

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Spring 2013

Potential Additions to Increase Agnor-Hurt Elementary School Capacity to 598 Students

Potential Additions to Agnor-Hurt Elementary School

Albemarle County, Virginia

Spring 2013

ADDITIONS TO INCREASE CAPACITY TO 598 STUDENTS

Project Scope: To increase the capacity of Agnor-Hurt Elementary School to 598 students, about 13,824 square feet will be added to the building. The additions will include 6 K-5 classrooms, 1 Pre-K classroom, 1 full-size Special Ed room, a faculty Workroom, offices, and associated support spaces. One new classroom will be constructed to replace an existing classroom, as the existing classroom will be renovated into a corridor into the addition and a Resource Classroom. Additional parking will also be built.

ESTIMATED CONSTRUCTION COSTS

Additions Cost (13,824 sf x \$200/sf)	\$	2,764,800
Renovation Costs Associated with the Addition	\$	140,000
Sitework Cost for Addition (earthwork, storm, sanitary, etc.)	\$	250,000
Sitework Cost (additional parking)	\$	125,000
LEED (3%)	\$	98,394
Contingency (10%)	\$	337,819
TOTAL ESTIMATED CONSTRUCTION COSTS	\$	3,716,013

ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology (\$2000 x 126 students)	\$	252,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	371,601
TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	623,601

CHANGE FROM PREVIOUS REQUEST

Bus Drop-Off and Parent Drop-Off Improvements	\$	450,000
ESTIMATED TOTAL PROJECT COSTS	\$	4,789,615

Potential Additions to Agnor-Hurt Elementary School

Albemarle County, Virginia

Spring 2013

ADDITIONS TO INCREASE CAPACITY TO 598 STUDENTS

Calculation to Determine Number of Additional Classrooms

Current Agnor-Hurt Elementary School Standards	
Current School Capacity	464
Classroom Capacity Multiplier	18
Desired Agnor-Hurt Elementary School Capacity	598
Less: Current Agnor-Hurt Elementary School Capacity	<u>464</u>
Required Additional Student Capacity	134
Less: One New SPED Classroom	<u>8</u>
Subtotal	<u>126</u>
Divided By: Classroom Capacity Multiplier	<u>18</u>
Regular Classrooms to be Added	7.0
Regular Classrooms to be Added	7

This calculation has determined that 7 additional Classroom spaces are required in order to increase the capacity of Agnor-Hurt Elementary School to accommodate about 598 students. The Addition will also need to include one full-size classroom to replace an existing classroom that will be used for a Resource Classroom and a corridor.

Program for Proposed Addition to Agnor-Hurt LES

1	Replace Existing Classroom	1	at	850	sf =	850
3	K-1 Classrooms with Toilet	3	at	1050	sf =	3150
3	2-5 Classrooms	3	at	850	sf =	2550
1	Pre-K Classroom with Toilet	1	at	1050	sf =	1050
1	SPED with Toilet	1	at	1050	sf =	1050
1	Resource Classroom (reno existing CR)					
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.					<u>800</u>
	SUBTOTAL					10800
	Grossing Factor			28%		<u>3024</u>
	Total Square Footage					13824

Estimate of Probable Construction Cost:

Spring 2012

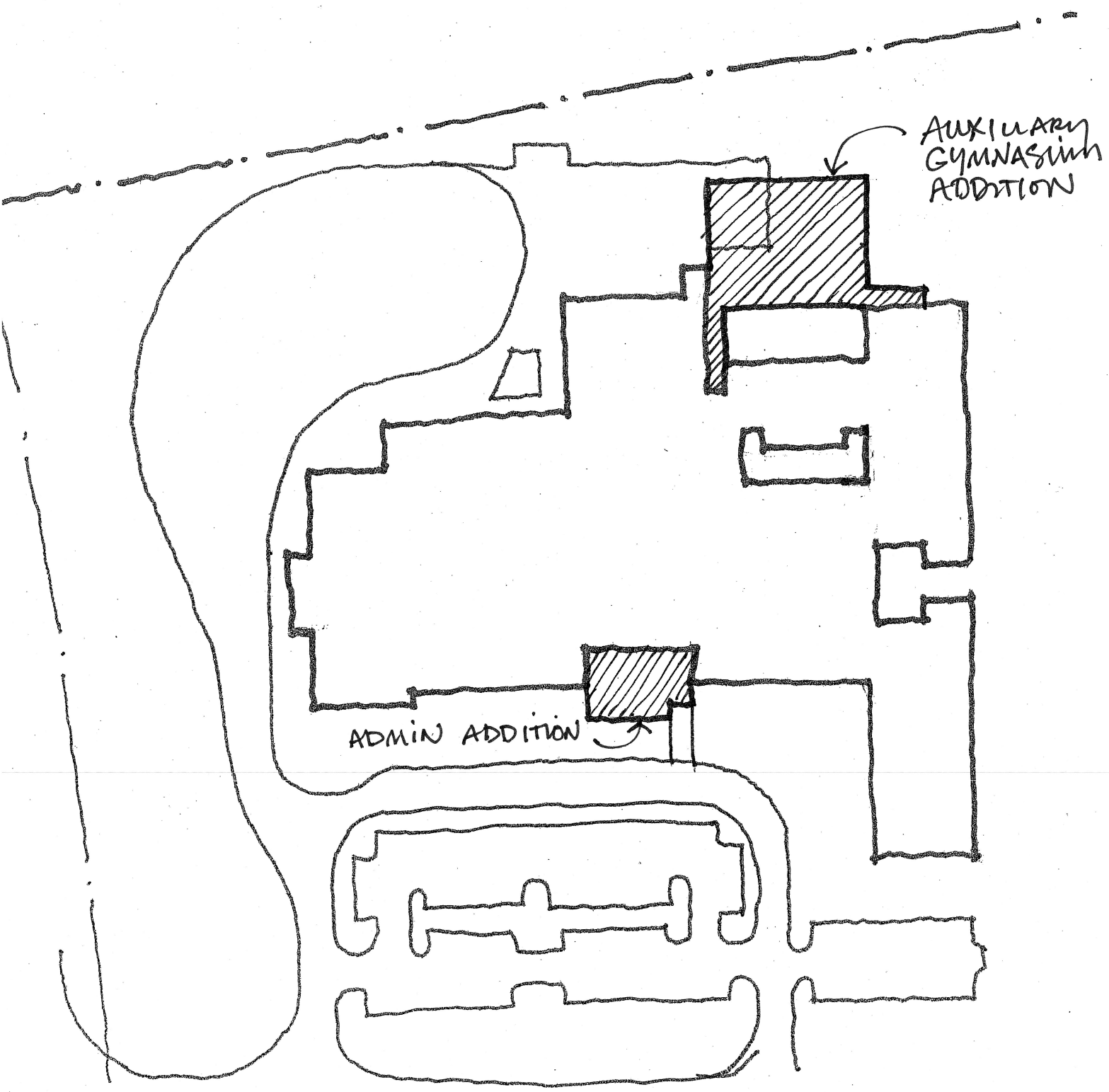
	Area	Unit Cost	Total	Remarks
Construction Costs				
Media Center Renovation	4,865 SF	\$125	\$ 608,125	
New Forum Renovation	3,200 SF	\$150	\$ 480,000	
Multipurpose Room Addition	7,200 SF	\$220	\$ 1,584,000	
Associated Sitework			\$ 40,000	
Administration Addition	3,000 SF	\$220	\$ 660,000	
Associated Sitework			\$ 60,000	
Subtotal for Construction			\$ 3,432,125	
LEED (3%)			\$ 102,964	
Contingency (10%)			\$ 343,213	
Total Estimated Construction Costs			\$ 3,878,301	Projected 2013 Construction Costs
Non Construction Costs	Area	Unit	Total	
Furniture & Equipment Costs			\$ 387,830	Estimated at 10% of Construction
Surveys, Testing, Design Fees, etc.			\$ 329,656	
Non-Construction Cost Subtotal			\$ 717,486	

