

DRAFT

Statement of Probable Total Project Costs

Summer 2015 School Security Improvements

Albemarle County Public Schools, Albemarle County, Virginia

Basis: Preliminary Design; Bidding in Spring 2015

PROBABLE TOTAL PROJECT COSTS	C O S T R A N G E
Baker-Butler Elementary School	\$ 253,614 to \$ 294,939
Cale Elementary School	\$ 301,214 to \$ 352,060
Henley Middle School	\$ 306,320 to \$ 358,317
Jouett Middle School	\$ 306,320 to \$ 358,317
Scottsville Elementary School	\$ 311,390 to \$ 367,188
Western Albemarle High School	\$ 26,500 to \$ 35,900
GRAND TOTALS	\$ 1,505,358 to \$ 1,766,720

Statement of Probable Total Project Costs Cale Elementary School

Summer 2015 School Security Improvements

Albemarle County Public Schools, Albemarle County, Virginia

Basis: Preliminary Design; Bidding in Spring 2015

Addition Size: 36' x 16'

Vestibule Size: 12' x 16'

PROBABLE CONSTRUCTION COSTS

C O S T R A N G E

Secure Visitor Waiting and Front Office Addition:

Cost Range: (576 sf at \$260/sf to \$300/sf)

\$ 149,760 to \$ 172,800

Vestibule Addition/Renovation:

Cost Range: (192 sf at \$200/sf to \$240/sf)

\$ 38,400 to \$ 46,080

LEED (3%)

\$ 5,645 to \$ 6,566

Construction Contingency (20%)

\$ 38,761 to \$ 45,089

TOTAL PROBABLE CONSTRUCTION COSTS

\$ 232,566 to \$ 270,536

PROBABLE NON-CONSTRUCTION COSTS

C O S T R A N G E

Furniture, Equipment and Technology

\$ 50,000 to \$ 60,000

Surveys, Testing, Design Fees, Inspections, etc.

\$ 18,649 to \$ 21,524

TOTAL PROBABLE NON-CON. COSTS

\$ 68,649 to \$ 81,524

PROBABLE TOTAL PROJECT COSTS

\$ 301,214 to \$ 352,060

Statement of Probable Total Project Costs Henley Middle School

Summer 2015 School Security Improvements

Albemarle County Public Schools, Albemarle County, Virginia

Basis: Preliminary Design; Bidding in Spring 2015

Addition Size: 30' x 20' less 4' x 8'

Vestibule Size: 14' x 16'

PROBABLE CONSTRUCTION COSTS

C O S T R A N G E

Secure Visitor Waiting and Front Office Addition:

Cost Range: (568 sf at \$260/sf to \$300/sf)

\$ 147,680 to \$ 170,400

Vestibule Addition/Renovation/Canopy Demo:

Cost Range: (224 sf at \$200/sf to \$240/sf)

\$ 44,800 to \$ 53,760

LEED (3%)

\$ 5,774 to \$ 6,725

Construction Contingency (20%)

\$ 39,651 to \$ 46,177

TOTAL PROBABLE CONSTRUCTION COSTS

\$ 237,905 to \$ 277,062

PROBABLE NON-CONSTRUCTION COSTS

C O S T R A N G E

Furniture, Equipment and Technology

\$ 50,000 to \$ 60,000

Surveys, Testing, Design Fees, Inspections, etc.

\$ 18,415 to \$ 21,255

TOTAL PROBABLE NON-CON. COSTS

\$ 68,415 to \$ 81,255

PROBABLE TOTAL PROJECT COSTS

\$ 306,320 to \$ 358,317

Statement of Probable Total Project Costs

Jouett Middle School

Summer 2015 School Security Improvements

Albemarle County Public Schools, Albemarle County, Virginia

Basis: Preliminary Design; Bidding in Spring 2015

Addition Size: 30' x 20' less 4' x 8'

Vestibule Size: 14' x 16'

PROBABLE CONSTRUCTION COSTS

C O S T R A N G E

Secure Visitor Waiting and Front Office Addition:

Cost Range: (568 sf at \$260/sf to \$300/sf)

\$ 147,680 to \$ 170,400

Vestibule Addition/Renovation/Canopy Demo:

Cost Range: (224 sf at \$200/sf to \$240/sf)

\$ 44,800 to \$ 53,760

LEED (3%)

\$ 5,774 to \$ 6,725

Construction Contingency (20%)

\$ 39,651 to \$ 46,177

TOTAL PROBABLE CONSTRUCTION COSTS

\$ 237,905 to \$ 277,062

PROBABLE NON-CONSTRUCTION COSTS

C O S T R A N G E

Furniture, Equipment and Technology

\$ 50,000 to \$ 60,000

Surveys, Testing, Design Fees, Inspections, etc.

\$ 18,415 to \$ 21,255

TOTAL PROBABLE NON-CON. COSTS

\$ 68,415 to \$ 81,255

PROBABLE TOTAL PROJECT COSTS

\$ 306,320 to \$ 358,317

Statement of Probable Total Project Costs Scottsville Elementary School

Summer 2015 School Security Improvements

Albemarle County Public Schools, Albemarle County, Virginia

Basis: Preliminary Design; Bidding in Spring 2015

Additions Size: 14' x 18' and 18' x 12'

PROBABLE CONSTRUCTION COSTS	C O S T R A N G E
Vestibule, Visitor Waiting and Front Office Addition:	\$ 180,000 \$ 210,000
Renovations:	
Renovate Existing Admin into Classroom	\$ 25,000 to \$ 30,000
Renovate Existing Classroom into Admin	\$ 42,000 to \$ 50,000
LEED (3%)	\$ 750 to \$ 900
Construction Contingency (20%)	\$ 13,550 to \$ 16,180
TOTAL PROBABLE CONSTRUCTION COSTS	\$ 261,300 to \$ 307,080
PROBABLE NON-CONSTRUCTION COSTS	C O S T R A N G E
Furniture, Equipment and Technology	\$ 50,000 to \$ 60,000
Surveys, Testing, Design Fees, Inspections, etc.	\$ 90 to \$ 108
TOTAL PROBABLE NON-CON. COSTS	\$ 50,090 to \$ 60,108
PROBABLE TOTAL PROJECT COSTS	\$ 311,390 to \$ 367,188

Statement of Probable Total Project Costs Western Albemarle High School

Summer 2015 School Security Improvements

Albemarle County Public Schools, Albemarle County, Virginia

Basis: Preliminary Design; Bidding in Spring 2015

PROBABLE CONSTRUCTION COSTS

C O S T R A N G E

Secure Visitor Vestibule Renovation:

Replace Window with Storefront and Door	\$	9,000	to	\$	12,000
Add Interior Storefront	\$	7,500	to	\$	9,500
Modify Existing HM Framing to Add Door	\$	3,500	to	\$	5,500

Construction Contingency (20%)	\$	4,000	to	\$	5,400
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TOTAL PROBABLE CONSTRUCTION COSTS

\$ 24,000 to \$ 32,400

PROBABLE NON-CONSTRUCTION COSTS

C O S T R A N G E

Furniture, Equipment and Technology

Surveys, Testing, Design Fees, Inspections, etc.	\$	2,500	to	\$	3,500
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TOTAL PROBABLE NON-CON. COSTS

