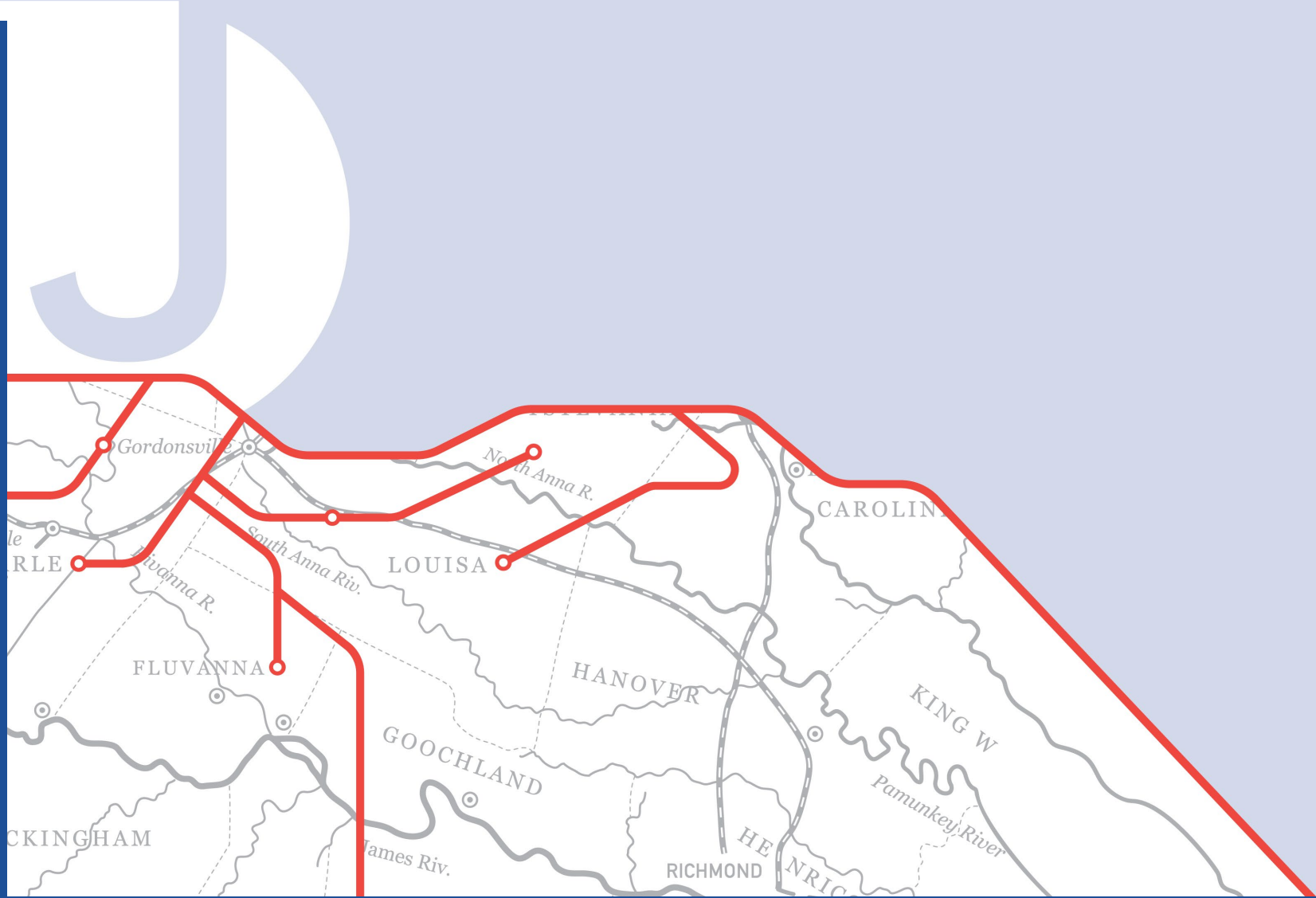


Facility Master Plan

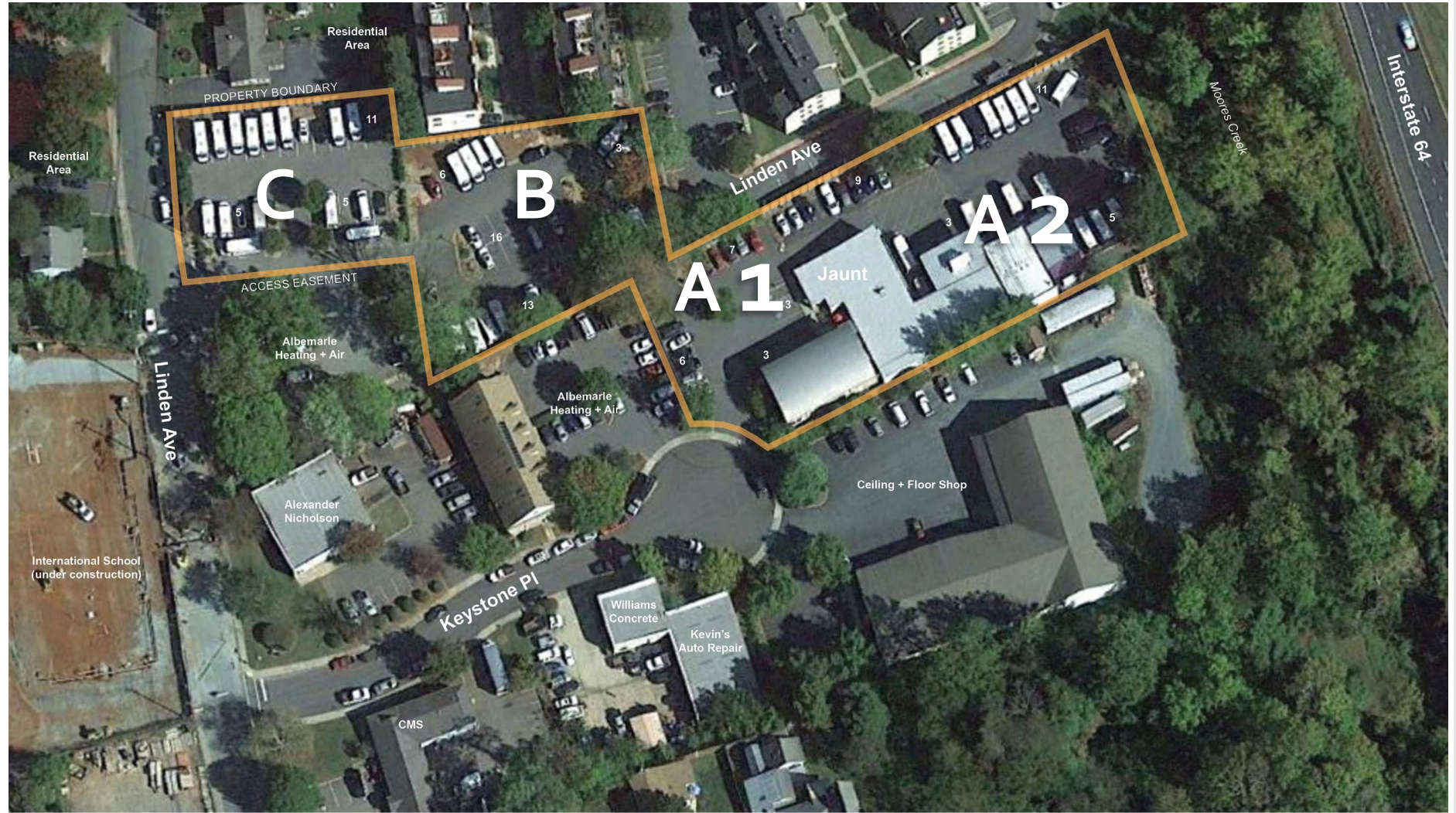
September 13, 2023



Master Plan Purpose

- Create Facility Master Plan
 - Sync facility funding to needs; fulfill the intention of the grants
 - Create a sequencing for future improvements
 - Obtain DRPT approval to proceed
- Current and future improvements to be derived from the master plan.
- Master Plan is contained in a full report

Site Areas



Source: SRF Parking Study, 2022

Gate Project – Entry 1 (A1)



Source: SRF Parking Study, 2022

Area A1 – Public/ ADA



Source: SRF Parking Study, 2022

Area A2 - Backlot



Source: SRF Parking Study, 2022

Area B



Source: SRF Parking Study, 2022

Area C



Source: SRF Parking Study, 2022

Gate Project– Entry 2 (B/C)