Media Center Expansion: Renovations to the existing media center to expand capacity to align with a 900 student middle school. The existing computer lab and broadcast space are incorporated into the enlarged reading room. The existing reading room is expanded to approximately 4,865 SF. A second entrance is added at the former computer lab entrance.

Forum: The existing administration space is renovated into a common forum space for all students. A central room of 2,000 SF that can accommodate seatings of 250 for speeches, class meetings, etc. This proposed location directly associates this space with the media center. Small conference spaces are provided with improved access off the main corridors for student small groups.

Multi-Purpose Room Addition: The new space provides a third teaching station for physical education as well as expanded opportunities for shared community use in after-hours events. The addition of approximately 7,200 SF will include a Multi-Purpose room, a Physical Education Storage room, mechanical space, and a connection corridor. The 60' x 105' Multi-Purpose space will have a maple floor with a competition sized basketball court with volleyball game markings. Limited site improvements are envisioned for accessibility around the addition.

Administrative Addition: As the existing administrative space is proposed for a new student forum and project spaces, a new administrative space is proposed at the front entrance, extending out towards the main parking area. The main school entrance is combined into one location and improved security at the main office is included. Limited sitework is envisioned for sidewalk and building entrance improvements.



HENLEY MIDDLE
1:100 SITE

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Summer 2012

Potential Modernization of Red Hill Elementary School

Potential Modernization of Red Hill Elementary

Albemarle County, Virginia

Summer 2012

POTENTIAL MODERNIZATION OF RED HILL ELEMENTARY

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 sq ft
▪ Building Capacity:	160 students

Specific Red Hill Elementary School Planning Study Items:

- The proposed additions will include an Art Classroom, a Music Classroom, toilets for the existing Grade K-1 classrooms, an expanded Media Center, a new Administrative area, offices for Staff Specialists, a new Vestibule, an expanded Gym, and storage and support spaces.
- 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 and associated site improvements.
- The project will incorporate LEED design principles, strategies and elements.
- The Red Hill Elementary site has limited area for new or reserve septic 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

Albemarle County, Virginia

Summer 2012

POTENTIAL MODERNIZATION OF RED HILL ELEMENTARY

ESTIMATED CONSTRUCTION COSTS

Classroom, Admin, Media Center Additions Cost (5,500 sf x \$215/sf)	\$	1,182,500
Toilet Additions (5 toilets x \$23,000 each)	\$	115,000
Gymnasium Expansion Addition Cost (2800 sf x \$225/sf)	\$	630,000
Wood Floor in Existing Gym and Gym Expansion	\$	72,000
Renovations (to existing Classrooms, Hallways, Support Spaces, Toilets, etc.)	\$	1,500,000
Kitchen Equipment and Serving Line Improvements	\$	75,000
Sitework Cost (additional parking, etc.)	\$	300,000
Window Shades (for Classrooms, Media Center, Admin)	\$	10,800
LEED (3%)	\$	116,559
Contingency (10%)	\$	400,186

TOTAL ESTIMATED CONSTRUCTION COSTS	\$	4,402,045
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ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology (\$2000 x 160 students)	\$	320,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	440,204
Remove Four Existing Trailers	\$	60,000

TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	760,204
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ESTIMATED TOTAL PROJECT COSTS *	\$	5,162,249
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COST ESCALATION TO YEAR 2013 (2% = 2% per year for 1 Year)	\$	5,265,494
COST ESCALATION TO YEAR 2014 (4% = 2% per year for 2 Years)	\$	5,368,739
COST ESCALATION TO YEAR 2015 (6.1% = 2% per year for 3 Years)	\$	5,477,147
COST ESCALATION TO YEAR 2016 (8.2% = 2% per year for 4 Years)	\$	5,585,554
COST ESCALATION TO YEAR 2017 (10.4% = 2% per year for 5 Years)	\$	5,699,123
COST ESCALATION TO YEAR 2018 (12.6% = 2% per year for 6 Years)	\$	5,812,693

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

Potential Modernization of Red Hill Elementary

Albemarle County, Virginia

Summer 2012

POTENTIAL MODERNIZATION OF RED HILL ELEMENTARY

Calculation to Determine Number of Additional Classrooms

Current Red Hill Elementary Total School Standards	
Current School Capacity	160
Classroom Capacity Multiplier	18
Pre-K Classroom Capacity Multiplier	16
Desired Red Hill Elementary Total School Capacity	196
Less: Current Red Hill Elementary Total School Capacity	<u>160</u>
Required Additional Student Capacity	36
Divided By: Classroom Capacity Multiplier	<u>18</u>
Regular Classrooms to be Added (36 students divided by 18)	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 Red Hill Elementary School to accommodate about 196 students.

Other Facilities Requiring Expansion / Modernization

The proposed additions will include a new Administrative Area, and the existing Media Center and the existing Gymnasium will both be expanded. The existing classrooms will all 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 markerboards, new ceilings and lighting, new 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

Albemarle County, Virginia

Summer 2012

POTENTIAL MODERNIZATION OF RED HILL ELEMENTARY

Classroom Summary

Existing Classrooms	Number
Classroom Spaces	
Classroom Spaces (Regular, Art, Music, Computer)	11
Pre-K Classroom	1
Resource Classroom	1
Total Existing Classrooms	13
Proposed Classrooms	Number
Grade Level Classrooms: *	12
Classrooms for all Grades:	
Resource Room **	1
Art Classroom	1
Music Classroom	1
Total Proposed Classrooms	15
Classroom Spaces to be Added	2

Conclusion:

Two additional classroom spaces will be added. This will increase the capacity of Red Hill Elementary to accommodate about 196 students.

* This assumes the existing Computer Lab is converted to a Regular Classroom.