\$ 2,500 to \$ 3,500

PROBABLE TOTAL PROJECT COSTS

\$ 26,500 to \$ 35,900

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Spring 2014

Potential Modernization of Red Hill Elementary School

Potential Modernization of Red Hill Elementary School

Albemarle County Public Schools, Albemarle County, Virginia

POTENTIAL MODERNIZATION OF RED HILL ELEMENTARY SCHOOL

Background Data for Red Hill Elementary:

- School Site Size:	10.9 Acres
- Original Building Construction Date:	1973
- Building Addition Construction Date:	1982
- Building Size:	28,950 sf
- Building Capacity:	160 Students

Specific Red Hill Elementary School Planning Study Items:

- The proposed addition at the front of the building will include a new Music Classroom, an expanded Media Center, a new Administration area, offices for Staff Specialists, a new Entry Vestibule and canopy, and support spaces.
- The proposed addition on the south end of the building will include a new 4500 square foot Gymnasium and support spaces such as PE offices and storage.
- Multiple small additions will provide toilets for the existing Grade K-1 classrooms.
- Existing spaces to be modernized include: classrooms, the admin area, toilets, and the various support spaces. The intent of the modernizations is to renovate the existing spaces and to provide parity with the other elementary schools in Albemarle County.
- Sitework will include additional parking, site improvements and outdoor learning areas.
- The project will incorporate LEED design principles, strategies and elements.
- The Red Hill Elementary site has limited area for new or reserve drain fields, for expanded parking, for new or expanded bus or parent drop-offs or for expanded playfields. Additional land may need to be purchased if these types of improvements are desired or required.

Potential Modernization of Red Hill Elementary School

Albemarle County Public Schools, Albemarle County, Virginia

ESTIMATED CONSTRUCTION COSTS

\$

Additions:

Admin Area, Media Center, Music Classroom Additions (4500 sf x \$215/sf)	\$	967,500
New Gymnasium Addition (4500 sf x \$200/sf)	\$	900,000
Toilet Additions (5 toilets x \$25,000 each)	\$	125,000
Sitework: Additional Parking	\$	300,000
Allowance for Outdoor Learning Areas	\$	150,000

Renovations:

Modernize Existing Classrooms (13 x \$27,500/ea; including LED Lighting)	\$	357,500
New Security Door Hardware for Classrooms	\$	3,900
Renovate Existing Gym into Maker Space, Art and Prof Development	\$	444,000
Combine and/or Connect Adjacent Classrooms	\$	96,000
Renovate Existing Hallways (new flooring, ceilings, lighting)	\$	425,000
Renovate Existing Toilets	\$	142,000
Renovate Existing Support Spaces	\$	135,000
Kitchen Equipment and Serving Line Improvements	\$	80,000
Add Roller Shades to Classroom, Media Center and Admin Windows	\$	15,000
Replace Interior Signage	\$	10,000
Exterior Renovations (New Canopy, Painting, Fascia/Soffit Repair, etc.)	\$	135,000

LEED (3%)	\$	128,577
Contingency (10%)	\$	441,448

TOTAL ESTIMATED CONSTRUCTION COSTS

\$ 4,855,925

ESTIMATED NON-CONSTRUCTION COSTS

\$

Replace Existing Classroom Furniture (13 Classrooms x \$7500 each)	\$	97,500
Furnishings for New Spaces: Music, Admin, Art, Maker, Prof Dev	\$	104,500
Technology Upgrades (\$1000 x 196 Students)	\$	196,000
Remove Four Existing Trailers	\$	60,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	441,448

TOTAL ESTIMATED NON-CONSTRUCTION COSTS

\$ 899,448

ESTIMATED TOTAL PROJECT COSTS *

\$ 5,755,372

* The Estimated Total Project Costs assume that the existing septic drainfields will not need to be expanded.

Potential Modernization of Red Hill Elementary School

Albemarle County Public Schools, Albemarle County, Virginia

CLASSROOM SUMMARY

Existing Classrooms

Classroom Spaces (Regular, Art, Music, Computer)	11
Pre-K Classroom	1
Resource Classroom	1

Total Existing Classrooms	13
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Proposed Classrooms

Grade Level Classrooms *	12
Classrooms for All Grades	
Resource Room **	1
Art Classroom	1
Music Classroom	1

Total Proposed Classrooms	15
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Additional Classroom Spaces	2
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* This assumes the existing Computer Lab is converted to a Regular Grade Level Classroom.

** The Resource Room may be used for Special Education, Title 1, Gifted, or other uses.

Conclusion:

By providing for new Art and Music Classrooms, two additional classroom spaces will be available, which will increase the Red Hill Elementary capacity to about 196 students.

OTHER FACILITIES REQUIRING EXPANSION / MODERNIZATION

The proposed additions will include a new Administrative Suite with a secured entrance Vestibule, an expansion of the existing Media Center, Offices for Staff Specialists, a Music Classroom, and a new Gymnasium.

The existing Gymnasium will be renovated into an Art Classroom, a Maker Space and a space for Professional Development.

The existing classrooms will be modernized and reconfigured to provide one Pre-K Classroom with a toilet, four Grade K-1 Classrooms with toilets, seven Grade 2-5 Classrooms and a Resource Classroom. The classroom modernization will include new cabinets and counters, new ceilings and LED Lighting, new markerboards flooring, new window shades, new furniture, re-painting of all existing painted surfaces, and the replacement of doors and door hardware.

Additional parking will also be constructed.

Potential Modernization of Red Hill Elementary School

Albemarle County Public Schools, Albemarle County, Virginia

PROPOSED ARCHITECTURAL PROGRAM

Existing Spaces to Remain

Cafeteria, Kitchen
Conference/Tutorial Room
After-School Office
Stage, Chair Storage (existing Teacher Work Room/Stage area to be used as Stage only)

Existing Spaces to be Renovated

1 Pre-K Classroom (toilet to be added to the classroom)
4 Grade K-1 Classrooms (toilet to be added to each classroom)
6 Grade 2-5 Classrooms
1 Resource Room (existing classroom to be used for Resource Room)
1 Computer Room (existing Computer Room to be used as a Regular Classroom)
Hallways (including new floor tile)
Toilets

Spaces to be Created by Renovating Existing Spaces

1 Art Classroom (existing Gym to be subdivided and renovated)
Maker Space (existing Gym to be subdivided and renovated)
Professional Development Space (existing Gym to be subdivided and renovated)
Three Offices for Staff Specialists: 150 sf each * (existing Admin and Clinic to be renovated)
Teacher Work Room (existing Guidance to be renovated into Teacher Work Room)
Kindergarten Kitchen (existing Guidance to be renovated into K Kitchen)
Teacher Lounge (existing FSW / Bright Stars Office to be moved to existing Admin area)
Seasonal Storage

