



# Volusia County Schools



Community Meetings  
Presentation for  
Ortona/Osceola Consolidation  
VCS Project No. 2047702

March 9 and 11, 2020



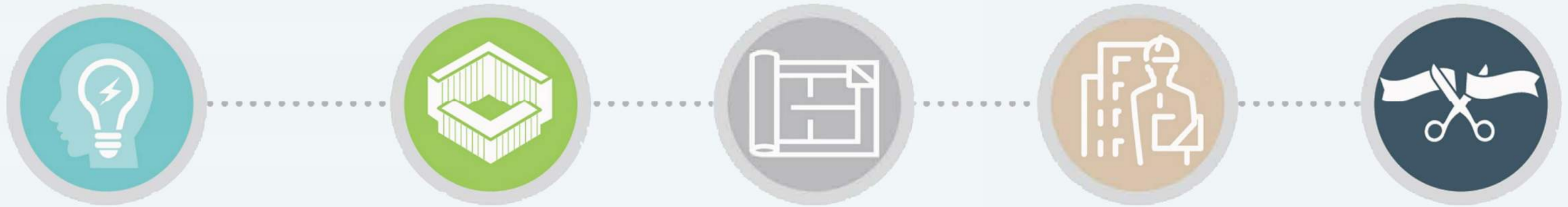
**VOLUSIA**  
COUNTY SCHOOLS

 **BRPH**

# INTRODUCTION



# Overall Timeline



## FRAME OPPORTUNITIES

Jan – May 2020

- Site Analysis
- Site Concepts

## SCHEMATIC DESIGN

June 2020

- Finalize Site & Floor Plans
- Cost Estimate

## CONSTRUCTION DOCUMENTS

July – Dec 2020  
(dependent on approved plan)

- Construction Documents
- Cost Estimate
- Design of Temporary Campus (if Non-Occupied)

## BIDDING AND CONSTRUCTION

Jan '21 – July 2022  
(dependent on approved plan)

- Establish Temporary Campus (if necessary)
- Building Construction (# of months dependent on approved plan)

## CAMPUS OPENING

August 2022  
(Desired Target)

January 2023  
(Possibility depending on approved plan)

## New School Criteria

- **Elementary School**
  - **20 acres**
  - **750 student stations**
  - **98,000sf**
  - **Min. 120 Parking Spaces**
  - **Typical Min. 10 Buses**
  - **Maximize stacking (Approx. 70 cars)**
  - **On-Site Stormwater (20% of site)**
- **K-8 School**
  - **25 acres**
  - **1,200 student stations**
  - **197,000sf - Additional Spaces**  
**Gym, Band, Chorus, Vocational**
  - **Min. 180 Parking Spaces**
  - **Typical Min. 15 Buses**
  - **Maximize stacking on site**
  - **On-Site Stormwater (20% Site)**

## Construction Challenges

- **On Occupied Campuses**
  - **Minimal or no playfields during construction**
  - **Increased traffic**
  - **Coordination of construction and school activities**
  - **Phased and longer construction schedule**
- **On Small Parcels**
  - **Ability to address parking, stacking, and drainage**
  - **Availability of land for construction staging and parking**

## Holly Hill K-8 Project

- **Existing Holly Hill Elementary**
  - 19 acres
  - Existing elementary
  - Existing core spaces
  - Media, cafeteria, admin
  - Insufficient visitor parking
  - Insufficient staff parking
- **K-8 School Improvements**
  - Added 327 6-8 capacity
  - Classroom building
  - Gymnasium, music
  - Athletics
  - Exterior dining pavilions
  - New café serving line
  - On-site stormwater



# Osceola Property Assessment Highlights



## SITE ANALYSIS

- **13-acre "L" shaped, flat site**
- **Existing Structures**
  - 13 Permanent buildings
  - 5 Portables
  - 2 Buildings to remain
- **Neighborhood park**
- **No existing on-site retention**
- **Four existing access streets**
  - Coquina Dr
  - Florence St
  - Osceola Ave
  - Seminole Ave
- **Minimal bus and parent queueing**
- **Insufficient parking**

# Ortona Property Assessment Highlights



## SITE ANALYSIS

- **11-acre quadrilateral shaped site with significant grade changes**
- **Existing Structures**
  - 9 Permanent buildings
  - 3 Portables
  - 1 Building to remain
- **Neighborhood park**
- **No existing on-site retention**
- **Two existing access streets**
  - N Grandview Ave
  - N Halifax Ave
- **No bus & parent queueing**
- **Insufficient parking**

# OSCEOLA PROPERTY CONCEPTS



# Osceola Property – Occupied

## POTENTIAL MASTER PLAN



- **Phased Construction**
- **Scheduling Concerns**
- **Tight site during construction**
- **Construction traffic on neighborhood streets**
- **Odd shaped parcel**
- **Buildings 15 & 16 to remain**
- **Long walk to fields and pavilion**
- **All city recreational facilities may not be able to be accommodated**
- **Increased traffic on Bosarvey, Florence and Coquina**
- **Consolidated parking with stacking**
- **Requires new school address**
- **Modification required to “Pierson Reuse”**

# Osceola Property – Unoccupied

## POTENTIAL MASTER PLAN



- **Temporarily housing 400 students at Ortona**
- **Buildings 15 and 16 assumed to be removed**
- **Parent access from Seminole Ave**
- **Increased parking and stacking capacity**
  - **Connections to Florence, Coquina and Seminole**
- **Separated teacher and visitor parking**
- **Requires new school address**
- **Less modification to Pierson Reuse - Cafeteria located for after hour use**
- **Close proximity to play field**
- **Uncertain about city recreational facilities**

# ORTONA PROPERTY CONCEPTS



# Ortona Property – Occupied



## POTENTIAL MASTER PLAN

- **Phased Construction**
- **Scheduling Concerns**
- **Tight site during construction**
- **Construction traffic can use Halifax**
- **Building 1 to remain**
- **Smaller play field**
- **City facility cannot be accommodated**
- **Increased traffic on Grandview and exits on Halifax**
- **Provides parking, stacking & bus loop on site**
- **Reuse of Pierson allows separate cafeteria for after hours**
- **School visibility from Halifax and Grandview**

# Ortona Property – Unoccupied

## POTENTIAL MASTER PLAN



- **Temporarily housing 200 students at Osceola**
- **Building 1 to remain**
- **Increased traffic on Grandview and exits on Halifax**
- **Provides parking, stacking & bus loop on site**
- **Separated teacher and visitor parking**
- **Playfield is standard size**
- **Reuse of Pierson plan with sufficient parking for after hours cafeteria use**
- **School visibility remains focused on Grandview**
- **Existing city building cannot be accommodated but joint use can be accomplished.**

# QUESTIONS & COMMENTS



Thank you!

