



A TRADITION OF EXCELLENCE FOR ALL



LYNCHBURG CITY SCHOOLS

## CITY COUNCIL & SCHOOL BOARD JOINT COMMITTEE

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Wednesday, March 12, 2025 | 5:00 PM  
I.T. Conference Center  
3550 Young Place  
Lynchburg, VA 24501

### AGENDA

#### I. Welcome & Introductions

*Councilmember Chris Faraldi, Co-Chair  
School Board Member Dr. Martin Day, Co-Chair*

- I.1. Invocation
- I.2. Opening comments from Co-chairs
- I.3. Review of the notes from the February 27th meeting

#### II. General Business

- II.4. Overview of building conditions, major maintenance needs, and priorities
- II.5. Process, timeline, and data requirements for mapping student locations by school zone
- II.6. Next Steps

#### III. Roll Call

#### IV. Next Regular Meeting

- IV.7. The next joint schools/council subcommittee meeting is Thursday, March 27, 2025 at 5:00 p.m.

# Elementary School Capacities, Enrollments and Utilization

This document summarizes some information about our elementary schools and their utilization available from the School Board’s recent facilities planning and other sources.

The following table shows the elementary school capacity estimates used by MGT in its planning and recommendations, as well as the values which appeared in the [city’s 2006 Annual Comprehensive Financial Report](#), Table 27 (page 103).

Elementary School	2006 Table 27	MGT and Dominion 7
<b>Bedford Hills</b>	625	547
<b>Dearington</b>	235	250
<b>Heritage</b>	550	499
<b>Linkhorne</b>	725	528
<b>P. Munroe</b>	506	434
<b>Perrymont</b>	441	427
<b>R.S. Payne</b>	800	625
<b>Sandusky</b>	475	386
<b>Sheffield</b>	475	480
<b>T.C. Miller</b>	440	276
<b>W.M. Bass</b>	315	250

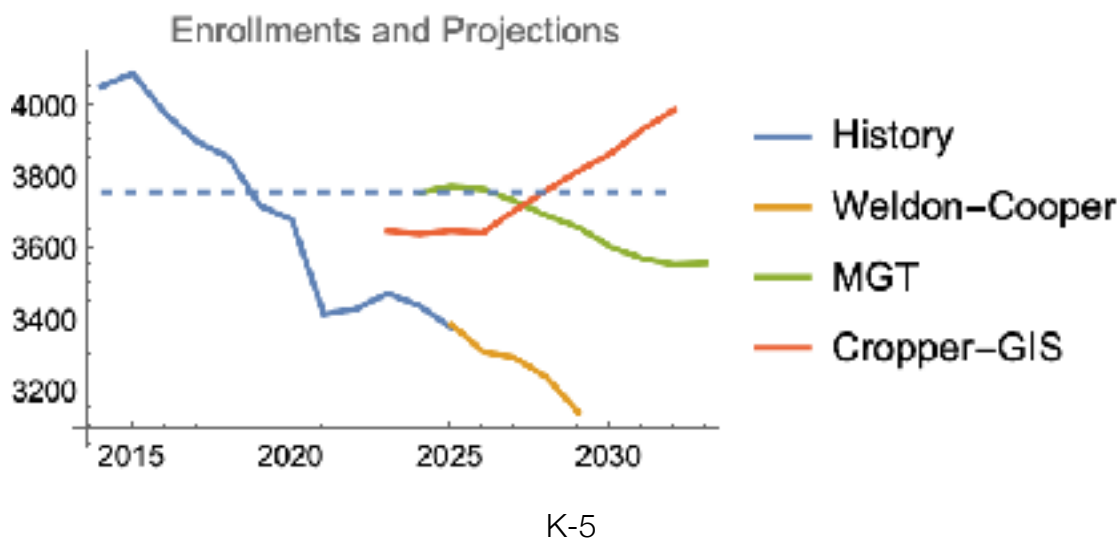
We have no information about the numbers from 2006 other than what appeared in the financial report itself, but there are many considerations and possible explanations of the discrepancies.

