ORANGE COUNTY PUBLIC SCHOOLS

Taylor Education Administration Complex
200 Dailey Drive
Orange, VA 22960
540-661-4550

Career and Technical Education Facility Feasibility Study

October 17, 2023

Addendum 01, September 26, 2024

RRMM ARCHITECTS
115 S. 15TH STREET., SUITE 502
RICHMOND, VA 23219
804.277.8987

THIS PAGE INTENTIONALLY BLANK

ADDENDUM 01, SEPTEMBER 3, 2024

SUMMARY

In July 2024, Orange County Public Schools requested RRMM and Timmons investigate locating a new CTE building behind the existing high school. The request was specific in describing an approximately 30,000 square foot, pre-engineered metal building as an affordable approach to housing CTE programs. The request was also specific in that it included a list of programs and a conceptual floor plan in an approximately 100ft wide x 300ft long footprint. Programs and spaces included:

- Carpentry / Masonry Lab
- HVAC / Electrical Classroom
- Carpentry / Masonry Lab
- HVAC / Electrical Classroom
- Agriculture Lab
- Agriculture Welding & Metal Fabrication Lab
- Agriculture Classroom
- Tech Ed “Clean” Lab
- Tech Ed “Dirty” Lab
- Tech Ed Classroom
- Automotive Lab
- Automotive Classroom
- Nursing Lab
- Nursing Classrooms (2)
- Robotics Lab
- Architecture & Design Classroom
- Cybersecurity Lab/Classroom
- Computer Science Lab/Classroom
- Family & Consumer Science
- Restrooms (also accessible by athletic field users after hours)
- Storage, restroom, changing, lockers, admin, custodial, maintenance, data, electrical and other associated spaces.
- OCPS’s concept includes renovating the existing Agriculture Lab building for a Culinary Arts program.

Timmons performed a site survey and geotechnical study and investigated wetlands and stormwater solutions. RRMM provided building footprint options on the softball practice field and parking areas behind the school. Together the team looked at the following three options:

OPTION G – 30,000 sf, 1-story, pre-engineered metal building on softball practice field

Advantages
- Existing clear space suitable for the proposed use in single floor level structure
- Maintains majority of existing parking and site paths.
- Disrupts little of existing site use

Challenges
- Consumes practice field
- Not connected to main high school, need to monitor students' movement during school

OPTION H – 30,000 sf 2-story, pre-engineered metal bldg on lower parking lot

Advantages
- Site is closer to main high school building with possibility of enclosed connector

Challenges
- Consumes existing parking, replacement parking consumes practice field
- Location constraints require compact two-story solution and site retaining wall = added cost
- A new building that is connecting to the existing high school will have materials matching existing school = added cost

OPTION J – 30,000 sf 2-story, pre-engineered metal bldg on upper and lower parking lots

Advantages
- (similar to option H above)

Challenges
- (similar to option H above)
- Disrupts upper-level bus parking and site circulation

COST CONSIDERATIONS

Below are estimates for budgeting purposes only. Project would need to proceed to schematic design phase to provide more precise cost estimate.

OPTION G – 30,000 sf, one-story, pre-engineered metal building on softball practice field		
Site work (Timmons Estimate dated 07/23/24)		$1,222,035
Pre-Engineered Metal Building w/ full buildout – 30,000 SF x	$365	$10,950,000
Subtotal		$12,172,035
Non-Construction Costs (Surveys, Design, Inspections, Testing, etc.) – Subtotal x	15%	$1,825,805
Option G Construction Budget Estimate		$13,997,840

OPTION H – 30,000 sf two-story, pre-engineered metal building on high school lower parking lot		
Site work (Timmons Estimate email dated 08/15/24)(demo/new parking, site grading / site walls)		$2,422,035
Pre-Engineered Metal Building two-story w/ full buildout (More than “G” due to two-story solution) – 30,000 SF x	$445	$13,350,000
Subtotal		$15,772,035
Non-Construction Costs (Surveys, Design, Inspections, Testing, etc.) – Subtotal x	15%	$2,365,805
Option H Construction Budget Estimate		$18,137,840