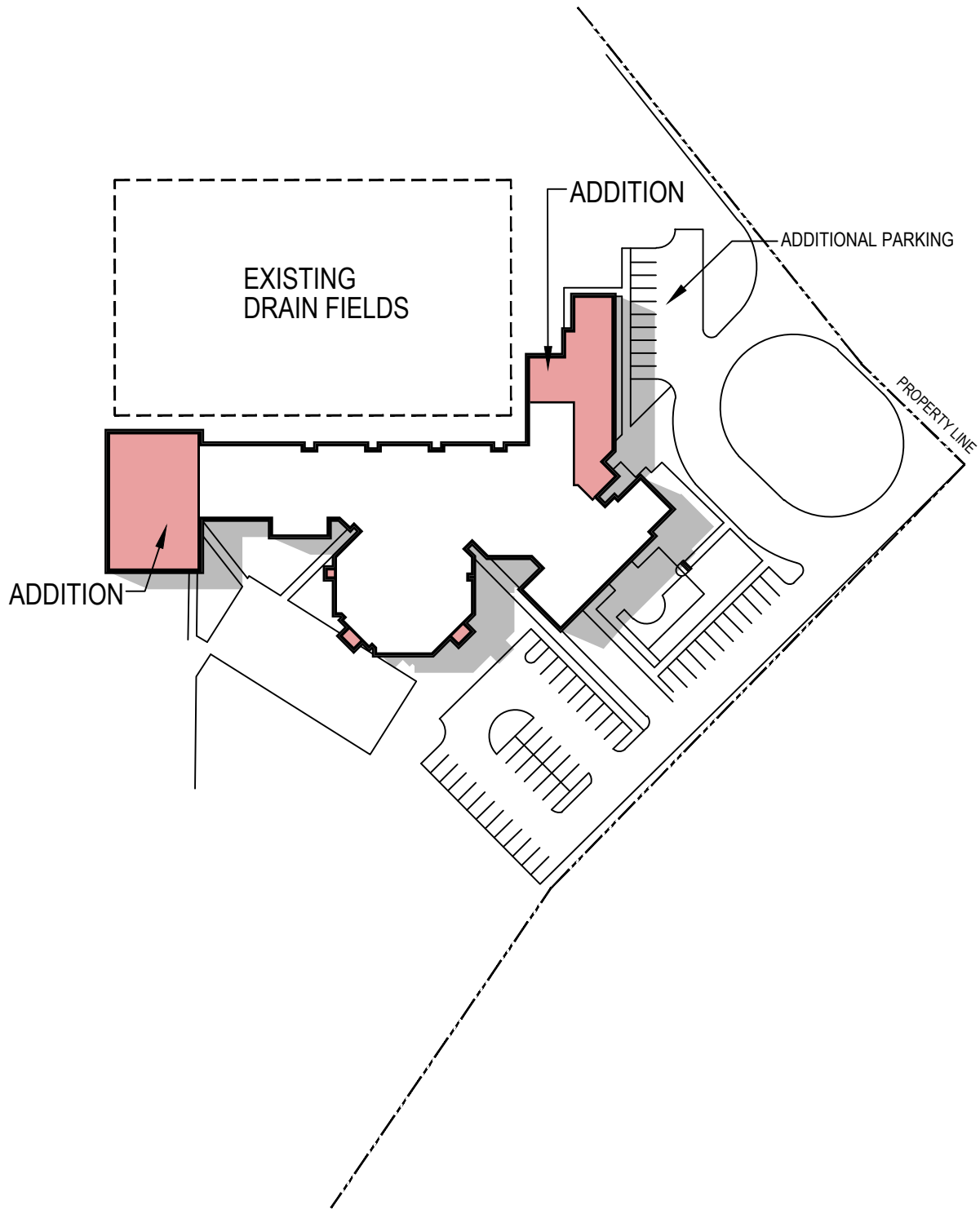
Existing Spaces to be Expanded into the Proposed Addition

Media Center (Reading Room, Story Area, Office, Work Room, Technology, A-V, etc.)

New Spaces in the Proposed Additions

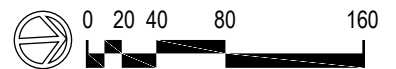
0 Grade Level Classrooms
1 Music Classroom (with acoustical treatment and storage)
Gymnasium (with PE Office and Storage)
Administration (General Office, Principal, Conference Room, Records Vault, Toilet, Storage, etc.)
Clinic (with HC Toilet / Changing Room, Laundry)
Two Offices for Staff Specialists: 400 sf each *
Three Offices for Staff Specialists: 150 sf each *
Toilets

* Staff Specialists include: Guidance, Pre-k Coordinator, School Psychologist, Family Support Worker, Literacy Specialist, etc.

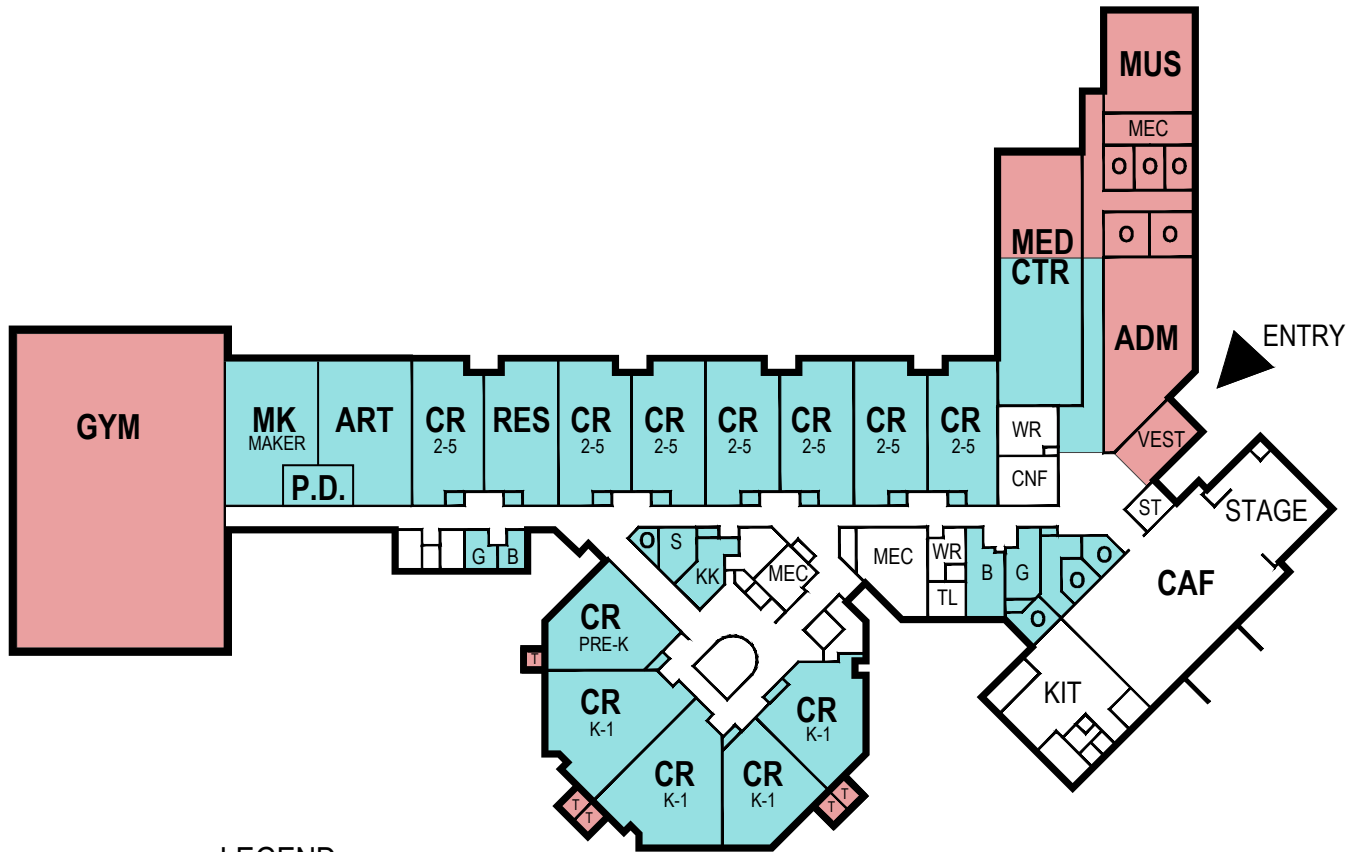


Site Plan For
For Potential Modernization

Red Hill Elementary School,
Albemarle County Public Schools
Spring 2014



RHES - 6 (05-02-14)



