

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Summer 2011

Potential Additions to Increase Crozet Elementary School Capacity from 380 to 480 Students

Potential Additions to Crozet Elementary School

Albemarle County, Virginia

Summer 2011

ADDITIONS TO INCREASE CAPACITY FROM 380 TO 480

Project Scope: To increase the capacity of Crozet Elementary School to 480 students, about 13,952 square feet will be added to the building. The additions will include 5 regular Classrooms, 1 Pre-K Classroom, 1 Pre-K SPED Classroom, 3 Resource Classrooms, 2 Offices, a Faculty Workroom, and various support spaces. No expansions are required to the Media Center or Gym. The Kitchen will be expanded into the adjacent Cafeteria. The Stage and Cafeteria will continue to be used for assemblies. One existing Classroom will be converted into two Resource Classrooms. Site improvements include additional parking and re-organizing the parent drop-off and bus loops.

ESTIMATED CONSTRUCTION COSTS

Additions Cost (13,952 sf x \$215/sf)	\$	2,999,680
Renovation Cost	\$	250,000
Sitework Cost (play areas, parking, drives, retaining wall, etc.)	\$	600,000
LEED (3%)	\$	115,490
Contingency (15%)	\$	594,776
TOTAL ESTIMATED CONSTRUCTION COSTS	\$	4,559,946

ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology (\$2000 x 100 students)	\$	200,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	400,000
TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	600,000

ESTIMATED TOTAL PROJECT COSTS	\$	5,159,946
--------------------------------------	-----------	------------------

COST ESCALATION TO YEAR 2012 (2% = 2% per year for 1 Year)	\$	5,263,145
COST ESCALATION TO YEAR 2013 (4% = 2% per year for 2 Years)	\$	5,366,344
COST ESCALATION TO YEAR 2014 (6.1% = 2% per year for 3 Years)	\$	5,474,703
COST ESCALATION TO YEAR 2015 (8.2% = 2% per year for 4 Years)	\$	5,583,062
COST ESCALATION TO YEAR 2016 (10.4% = 2% per year for 5 Years)	\$	5,696,580
COST ESCALATION TO YEAR 2017 (12.6% = 2% per year for 6 Years)	\$	5,810,099

Potential Additions to Crozet Elementary School

Albemarle County, Virginia

Summer 20011

ADDITIONS TO INCREASE CAPACITY FROM 380 TO 480

Calculation to Determine Number of Additional Classrooms

Current Crozet Elementary School Standards	
Current School Capacity	380
Classroom Capacity Multiplier	20
Desired Crozet Elementary School Capacity	480
Less: Current Crozet Elementary School Capacity	<u>380</u>
Required Additional Student Capacity	100
Divided By: Classroom Capacity Multiplier	<u>20</u>
Regular Classrooms to be Added	5.0
Regular Classrooms to be Added	5

This calculation has determined that 5 additional Regular Classrooms are required in order to increase the capacity of Crozet Elementary School to accommodate about 480 students.

Program for Proposed Addition

2	K-1 Classrooms with Toilet	2	at	1050	sf =	2100
3	2-5 Classrooms	3	at	850	sf =	2550
1	Pre-K Classroom with Toilet	1	at	1050	sf =	1050
1	Pre-K SPED with Toilet	1	at	1050	sf =	1050
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					<u>700</u>
	SUBTOTAL					10900
	Grossing Factor			28%		<u>3052</u>
	Total Square Footage					13952

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Summer 2011

Potential Multi-Purpose Room Addition to Henley Middle School

Potential Multi-Purpose Room Addition to Henley Middle School

Albemarle County, Virginia

Summer 2011

MULTI-PURPOSE ROOM ADDITION

Project Scope: To provide a third Phys Ed teaching atation at Henley Middle School, approximately 4,400 square feet will be added to the building. The additions will include a Multi-Purpose Room , a Phys Ed storage room, a mechanical space and a corridor connection to the existing building. The 45' by 75' Multi-Purpose Room would have volleyball court markings and a maple floor. No site improvements are anticipated.

ESTIMATED CONSTRUCTION COSTS

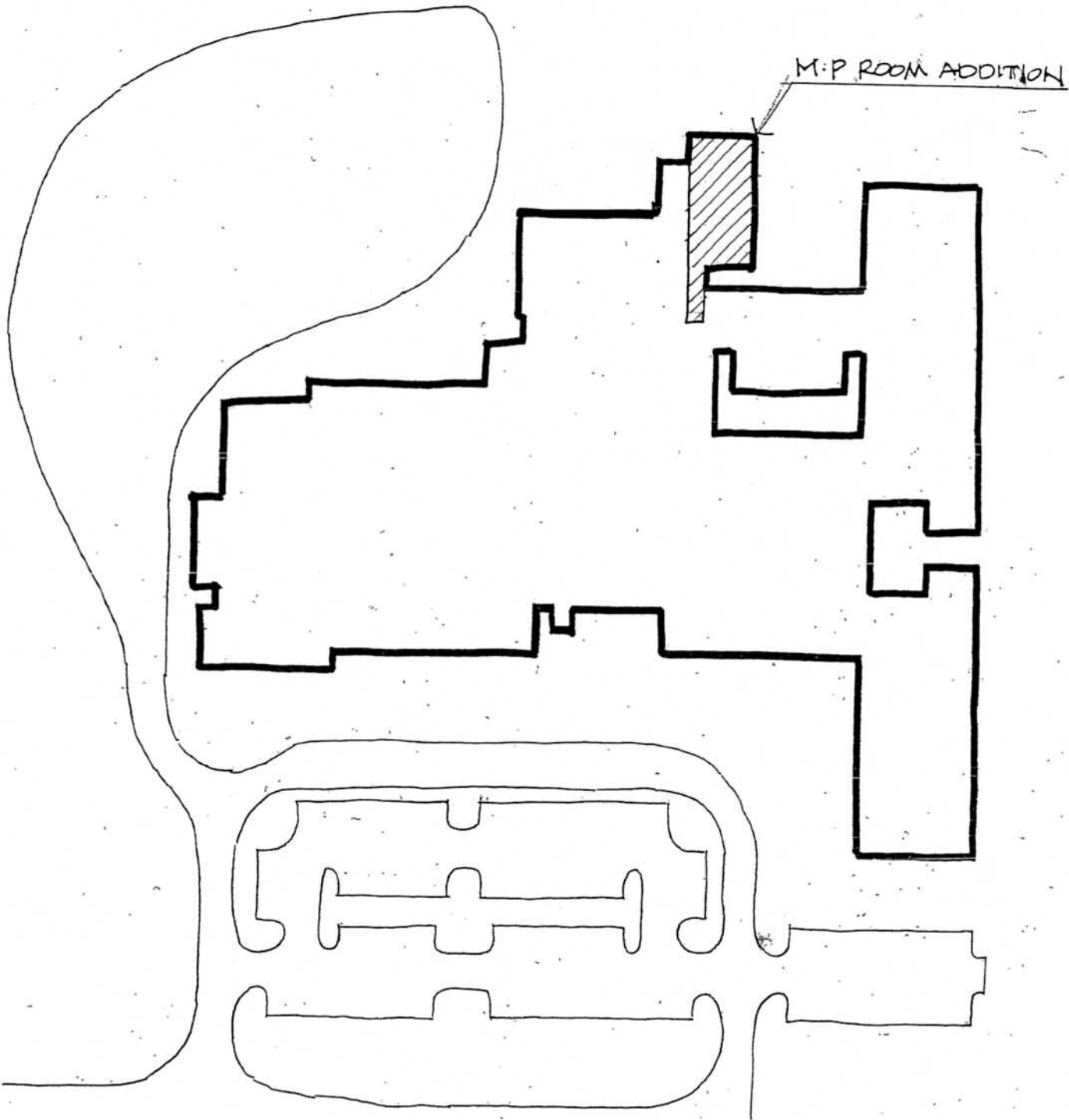
Addition Cost (4,400 sf x \$210/sf)	\$	924,000
Renovation Cost	\$	35,000
Sitework Cost	\$	-
LEED (3%)	\$	28,770
Contingency (10%)	\$	98,777
TOTAL ESTIMATED CONSTRUCTION COSTS	\$	1,086,547

ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology	\$	-
Surveys, Testing, Design Fees, Inspections, etc.	\$	95,000
TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	95,000

ESTIMATED TOTAL PROJECT COSTS	\$	1,181,547
--------------------------------------	-----------	------------------

COST ESCALATION TO YEAR 2012 (2% = 2% per year for 1 Year)	\$	1,205,178
COST ESCALATION TO YEAR 2013 (4% = 2% per year for 2 Years)	\$	1,228,809
COST ESCALATION TO YEAR 2014 (6.1% = 2% per year for 3 Years)	\$	1,253,621
COST ESCALATION TO YEAR 2015 (8.2% = 2% per year for 4 Years)	\$	1,278,434
COST ESCALATION TO YEAR 2016 (10.4% = 2% per year for 5 Years)	\$	1,304,428
COST ESCALATION TO YEAR 2017 (12.6% = 2% per year for 6 Years)	\$	1,330,422



Site Plan for

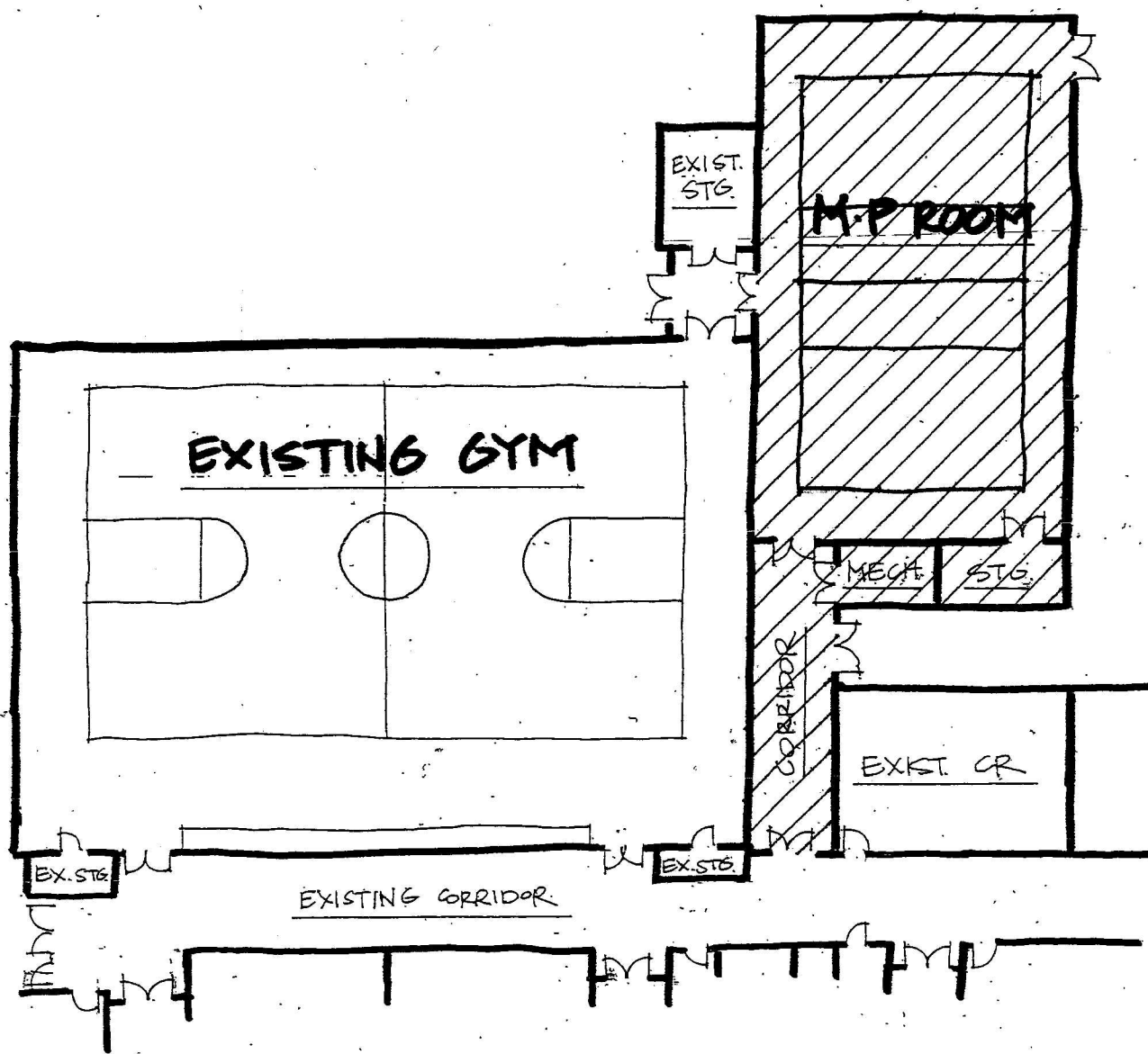
MULTI-PURPOSE ROOM ADDITION

Potential Addition to Henley Middle School

Summer 2011

Rancorn Wildman Architects

HMS Addition - 3 (06-30-11)



Floor Plan for
MULTI-PURPOSE ROOM ADDITION
Potential Addition to Henley Middle School
Summer 2011

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Summer 2011

Potential Additions to Increase Henley Middle School Capacity to 1075 Students

Potential Additions to Henley Middle School

Albemarle County, Virginia

Summer 2011

ADDITIONS TO INCREASE CAPACITY TO 1075 STUDENTS

Project Scope: To increase the capacity of Henley Middle School to 1075 students, about 8,448 square feet will be added to the building. The additions will include 5 regular Classrooms, 1 Resource Classroom, an Office, a Faculty Workroom, toilets and support spaces. The Media Center will need to be expanded, and 1000 square feet is allocated for that expansion. A third Phys Ed teaching station is assumed to have been added by a previous project. No expansion is anticipated for the Cafeteria. Sitework improvements include additional automobile parking..