Source: SRF Parking Study, 2022

Review parking lot needs; integrate grants

- Parking lot
 - Organization of lot per 2022 SRF study (*including assigned vehicle parking*)
 - Pavement rehab including drainage to manage effluent runoff to Moore's Creek
 - Preparation for potential electric vehicle charging (depending on level charging)
- Security
 - Lighting
 - Gates
 - Fencing
 - Surveillance Cameras upgrade
- Strategy—go as far with the improvements as possible while staying within intent of grants

Improvements

Improvement	Required Improvement to Complete Prior to Construction	Notes	Total Cost
A. Parking Lot C & B Pavement, Fence, and Gate Improvements	Item B and C	Requires conduit installed in Items B and C	\$320,000
B. Main Entrance Pavement, Fence, and Gate Improvements			\$230,000
C. Parking Lot A1 ADA Parking Space Improvements		Includes conduit to connect Improvement A gates	\$60,000
D. Parking Lot A2 Drainage Improvements			\$90,000
E. Parking Lot A2 Pavement and Striping Improvements	item D		\$160,000
F. Site Security Camera Improvements	-	Utilizes existing infrastructure	\$180,000
Totals			\$1,040,000

Accomplish Improvements in 3 phases

- Current grants insufficient to do all improvements
- Use grants to get started (Phase 1)
- Pursue additional funding for Phases 2 and 3.
 - Phase 2 breakup into pursue “sub phases”
 - May be more successful with grants if broken out
 - Sub-phases can be stand alone

Three Facility Grants: Inadequate for Intended Projects

Grant No.	Name	Amount
42021-12	Repave Parking Lot at Maintenance Facility	\$75,000
42021-13	Rehabilitation and Renovation of Handicap Parking Spaces at Administration and Maintenance Facility	\$55,000
42021-14	Purchase and Install Access Control Gates	\$117,362
Totals		\$247,362

- Engaged **Wiley | Wilson** to determine the cost of implementing the grants as well as identify and cost other needs
 - Determined grants 42021-12 (“12”) and 42021-14 (“14”) insufficient to carry out entire projects as scoped; grant 42021-13 close to needed funding.
 - Might be able to use grants 12 and 14 to *preparatory work* for the indicated projects and secure completion funding later.

Grants

FY2021 Grant (Site Area)	Grant Amount	Estimated Cost (CY2023)
Security Gates (B/C, A1)	\$117,000	\$216,000/\$363,000 to \$447,000/ \$740,000 ^a
ADA Improvements (A1)	\$55,000	\$60,000
Backlot rehab (A2)	\$75,000	\$160,000
Totals	\$247,000	\$436,000 to \$960,000


^a Wiley|Wilson (2022) low-end are manual gates, high-end electric, all include fencing.



Concept Master Plan: All Phases



SCALE: 1" = 60'