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

Potential Modernization of Red Hill Elementary

Albemarle County, Virginia

Summer 2012

POTENTIAL MODERNIZATION OF RED HILL ELEMENTARY

Proposed Architectural Program

Existing Spaces to Remain

Cafeteria, Kitchen
PE Office, Storage
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

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 Administration area)
Seasonal Storage

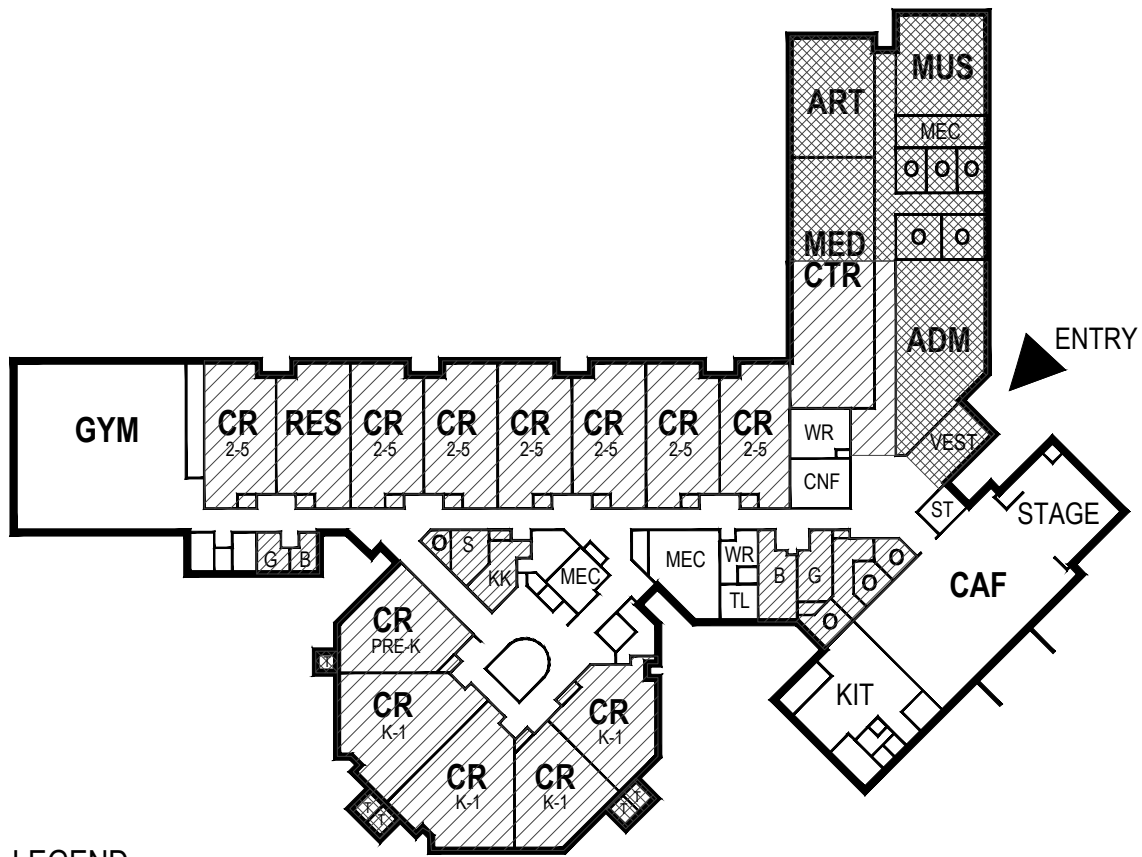
Existing Spaces to be Expanded into the Proposed Additions

Media Center (Reading Room, Story Area, Office, Work Room, Technology, Audio-Visual, etc.)
Gymnasium



New Spaces in Proposed Additions

- 0 Grade Level Classrooms
- 1 Art Classroom (with multiple sinks)
- 1 Music Classroom (with acoustical treatment 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 Coord., School Psychologist, Family Support Worker, Literacy Specialist, etc.



LEGEND

-  PROPOSED ADDITIONS
-  PROPOSED SPACES TO BE RENOVATED

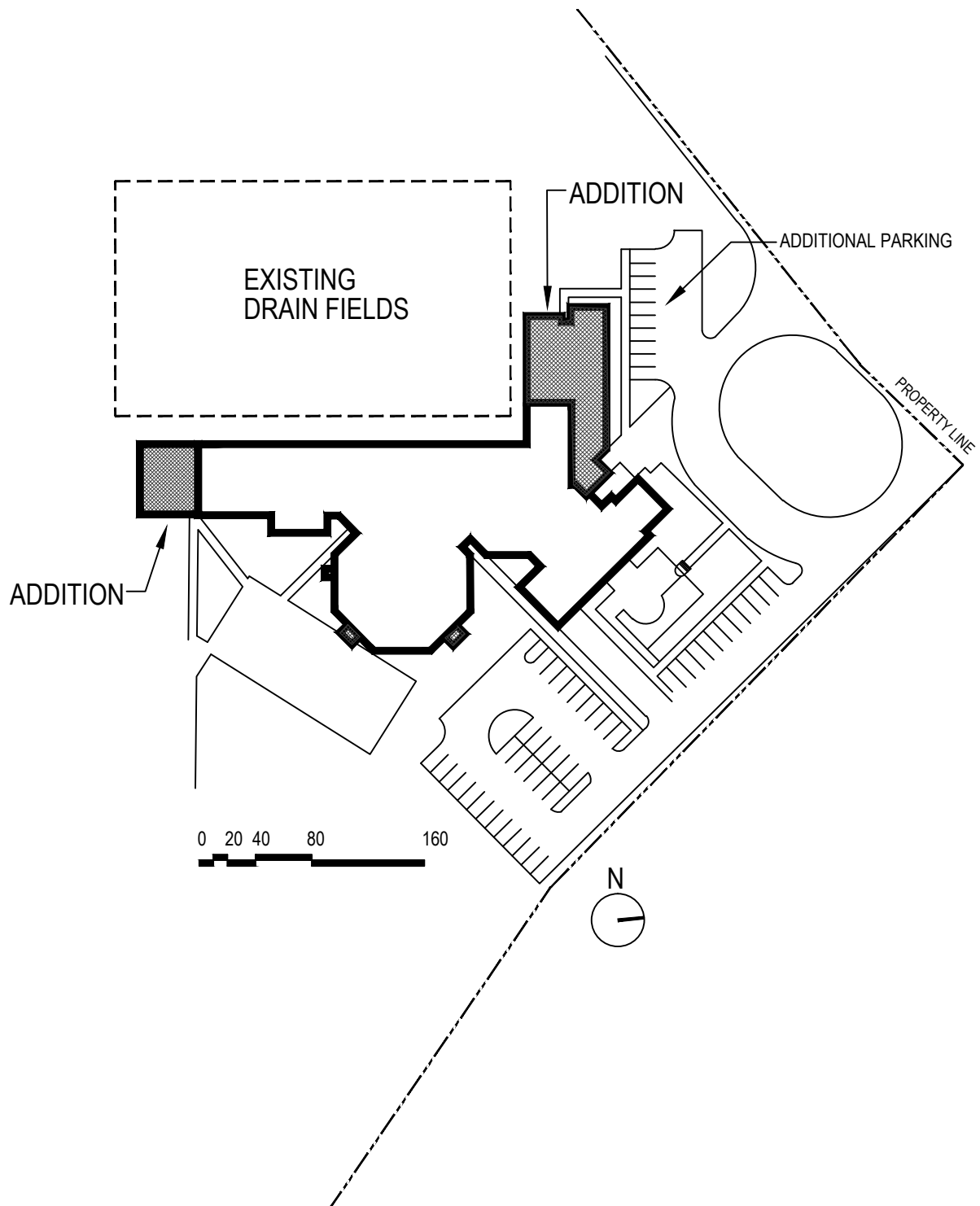


Floor Plan for Potential Modernization of Red Hill Elementary School

Summer 2012

Rancorn Wildman Architects PLC

RHES Modernization - 8 (05-21-12)



