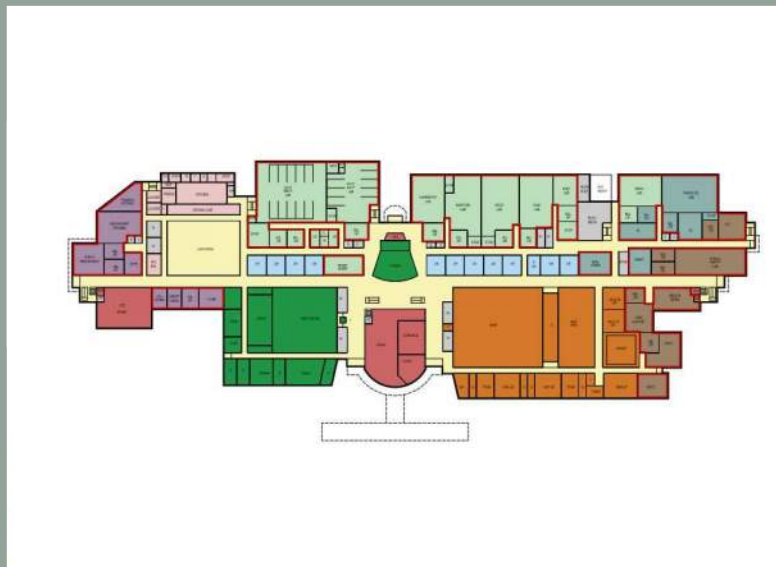


Norfolk Public Schools

# Career and Technical High School Study

APRIL 19, 2013 (REVISED 10/29/14)



**WALLER  
TODD &  
SADLER**  
ARCHITECTS





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# TAB 1



## Executive Summary

Starting in January of 2013, RRMM Architects in Association with Waller Todd Sadler Architects (along with Norfolk Public Schools and our Design Team) was tasked with the preparation of a Career Technical Education High School Study.

### The goals for the study were:

1. **Develop the educational program for a state-of-the-art comprehensive career and technical high school.**
2. **Determine which existing site/high school provided the most suitable location.**
3. **Determine the cost to convert the existing high school selected and the cost to build a new high school to house the program developed.**

### Concept:

In order to determine potential costs, based on the educational program, **A Preliminary Concept for the new CTE High School** facility was developed.

- **The Concept for the new facility** is 304,000 ft<sup>2</sup>. This option allows the existing high school to stay in operation while the new facility is being built. The existing high school would then be torn down and a new parking lot would be built in its place.

Please refer to **Tab 4** for more information.

### Cost Model (including soft costs):

- **New Facility..... \$79,166,286**

Please refer to **Tab 4** for additional information.

We would like to express our gratitude to all of those involved with the successful completion of the study, including but not limited to Norfolk Public Schools administration and staff, the Norfolk Public Schools Board, and our Design Team members for all of their efforts during the study process. Dr. Samuel T. King, Dr. L’Tanya Simmons, Dr. Linda Sevigny, Andrea Sykora, Kenyetta Goshen, Rex Gay and Steven Smith and our public business partners were invaluable in providing critical information and assistance during the preparation of the study.



## Career Technical Education High School Study

Norfolk Public Schools

### Project Team Directory

#### Owner:

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Project Manager  
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#### Associated Architects:

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**Phone:** (757) 417-0140  
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#### CTE Programming Consultant

**Name:** Jones and Bartlett Learning  
Ascend Learning  
**Address:** 5 Wall Street  
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**Phone:** (978) 639-3593  
**Fax:** (978) 443-8000



## Career Technical Education High School Study

Norfolk Public Schools

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	<b>Address:</b>	242 Mustang Trail, Suite 8 Virginia Beach, VA 23452
	<b>Phone:</b>	(757) 431-1041
	<b>Fax:</b>	(757) 463-1412
	<b>Name:</b>	<b>Kimley-Horn and Associates Inc.</b>
	<b>Address:</b>	501 Independence Parkway, Suite 300 Chesapeake, VA 23320
	<b>Phone:</b>	(757) 548-7300
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	<b>Address:</b>	5032 Rouse Drive, Suite 200 Virginia Beach, VA 23462
	<b>Phone:</b>	(757) 671-8626
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	<b>Phone:</b>	(757) 518-1703
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# TAB 2