ESTIMATED CONSTRUCTION COSTS

Additions Cost (8,448 sf x \$215/sf)	\$	1,816,320
Renovation Cost	\$	125,000
Sitework Cost (parking, etc.)	\$	250,000
LEED (3%)	\$	65,740
Contingency (15%)	\$	338,559
TOTAL ESTIMATED CONSTRUCTION COSTS	\$	2,595,619

ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology (\$2000 x 100 students)	\$	200,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	230,000
TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	430,000

ESTIMATED TOTAL PROJECT COSTS	\$	3,025,619
--------------------------------------	-----------	------------------

COST ESCALATION TO YEAR 2012 (2% = 2% per year for 1 Year)	\$	3,086,131
COST ESCALATION TO YEAR 2013 (4% = 2% per year for 2 Years)	\$	3,146,643
COST ESCALATION TO YEAR 2014 (6.1% = 2% per year for 3 Years)	\$	3,210,181
COST ESCALATION TO YEAR 2015 (8.2% = 2% per year for 4 Years)	\$	3,273,719
COST ESCALATION TO YEAR 2016 (10.4% = 2% per year for 5 Years)	\$	3,340,283
COST ESCALATION TO YEAR 2017 (12.6% = 2% per year for 6 Years)	\$	3,406,846

Potential Additions to Henley Middle School

Albemarle County, Virginia

Summer 20011

ADDITIONS TO INCREASE CAPACITY TO 1075 STUDENTS

Calculation to Determine Number of Additional Classrooms

Current Henley Middle School Standards	
Current School Capacity	950
Assumed Capacity Increase from Proposed M-P Room Addition	25
Assumed Capacity for Henley	<u>975</u>
Classroom Capacity Multiplier	20
Desired Henley Middle School Capacity	1075
Less: Assumed Henley Middle School Capacity	<u>975</u>
Required Additional Student Capacity	100
Divided By: Classroom Capacity Multiplier	<u>20</u>
Regular Classrooms to be Added (100 students divided by 20)	5.0
Regular Classrooms to be Added	5

This calculation has determined that 5 additional Regular Classrooms are required in order to increase the capacity of Henley Middle School to accommodate about 1075 students.

Program for Proposed Addition

Expansion to Media Center					1000
5 Classrooms	5	at	720	sf =	3600
1 Resource Classroom	1	at	500	sf =	500
1 Office	1	at	150	sf =	150
1 Faculty Workroom	1	at	300	sf =	300
2 Student Toilets	2	at	300	sf =	600
Custodial, Storage, etc.					<u>450</u>
SUBTOTAL					6600
Grossing Factor			28%		<u>1848</u>
Total Square Footage					8448

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Summer 2011

Potential Addition to Increase Monticello High School Capacity to 1512 Students

Potential Addition to Monticello High School

Albemarle County, Virginia

Summer 2011

ADDITION TO INCREASE CAPACITY TO 1512 STUDENTS

Project Scope: To expand the capacity of Monticello High School by 238 students, approximately 24,500 square feet will be added to the building. The addition will include 9 Regular Classrooms, 2 Science Classrooms, 3 Learning Labs, 2 Small Classrooms, and associated spaces such as teacher planning rooms, faculty toilets, conference rooms, offices, an elevator, storage, mechanical and electrical rooms, etc. The existing gravel parking lot to the south of the proposed addition will be paved as part of this project, and the Cafeteria seating will be extended into the back of the Forum.

ESTIMATED CONSTRUCTION COSTS

Addition Cost (24,500 sf x \$200/sf)	\$	4,900,000
Sitework Cost (pave parking lot, etc.)	\$	600,000
LEED (3%)	\$	165,000
Contingency (5%)	\$	275,000

TOTAL ESTIMATED CONSTRUCTION COSTS	\$	5,940,000
---	-----------	------------------

ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology (\$2000 x 238 students)	\$	476,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	440,000

TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	916,000
---	-----------	----------------

ESTIMATED TOTAL PROJECT COSTS	\$	6,856,000
--------------------------------------	-----------	------------------

COST ESCALATION TO YEAR 2012 (2% = 2% per year for 1 Year)	\$	6,993,120
COST ESCALATION TO YEAR 2013 (4% = 2% per year for 2 Years)	\$	7,130,240
COST ESCALATION TO YEAR 2014 (6.1% = 2% per year for 3 Years)	\$	7,274,216
COST ESCALATION TO YEAR 2015 (8.2% = 2% per year for 4 Years)	\$	7,418,192
COST ESCALATION TO YEAR 2016 (10.4% = 2% per year for 5 Years)	\$	7,569,024
COST ESCALATION TO YEAR 2017 (12.6% = 2% per year for 6 Years)	\$	7,719,856

Potential Addition to Monticello High School

Albemarle County, Virginia

Summer 2011

ADDITION TO INCREASE CAPACITY TO 1512 STUDENTS

Calculation to Determine Number of Additional Classrooms

Current Monticello High School Capacity Data and Variation Factor

Desired Building Capacity	1512
Current Building Capacity	1274
Regular Classroom Capacity	20
Scheduling Difficulties/Class Size Variation Factor	85%

Desired Additional Student Capacity (1512 students less 1274 students) **238**

Divided By: Scheduling Difficulties/Class Size Variation Factor 85%

Total Number of Classroom Seats Required (238 divided by 85%) **280**

Divided By: Students per Regular Classroom 20

Regular Classrooms to be Added (280 students divided by 20) 14.0

Regular Classrooms to be Added **14**

Therefore, 14 Regular Classrooms are required.

Potential Addition to Monticello High School

Albemarle County, Virginia

Summer 2011

ADDITION TO INCREASE CAPACITY TO 1512 STUDENTS

Architectural Program	Number
* Standard Classroom	9
* Science Classroom	2
* Learning Lab	3
Small Classroom (Special Education, Resource, Testing, etc.)	2
Science Prep Room	1
Teacher Workroom	2
Office (Speech, Work/Study, etc.)	2
Conference Room	2
Storage	2
Faculty Toilets	2
Elevator	1