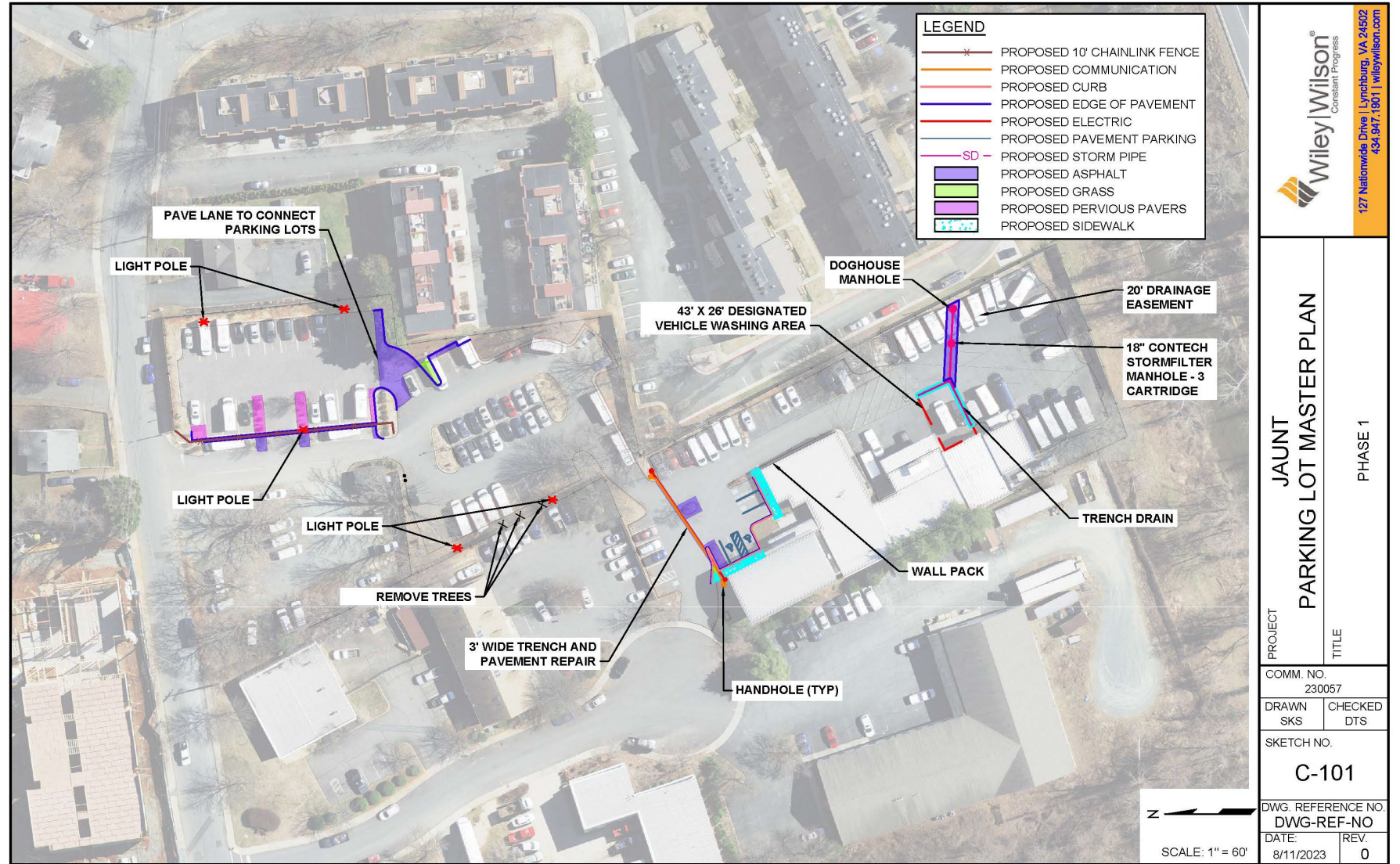
 127 Nationwide Drive Lynchburg, VA, 24502 434.647.1801 wileywilson.com	
PROJECT	JAUNT PARKING LOT MASTER PLAN
TITLE	MASTER PLAN
COMM. NO.	230057
DRAWN SKS	CHECKED DTS
SKETCH NO.	C-002
DWG. REFERENCE NO.	DWG-REF-NO
DATE	REV.
7/14/2023	0

Break Improvements into 3 Phases

Phase	Budget	Total Phase
Phase 1 : Preparatory work/ADA improvements		\$280,000
Phase 2: Site improvements		
2A—Lots C/B Security Prep	\$200,000	
2B—Entry Gates, Fencing	\$230,000	
2C—A2 Pavement/Striping	\$160,000	
Total Phase 2		\$590,000
Phase 3: Security Cameras		\$180,000
Totals		\$1,050,000*

- Does not match prior total due to shuffling of improvements among different phases.
- Note: Phases can be pursued in different sequence and as standalone projects.