LEGEND

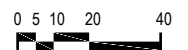
PROPOSED ADDITIONS

PROPOSED SPACES TO BE RENOVATED



Floor Plan For
For Potential Modernization

Red Hill Elementary School,
Albemarle County Public Schools
Spring 2014



RHES - 7 (05-02-14)

Potential Additions and Renovations to Stony Point Elementary School to Increase Capacity to 285 Students

Albemarle County Public Schools, Albemarle County, Virginia

ESTIMATED CONSTRUCTION COSTS: 285 STUDENT CAPACITY

\$

Additions:

Classroom Addition (6,000 sf x \$220/sf)	\$	1,320,000
Additional Parking, Sidewalks, Construction Access Road	\$	100,000
Outdoor Learning Areas	\$	185,000

Renovations:

Modernize Existing Classrooms (17 x \$50,000/ea)	\$	850,000
New Security Door Hardware for Classrooms	\$	10,000
Renovate Media Center	\$	125,000
Upgrade Kitchen Equipment	\$	85,000
Renovate Cafeteria	\$	125,000
Renovate Existing Hallways & Support Spaces	\$	150,000
Renovate Administration Area	\$	100,000
Renovate Existing Toilets	\$	150,000
Replace Exterior Signage	\$	5,000
Replace Interior Signage	\$	15,000
ADA Improvements	\$	50,000
LEED (3%)	\$	96,600
Contingency (10%)	\$	336,660

TOTAL ESTIMATED CONSTRUCTION COSTS

\$ 3,703,260

ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology for New Spaces (\$2000 x 76 Students)	\$	152,000
Replace Existing Classroom Furniture (17 Classrooms x \$15,000 each)	\$	255,000
Relocate & Remove Four Trailers	\$	120,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	336,660

TOTAL ESTIMATED NON-CONSTRUCTION COSTS

\$ 863,660

EST. TOTAL PROJECT COSTS: 285 STUDENT CAPACITY

\$ 4,566,920

6/13/2014

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Spring 2014

Potential Additions and Renovations to Woodbrook Elementary School to Increase Capacity to 462 or 604 Students

Potential Additions and Renovations to
Woodbrook Elementary School

to Increase Capacity to 462 or 604 Students

Albemarle County Public Schools, Albemarle County, Virginia

OPTION 1: Add 8 Classrooms

Increase Building Capacity to 462 Students

EST. TOTAL PROJECT COSTS: 462 STUDENT CAPACITY	\$ 9,329,825
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OPTION 2: Add 16 Classrooms

Increase Building Capacity to 604 Students

EST. TOTAL PROJECT COSTS: 604 STUDENT CAPACITY	\$ 13,483,777
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Potential Additions and Renovations to Woodbrook Elementary School to Increase Capacity to 462 Students

Albemarle County Public Schools, Albemarle County, Virginia

ESTIMATED CONSTRUCTION COSTS: 462 STUDENT CAPACITY

\$

Additions:

Classroom Addition (17,498 sf x \$210/sf)	\$	3,674,580
Cafeteria Addition (960 sf x \$200/sf)	\$	192,000
Entrance Canopy and Main Office Addition	\$	-
Gym Addition (7200 sf x \$200/sf)	\$	1,440,000
Additional Parking, Sidewalks, Construction Access Road	\$	72,000
New Drive to Parent Drop-Off	\$	84,000
New or Replacement Playgrounds	\$	120,000
Outdoor Learning Areas	\$	185,000

Renovations:

Modernize Existing Classrooms (25 x \$27,500/ea & 2 x \$15,000)	\$	717,500
New Security Door Hardware for Classrooms	\$	8,100
Add Roller Shades to Classroom Windows	\$	32,400
Renovate Media Center	\$	100,000
Upgrade Kitchen Equipment	\$	85,000
Add Second Kitchen Serving Line	\$	75,000
Renovate Cafeteria Flooring and Wainscot	\$	15,200
Upgrade Existing Cafeteria, Corridor & Gym Lighting	\$	36,450
Add Wood Flooring to Gym	\$	34,200
ADA Accessible Lift to Stage	\$	7,500
Renovate Existing Toilets	\$	68,000
Cover or Remove Existing Corridor Tile Wainscot	\$	38,500
Replace Exterior Signage	\$	3,500
Replace Interior Signage	\$	18,000
New Electrical Switchgear	\$	160,000
LEED (3%)	\$	215,008
Contingency (10%)	\$	738,194

TOTAL ESTIMATED CONSTRUCTION COSTS

\$ 8,120,132

ESTIMATED NON-CONSTRUCTION COSTS

\$

Furniture, Equipment and Technology (\$2000 x 142 Students)	\$	284,000
Replace Existing Classroom Furniture (25 Classrooms x \$7500 each)	\$	187,500
Surveys, Testing, Design Fees, Inspections, etc.	\$	738,194

TOTAL ESTIMATED NON-CONSTRUCTION COSTS

\$ 1,209,694

EST. TOTAL PROJECT COSTS: 462 STUDENT CAPACITY

\$ 9,329,825

Potential Additions and Renovations to Woodbrook Elementary School to Increase Capacity to 604 Students

Albemarle County Public Schools, Albemarle County, Virginia

ESTIMATED CONSTRUCTION COSTS: 604 STUDENT CAPACITY

\$

Additions:

Classroom Addition (30,771 sf x \$210/sf)	\$ 6,461,910
Cafeteria Addition (1560 sf x \$200/sf)	\$ 312,000
Entrance Canopy and Main Office Addition	\$ -
Gym Addition (7200 sf x \$200/sf)	\$ 1,440,000
Additional Parking, Sidewalks, Construction Access Road	\$ 144,000
New Drive to Parent Drop-Off	\$ 84,000
New or Replacement Playgrounds	\$ 120,000
Outdoor Learning Areas	\$ 185,000

Renovations:

Modernize Existing Classrooms (25 x \$27,500/ea & 2 x \$15,000)	\$ 717,500
New Security Door Hardware for Classrooms	\$ 8,100
Add Roller Shades to Classroom Windows	\$ 32,400
Renovate Media Center	\$ 100,000
Upgrade Kitchen Equipment	\$ 85,000
Add Second Kitchen Serving Line	\$ 75,000
Renovate Cafeteria Flooring and Wainscot	\$ 15,200
Upgrade Existing Cafeteria, Corridor & Gym Lighting	\$ 36,450
Add Wood Flooring to Gym	\$ 34,200
ADA Accessible Lift to Stage	\$ 7,500
Renovate Existing Toilets	\$ 68,000
Cover or Remove Existing Corridor Tile Wainscot	\$ 38,500
Replace Exterior Signage	\$ 3,500
Replace Interior Signage	\$ 18,000
New Electrical Switchgear	\$ 160,000
LEED (3%)	\$ 304,388
Contingency (10%)	\$ 1,045,065

TOTAL ESTIMATED CONSTRUCTION COSTS

\$ 11,495,713

ESTIMATED NON-CONSTRUCTION COSTS

\$

Furniture, Equipment and Technology (\$2000 x 284 Students)	\$ 568,000
Replace Existing Classroom Furniture (25 Classrooms x \$15000 each)	\$ 375,000
Surveys, Testing, Design Fees, Inspections, etc.	\$ 1,045,065

