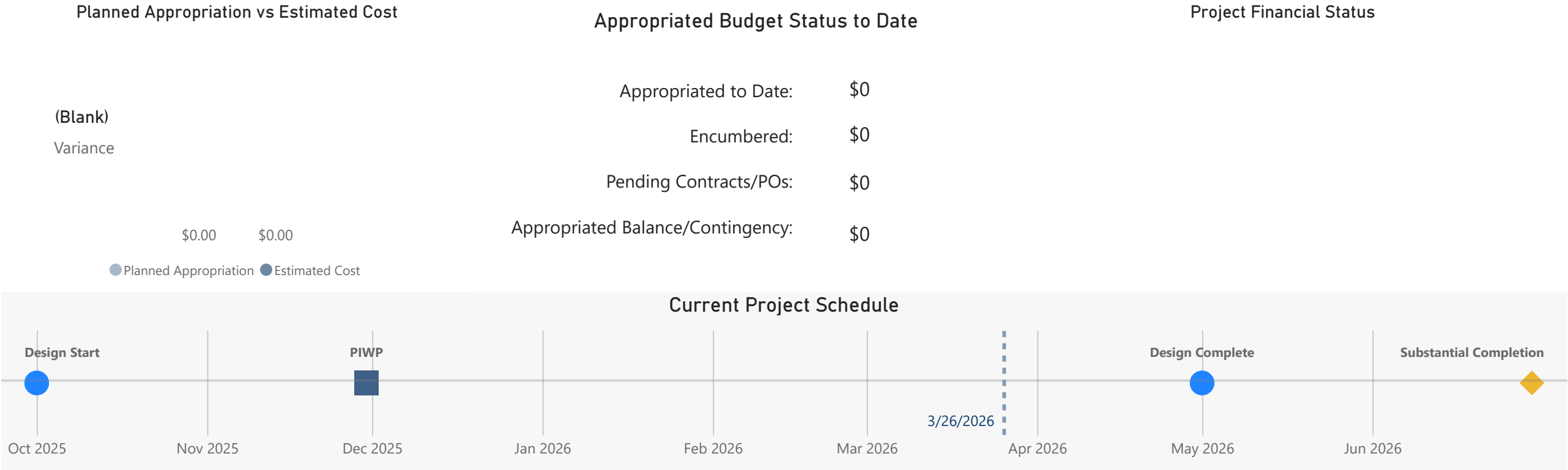
Description

The County Facilities Assessment Program will create a standardized process for evaluating the condition and needs of County facilities, supporting long-term capital planning, maintenance prioritization, and data-driven decision-making across departments.

Latest Update

The program continues being developed with an internal reviews of the draft at the end of February. The final program document will be presented to FES Leadership by the end of FY26 with assessments beginning in FY27.

Alex Salle	10/1/2025	Study	PIWP	11/30/2025	30%	11/30/2025
Project Manager	Initiation Date	Current Phase	Next Milestone	Next Milestone Date	Percent Complete	Substantial Completion Date



Current Project Schedule

Design Start

PIWP

Design Complete

Substantial Completion

Oct 2025

Nov 2025

Dec 2025

Jan 2026

Feb 2026

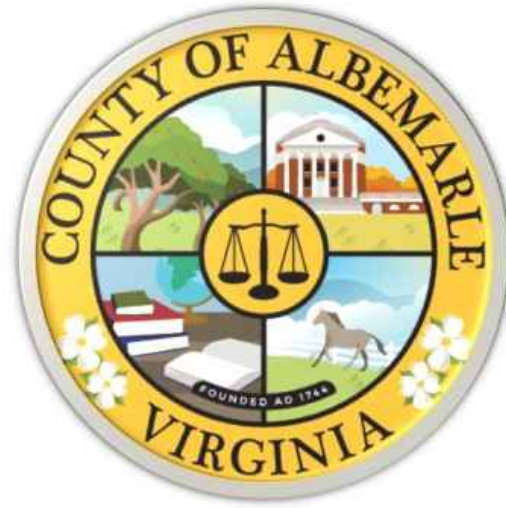
Mar 2026

Apr 2026

May 2026

Jun 2026

3/26/2026



Thank You!