- It is not clear whether the 2006 numbers refer to total occupancy, adults included, or just students as the MGT numbers do.
- Sometimes classrooms are converted to/from other uses over the years.
- The way classrooms are utilized has certainly changed over the years. This is illustrated vividly by comparing the photographs on pages 13 and 14 of [Dominion 7’s Report of March 22, 2022!](#) So the number of students that might have been served in a room years ago is different from today.
- We receive supplemental funding from the state to keep our class sizes low. MGT’s numbers take these class size limitations into account.
- Today we provide more services to students than in 2006, things like student counseling, assistance with behavior management, and special education. These sometimes use a space that might otherwise be a classroom.

- The capacity estimates used by MGT were developed by Dominion 7 as part of their review of our facilities and were based on current [VDOE Guidelines for Public School Facilities](#), dated 2021.

The Dominion 7 and MGT numbers are more realistic for planning purposes than those from almost 20 years ago. Even so, some principals have commented that they don't know how they would accommodate the number of students indicated by the MGT numbers. In other words the MGT estimates may still be higher than practical. And there is yet another consideration in using these numbers, as will be noted below.

The following graph shows the history of our Fall K-5 enrollments, as reported by the VDOE, as well as various projections for future enrollments (again K-5).



The History and Weldon-Cooper projections are up-to-date while the MGT and Cropper-GIS projections are older, so of course don't match the actual data from 2023 onward. The horizontal dotted line marks the level of 3762 students, which is 80% of our estimated elementary school capacity (4702). The advice of MGT was that enrollment should be between 80% and 94% of capacity. By these estimates we have been well below 80% for several years. Currently we are at about 72%. To bring our utilization up to 80% we would need to reduce elementary student capacity by more than 450 seats.

This all presumes the appropriateness of the capacity estimates. Another caveat should be borne in mind. Several elementary school classrooms (10) are currently being used for pre-K classes. So those rooms are not vacant but the students using them are not counted in the K-5 enrollments above.

Finally, there is a set of graphical "heat map" density analyses for the students attending each of the elementary schools (as of 2021-22) in the [Cropper/GIS Demographics Report of April, 2022](#), starting on page 48.

M. Day, March 7, 2025

**Lynchburg City Council and Lynchburg City Schools - 5:00 (IT Center) Ad Hoc Committee (Thursday, February 27, 2025)**

*Generated by Tina P Day on Monday, March 3, 2025*

**Members present**

Dr. Day, Mrs. Lowery, Mr. Conner, Mr. Fraldi, Mr. Wilder, Mr. Misjuns

**Meeting called to order at 5:00 PM**

**A. CALL TO ORDER**

As Co-Chair, Mr. Fraldi called the first meeting of the Ad Hoc Council/School committee meeting to order.

Before agenda is approved Dr. Day from LCS Board passed out an amended agenda.

First order of business was to decide how the procedural issue of establishing a chair to open and conduct the meetings and whether this committee would use Council Rules or Roberts Rule

Discussion was held on these two subjects and the opinion of each committee members were asked to share their thoughts.

After much discussion it was decided that Dr. Day would be the co-chair that presides over the meetings and would not have a vote unless it was needed to break a tie. It was further decided that the committee would operate under Robert's Rules of Order with the addition of one special rule: members are not allowed to abstain from votes unless they have a genuine conflict of interest or motion is adopted by consensus.

Motion was made by Mr. Misjuns and 2nd by Mr. Conner

Votes:

Yes: Mr. Conner, Mrs. Lowery, Dr. Day, Mr. Wilder and Mr. Misjuns

No: Mr. Fraldi

Motion carries 5 to 1

Motion was made by Mr. Misjuns to adopt the amended agenda Dr. Day presented and 2nd by Mr. Conners

Votes:

Yes: Mrs. Lowery, Mr. Conner, Dr. Day, Mr. Wilder, Mr. Misjuns

No: Mr. Fraldi

Motion carries 5 to 1

**B. GENERAL BUSINESS**

Discussion, Information: 1. Review meeting time, schedule, and location Discussion was held on meeting dates and times. There are some conflicts but Mrs. Day, board clerk for LCS will look at rescheduling things around so the board members will be able to make the scheduled dates, time and location.