TOTAL ESTIMATED NON-CONSTRUCTION COSTS

\$ 1,988,065

EST. TOTAL PROJECT COSTS: 604 STUDENT CAPACITY

\$ 13,483,777

Potential Additions and Renovations to Woodbrook Elementary School

to Increase Capacity to 462 or 604 Students

Albemarle County Public Schools, Albemarle County, Virginia

BUILDING CAPACITY AND CLASSROOM CALCULATION

Classroom	CURRENT BUILDING				OPTION A Add 8 Classrooms				OPTION B Add 16 Classrooms			
	Qty		Multiplier	Total	Qty		Multiplier	Total	Qty		Multiplier	Total
Pre-K	1	x	16	= 16	2	x	16	= 32	3	x	16	= 48
Pre-K SPED (SCC)	1	x	8	= 8	1	x	8	= 8	1	x	8	= 8
K-5	16	x	18	= 288	23	x	18	= 414	30	x	18	= 540
K-5 SPED (SCC)	1	x	8	= 8	1	x	8	= 8	1	x	8	= 8
Art	1		-		1		-		1		-	
Music	1		-		1		-		1		-	
Computer	0		-		0		-		0		-	
SPED Resource	1		-		1		-		1		-	
Gifted	1		-		1		-		1		-	
ESOL	1		-		1		-		1		-	
Title 1	1		-		1		-		1		-	
Total Full-Size Classrooms	25				33				41			
Bldg Capacity	320				462				604			

Potential Additions and Renovations to Woodbrook Elementary School

to Increase Capacity to 462 or 604 Students

Albemarle County Public Schools, Albemarle County, Virginia

PROGRAM FOR PROPOSED CLASSROOM ADDITION

Space	OPTION A Add 8 Classrooms Single-Story Addition				OPTION B Add 16 Classrooms Two-Story Addition			
	Qty		Sq Feet	Total	Qty		Sq Feet	Total
Pre-K, K and 1 Classrooms with Toilets	7	x	1050	= 7350	9	x	1050	= 9450
Grade 2-5 Classrooms	1	x	850	= 850	7	x	850	= 5950
Dedicated SPED (with toilet and changing)	2	x	850	= 1700	2	x	850	= 1700
Resource Classrooms	2	x	500	= 1000	4	x	500	= 2000
Maker Space	1	x	1250	= 1250	1	x	1250	= 1250
Professional Dev. Training / Conference Room	1	x	250	= 250	1	x	250	= 250
Faculty Workroom and Toilet	1	x	450	= 450	2	x	450	= 900
Offices	1	x	150	= 150	2	x	150	= 300
Storage	1	x	120	= 120	2	x	120	= 240
Student Toilets	2	x	250	= 500	4	x	250	= 1000
Custodial	1	x	50	= 50	2	x	50	= 100
Stairs and Elevator				0				900
Subtotal				13670				24040
Grossing Factor	x	28%		= 3828	x	28%		= 6731
Classroom Addition Size (Sq feet)				17498				30771

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Spring 2013

Potential Additions to Increase Yancey Elementary School Capacity to 169 Students

Potential Addition to Yancey Elementary

Albemarle County, Virginia

Spring 2013

ADDITION TO INCREASE CAPACITY TO 169 STUDENTS

Scope: To increase the capacity of Yancey Elementary to 169 Students, about 6,800 sf will be added to the building. The addition will include two Classrooms with toilets, a small Resource room, Staff Specialist Offices, an expanded Media Center, student toilets, and storage and support spaces. The project will incorporate LEED design principles, strategies and elements.

Background Data for Yancey Elementary:

▪ Site Size (approx. 25% of the site can not be developed due to watershed area)	7.2 acres
▪ Original Building Construction Date	1960
▪ Building Addition Construction Dates	1964, 1990
▪ Building Size	27,830 sq ft
▪ Building Capacity	135 students

Specific Yancey Elementary Planning Study Scope Items:

- The proposed classroom addition to Yancey Elementary shown is located on top of the existing septic drainfield and existing playfield. This assumes new drainfields & reserve drainfields have been installed prior to construction.

Potential Addition to Yancey Elementary

Albemarle County, Virginia

Spring 2013

ADDITION TO INCREASE CAPACITY TO 169 STUDENTS

ESTIMATED CONSTRUCTION COSTS

Additions Cost (6,800 sf x \$210/sf)	\$	1,428,000
Sitework Cost (additional parking, parent drop-off, etc.)	\$	600,000
LEED (3%)	\$	60,840
Contingency (10%)	\$	208,884

TOTAL ESTIMATED CONSTRUCTION COSTS	\$	2,297,724
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ESTIMATED NON-CONSTRUCTION COSTS

On-Site Water Improvements	\$	100,000
Furniture, Equipment and Technology (\$200 x 34 students)	\$	68,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	229,772
Remove Two Existing Trailers	\$	30,000

TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	397,772
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ESTIMATED TOTAL PROJECT COSTS	\$	2,695,496
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Potential Addition to Yancey Elementary

Albemarle County, Virginia

Spring 2013

ADDITION TO INCREASE CAPACITY TO 169 STUDENTS

Calculation to Determine Number of Additional Classrooms

Study Assumptions and Data

Grades K to 5 Classroom Capacity Multiplier	17
Pre-K Classroom Capacity Multiplier	16
Yancey Elementary 10-Year Maximum K-5 Enrollment Projection	152
Plus: Student Capacity for One Pre-K Classroom	16
Total Yancey Elementary School Pre-K to 5 Students	168
Current Yancey Elementary Total School Capacity:	135
Desired Yancey Elementary Total School Capacity	169
Less: Current Yancey Elementary Total School Capacity	135
Required Additional Student Capacity	34
Divided By: Classroom Capacity Multiplier	17
Regular Classrooms to be Added	2.0
Classroom Spaces to be Added	2

This calculation has determined that 2 additional Classrooms are required in order to increase the capacity of Yancey Elementary School to accommodate about 169 students.

Other Facilities Requiring Expansion / Modernization

The proposed additions will include two new Classrooms with toilets, a small Resource space, six Staff Specialist offices, a Kindergarten Kitchen, and various support spaces. The existing Media Center will be expanded and modernized, and the existing rooms and spaces in the building will be modernized.

Potential Addition to Yancey Elementary

Albemarle County, Virginia

Spring 2013

ADDITION TO INCREASE CAPACITY TO 169 STUDENTS

Classroom Summary

Existing Classrooms

Number

Classroom Spaces

Classroom Spaces

7

Pre-K Classroom

1

Resource Classroom

1

Art

1

Music

1

Total Existing Classrooms

11

Proposed Classrooms

Number

Grade Level Classrooms:

K-5 Classroom (17 students per classroom)

9

Pre-K Classroom (16 students per classroom)

1

Classrooms for all Grades:

Resource Room *

1

Art Classroom

1

Music Classroom

1

Total Proposed Classrooms

13

Classroom Spaces to be Added

2

Conclusion:

Two additional classroom spaces are required in order to increase the capacity of Yancey Elementary to accommodate about 169 students.

* Resource Room may be used for Special Education, Title 1, Gifted, or other uses.