OPTION J – 30,000 sf two-story, pre-engineered metal building on high school upper and lower parking lot		
Site work (Timmons Estimate email dated 08/15/24)(demo/new parking, more site grading / site walls than H)		$3,622,035
Pre-Engineered Metal Building two-story w/ full buildout (More than “G” due to two-story solution) – 30,000 SF x	$445	$13,350,000
Subtotal		$16,972,035
Non-Construction Costs (Surveys, Design, Inspections, Testing, etc.) – Subtotal x	15%	$2,545,805
Option J Construction Budget Estimate		$19,517,840

See diagrams for options on following pages:

TMP 44A1-7-61-10
ROBYN HALSEY
INST. 140004601
175 SELMA ROAD

TMP 44A1-7-61-11A
JOAN M. SORENSEN
INST. 060004437
185 SELMA ROAD

N73°45'06"E 213.57'
N9°42'04"W 231.66'
N6°15'14"W 95.55'
N77°21'32"E 242.06'

TMP 44-115
COUNTY SCHOOL BOARD OF
ORANGE COUNTY, VIRGINIA
DB.148, PG.383
DB.149, PG.359
38.00 ACRES (INCLUDES TMP
44-114, TMP 44-114A, TMP
44-115, TMP 44-115A, TMP
44A1-7-61-110)

TMP 44A1-7-61-110
TMP 44-115A

COVERED WORK AREA

LIMIT OF FIELD DATA COLLECTION. SEE NOTE 3.

1-STORY CTE BUILDING 30,000 SF

GRATE INLET 550
TOP. = 461.49'
INV. IN = 451.89' 30" RCP
INV. IN = 451.49' CAPPED?
INV. OUT = 450.74' 24" RCP
BOTTOM STRUCTURE = 450.99'

INV. = 450.60'
12" PVC

MHD 9026
TOP. = 456.86'
INV. IN = 451.32' 8" PVC
BOTTOM STRUCTURE = 450.73'
APPEARS TO BE DOGHOUSE ON
ARCHED PIPES

INV. = 450'
2X52" ARCH

9023
456.88
DRAINAGE MANHOLE

MHS 9024
TOP = 457.63'
INV. IN = 449.23' 8" PVC
INV. IN = 449.57' 8" PVC
INV. OUT = 449.20' 8" PVC

INV. = 449.
24" RCP

30" RCP

OHP

GRATE INLET 549
TOP. = 462.34'

FITNESS STATION

MHS 560
TOP. = 453.59'
INV. IN = 446.30' 8" STEEL
INV. OUT = 446.34' 8" STEEL

INV. = 444.92'
30"X39" CMP

36" CMP

418.73' (TOTAL)
395.17'

GRATE INLET 529
TOP. = 472.25'
INV. IN = 470.49' 6" TC
INV. IN = 466.70' 15" RCP
INV. OUT = 466.62' 15" RCP

15" RCP

6"