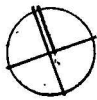
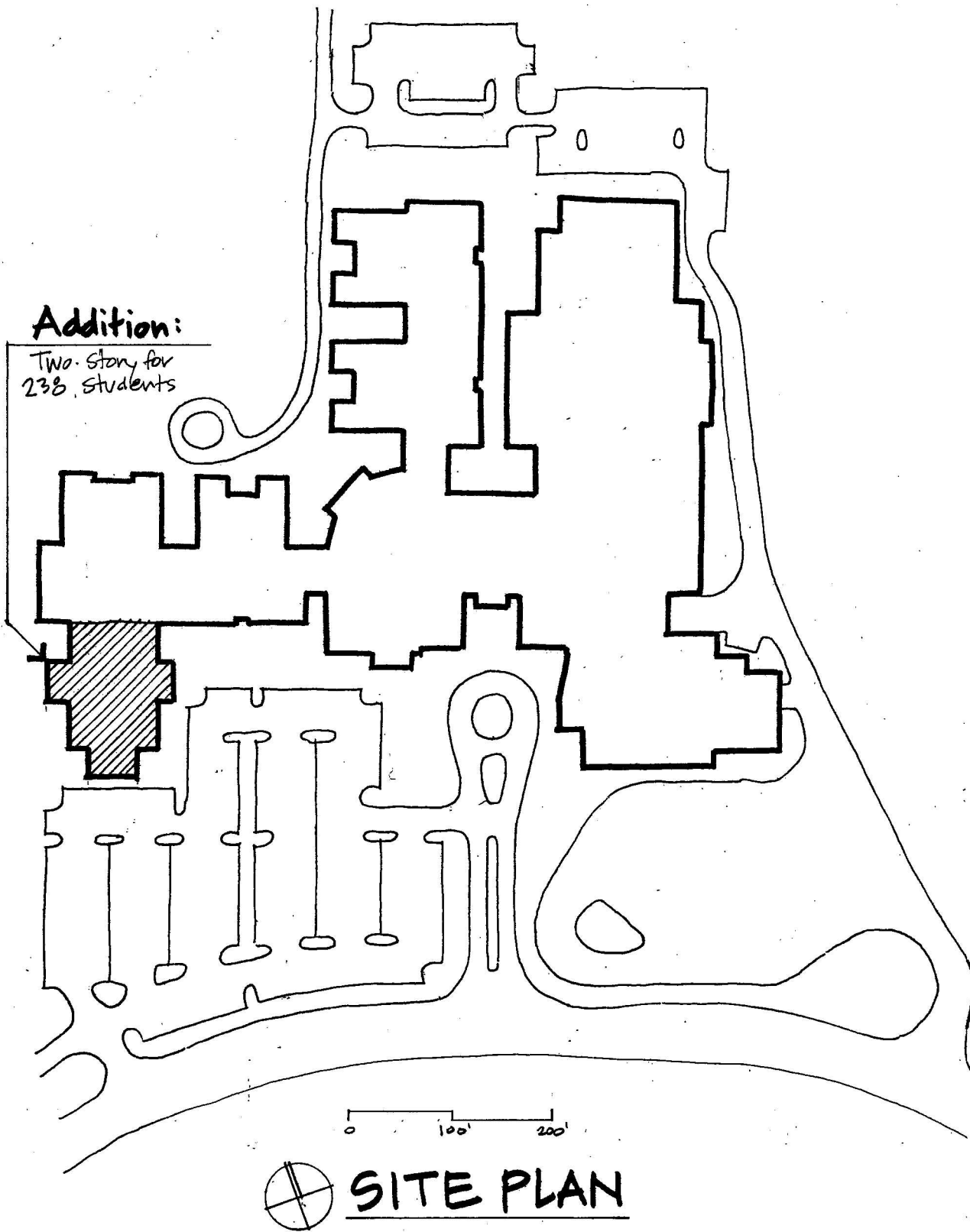
* Counts as 1 Regular Instruction Classroom for Building Capacity Calculation.

Core Facilities Requiring Expansion/Renovation

Extend Cafeteria Seating into back of Forum.

Addition:

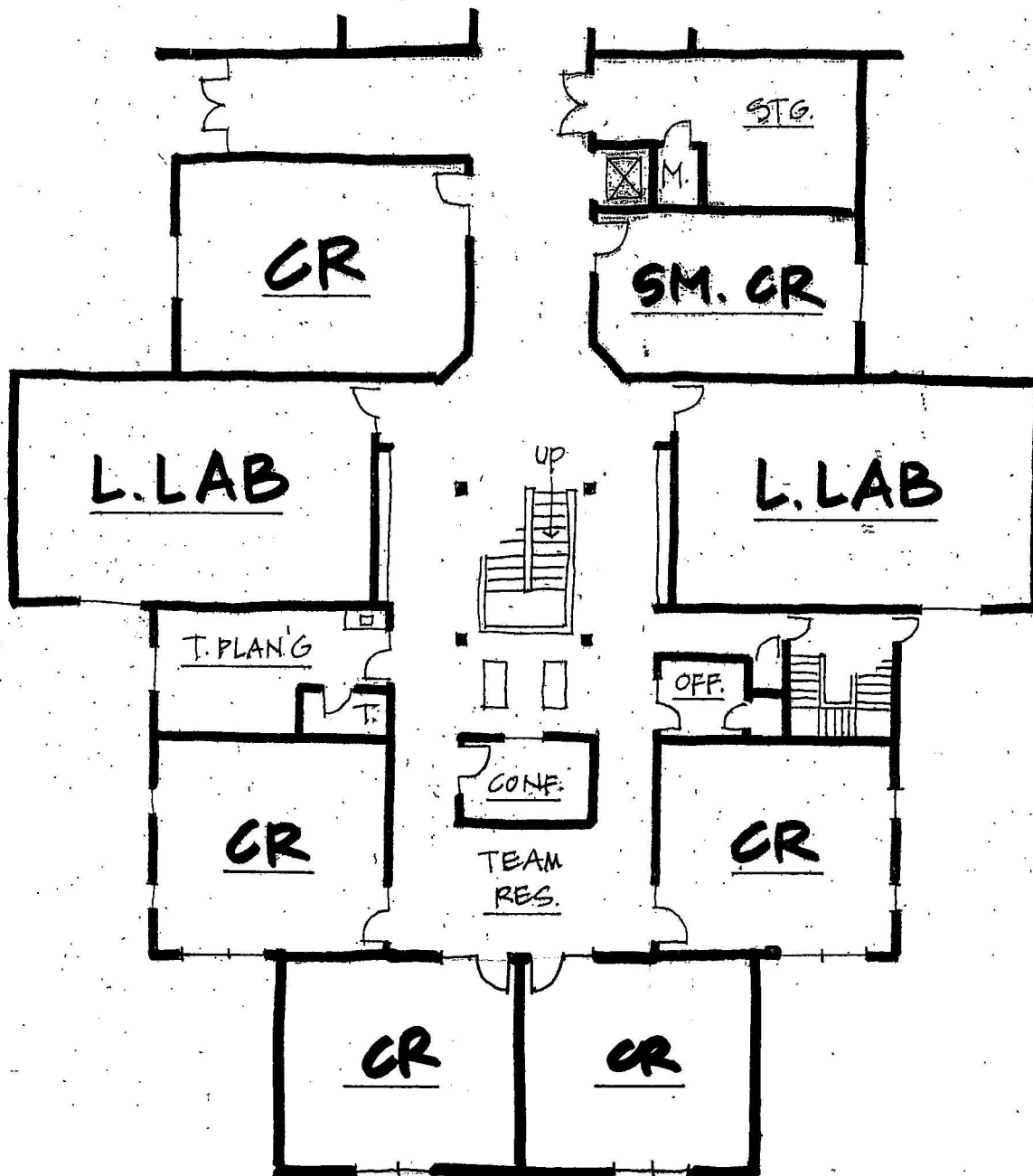
Two-Story for
238 Students



SITE PLAN

Site Plan for
Potential Addition to Monticello High School
ADDITION TO INCREASE CAPACITY TO 1512 STUDENTS
Summer 2011