# NPS - CTE HIGH SCHOOL

April 19, 2013

## Program of Spaces: 1600 Student High School, Grades 9-12

DESCRIPTION OF SPACE	NEW RECOMMENDED			ROOM CAPACITY	TOTAL ACADEMIC CAPACITY	EXTERIOR ACCESS REQUIRED	NOTES
	Qty	Space	Total (SF)				
<b>TRADES AND INDUSTRIAL TECHNOLOGY ACADEMY</b>							
<b>Architecture &amp; Construction</b>							
Carpentry Lab	1	3,000	3,000	20	20	X	
Teacher station	1	100	100				
Storage for carpentry	1	300	300				
Related classrooms for carpentry	1	600	600				
Electrical Lab	1	1,400	1,400	20	20	X	
Teacher station	1	100	100				
Storage	1	300	300				
Related classrooms for electrical	1	600	600				
HVAC Lab	1	3,400	3,400	20	20	X	Includes area for sheet metal.
Teachers station	1	100	100				
Storage for HVAC	1	300	300				
Related classrooms for HVAC	1	600	600				
Welding Suite	1	4,000	4,000	20	20	X	Requires (20) - 5'x5' welding booths, own breaker system, ventilation . Requires 30' x 40' spaces for orbital and pipe welding.
Teachers station	1	100	100				
Storage	1	300	300				
Related classrooms for welding	1	600	600				
<b>Maritime Trades</b>							
Ship Repair/Shipfitting Lab	1	3,600	3,600	20	20	X	Required exterior storage, exterior workspace contained and separated from general public, parking etc, storage space with forklift access and mezzanine storage for materials, high ceiling/high garage doors.
<i>Coatings &amp; Applications (included in lab above)</i>							
<i>Port Operations (included in lab above)</i>							
<i>Mariner (included in lab above)</i>							
Storage	1	300	300				
Related classrooms for Maritime Trades	1	600	600				
<b>Advanced Manufacturing and Automation</b>							
Engineering Technology Lab	1	2,500	2,500	20	20	X	
<i>Computer Integrated Manufacturing</i>							
<i>CNC Machinist - include in M&amp;A space</i>							
Related Classrooms for M & A	1	600	600				
<b>Automotive Technology</b>							
Auto Body Lab	1	5,000	5,000	20	20	X	6 bays total, for painting, prepping with frame machine, lift, 2 flat bays. Storage, special ventilation, compressors - ideally outside. Own classroom with large windows to the lab.
Teacher station for Auto Body Lab	1	100	100				
Storage for Auto Body Lab	1	700	700				Shared between auto body and auto mechanics.
Related classrooms for Auto Body Lab	1	600	600				
Auto Mechanics Lab	1	8,600	8,600	40	40	X	10 bays, 5 on each side of a central drive aisle including 2 alignment lifts, 6 rotary style lifts. 8-10 vehicle parking outside
Teacher station for Auto Mechanics Lab	1						
Storage for Auto Mechanics Lab	1						Shared between auto body and auto mechanics if possible.
Related classrooms for Automotive Technology	2	600	1,200				
<b>Automotive Technology Common Spaces</b>							
Customer waiting area	1	150	150	4		X	Shared between auto body and auto mechanics.
Male and Female Locker Rooms	2	325	650				Shared between auto body and auto mechanics.
Laundry Room	1	100	100				Shared between auto body and auto mechanics.
Wash Room	2	200	400				Shared between auto body and auto mechanic. Each lab will also have its own wash station.
Computer Labs (basic and for drafting/CAD)	1	1,200	1,200	20	20		Used for all programs; same as lab for computer integrated manufacturing.