Potential Addition to Yancey Elementary

Albemarle County, Virginia

Spring 2013

ADDITION TO INCREASE CAPACITY TO 169 STUDENTS

Proposed Architectural Program

Spaces to be Created by Renovating Existing Spaces

Four Offices for Staff Specialists: 150 sf each * (existing Rooms 2A and 2B to be renovated into four Offices)

Existing Spaces to be Expanded with the Proposed Additions

Media Center

New Spaces in Proposed Additions

- 2 Classrooms (with a toilet in the classroom)
- 3 Toilets for existing Classrooms (for K-1 Classrooms)
- Two Offices for Staff Specialists: 400 sf each *
- Four Offices for Staff Specialists: 150 sf each *
- Kindergarten Kitchen
- Conference/Tutorial Room
- Seasonal Storage
- HC Toilet / Changing Room, Laundry

* Staff Specialists include: Guidance, Pre-K Coord., School Psychologist, Family Support Worker, Literacy Specialist, etc.

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Spring 2013

Potential Modifications to Scottsville Elementary School

Potential Modifications to Scottsville Elementary School

Albemarle County, Virginia
Spring 2013

MODIFICATIONS TO INCREASE CAPACITY TO 232 STUDENTS

Scope: Provide a Planning Study to meet the 10-year outlook for student enrollment, modernization and maintenance at Scottsville Elementary School.

Background Data for Scottsville Elementary School:

▪ School Site Size:	15 acres
▪ Original Building Construction Date:	1974
▪ Building Addition Construction Date:	1981, 2003
▪ Building Size:	32,954 sf
▪ Building Capacity:	178 students

Specific Scottsville Elementary School Planning Study Scope Items:

- The school capacity will be increased to 232 students, which will meet the 10-year enrollment projection of 208 Grade K-5 students, plus one 16-student Pre-K classroom.
- The proposed additions are about 6,000 square feet, and include an Art classroom, a Music classroom, one Pre-K classroom with toilet, K-1 classroom toilets, offices for Staff Specialists, storage and support spaces.
- Spaces to be renovated include: classrooms in the original building, toilets and various support spaces.
- Sitework will include additional parking, a parent drop-off area and associated site improvements.
- The project will incorporate LEED design principles, strategies and elements.
- The proposed improvements may require establishing an on-site reserve septic drain field area. Site areas for potential reserve drain fields are shown on the Schematic Site Plan on Page SES to 232 - 7(05-15-13).

Potential Modifications to Scottsville Elementary School

Albemarle County, Virginia

Spring 2013

MODIFICATIONS TO INCREASE CAPACITY TO 232 STUDENTS

ESTIMATED CONSTRUCTION COSTS

Additions Cost (6,000 sf x \$200/sf)		\$	1,200,000
Renovations (to existing Classrooms, Support Spaces and Toilets)		\$	925,000
Maintenance or Replacement Costs:			
HVAC System Replacement *	---		
Generator Replacement (Scheduled for FY12/13)	---		
Wood Floor in Gym	\$ 35,000		
Playground Equipment	\$ 50,000		
Subtotal		\$	85,000
Kitchen and Serving Area Improvements:			
Kitchen Equipment and Serving Line	\$ 69,000		
Air Conditioning (completed in Summer 2012)	---		
Subtotal		\$	69,000
Sitework Cost (additional parking, parent drop-off, etc.)		\$	425,000
LEED (3%)		\$	81,120
Contingency (10%)		\$	270,400
TOTAL ESTIMATED CONSTRUCTION COSTS		\$	3,055,520

ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology (\$2000 x 54 students)	\$	108,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	306,363
TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	414,363

ESTIMATED TOTAL PROJECT COSTS **	\$	3,469,883
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COST ESCALATION TO YEAR 2014 (2% = 2% per year for 1 Year)	\$	3,539,281
COST ESCALATION TO YEAR 2015 (4% = 2% per year for 2 Years)	\$	3,608,679
COST ESCALATION TO YEAR 2016 (6.1% = 2% per year for 3 Years)	\$	3,681,546
COST ESCALATION TO YEAR 2017 (8.2% = 2% per year for 4 Years)	\$	3,754,414
COST ESCALATION TO YEAR 2018 (10.4% = 2% per year for 5 Years)	\$	3,830,751
COST ESCALATION TO YEAR 2019 (12.6% = 2% per year for 6 Years)	\$	3,907,088

* Scheduled in Maintenance Program: FY 13/14 - Design; FY 14/15 - Construction

** The Estimated Total Project Costs assume that the existing septic drainfields will not need to be expanded.

Potential Modifications to Scottsville Elementary School

Albemarle County, Virginia

Spring 2013

MODIFICATIONS TO INCREASE CAPACITY TO 232 STUDENTS

Calculation to Determine Number of Additional Classrooms

Study Assumptions and Data

Grades K to 5 Classroom Capacity Multiplier	18
Pre-K Classroom Capacity Multiplier	16
Scottsville Elementary School 10-Year Maximum K-5 Enrollment Projection	208
Plus: Student Capacity for One Pre-K Classroom	16
Desired Scottsville Elementary School Total School Capacity	224
Current Scottsville Elementary School Capacity	
Grades K to 5: 9 Classrooms at 18 students / classroom	162
Pre-K: 1 Classroom at 16 students / classroom	16
	178
Desired Scottsville Elementary Total School Capacity	224
Less: Current Scottsville Elementary School Capacity	178
Required Additional Student Capacity	46
Divided By: Classroom Capacity Multiplier	18
Classrooms to be Added (46 students divided by 18)	2.6
Classrooms to be Added (rounded total)	3
Actual Scottsville Elementary School Capacity after Additions	
Grades K to 5: 12 Classrooms at 18 students / classroom	216
Pre-K: 1 Classroom at 16 students / classroom	16
	232

Potential Modifications to Scottsville Elementary School

Albemarle County, Virginia

Spring 2013

MODIFICATIONS TO INCREASE CAPACITY TO 232 STUDENTS

Classroom Summary

Existing Classrooms	Number
Classroom Spaces	
Classroom Spaces	11
Pre-K Classroom	1
Total Existing Classrooms	12
 Proposed Classrooms	
Grade Level Classrooms	
K-1 Classrooms	4
2-5 Classrooms	8
Pre-K Classroom	1
Classrooms for All Grades	
Art Classroom	1
Music Classroom	1
Total Proposed Classrooms	15
Classroom Spaces to be Added	3

Conclusion:

Three additional classroom spaces are required in order to increase the capacity of Scottsville Elementary School to accommodate 232 students.