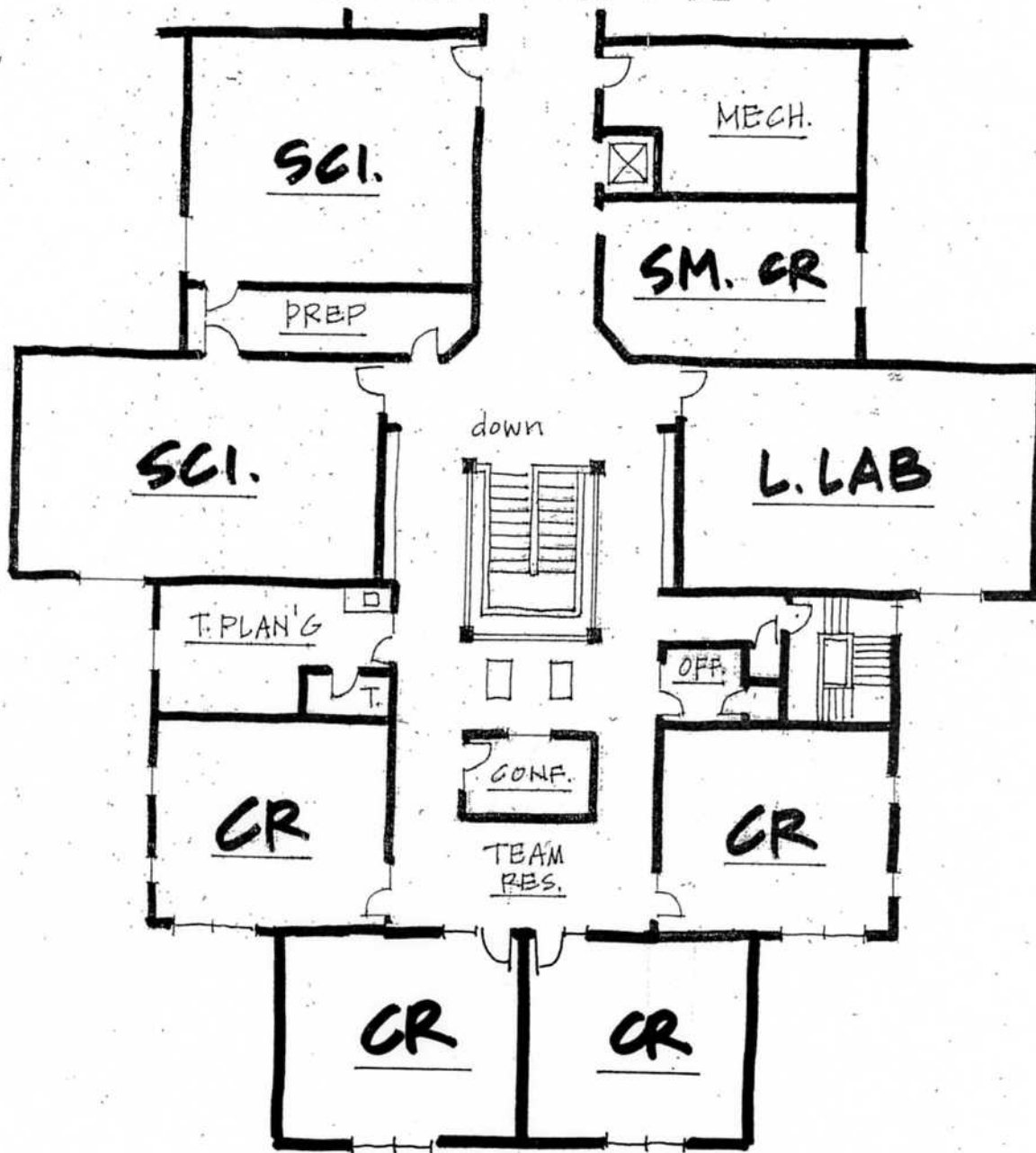
EXISTING BUILDING



LOWER LEVEL PLAN

Lower Level Floor Plan for
Potential Addition to Monticello High School
ADDITION TO INCREASE CAPACITY TO 1512 STUDENTS
Summer 2011

EXISTING BUILDING



UPPER LEVEL PLAN

Upper Level Floor Plan for
Potential Addition to Monticello High School
ADDITION TO INCREASE CAPACITY TO 1512 STUDENTS
Summer 2011

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Summer 2011

Potential Additions to Increase Meriwether Lewis Elementary School Capacity to 491 Students

Potential Additions to Meriwether Lewis Elementary School

Albemarle County, Virginia

Summer 2011

ADDITIONS TO INCREASE CAPACITY TO 491 STUDENTS

Project Scope: To increase the capacity of Meriwether Lewis Elementary School to 491 students, about 13,750 square feet will be added to the building. The additions will include 5 regular classrooms, 1 full-size Special Ed classroom, 1 Resource classroom, additional Administrative space, and expansions to the Media Center and the Cafeteria / Kitchen. Additional parking will be built, and a play area will be built to replace the play area removed for the classroom addition.

ESTIMATED CONSTRUCTION COSTS

Additions Cost (13,750 sf x \$215/sf)	\$	2,956,250
Renovation Cost	\$	175,000
Sitework Cost (additional parking, drainfield, earthwork, play area, etc.)	\$	925,000
LEED (3%)	\$	121,688
Contingency (10%)	\$	417,794
TOTAL ESTIMATED CONSTRUCTION COSTS	\$	4,595,731

ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology (\$2000 x 100 students)	\$	200,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	400,000
TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	600,000

ESTIMATED TOTAL PROJECT COSTS	\$	5,195,731
--------------------------------------	-----------	------------------

COST ESCALATION TO YEAR 2012 (2% = 2% per year for 1 Year)	\$	5,299,646
COST ESCALATION TO YEAR 2013 (4% = 2% per year for 2 Years)	\$	5,403,561
COST ESCALATION TO YEAR 2014 (6.1% = 2% per year for 3 Years)	\$	5,512,671
COST ESCALATION TO YEAR 2015 (8.2% = 2% per year for 4 Years)	\$	5,621,781
COST ESCALATION TO YEAR 2016 (10.4% = 2% per year for 5 Years)	\$	5,736,087
COST ESCALATION TO YEAR 2017 (12.6% = 2% per year for 6 Years)	\$	5,850,393