DESCRIPTION OF SPACE	NEW RECOMMENDED			ROOM CAPACITY	TOTAL ACADEMIC CAPACITY	EXTERIOR ACCESS REQUIRED	NOTES
	Qty	Space	Total (SF)				
<b>General Academic</b>							
English	2	725	1,450	25	50		
Math	2	725	1,450	25	50		
Social Studies	2	725	1,450	25	50		
Foreign Language	1	725	725	25	25		
Science Lab	2	1,200	2,400	25	50		
1 Prep Room	1	250	250				
Computer Lab	1	800	800	25	25		
Resource Classroom	1	450	450	10	10		
Teacher Workroom	1	800	800				
Teacher Toilet	2	70	140				
Teacher Storage	1	100	100				
Asst Principal Office	1	125	125				
Guidance Counselor Office	1	120	120				
Waiting area/Reception	1	200	200				
Locker Area	2	500	1,000				
TOTALS			53,560		460		
<b>HEALTH, MEDICAL AND HUMAN SERVICES ACADEMY</b>							
<b>Medical Services</b>							
Nursing Labs	2	2,000	4,000				Includes 6 beds, skills area and medical simulation area. One mannequin could do multiple simulations. Move to technology and away from textbooks.
Teacher Station (Included in SF above)							
Storage (Included in SF above)							
Nursing Labs - Related classrooms	2	750	1,500	25	50		
Allied Health Classrooms	2	750	1,500	25	50		
Phlebotomy (sharing classrooms above)							
EKG Tech (sharing classrooms above)							
Medical Assistant (sharing classrooms above)							
Lab Tech (sharing classrooms above)							
Surgical Tech (sharing classrooms above)							
Pharmacy Technician Lab	1	900	900	25	25		Larger classroom with hoods. Doesn't require unique configuration, just equipment. Requires a lot of counter space
<b>Dental Services</b>							
Dental Lab Suite	1	1,500	1,500	20	20		
Dental classroom	1	600	600				
<b>Veterinary Services</b>							
Veterinary Lab and Suite	1	1,500	1,500	20	20	X	
Small waiting room (included in SF above)	1						
Exam rooms (included in SF above)	2						
Office space (included in SF above)	1						
Grooming (included in SF above)	1						
Cage Area (included in SF above)	1					X	
Storage (included in SF above)	1					X	
Related classroom	1	600	600				
<b>Health Informatics</b>							
Electronic Health Records Specialist Lab	1	735	735	25	25		Configured as a computer lab.
<b>Law and Public Safety</b>							
Public Safety / EMT Lab	1	3,700	3,700	40	40	X	
Storage	1	100	100				
Related classroom	2	600	1,200				
Criminal Justice Lab classroom	1	1,300	1,300	20	20		Classroom theory space large enough to accommodate a variety of functions including forensic science, K-9, SWAT or fingerprinting.
Storage	1	100	100				
Related classroom	1	600	600				
<b>Personal Care Services</b>							
Cosmetology (Barber & Beauty) Lab	1	1,300	1,300	20	20		Single lab space with layout to encompass all functions rather than separate rooms, including customer waiting area. 20 stations minimum including, shampoo bowls, dryers, common locker, etc. Requires a public access point, but not necessarily outdoor space. Could be located on an upper floor.
Waiting	1	100	100				
Teacher Area	1	100	100				
Laundry	1	150	150				
Storage	1	100	100				
Related classroom	1	600	600				

DESCRIPTION OF SPACE	NEW RECOMMENDED			ROOM CAPACITY	TOTAL ACADEMIC CAPACITY	EXTERIOR ACCESS REQUIRED	NOTES
	Qty	Space	Total (SF)				
<b>Early Childhood Education</b>							
Pre-school (Lab)	1	975	975			X	Lab has space for 18 children. Requires adjacent exterior play area.
Workspace for Teacher, Teacher's Asst. & HS teacher	1	300	300				
Kitchenette	1	100	100				Located inside of pre-school lab area
Laundry	1	100	100				Small closet off of kitchenette
Observation area	1	50	50				Small room, 1/3 of hallway-sized, with an intercom
Storage	1	200	200				
Children's restroom	1	70	70				
Related classroom	1	735	735	20	20		
<b>ROTC</b>							
ROTC Lab	1	1,000	1,000	25	25		Locate either with Health Academy or in the Physical Education area.
ROTC Teacher Office	1	125	125				
Cadet Office	1	100	100				
ROTC Storage	2	180	360				
<b>General Academic</b>							
English	2	725	1,450	25	50		
Math	2	725	1,450	25	50		
Social Studies	2	725	1,450	25	50		
Foreign Language	1	725	725	25	25		
Science Lab	2	1,200	2,400	25	50		
1 Prep Room	1	250	250				
Computer Lab	1	800	800	25	25		
Resource Classroom	1	450	450	10	10		
Teacher Workroom	1	800	800				
Teacher Toilet	2	70	140				
Teacher Storage	1	100	100				
Asst Principal Office	1	125	125				
Guidance Counselor Office	1	120	120				
Waiting area	1	200	200				
Locker Area	2	500	1,000				
<b>TOTALS</b>			37,760		575		
<b>BUSINESS AND INFORMATION TECHNOLOGY ACADEMY</b>							
<b>Computer Information Technology &amp; Support</b>							
Computer Repair Lab	1	1,000	1,000	20	20		IT lab for hardware side of the house.
<i>Network Operations (included in lab above)</i>							Include in hardware IT lab.
<i>Gaming (included in lab above)</i>							Include in hardware IT lab.
Advanced Programming Lab	1	1,100	1,100	20	20		IT lab for software side of the house. Part of computer lab should be hived off explicitly as a 'safe space' for testing.
Computer Information Systems Lab	1	1,100	1,100	25	25		
<i>Web Design (included in lab above)</i>							
<i>Microsoft IT Academy (included in lab above)</i>							
<i>Cisco Academy (included in lab above)</i>							
<b>Financial Services, Marketing &amp; Management</b>							
Classroom	2	735	1,470	25	50		Uses traditional classroom space.
<b>Culinary Arts</b>							
Café (Bistro)	1	800	800				Locate along public circulation area.
Training kitchen - Lab	1	1,500	1,500	20	20	X	Requires delivery access. Includes instructional area.
Restaurant kitchen	1	2,500	2,500	20	20	X	Requires delivery access.
Restaurant front room	1	1,600	1,600				Serves 100.
Related Classroom	2	600	1,200				
Storage area - dry goods, freezer, etc.	1	400	400				
Laundry	1	250	250				
Male and Female Locker Rooms	2	250	500				