Concept Master Plan: Phase 1



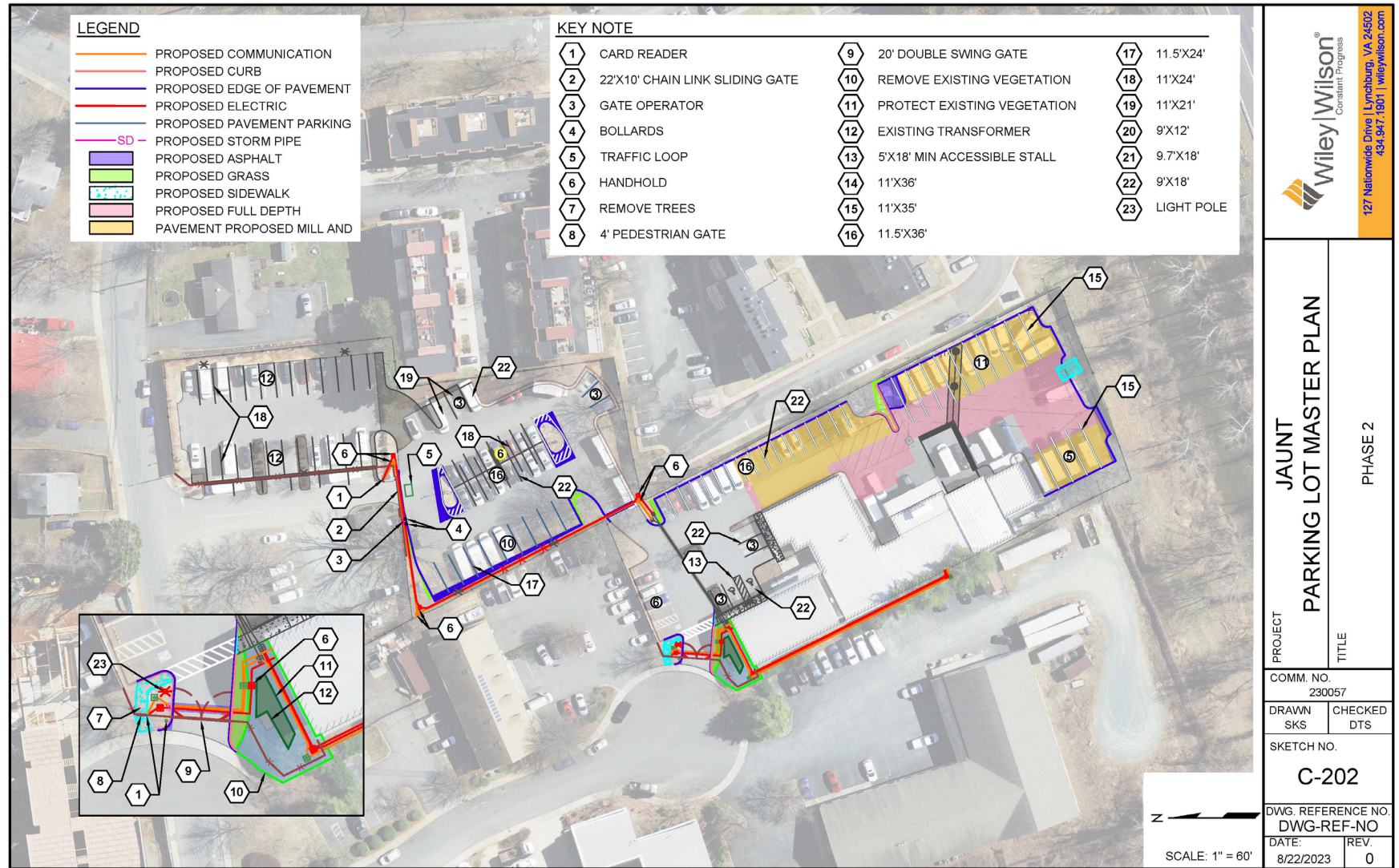
Phase 1 Improvements

Improvement	Cost	Grant	Jaunt*
B/C Gate Prep	\$130,000	\$117,000	\$13,000
A1 ADA and gate prep	\$60,000	\$55,000	\$5,000
A2 Drainage Improvement	\$90,000	\$75,000	\$15,000
Totals	\$280,000	\$247,000	\$33,000

