City of Manassas, Virginia
City Council Meeting

AGENDA

City Council Committee of the Whole
Jennie Dean Elementary School Auditorium
9601 Prince William Street
Manassas, VA 20110
Monday, September 19, 2022

Call to Order - 5:30 p.m.

Roll Call

Consent Agenda

Ordinance #O-2023-04: An Uncodified Ordinance Extending the Due Date for Personal Property Tax Bills for Tax Year 2022 (Second Reading)
(Staff: Bryan Foster, Deputy City Manager)
Agenda Statement - PP Tax Deadline Extension -- 9-12-2022
O-2023-4 - 2022 Personal Property Tax Due Date Extension

Ordinance #O-2023-05: An Uncodified Ordinance Providing Additional Tax Relief for Personal Property Tax Bills for Tax Year 2022 on Those Vehicles Eligible for Relief from the Commonwealth of Virginia's Personal Property Relief Act of 1998 (PPTRA) (Second Reading)
(Staff: Bryan Foster, Deputy City Manager)
Agenda Statement - O-2023-05 Additional PP Tax Relief
O-2023-5 - 2022 Personal Property Tax Additional Tax Relief

Ordinance #O-2023-03: REZ #2023-0002, Liberia House Historic Site, 8800 Mathis Avenue (Second Reading)
(Staff: Matthew Arcieri, AICP, Director of Planning & Community Development)

Agenda Statement - REZ 2023-0002 Liberia
Attachment 1. Ordinance #O-2023-03

1. **Finance Committee**

1.1 Resolution 2023-02-R: Amending the Fiscal Year 2023 Budget by Budgeting and Appropriating a $270,000 Federal Grant for Mental Health and Domestic Violence Case Management by Police
(Doug Keen, Chief of Police)
Agenda Statement 2023-02-R: Amending the Fiscal Year 2023 Budget by Budgeting and Appropriating a Federal Grant for Mental Health and Domestic Violence Case Management by Police
Resolution 2023-02-R
Backup for Resolution 2023-02-R: Grant Award Letter for Police Mental Health and Domestic Violence Cases

1.2 Resolution 2023-03-R: Amending the Fiscal Year 2023 Budget by Budgeting and Appropriating $100,000 of Land Sale Proceeds for the Gateway Blvd Sidewalk/Trail Capital Project
(Lance Kilby, Engineering Director; Matt Arcieri, Director of Planning and Community Development)
Agenda Statement 2023-03-R: Amending the Fiscal Year 2023 Budget by Budgeting and Appropriating Land Sale Proceeds for the Gateway Blvd Sidewalk/Trail Capital Project
Resolution 2023-03-R
Backup for Resolution 2023-03-R: Capital Project T-083 Gateway Blvd Sidewalk and Trail
Backup for 2023-03-R: SUP for Gateway Blvd Sidewalk and Trail

1.3 POSTPONED TO BE DISCUSSED AT A FUTURE MEETING - School Board Real Property Purchase
_MCPS Expanding CTE programs
BPO - Market Analysis
Copy of Fund Balance and Cost Analysis
CTE Space Requirements
Letter of Intent - Police Station
Manassas Renovation Project
Northern Virginia Commercial Real Estate Market_ 2021 Year in Review for Loudoun Fairfax Prince William County
NoVA Q2 2022 Office Market Report -Final
Renovation vs. Purchase
Resolution R2022-03 Authorizing Purchase of Real Property
Resources to support expanding the CTE program
Early Childhood Education Program (Success Story)
MCPS CONCEPT ESTIMATE_OPTION 1 - 12-8-2021.
Copy of Facility Assessment

1.4 Consideration of Resolution #R-2023-12 Authorizing a Price Increase in a Fixed-Price Contract between the City of Manassas and Kimley-Horn for Dean Park Phase 2.
(Staff: Matt Arcieri, Director of Planning & Community Development and Lance

Kilby, City Engineer)
Agenda Statement - Dean Park Ph. 2
Resolution #R-2023-12

2. Legislative Committee

3. Land Use Committee

3.1 Worksession: ZTA #2022-0003, Sign Ordinance Update – Electronic Message Signs
(Staff: Christian Samples, AICP, Senior Planner)
Agenda Statement - ZTA 2022-0003 Sign Ordinance Update – Electronic Message Signs
Memorandum
Attachment 1. Ban on Electronic Message Signs
Attachment 2. Additional Regulation of Electronic Message Signs
Attachment 3. Electronic Message Signs - Proposed Eligible Locations
Attachment 4. Signed PC Resolution

4. Appointments Committee

4.1 Presentation - Naming City Council Chambers

5. City Manager's Time

6. Authorize a Closed Meeting

6.1 Authorize a Closed Meeting
Agenda_Statement_-_Authorize_a_Closed_Meeting_-_September_19_2022

7. Certify the Closed Meeting

7.1 Certify a Closed Meeting
Agenda Statement - Certify a Closed Meeting

Adjournment

City of Manassas

Manassas City Council
9027 Center Street
Manassas, VA 20110

Meeting Date:	September 12, 2022
Time Estimate:	5 Minutes
Agenda Title:	Ordinance #O-2023-04: AN UNCODIFIED ORDINANCE EXTENDING THE DUE DATE FOR PERSONAL PROPERTY TAX BILLS FOR TAX YEAR 2022
Recommendation:	Approve Ordinance #O-2023-04 on First Reading
Motion:	*I move that Ordinance #O-2023-04 be approved on first reading.*
Date Last Considered by City Council:	N/A
Summary and/or Comments:	City Council has expressed desire to provide additional personal property tax relief due to the high assessments on motor vehicles. In order to facilitate this action, the due date for Personal Property Taxes needs to be extended until October 26, 2022 to facilitate all of the required actions necessary to provide this additional tax relief. Even though the extension is needed for motor vehicles, the extension will affect all personal property bills to include business personal property, semiconductor, machinery and tools, etc., because we send combined statements and we do not have the ability to separate out only motor vehicles at this time.
Board – Committee – or Commission Reviewed:	N/A
Fiscal Impact:	Personal Property Tax Collections will be slightly delayed.
Staff Contact:	Bryan Foster, Deputy City Manager bfoster@manassasva.gov (703) 257-8226

ORDINANCE # O-2023-04

First Reading:	September 12, 2022
Second Reading	September 19, 2022
Enacted	
Effective	

AN UNCODIFIED ORDINANCE EXTENDING THE DUE DATE FOR PERSONAL PROPERTY TAX BILLS FOR TAX YEAR 2022

WHEREAS, assessments for motor vehicles for Tax Year 2022 are significantly higher than initially projected, resulting in higher personal property tax bills for citizens; and,

WHEREAS, City Council desires to take action to reduce this tax burden on its citizens; and,

WHEREAS, the current due date for payment of personal property tax bills is currently October 5, 2022; and,

WHEREAS, in order to meet statutory requirements of meetings in order to take such action, and to be able to adequately notify its citizens of any changes made to personal property tax bills, an extension of the deadline is prudent and necessary; now, therefore,

BE IT ORDAINED by the City Council of the City of Manassas, Virginia, that the due date for Personal Property Tax bills be extended until October 26, 2022, and that no penalty or interest for late payments will be assessed until after the extended due date of October 26, 2022.

This ordinance shall take effect upon its passage on second reading.

_____

Michelle Davis-Younger MAYOR
On Behalf of the City Council
of Manassas, Virginia

ATTEST:

_____

Lee Ann Henderson City Clerk

MOTION:
SECOND:
RE: Ordinance # O-2023-04
ACTION:

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

City of Manassas

Manassas City Council
9027 Center Street
Manassas, VA 20110

Meeting Date:	September 12, 2022
Time Estimate:	5 Minutes
Agenda Title:	Ordinance #O-2023-05: AN UNCODIFIED ORDINANCE PROVIDING ADDITIONAL TAX RELIEF FOR PERSONAL PROPERTY TAX BILLS FOR TAX YEAR 2022 ON THOSE VEHICLES ELIGIBLE FOR RELIEF FROM THE COMMONWEALTH OF VIRGINIA'S PERSONAL PROPERTY RELIEF ACT OF 1998 (PPTRA)
Recommendation:	Approve Ordinance #O-2023-05 on First Reading
Motion:	*I move that Ordinance #O-2023-05 be approved on first reading.*
Date Last Considered by City Council:	N/A
Summary and/or Comments:	City Council has expressed a desire to provide additional personal property tax relief due to the high assessments on motor vehicles. Because assessments were completed and tax bills already sent out, simply adjusting the tax rate is not allowed by state code. The mechanism for providing relief lies in Virginia Code Section 15.2-2511.1 which contemplates returning a surplus of tax revenues collected. The surplus in this case is approximately $2 million of additional tax levy over the amount approved in the budget due to higher actual assessments than estimated. To equitably distribute a $2 million excess tax levy, the amount of tax for each eligible vehicle must be reduced by 15%.
Board – Committee – or Commission Reviewed:	N/A
Fiscal Impact:	This ordinance would reduce potential revenue collection by $2 million, which would match the amount budgeted. Because this potential revenue was not budgeted, there will be no fiscal impact to the adopted budget.
Staff Contact:	Bryan Foster, Deputy City Manager bfoster@manassasva.gov (703) 257-8226

ORDINANCE # O-2023-05

First Reading:	September 12, 2022
Second Reading	_____
Enacted	_____
Effective	_____

AN UNCODIFIED ORDINANCE PROVIDING ADDITIONAL TAX RELIEF FOR PERSONAL PROPERTY TAX BILLS FOR TAX YEAR 2022 ON CERTAIN ELIGIBLE VEHICLES

WHEREAS, assessments for motor vehicles for Tax Year 2022 are significantly higher than initially projected, resulting in higher personal property tax bills for citizens; and,

WHEREAS, these higher assessments have resulted in a total personal property tax levy that is approximately $2 million more than budgeted for the FY2023 Operating Budget; and,

WHEREAS, this expected $2 million surplus is primarily the result of the increased values established by the clean trade-in assessment method used by the Commissioner of the Revenue; and,

WHEREAS, City Council desires to provide tax relief for these higher assessments so that the total levy is reduced approximately $2 million to be in line with the expected revenue budgeted in the FY2023 Operating Budget; and,

WHEREAS, Virginia Code Section 15.2-2511.1 empowers City Council to develop a method by ordinance for the return of surplus personal property tax revenues in any fiscal year; and,

WHEREAS, City Council, after completion of due diligence and adoption of the City's FY 2023 Operating Budget wishes to return a portion of the 2022 personal property taxes levied; and,

WHEREAS, the Personal Property Tax Rate will remain at $3.60 per $100 assessed valuation; and,

WHEREAS, in order to meet statutory requirements of meetings in order to take such action, and to be able to adequately notify its citizens of any changes made to personal property tax bills, Council approved an extension of the Personal Property Tax due date to October 26, 2022; now, therefore,

BE IT ORDAINED by the City Council of the City of Manassas, Virginia, that:

1. The total amount due for each personal property tax levy on eligible motor vehicles be reduced by 15 percent which is the percentage amount of reduction necessary to reduce the total tax levy by $2 million.

2. This reduction is applicable to vehicles assessed by the Commissioner of the Revenue using the clean trade-in value as of January 1, 2022 and billed prior to September 1, 2022.

3. Revised bills will be sent to each affected taxpayer by the City reflecting the new amount due as well as the extended due date.

4. For any taxpayer who has already paid their 2022 Personal Property Tax Bill and the effect of this ordinance results in an overpayment or credit on their account, a refund will be issued as soon as practicable after the extended due date. No amount of less than five dollars for the aggregate of vehicles on a single account will be returned, unless specifically requested by the taxpayer, and shall remain a credit on the account.

This ordinance shall take effect upon its passage on second reading.

_____

Michelle Davis-Younger Mayor
On Behalf of the City Council
of Manassas, Virginia

ATTEST:

_____

Lee Ann Henderson City Clerk

MOTION:
SECOND:
RE: Ordinance # O-2023-05
ACTION:

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

City of Manassas

Manassas City Council
9027 Center Street
Manassas, VA 20110

Meeting Date:	September 19, 2022
Time Estimate:	Consent
Agenda Title:	Ordinance #O-2023-03: REZ #2023-0002, Liberia House Historic Site, 8800 Mathis Avenue
Recommendation:	Approve Ordinance #O-2023-03.
Motion:	*If approved as part of the Consent Agenda:* I move that the Consent Agenda be approved and the readings of the ordinances dispensed. *If removed from the Consent Agenda:* I move that Ordinance #O-2023-03 be approved.
Date Last Considered by City Council:	September 12, 2022 (Held Public Hearing and Approved on 1st Reading 6/0)
Summary and/or Comments:	Consideration of a rezoning request to rezone ±12.62 acres of land from B-4, General Commercial and HOD, Historic Overlay District to R-2, Single Family Residential and HOD.
Board – Committee – or Commission Reviewed:	Planning Commission – September 7, 2022 HRB – August 2, 2022
Fiscal Impact:	See staff report dated September 12, 2022
Staff Contact:	Matthew D. Arcieri, AICP, Director of Planning & Community Development marcieri@manassasva.gov (703) 257-8232

ORDINANCE #O-2023-03

First Reading	September 12, 2022
Second Reading	September 19, 2022
Enacted	September 19, 2022
Effective	September 19, 2022

AN ORDINANCE TO APPROVE REZONING #2023-0002
Liberia House Historic Site, 8800 Mathis Avenue

WHEREAS, the Department of Community Development has requested a rezoning of the property located at 8800 Mathis Avenue from B-4, General Commercial and HOD, Historic Overlay District to R-2, Single Family Residential and HOD; and

WHEREAS, the City of Manassas Historic Resources Board has reviewed the application request on August 2, 2022 and ***RECOMMENDS APPROVAL***; and

WHEREAS, on August 3, 2022 the Planning Commission, pursuant to the Manassas City Zoning Ordinance Section 130-542(a), initiated a rezoning of 8800 Mathis Avenue from B-4, General Commercial and HOD, Historic Overlay District to R-2, Single Family Residential and HOD; and

WHEREAS, the City Planning Commission held a public hearing on September 7, 2022 after full compliance with all state code public hearing notice and posting requirements and ***RECOMMENDS APPROVAL***; and

WHEREAS, the City Council of the City of Manassas held a public hearing on September 12, 2022 after full compliance with all state code public hearing notice and posting requirements; and

WHEREAS, among the purposes of zoning called out in Chapter 15.2-2283 of the Code of Virginia is to "facilitate the creation of a convenient, attractive, and harmonious community"; and

WHEREAS, among the matters to be considered in drawing and applying zoning ordinances and districts called out in Chapter 15.2-2284 of the Code of Virginia is: "the existing use and character of the property"; and

WHEREAS, the City of Manassas Comprehensive Plan recommends to maximize the City's open space in an increasingly dense urban environment by protecting existing open spaces (LU 3.1.2); and

WHEREAS, the City Council upon careful consideration finds that approval of REZ #2023-0002, is justified by public necessity and convenience and general welfare, and is consistent with reasonable zoning practices, and that the cumulative effect of the activities permitted with this rezoning will not be detrimental to the character of the adjacent land, and is in reasonable harmony with the City's land use plan and policies.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Manassas, Virginia, meeting in regular session this 19th day of September, 2022, that REZ #2023-0002 for 8800 Mathis Avenue and as shown on Attachment 1 is hereby APPROVED.

This ordinance shall become effective upon second reading.

_____

Michelle Davis-Younger MAYOR
On behalf of the City Council of
Manassas, Virginia

ATTEST:

_____

Lee Ann Henderson City Clerk

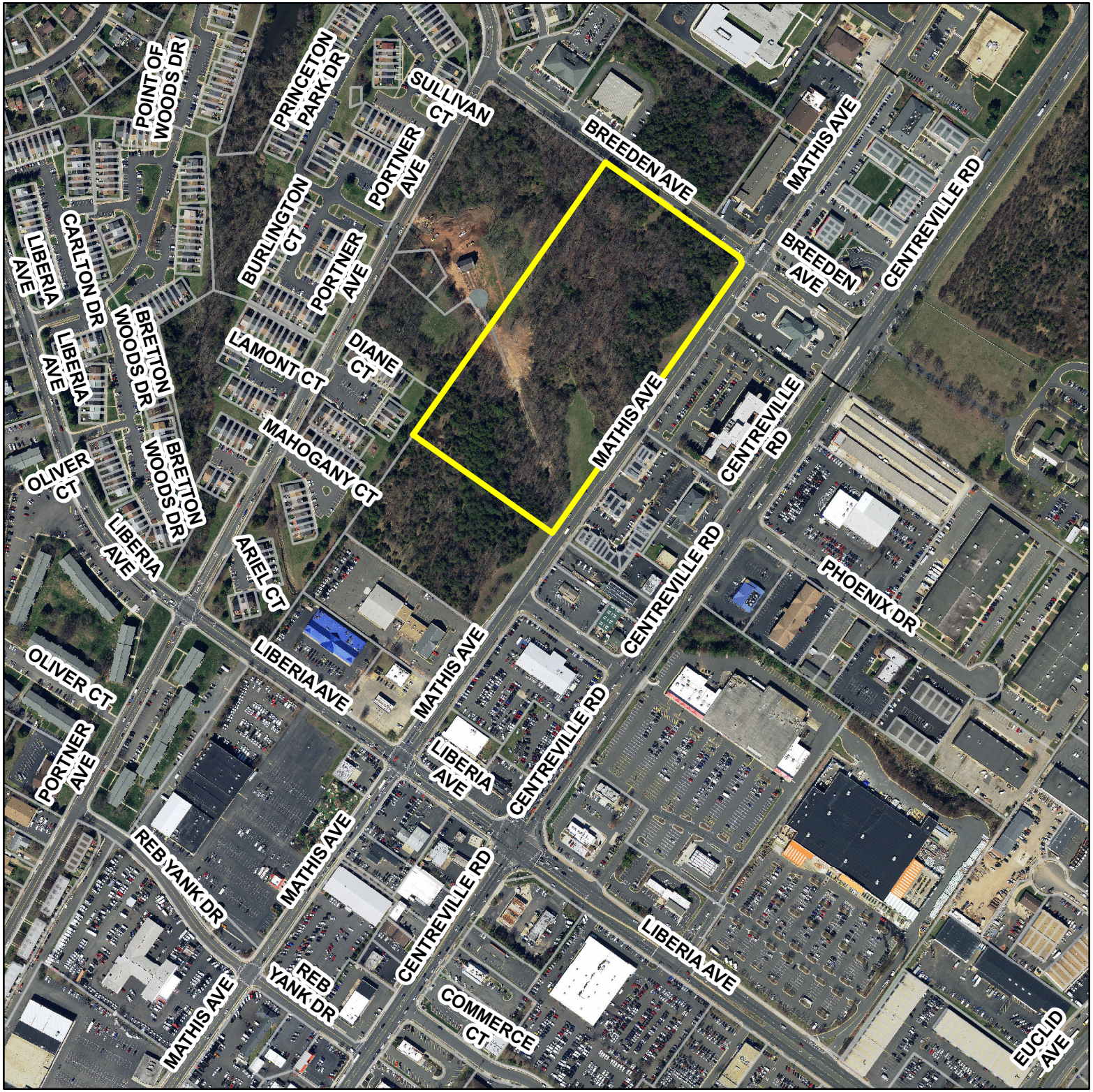
MOTION:

SECOND:

RE:

ACTION:

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:



Manassas
HISTORIC HEART. MODERN BEAT.

City of Manassas

REZ #2023-0002
8800 Mathis Avenue
B-4/HOD to R-2/HOD

Legend

- 8800 Mathis Avenue
- Parcels

0 90 180 360 540 720 Feet

N

Map Created by:
Department of Community Development
Map Updated on: 7/26/2022

This map is intended for reference purposes only. Any determination of topography or contours, or any depiction of physical improvements, property lines, or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

City of Manassas

City Council

Committee of the Whole

Jennie Dean Elementary School Auditorium
9601 Prince William Street
Manassas, VA 20110

Meeting Date:	September 19, 2022
Time Estimate:	5 Minutes
Agenda Title:	Consideration of Resolution 2023-02-R Amending the Fiscal Year 2023 Budget by Budgeting and Appropriating a $270,000 Federal Grant for Mental Health and Domestic Violence Case Management by Police
Recommendation:	Approve Resolution 2023-02-R
Motion:	*I move that Resolution 2023-02-R be approved.*
Date Last Considered by City Council:	May 10, 2021 (Approval of 2.0 FTE's in FY 2022 Budget Adoption)
Summary and/or Comments:	The Manassas City Police Department was awarded a $270,000 Federal Grant to fund one (1) Police Officer and one (1) Mental Health/Domestic Violence Case Coordinator over a two (2) year period. These positions will be used to create a case management team focused on directing individuals to community services before an emergency incident occurs. The team will increase domestic violence victim and mental health consumer access to services that will reduce the number of police interventions in the community. Additionally, the team will significantly increase the Police Department's ability to respond to the initiatives of the Marcus Alert system. There is no match required for this grant. This resolution will budget and appropriate $270,000 of Federal Grant Revenue in the General Fund.
Board – Committee – or Commission Reviewed:	N/A
Fiscal Impact:	$270,000 – Federal Grant Revenue
Staff Contact:	Douglas Keen, Chief of Police dkeen@manassasva.gov (703) 257-8001

RESOLUTION 2023-02-R

Adopted:

BE IT RESOLVED by the Council of the City of Manassas meeting in regular session this 26th day of September, 2022, that the following funds be budgeted and appropriated as shown.