Potential Additions to Meriwether Lewis Elementary School

Albemarle County, Virginia

Summer 20011

ADDITIONS TO INCREASE CAPACITY TO 491 STUDENTS

Calculation to Determine Number of Additional Classrooms

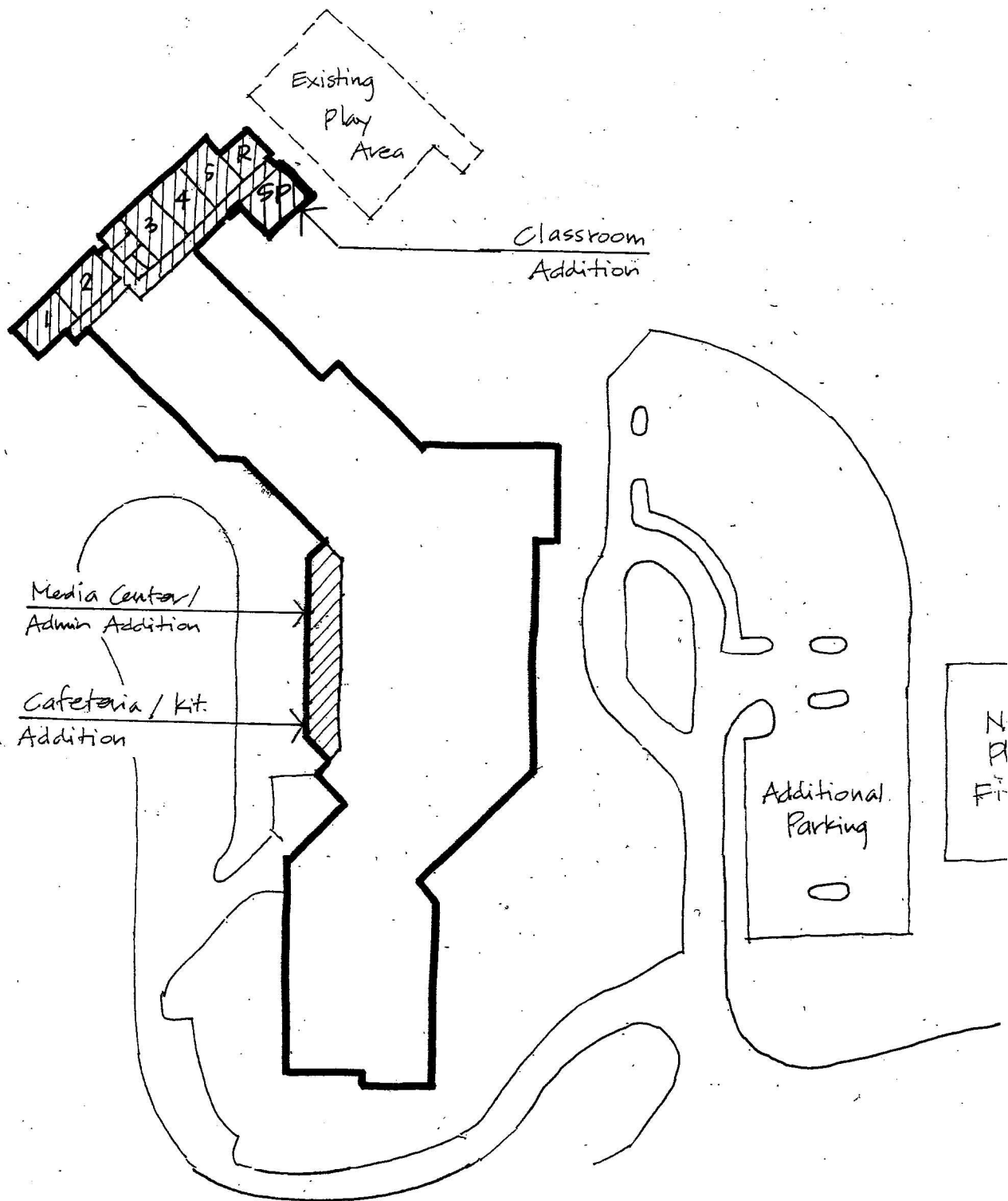
Current Meriwether Lewis Elementary School Standards		
Current School Capacity	391	
Classroom Capacity Multiplier	20	
Desired Meriwether Lewis Elementary School Capacity		491
Less: Current Meriwether Lewis Elementary School Capacity		<u>391</u>
Required Additional Student Capacity		100
Divided By: Classroom Capacity Multiplier		<u>20</u>
Regular Classrooms to be Added (100 students divided by 20)		5.0
Regular Classrooms to be Added		5

This calculation has determined that 5 additional Regular Classrooms are required in order to increase the capacity of Meriwether Lewis Elementary School to accommodate about 491 students.

Other Facilities Requiring Expansion/Renovation

One additional full-size Special Education classroom and one additional Resource Classroom will be added; the existing Cafeteria and Kitchen will be expanded; the existing Media Center will be expanded, and additional space for administrative functions will be added adjacent to the Media Center expansion.

Additional parking will be constructed, and the existing baseball field will need to be removed to allow for the new parking. An existing paved play area will need to be made smaller or removed to allow for the classroom addition. To compensate for this, a small play field will be built adjacent to the new parking and in the vicinity of the removed baseball field.



Site Plan for
 Potential Additions to Meriwether Lewis Elementary School
ADDITIONS TO INCREASE CAPACITY TO 491 STUDENTS
 Summer 2011

Rancorn Wildman Architects

MLES to 491 - 4 (06-03-11)

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Summer 2011

Potential Additions to Increase Red Hill Elementary School Capacity to 214 Students

Potential Additions to Red Hill Elementary

Albemarle County, Virginia

Summer 2011

ADDITIONS TO INCREASE CAPACITY TO 214 STUDENTS

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:	196 students

Specific Red Hill Elementary School Planning Study Items:

- The school capacity will be increased to 214 students
- 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.
- Spaces to be renovated include: classrooms, toilets, the admin area and various support spaces.
- 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 Additions to Red Hill Elementary

Albemarle County, Virginia

Summer 2011

ADDITIONS TO INCREASE CAPACITY TO 214 STUDENTS

ESTIMATED CONSTRUCTION COSTS

Classroom, Admin, Media Center Additions Cost (5,500 sf x \$215/sf)	\$	1,182,500
Toilet Additions (5 toilets x \$22,000 each)	\$	110,000
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, Support Spaces, Toilets, etc.)	\$	1,475,000
Kitchen Equipment and Serving Line Improvements	\$	46,000
Sitework Cost (additional parking, etc.)	\$	300,000
LEED (3%)	\$	114,465
Contingency (10%)	\$	392,997

TOTAL ESTIMATED CONSTRUCTION COSTS	\$	4,322,962
---	-----------	------------------

ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology (\$2000 x 18 students)	\$	36,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	380,000

TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	416,000
---	-----------	----------------

ESTIMATED TOTAL PROJECT COSTS *	\$	4,738,962
--	-----------	------------------

COST ESCALATION TO YEAR 2012 (2% = 2% per year for 1 Year)	\$	4,833,741
COST ESCALATION TO YEAR 2013 (4% = 2% per year for 2 Years)	\$	4,928,520
COST ESCALATION TO YEAR 2014 (6.1% = 2% per year for 3 Years)	\$	5,028,038
COST ESCALATION TO YEAR 2015 (8.2% = 2% per year for 4 Years)	\$	5,127,556
COST ESCALATION TO YEAR 2016 (10.4% = 2% per year for 5 Years)	\$	5,231,813
COST ESCALATION TO YEAR 2017 (12.6% = 2% per year for 6 Years)	\$	5,336,071

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

Potential Additions to Red Hill Elementary

Albemarle County, Virginia

Summer 2011

ADDITIONS TO INCREASE CAPACITY TO 214 STUDENTS

Calculation to Determine Number of Additional Classrooms

Current Red Hill Elementary Total School Standards		
Current School Capacity	196	
Classroom Capacity Multiplier	20	
Pre-K Classroom Capacity Multiplier	16	
Desired Red Hill Elementary Total School Capacity		214
Less: Current Red Hill Elementary Total School Capacity		<u>196</u>
Required Additional Student Capacity		18
Divided By: Classroom Capacity Multiplier		<u>20</u>
Regular Classrooms to be Added (18 students divided by 20)		0.9
Regular Classrooms to be Added		1
Classrooms for all Grades Needed (Art, Music, Resource, Computer)	4	
Less: Existing Spaces for Classrooms for All Grades	<u>3</u>	
Classrooms for all Grades to be Added		<u>1</u>
Total 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 214 students.