The next meeting will be held on Wednesday, March 12, 2025, at 5:00 at the IT Conference Center

Dr. Day would like to open the discussion for the following topics

- Identifying short term action to be taken
- Discuss long term goals
- Direct staff research
- Establish future meeting schedule

School Board and City Council indicated they would like to look at the following items:

- Close to home zoning
- Schools opening this Fall
- Alternative Education
- Enrollment, school capacities, student location
- The need for LCS plans to be consistent with the city's CIP commitment
- The possibility of additional state funding to support school construction

Suggestions were made about looking for outside funding to support the 68,350,00 under the proposed FY 26-30 CIP, such as SCAP for school construction.

Overview of Building needs - LCS staff will bring a summary presentation to the next meeting.

City staff offered to provide guidance on how to assess enrollment and student locations.

Committee members asked that overview of building conditions and major maintenance needs be on the next agenda with Dr. Copeland adding that staff recommendations for the use of CIP funding be included in the presentation as well.

### **C. INFORMATION**

Next joint meeting will be on Wednesday, March 12, 2025 @ 5:00 pm (IT Conference Center, Young Place)

Thursday, March 27, 2025

Thursday, April 10, 2025

Tuesday, April 29, 2025, Full Board and Council meeting (location/time TBD)

### **D. ADJOURNMENT**

Meeting was adjourned at 6:45 pm

# SCHOOL FACILITY DEFERRED MAINTENANCE

*Immediate and Next 5 Year Needs*

City Council and School Board Joint Task Force  
March 12, 2025



*Every Child, By Name and By Need, to Graduation and Beyond*

# INTRODUCTION & DISCUSSION OF APPROACH

- In 2022, Lynchburg City School contracted with Dominion 7 to provide an assessment of the building conditions of our traditional PreK-12 schools. Included in the deliverables was an outline of all architectural, mechanical, electrical, plumbing, and civil repairs that are needed *to the existing infrastructure*.
  - Identified a large number of needed projects due to long-term deferred maintenance
  - Did not include recommendations for significant changes to the way systems operate
  - For instance, the recommendation did not identify changes to the function of HVAC system, but identified the components that need to be replaced, as well as the timing they are needed.
  - Also, did not include the alternative and regional schools
- This deliverable provided a 20-year time frame for needed improvements, which has been the basis for the large majority of capital improvement plan submissions

# INTRODUCTION & DISCUSSION OF APPROACH

- This presentation provides an outline of the improvements identified at each school, with recommended timing and an estimated cost.
  - Because these figures were generated in FY 2022, costs over the term of the coming capital plan are likely to be higher than those in the report. Additionally, design costs were not factored into those cost. For that reason, we have escalated the identified costs by 25%
  - Additionally, if an improvement was already completed prior to this exercise, we removed that cost from the estimate. Example: Sheffield Elementary Chiller and Boiler replacement has already been completed and is not included in these costs
- We have also included other division priorities that were not included in this report, though many were included as cash projects in the City Manager's proposed CIP.

# PROJECT TYPES

Projects are identified by type. Each school's needs are different, but many have similar types needs.

- **Architecture:** Covers projects related to building structures, facades, roofing, flooring, and interior and exterior finishes to maintain or improve school facilities.
- **Civil:** Includes site-related improvements such as parking lots, sidewalks, and stormwater management to enhance safety and accessibility.
- **Plumbing:** Encompasses upgrades and maintenance of water supply, drainage, sewer systems, and restroom facilities to ensure compliance with health and safety standards.
- **Mechanical:** Focuses on HVAC systems, boilers, and ventilation improvements to maintain indoor air quality and efficient temperature controls.
- **Electrical:** Addresses electrical infrastructure, including lighting, power distribution and control, and fire alarm systems to support school operations and safety. In a number of cases, electrical efficiency would be improved through improvements identified (such as the replacement of older lighting fixtures)

# ELEMENTARY SCHOOLS | PAGE 1

School	Architectural	Civil	Mechanical	Electrical	Plumbing	Roof	Total
Bass*		0.22	0.50	1.70	0.35		2.77
Bedford Hills	0.04	0.22	2.40	1.25	0.20	1.47	5.58
Dearington**	1.22	0.10	1.30	1.10	0.16		3.88
Heritage**	0.12		1.25	1.40	0.20		2.97
Hutcherson		0.10	0.17	1.20	0.15		1.62
Linkhorne**	0.80	0.13	2.10	1.74	0.20	0.60	5.57