Police Federal Grant for Mental Health/Domestic Violence Case Management		
GENERAL FUND		
Revenue:		
10098418-334305-G1797	Federal Grant	270,000
Expenditure:		
10031800-411000-G1797	Salaries	170,000
10031800-420000-G1797	Benefits	100,000
		270,000

For: Police Federal Grant for Mental Health/Domestic Violence Case Management

This resolution shall take effect upon its passage.

Michelle Davis-Younger MAYOR
On Behalf of the City Council
of Manassas, Virginia

ATTEST:

_____
Lee Ann Henderson City Clerk

Award Letter

July 26, 2022

Dear Doug Keen,

On behalf of Attorney General Merrick B. Garland, it is my pleasure to inform you the Office of Justice Programs (O. OF for an award under the funding opportunity entitled 2022 BJA FY 22 Invited to Apply — Byrne Discretionary Co approved award amount is $270,000.

Review the Award Instrument below carefully and familiarize yourself with all conditions and requirements before ac Offer (Award Information, Project Information, Financial Information, and Award Conditions) and Award Acceptance

Please note that award requirements include not only the conditions and limitations set forth in the Award Offer, but conduct during the period of performance for the award. These requirements encompass financial, administrative, a specific restrictions on use of funds). Therefore, all key staff should receive the award conditions, the assurances ar they understand the award requirements. Information on all pertinent award requirements also must be provided to

Should you accept the award and then fail to comply with an award requirement, DOJ will pursue appropriate remec award and/or a requirement to repay award funds.

To accept the award, the Authorized Representative(s) must accept all parts of the Award Offer in the Justice Grant declaration and certification, within 45 days from the award date.

Congratulations, and we look forward to working with you.

Maureen Henneberg
Deputy Assistant Attorney General

Office for Civil Rights Notice for All Recipients

The Office for Civil Rights (OCR), Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) has been de financial assistance from the OJP, the Office of Community Oriented Policing Services (COPS), and the Office on V prohibited by law. Several federal civil rights laws, such as Title VI of the Civil Rights Act of 1964 and Section 504 of financial assistance to give assurances that they will comply with those laws. Taken together, these civil rights laws discriminating in services and employment because of race, color, national origin, religion, disability, sex, and, for gr orientation and gender identity. Recipients are also prohibited from discriminating in services because of age. For a requirements, in connection with DOJ awards, see https://ojp.gov/funding/Explore/LegalOverview/CivilRightsRequir

Under the delegation of authority, the OCR investigates allegations of discrimination against recipients from individu compliance reviews and audits based on regulatory criteria. These reviews and audits permit the OCR to evaluate v providing services in a nondiscriminatory manner to their service population or have employment practices that mee

If you are a recipient of grant awards under the Omnibus Crime Control and Safe Streets Act or the Juvenile Justice criminal justice system, there are two additional obligations that may apply in connection with the awards: (1) compl Programs (EEOPs); and (2) submitting findings of discrimination to OCR. For additional information regarding the E additional information regarding requirements when there is an adverse finding, see 28 C.F.R. §§ 42.204(c), .205(c)

The OCR is available to help you and your organization meet the civil rights requirements that are associated with t

City of Manassas

City Council

Committee of the Whole

Jennie Dean Elementary School Auditorium
9601 Prince William Street
Manassas, VA 20110

Meeting Date:	September 19, 2022
Time Estimate:	5 Minutes
Agenda Title:	Consideration of Resolution 2023-03-R Amending the Fiscal Year 2023 Budget by Budgeting and Appropriating $100,000 of Land Sale Proceeds for the Gateway Blvd Sidewalk/Trail Capital Project
Recommendation:	Approve Resolution 2023-03-R
Motion:	*I move that Resolution 2023-03-R be approved.*
Date Last Considered by City Council:	May 10, 2021 (FY 2022 CIP Adoption)
Summary and/or Comments:	The City Council previously approved funds to prepare engineering documents and construct a shared use path along Gateway Boulevard from the Route 234 underpass to Wakeman Court, as outlined in the CIP. The costs of the bids came back higher than estimated, due to current increased inflation. In order to award the bid an additional $25,000 for the materials cost increase and $75,000 to cover contingency for a total of $100,000 is required. This resolution will budget and appropriate $100,000 of Land Sale Proceeds in the Gateway Capital Project Fund.
Board – Committee – or Commission Reviewed:	N/A
Fiscal Impact:	$100,000 – Land Sale Proceeds
Staff Contact:	Lance Kilby, P.E.—City Engineering Director lkilby@manassasva.gov (703)-257-8251 Matt Arcieri—Director of Planning and Community Development marcieri@manassasva.gov (703)-257-8232

RESOLUTION 2023-03-R

Adopted:

BE IT RESOLVED by the Council of the City of Manassas meeting in regular session this 26th day of September, 2022, that the following funds be budgeted and appropriated as shown.

GATEWAY CAPITAL PROJECTS FUND		
Revenue:		
32097700-318904-C2506	Land Sale Proceeds	100,000
Expenditure:		
32045300-439000-C2506	Gateway Blvd Sidewalk/Trail Project	100,000

For: Additional Funding for Gateway Blvd Sidewalk/Trail Capital Project

This resolution shall take effect upon its passage.

_____

Michelle Davis-Younger MAYOR
On Behalf of the City Council
of Manassas, Virginia

ATTEST:

_____

Lee Ann Henderson City Clerk

T-083 Gateway Boulevard Sidewalk/Trail

Year Introduced: 2018
Change: Timeline
Associated Proj: T-081
Program Area: Transportation
Managing Dept: Engineering
Manager: N. Roberson-Ramos
Plan Conformance:
MOB 6.3.5
PCR 9.5.1

Est. Start: 7/1/2017
Est. Complete: 11/30/2022

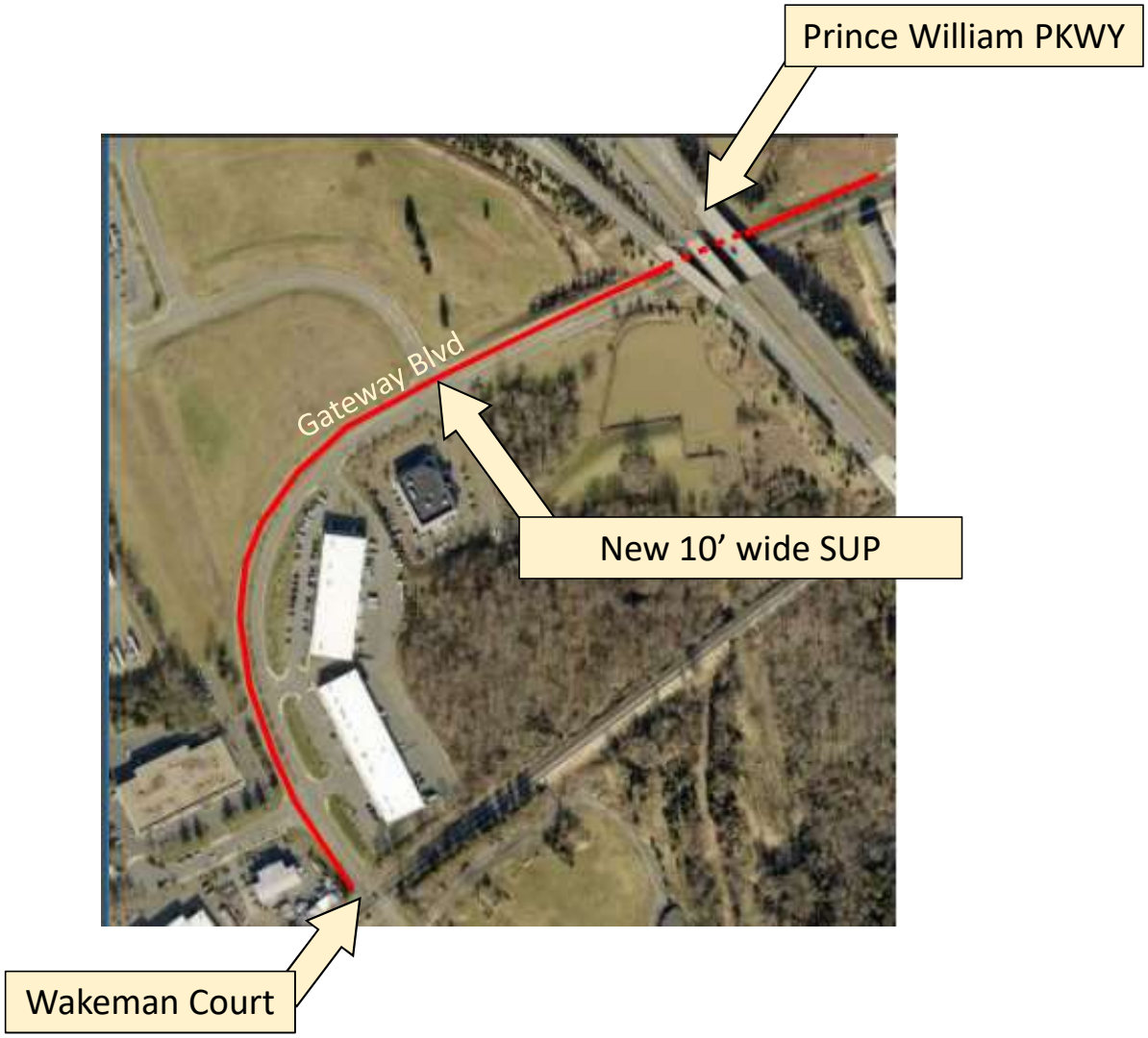
Description:

Install a new 10 foot shared use path and upgrade portions of the existing sidewalk with a 10 foot asphalt shared use path along Gateway Boulevard (north side) from Wakeman Court to Gateway Commercial development. Upgrade portions of the existing sidewalk along Gateway Boulevard (south side).

Status: Construction

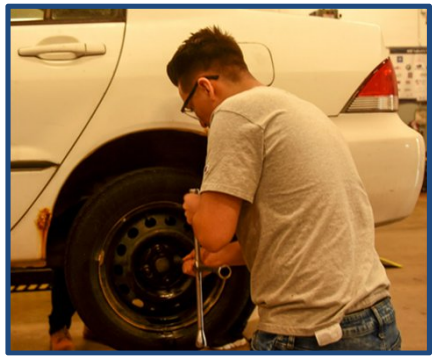
Cost Estimate: ($ in 1,000s)	**Prior Years**	**FY 2023**	**FY 2024**	**FY 2025**	**FY 2026**	**FY 2027**	**Future**	**Total Project**
Planning	60	-	-	-	-	-	-	60
Land	40	-	-	-	-	-	-	40
Construction	658	-	-	-	-	-	-	658
Total Cost	**758**	**-**	**-**	**-**	**-**	**-**	**-**	**758**
Funding Sources: ($ in 1,000s)								
General Fund	-	-	-	-	-	-	-	-
Sewer Fund	-	-	-	-	-	-	-	-
Water Fund	-	-	-	-	-	-	-	-
Electric Fund	-	-	-	-	-	-	-	-
Stormwater Fund	-	-	-	-	-	-	-	-
Airport Fund	-	-	-	-	-	-	-	-
School Fund	-	-	-	-	-	-	-	-
Bonds	-	-	-	-	-	-	-	-
State	-	-	-	-	-	-	-	-
Federal	-	-	-	-	-	-	-	-
NVTA	-	-	-	-	-	-	-	-
Other Sources	758	-	-	-	-	-	-	758
Total Funding	**758**	**-**	**-**	**-**	**-**	**-**	**-**	**758**
Operating Impacts: ($ in 1,000s)								
Revenue	-	-	-	-	-	-	-	-
Staffing (Costs) Savings	-	-	-	-	-	-	-	-
Facility (Costs) Savings	-	-	-	-	-	-	-	-
Program (Costs) Savings	-	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-	-
Net Revenue	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

Gateway Blvd Trail Improvements Project



MANASSAS CITY PUBLIC SCHOOLS

Where Learning Powers the Future



Manassas City Public Schools Expansion of CTE Programs

Manassas City Public Schools: Possibilities for CTE

Business Management and Administration
Econ and Personal Finance
Business Management
Entrepreneurship

Arts, A/V Technology & Communication
Adv. Photography
AP Studio Art
Commercial Photography 1 & 2

Finance
Accounting
Adv. Accounting

Health Sciences
Intro to Health & Medical Services
EMT 1 & 2
CNA 1 & 2

Human Services
Cosmetology 1 & 2

Manufacturing
Auto Tech 1 & 2

Law, Public Safety, Corrections & Security
Criminal Justice 1 & 2

Architecture and Construction
Carpentry
Construction Technology

Information Technology
Computer Information Systems
Information Technology Fundamentals
Coding/Programming
Cyber Security: Computer Systems
Technology

Marketing
Intro to Marketing
Entrepreneurship

Science, Technology, Engineering, Mathematics
PLTW Aerospace Engineering
PLTW Intro to Engineering
PLTW Civil Engineering
PLTW Engineering Design and Development
Production Systems

OHS currently offers 11 Career Clusters

MANASSAS CITY PUBLIC SCHOOLS
Where Learning Powers the Future

Manassas City Public Schools: Possibilities for CTE

Child Development Early Learning Center

Culinary Program

Web & MultiMedia Design

MANASSAS CITY PUBLIC SCHOOLS
Where Learning Powers the Future

Manassas City Public Schools: Possibilities for CTE

Cosmetology and Barbering

Photography Studio

Information Technology Center

MANASSAS CITY PUBLIC SCHOOLS
Where Learning Powers the Future

Benefits of expanding the CTE programs in MCPS

1. Real world experiences for students prior to graduation
2. Managed by students enrolled in CTE classes
3. Potential to bring in revenue
4. Partnerships within the community
5. Opportunity to expand credentials and certifications
6. Increase graduation rate
7. Strengthen students' workplace readiness skills
8. Reach, retain, and engage more at risk students

MANASSAS CITY PUBLIC SCHOOLS
Where Learning Powers the Future

CRES INC.
COMMERCIAL REAL ESTATE SERVICES

13 Culpeper Street, Warrenton, Virginia 20186
540-347-2610
www.cresinc.us

April 21, 2022

Mr. Andy Hawkins
Executive Director of Finance & Operations
Manassas City Public Schools

RE: Apple Federal Credit Union Building
8700 Centreville Road
Manassas, Virginia

Mr. Hawkins:

I researched the above referenced property and other similar properties that have sold in the last 3 years. The attached comparable sales indicate a range between $136.57 - $203.13 per square foot. After analyzing the sales, it our opinion, as commercial real estate brokers, a reasonable offer to purchase would be approximately $175 per square foot.

Respectfully,

Bill Chipman
President

PROPERTY SUMMARY

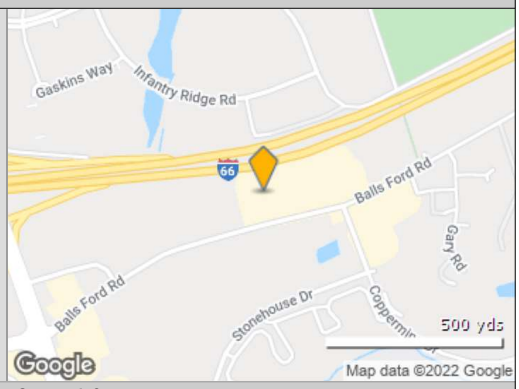
Building Summary:	4 story building containing 54,654 square feet
Location	8700 Centreville Road
	City of Manassas, Virginia
Parcel Size:	3.22 Acres
Parcel I.D.	Tax Map 111/15 00/E11
Zoning	B-4 (General Commercial)
Year Built:	1989

Sales Summary

SALE #	LOCATION	SALE DATE	BLDG. SIZE/ SF	ACRES	ZONING	YEAR BUILT	PRICE/ SF
1	10440 Balls Ford Rd. Battlefield Overlook I Manassas Prince William Co.	3/1/2019	33,330 SF Class A Office Building	2.26 AC (98,446 SF)	B1 General Business	2003	$159.02/SF
2	4221 Walney Rd. Chantilly Fairfax Co.	1/31/2022	28,160 SF Class B Office Building	1.11 AC (48,352 SF)	I-5 Industrial General	1986	$203.13/SF
3	6101 Redwood Square Ctr. Centreville Fairfax Co.	1/17/2022	33,660 SF Class B Medical Building	1.89 AC (82,328 SF)	C-2 Limited Office	2004	$179.23/SF
4	8050 Piney Branch Ln. Gainesville Prince William Co.	4/30/2021	43,200 SF Class B Office Building	4.65 AC (202,667 SF)	M-1 Heavy Industrial	1989	$136.57/SF
5	9309 Center St. Manassas Historic District City of Manassas, VA	6/2/2020	32,500 SF Class B Office Building	0.76 AC (33,106 SF)	B-3 City Center Comm.	1989, renov. in 1991	$160.00/ SF

1 10440 Balls Ford Rd - Battlefield Overlook I - Battlefield Overlook — SOLD

Manassas, VA 20109
Sale on 3/1/2019 for $5,300,000 ($159.02/SF) - Research Complete
33,330 SF Class A Office Building Built in 2003



Buyer & Seller Contact Info

Recorded Buyer:	**NKASR LLC**	Recorded Seller:	**Battlefield Overlook I Associates**
True Buyer:	**Sanjeev Kohli MD, Internal Medicine** **Sanjeev Kohli** 2178 Opitz Blvd Woodbridge, VA 22191 (703) 492-6726	True Seller:	**Flinn & Beagan** **Robert Beagan** 8300 Boone Blvd Vienna, VA 22182 (703) 448-6800
Buyer Type:	**Individual**	Seller Type:	**Other - Private**
Buyer Broker:	**Wright Realty, Inc.** **Edward Wright** (703) 368-8136	Listing Broker:	**Newmark** **Cole Spalding** (703) 918-0230 **Larry FitzGerald** (703) 918-0221

Transaction Details — ID: 4737098

Sale Date:	**03/01/2019 (584 days on market)**	Sale Type:	**Investment**
Escrow Length:	**-**	Bldg Type:	**Office**
Sale Price:	**$5,300,000-Confirmed**	Year Built/Age:	**Built in 2003 Age: 16**
Asking Price:	**-**	RBA:	**33,330 SF**
Price/SF:	**$159.02**	Land Area:	**2.26 AC (98,446 SF)**
Price/AC Land Gross:	**$2,345,132.74**		
Percent Leased:	**82.6%**		
Tenancy:	**Multi**	Percent Improved:	**81.0%**
		Total Value Assessed:	**$5,416,000 in 2019**
		Improved Value Assessed	**$4,389,300**
		Land Value Assessed:	**$1,026,700**
		Land Assessed/AC:	**$454,292**
No. of Tenants:	**13**		
Tenants at time of sale:	**Barling Bay; Defense Holdings; Distinctive Arts; Mutual Of Omaha; National Agency Management Systems, Llc; R W Murray Co; Rsig; Shearwater Systems Llc; Spec Innovations; Systems & Proposal Engineering Co; Taphere! Technology LLC; Three Saint's Bay; Velocity Mortgage Capital**		

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10440 Balls Ford Rd - Battlefield Overlook I - Battlefield Overlook — SOLD

33,330 SF Class A Office Building Built in 2003 (con't)

Parcel No: **7697-46-6339**
Document No: **201903010012701**

Transaction Notes

On 3/1/2019, Battlefield Overlook I Associates sold the office building in Manassas, VA for $5,300,000, or approximately $159 per square foot.

The subject property is a 33,330 square-foot, two-story office building located at 10440 Balls Ford Road, Manassas, VA 20109. The building sits on a 2.26-acres lot. It was constructed in 2003 in the Route 29/I-66 Corridor submarket.

This was an investment sale. Public record is not yet available.

The seller's agent confirmed the detail of this transaction.