Potential Modifications to Scottsville Elementary School

Albemarle County, Virginia

Spring 2013

MODIFICATIONS TO INCREASE CAPACITY TO 232 STUDENTS

Proposed Architectural Program

Existing Spaces to Remain

- 7 Grade 2-5 Classrooms
- 2 Resource Rooms
- 1 Computer Room (Round Room, not full-size)
- Pre-K Classroom (to be used as 2 Resource Rooms)
- Media Center and associated spaces
- Cafeteria, Kitchen
- Stage, Chair Storage
- Gymnasium, PE Office, Storage
- Administration
- Clinic
- Teacher Work Room / Teacher Lounge

Existing Spaces to be Renovated

- 4 Grade K-1 Classrooms (toilets to be added)
- Existing Music Classroom (into regular classroom)

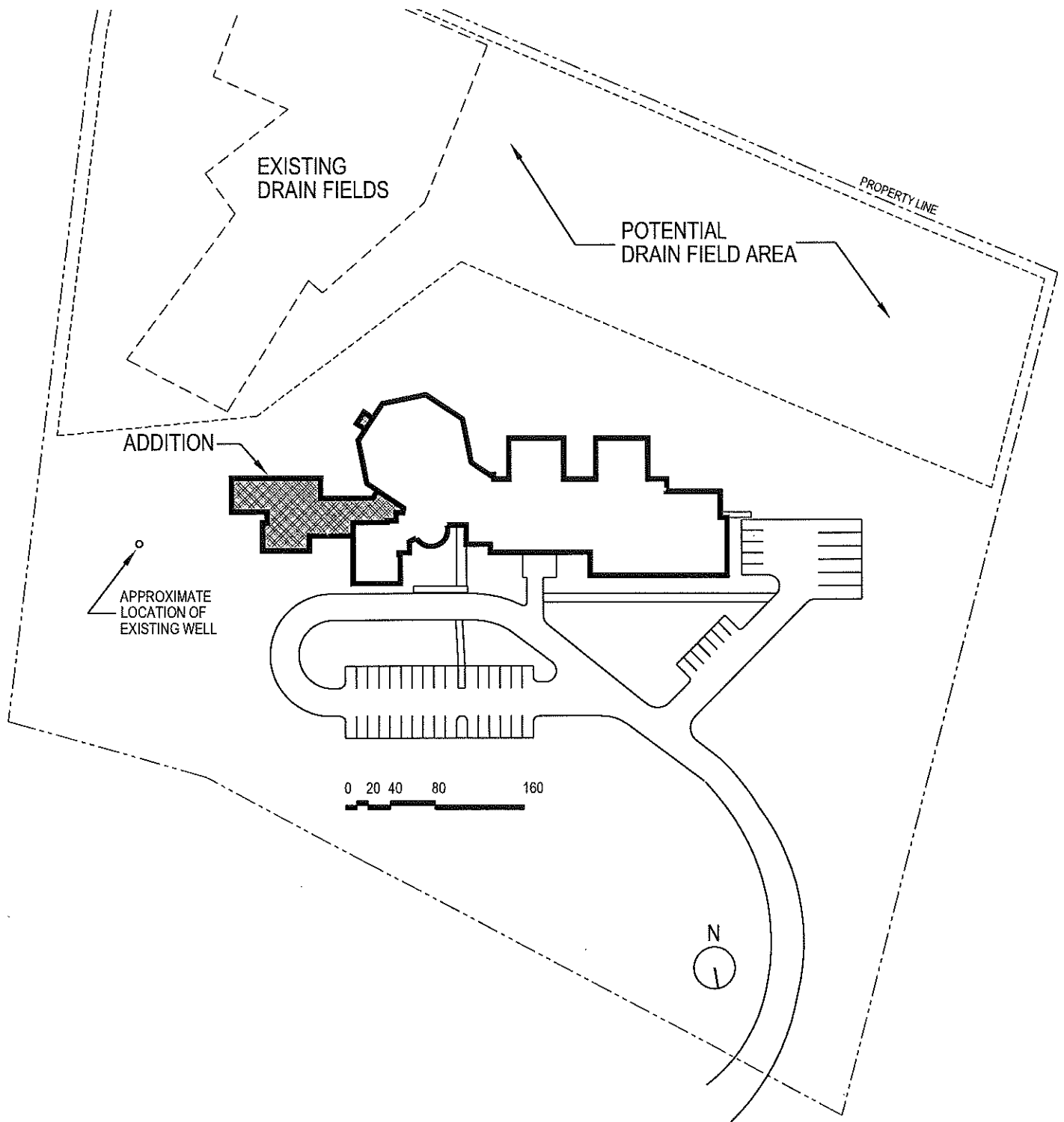
Spaces to be Created by Renovating Existing Spaces

- Records Vault
- HC Toilet / Changing Room, Laundry
- Kindergarten Kitchen
- Seasonal Storage
- One Office for Staff Specialists: 150 sf *
- Conference/Tutorial Room

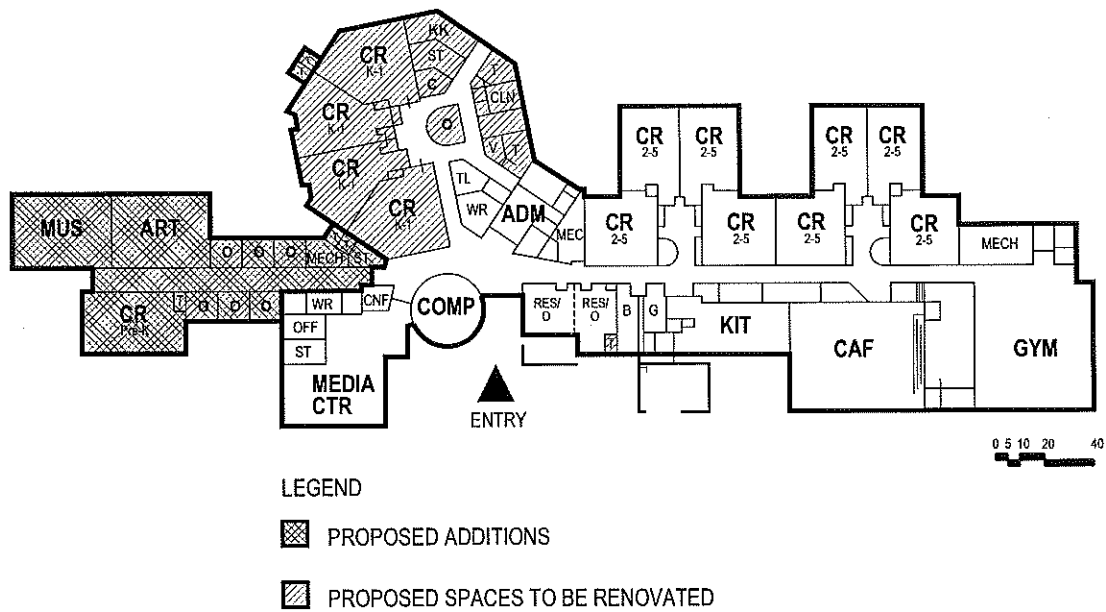
New Spaces in Proposed Additions

- 1 Pre-K Classroom (with toilet)
- 1 Art Classroom (with multiple sinks)
- 1 Music Classroom (with acoustical treatment)
- Six offices for Staff Specialists: 150 sf each *
- Toilets
- Storage

* Staff Specialists include: Guidance, Pre-K Corrd., School Psychologist, Family Support Worker, Literacy Specialist, etc.



Schematic Site Plan for
**Potential Modifications to
Scottsville Elementary School**



Schematic Floor Plan for
**Potential Modifications to
 Scottsville Elementary School**

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Summer 2012

Potential Additions to Increase Crozet Elementary School Capacity from 342 to 472 Students

Potential Additions to Crozet Elementary School

Albemarle County, Virginia

Summer 2012

ADDITIONS TO INCREASE CAPACITY FROM 342 TO 472

Project Scope: To increase the capacity of Crozet Elementary School to 472 students, about 15,535 square feet will be added to the building. The additions will include 6 K-5 Classrooms, 1 Pre-K Classroom, 1 K-1 Classroom to replace an existing classroom renovated into two smaller classrooms, 3 Resource Classrooms, 2 Offices, a Faculty Workroom and various support spaces. The Media Center will be renovated, and the front office will be renovated to increase security. No Gym expansion is planned. The Kitchen will be reorganized and renovated. The Stage and Cafeteria will continue to be used for assemblies, and the Stage will get a wood floor. The ramp to the Cafeteria will be renovated to be ADA compliant. Site improvements include additional parking and replacement of a paved play area in the location of the addition.