\*does not include the Bass upgraded 4-pipe HVAC system (included in a later slide)

\*\*does not include gyms at these schools (included in a later slide)

# ELEMENTARY SCHOOLS | PAGE 2

School	Architectural	Civil	Mechanical	Electrical	Plumbing	Roof	Total
Paul Munro**			0.85	2.20	0.22		3.27
Perrymont	0.20	0.03	2.20	1.92	0.20	0.53	5.08
RS Payne	1.50	0.10	2.60	2.30	0.37		6.87
Sandusky**	0.62	0.10	0.90	1.80	0.22	1.53	5.17
Sheffield		0.03	0.77	1.75	0.10		2.65
TC Miller	0.13	0.16	1.82	1.70	0.12		3.93
<b>Total Elem. Schools</b>	<b>4.63</b>	<b>1.19</b>	<b>16.86</b>	<b>20.06</b>	<b>2.49</b>	<b>4.13</b>	<b>49.36</b>

\*\*does not include gyms at these schools (included in a later slide)

# MIDDLE SCHOOLS

School	Architectural	Civil	Mechanical	Electrical	Plumbing	Roof	Total
Dunbar	0.70		3.50	4.38	0.35	0.10	9.03
Linkhorne	0.03		4.80	2.30	0.18		7.31
Sandusky			0.05	2.30		1.60	3.95
<b>Total Middle Schools</b>	<b>0.73</b>	<b>0.00</b>	<b>8.35</b>	<b>8.98</b>	<b>0.53</b>	<b>1.70</b>	<b>20.29</b>

# HIGH SCHOOLS

School	Architectural	Civil	Mechanical	Electrical	Plumbing	Roof	Total
E. C. Glass	0.75	0.13	3.10	7.10	0.35		11.43
Heritage				5.28			5.28
<b>Total High Schools</b>	<b>0.75</b>	<b>0.13</b>	<b>3.10</b>	<b>12.38</b>	<b>0.35</b>	<b>0.00</b>	<b>16.71</b>

# NON-TRADITIONAL SCHOOLS

School	Architectural	Civil	Mechanical	Electrical	Plumbing	Roof	Total
LAUREL						0.20	0.20
Fort Hill						0.20	0.20
<b>Total Non-Traditional</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.40</b>	<b>0.40</b>

*These buildings were not assessed during the 2022 Facilities Assessment Report, but likely do have additional concerns.*

# OTHER DIVISION PRIORITIES

## CIP

IN THE SCHOOL BOARD APPROVED

*(those italicized are already included in the City Manager's Proposed CIP, as stated below)*

	FY 26	FY 27	FY 28	FY 29	FY 30
<b>Bass HVAC System Upgrade</b>	<b>4.10</b>				
<i>Interior and Exterior Plaster Repair and Painting*</i>		<i>0.38</i>	<i>0.40</i>	<i>0.44</i>	<i>0.50</i>
<b>High School Athletic Improvements</b>	<b>1.73</b>	<b>0.86</b>	<b>0.95</b>	<b>0.68</b>	
<b>Elementary Gym Additions (adding LES &amp; SES gyms)</b>	<b>2.53</b>	<b>2.60</b>	<b>2.65</b>	<b>2.71</b>	<b>2.78</b>
<b>Middle School Athletic Field Improv. and Lighting</b>		<b>0.66</b>	<b>0.69</b>	<b>0.72</b>	
<i>Elementary Playground Modernization*</i>	<i>0.25</i>	<i>0.25</i>	<i>0.25</i>	<i>0.25</i>	<i>0.25</i>
<i>Paving and Fencing*</i>	<i>0.22</i>	<i>0.22</i>	<i>0.23</i>	<i>0.24</i>	<i>0.25</i>
<i>Reserves (Maintenance and Electrical/Mechanical)*</i>		<i>0.50</i>	<i>0.50</i>	<i>0.50</i>	<i>0.50</i>
<i>Civic Auditorium Improvements*</i>		<i>0.17</i>	<i>0.17</i>	<i>0.12</i>	<i>0.14</i>
<i>Middle School CTE Improvements*</i>	<i>0.48</i>	<i>0.44</i>	<i>0.40</i>	<i>0.30</i>	