Income Expense Data

Expenses	- Taxes	**$83,948**
	- Operating Expenses	
	Total Expenses	**$83,948**

Current Building Information

ID: 660635

Bldg Type:	**Office**	Bldg Status:	**Built in 2003**
Class:	**A**	RBA:	**33,330 SF**
Total Avail:	**10,271 SF**	% Leased:	**82.9%**
Bldg Vacant:	**5,701 SF**	Rent/SF/Yr:	**$24.00**
Tenancy:	**Multi**	Elevators:	**1**
Owner Type:	**Individual**	Core Factor:	**-**
Owner Occupied	**No**	Stories:	**2**
Zoning:	**B1**	Typical Floor Size:	**16,650 SF**
Land Area:	**2.26 AC**	Building FAR:	**0.34**
		Const Type:	**Steel**

Property Mix: **Office** **()**
Expenses: **2021 Tax @ $2.03/sf**
Parking: **164 Surface Spaces are available; Ratio of 4.20/1,000 SF**
Amenities: **Property Manager on Site**
Elevator Banks: **1st-2nd(1)**

Location Information

Park Name: **Battlefield Overlook**
Metro Market: **Washington, DC**
Submarket: **Manassas/Route 29/I-66/Route 29/I-66 Corridor**
County: **Prince William**
CBSA: **Washington-Arlington-Alexandria, DC-VA-MD-WV**
CSA: **Washington-Baltimore-Arlington, DC-MD-VA-WV-PA**
DMA: **Washington (Hagerstown), DC-VA-MD-WV**

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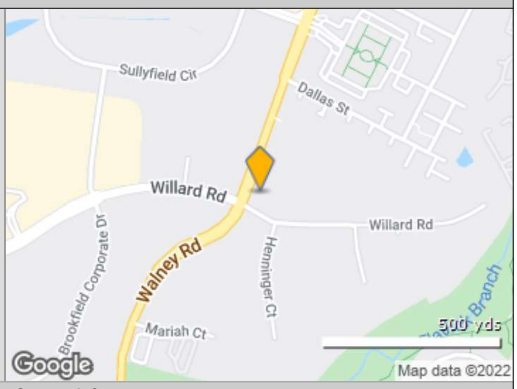
16 4221 Walney Rd - Walney Professional Center — SOLD

Chantilly, VA 20151
Sale on 1/31/2022 for $5,720,000 ($203.13/SF) - In Progress
28,160 SF Class B Office Live/Work Unit Building Built in 1986



Buyer & Seller Contact Info

Recorded Buyer:	**Pacaya Llc**	Recorded Seller:	**Malika One LLC**
True Buyer:	**Pacaya Llc** **Jamal Zia** 9406 Jack Dr Manassas Park, VA 20111	True Seller:	**Sell American Realty, Inc.** **Javed Aizaz** 6120 Baltimore National Pike Catonsville, MD 21228 (443) 790-2516
Buyer Type:	**Individual**	Seller Type:	**Individual**

Transaction Details

ID: 5900481

Sale Date:	**01/31/2022**	Sale Type:	**Investment**
Escrow Length:	**-**	Bldg Type:	**Office Live/Work Unit**
Sale Price:	**$5,720,000-Full Value**	Year Built/Age:	**Built in 1986 Age: 36**
Asking Price:	**-**	RBA:	**28,160 SF**
Price/SF:	**$203.13**	Land Area:	**1.11 AC (48,352 SF)**
Price/AC Land Gross:	**$5,153,153.15**		
Percent Leased:	**100.0%**		
Tenancy:	**Multi**	Percent Improved:	**89.7%**
		Total Value Assessed:	**$5,320,910 in 2021**
		Improved Value Assessed	**$4,771,510**
		Land Value Assessed:	**$549,400**
		Land Assessed/AC:	**$494,954**

No. of Tenants:	**7**
Tenants at time of sale:	**Atlantic Union Bank; Brock-Norton Insurance; Elite Flooring Gallery; Fairfax Medical Lab; Spectrum Learning; Ven Soft; Viebridge**
Financing:	**$4,576,000.00 from Bank of Clark County**
Parcel No:	**0442-08-0035**
Document No:	**27536-1827**
Sale History:	**Sold for $5,720,000 ($203.13/SF) on 1/31/2022** **Sold for $3,500,000 ($124.29/SF) on 4/30/2019** **Sold for $8,700,000 ($308.95/SF) on 5/5/2008** **Sold for $3,700,000 ($131.39/SF) on 12/29/1999**

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4221 Walney Rd - Walney Professional Center — SOLD

28,160 SF Class B Office Live/Work Unit Building Built in 1986 (con't)

Current Building Information — ID: 134851

Bldg Type:	**Office Live/Work Unit**	Bldg Status:	**Built in 1986**
Class:	**B**	RBA:	**28,160 SF**
Total Avail:	**0 SF**	% Leased:	**100.0%**
Bldg Vacant:	**0 SF**	Rent/SF/Yr:	**-**
Tenancy:	**Multi**	Elevators:	**4**
Owner Type:	**Individual**	Core Factor:	**15.0%**
Owner Occupied	**No**	Stories:	**5**
Zoning:	**I-5, County**	Typical Floor Size:	**5,960 SF**
Land Area:	**1.11 AC**	Building FAR:	**0.58**
Lot Dimensions:	**250x175**	Const Type:	**Masonry**

Expenses: **2021 Tax @ $2.77/sf; 2013 Ops @ $8.92/sf**
Parking: **103 free Surface Spaces are available; Ratio of 3.66/1,000 SF**
Amenities: **Air Conditioning, Banking, Conferencing Facility, Signage**
Elevator Banks: **1st-5th(2)**

Location Information

Metro Market:	**Washington, DC**
Submarket:	**Dulles Corridor/Route 28 Corridor South**
County:	**Fairfax**
CBSA:	**Washington-Arlington-Alexandria, DC-VA-MD-WV**
CSA:	**Washington-Baltimore-Arlington, DC-MD-VA-WV-PA**
DMA:	**Washington (Hagerstown), DC-VA-MD-WV**
Map(Page):	**ADC The Map People 1001-E4**

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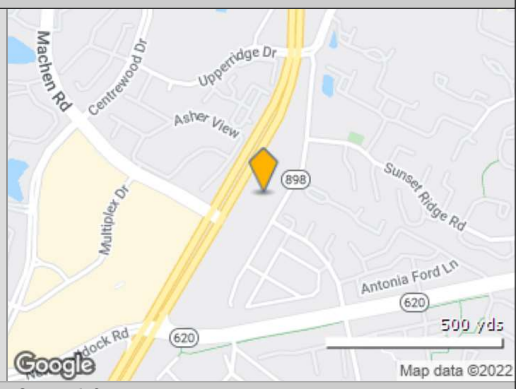
15 6101 Redwood Square Ctr - Redwood Square Center — SOLD

Centreville, VA 20121
Sale on 1/17/2022 for $6,032,750 ($179.23/SF)
33,660 SF Class B Medical Building Built in 2004



Buyer & Seller Contact Info

Recorded Buyer:	**Redwood Investment Group, LLC**	Recorded Seller:	**MME4 LLC**
True Buyer:	**Chantilly Dental Center** **Anh Tran** 3901 Centerview Dr Chantilly, VA 20151 (703) 467-0214	True Seller:	**Dr. Mark Eid** **Mark Eid** 13875 Hedgewood Dr Woodbridge, VA 22193 (540) 373-6647
Buyer Type:	**Medical**	Seller Type:	**Corporate/User**
		Listing Broker:	**Zeustra Real Estate Investment Services** **Erik Gainor** (717) 503-6785 **Nick Myers** (717) 514-6390

Transaction Details — ID: 5852667

Sale Date:	**01/17/2022 (112 days on market)**	Sale Type:	**Investment**
Escrow Length:	**-**	Bldg Type:	**Medical**
Sale Price:	**$6,032,750-Confirmed**	Year Built/Age:	**Built in 2004 Age: 18**
Asking Price:	**-**	RBA:	**33,660 SF**
Price/SF:	**$179.23**	Land Area:	**1.89 AC (82,328 SF)**
Price/AC Land Gross:	**$3,191,931.22**		
Percent Leased:	**93.5%**		
Tenancy:	**Multi**	Percent Improved:	**59.8%**
Actual Cap Rate:	**8.62%**	Total Value Assessed:	**$5,532,310 in 2021**
Sale Conditions:	**Auction Sale**	Improved Value Assessed	**$3,308,210**
		Land Value Assessed:	**$2,224,100**
		Land Assessed/AC:	**$1,176,772**
No. of Tenants:	**13**		

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6101 Redwood Square Ctr - Redwood Square Center — SOLD

33,660 SF Class B Medical Building Built in 2004 (con't)

Tenants at time of sale:	**Beijing OMC, Acupuncture & Herbs Clinic; Bryan Hunt, CPA; Clifton Foot And Ankle Center Pc; Edward Jones; Glaucoma Consultants Of Washington; Inova Primary Care; Kidz Dentistry; Ksi Construction, Inc.; Michael A Spicer Insurance Agency; Mijin System; Nova Medical Billing Inc; Primus Physical Therapy; The Perfect Workout**
Financing:	**$4,720,000.00 from Mainstreet Bank**
Parcel No:	**0652-01-0014C**
Document No:	**27524-1549**
Sale History:	**Sold for $6,032,750 ($179.23/SF) on 1/17/2022** **Sold for $5,825,000 ($173.05/SF) on 8/15/2018**

Transaction Notes

The broker confirmed the sale.

Current Building Information

ID: 836634

Bldg Type:	**Medical**	Bldg Status:	**Built in 2004**
Class:	**B**	RBA:	**33,660 SF**
Total Avail:	**4,136 SF**	% Leased:	**94.4%**
Bldg Vacant:	**1,890 SF**	Rent/SF/Yr:	**Withheld**
Tenancy:	**Multi**	Elevators:	**0**
Owner Type:	**Medical**	Core Factor:	**-**
Owner Occupied	**No**	Stories:	**3**
Zoning:	**C-2**	Typical Floor Size:	**9,748 SF**
Land Area:	**1.89 AC**	Building FAR:	**0.41**

Expenses:	**2021 Tax @ $2.13/sf**
Parking:	**Ratio of 4.74/1,000 SF**
Amenities:	**Signage**

Location Information

Second Address:	**6101 Redwood Square Cir**
Metro Market:	**Washington, DC**
Submarket:	**Dulles Corridor/Route 28 Corridor South**
County:	**Fairfax**
CBSA:	**Washington-Arlington-Alexandria, DC-VA-MD-WV**
CSA:	**Washington-Baltimore-Arlington, DC-MD-VA-WV-PA**
DMA:	**Washington (Hagerstown), DC-VA-MD-WV**

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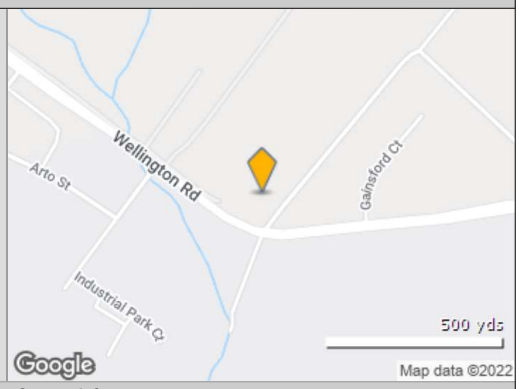
13 8050 Piney Branch Ln — SOLD

Gainesville, VA 20155
Sale on 4/30/2021 for $5,900,000 ($136.57/SF) - Research Complete
43,200 SF Class B Office Building Built in 1989



Buyer & Seller Contact Info

Recorded Buyer:	**SES Government Solutions**	Recorded Seller:	**8050 Piney Branch Llc**
True Buyer:	**SES Government Solutions** **Peter Hoene** 11790 Sunrise Valley Dr Reston, VA 20191 (703) 610-1000	True Seller:	**Millennium Construction, LLC** **Marc Lavery** 5552-5566 Port Royal Rd Springfield, VA 22151 (703) 635-2102
Buyer Type:	**Other - Private**	Seller Type:	**Individual**
Buyer Broker:	**Cresa** **Sam Heiber** (202) 783-3889 **Cresa Washington DC** **Thomas Birnbach** (301) 951-6500	Listing Broker:	**Weber Rector Commercial Real Estate Services** **Brian Snook** (703) 330-1224 **Chuck Rector** (703) 334-5030 **Coleman Rector** (703) 330-1224

Transaction Details

ID: 5488864

Sale Date:	**04/30/2021**	Sale Type:	**Owner User**
Escrow Length:	**60 days**	Bldg Type:	**Office**
Sale Price:	**$5,900,000-Confirmed**	Year Built/Age:	**Built in 1989 Age: 32**
Asking Price:	**-**	RBA:	**43,200 SF**
Price/SF:	**$136.57**	Land Area:	**4.65 AC (202,667 SF)**
Price/AC Land Gross:	**$1,268,108.15**		
Percent Leased:	**0.0%**		
Tenancy:	**Single**	Percent Improved:	**46.5%**
Sale Conditions:	**High Vacancy Property**	Total Value Assessed:	**$2,912,700 in 2020**
		Improved Value Assessed	**$1,355,800**
		Land Value Assessed:	**$1,556,900**
		Land Assessed/AC:	**$334,630**
Parcel No:	**7496-69-5972**		

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8050 Piney Branch Ln — SOLD

43,200 SF Class B Office Building Built in 1989 (con't)

Sale History:
Sold for $5,900,000 ($136.57/SF) on 4/30/2021
Sold for $3,000,000 ($69.44/SF) on 2/15/2018
Portfolio sale of 2 properties sold on 6/7/2010 Non-Arms Length
Portfolio sale of 2 properties sold for $8,250,000 ($104.66/SF) on 12/28/2006

Transaction Notes

On April 30th, 2021, this 43,200 square foot office property located in Gainesville, Virginia sold for $5,900,000. The research team was able to confirm this transaction with both the buying and selling brokers involved.

Income Expense Data

Expenses	- Taxes	**$42,042**
	- Operating Expenses	
	Total Expenses	**$42,042**

Current Building Information

ID: 7546585

Bldg Type:	**Office**	Bldg Status:	**Built in 1989**
Class:	**B**	RBA:	**43,200 SF**
Total Avail:	**0 SF**	% Leased:	**100.0%**
Bldg Vacant:	**43,200 SF**	Rent/SF/Yr:	**-**
Tenancy:	**Single**	Elevators:	**0**
Owner Type:	**Other - Private**	Core Factor:	**-**
Owner Occupied	**Yes**	Stories:	**2**
Zoning:	**M-1**	Typical Floor Size:	**21,600 SF**
Land Area:	**4.65 AC**	Building FAR:	**0.21**
		Const Type:	**Reinforced Concrete**

Property Mix: **Office** **(100.0%)**
Expenses: **2021 Tax @ $0.97/sf**
Parking: **80 free Surface Spaces are available; Ratio of 1.83/1,000 SF**
Amenities: **Fenced Lot, Secure Storage**

Location Information

Metro Market: **Washington, DC**
Submarket: **Manassas/Route 29/I-66/Route 29/I-66 Corridor**
County: **Prince William**
CBSA: **Washington-Arlington-Alexandria, DC-VA-MD-WV**
CSA: **Washington-Baltimore-Arlington, DC-MD-VA-WV-PA**
DMA: **Washington (Hagerstown), DC-VA-MD-WV**

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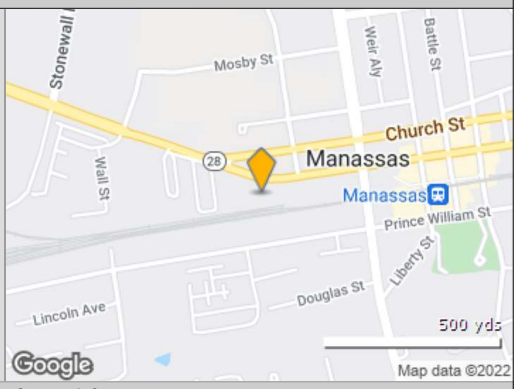
3 9309 Center St - Courthouse Station — SOLD

Manassas, VA 20110
Sale on 6/2/2020 for $5,200,000 ($160.00/SF) - Research Complete
32,500 SF Class B Office Building Built in 1989, Renov 1991



Buyer & Seller Contact Info

Recorded Buyer:	**9309 Center St, LLC**	Recorded Seller:	**9309 Center LLC**
True Buyer:	**Weber Rector Commercial Real Estate Services** **Coleman Rector** 9401 Battle St Manassas, VA 20110 (703) 330-1224	True Seller:	**Re/Max Supercenter** **Diane Morrison** 7185 Kings Hwy King George, VA 22485 (540) 379-8982 **9309 Center LLC** **Bob Sowder** PO Box 399 Nokesville, VA 20182 (800) 348-0189
Buyer Type:	**Corporate/User**	Seller Type:	**Corporate/User**
Buyer Broker:	**Weber Rector Commercial Real Estate Services** **Coleman Rector** (703) 330-1224	Listing Broker:	**Weber Rector Commercial Real Estate Services** **Brian Snook** (703) 330-1224

Transaction Details — ID: 5144799

Sale Date:	**06/02/2020 (3,333 days on market)**	Sale Type:	**Investment**
Escrow Length:	**30 days**	Bldg Type:	**Office**
Sale Price:	**$5,200,000-Confirmed**	Year Built/Age:	**Built in 1989, Renov 1991 Age: 31**
Asking Price:	**$6,000,000**	RBA:	**32,500 SF**
Price/SF:	**$160.00**	Land Area:	**0.76 AC (33,106 SF)**
Price/AC Land Gross:	**$6,842,105.26**		
Percent Leased:	**100.0%**		
Tenancy:	**Multi**	Percent Improved:	**78.5%**
Actual Cap Rate:	**8.76%**	Total Value Assessed:	**$3,820,200 in 2019**
		Improved Value Assessed	**$2,997,200**
		Land Value Assessed:	**$823,000**
		Land Assessed/AC:	**$1,082,894**
No. of Tenants:	**5**		

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9309 Center St - Courthouse Station — SOLD

32,500 SF Class B Office Building Built in 1989, Renov 1991 (con't)

Tenants at time of sale:	**Catalyst Recovery And Wellness; Dispute Resolution; Home Instead Senior Care; Prince William County Probation; Virginia Department of Corrections**
Financing:	**Down payment of $0.00 (0.0%)**
Parcel No:	**322**
Document No:	**202006030043324**
Sale History:	**Sold for $5,200,000 ($160.00/SF) on 6/2/2020** **Sold for $3,850,000 ($118.46/SF) on 2/5/2004**

Transaction Notes

On 6/2/2020, the 32,500 SF four story office building at 9309 Center St, Manassas, VA was sold for $5,200,000 or approximately $160 per SF. The Class B building built in 1991 was a fully leased investment property by both private and government tenants (one of which has a new 10 year term). The property sits on two parcels totaling 1.38 acres and is zoned B-3 in the city of Manassas. It also includes abundant parking equating to four spaces per 1,000 SF. Located across from Prince William County Courthouse and is within walking distance to Old Town Manassas shops & restaurants. There is road frontage on Rt. 28/Centreville Rd. with approximately 11,000 VPD (23,000 combined with parallel Church St. traffic).

The property was on the market for approximately , with an initial asking price of $6,000,000]. The transaction was in escrow for approximately 30 days.

The seller was motivated to divest the property due to retirment and downsizing assests. The buyer was attracted to the property because of it's investment potential yielding 8.76% CAP rate.

The seller broker and buyer broker confirmed the details of this sales comparable.