Site Plan for
**Potential Modernization of
Red Hill Elementary School**
Summer 2012

Rancorn Wildman Architects PLC

RHES Modernization - 7 (05-21-12)

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Spring 2013

Modernization to Yancey Elementary School

Modernization to Yancey Elementary School

Albemarle County, Virginia

Spring 2013

MODERNIZATION TO YANCEY ELEMENTARY SCHOOL

Scope: The intent of the modernization is to renovate the existing spaces at Yancey Elementary School and provide parity with the other elementary schools in Albemarle County. The improvements to the ten existing classrooms include new windows, new technology, new furniture, new whiteboard walls, new corridor doors, casework repair and new paint.

ESTIMATED MODERNIZATION CONSTRUCTION COSTS

Classroom Improvements (\$27,500 times 10 classrooms)	\$	275,000
Toilet Additions to K-1 Classrooms (3 toilets at \$25,000 each)	\$	75,000
Kitchen Improvements	\$	150,000
Cafeteria Improvements (flooring, paint, casework)	\$	20,000
Media Center Improvements	\$	25,000
Renovate Gang Toilets	\$	150,000
Front Entrance Security Improvements	\$	50,000
Music Room/Stage Improvements	\$	25,000
Hallway Improvements	\$	50,000
New Signage	\$	10,000
New Clock System	\$	10,000
Electrical Improvements / Upgrades	\$	30,000
Bus and Parent Drop-Off Improvements	\$	120,000
Additional Parking	\$	100,000
Exterior Soffit Repairs and New Downspouts	\$	50,000
Paint / Repair Entrance Canopy	\$	10,000
Allowance for Asbestos Removal	\$	25,000
LEED (3%)	\$	35,250
Contingency (10%)	\$	121,025
TOTAL ESTIMATED CONSTRUCTION COSTS	\$	1,331,275

ESTIMATED MODERNIZATION NON-CONSTRUCTION COSTS

Classroom Technology (\$5,000 per classroom times 10 classrooms)	\$	50,000
Classroom Furniture (\$10,000 per classroom times 10 classrooms)	\$	100,000
Cafeteria Furniture	\$	25,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	133,128
TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	308,128

ESTIMATED TOTAL PROJECT COSTS	\$	1,639,403
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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

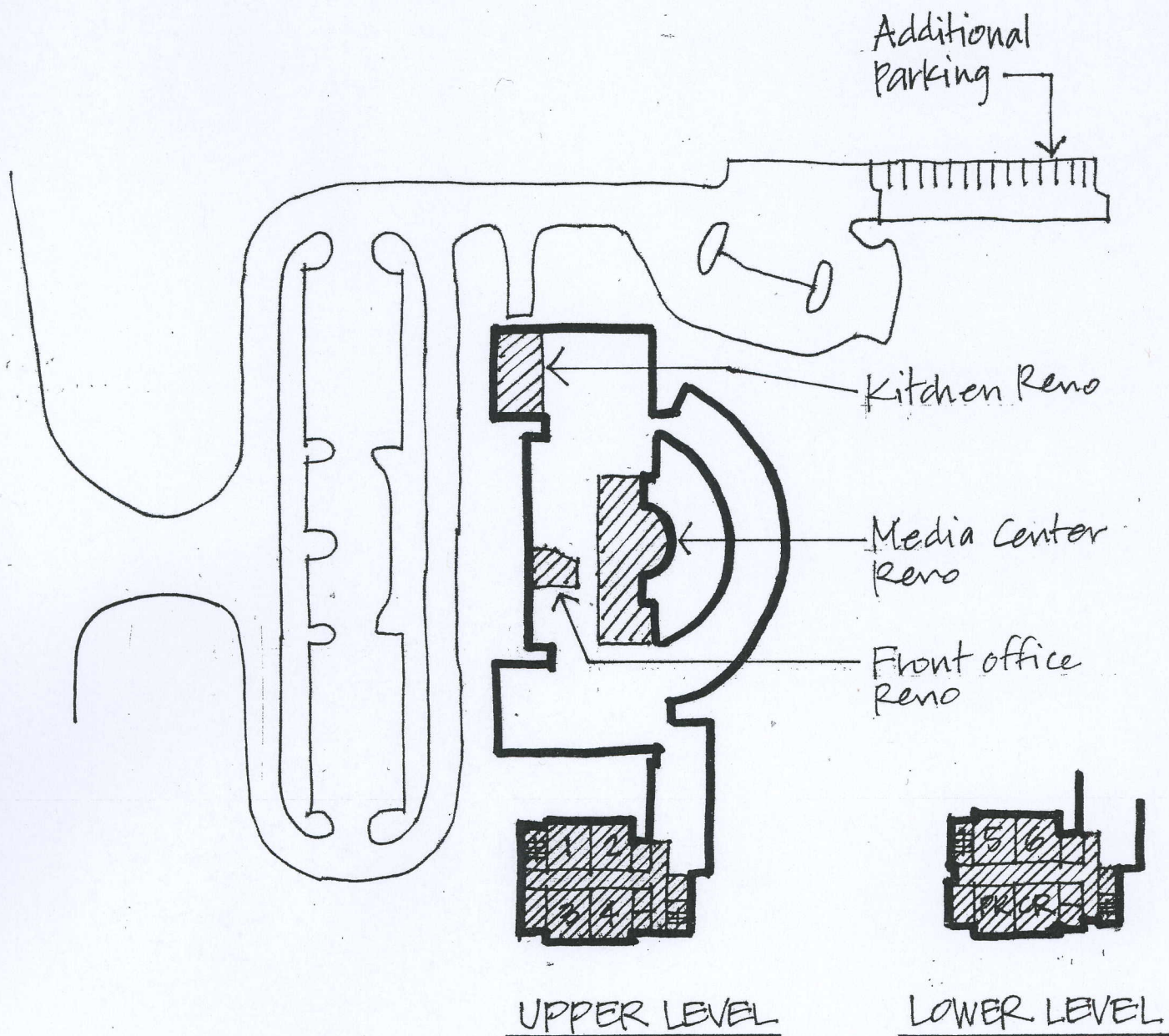
Calculation to Determine Number of Additional Classrooms

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)