DESCRIPTION OF SPACE	NEW RECOMMENDED			ROOM CAPACITY	TOTAL ACADEMIC CAPACITY	EXTERIOR ACCESS REQUIRED	NOTES
	Qty	Space	Total (SF)				
<b>General Academic</b>							
English	2	725	1,450	25	50		
Math	2	725	1,450	25	50		
Social Studies	2	725	1,450	25	50		
Foreign Language	1	725	725	25	25		
Science Lab	2	1,200	2,400	25	50		
1 Prep Room	1	250	250				
Computer Lab	1	800	800	25	25		
Resource Classroom	1	450	450	10	10		
Teacher Workroom	1	800	800				
Teacher Toilet	2	70	140				
Teacher Storage	1	100	100				
Asst Principal Office	1	125	125				
Guidance Counselor Office	1	120	120				
Waiting area	1	200	200				
Locker Area	2	500	1,000				
TOTALS			24,880		415		
<b>ENGINEERING, DESIGN AND TECHNOLOGY (STEM) ACADEMY</b>							
<b>Modeling &amp; Simulation, Innovation &amp; Research</b>							
Computer Lab	1	1,300	1,300	20	20		
Prototyping Lab	1	1,300	1,300	20	20		Large space including areas for fabrication and manufacturing. Separate areas for programming, lego teams, testing, etc.
<b>Computer-Aided Drafting and Engineering</b>							
Computer Labs	1	1,200	1,200	20	20		Layout configured as a common computer lab.
<b>Robotics</b>							
Multiple Purpose Lab	1	4,000	4,000	45	45		
<i>Pre-robotics (included in lab above)</i>							Large space for robotics including a smaller area for innovation & research. Requires extensive amount of storage. Does not require same ventilation amount as automation and construction.
<i>Robotics (included in lab above)</i>							Include in same space as pre-robotics.
Related classroom	2	600	1,200				
<b>General Academic</b>							
English	2	725	1,450	25	50		
Math	2	725	1,450	25	50		
Social Studies	2	725	1,450	25	50		
Foreign Language	1	725	725	25	25		
Science Lab	2	1,200	2,400	25	50		
1 Prep Room	1	250	250				
Computer Lab	1	800	800	25	25		
Resource Classroom	1	450	450	10	10		
Teacher Workroom	1	800	800				
Teacher Toilet	2	70	140				
Teacher Storage	1	100	100				
Asst Principal Office	1	125	125				
Guidance Counselor Office	1	120	120				
Waiting area	1	200	200				
Locker Area	2	500	1,000				
TOTALS			20,460		365		
<b>MISCELLANEOUS</b>							
Student Store	1	500	500				Locate in close proximity to public entrance.
Display Area	8	125	1,000				Locate along public corridors.
Forum with stage	1	3,000	3,000	200			Square footage includes stage. Slope floor towards stage.
Credit Union	1	340	340				Part of Business and It Academy and should be located in close proximity to public entrance.
TOTALS			4,840				
<b>MUSIC DEPARTMENT</b>							
Band Room	1	1,800	1,800	30	30		
Band Instrument Storage	1	400	400				
Band Uniform Storage	1	200	200				
Music Storage	1	300	300				
Practice Rooms	2	100	200				
Music Library/Office	1	350	350				
TOTALS			3,250		30		