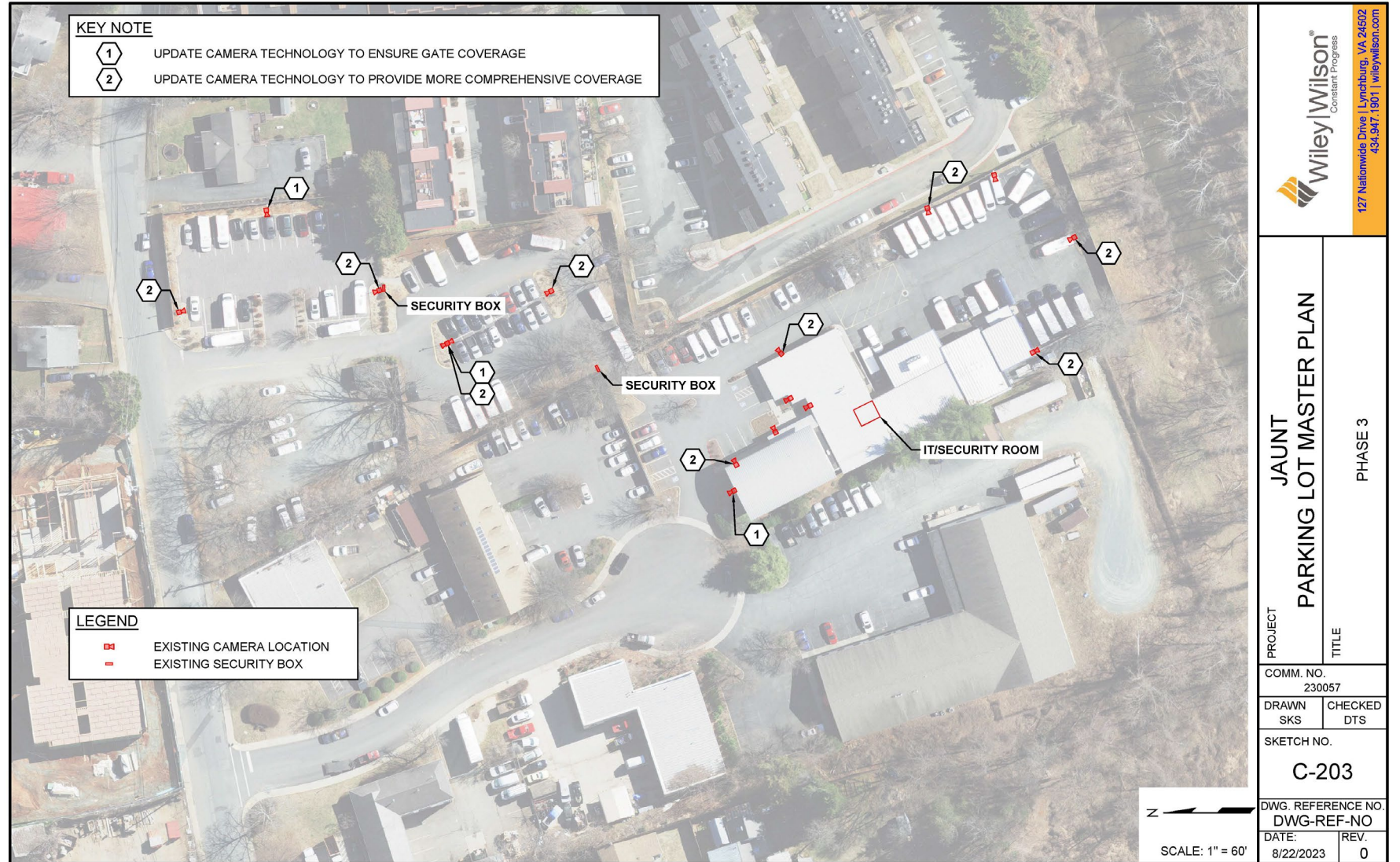
Estimate 41 weeks to accomplish; if start October 1, finish summer 2024.

*From capital reserve

Concept Master Plan: Phase 2



Concept Master Plan: Phase 3



Wiley Wilson
Constant Progress
127 Nationwide Drive | Lynchburg, VA 24502
434.947.1801 | wileywilson.com

PROJECT		JAUNT PARKING LOT MASTER PLAN	
TITLE		PHASE 3	
COMM. NO.	230057		
DRAWN	SKS	CHECKED	DTS
SKETCH NO.			
C-203			
DWG. REFERENCE NO.		DWG-REF-NO	
DATE:	8/22/2023	REV.	0

DRPT Approval to modify scope of grants

- Met DRPT staff August 31, 2023
- Reviewing Jaunt requests
- Work on a grant strategy for Phases 2 and 3

Questions