Western Albemarle High School

05/22/13

Potential CIP Projects Summary

Phase 1: Kitchen Upgrades	
Design	\$65,224
Construction	\$652,237
Contingency (10%)	\$65,224
Signage Allowance	\$7,500
Furniture	\$15,000
Technology	\$1,500
Total	\$806,685

Phase 2: Renovation/Modernization	
Design	\$73,625
Renovation/Expansion of Admin Space + Security Improvements	\$131,250
Renovation of Entrance	\$205,000
Interior Renovation (4,000 sf)	\$400,000
Contingency (15%)	\$110,438
Total	\$920,313

Attachments:

Rancorn Wildman Feasibility Study (Kitchen)

BCWH Feasibility Study (includes additional items not in current recommendation)

LRPAC 2013

Statement of Probable Construction Costs Proposed WAHS Kitchen Renovations

Albemarle County, Virginia

Basis: Pre-Design Planning; costs projected for bidding in Spring 2015

PROBABLE CONSTRUCTION COST SUMMARY		\$
TOTAL PROBABLE CONSTRUCTION COSTS		\$ 652,237
Construction Contingency	10%	\$ 65,224
Cost Escalation for Bidding in Spring 2015	5%	\$ 35,873
TOTAL PROBABLE CONSTRUCTION COSTS, CONSTRUCTION CONTINGENCY AND ESCALATION		\$ 753,334

NON-CONSTRUCTION COSTS		
Allowance for Serving Line Signage, Decorative Hangings, etc.		\$ 7,500
Allowance for Furniture Replacement		\$ 15,000
Allowance for Technology		\$ 1,500
Testing, Design Fees, Inspections, etc.		\$ 65,224
TOTAL NON-CONSTRUCTION COSTS		\$ 81,724

TOTAL PROBABLE CONSTRUCTION COSTS, CONSTRUCTION CONTINGENCY, ESCALATION AND NON-CONSTRUCTION COSTS		\$ 835,058
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Statement of Probable Construction Costs

Proposed WAHS Kitchen Renovations

Albemarle County, Virginia

Basis: Pre-Design Planning; costs projected for bidding in Spring 2015

PROBABLE CONSTRUCTION COSTS					\$
General Conditions	4 mo at	\$ 7,500	=	\$	30,000
Demolition and Disposal:					
Ceilings	4100 sf at	\$ 0.75 / sf =		\$	3,075
Flooring	4100 sf at	\$ 5.00 / sf =		\$	20,500
Walls, Doors, Accordion Wall, etc.	1 ls at	\$ 4,000 =		\$	4,000
Kitchen Hood and Roof Caps	1 ls at	\$ 3,800 =		\$	3,800
Walk-In Boxes	300 sf at	\$ 15.00 / sf =		\$	4,500
Miscellaneous Demolition	1 ls at	\$ 2,500 =		\$	2,500
Demo/Patch Slabs for New Piping	1 ls at	\$ 3,200 =		\$	3,200
Steel Framing: Openings for New Hood	1 ls at	\$ 1,800 =		\$	1,800
Steel Framing: For Coiling Grilles	1 ls at	\$ 1,500 =		\$	1,500
New CMU Walls	624 sf at	\$ 7.00 / sf =		\$	4,368
Penetrations, Fire-Stopping, Sealant	1 ls at	\$ 1,500 =		\$	1,500
Patch Roof: New & Existing Openings	1 ls at	\$ 3,500 =		\$	3,500
Exterior Doors, Frame, Hardware	2 leaf at	\$ 2,400 / leaf =		\$	4,800
Interior Doors, Frames, Hardware	3 leaf at	\$ 1,800 / leaf =		\$	5,400
Interior Window at Office	1 ls at	\$ 1,200 =		\$	1,200
Drywall Headwalls at Serving Lines	1 ls at	\$ 2,500 =		\$	2,500
New Quarry Tile Floor and Base	4100 sf at	\$ 10.75 / sf =		\$	44,075
New Ceilings	4100 sf at	\$ 2.50 / sf =		\$	10,250
Patching of Misc. Finishes	1 ls at	\$ 2,000 =		\$	2,000
Painting	4100 sf at	\$ 1.50 / sf =		\$	6,150
Specialties: Fire Ext, Cabs., Signs, etc.	1 ls at	\$ 1,500 =		\$	1,500
Electric Coiling Overhead Grilles:					
Two (2) at 13' wide by 8' tall	208 sf at	\$ 100.00 / sf =		\$	20,800
Two (2) at 9' wide by 8' tall	144 sf at	\$ 100.00 / sf =		\$	14,400
Two (2) at 4' wide by 8' tall	64 sf at	\$ 100.00 / sf =		\$	6,400
Covered Delivery Area	160 sf at	\$ 180 /sf =		\$	28,800
Allowance for ACM Removal	1 ls at	\$ 10,000 =		\$	10,000
SUBTOTAL					\$ 242,518

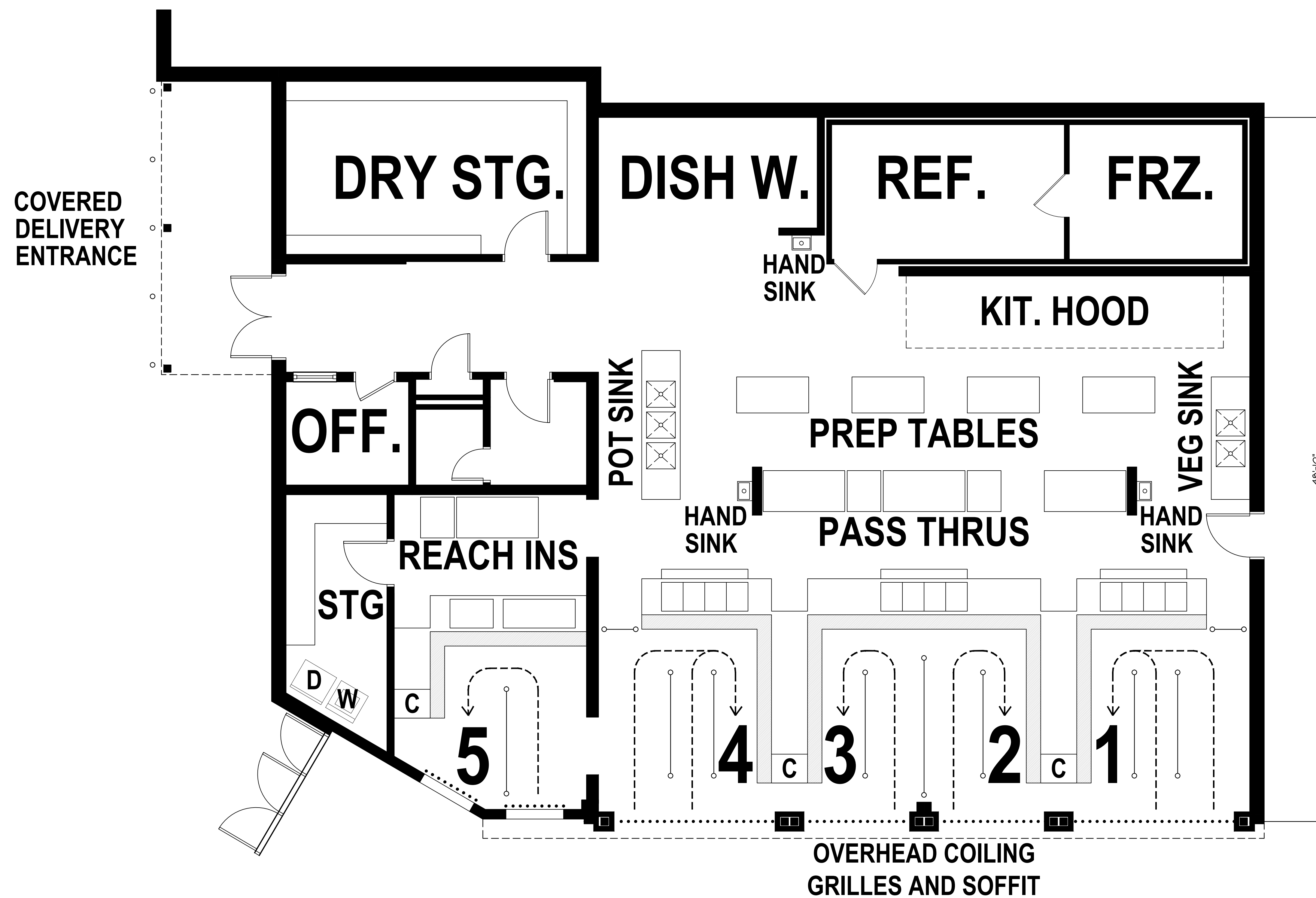
Statement of Probable Construction Costs