DESCRIPTION OF SPACE	NEW RECOMMENDED			ROOM CAPACITY	TOTAL ACADEMIC CAPACITY	EXTERIOR ACCESS REQUIRED	NOTES
	Qty	Space	Total (SF)				
<b>AUDITORIUM</b>							
Seating Area	1	8,000	8,000	800			
Stage - Including Wings	1	2,300	2,300				
Boys Dressing Rooms / Toilets	1	250	250				
Girls Dressing Rooms / Toilets	1	250	250				
Scene Shop/Storage	1	500	500				
Control Room	1	200	200				
Concessions	1	80	80				
Auditorium Receiving	1	200	200			X	
Drama / Speech Classroom	1	800	800	24	24		Locate near Stage
Drama - Light & Sound Control Room	1	100	100				Locate near Stage
Drama Shared Equipment Room	1	100	100				Locate near Stage
Drama Shared Costume / Prop Room	1	160	160				Locate near Stage
TOTALS			12,940		24		
<b>PHYSICAL EDUCATION</b>							
Gymnasium	1	13,500	13,500	60	60		1,800 Seats (2 teaching stations)
Sound System Control Room	1	130	130				
Auxiliary Gym	1	5,400	5,400	30	30		
Wrestling Room	1	2,400	2,400				
Weight Room	1	1,200	1,200				
Training Room	1	400	400				
Training Room Storage	1	100	100				
Health Classrooms	2	900	1,800	30	60		
Boys PE Locker Room	1	1,200	1,200				
Boys Showers (included in Locker Room SF)	1						
Boys Toilets (included in Locker Room SF)	1						
Girls PE Locker Room	1	1,200	1,200				
Girls Showers (included in Locker Room SF)	1						
Girls Toilets (included in Locker Room SF)	1						
Boys Team Lockers	1	800	800				
Girls Team Lockers	1	800	800				
PE Offices	2	300	600				
Coaches Offices	2	300	600				
Storage	4	500	2,000				
Laundry	1	125	125				
Athletic Director / A.D. Storage	1	125	125				
Concessions	1	400	400				
TOTALS			32,780		150		
<b>MEDIA CENTER</b>							
Reading Room	1	4,500	4,500				
Media Center Work Room	1	300	300				
Conference Room / Professional Library	1	300	300				
AV Workroom/Storage/Head end	1	1,000	1,000				
Media Spec. Office	2	150	300				
Professional Library	1	200	200				
Electronic Classroom (Distance Learning)	1	900	900	30	30		
TV Studio	1	450	450				
Laptop Carts Storage	1	60	60				
TOTALS			8,010		180		
<b>ADMINISTRATION</b>							
Public Space	1	350	350				
General Office	1	450	450				
Principal's Office/Toilet/closet	1	200	200				
Asst Principals' Office w/ closet	4	125	500				
Secretary Bookkeeper's Office	1	300	300				
Record Room	1	400	400				
Mail Room	1	150	150				
Storage Supplies	1	200	200				
Storage/Books	1	1,000	1,000				
Duplicating/Workroom	1	300	300				
Conference Room	1	400	400				
Attendance Office	1	300	300				
Toilets	2	85	170				
Security Office	1	200	200				
TOTALS			4,920				