Income Expense Data

Expenses	- Taxes	**$56,039**
	- Operating Expenses	
	Total Expenses	**$56,039**

Current Building Information

ID: 133952

Bldg Type:	**Office**	Bldg Status:	**Built in 1989, Renov 1991**
Class:	**B**	RBA:	**32,500 SF**
Total Avail:	**460 SF**	% Leased:	**100.0%**
Bldg Vacant:	**0 SF**	Rent/SF/Yr:	**$28.50**
Tenancy:	**Multi**	Elevators:	**1**
Owner Type:	**Corporate/User**	Core Factor:	**-**
Owner Occupied	**No**	Stories:	**4**
Zoning:	**B-3**	Typical Floor Size:	**8,000 SF**
Land Area:	**0.76 AC**	Building FAR:	**0.98**
		Const Type:	**Masonry**

Property Mix:	**Office (100.0%)**
Expenses:	**2021 Tax @ $1.80/sf, 2011 Est Tax @ $2.00/sf; 2011 Est Ops @ $9.23/sf**
Parking:	**115 Surface Spaces are available; 10 Covered Spaces are available; Ratio of 5.00/1,000 SF**
Elevator Banks:	**1st-3rd(1)**

Location Information

Located:	**Manassas City County Complex**
Metro Market:	**Washington, DC**
Submarket:	**Manassas/Route 29/I-66/Manassas**
County:	**Manassas City**
CBSA:	**Washington-Arlington-Alexandria, DC-VA-MD-WV**
CSA:	**Washington-Baltimore-Arlington, DC-MD-VA-WV-PA**
DMA:	**Washington (Hagerstown), DC-VA-MD-WV**
Map(Page):	**ADC The Map People 1090-J2**

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Manassas City Public Schools
Fund Balance Review

Projected Fund Balance 7/1/22	$ 20,945,610
Projected Cost of Central Office	$ (10,750,000)
Dean School Reserve	$ (3,000,000)
Revised Fund Balance	$ 7,195,610

Manassas City Public Schools
Comparison of 8700 Centreville Road to Police Station

Building Size	*Square Feet*	*Cost*	*Per SF Cost*
8700 Centreville Road	54,654	$ 10,750,000	$ 196.69
Police Station	22,693	$ 11,100,000	$ 489.14
Current Space Use	18,935		
Centreville Road Avaialble Space	8,973		

Unit	*Tenants*	*Monthly Rent*	*Annual Rent*	*Lease Expiration Date*	*Remaining Lease Payments*
101	A	$ 4,967.30	$ 59,607.60	5/31/24	$ 94,378.70
102	B	$ 5,727.13	$ 68,725.56	12/31/23	$ 85,906.95
203	C	$ 1,921.88	$ 23,062.56	10/31/26	$ 94,172.12
205	D	$ 4,539.00	$ 54,468.00	3/31/27	$ 245,106.00
300	E	$ 10,634.49	$ 127,613.88	3/15/23	$ 63,806.94
410	MCPS	$ 35,327.26	$ 423,927.12	6/30/23	$ 317,945.34
Branch	F	$ 14,367.50	$ 172,410.00	3/11/28	$ 948,255.00
Roof	G	$ 2,281.21	$ 27,374.52	12/15/24	$ 57,030.25
	Total	$ 79,765.77	$ 957,189.24		*$ 1,906,601.30*

Total Projected Rent		*$ 957,189.24*
Projected Costs		
Custodial	$ (71,716.00)	
Landscaping	$ (20,523.00)	
Security	$ (1,419.00)	
Insurance	$ (11,227.00)	
Exterminator	$ (553.00)	Owner Provided Costs
Fire/Life/Safety	$ (2,959.00)	
Trash Removal	$ (5,189.00)	
Telephone	$ (2,425.00)	
Electric Utility	$ (93,847.00)	
Water Utility	$ (11,555.00)	
Total Projected Costs		$ (221,413.00)
Excess Rent Over Projected Costs		$ 735,776.24

2013		*2022 AssessedValue*
Last Sell Price	$ 10,250,000	
Assessed Value	$ 8,147,200	$ 5,049,400.00

Vacancies	*Square Footage*
#200	1,988
#202	2,605
#206	4,380
Basement	6,140
Subtotal	15,113
Less	(6,140)
Total	*8,973*

CAREER AND TECHNICAL EDUCATION

A. GENERAL

Career and Technical Education (CTE) programs are designed to prepare students for postsecondary vocational education and employment. These programs housed in middle and high schools provide foundational knowledge and skills as per the United States Department of Education's career clusters and career pathways. Programs and courses offered in middle schools are exploratory. CTE classrooms and laboratories are often larger than general classrooms and are extensively equipped and therefore, more expensive to build than regular classrooms. Spaces should be designed to be flexible for changing educational needs.

B. CTE CLASSROOM RECOMMENDATIONS

The ceiling heights in career and technical education laboratories and hands-on classrooms should not be less than twelve feet.

Tools and equipment that are hazardous to a user's safety should have centralized shutoff devices.

Electric outlets for tools shall be protected by GFI.

All equipment shall meet the safety requirements of the Environmental Protection Agency (EPA) and Occupational Safety and Health Act (OSHA).

Dust producing areas such as raw material processing shall be physically separated from any program area that may produce ignitions such as welding or metal grinding.

Secure storage shall be provided for potentially hazardous tools and materials.

In high schools provide meeting rooms, office, and storage space for the following programs: Agriculture Education, Business and Information Technology, Family and Consumer Sciences, Marketing, Technology Education, and Trade and Industrial Education.

C. GUIDELINES FOR CTE SPACES CAREER AND TECHNICAL EDUCATION SPACES

Middle School Grades 6 - 8 Exploratory Programs	**Size**
Agriculture Education	1,400 - 1,800 sq. ft. (could also include Greenhouse 1,400 - 1,800 sq. ft.)
Business & Information Technology	1,000 - 1,400 sq. ft.
Family and Consumer Sciences	1,400 - 1,800 sq. ft.
Technology Education	1,400 - 1,800 sq. ft.

High School Grades 9 - 12 Programs and Courses	**Size**
Agriculture Education	2,200 - 2,600 sq. ft. (Could also include Greenhouse 1,400 -1,800 sq. ft)
Business and Information Technology	1,000 - 1,400 sq. ft.
Career Connections	1,000 - 1,400 sq. ft.
Family and Consumer Sciences -Could Include:	2,200 - 2,600 sq. ft.
Early Childhood Education and Services	2,200 - 2,600 sq. ft.
Culinary Arts, Food Sciences & Hospitality	2,200 - 2,600 sq. ft.
Fashion Interior Design	2,200 - 2,600 sq. ft.
Health and Medical Sciences	2,400 - 2,800 sq. ft.
Marketing	1,000 - 1,400 sq. ft.
Technology Education	2,400 - 2,800 sq. ft.
Technical Drawing and Design	1,400 - 1,800 sq. ft.

High School Grades 9 - 12 Programs and Courses	**Size**
Trade and Industrial Education - Could Include: Automotive Services, Aviation, Construction Services, Machining, Manufacturing, Industrial Maintenance (each)	2,400 - 2,800 sq. ft.

Website: https://doe.virginia.gov/support/facility_construction/vdoe-guidelines-school-facilities-accessible.pdf

CITY OF MANASSAS, VIRGINIA

9027 Center Street
Manassas, VA 20110

Telephone: 703/ 257-8213
Facsimile: 703/ 365-2060

CITY MANAGER
W. Patrick Pate

CITY CLERK
Lee Ann Henderson

MAYOR
Harry J. Parrish II

CITY COUNCIL
Pamela J. Sebesky, Vice Mayor
Mark D. Wolfe
Ian T. Lovejoy
Michelle Davis-Younger
Theresa Coates Ellis
Ralph J. Smith

December 7, 2020

Mr. Sanford Williams, Esq.
Manassas City School Board Chairman
Manassas City Public Schools
8700 Centreville Road, Ste 400
Manassas VA 20110

Dear Chairman Williams:

As a follow-up to our recent conversations and my letter to you dated March 27, 2020, listed below are additional details regarding the use of the current Police Station building at 9518 Fairview Avenue as a future Central Office building for MCPS:

- City Council has offered the MCPS School Board the opportunity to lease the city owned building at 9518 Fairview Avenue to be renovated and used as the School Administrative Office building.
- The MCPS School Board and Manassas City Council have included the replacement of the Central Office leased space in the FY 2021 Five-Year Capital Improvement Program with funding scheduled for FY2022 and FY 2023.
- This lease will be for an initial term of 10 years with three options for 10 year renewals for a total of 40 years as allowed by statute at a lease rate of $10 per year to the MCPS.
- The building will be available once the MCPD has relocated to the new Public Safety Facility on Grant Avenue which is under construction.
- The Canine Training Area at 9518 Fairview Avenue will continue to be used by the MCPD.

- A conceptual plan for a walking path/sidewalk to allow students/pedestrians to use the Fairview and Signal Hill traffic signal to cross Fairview and walk to the school campuses has been completed and will be incorporated into the final site designs.

- The School Board should complete the analysis of using 9518 Fairview Avenue as the Administrative Office building during Fiscal Year 2021 so that appropriate plans can be made for renovations and transition to the facility.

- Communication to the City Council should occur by the end of FY 21 if the MCPS School Board decides not to use 9518 Fairview Avenue as the School Administrative Building.

We look forward to finalizing the details of this partnership with the MCPS School Board and proceeding with plans for relocating the School Administrative Office Building to 9518 Fairview Avenue.

Sincerely,

Harry J. Parrish II
Mayor

	Building & site work, general conditions, insurance & bonds, overhead & profit, escalation to mid-point *From Estimator A:*	*Building & site work, general conditions, insurance & bonds, overhead & profit, escalation to mid-point* *From Estimator D:*	*Average:*
1	*$9,478,126 ($426 / SF)*	*$7,554,215 ($340 / SF)*	*$8,516,171 ($383 / SF)*
2	*$9,496,292 ($427 / SF)*	*$7,560,582 ($340 / SF)*	*$8,528,437 ($384 / SF)*
3	*$9,308,821 ($419 / SF)*	*$7,431,969 ($334 / SF)*	*$8,370,395 ($377/ SF)*

Estimated hard costs: $8.5 MILLION
Project soft costs (FF&E, permit fees, etc.): $2.6 MILLION
TOTAL PROJECT COST: $11.1 MILLION

Cost Estimates

RRM 441 ARCHITECTS

Northern Virginia CRE Market: 2021 Year in Review

By Joe Serafin

2021 Review of Loudoun, Fairfax, and Prince William Counties' Commercial Real Estate Market

We will begin with an overall summary of the Northern Virginia commercial real estate market in 2021 and then look more closely at both Sales and Lease Figures. We will then briefly review the numbers for 11 Business Sectors and then end with a summary of Lease Activity for the year.

2021 was a positive year for commercial real estate. The CRE market is driven by business strength, and it is a strong reflection on the economy when the Virginia Economic Development Partnership's report published in October 2021 states, *"A Virginia location means quality and stability for companies seeking the right place to expand and grow."*

This comment is reinforced by Northern Virginia's Economic Survey of 100 Businesses. 72% of respondents said they are optimistic about their near-term economic and business prospects. 67% of the respondents are based in Loudoun, Fairfax, and

Prince William Counties and represent all sectors and company sizes. With that background, let us now focus on the CRE numbers.

An Overall 2021 Review for Northern Virginia Commercial Real Estate Market

There were 12,226 buildings in the three counties occupied, vacant, and under construction; an increase over 2020.

- Construction starts totaled 5.6 million square feet (MSF) averaging 147 KSF per property, all adding to an 'under-construction' total of 16.6 MSF (5.5% lower than 2020.) 6.5 MSF of completed construction were delivered, and 905 KSF were demolished as part of these new projects.
- 12-month occupancy at delivery was 50.9%.
- 843 properties were sold in 2021, totaling $8.1 Billion, with an average asking price of $243/SF. Asking prices rose in every quarter, ending the year at $260/SF.
- The average differential between asking and sales price was -5.8%. But there was a broad range that resulted in this average. The largest negative sale-to-asking price was -60.8% and the largest positive was +74.6%.

All of these numbers show an increase over 2020.

- The Market Cap Rate remained constant through the year at 6.0%, but Transaction Cap Rates saw a quarterly average low of 6.4% and two quarterly average highs of 7.3%. We go into more detail in the next section.
- Vacant square footage fell to 32.6 MSF, and Availability Rate fell to 11.6%.
- Occupancy Rates at sale rose to 90.8%, the percent-leased rate rose to 92.2%, and the 24-month lease renewal rate stood at 70.6%.
- The available asking rent /SF rose to an average of $31.48

2021 Sales Statistics for Loudoun, Fairfax, and Prince William Counties

843 properties were sold, totaling approximately $8.1 Billion. The average property SF was 36.6K and the average time to sell was 14.8 months. If we look in detail at these numbers, we see:

- Sales during the year were, Q1: $1.1B, Q2: $2.1B, Q3: $2.3B, and Q4: $2.5B. A steady rise for each quarter.
- Sales by transaction type show that the two main categories, by far, were individual and portfolio completions.
- Sales by price range show us that approximately 19% of sales were in the $610K – $1.4M range. 17.5% were between $260K and $610K, 15% were between $3.2M and $7.4M; 14.5% were in the $1.4M and $3.2M range. 29% of sales exceeded

$7.4M and approximately 5% were in the less than $260K range.

- Sales Prices went from an average of $202.50/SF in Q1 to a peak of $237.50/SF in Q3, dropping a little in Q4 to an average of $236.50/SF.
- The $/SF distribution shows us that approximately 61% of all sales in 2021 were in the $100 – $300/SF, 14% in the $300 – $400 range, 8% sold at below $100/SF, and 16% sold at $400/SF –
- Cap Rate Distribution tells us that 44% of all sales were in the 6-8% range, 31% of sales were in the 4-6% range, 12% in the 2-4%, 0.75% in the 10-12%, and another 0.75% were above 14%.
- The Market Cap Rate dipped from just under 6.15% in Q1 to a low point of below 6.13% in Q3, then rising to end 2021 at an estimated 6.168%.

With regard to Buyer-Types, we see that:

- 42% were Private.
- 27% were Institutional.
- 16% were Private Equity.
- 8% were REIT or Public Purchasers.
- 7% were User Owners.
- 59% were national organizations, 31% foreign, and 10% locally based.

2021 Sales Stats for Loudoun, Fairfax, and Prince William Counties by Sector

There are 11 sectors in this analysis. The total sold volume across all sectors for 2021 was $8,046,479,080 and the total value of listed or under contract totals $207,253,519. We will now briefly review each sector.

Office

- 267 Properties were sold for an average price of $7,139,491, an average $/SF of $201.03, and an average Cap Rate of 7.43%.
- Sold to Asking Price averaged 93.56%.
- 18 are currently listed or under contract at an average price of $1,747,626, an average $/SF of $220.63, and an average Cap Rate of 8.14%.

Flex

- 70 Properties were sold for an average price of $10,845,822, an average $/SF of $282.81, and an average Cap Rate of 6.33%.
- Sold to Asking Price averaged 99.44%.
- 4 are currently listed or under contract at an average price of $6,106,566, an average $/SF of $376.34, and an average Cap Rate of 9.49%.

Industrial

- 64 Properties were sold for an average price of $6,072,343, an average $/SF of $178.09, and an average Cap Rate of 9.67%.
- Sold to Asking Price averaged 93.23%.
- 3 are currently listed or under contract at an average price of $1,951,000 and an average $/SF of $264.12.

General Retail

- 133 Properties were sold for an average price of $4,527,990, an average $/SF of $222.83, and an average Cap Rate of 6.01%.
- Sold to Asking Price averaged 94.89%.
- 16 are currently listed or under contract at an average price of $2,199,534, an average $/SF of $471.78, and an average Cap Rate of 5.52%.

Sports and Entertainment

- 1 Property was sold for $11,800,000, resulting in a $/SF of $1,456.25.
- There are no properties currently listed or under contract.

Multi-family

- 34 Properties were sold for an average price of $75,844,026, an average $/SF of $271.88, and an average Cap Rate of 4.17%.
- Sold to Asking Price averaged 87.68%.
- 2 are currently listed or under contract at an average price of $999,950, an average $/SF of $175.15, and an average Cap Rate of 3.86%.

Hospitality

- 9 Properties were sold for an average price of $17,950,857 and an average $/SF of 135.35.
- There are no properties currently listed or under contract.

Land

- 132 parcels were sold for an average price of $8,840,649 and an average price per acre of $468,033.
- Sold to Asking Price averaged 90.07%.
- 34 parcels are currently listed or under contract at an average price of $3,024,252 and an average price per acre of $554,404.

Healthcare

- 7 Properties were sold for an average price of $11,540,056 and an average $/SF of $172.93.
- There are no properties currently listed or under contract.

Specialty

- 31 Properties were sold for an average price of $12,592,717, an average $/SF of $267.36, and an average Cap Rate of 7.50%.
- There are no properties currently listed or under contract.

Mixed

- No properties in this sector were sold in 2021.
- 1 property is currently listed or under contract for $5,500,000 at a $/SF of $324.29. It has a rental building area of 16,960 SF.

2021 Lease Activity in Loudoun, Fairfax, and Prince William Counties

Before we look at the four sectors covered in our analysis, we will cover the overall lease picture across the three counties.

- Average Asking Rent: $21.95/SF
- Average Starting Rent; $26.64
- Average Effective Rent: $30.97/SF
- Average Months Free Rent: 3.3

General Office

- Gross Asking Rent: $29.99/SF
- Gross Starting Rent: $35.15/SF
- Gross Effective Rent: $36.47/SF
- Average Months Free Rent: 3.5

Flex

- Avg Asking Rent: $13.20
- Avg Starting Rent: $13.99
- Avg Effective Rent: $26.46
- Average Months free Rent: 2.3

Industrial

- Avg Asking Rent: $11.38/SF
- Avg Starting Rent: $12.48
- Avg Effective Rent: $11.29
- Average Months Free Rent: 2.5

Retail

- Avg NNN Asking Rent: $27.24
- Avg NNN Starting Rent: $23.72
- Avg NNN Effective Rent: $22.02
- Average Months Free Rent: 4.5

Final Comment

We have summarized the whole of 2021's multi-billion dollar market for the three counties to give you a bird's-eye view of sales and lease activity. You will have many questions and will want specific data on some of the sectors within a specific county. To have all your questions answered, and to get a comprehensive, detailed view as it relates to you as an investor, owner-user, or tenant, please leave your message here, and we will get straight back to you.

Note: Information and data collected from CoStar, LoopNet, and other proprietary sources of Serafin Real Estate Inc.

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Northern Virginia office market report

Q2 2022

AVISON YOUNG

Office market trends

01

Northern VA attractive for Data Centers

With the major growth of federal cloud services that are being used by the government, it shows promising results for companies that can be located close to the nation's capital

Our take on this trend...

Since 2010, federal cloud service contracts grew over 10 times, from $0.9B to $9.6B. The industry will have a growing demand in the coming years, which proves that Northern Virginia can be the home for many data centers to fit the demand.

02

GovCon is a driving force in NoVA

As companies, such as Boeing and Raytheon, announce they will be locating their global headquarters in NoVA - they join others in the sector that make this region a government contracting hub.

Our take on this trend...

Government-contracting cloud & IT spending has increased 33.3% to $3.2B in 2021 and 2022 YTD spending is at $2.3B already. These companies continue to support higher demand for office space and competition for government funding drives others throughout the industry to join them.

03

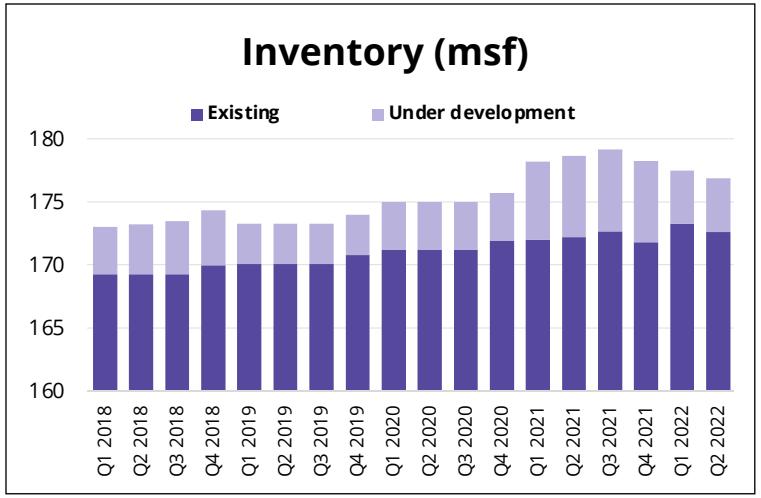
We're going out, just not to the office

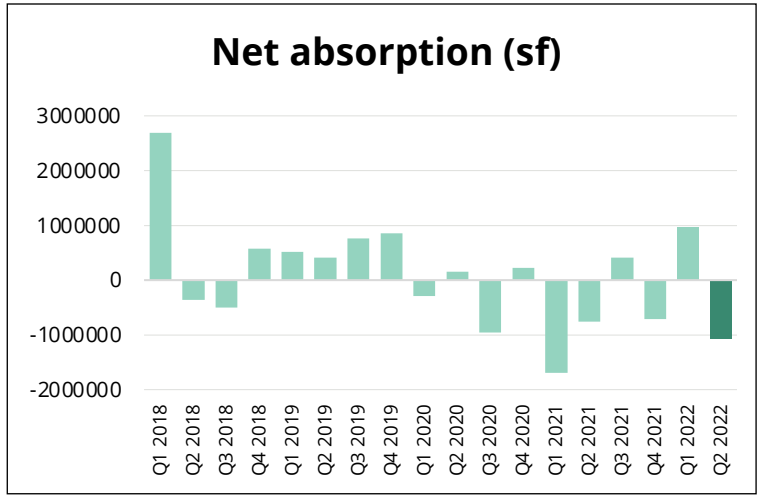
The office market has only rebounded 34% per the market vitality index when compared to pre-COVID, while retail has bounced back to 62%. While there's a significant shrinkage in the office market, people are going out to retail shops (normally) again.