Proposed WAHS Kitchen Renovations

Albemarle County, Virginia

Basis: Pre-Design Planning; costs projected for bidding in Spring 2015

PROBABLE CONSTRUCTION COSTS						\$
Subtotal from Page 2						\$ 242,518
Kitchen Equipment:						
New Hood and Fire Suppression	1	ls at	\$ 40,000	=	\$	40,000
New Walk-In Boxes	300	sf at	\$ 110	/sf =	\$	33,000
New Serving Lines	2	ea at	\$ 8,000	=	\$	16,000
Modify Existing Serving Lines	3	ea at	\$ 3,500	=	\$	10,500
Allowance for New Kitchen Equip.	1	ls at	\$ 95,000	=	\$	95,000
Dish Machine Exhaust	1	ls at	\$ 2,600	=	\$	2,600
Re-Install Existing Kitchen Equip.	1	ls at	\$ 5,000	=	\$	5,000
Plumbing Demo: grease traps, piping						
1	ls at	\$ 2,800	=	\$		2,800
New Plumbing Work:						
Serving Lines	1	ls at	\$ 4,600	=	\$	4,600
Pot and Vegetable Sinks	2	fixt at	\$ 3,350	/ fixt =	\$	6,700
Hand Sinks	2	fixt at	\$ 1,800	/ fixt =	\$	3,600
Grease Traps	2	ea at	\$ 2,400	=	\$	4,800
Replace Existing Hand Sink	1	fixt at	\$ 500	/ fixt =	\$	500
HVAC Demolition						
1	ls at	\$ 5,000	=	\$		5,000
New Heating and Air Conditioning						
1	ls at	\$ 70,000	=	\$		70,000
Automatic Temperature Controls						
1	ls at	\$ 3,500	=	\$		3,500
Electrical Demolition						
1	ls at	\$ 4,800	=	\$		4,800
Electrical New Work: Power						
4100	sf at	\$ 4.50	/sf =	\$		18,450
Electrical New Work: Lighting						
4100	sf at	\$ 5.75	/sf =	\$		23,575
SUBTOTAL						\$ 592,943
General Contractor Overhead, Profit and Bond						10% \$ 59,294
PROBABLE CONSTRUCTION COSTS						\$ 652,237