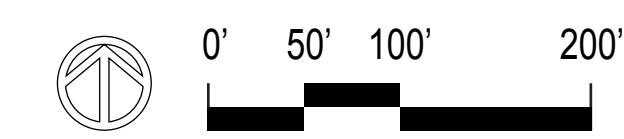
DESCRIPTION OF SPACE	NEW RECOMMENDED			ROOM CAPACITY	TOTAL ACADEMIC CAPACITY	EXTERIOR ACCESS REQUIRED	NOTES
	Qty	Space	Total (SF)				
<b>GUIDANCE</b>							
Counselor's Offices	4	120	480				
Waiting	1	300	300				
Record Room/Vault	1	500	500				
Resource (Career Center)	1	150	150				
Conference Room	1	200	200				
Toilet	1	70	70				
TOTALS			1,700				
<b>CTE ADMINISTRATION</b>							
Waiting	1	150	150			X	Suite requires proximity to public entrance.
Director	1	200	200	1			
Reception	1	200	200	2			
Cubicle Area	1	2,260	2,260	6			Cubicles for 2 senior coordinators, 1 adult education coordinator, 3 miscellaneous staff.
GED Office	2	150	300	2			
Nighttime CTE Office	1	150	150	1			
Breakroom - CTE	1	300	300	1			
Breakroom - GED	1	300	300	1			
Toilet	2	70	140				
TOTALS			4,000				
<b>CLINIC</b>							
Reception / Waiting Room	1	125	125				
Examining Room	1	126	126				
Boys Rest Room	1	59	59				
Girls Rest Room	1	59	59				
Nurses Office	1	100	100				
Isolation Room/Testing Area	2	63	126				
Recovery Areas	4	40	160				
Common Travel Areas	1	362	362				
Clinic Storage	1	90	90				
TOTALS			1,207				
<b>CAFETERIA AND KITCHEN</b>							
Student Dining	1	7,500	7,500	600			
Teacher Dining	1	600	600				
Kitchen	1	2,100	2,100				
Serving Area - Windows/Lines	6	250	1,500				
Receiving - Loading	1	150	150			X	
Dry Food Storage	1	300	300				
Refrigerator/Freezer	1	360	360				
Staff locker/rest area	1	200	200				
Dishwashing Area	1	150	150				
Garbage and Trash Rooms	1	150	150				
Mop Closet	1	100	100				
Vending Machine Area	1	250	250				
Dietician's Office	1	120	120				
Table / Chair Storage	1	250	250				
Beverage Cooler	1	100	100				
TOTALS			13,830				
<b>CUSTODIAL FACILITIES</b>							
Workshop/Receiving	1	1,000	1,000			X	
TOTALS			1,000				
<b>MECHANICAL AND ELECTRICAL</b>							
Main Mechanical / Electrical Rooms	1	2,500	2,500			X	
Elevator Equip Room	3	70	210				Number of elevators can vary relative to building layout.
Local Mech/Elec/Comm Hubs	5	150	750				Number of hubs can vary relative to building layout.
TOTALS			3,460				
<b>NET BUILDING AREA</b>							
Circulation, Construction, Public Restrooms, Custodial		35%	78,819		1,784		Includes circulation, construction, general restroom areas, custodial. Excludes main electrical and mechanical rooms.
TOTAL GROSS SQUARE FEET BLDG AREA AND BUILDING CAPACITY			304,016		1,606		Total Capacity at 90% Efficiency

# TAB 3



# SITE PLAN - NEW CONSTRUCTION CONCEPT

CTE High School, Norfolk Public Schools





**LEGEND**

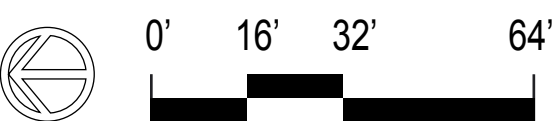
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- GENERAL ADMINISTRATION / SECURITY
- BUILDING SERVICES / RESTROOMS / ELEC / MECH
- CIRCULATION
- PHYSICAL EDUCATION / ATHLETICS
- AUDITORIUM / MUSIC / DRAMA / FORUM
- FACULTY DINING / SERVING LIINE / KITCHEN / CAFETERIA
- MEDIA CENTER