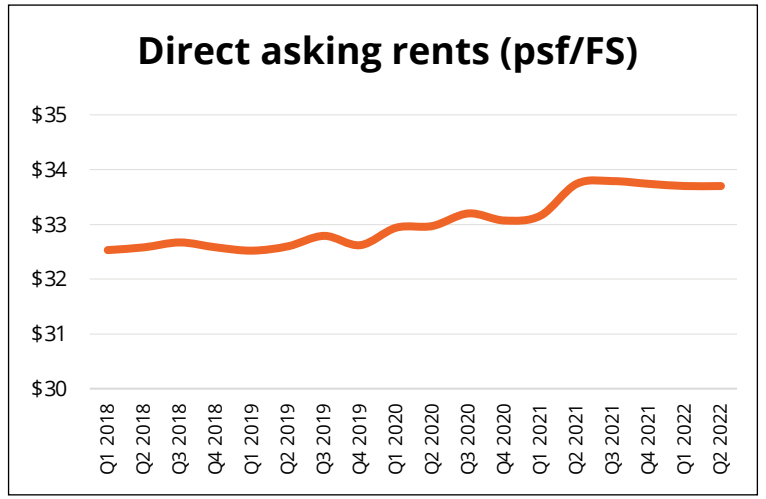
Our take on this trend...

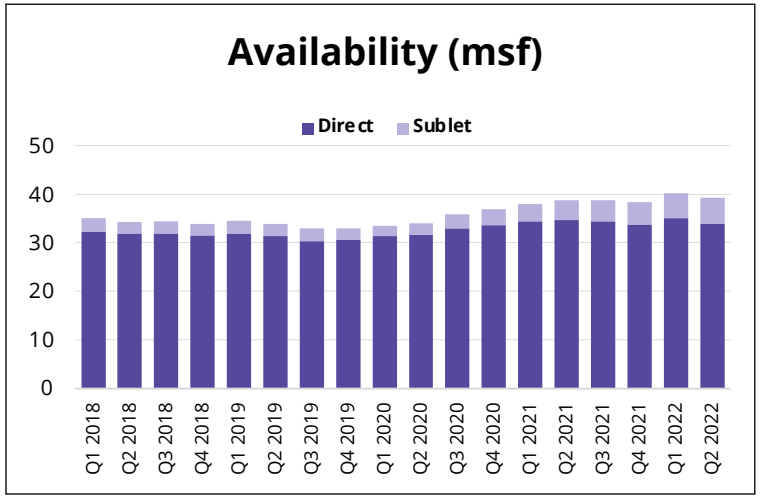
While employees have become accustomed to the remote lifestyle, the possibility of a recession could put the 'power' back into the hands of their employers since employees will be less likely to stay at home if there are macroeconomic pressures increasing unemployment and decreasing job security.

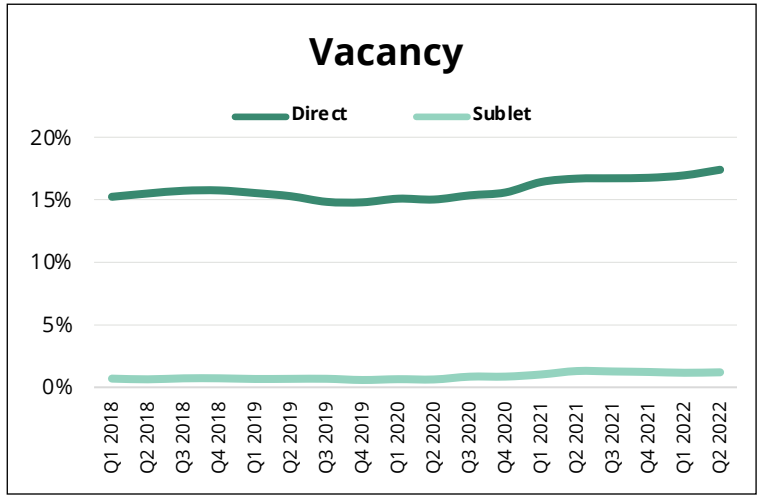
Office market indicators

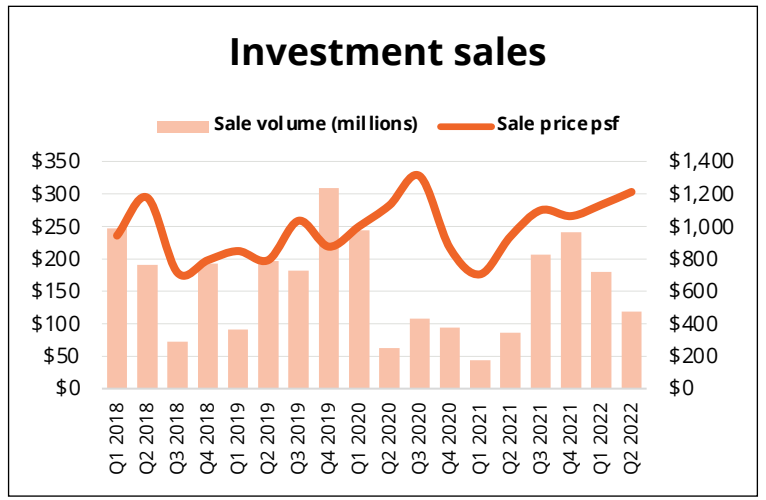












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Office market activity

Recent leasing activity

Tenant name	Address	Sign date	Size	Transaction type	Lease type
T-Mobile	2340 Dulles Corner Blvd	Apr 2022	220,750	New	Direct
International Justice Mission	671 N Glebe Rd	May 2022	40,874	New	Direct
NetApp	8350 Broad St	May 2022	24,057	New	Direct
Leidos	14668 Lee Rd	Apr 2022	158,559	Renewal	Direct
Fairfax County School Board	455 Springpark Pl	May 2022	6,366	Expansion	Direct

Recent sales activity

Buyer	Address	Sale date	Sale price	Sale price psf	Seller
Highland Square, Madison Marquette	5111 & 5113 Leesburg Pike	Apr 2022	$83,499,946	$145	Somera Road
Douglas Development	515 King St	Apr 2022	$12,000,000	$160	Brookfield
Twain Financial Partners	699 Prince St	Apr 2022	$6,035,115	$91	CAS Riegler

Large contiguous space availabilities

Owner	Address	Date available	Block size	Floors	Asking rent	Landlord Broker
Foulger-Pratt	1750 Tysons Central St	Vacant	360,237	17-22	$63.00 – $65.00 FS	Avison Young
USAA	2777 Crystal Dr	Vacant	306,175	1-12	$45.00 – $49.00 FS	JLL
Stonebridge	5001 Eisenhower Ave	Vacant	606,921	1-13	$40.00 FS	Cushman & Wakefield
Wheelock Street Capital	11600 American Dream Way	Vacant	404,145	1-9	$40.00 FS	Cushman & Wakefield

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Office market stats by submarket

By Submarket	Inventory (sf)	Vacancy Total %	Net Absorption 2Q22	Net Absorption YTD	SF Under Construction/Ren.	Average Asking Rent Trophy	Average Asking Rent Class A	Average Asking Rent Class B/C
Annandale	1,103,722	19.9%	-27,500	-12,203	0	-	$25.62	$24.50
Ballston	8,087,073	23.5%	-182,117	84,477	191,000	$53.42	$42.21	$40.22
Carlyle	5,454,662	12.1%	-4,543	-6,011	0	-	$42.52	$36.71
Centreville	652,395	20.2%	0	-10,271	0	-	$33.45	$31.49
Clarendon/Courthouse	6,101,638	22.6%	-71,025	-168,246	0	-	$43.59	$39.93
Columbia Pike	476,758	9.0%	0	1,070	0	-	-	-
Crystal City	10,884,355	21.4%	-46,254	-1,969	327,633	-	$42.40	$37.65
Del Ray	178,301	0.0%	0	0	0	-	-	-
Eisenhower Ave Corridor	607,430	22.4%	6,801	5,548	0	-	-	$28.38
Fairfax Center	6,115,851	23.7%	53,399	112,288	0	-	$30.86	$28.20
Fairfax City	2,846,459	9.1%	9,594	21,827	0	-	-	$24.29
Falls Church	1,055,947	14.4%	-921	55,058	0	-	-	$25.67
Haymarket	1,377,067	12.8%	-2,669	-2,999	0	-	-	$25.95
Herndon	11,686,023	20.3%	185,304	-273,556	0	-	$30.92	$29.55
Huntington	559,409	20.7%	16,888	-28,613	0	-	-	$23.46
I-395 Corridor	6,546,969	26.1%	-175,915	-208,261	56,964	-	-	$30.43
Leesburg/West Loudoun	1,287,566	5.1%	-13,131	-19,873	0	-	-	$27.69
Manassas	987,303	3.5%	-4,811	5,347	0	-	-	$27.50
McLean	576,657	14.8%	-20,456	-18,737	220,500	-	-	$35.83

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Office market stats by submarket

By Submarket	Inventory (sf)	Vacancy Total %	Net Absorption 2Q22	Net Absorption YTD	SF Under Construction/Ren.	Average Asking Rent Trophy	Average Asking Rent Class A	Average Asking Rent Class B/C
Merrifield	6,947,325	15.8%	14,582	11,182	0	-	$33.51	$29.94
North Arlington	114,517	1.4%	595	3,182	0	-	-	-
Oakton	1,404,413	27.5%	15,184	10,915	0	-	-	$26.61
Old Town	6,062,910	18.7%	-39,823	-3,042	0	-	$35.21	$34.40
Pentagon City	1,268,056	24.9%	0	0	2,100,000	-	-	$42.01
Potomac Yard	552,453	7.7%	0	370,000	0	-	$28.92	$27.80
Reston	19,617,981	20.9%	-521,308	306,637	588,380	$52.03	$37.77	$30.33
Rosslyn	9,504,181	18.9%	1,303	111,115	0	$59.10	$49.97	$41.52
Route 7 Corridor	8,218,513	14.6%	-10,948	16,065	0	-	$35.08	$26.63
Route 28 North	12,621,991	16.8%	-85,789	-129,921	54,916	-	$30.20	$24.37
Route 28 South	3,162,401	6.7%	-44,160	-67,381	0	-	$34.58	$27.03
Springfield	5,222,059	20.1%	-27,895	-74,863	0	-	$37.35	$28.26
Tysons	27,889,023	18.0%	-104,355	150,638	0	$52.74	$34.02	$33.46
Vienna	1,157,670	10.4%	-7,066	-7,066	0	-	-	$29.96
Virginia Square	1,307,196	23.0%	0	-4,827	360,500	-	-	$38.90
Woodbridge	965,482	13.6%	10,412	21,674	0	-	-	$25.25
Northern Virginia	**172,601,756**	**18.7%**	**-1,076,624**	**249,184**	**3,899,893**	**$54.32**	**$36.01**	**$30.75**

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Office market stats by class

By Class	Inventory (sf)	Vacancy	2Q Absorption	YTD Absorption	SF Under Construction/Ren.	Available Sublease
Trophy	4,806,832	14.7%	-117,127	1,285,986	451,000	431,600
Class A	45,402,228	18.1%	-506,356	-249,520	3,448,893	1,727,661
Class B	100,506,490	19.9%	-398,666	-716,174	0	2,898,308
Class C	21,886,206	15.0%	-54,475	-71,108	0	349,779
Market Total	**172,601,756**	**18.7%**	**-1,076,624**	**249,184**	**3,899,893**	**5,407,348**

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For more market insights and information visit **avisonyoung.com**

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AVISON YOUNG

MANASSAS CITY PUBLIC SCHOOLS

Where Learning Powers the Future

Renovation of Police Station vs. Purchase of Current Central Office Building

Andy Hawkins
Executive Director of Finance & Operations
July 12, 2022

Building Options

Option 1: Receive a 10 year lease (with 3 optional renewals) and renovate 9518 Fairview Avenue (Police Station).

Option 2: Purchase the current central office building – 8700 Centreville Road

Note: School Board received a Letter of Intent dated December 7, 2020, outlining the conditions of the lease from former Mayor Harold J. Parrish II.

Building Comparison

Building Size

Police Station	22,693 SF	31,961
8700 Centreville Road	54,654 SF	
Current Occupancy	18,935 SF	

Renovation vs. Purchase Cost

Police Station Renovation Cost	$11,100,000	$489.14 Per SF
Purchase 8700 Centreville Road	$10,750,000	$196.69 Per SF

SF = Square Feet

Note: A Facility Needs Assessment was completed by a independent consultant which identified the future needs of the building with the costs of these improvements escalated to the true costs at the time of replacement.

Building Comparison

Income vs. Expenses – 8700 Centreville Road

Current Annual Rental Income	$957,189
Current Projected Annual Operating Expenses	$221,413
Excess Income Over Expenses	$735,776
Projected Annual Facility Assessment Upgrades	$500,000
Projected Annual Fund Balance	$235,776

All of the above information was provided by the current owner and verified by MCPS staff.

Annual Operating Expenditures include: Utilities, Custodial, Landscaping, Insurance, Fire/Life/Safety, etc.

Building Comparison

Immediate Available Square Footage

8700 Centreville Road - Currently there is 8,973 square feet of unleased newly renovated office space (second floor) and 6,140 square feet of unused storage capacity (basement) available to meet the current and future needs of MCPS.

Police Station – There is 3,758 more square footage in the Police Station than is currently being leased by the School Board.

Points of Emphasis

Should MCPS purchase the 8700 Centreville Road building instead of renovating the Police Station?

1. Projected cost of renovation exceeds cost of building purchase.
2. Rental income will offset the cost of projected building needs.
3. Provides for future growth of MCPS and provides unique future opportunities for real world instructional programs.
4. Eliminates moving costs.

MANASSAS CITY PUBLIC SCHOOLS

Where Learning Powers the Future

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MANASSAS CITY PUBLIC SCHOOLS
Where Learning Powers the Future

REGULAR MEETING OF THE MANASSAS CITY SCHOOL BOARD

DATE: August 9, 2022

RESOLUTION NUMBER: R2022-03

REFERENCE: Authorizing Purchase of Real Property

MAKER OF MOTION: Mr. Carl Hollingsworth **SECOND:** Mrs. Jill Spall

SCHOOL BOARD OF THE CITY OF MANASSAS
RESOLUTION AUTHORIZING PURCHASE OF REAL PROPERTY

WHEREAS, the School Board of the City of Manassas, Virginia (the "School Board") has determined that it is in the best interests of the School Board and the citizens of the City of Manassas (the "City") to purchase certain real property having tax map number 111-15-00-E11 located at 8700 Centreville Road in the City of Manassas, Virginia (the "Property"), a portion of which is currently being used as the situs of various school system offices; and

WHEREAS, the owner of the Property has agreed to sell it to the School Board for the sum of $10,750,000.00 (the "Purchase Price"), and the School Board desires to purchase the Property for the Purchase Price; and

WHEREAS, legal counsel for the owner of the Property and legal counsel for the School Board have prepared that certain contract for the purchase and sale of the Property, a copy of which contract has been presented to the School Board at its duly called meeting on August 9, 2022;

NOW, THEREFORE, BE IT RESOLVED, that the School Board hereby finds and determines that it is in the best interests of the School Board and the citizens of the City of Manassas for the School Board to purchase the Property for the sum of $10,750,000.00 and hereby authorizes and directs Andy Hawkins, the Executive Director of Finance & Operations of the Manassas City Schools, the School Superintendent, and the Chairman of the School Board, acting alone or together, to take such actions as are necessary and/or expedient in their sole discretion to carry out the purposes and intents of this Resolution, including without limitation, the delivery of the Purchase Price to the seller of the Property, the recordation of a deed conveying the Property to the School Board, and the execution and delivery of a settlement statement and such other documents as any of them deems necessary to implement the purposes and intents of this resolution subject to final appropriation approval by the City Council of the City of Manassas sufficient for the purchase of the property, and amendment of the budget.

Adopted this 9th day of August, 2022.

RECORDED VOTE:
YES: 7
NO: 0

ABSTAIN: 0
ABSENT: 0

A Copy Teste:

_____ (SEAL)
Clerk, School Board of
City of Manassas, Virginia

Resources to support expanding the CTE program:

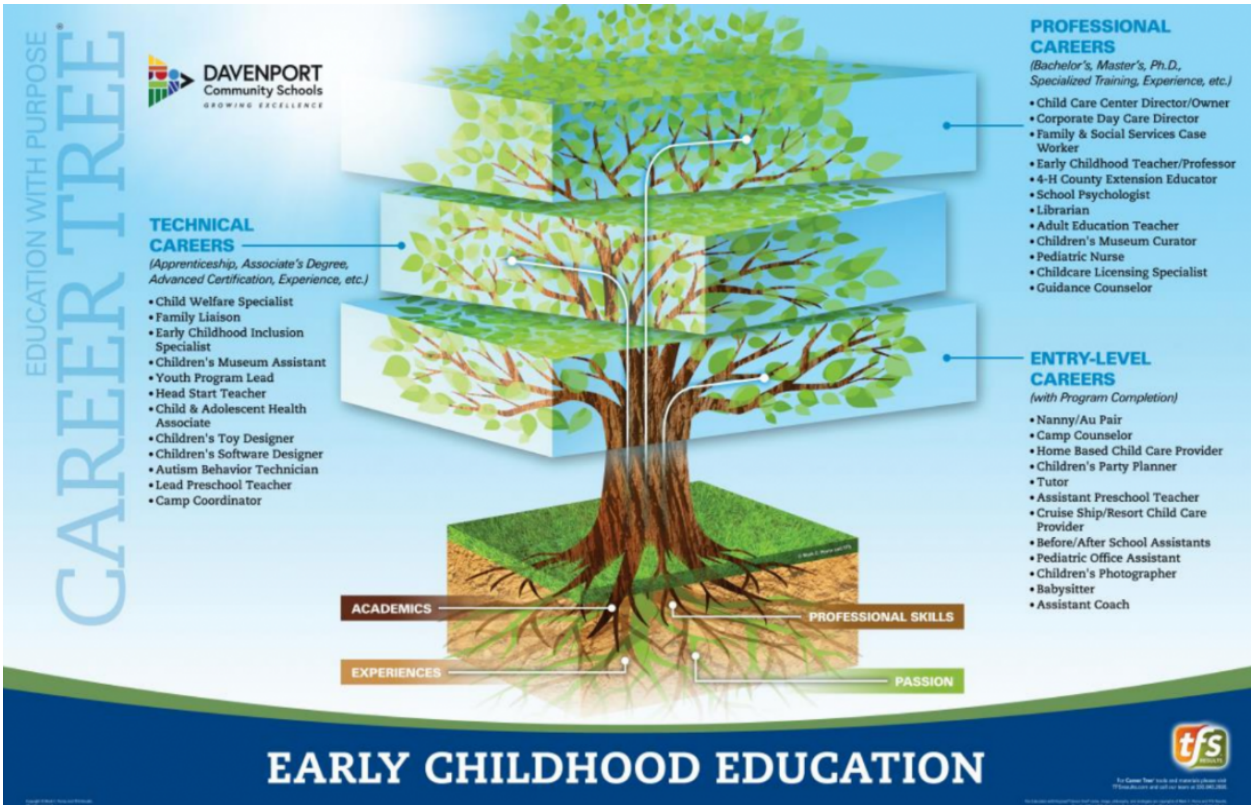
Data	Source
Workplace Readiness Skills	Workplace Readiness Skills Summary Report (2/25/19)
Job Outlooks for CTE/ Northern VA	TrailBlazers - CTE job outlook for Northern VA
Career Cluster Data:	
Business Management	Business and Management Fact Sheet
Arts/Audio Visual Tech	Arts/Audio Visual Technology/Communication Fact Sheet
Human Services	Human Services Fact Sheet
Marketing	Marketing Fact Sheet
Information Technology	Information Technology Fact Sheet

[Davenport's Early Childhood Education CTE Program]

Discover the Advantages of Career and Technical Education

Posted on February 9, 2022

Davenport students can be prepared to work in early childhood education before they even graduate from high school. The Early Childhood Education CTE program makes it possible.



The Early Childhood Education (ECE) program is a Career and Technical Education (CTE) pathway that offers students a leg up when looking for a job and continuing their education.

"It was completely different getting to see real classroom experience," says Spencer Bigalk, a 2020 Davenport West graduate now working at Children's Village West. "The coolest part is what you learn in the room. You see it happen and you really get to apply it."