02.14.2013

PROPOSED WAHS KITCHEN RENOVATIONS

Albemarle County Public Schools

RANCORN
WILDMAN
Architects
PLC

PROPOSED CAPITOL IMPROVEMENTS
WESTERN ALBEMARLE HIGH SCHOOL

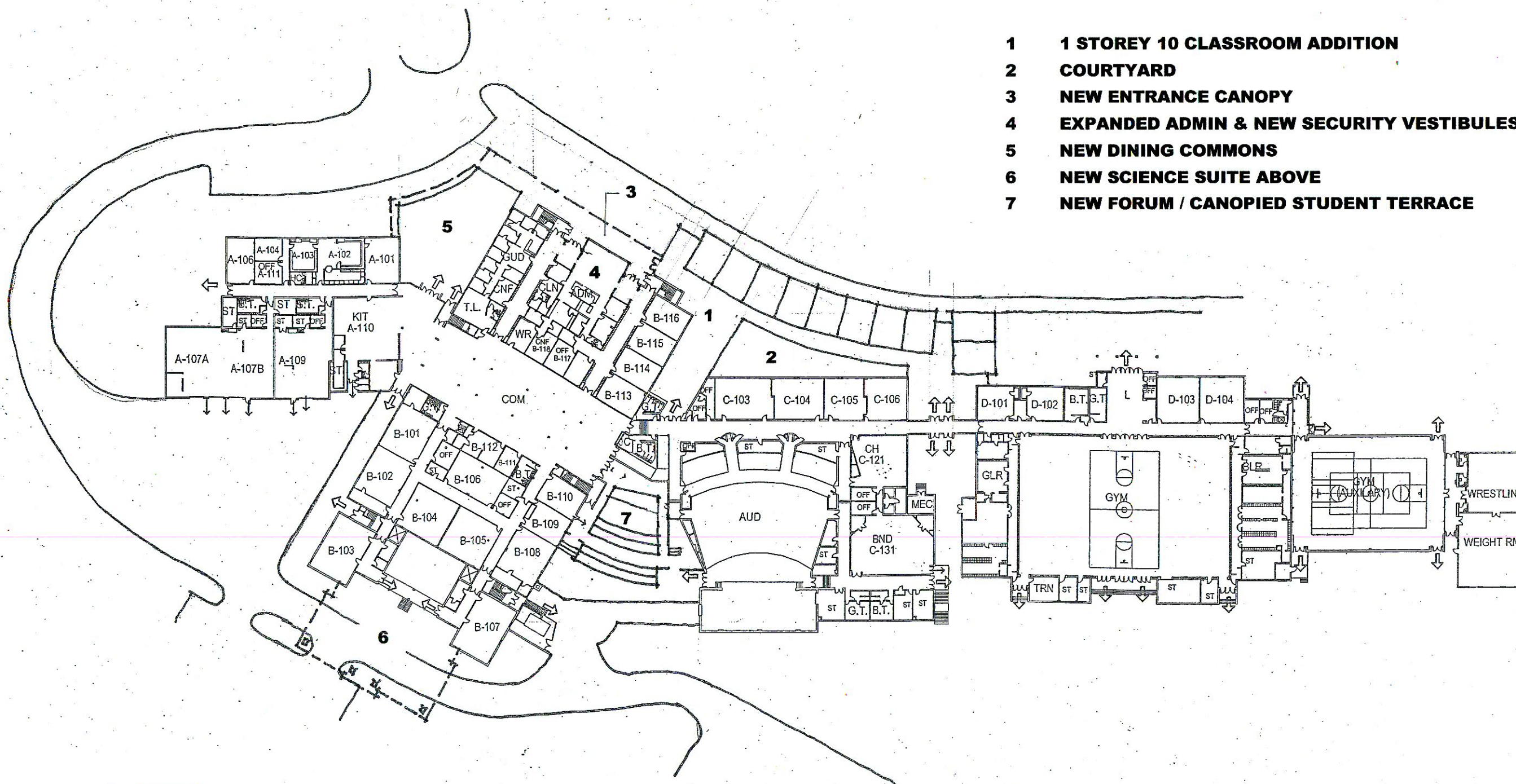
June 2012

1. Add classrooms to accommodate future enrolment demands for 200 additional students. This option illustrates location of the new core academic areas at the front of the school north of the existing classroom area across from the auditorium.
 - 14,000 gsf @ \$200 = \$2,800,000.
2. New entrance canopy and re-facing of the front of the main entrance.
 - 600 gsf @ \$75 = \$ 45,000.
 - Re-facing = \$ 160,000.
3. Renovation and expansion for additional administrative space and secure entries.
 - 1,050 gsf @ \$125 = \$ 131,250.
4. Expanded dining commons to accommodate increased enrollments and current population for more efficient food service.
 - 6,500 gsf @ \$175 = \$1,137,500.
5. Expanded science facilities to accommodate current and future programs. Spaces shall include two "super labs", offices, a shared prep room with storage, a greenhouse, and project spaces for independent, collaborative teaming.
 - 6,000 gsf @ \$250 = \$1,500,000.
6. New forum space to accommodate 100 plus students or an outdoor dining terrace. The alternative terrace would be covered similar to the design of the 2010 student terrace at Albemarle High School.
 - Forum: 3,000 gsf @ \$175 = \$ 525,000.
 - Terrace: 3,000 gsf @ \$ 100 = \$ 300,000.
7. Food service area upgrades would include addition of walk-in refrigeration and freezer units and reclamation of the current refrigeration space in the preparation areas for improved equipment and function.
 - Expanded food storage walk-ins:
 - 600 gsf @ \$250 = \$ 150,000.
 - Renovations: 400 gsf @ \$125 = \$ 50,000.

Range of construction costs for all items is \$ 8,000,000 to \$ 8,225,000 with 10% testing and fees and 15% contingencies.

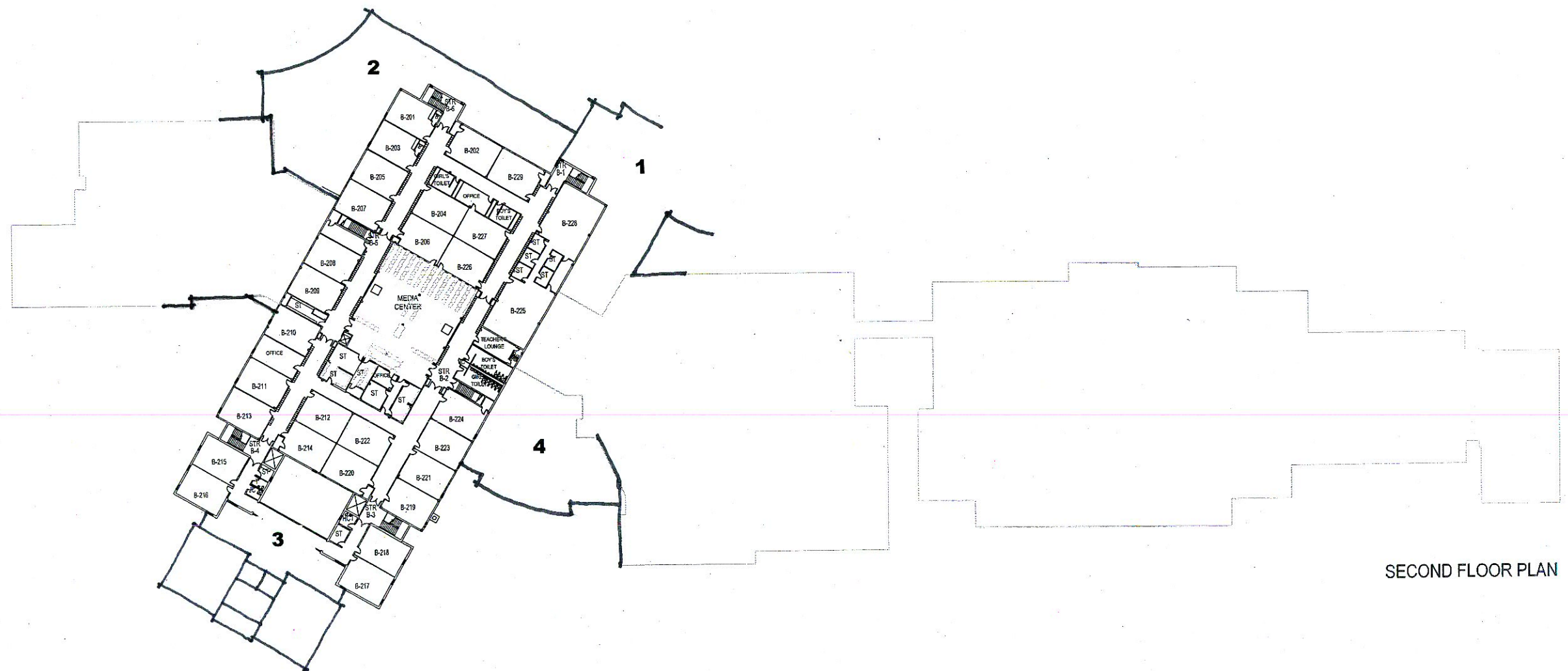
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SCALE: 1" = 100'

- 1 1 STOREY 10 CLASSROOM ADDITION**
- 2 COURTYARD**
- 3 NEW ENTRANCE CANOPY**
- 4 EXPANDED ADMIN & NEW SECURITY VESTIBULES**
- 5 NEW DINING COMMONS**
- 6 NEW SCIENCE SUITE ABOVE**
- 7 NEW FORUM / CANOPIED STUDENT TERRACE**



0 20 50 100
SCALE: 1" = 100'

- 1 ROOF OVER CLASSROOM ADDITION**
- 2 ROOF OVER DINING COMMONS AND ENTRY**
- 3 NEW SCIENCE SUITE**
- 4 ROOF OVER FORUM / STUDENT TERRACE**



SECOND FLOOR PLAN



JUNE 2012

WESTERN ALBEMARLE HIGH SCHOOL
SECOND FLOOR AND BASEMENT FLOOR PLANS
ALBEMARLE COUNTY SCHOOLS
REV. SEPTEMBER 2003

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.