ESTIMATED CONSTRUCTION COSTS

Additions Cost (15,535 sf x \$210/sf)	\$	3,262,350
Renovate one Classroom into two smaller Classrooms	\$	32,000
Renovations to Media Center	\$	120,000
Renovations to Front Office	\$	72,000
Renovations to Kitchen, ADA access to Cafeteria, and wood Stage floor	\$	128,000
Sitework Cost (paved play area, parking, retaining wall, etc.)	\$	350,000
LEED (3%)	\$	118,931
Contingency (15%)	\$	577,692

TOTAL ESTIMATED CONSTRUCTION COSTS	\$	4,660,973
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ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology (\$2000 x 130 students)	\$	260,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	436,079

TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	696,079
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ESTIMATED TOTAL PROJECT COSTS	\$	5,357,051
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COST ESCALATION TO YEAR 2013 (2% = 2% per year for 1 Year)	\$	5,464,192
COST ESCALATION TO YEAR 2014 (4% = 2% per year for 2 Years)	\$	5,571,333
COST ESCALATION TO YEAR 2015 (6.1% = 2% per year for 3 Years)	\$	5,683,831
COST ESCALATION TO YEAR 2016 (8.2% = 2% per year for 4 Years)	\$	5,796,329
COST ESCALATION TO YEAR 2017 (10.4% = 2% per year for 5 Years)	\$	5,914,184
COST ESCALATION TO YEAR 2018 (12.6% = 2% per year for 6 Years)	\$	6,032,040

Potential Additions to Crozet Elementary School

Albemarle County, Virginia

Summer 20012

ADDITIONS TO INCREASE CAPACITY FROM 342 TO 472

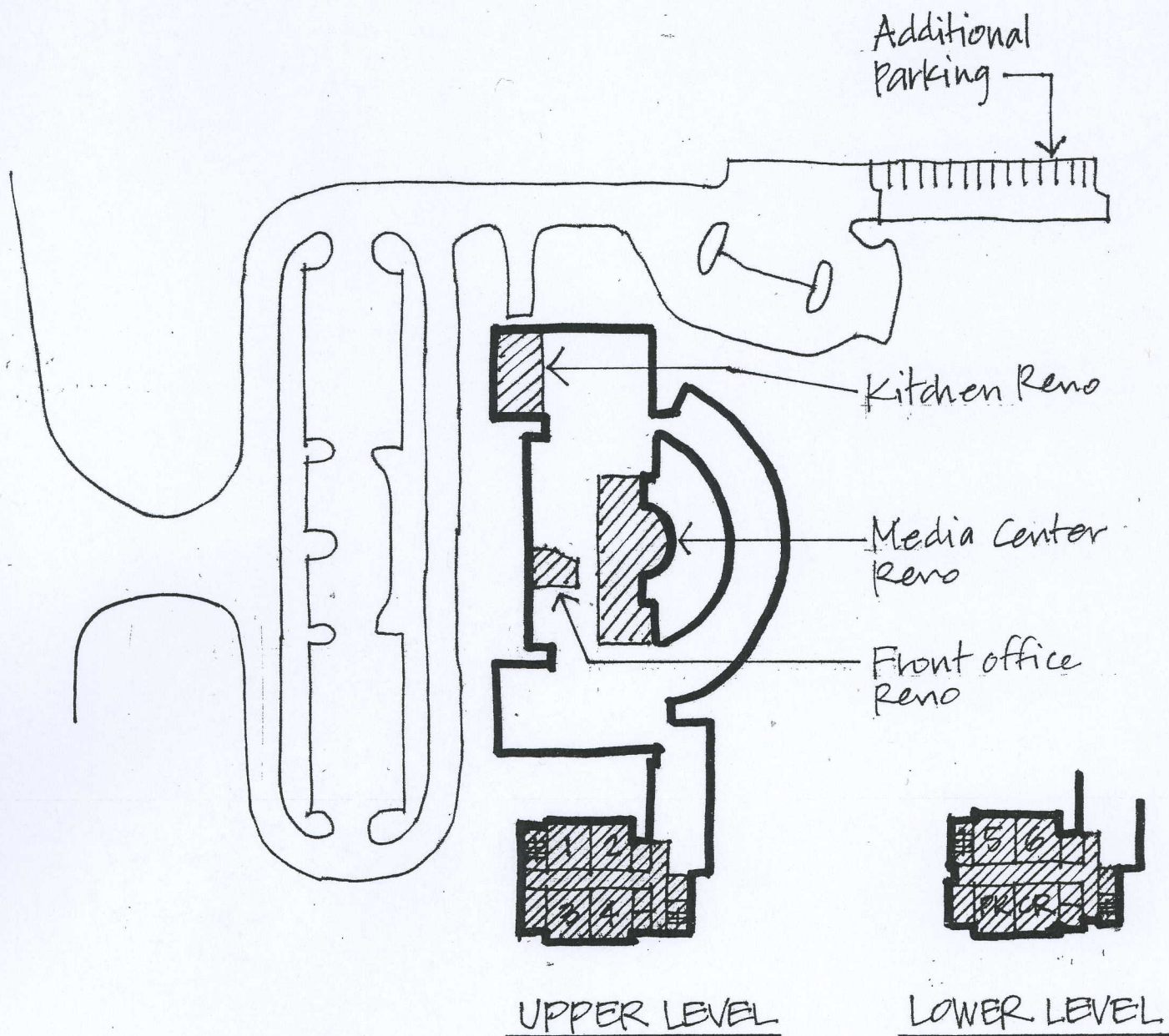
Calculation to Determine Number of Additional Classrooms

Current Crozet Elementary School Standards	
Current School Capacity	342
Classroom Capacity Multiplier	19
Desired Crozet Elementary School Capacity	472
Less: Current Crozet Elementary School Capacity	<u>342</u>
Required Additional Student Capacity	130
Less: One Pre-K Classroom at 16 students	<u>16</u>
Subtotal	114
Divided By: Classroom Capacity Multiplier	<u>19</u>
Regular Classrooms to be Added	6.0
Regular Classrooms to be Added	6

This calculation has determined that 6 additional regular Classroom spaces are required in order to increase the capacity of Crozet Elementary School to accommodate about 472 students.

Program for Proposed Additions to Crozet ES

1 K-1 with Toilet (to replace existing Classroom)	1	at	1050	sf =	1050
1 Pre-K Classroom with Toilet	1	at	1050	sf =	1050
2 K-1 Classrooms with Toilet	2	at	1050	sf =	2100
4 2-5 Classrooms	4	at	850	sf =	3400
3 Resource Classrooms	3	at	500	sf =	1500
2 Offices	2	at	150	sf =	300
1 Faculty Workroom	1	at	450	sf =	450
2 Student Toilets	2	at	300	sf =	600
Custodial, Storage, etc.					600
Stair, Elevator					<u>900</u>
SUBTOTAL					11950
Grossing Factor			30%		<u>3585</u>
Total Square Footage					15535



Site Plan for

Potential Additions to Crozet Elementary School

ADDITIONS TO INCREASE CAPACITY FROM 342 TO 472

Summer 2012

Rancorn Wildman Architects

CrES 342 to 472 - 4 (06-19-12)