The ECE program provides students with the opportunity to learn in a real classroom setting, working with DCSD preschoolers. ECE students write, implement and lead a lesson plan for the kids. The pathway helps students explore early childhood professions. It also opens the doors for internships, employment opportunities and college credit.

“You want them to get their hands dirty and learn,” says Becka Frandsen, the ECE Instructor.

The classwork is broken up into sequences taken over four years, with 480 hours of hands-on learning, 120 hours of curriculum seat time and the opportunity to obtain the CDA (Childhood Development Associate) credential during senior year.

Frandsen says it’s crucial to have competent early childhood educators. “If you can get a kid to be socially and emotionally competent, the rest will fall into place," says Frandsen. “The program benefits not only DCSD students, but also the children at the schools we partner with.”

She adds it’s amazing to see some of her own students come back to teach at the Village after graduating. “To know what I’m doing *does* make a difference is everything,” she says.

Be College and Career Ready

Before graduating from high school, Bigalk got her CDA, a nationally recognized certificate administered to educators who show certain competencies. It’s required for jobs in daycare facilities and educational settings with children three to five years old. It’s also valuable for

students interested in being a paraeducator or teacher. The ECE pathway ensures students are knowledgeable and have the skills to enter the workforce.

“I wasn’t really sure what to expect, but experiencing and being with the kids, you’re getting career opportunities.” - Kylee McCrery, current DCSD senior.

The CDA comes with 18 hours of college credit toward electives at specific colleges, such as Scott Community College—saving students time and money. Students in the ECE program are eligible for the T.E.A.C.H. Early Childhood® IOWA Scholarship and Compensation Project, which covers up to 80 percent of college tuition toward a degree in early childhood education.

“Not everyone wants to go to college or at least go right away,” Frandsen says. “This program allows students the flexibility to continue their studies upon graduation or later in life, as well as the opportunity to begin their careers straight away.”

In addition to getting great hands-on experience and a CDA credential, students build a professional portfolio with their teachers detailing their work experience and transferable skills. This makes for a strong resume builder to impress potential employers.

Looking Ahead

DCSD is the only district to offer this program in the AEA and is looking to expand this program through various grants to get ECE students paid for their work-based learning hours.

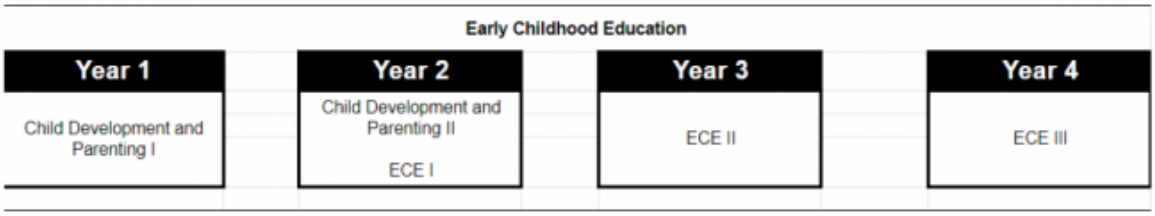
“We are also looking to grow to include programs that offer students work-based learning experience with kids ages 0-2 by partnering with local daycares,” says Frandsen. “This will open more career opportunities for students and enhance their overall studies in early childhood education.”

How to Get There

Each of Davenport's CTE programs has a recommended sequence of courses to take over 4 years.

Students can request the courses when they plan their schedules or join a CTE Program and have these automatically loaded into their Campus Planner. Find out more about joining a CTE Program.

Check out the Davenport Schools Course Guide for a full description of each course in the sequence.

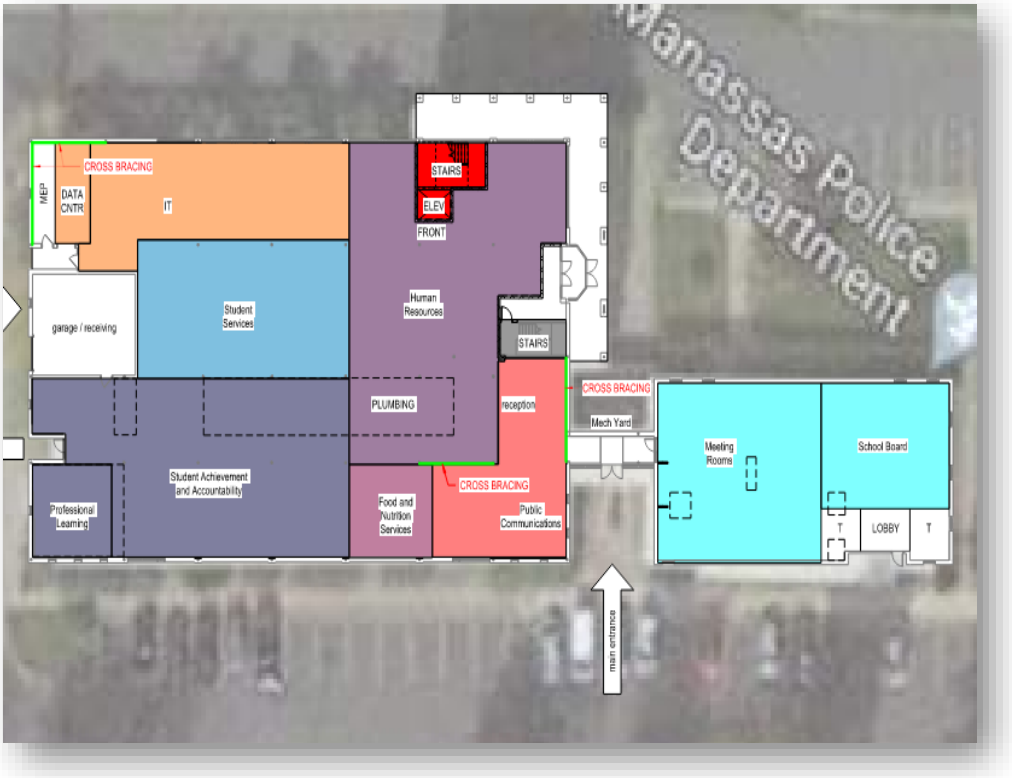


Davenport students can explore several other careers through apprenticeships and CTE programs available in the Davenport Community School District. Currently, Davenport Schools offers 14 specialized career pathways that align student interests and passions with a range of careers.

Central Office Renovation
Manassas City Public Schools

Manassas, VA

Concept Estimate - Option 1



RRMM Architects, PC
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Alexandria, VA 22314

Axias Project #: 21-129

December 8, 2021

www.axiasinc.com

Central Office Renovation
Manassas City Public Schools
Manassas, VA

Basis of Estimate

Scope of Work:
This document contain concept level estimates for option 1 with alternates that are being presented for the renovation & conversion of existing police department to Central Office of Manassas City Public School, including minor sitework

Information provided for preparation of the estimate

Document Title/Reference	Document Dated
❖ Concept design submission drawings by RRMM Architects	3-Nov-21
❖ Concept design submission narratives by RRMM Architects	10-Nov-21

Source of Cost Data:
The unit pricing reflected in this estimate is based upon a combination of sources that include but not limited to the following: (1) Local historical costs for similar projects of size and location (2) Vendor quotes (3) Industry recognized cost pricing database such as RS Means (4) Estimator Judgment - many of the prices used are the result of first principles estimating; a determination of the actual time required to perform the activity using local labor rates, plus material costs that reflect the typically small quantities required, plus equipment rental costs as applicable. Where pricing books such as RS Means have been used they have only been used as a general guide.

Subcontractor mark-ups have been included in each line item unit price. These markups cover the cost of home office overhead and profit and varies depending on the size of the project.

Mark-Ups

❖ Design Contingency	15.00%
❖ General Conditions / Requirements	8.00%
❖ Insurances & Bonds	3.00%
❖ Overhead & Profit	8.00%
❖ Escalation to Mid-Point	10.50%

Circulation Area Costs included in the Main Estimate
Please note that the below break out costs include work in several trades within the Uniformat breakdown, like demolition, interior partitions, foundations, utilities, superstructure and finishes as the case may be. The detail backup can be found on the last 2 pages of this document)

❖ Elevator work (including all associated scope in various bldg elements) and markups	$321,563
❖ New stair (including all associated scope in various bldg elements) and markups	$139,116
❖ Existing stair (including all associated scope in various bldg elements) and markups	$35,840

General Estimate Assumptions:
- ❖ The project will be procured as Design Bid Build and will be bid to at least 3 general contractors, with each trade also competitively bid.
- ❖ The gross square foot area has been measured to the outside face of the exterior walls
- ❖ Estimate assumes no extended working hours or off-hours work is required.
- ❖ Construction duration is projected to be 8 months with an expected start date of April 1st, 2023; 21 months to mid-point
- ❖ Escalation is included to mid-point of construction; 21 months @ 6% per annum

Basis of Estimate

Estimate Exclusions:

The following additional project costs are not included in this cost estimate:

- Furniture cost, by owner to be budgeted for but not included in this estimate: $555,000
- Loose furniture, fixtures and equipment (FF&E)
- Audio Visual equipment, wiring and installation
- Residential type equipment
- Relocation of staff and providing swing space during construction
- Unforeseen conditions
- Off-site work
- Non competitive bid conditions
- Sole source specifications of materials or products
- Impact fees and permits
- Design and consultant fees
- Any special site security requirements

Statement qualifying use of this estimate

Axias has prepared this estimate using drawings, specifications and other documents prepared by the design team, in addition to having conversations about design intent. We have applied industry-standard approaches and techniques in preparing the estimate, and applied our professional judgment in determining an overall opinion of the reasonable cost of the project. However, we have no control over the procurement strategy of the owner, or the broader impact of the marketplace, therefore cannot and do not guarantee that the lowest bid will not differ from this estimate.

The estimate is based upon the measurement of quantities where possible from the above mentioned documents issued by the design team. For the remainder, parametric measurements were used in conjunction with references from similar project recently estimated by Axias.

Axias Inc. has no control over the quality, completeness, intricacy, constructability, or coordination of design documents, or over the amount of funds available for this project. Therefore, Axias is not responsible for design revision costs in the event that the estimate is in excess of the established budget.

Unit pricing shown within the estimate reflects Axias' opinion of construction costs obtainable for the projects location area, on the date of this statement of probable costs. The intention of this estimate is to reflect fair market value for the construction of this project. It is not a prediction of low bid. Pricing is based upon competitive bidding, a minimum of 3 bidders for all subcontracted work, and a minimum of 4 bids from general contractors. If fewer bids are received bid results may be expected to vary.

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Central Office Renovation
Manassas City Public Schools
Manassas, VA

Executive Summary

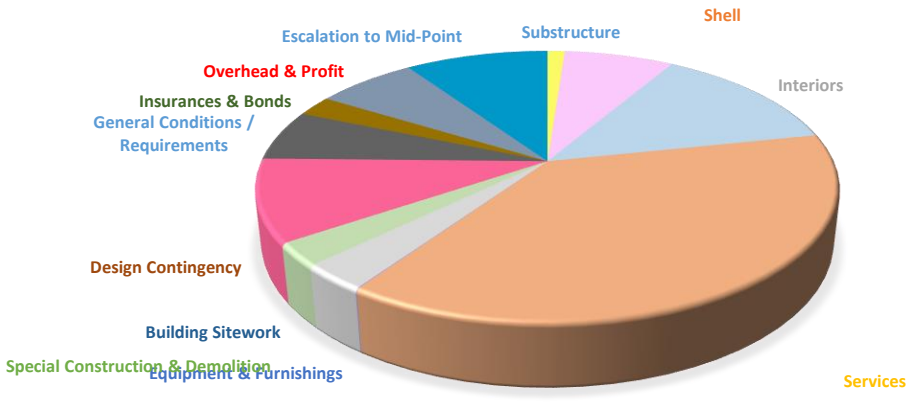
Project Information

Client:	Manassas City Public Schools	Procurement:	Competitive Bid
		Start date:	April 1st, 2023
Project Name:	Central Office Renovation	Duration:	8 Months
Project Address:	9518 Fairview Avenue Manassas, VA 20110		
		Total Gross Area:	22,200 GSF
Architect:	RRMM Architects, PC		
Design Stage:	Concept Estimate - Option 1		
Estimated by:	Sam Ayodele		
Phone:	240-464-5975		
Email:	sayodele@axiasinc.com		
Estimate date:	December 8, 2021		

Estimated Construction Costs at Award

Total	**$9,478,126**	**$426.94**	**/sf**

COST ALLOCATIONS



Central Office Renovation
Manassas City Public Schools
Manassas, VA

Axias
BUILDING VALUE

Cost Summary

			$/SF	TOTAL	%
		Gross Area:	*22,200 GSF*		
A10	Foundations		$4.90	$108,886	1%
A20	Basement Construction		$0.00	$0	0%
A	**Substructure**		**$4.90**	**$108,886**	**1%**
B10	Superstructure		$4.92	$109,211	1%
B20	Exterior Enclosure		$2.88	$63,896	1%
B30	Roofing		$23.34	$518,157	5%
B	**Shell**		**$31.14**	**$691,264**	**7%**
C10	Interior Construction		$33.89	$752,264	8%
C20	Stairways		$1.35	$30,000	0%
C30	Interior Finishes		$21.29	$472,642	5%
C	**Interiors**		**$56.53**	**$1,254,906**	**13%**
D10	Conveying Systems		$4.50	$100,000	1%
D20	Plumbing Systems		$8.88	$197,204	2%
D30	Heating, Ventilation & Air Conditioning		$71.75	$1,592,755	17%
D40	Fire Protection		$12.05	$267,595	3%
D50	Electrical Lighting, Power & Communications		$64.45	$1,430,758	15%
D	**Services**		**$161.64**	**$3,588,312**	**38%**
E10	Equipment		$0.00	$0	0%
E20	Furnishings		$0.20	$4,470	0%
E	**Equipment & Furnishings**		**$0.20**	**$4,470**	**0%**
F10	Special Construction		$0.00	$0	0%
F20	Selective Demolition		$13.63	$302,673	3%
F	**Special Construction & Demolition**		**$13.63**	**$302,673**	**3%**
G10	Site Preparation		$0.60	$13,350	0%
G20	Site Improvements		$2.00	$44,300	0%
G30	Site Mechanical Utilities		$0.80	$17,702	0%
G40	Site Electrical Utilities		$8.22	$182,507	2%
G90	Other Site Construction		$0.00	$0	0%
G	**Building Sitework**		**$11.62**	**$257,859**	**3%**
	Design Contingency	15.00%	$41.95	$931,256	10%
BUILDING & SITEWORK DIRECT COST BEFORE GC MARK-UPS			**$321.60**	**$7,139,626**	**75%**
	General Conditions / Requirements	8.00%	$25.73	$571,170	6%
	Insurances & Bonds	3.00%	$10.42	$231,324	2%
	Overhead & Profit	8.00%	$28.62	$635,370	7%
TOTAL CONSTRUCTION COST BEFORE ESCALATION			**$386.37**	**$8,577,489**	**90%**
	Escalation to Mid-Point	10.50%	$40.57	$900,636	10%
ESTIMATED CONSTRUCTION COST AT AWARD			**$426.94**	**$9,478,126**	**100%**

Estimate Detail

Item Description	Quantity	Unit	Rate	Total
A Substructure				
A10 Foundations				
A1010 Standard Foundations				
Reinforced concrete spread footings at new stair, including excavation, backfill, hauling and concrete forms and reinforcement complete	17	CY	$850.00	$14,556
Saw cut and demolish existing slab on grade to install new elevator & stair	313	SF	$35.00	$10,955
Patch existing slab on grade	313	SF	$18.00	$5,634
Underpin existing footings as required to install new pit	17	CY	$2,350.00	$40,117
Elevator pit, including excavation, concrete, waterproofing, sump pit and ladders complete	1	EA	$15,000.00	$15,000
A1030 Slab On Grade				
Modification to existing stair; extend bottom landing & provide new rated corridor to stair exterior	45	SF	$100.00	$4,500
Infill existing elevator when remove; including fill, slab on grade, etc. complete	99	SF	$25.00	$2,474
Allowance for new underground utilities where existing slab on grade was removed	313	SF	$50.00	$15,650
Total A10 - Foundations				**$108,886**
B Superstructure				
B10 Superstructure				
B1010 Floor Construction				
Allow for upgrade to existing elevated floor structure as required	19,191	SF	$2.00	$38,382
Modify existing floor framing at new stair/elevator & strenthen existing framing as required	275	SF	$40.00	$11,000
Modify existing stair at 2nd floor slab as required	179	SF	$20.00	$3,580
Cross bracing	93	LF	$150.00	$13,974
New hoist beam	1	EA	$9,300.00	$9,300
Allowance for shoring during construction	1	LS	$15,000.00	$15,000
B1020 Roof Construction				
Infill roof w/ new deck slab & framing at elevator removal	99	SF	$50.00	$4,948

Estimate Detail

Item Description	Quantity	Unit	Rate	Total
Modify roof structure at elevator overrun	90	SF	$40.00	$3,596
Fire caulk wall shaft where existibg roof framing penetrates new shaft	69	SF	$28.00	$1,932
Misc steel framing at new roof openings for RTU	1	LS	$7,500.00	$7,500
Total B10 - Superstructure				**$109,211**
B20 Exterior Enclosure				
B2010 Exterior Walls				
Allowance for minor repair to exterior wall damaged during construction (allow 5%)	617	SF	$40.00	$24,672
B2020 Exterior Windows				
Aluminum windows	447	SF	$85.00	$37,995
Allow for caulking and sealants	447	SF	$2.75	$1,229
Total B20 - Exterior Enclosure				**$63,896**
B30 Roofing				
B3010 Roof Coverings				
Install new roof membrane, insulation, etc. complete	19,191	SF	$22.00	$422,202
Misc. roof specialties incl walkway pad, curbs, gutter, downspouts etc.	19,191	SF	$5.00	$95,955
B3020 Roof Openings				
Assume none required				
Total B30 - Roofing				**$518,157**
C Interiors				
C10 Interior Construction				
C1010 Partitions				
Stair shaft walls, fire rated	1,049	SF	$25.00	$26,219
Elevator shaft walls; loadbearing CMU	691	SF	$25.00	$17,271
Drywall partitions	36,500	SF	$11.00	$401,500
Furring, insulated, along exterior walls	12,336	SF	$6.50	$80,185
Interior Storefronts; allowamce	300	SF	$80.00	$24,000

Central Office Renovation
Manassas City Public Schools
Manassas, VA

Axias BUILDING VALUE

Estimate Detail

Item Description	Quantity	Unit	Rate	Total
C1020 Interior Doors				
Door, including frame, finish and hardware complete				
Doors single & double	22,200	GSF	$5.00	$111,000
C1030 Fittings				
Toilet accessories	6	EA	$750.00	$4,500
Toilet partitions	4	EA	$1,250.00	$5,000
Vanity slabs	28	LF	$300.00	$8,400
Allowance for built-in casework, kitchenette, & misc specialties	1	LS	$45,000.00	$45,000
Markerboard at shared meeting room; size 6x4	2	EA	$720.00	$1,440
Allowance for interior signage	22,200	GSF	$0.25	$5,550
Rough carpentry allowance	22,200	GSF	$1.00	$22,200
Total C10 - Interior Construction				**$752,264**
C20 Stairways				
C2010 Stair Construction				
Metal pan stair w/ steel railing	2	FLIGHTS	$15,000.00	$30,000
C2020 Stair Finishes				
Included above				
Total C20 - Stairways				**$30,000**
C30 Interior Finishes				
C3010 Wall Finishes				
Tiles to bathroom walls	1,119	SF	$18.50	$20,699
Acoustical felt wall panels for accent; assume 4'h	710	SF	$25.00	$17,749
Graphic wallcovering	576	SF	$10.00	$5,760
FRP panel wall at mech rm	360	SF	$15.00	$5,400
Paint to walls	85,336	SF	$1.10	$93,870
C3020 Floor Finishes				
Sealed concrete	854	SF	$1.80	$1,537
Carpet tile	18,576	SF	$5.00	$92,880
LVT	659	SF	$11.00	$7,249
Rubber stair tread w/ integral riser	200	SF	$20.00	$4,000
Rubber base	2,243	LF	$5.00	$11,215