**Stony Point Elementary School
Capital Improvements Planning
Albemarle County Public Schools**

BCWH

1840 West Broad Street, Suite 400
Richmond, Virginia 23220
P (804) 788-4774 F (804) 788-0986

Estimate of Probable Construction Cost:

Spring 2012

	Area	Unit Cost	Total	Remarks
Construction Costs				
4 Classroom Addition	6,000 SF	\$220	\$ 1,320,000	
Sitework Costs			\$ 150,000	Estimated given topography
Subtotal for Construction			\$ 1,470,000	
LEED (3%)			\$ 44,100	
Contingency (10%)			\$ 147,000	
Total Estimated Construction Costs			\$ 1,661,100	Projected 2013 Construction Costs
Non Construction Costs	Area	Unit	Total	
Furniture & Equipment Costs			\$ 66,444	Estimated at 4% of Construction
Surveys, Testing, Design Fees, etc.			\$ 149,499	
Non-Construction Cost Subtotal			\$ 215,943	

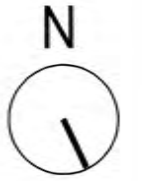
Classroom Addition: The new addition will include four new classrooms for Kindergarten and/or First Grade. The addition will include support spaces including a small Student Collaborative area (commons), Professional Learning Center, Office areas, restrooms and mechanical spaces. Minimal sitework is anticipated for areas around the addition.

LEGEND: LOCATIONS OF UTILITY LINES ARE APPROXIMATE

- ☆ MAIN FRONT ENTRANCE
- ^{FH} FIRE HYDRANT
- SM SANITARY MANHOLE
- ⊕ TELEPHONE/ POWER POLE
- E— BELOW GRADE ELECTRICAL LINE
- EB— ABOVE GROUND ELECTRICAL LINE
- T— BELOW GRADE TELEPHONE LINE
- TB— ABOVE GROUND TELEPHONE LINE
- FO— UNDERGROUND FIBER OPTIC LINE
- W— BELOW GRADE WATER LINE
- S— BELOW GRADE SANITARY SEWER
- SS— BELOW GRADE STORM SEWER
- UG— BELOW GRADE UTILITY
- G— BELOW GRADE GAS LINE

- UST UNDERGROUND STORAGE TANK
- WL WELL/ WELL HOUSE
- SP SEWAGE PLANT
- TRL CLASSROOM TRAILER
- PH PUMP HOUSE
- UM UTILITY MANHOLE
- WM WATER METER
- GI GREASE INTERCEPTOR
- AFT ABOVE GROUND FUEL TANK

0 10 20 30 40 50
SCALE: 1"= 50'



SEPTIC FIELDS

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ST
ST

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GI

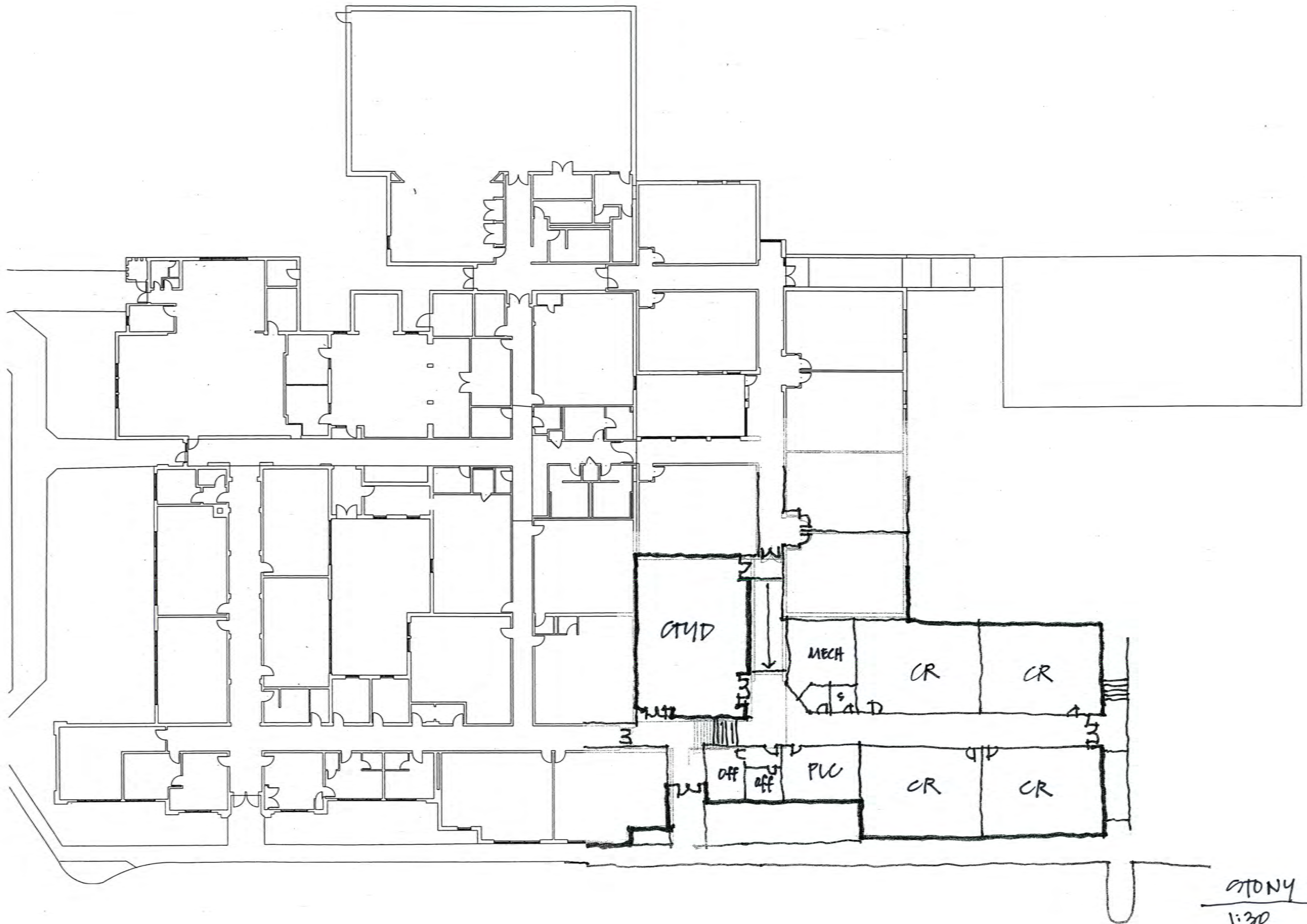
UST

4 CLASSROOM
ADDITION

STONY POINT ROAD - VA ROUTE 20

STONY POINT ELEMENTARY SCHOOL

SITE PLAN
ALBEMARLE COUNTY SCHOOLS
REV. JANUARY 2012



STONY POINT ELEM.
1:30 FLOOR PLAN