Other Facilities Requiring Expansion/Renovation

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 renovated and reconfigured to provide one Pre-K Classroom with a toilet, four Grade K-1 Classrooms with toilets, six Grade 2-5 Classrooms, a Resource Classroom and a Computer Classroom.

Additional parking will be constructed.

Potential Additions to Red Hill Elementary

Albemarle County Public Schools

Summer 2011

ADDITIONS TO INCREASE CAPACITY TO 214 STUDENTS

Classroom Summary

Existing Classrooms

Number

Classroom Spaces

Classroom Spaces

11

Pre-K Classroom

1

Resource Classroom

1

Total Existing Classrooms

13

Proposed Classrooms

Number

Grade Level Classrooms:

11

Classrooms for all Grades:

Resource Room *

1

Art Classroom **

1

Music Classroom **

1

Computer Room **

1

Total Proposed Classrooms

15

Classroom Spaces to be Added

2

Conclusion:

Two additional classroom spaces are required in order to increase the capacity of Red Hill Elementary to accommodate 214 students.

* Resource Room may be used for Special Education.

** The three specialty rooms (Art, Music and Computer) may be adjusted by staff time at the school, i.e. a shared Art and Music Room.

Potential Additions to Red Hill Elementary

Albemarle County Public Schools

Summer 2011

ADDITIONS TO INCREASE CAPACITY TO 214 STUDENTS

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 classroom to be used for Computer Room)
- 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

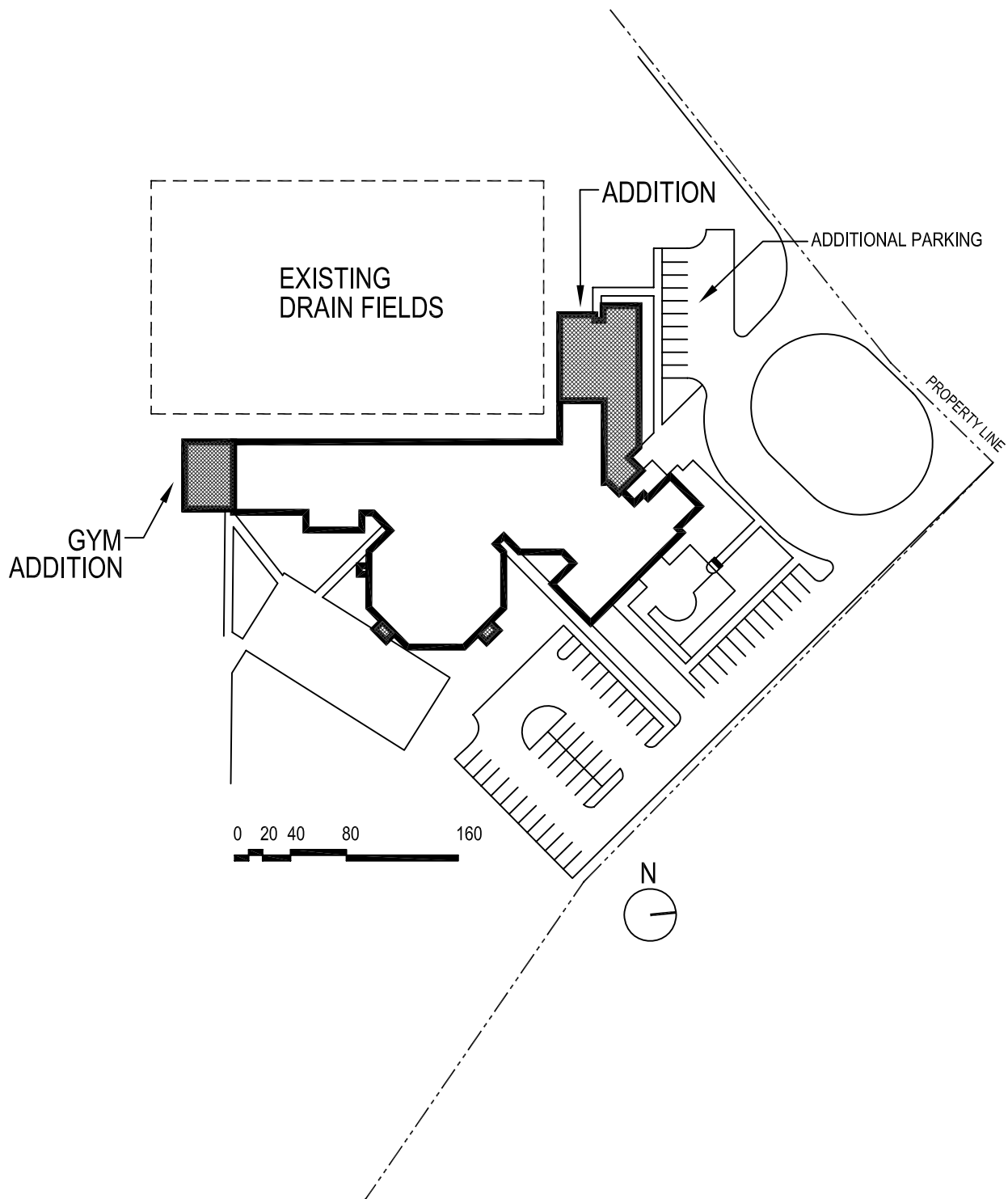
Existing Spaces to be Expanded into the Proposed Additions