Estimate Detail

Item Description	Quantity	Unit	Rate	Total
Tiles to bathroom floors	261	SF	$17.50	$4,568
Tile base	93	LF	$16.50	$1,535
Floor entry mat	120	SF	$45.00	$5,400
Raised access floor	240	SF	$50.00	$12,000
Allowance for flash patching existing floors, ready to receive new finishes	20,790	SF	$1.75	$36,383
C3030 Ceiling Finishes				
ACT Ceilings	17,572	SF	$6.00	$105,432
Painted GWB	982	SF	$12.00	$11,787
Specialty ACP (linear planks)	982	SF	$20.00	$19,644
Specialty acoustical baffles	260	SF	$30.00	$7,800
Wood ceiling panels	140	SF	$40.00	$5,600
Paint to exposed structure	854	SF	$2.50	$2,135
Total C30 - Interior Finishes				**$472,642**
D Services				
D10 Conveying Systems				
D1010 Elevators & Lifts				
Passenger elevator, 2 stops, including cab finishes	1	EA	$100,000.00	$100,000
Total D10 - Conveying Systems				**$100,000**
D20 Plumbing Systems				
D2010 Plumbing Fixtures				
Water closet with rough-in piping	6	EA	$3,500.00	$21,000
Urinal with rough-in piping	4	EA	$3,500.00	$14,000
Lavatory with rough-in piping	8	EA	$3,000.00	$24,000
Water coolers with rough-in piping	1	EA	$5,500.00	$5,500
Mop sink with rough-in piping	1	EA	$2,000.00	$2,000
Freeze proof wall hydrants	5	EA	$900.00	$4,500
Pantry sink, drop in with rough-in pipin	1	EA	$1,700.00	$1,700
D2020 Domestic Water Distribution				
Gas-fired water heater with storage tank (allow)	1	LS	$20,000.00	$20,000
Hot water recirculating pump	1	EA	$1,500.00	$1,500
Main piping, L copper (assume up to 3")	150	LF	$142.41	$21,362
Branch piping, L copper (assume 1" or less)	760	LF	$46.07	$35,013

Estimate Detail

Item Description	Quantity	Unit	Rate	Total
D2030 Sanitary Waste & Vent				
Minor modifications to existing sanitary piping tie into new fixtures	26	EA	$583.75	$15,178
Minor concrete cutting for tie-ins (allowance)	208	LF	$25.00	$5,200
Excavating, backfill (re-use existing spoils)	23	CY	$66.00	$1,525
D2040 Rain Water Drainage				
Minor modifications to existing storm risers as needed for new walls (allow)	1	LS	$10,875.00	$10,875
D2050 Special Plumbing Systems				
Gas piping, sch. 40 black steel	50	LF	$52.02	$2,601
D2090 Other Plumbing Systems				
Permit and inspections	1%	LS	$185,953.53	$1,860
Sub-contractor general conditions @ 5% of trade work	5%	LS	$187,813.07	$9,391
Total D20 - Plumbing Systems				**$197,204**
D30 Heating, Ventilation & Air Conditioning				
D3010 Energy Supply				
Packaged rooftop units with fan and shutoff VAV boxes, gas fired boiler for heating and hot water re-heat coils, black steel heating piping, DDC controls, ductwork to SMACNA standards	21,963	GSF	$57.00	$1,251,891
Computer room A/C units with dehumidification (N+1 redudundacy)	1	LS	$250,000.00	$250,000
D3090 Other HVAC Systems & Equipment				
Permit and inspections	1%	LS	$1,501,891.00	$15,019
Sub-contractor general conditions @ 5% of trade work	5%	LS	$1,516,909.91	$75,845
Total D30 - Heating, Ventilation & Air Conditioning				**$1,592,755**
D40 Fire Protection				
D4010 Sprinklers				
Wet sprinkler system	21,963	GSF	$8.00	$175,704
D4030 Fire Protection Specialties				
Halotron, clean agent system for DATA center	1	LS	$76,625.00	$76,625
D4090 Other Fire Protection Specialties				
Permit and inspections	1%	LS	$252,329.00	$2,523

Estimate Detail

Item Description	Quantity	Unit	Rate	Total
Sub-contractor general conditions @ 5% of trade work	5%	LS	$254,852.29	$12,743
Total D40 - Fire Protection				**$267,595**
D50 Electrical Lighting, Power & Communications				
D5010 Electrical Service & Distribution				
Generator, diesel, allow 300KW	1		$161,937.50	$161,938
Transfer switch, allow 200A	1		$9,462.50	$9,463
Transfer switch, allow 100A	1		$7,203.13	$7,203
Switchboard, 208V 3PH 1600A	1		$78,187.50	$78,188
Panelboard, 480/277V 400A	1		$8,937.50	$8,938
Panelboard, 480/277V 225A	2		$7,677.50	$15,355
Transformer, 480-208/120V 112.5KVA	2		$11,188.75	$22,378
Transformer, 480-208/120V 30KVA	1		$6,206.25	$6,206
Panelboard, 208/120V 225A	2		$7,677.50	$15,355
Panelboard, 208/120V 100A	1		$4,137.50	$4,138
UPS, 50KVA, allow	1		$80,138.63	$80,139
Feeder, 200A, allow	100	LF	$68.91	$6,891
Feeder, 100A, allow	300	LF	$40.51	$12,154
Feeder, 400A, allow	100	LF	$141.90	$14,190
Feeder, 225A, allow	500	LF	$87.60	$43,802
Wiring Devices and branch wiring	22,200	GSF	$5.00	$111,000
Motors and branch wiring	22,200	GSF	$3.00	$66,600
D5020 Lighting & Branch Wiring				
Allowance for lighting and conduits/wiring	22,200	GSF	$14.00	$310,800
Allowance for ighting controls and conduits/wiring	22,200	GSF	$5.00	$111,000
D5030 Communications & Security				
Voice & Data	22,200	GSF	$4.00	$88,800
Fire Alarm				
Allowance for fire alarm system	22,200	GSF	$4.00	$88,800
Security				
Allowance for access control system	22,200	GSF	$1.50	$33,300
Audio Visual				
Allowance for rough-in (Empty conduit & back boxes)	22,200	GSF	$0.50	$11,100
D5040 Demolition Electrical				
Demolition, generator, allow	1	EA	$5,100.00	$5,100

Estimate Detail

Item Description	Quantity	Unit	Rate	Total
Demolition, transfer switch	1	EA	$637.50	$638
Demolition, feeders, allow	1	LS	$10,625.00	$10,625
Demoition, switchboard 1600A	1	EA	$3,187.50	$3,188
Demolition, panelboard, allow	5	EA	$850.00	$4,250
Demoltion, transformer, allow	3	EA	$743.75	$2,231
D5090 Other Electrical Systems				
Allowance for temporary lighting & power	22,200	GSF	$0.50	$11,100
Grounding	22,200	GSF	$0.80	$17,760
Sub contractor general conditions	5%	LS	$1,362,626.20	$68,131
Total D50 - Electrical Lighting, Power & Communications				**$1,430,758**
E Equipment & Furnishings				
E10 Equipment				
E1010 Commercial Equipment				
Excluded				
E1020 Institutional Equipment				
AV Equipment				Excluded
Residential type equipment				Excluded
Total E10 - Equipment				**$0**
E20 Furnishings				
E2010 Fixed Furnishings				
Window shades	447	SF	$10.00	$4,470
Total E20 - Furnishings				**$4,470**
F Special Construction & Demolition				
F20 Selective Demolition				
F2010 Building Elements Demolition				
Selective interior demolition of existing walls, doors, floor and ceiling finishes, etc.	22,200	GSF	$5.00	$111,000
Remove existing window and repair openings as required for new installation	447	SF	$25.00	$11,175
Remove & replace existing railings	55	LF	$175.00	$9,625
Demolish existing elevator	1	EA	$4,500.00	$4,500
Remove existing roof membrane & insulation	19,191	SF	$3.00	$57,573

Estimate Detail

Item Description	Quantity	Unit	Rate	Total
Plumbing demolition	22,200	GSF	$1.00	$22,200
HVAC demolition	22,200	GSF	$2.00	$44,400
Misc electrical demolition	22,200	GSF	$1.00	$22,200
Allowance for hauling demolition items including dump charges	1	LS	$20,000.00	$20,000
F2020 Hazardous Components Abatement				
Assumed None				
Total F20 - Selective Demolition				**$302,673**
G Building Sitework				
G10 Site Preparation				
G1010 Site Clearing				
Assume not required				
G1020 Site Demolition and Relocations				
Remove existing fencing, post & gates	300	LF	$10.00	$3,000
Remove existing pavement	500	SF	$5.00	$2,500
Remove parking lot gates & power boxes	2	EA	$450.00	$900
Demolish concrete section w/ electric box & pads to sheds	250	SF	$6.00	$1,500
Terminate all electric feeds to sheds	1	LS	$450.00	$450
G1030 Earthwork				
Allowance for minor erosion and sediment control	1	LS	$5,000.00	$5,000
Total G10 - Site Preparation				**$13,350**
G20 Site Improvements				
G2020 Parking Lots				
Replace existing pavement	500	SF	$8.50	$4,250
Restripe impoundment lot	360	LF	$2.50	$900

Central Office Renovation
Manassas City Public Schools
Manassas, VA

Axias BUILDING VALUE

Estimate Detail

Item Description	Quantity	Unit	Rate	Total
G2030 Pedestrian Paving				
Concrete sidewalk w/ ramp at rear entrances, assume 5' wide	200	SF	$15.00	$3,000
Replace concrete sidewalk around water meter	20	SF	$15.00	$300
G2040 Site Development				
Replace parking lot gates & security call box	2	EA	$4,500.00	$9,000
Railings at sidewalk & ramp	90	LF	$125.00	$11,250
ADA ramp at parking area & south side entrance	50	SF	$25.00	$1,250
Repaint fire lane marking	1	EA	$1,500.00	$1,500
New signage along main entrance road	1	LS	$7,500.00	$7,500
Pressure wash all concrete sidewalk areas	1	LS	$2,960.00	$2,960
Reinstall at grade electric box	1	EA	$640.00	$640
G2050 Landscaping				
Restore grass areas including soil, plant etc.	100	SF	$17.50	$1,750
Total G20 - Site Improvements				**$44,300**
G30 Site Mechanical Utilities				
G3010 Water Supply				
Assume not required				
G3020 Sanitary Sewer				
Assume not required				
G3030 Storm Sewer				
Assume not required				
G3040 Heating Distribution				
Assume not required				
G3050 Cooling Distribution				
Assume not required				
G3060 Fuel Distribution				
1" sch. 40 black steel piping	100	LF	$52.02	$5,202
Tie-into city main	1	EA	$7,500.00	$7,500
Excavate, trench, backfill	100	LF	$50.00	$5,000
Total G30 - Site Mechanical Utilities				**$17,702**

Central Office Renovation
Manassas City Public Schools
Manassas, VA

Estimate Detail

Item Description	Quantity	Unit	Rate	Total
G40 Site Electrical Utilities				
G4010 Electrical Distribution				
Ductbank, primary, assumed reused				***Excluded***
Ductbank secondary, 6 way, allow	100	LF	$634.50	$63,450
Cable, 5 sets (4#400), allow	2,400	LF	$25.74	$61,784
Generator, ductbank, allow	1	LS	$15,000.00	$15,000
G4020 Site Lighting				
Replace existing site pole heads with LED, allow	7	EA	$941.25	$6,589
G4030 Site Communications & Security				
Ductbank communications, 4 way, allow	150	LF	$152.65	$22,898
Innerduct, 3-cell mesh	240	LF	$17.07	$4,096
Sub contractor general conditions	5%	LS	$173,816.61	$8,691
Total G40 - Site Electrical Utilities				**$182,507**

Central Office Renovation
Manassas City Public Schools
Manassas, VA

Alternate Summary

		Total
Alternate #1	**4-Pipe VAV system**	$3,071,669
Alternate #2	**Water Source Heat Pump System**	$2,787,198
Alternate #3	**VRF System**	$2,502,728
Alternate #4	**2" Mill & Overlay in lieu of pavement**	($7,252)
Alternate #5	**#REF!**	$496,519

Central Office Renovation
Manassas City Public Schools
Manassas, VA

Axias
BUILDING VALUE

Alternate #1

Item Description	Quantity	Unit	Rate	Total
4-Pipe VAV system				
4 Pipe VAV system, fan and shutoff vav boxes, gas fired boiler & air cooled chiller, black steel chilled & heating distribution piping, ductwork to smacna standards, ddc controls	21,963	GSF	$75.00	$1,647,225
Computer room A/C units with dehumidification (N+1 redudundacy)	1	LS	$250,000.00	$250,000
Permit and inspections	1%	LS	$1,897,225.00	$18,972
Sub-contractor general conditions @ 5% of trade work	5%	LS	$1,916,197.25	$95,810
Total Direct Construction Costs				**$2,012,007**
Markups - see Cost Summary			52.67%	$1,059,662
Total Estimated Construction Costs at Award				**$3,071,669**

Central Office Renovation
Manassas City Public Schools
Manassas, VA

Alternate #2

Item Description	Quantity	Unit	Rate	Total
Water Source Heat Pump System				
Condenser water system with roof mounted cooling tower, centrifugal pumps, plate to plate HX, roof mounted DOAS unit, WSHPs, black steel condenser water distribution piping, ductwork to smacna standards, ddc controls	21,963	GSF	$67.00	$1,471,521
Computer room A/C units with dehumidification (N+1 redudundacy)	1	LS	$250,000.00	$250,000
Permit and inspections	1%	LS	$1,721,521.00	$17,215
Sub-contractor general conditions @ 5% of trade work	5%	LS	$1,738,736.21	$86,937
Total Direct Construction Costs				**$1,825,673**
Markups - see main summary page			52.67%	$961,525
Total Estimated Construction Costs at Award				**$2,787,198**

Central Office Renovation
Manassas City Public Schools
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Axias
BUILDING VALUE

Alternate #3

Item Description	Quantity	Unit	Rate	Total
VRF System				
VRF system with mixture of mostly VRF ceiling cassettes and indoor ducted VRF units, roof mounted DOAS unit, ductwork to be SMACNA standards, ACR hard drawn refrigerant piping, ddc controls	21,963	GSF	$59.00	$1,295,817
Computer room A/C units with dehumidification (N+1 redudundacy)	1	LS	$250,000.00	$250,000
Permit and inspections	1%	LS	$1,545,817.00	$15,458
Sub-contractor general conditions @ 5% of trade work	5%	LS	$1,561,275.17	$78,064
Total Direct Construction Costs				**$1,639,339**
Markups - see main summary page			52.67%	$863,389
Total Estimated Construction Costs at Award				**$2,502,728**

Central Office Renovation
Manassas City Public Schools
Manassas, VA

Alternate #4

Item Description	Quantity	Unit	Rate	Total
2" Mill & Overlay in lieu of pavement				
Deduct:				
Remove existing pavement	(500)	SF	$5.00	($2,500)
Replace existing pavement	(500)	SF	$8.50	($4,250)
Add:				
2" Mill & overlay existing pavement	500	SF	$4.00	$2,000
Total Direct Construction Costs				**($4,750)**
Markups - see main summary page			52.67%	($2,502)
Total Estimated Construction Costs at Award				**($7,252)**

Central Office Renovation
Manassas City Public Schools
Manassas, VA

Axias BUILDING VALUE

Circulation Area Costs

Item Description	Quantity	Unit	Rate	Total
Elevator				
Saw cut and demolish existing slab on grade to install new elevator	90	SF	$35.00	$3,150
Patch existing slab on grade	90	SF	$18.00	$1,620
Underpin existing footings as required to install new pit	17	CY	$2,350.00	$40,117
Elevator pit, including excavation, concrete, waterproofing, sump pit and ladders complete	1	EA	$15,000.00	$15,000
Infill existing elevator when remove; including fill, slab on grade, etc. complete	99	SF	$25.00	$2,474
Allowance for new underground utilities where existing slab on grade was removed	90	SF	$50.00	$4,500
Modify existing floor framing at new elevator & strenthen existing framing as required	78	SF	$40.00	$3,120
New hoist beam	1	EA	$9,300.00	$9,300
Infill roof w/ new deck slab & framing at elevator removal	99	SF	$50.00	$4,948
Modify roof structure at elevator overrun	90	SF	$40.00	$3,596
Fire caulk wall shaft where existibg roof framing penetrates new shaft	37	SF	$28.00	$1,036
Elevator shaft walls; loadbearing CMU	691	SF	$25.00	$17,271
Passenger elevator, 2 stops, including cab finishes	1	EA	$100,000.00	$100,000
Demolish existing elevator	1	EA	$4,500.00	$4,500
Subtotal				$210,630
Markups - see main summary page			52.67%	$110,933
Total Estimated Construction Costs at Award - Elevator				**$321,563**

Central Office Renovation
Manassas City Public Schools
Manassas, VA

Circulation Area Costs

Item Description	Quantity	Unit	Rate	Total
New Stair				
Reinforced concrete spread footings at new stair, including excavation, backfill, hauling and concrete forms and reinforcement complete	17	CY	$850.00	$14,556
Saw cut and demolish existing slab on grade to install new elevator & stair	223	SF	$35.00	$7,805
Patch existing slab on grade	223	SF	$18.00	$4,014
Allowance for new underground utilities where existing slab on grade was removed	223	SF	$50.00	$11,150
Modify existing floor framing at new stair & strenthen existing framing as required	197	SF	$40.00	$7,880
Stair shaft walls, fire rated	469	SF	$25.00	$11,719
Metal pan stair w/ steel railing	2	FLIGHTS	$15,000.00	$30,000
Rubber stair tread w/ integral riser	200	SF	$20.00	$4,000
Subtotal				$91,124.16
Markups - see main summary page			52.67%	$47,992
Total Estimated Construction Costs at Award - New Stair				**$139,116**
Existing Stair				
Modification to existing stair; extend bottom landing & provide new rated corridor to stair exterior	45	SF	$100.00	$4,500
Fire caulk wall shaft where existibg roof framing penetrates new shaft	32	SF	$28.00	$896
Modify existing stair at 2nd floor slab as required	179	SF	$20.00	$3,580
Stair shaft walls, fire rated	580	SF	$25.00	$14,500
Subtotal				$23,476.00
Markups - see main summary page			52.67%	$12,364
Total Estimated Construction Costs at Award - Existing Stair				**$35,840**
Total - Elevator, New Stair and Existing Stair				**$496,519**

Building System	*Assessment Number*
Interior Finishes	IF-1
Interior Finishes	IF-2
Interior Finishes	IF-3
Interior Finishes	IF-4
Interior Finishes	
Roofing	R-1
Roofing	R-2
Site	S-1
Site	S-2
Site	S-3
Site	S-4
Site	S-5
Building Exterior	BE-1
Building Exterior	BE-2
Building Exterior	BE-3
Building Exterior	BE-4
Building Exterior	BE-5
Mechanical	M-1
Mechanical	M-2
Mechanical	M-3
Mechanical	M-4
Mechanical	M-5
Mechanical	M-6
Mechanical	M-7
Mechanical	M-8
Electrical	E-1
Fire Alarm	LS-1

Description	*Total Cost*
Replace soap dispenser	$359.00
Replace stained ceiling tile	$2,306.00
Repair window stool	$405.00
Repair window soffits	$810.00
Update common area finishes	$315,955.00
Clean prep and paint roof access door	$364.00
Replace roof (Owner has provided 10- year roof warranty)	$341,294.00
Replace concrete sidewalk at the rear of building	$22,503.00
Repair damaged asphalt	$23,928.00
Repair damaged light pole base	$1,176.00
Replace damaged concrete curbs	$5,476.00
Replace and repair damaged brick pavers	$967.00
Repair exterior wall waterproofing	$12,646.00
Point-up and power wash brick	$24,663.00
Paint storefront frame on 1st floor and caulk windows on entire building	$71,437.00
Adjust storefront entry doors and install new end caps to metal	$2,371.00
Repair damage drive-thru gypsum ceiling and paint	$9,623.00
Replacement of DX 40 TON Systems	$1,056,890.00
Upgrade Building Automation System	$682,344.00
Replacement of Variable Air Volume Boxes	$857,764.00
Replacement of two (2) base mounted end suction heating pumps	$53,039.00
Replacement of Nine (9) Heat Pump split systems	$109,620.00
Replace two (2) DX Liebert cooling systems	$124,432.00
Replace two (2) H&V Units	$94,170.00
Replace gas fired heating water boiler	$103,757.00
Replace ground mounted Up lights (Front of Building)	$9,153.00
Upgrade Building Fire Alarm System	$94,779.00
	$4,022,231.00

					10-Year CIP
2023	*2024*	*2025*	*2026*	*2027*	*2028*
$359.00					
	$2,306.00				
	$405.00				
	$810.00				
$364.00					
			$341,294.00		
	$22,503.00				
	$23,928.00				
		$1,176.00			
	$5,476.00				
	$967.00				
$12,646.00					
		$24,663.00			
$71,437.00					
$2,371.00					
	$9,623.00				
$352,297.00	$352,297.00	$352,297.00			
		$227,448.00	$227,448.00	$227,448.00	
		$285,921.33	$285,921.33	$285,921.33	
	$53,039.00				
	$109,620.00				
		$124,432.00			
		$94,170.00			
		$103,757.00			
		$9,153.00			
$94,779.00					
$534,253.00	$580,974.00	$1,223,017.33	$854,663.33	$513,369.33	$0.00

2029	*2030*	*2031*	*2032*
	$105,318.33	$105,318.33	$105,318.33
$0.00	$105,318.33	$105,318.33	$105,318.33

City of Manassas

Committee of the Whole

Jennie Dean Elementary School Auditorium
9601 Prince William Street
Manassas, VA 20110

Meeting Date:	September 19, 2022
Time Estimate:	5 Minutes
Agenda Title:	Consideration of Resolution R-2023-12 Authorizing a Price Increase in a Fixed-Price Contract between the City of Manassas and Kimley-Horn for Dean Park Phase 2.
Recommendation:	Approve Resolution R-2023-12
Motion:	I move that Resolution R-2023-12 be approved
Date Last Considered by City Council:	N/A
Summary and/or Comments:	Virginia Code §2.2-4309 provides that no fixed-price contract may be increased by more than twenty-five percent of the amount of the contract or $50,000, whichever is greater, without the advance written approval of the locality's governing body. The adopted FY23 budget includes full funding for Dean Park. Currently only Ph. 1 of the park design was included in the design contract. Approval of this change will permit the design of both phases.
Board – Committee – or Commission Reviewed:	N/A
Fiscal Impact:	$122,726 – The current project budget is sufficient for this increase.
Staff Contact:	Matt Arcieri, Director of Planning & Community Development marcieri@manassasva.gov (703) 257-8232 Lance Kilby, P.E., City Engineering Director lkilby@manassasva.gov (703)-257-8251

MOTION: September 26, 2022
Regular Meeting
SECOND: Res. No. R-2023-12

RE: A RESOLUTION AUTHORIZING A PRICE INCREASE IN A FIXED-PRICE CONTRACT BETWEEN THE CITY OF MANASSAS AND KIMLEY HORN.