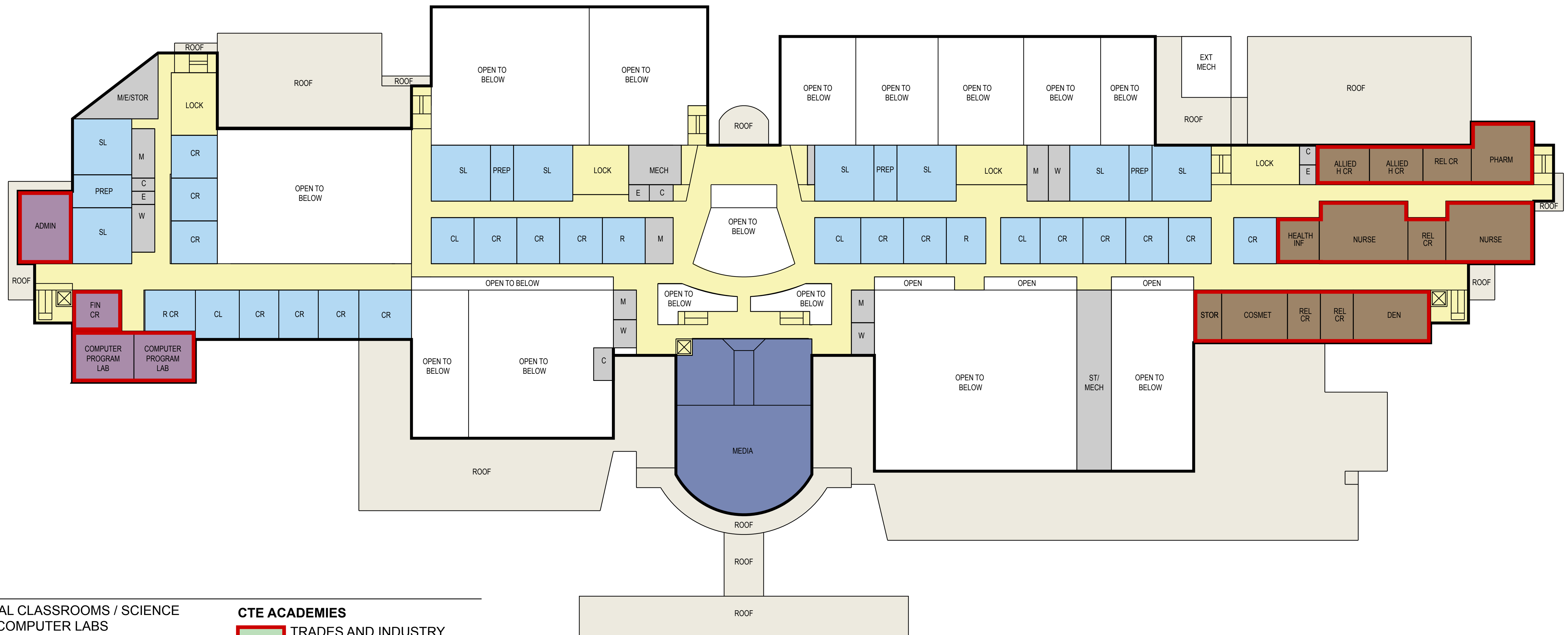
**CTE ACADEMIES**

- TRADES AND INDUSTRY TECHNOLOGY ACADEMY
- BUSINESS AND INFORMATION TECHNOLOGY ACADEMY
- HUMAN, HEALTH AND MEDICAL SCIENCES ACADEMY
- ENGINEERING, DESIGN, AND TECHNOLOGY ACADEMY

**FIRST FLOOR PLAN DIAGRAM - NEW CONSTRUCTION CONCEPT**

**CTE High School, Norfolk Public Schools**





**LEGEND**

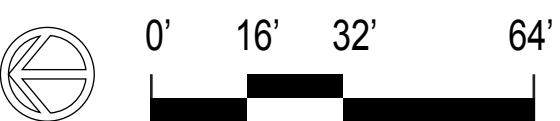
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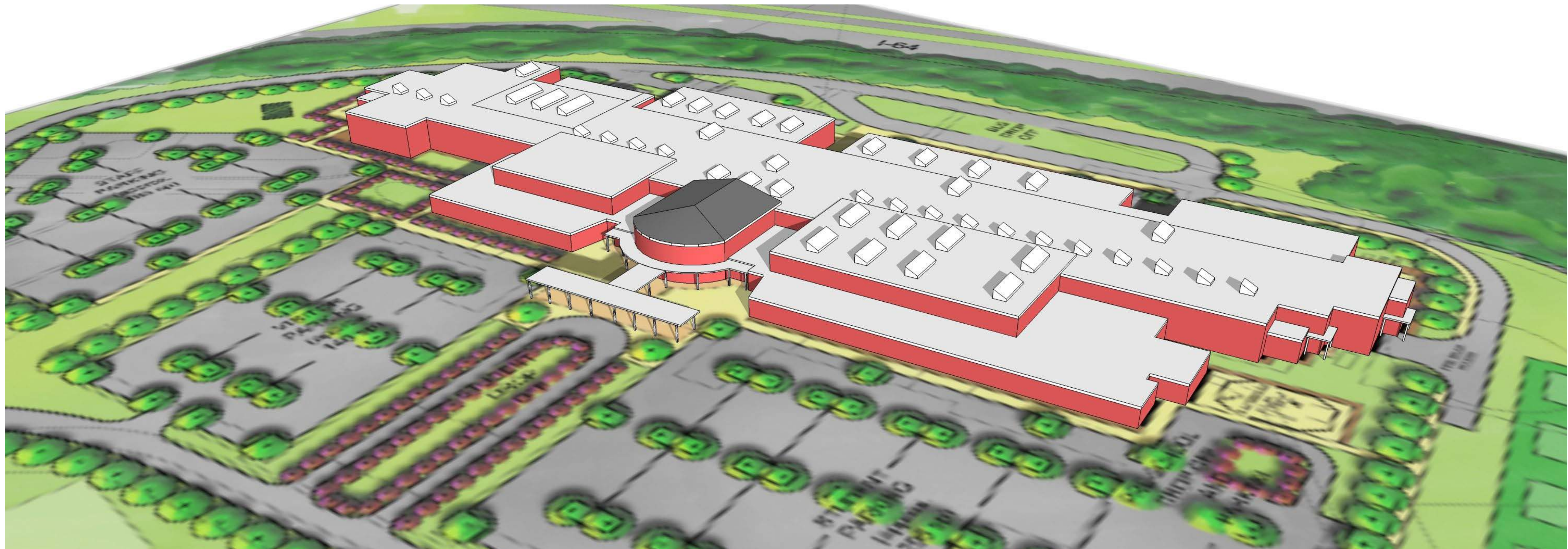
**CTE ACADEMIES**