MAGNOLIA ST

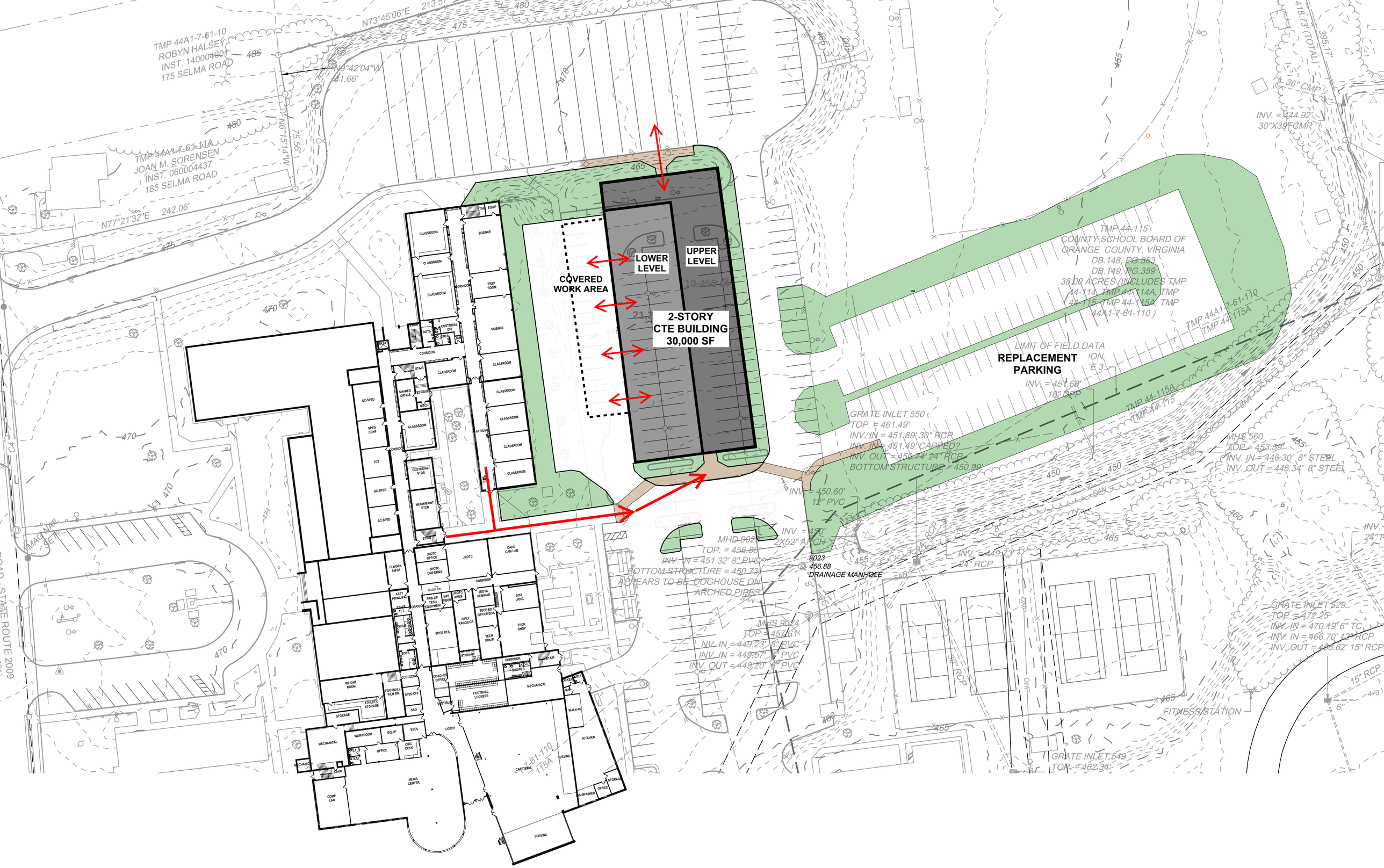
ROAD, STATE ROUTE 2009

CLASSROOM
SCIENCE
PREP ROOM
CORRIDOR
STAIR
CUSTODIAL OFF
TOILETS
SHARED OFFICE
VESTIBULE
MEDIA
SC-SPED
SPED CONF
TDT
CUSTODIAL STOR
MECH/MAINT STOR
ELEV
JROTC OFFICE
JROTC UNIFORMS
JROTC
CADD CAM LAB
IT WORK RM/ST
RAMP DN
ASST PRINCIPALS
STAFF TOILETS
PRIN OF TECH EQUIPMENT
MPE FIBER
JROTC ARMS
JROTC SEMINAR
DIST LRNG
TECH ED OFFICE/SCA
TECH EQUIP
TECH SHOP
SPED RES
RIFLE RANGE/CR
STORAGE
COACHES OFFICE
FOOTBALL LOCKERS
MECHANICAL
SHOWER
WEIGHT ROOM
ATHLETIC STORAGE
FOOTBALL FILM RM
CUSTODIAL
SPED OFF
SSO
WORKROOM
EQUIP
ESOL
LOBBY
OFFICE
CIRC DESK
MEDIA CENTER
COMP LAB
CAFETERIA
SERVING
KITCHEN
WALK-IN
DISHWASHER
OFFICE
STORAGE

Orange County High School - CTE Building Location Option G

Not To Scale

RRMM ARCHITECTS



N

Orange County High School - CTE Building Location Option H

Not To Scale

RRMM ARCHITECTS



N

Orange County High School - CTE Building Location Option J

Not To Scale

RRMM ARCHITECTS