WHEREAS, in 2021 the City of Manassas and Kimley Horn entered into an engineering and design services contract for the planning and design of recreational amenities located at Jennie Dean Park (Phase 1); and

WHEREAS, Kimley Horn's compensation under the original fixed-price contract was $292,928 for engineering and design services, plus reimbursable expenses; and

WHEREAS, since entering into the original contract with Kimley Horn, the City has issued change order #1 in the amount of $27,724 for the design of renovations to the skate park; and

WHEREAS, the City plans to issue change order #2 in the amount of $122,726 for planning and design of recreational amenities located at Jennie Dean Park (Phase 2); and

WHEREAS, section 15 (D) (1) of the City's Public Procurement Policy and Virginia Code §2.2-4309 provide that no fixed-price contract may be increased by more than twenty-five percent of the amount of the contract or $50,000, whichever is greater, without the advance written approval of the locality's governing body.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Manassas, Virginia that an increase in the compensation to Kimley Horn for engineering services is hereby approved, in an additional amount of up to $122,726, pursuant to the City of Manassas Public Procurement Policy and Virginia Code §2.2-4309.

_____

Michele Davis-Younger Mayor
On behalf of the City Council
of Manassas, Virginia

ATTEST:

_____
Lee Ann Henderson City Clerk

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

City of Manassas

Manassas City Council
9027 Center Street
Manassas, VA 20110

Meeting Date:	September 19, 2022
Time Estimate:	10 Minutes
Agenda Title:	Worksession: ZTA #2022-0003, Sign Ordinance Update – Electronic Message Signs
Recommendation:	See summary below. Staff requests guidance from the City Council prior to advertising this item for a City Council public hearing.
Motion:	N/A
Date Last Considered by City Council:	January 28, 2022 (Directed staff to prepare sign ordinance update prohibiting new electronic message signs).
Summary and/or Comments:	Consideration of a zoning text amendment to amend Chapter 130 Zoning, Article IV Signs, specifically to either 1) prohibit or 2) further regulate electronic message signs.
Board – Committee – or Commission Reviewed:	Planning Commission – June 1, 2022 (Recommended further regulating electronic messages signs - 4/3). The Planning Commission prepared an alternative ordinance amendment to prohibit signs (Not recommended for approval - 3/4).
Fiscal Impact:	See staff memorandum dated September 6, 2022
Staff Contact:	Christian Samples, AICP, Senior Planner csamples@manassasva.gov (703) 257-8225

MEMORANDUM

CITY OF MANASSAS

Department of Community Development

Phone: 703-257-8223 Fax: 703-257-5117

TO: City Council

FROM: Christian A. Samples, AICP, Senior Planner

DATE: September 6, 2022

RE: ZTA #2022-0003, Sign Ordinance Update – Electronic Message Signs

During the City Council's retreat, the Council requested the drafting of an ordinance that would prohibit electronic message signs in the City. A draft ordinance was presented to ZORC at the March 2, 2022 meeting. The Committee felt the prohibition may have an adverse impact on businesses and proposed providing the Council an alternative draft that would significantly restrict the signs. The Planning Commission recommended regulating electronic message signs at the June 1, 2022 hearing.

Prior to advertising for public hearing, staff requests the City Council provided guidance on which version of the ordinance should be advanced for final consideration. Both the prohibition and regulation ordinance drafts are provided for the Council's consideration.

Ban on Electronic Message Signs

The prohibition draft (Attachment 1) bans electronic message signs in all zones. Under the draft ordinance, the signs could not be authorized under a comprehensive sign plan. Existing electronic message signs would be allowed to continue as non-conforming signs. The existing signs would not be allowed to increase their resolution, must only be repaired or replaced with the same technology, would need to be repaired and maintained and would lose their nonconforming status if the sign is not used for a period of two years.

Additional Regulation of Electronic Message Signs

The restrictions draft (Attachment 2) limits electronic signs based on the sign's location on the Complete Streets Typology Map and a property's zoning district. As drafted, the signs would only be authorized:

- On streets identified in the Map as Commercial Corridor, Collector/Connector and Industrial/Suburban Business Road.
- Within these street classifications, the signs would be prohibited on properties zoned A-1, R-1, R-2, R-2S, R-3, and R-5.
- Further, signs could not be installed within 100 feet of a dwelling unit.

The proposed ordinance limits electronic message signs to a freestanding sign and only up to 75% of the overall sign area. The ordinance prohibits the waiver of these standards by a Comprehensive Sign Plan.

Existing signs would also be allowed to continue under this ordinance draft, subject to the same non-conforming sign provisions noted in the prohibition draft. A map showing areas where these signs could be installed in the City is included as Attachment 3.

Recommendation

The Commission recommended regulating electronic message signs on a 4/3 vote at the June 1, 2022 hearing. The Commissioners in favor of regulating the signs noted that electronic signs are worth keeping and that the signs are no less attractive than non-electronic signs. Consistent with the City Council's request, staff recommends the adoption of the full ban on electronic signs.

Attachment:

1. Draft Sign Ordinance Update – Ban on Electronic Message Signs
2. Draft Sign Ordinance Update – Additional Regulation of Electronic Message Signs
3. Electronic Message Signs – Proposed Eligible Locations
4. PC Resolution

Attachment 1. Electronic Message Signs Prohibition (ZTA #2022-03)

Sec. 130-42. Definitions.

Sign, changeable message means a sign that includes any changing of the message ~~either electronically or~~ manually in which the message is stationary and does not fluctuate in size or brightness.

Sign, electronic message means a sign that displays a series of still and/or moving images or generates flashing, movement or animation, including, but not limited to, an LED, digital display, or other video technology, whether displayed on any sign type, building, vehicle, or mobile unit.

Sign, fueling station price means a freestanding sign that manually or electronically displays the price of motor vehicle fuels and only in association with the use Fueling Station.

Sec. 130-123. Administration.

(f) Special Exceptions. Comprehensive sign plans may be approved by special use permit in B, I, and P districts. Comprehensive sign plans may be approved by special use permit in R or A-1 districts for private community recreational uses or for uses allowed by special use permit. The comprehensive sign plan shall establish the time, manner, and placement of signs~~, frequency of message changes~~, the materials, the hours of lighting, the height of signs, the total number of square feet of sign surface, and the number of signs to be placed on a site. Electronic message signs shall not be authorized through a comprehensive sign plan. Height of signs may not be modified above the height permitted in the zoning ordinance.

Sec. 130-124. General Regulations.

(h) Nonconforming signs.

(9) Electronic message signs permitted lawfully and in existence prior to {EFFECTIVE DATE OF ORDINANCE} may continue subject to the provisions of this subsection, any applicable special use permit conditions and/or proffers approved prior to {EFFECTIVE DATE OF ORDINANCE} and the following additional requirements:

a. The electronic message sign shall only be repaired or replaced with the same display technology in use prior to {EFFECTIVE DATE OF ORDINANCE}.
b. The display resolution of the electronic message sign shall not be increased.
c. The sign's display shall not be changed more than once every 12 seconds or move, flash, or display animation unless previously authorized by a special use permit condition or proffer.
d. An electronic message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, thereby causing motion, movement, flashing, or any other similar effects, shall be deactivated by the owner or operator of such sign until it is repaired.
e. An electronic message sign that has not been used for a period of two years shall lose its nonconforming status and shall be removed or replaced with a conforming sign.

Sec. 130-126. Permitted signs in non-residential and mixed-use districts.

(b) Changeable message signs. One freestanding or wall-mounted sign per lot may be replaced with a manual changeable message sign subject to the following requirements:

~~(6) The message shall not be changed more than once every 12 seconds, move, flash, or display animation, as prohibited by section 130-128.~~

~~(7) Any changeable message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, thereby causing motion, movement, flashing or any other similar effects, shall be repaired or disconnected within 12 hours by the owner or operator of such sign.~~

Sec. 130-128. Prohibited signs.

(a) General prohibitions

(8) Electronic message signs

(b) Prohibitions based on materials

~~(7) Any electronic sign that is generated by a series of moving images, such as an LED, digital display, or other video technology, whether displayed on a building, vehicle, or mobile unit.~~

Attachment 2. Electronic Message Signs Additional Restrictions

ZORC Alternate for Discussion (ZTA #2022-03)

Sec. 130-42. Definitions.

Sign, changeable message means a sign that includes any changing of the message ~~either electronically or~~ manually in which the message is stationary and does not fluctuate in size or brightness.

Sign, electronic message means a sign that displays a series of still and/or moving images or generates flashing, movement or animation, including, but not limited to, an LED, digital display, or other video technology, whether displayed on any sign type, building, vehicle, or mobile unit.

Sign, fueling station price means a freestanding sign that manually or electronically displays the price of motor vehicle fuels and only in association with the use Fueling Station.

Sec. 130-123. Administration.

(f) Special Exceptions. Comprehensive sign plans may be approved by special use permit in B, I, and PMD districts. Comprehensive sign plans may be approved by special use permit in R or A-1 districts for private community recreational uses or for uses allowed by special use permit. The comprehensive sign plan shall establish the time, manner, and placement of signs, ~~frequency of message changes~~, the materials, the hours of lighting, the height of signs, the total number of square feet of sign surface, electronic message signs, and the number of signs to be placed on a site. Height of signs may not be modified above the height permitted in the zoning ordinance.

Sec. 130-124. General Regulations.

(h) Nonconforming signs.

(9) Electronic message signs permitted lawfully and in existence prior to {EFFECTIVE DATE OF ORDINANCE} may continue subject to the provisions of this subsection, any applicable special use permit conditions and/or proffers approved prior to {EFFECTIVE DATE OF ORDINANCE} and the following additional requirements:

a. The electronic message sign shall only be repaired or replaced with the same display technology in use prior to {EFFECTIVE DATE OF ORDINANCE}.
b. The display resolution of the electronic message sign shall not be increased.
c. The sign's display shall not be changed more than once every 12 seconds or move, flash, or display animation unless previously authorized by a special use permit condition or proffer.
d. An electronic message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, thereby causing motion, movement, flashing, or any other similar effects, shall be deactivated by the owner or operator of such sign until it is repaired.
e. An electronic message sign that has not been used for a period of two years shall lose its nonconforming status and shall be removed or replaced with a conforming sign.

Sec. 130-126. Permitted signs in non-residential and mixed-use districts.

(b) Changeable message signs. One freestanding or wall-mounted sign per lot may be replaced with a manual changeable message sign subject to the following requirements:

~~(6) The message shall not be changed more than once every 12 seconds, move, flash, or display animation, as prohibited by section 130-128.~~

~~(7) Any changeable message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, thereby causing motion, movement, flashing or any other similar effects, shall be repaired or disconnected within 12 hours by the owner or operator of such sign.~~

(e) Electronic Message Signs.

(1) Electronic message signs shall only be located along right of ways identified in the Complete Streets Typology Map of the Comprehensive Plan as Commercial Corridor, Collector/Connector, and Industrial/Suburban Business Road except when within an ~~the~~ A-1, R-1, R-2, R-2-S, R-3, and R-5 zoning district.

(3) Electronic message signs shall not be installed within 100 feet of a dwelling unit.

(3) An electronic message sign shall only be installed on a freestanding sign.

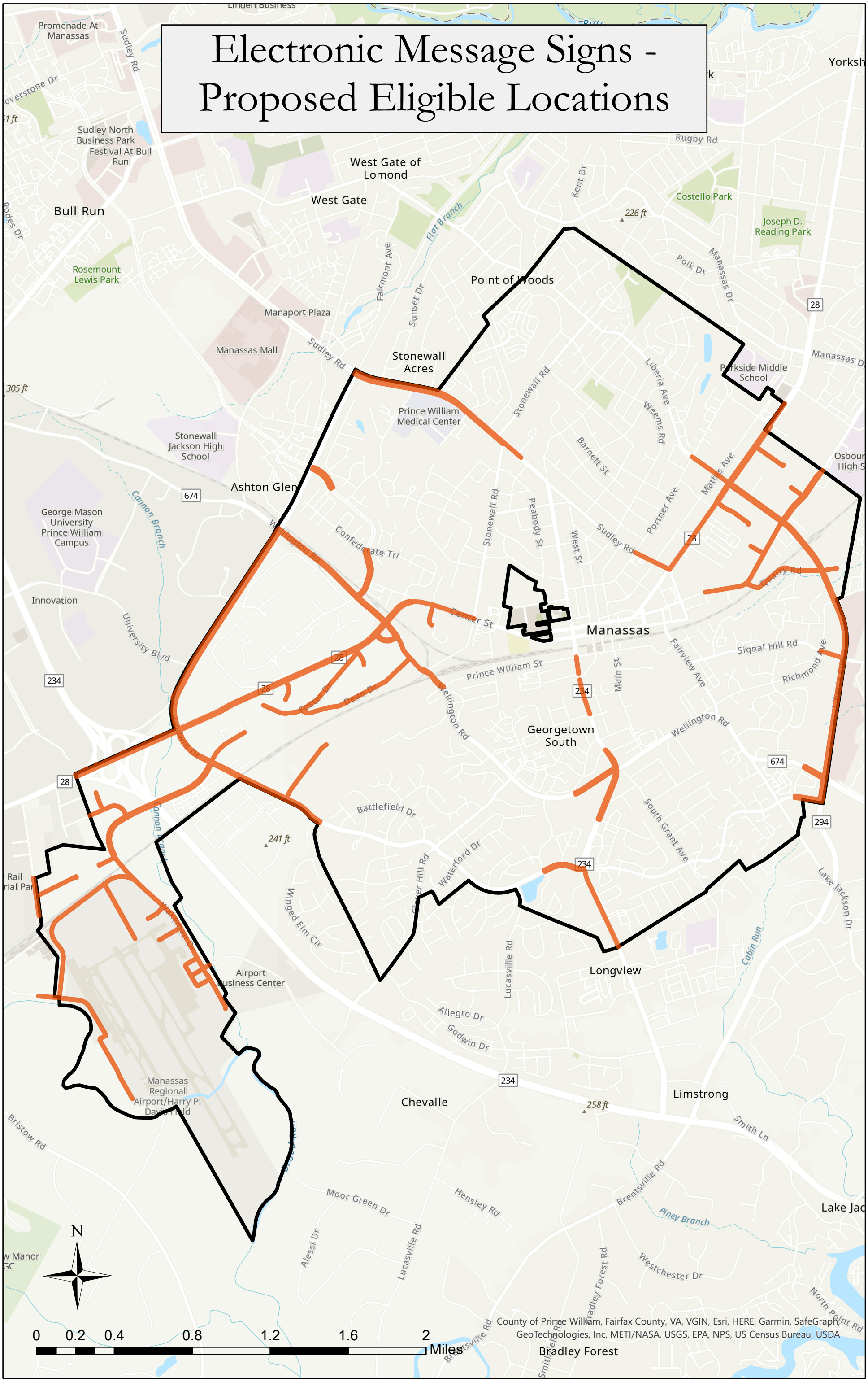
(4) The sign's display shall not exceed 75 percent of the overall sign area of the permitted sign.

(5) The sign's display shall not be changed more than once every 12 seconds or move, flash, or display animation.

(6) An electronic message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, thereby causing motion, movement, flashing, or any other similar effects, shall be deactivated by the owner or operator of such sign until it is repaired.

(7) The standards of this subsection shall not be waived through a Comprehensive Sign Plan.

Electronic Message Signs - Proposed Eligible Locations



PLANNING COMMISSION
RESOLUTION

MOTION: **K. JOHNSON**

SECOND: **D. JAGADEV**

June 1, 2022
Regular Meeting

Re: Electronic Message Sign Update (ZTA #2022-0003)

WHEREAS, the Manassas City Council requested the Planning Commission recommend updates to zoning requirements to further or prohibit electronic message signs; and

WHEREAS, on February 2, 2022, the Planning Commission initiated Zoning Text Amendment (ZTA) #2022-0003, which was reviewed by the Zoning Ordinance Review Committee on March 2, 2022, March 24, 2022, April 6, 2022, and April 28, 2022; and

WHEREAS, the Planning Commission held a public hearing on June 1, 2022, to hear public comment on the proposed zoning text amendment after full compliance with all State Code public hearing notice requirements; and

WHEREAS, the Commission has heard from the City staff and the public with regards to the zoning text amendment; and

WHEREAS, the Commission finds that a ban on new electronic message signs is not necessary and has drafted ZTA #2022-0003 to further limit the placement of electronic signs and to limit their impact on residential neighborhoods and

WHEREAS, upon careful consideration, the Planning Commission finds that approval of ZTA #2022-0003 is justified by public necessity and convenience, promotes the health, safety, and general welfare of the public, and is consistent with reasonable zoning and economic development practices, and state and federal law.

NOW THEREFORE BE IT RESOLVED that the Planning Commission hereby ***RECOMMENDS APPROVAL*** of ZTA #2022-0003 this 1st day of June, 2022.

8/29/2022
Date

Elaine Trautwein
Elaine Trautwein, Chairperson

City of Manassas

Manassas City Council
9027 Center Street
Manassas, VA 20110

Meeting Date:	September 19, 2022
Time Estimate:	5 Minutes
Agenda Title:	Authorization of a Closed Meeting
Recommendation:	Authorize a Closed Meeting
Motion:	I move that City Council convene in closed session to discuss and consider the qualifications of prospective candidates for appointment to City boards and commissions, as permitted by Va. Code §2.2-3711 (A) (1).
Date Last Considered by City Council:	N/A
Summary and/or Comments:	If the City Council votes to hold a closed meeting, the Council will be required to certify by motion that the meeting was held in conformance with the amended Virginia Freedom of Information Act.
Board – Committee – or Commission Reviewed:	N/A
Fiscal Impact:	N/A
Staff Contact:	W. Patrick Pate, City Manager ppate@manassasva.gov (703) 257-8212

City of Manassas

Manassas City Council
9027 Center Street
Manassas, VA 20110

Meeting Date:	September 19, 2022
Time Estimate:	N/A
Agenda Title:	Certification of the Closed Meeting
Recommendation:	Certify the Closed Meeting
Motion:	*I move that the Council certify that, in the closed meeting just concluded, nothing was discussed except the matter (1) specifically identified in the motion to convene in a closed meeting and (2) lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information act cited in that motion.*
Date Last Considered by City Council:	N/A
Summary and/or Comments:	If the City Council votes to hold a closed meeting, the Council will be required to certify by motion that the meeting was held in conformance with the amended Virginia Freedom of Information Act.
Board – Committee – or Commission Reviewed:	N/A
Fiscal Impact:	N/A
Staff Contact:	W. Patrick Pate, City Manager ppate@manassasva.gov (703) 257-8212