# OVERVIEW OF CURRENT NEEDS

Type	Architectural	Civil	Mechanical	Electrical	Plumbing	Roof	Total
Elementary	4.63	1.19	16.86	20.06	2.49	4.13	49.36
Middle	0.73	0.00	8.35	8.98	0.53	1.70	20.29
High	0.75	0.13	3.10	12.38	0.35	0.00	16.71
Non-Traditional						0.40	0.40
Other Division Priorities	13.27	6.32	4.10				23.69
<b>Totals</b>	<b>19.38</b>	<b>7.64</b>	<b>32.41</b>	<b>41.42</b>	<b>3.37</b>	<b>6.23</b>	<b>110.45</b>

# PRIORITIES

*(developed for the purposes of the joint task force meeting, but have not been reviewed by the School Board's Finance and Facilities Committee)*

- Elementary Schools that have critical improvements and have not have major improvements (LES, PES, PME, SES, etc.)
- Projects that will allow the division to leverage external funds (grant funds, historic tax credits, etc.)
- Roof projects
- Student facing improvements that promote high quality experiences and safety (elementary gyms, high school athletic improvements)
- Completion of larger projects (example, upgrades to E. C. Glass HVAC, Dunbar HVAC)

# ELEMENTARY SCHOOLS PRIORITIZED

School	Architectural	Civil	Mechanical	Electrical	Plumbing	Roof	Total
Bass							
Bedford Hills							
Dearington**	1.22	0.10	1.30	1.10	0.16		3.88
Heritage**	0.12		1.25		0.20		1.57
Hutcherson							
Linkhorne**	0.80	0.13	2.10	1.74	0.20	0.60	5.57

# ELEMENTARY SCHOOLS PRIORITIZED

School	Architectural	Civil	Mechanical	Electrical	Plumbing	Roof	Total
Paul Munro**			0.85	2.20	0.22		3.27
Perrymont	0.20	0.03	2.20	1.92	0.20	0.53	5.08
RS Payne	1.50	0.10	2.60	2.30	0.37		6.87
Sandusky**	0.62	0.10	0.90	1.80	0.22	1.53	5.17
Sheffield							
TC Miller							
<b>Total Elem. Schools</b>	<b>4.46</b>	<b>0.46</b>	<b>11.20</b>	<b>11.06</b>	<b>1.57</b>	<b>2.66</b>	<b>31.41</b>

# MIDDLE SCHOOLS PRIORITIZED

School	Architectural	Civil	Mechanical	Electrical	Plumbing	Roof	Total
Dunbar			3.50		0.35	0.10	3.95
Linkhorne					0.18		0.18
Sandusky			0.05			1.60	1.65
<b>Total Middle Schools</b>	<b>0.00</b>	<b>0.00</b>	<b>3.55</b>	<b>0.00</b>	<b>0.53</b>	<b>1.70</b>	<b>5.78</b>

# HIGH SCHOOLS PRIORITIZED

School	Architectural	Civil	Mechanical	Electrical	Plumbing	Roof	Total
E. C. Glass	0.75	0.13	3.10		0.35		4.33
Heritage							0.00
<b>Total High Schools</b>	<b>0.75</b>	<b>0.13</b>	<b>3.10</b>	<b>0.00</b>	<b>0.35</b>	<b>0.00</b>	<b>4.33</b>

# NON-TRADITIONAL SCHOOLS PRIORITIZED

School	Architectural	Civil	Mechanical	Electrical	Plumbing	Roof	Total
LAUREL						0.20	0.20
Fort Hill						0.20	0.20
<b>Total Non-Traditional</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.40</b>	<b>0.40</b>

# SUMMARY OF PRIORITIZED NEEDS

Type	Architectural	Civil	Mechanical	Electrical	Plumbing	Roof	Total
Elementary	4.46	0.46	11.20	11.06	1.57	2.66	31.41
Middle	0.00	0.00	3.55	0.00	0.53	1.70	5.78
High	0.75	0.13	3.10	0.00	0.35	0.00	4.33
Non-Traditional						0.40	0.40
Other Division Priorities	13.27	4.22	4.10				21.59
<b>Totals</b>	<b>18.48</b>	<b>4.81</b>	<b>21.95</b>	<b>11.06</b>	<b>2.45</b>	<b>4.76</b>	<b>63.51</b>