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

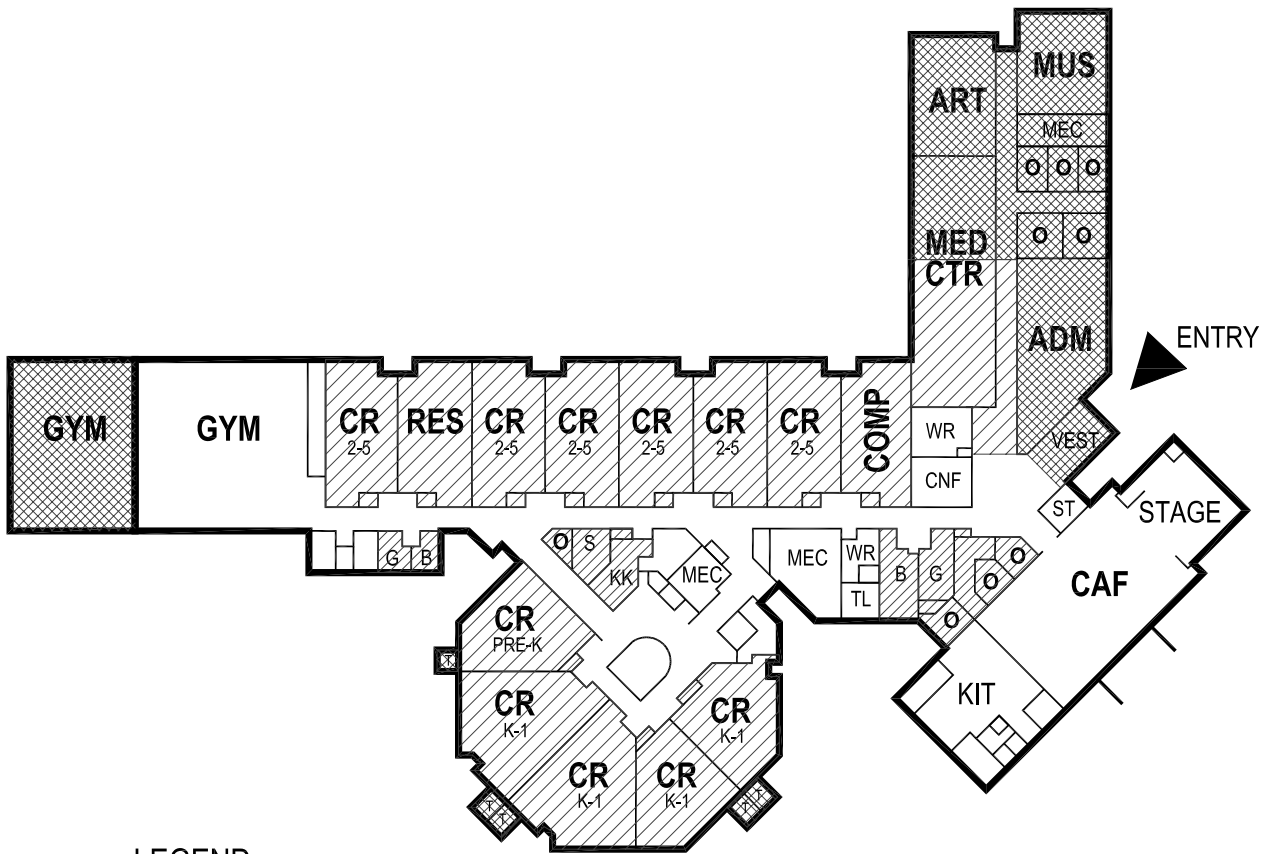
New Spaces in Proposed Additions

- 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.



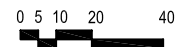
Site Plan for
Potential Additions to Red Hill Elementary
ADDITIONS TO INCREASE CAPACITY TO 214 STUDENTS
 Summer 2011



LEGEND

 PROPOSED ADDITIONS

 PROPOSED SPACES TO BE RENOVATED



Floor Plan for
Potential Additions to Red Hill Elementary
ADDITIONS TO INCREASE CAPACITY TO 214 STUDENTS
 Summer 2011

School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
Summer 2011

Potential Additions to Increase Western Albemarle High School Capacity to 1264 Students

Potential Additions to Western Albemarle High School

Albemarle County, Virginia

Summer 2011

ADDITIONS TO INCREASE CAPACITY TO 1264 STUDENTS

Project Scope: To increase the capacity of Western Albemarle High School to 1264 students, approximately 27,000 square feet will be added to the building in 2011. New spaces will include 9 full-size Teaching Spaces, 4 Small Classrooms, and associated spaces such as teacher planning rooms, faculty toilets, offices, storage, mechanical and electrical rooms, as well as an expanded Commons seating area. Areas to be renovated include the Administration and Guidance areas, the Technical Education areas (Wing A), and the kitchen serving lines. Larger windows will be provided in existing classrooms, and to accommodate the additions to the building, additional parking will be built. The project shall incorporate LEED design principles, strategies and elements.

ESTIMATED CONSTRUCTION COSTS

Additions Cost (27,000 sf x \$225/sf)	\$	6,075,000
Renovation Cost	\$	2,150,000
Sitework Cost (additional parking, etc.)	\$	650,000
LEED (3%)	\$	266,250
Contingency (10%)	\$	914,125

TOTAL ESTIMATED CONSTRUCTION COSTS	\$	10,055,375
---	-----------	-------------------

ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology (\$2000 x 180 students)	\$	360,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	1,000,000

TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	1,360,000
---	-----------	------------------

ESTIMATED TOTAL PROJECT COSTS	\$	11,415,375
--------------------------------------	-----------	-------------------

COST ESCALATION TO YEAR 2012 (2% = 2% per year for 1 Year)	\$	11,643,683
COST ESCALATION TO YEAR 2013 (4% = 2% per year for 2 Years)	\$	11,871,990
COST ESCALATION TO YEAR 2014 (6.1% = 2% per year for 3 Years)	\$	12,111,713
COST ESCALATION TO YEAR 2015 (8.2% = 2% per year for 4 Years)	\$	12,351,436
COST ESCALATION TO YEAR 2016 (10.4% = 2% per year for 5 Years)	\$	12,602,574
COST ESCALATION TO YEAR 2017 (12.6% = 2% per year for 6 Years)	\$	12,853,712

Potential Additions to Western Albemarle High School

Albemarle County, Virginia

Summer 2011

ADDITIONS TO INCREASE CAPACITY TO 1264 STUDENTS

Calculation to Determine Number of Additional Classrooms

Current Western Albemarle High School Capacities and Variation Factor

Current High School Capacity	1084
Regular Classroom Capacity	20
Special Ed / Resource Classroom Capacity	8
Scheduling Difficulties/Class Size Variation Factor	85%

Desired Student Capacity	1264
---------------------------------	-------------

Less: Current Capacity	<u>1084</u>
------------------------	-------------

Desired Additional Capacity	180
-----------------------------	-----

Divided By: Scheduling Difficulties/Class Size Variation Factor	<u>85%</u>
---	------------

Total Number of Classroom Seats Required (180 divided by 85%)	212
--	------------

Less: Special Ed / Resource Classroom Seats (8 seats/room x 4 classrooms)	<u>32</u>
---	-----------

Student Seats Required in Regular Classrooms to be Added	180
---	------------

Students per Regular Classroom	<u>20</u>
--------------------------------	-----------

Regular Classrooms to be Added (180 students divided by 20)	9.0
--	------------

Therefore, 9 Regular Classrooms and 4 Special Ed / Resource Classrooms will be added.

Potential Additions to Western Albemarle High School

Albemarle County, Virginia

Summer 2011

ADDITIONS TO INCREASE CAPACITY TO 1264 STUDENTS

Architectural Program	Number
* Standard Classroom	3
* Science Lab	3
* Learning Lab (Digital Photography/Art)	1
** Double Classroom (two adjacent classrooms with operable wall between)	1
*** Small Classroom (Special Education, Resource, Testing, etc.)	4
Science Prep Room	2
Teacher Center	2
Office (Speech, School Resource Officer, etc.)	3
Storage	2
Student Toilets	4
Faculty Toilets	2

* Counts as 1 Regular Instruction Classroom for Building Capacity Calculation.

** Counts as 2 Regular Instruction Classrooms for Building Capacity Calculation.

*** Counts as 1 Special Ed Classroom for Building Capacity Calculation.

Core Facilities Requiring Expansion/Renovation

Convert existing Administration and Guidance into Classrooms; expand Commons seating for student lunch; expand Kitchen serving lines; add central stair from Commons to the second floor; renovate locker rooms; renovate "front suite"; add sink to the Teacher's Lounge.