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- HUMAN, HEALTH AND MEDICAL SCIENCES ACADEMY
- ENGINEERING, DESIGN, AND TECHNOLOGY ACADEMY

**SECOND FLOOR PLAN DIAGRAM - NEW CONSTRUCTION CONCEPT**

**CTE High School, Norfolk Public Schools**





## **BUILDING MASSING STUDIES - NEW CONSTRUCTION CONCEPT**

**CTE High School, Norfolk Public Schools**

# TAB 4



Date: 4/19/2013

**Norfolk Public Schools - Career and Technical Education High School  
NEW LAKE TAYLOR HIGH SCHOOL**

<b>Construction Costs (Hard Costs)</b>	<b>Factors</b>	<b>Unit</b>	<b>Costs</b>
Exceptional Site Costs Allowance (signalized entry)	1	LS	\$-00
Exceptional Site Costs Allowance (Turn lanes & off-site imp., etc.)	1	LS	\$-00
Exceptional Site Costs Allowance (building demo.)	1	LS	\$-00
General Site Costs	1	LS	\$5,914,440
New Building Costs	304,000	\$ 185.00	\$56,240,000
Special Condition Cost - Hazmat Removal	1	LS	\$1,330,565
Special Condition Cost - Exist HS Demolition	1	LS	\$627,240
<b>Total Construction Cost</b>			<b>\$64,112,245</b>

<b>Construction Contingency</b>	<b>Factors</b>	<b>Unit</b>	<b>Costs</b>
Contingency Factor	5%	PCT	\$3,205,612
<b>Construction Cost Grand Total (w/ Contingency)</b>			<b>\$67,317,857</b>

<b>Miscellaneous Project Costs (Soft Costs)</b>	<b>Factors</b>	<b>Unit</b>	<b>Costs</b>
Site Acquisition	1	LS	\$-00
Surveys (partial topo as needed)	1	LS	\$30,000
Geotechnical Studies (soil borings allowance)	1	LS	\$25,000
Septic Drain Field Design	-00	LS	\$-00
Utility Connection Fees	-00	LS	\$-00
Power and Lighting (Va. Power allowance)	1	LS	\$60,000
City Reviews/Inspections, (Bldg. Permit Incl. in bldg. Costs)	1	LS	\$25,000
Construction Testing and Special Inspections	0.70%	PCT	\$448,786
A/E, Commissioning, Environmental., etc.	9.00%	PCT	\$5,770,102
Technology Allowance (varies per re-use, quality, etc.)	3.50%	PCT	\$2,243,929
Loose Furn. & Equip. Allowance (varies per re-use, quality, etc.)	5.00%	PCT	\$3,205,612
Printing, Advertising & Misc. Reproduction	1	LS	\$40,000
<b>Miscellaneous Soft Costs Total</b>			<b>\$11,848,429</b>

<b>Total Project Cost (Today's Dollars)</b>	<b>\$79,166,286</b>
Total Project Cost (with 3% Escalation - 1 year)	\$81,541,274
Total Project Cost (with 3% Escalation - 2 years)	\$83,987,513
Total Project Cost (with 3% Escalation - 3 years)	\$86,507,138

Escalation of one year at 3%. This will vary depending on economy.  
These are preliminary numbers only and not detailed estimates.



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