



Application for URBAN DESIGN COMMITTEE Review

Department of Planning and Development Review
Planning & Preservation Division
900 E. Broad Street, Room 510
Richmond, Virginia 23219
(804) 646-6335

<http://www.richmondgov.com/CommitteeUrbanDesign>

Application Type

- Addition/Alteration to Existing Structure
 New Construction
 Streetscape
 Site Amenity

- Encroachment
 Master Plan
 Sign
 Other

Review Type

- Conceptual
 Final

Project Name: Broad Rock Elementary School - Installation of two new temporary modular buildings

Project Address: 4615 Ferguson Lane, Richmond, VA 23234

Brief Project Description (this is not a replacement for the required detailed narrative) : The installation of a new 12 classroom temporary modular building and separate new temporary modular building for dining at Broad Rock Elementary School.

The temporary classroom building will consist of a unit approximately 177'-8" x 65'-0", and the temporary dining building will be approximately 60'-0" x 46'x8". The two buildings will be connected via a covered walkway that will also extend to the existing school.

Applicant Information

(on all applications other than encroachments, a City agency representative must be the applicant)

Name: Lloyd Schieldge Email: lschild@richmond.k12.va.us

City Agency: Richmond Public Schools Phone: 335.5401 (804)

Address: 1250 Ingram Avenue, Richmond, VA 23224

Main Contact (if different from Applicant): N/A

Company: N/A Phone: N/A

Email: N/A

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

UDC Background

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06 and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.



Richmond Public Schools

2907 North Boulevard
Richmond, VA 23230-3913

Facility Services

Phone: (804) 780-6251

Cell: (804) 201-8860

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Adavis5@richmond.k12.va.us

Andrew Davis, Director

URBAN DESIGN COMMITTEE

June 4, 2015

**Richmond Public Schools
Broad Rock Elementary School
4615 Ferguson Lane
Richmond, VA 23234**

Final Review

Narrative:

Richmond Public Schools is faced with a significant deficit of elementary school classroom space for the upcoming 2015/2016 school year. The District is anticipating roughly 200 additional students with no place to assign them within their districted elementary schools. Broad Rock Elementary School is already over its rated student design capacity (rated capacity = 650, current enrollment = 825), and as shown in the attached Population and Enrollment Forecast (Refer to **EXHIBIT-A**), continued growth is expected through years 2020 – 2021. The District is currently evaluating long-term plans to address the forecast population; however, to address the immediate need, the school board has tasked the RPS Administration with providing temporary (leased) modular buildings at two Richmond Public School locations: 1) Broad Rock Elementary School, and 2) Greene Elementary School. These temporary modular buildings will serve the needs of the 4th and 5th grade students at each school.

During the spring of 2014, the Richmond Public School Board assembled a Facilities Task Force to assess the District's current portfolio of facilities and develop a directional & financial blueprint for the District to follow moving forward.

A Facilities Needs Report was presented to the Richmond Public School Board by the Task Force and the Richmond Public Schools Administration on April 13, 2015. The Facilities Needs Report states to address the overcrowding issues south of the James River, the District would like to implement the following actions:

1. Rezoning
2. Construction of a new elementary school

3. Renovations and additions to the existing elementary schools

These plans are contingent upon the allocation of necessary funding. The Richmond Public Schools Administration and School Board are currently working closely with city officials and the City Council to obtain the necessary funding to implement these tasks, however until funding is allocated, the temporary modular units are proposed as a means to satisfy current capacity issues.

This project is to provide two temporary (leased) modular buildings at Broad Rock Elementary School. Building 1 is a 177'-8" x 65'-0", 12 classroom temporary modular building with restrooms, and a 60'-0" x 46'-8" temporary modular building to be used as a dining hall (Refer to **EXHIBIT-B** for proposed floor plans). The buildings will be connected with an ADA compliant covered walkway that will also extend to the existing school building. Dominion Power will provide the power hook-ups needed for the units. Descriptive data on the units has been included in the packet. We intend to have the proposed units installed by the middle of August to allow for power hook-up, as well as allowing for the teachers to set-up their new temporary classrooms, and furniture set-up in the dining facility.

Site Plan:

Please see the attached proposed site plan for location of the proposed temporary modular buildings. (Refer to **EXHIBIT-C**). Basically the modular units, as proposed, will be placed in the front of the site on the Ferguson Lane side where future athletic fields are planned. The future athletic field was designed to meet ADA access guidelines with nearby ADA parking and a concrete ramp to access the field. A temporary covered walkway is planned to connect the two temporary modular buildings with the existing school. Since the project is intended to be "temporary", only minimal landscaping is proposed. (Refer to **EXHIBIT-D** for the proposed Landscaping Plan)

Exterior lighting will be installed on both units and on the covered walkways. (Each door opening and at reasonable distances along the covered walk-way). The proposed lighting will match that of existing site lighting fixtures. No additional trash receptacles, benches or picnic tables will be added beyond what already exists on-site today.

Proposed building materials for the units are described in the attached data sheets (Refer to **EXHIBIT-E**), and include:

- HardiPanel exterior siding
- Contrasting color HardiTrim
- Steel clad exterior doors with view block
- Dual-glazed low "e" exterior windows

- Low sloped roof designed to divert drainage away from doors and windows
- Gutters and downspouts
- White EPDM roof

Timeline:

The following is the proposed anticipated timeline:

- June 1, 2015 - Submit Building Permit
- June 20, 2015 – Temporary modular buildings delivered to site
- August 15, 2015 – Certificate of Occupancy
- Ongoing – December 2015 – Planning for the overcrowding issues as noted above (redistricting, new elementary school, and renovations & additions to existing elementary schools). The planning will involve Richmond Public Schools administration, school board, city administration, and city council.
- January 2016 – Budget is approved by school board
- March 2016 - School Board’s approved budget is submitted to Mayor
- May 2016 – Richmond Public School submits for renewal of Modular Building annual permit
- June 2016 – School Board adopts revenue and expenditure budgets for new fiscal year
- July 2016 – Funding is made available and applicable professional services (A&E, Consultants, etc.) are contracted

Note: The above Timeline is contingent upon successful budget submittal, approval, and subsequent appropriations by the City.

Once a final plan to address the overcrowding has been implemented, and permanent space provided for the student population, these temporary modular building will be permanently removed from the site, including all associated walkways and utilities. The site will be returned to the current condition.

The site design and construction administration for this project will be procured utilizing an existing cooperative procurement Job Order Contract (EZIQC) thru the National Joint Powers Alliance (Contract No.: VA-060811-CCE). The temporary modular buildings will be procured utilizing an existing E & I Cooperative’s Agreement with Mobile Modular Management – Contract Number CNR01338.

As noted in the UDC Guidelines, the UDC supports the City Planning Commission’s policy, adopted July 17, 1995, which states that all future modular unit requests, including renewals of currently approved units, will not be considered unless they are submitted with a cost analysis which compares the cost of the modular unit(s) to the cost of constructing an addition or a new school in lieu of the modular unit(s).

Permanent resolution to overcrowding at Broad Rock Elementary School will involve redistricting, with additions and renovations to surrounding schools that will then accept students currently assigned to Broad Rock Elementary School. The latest data available indicates the costs associated with an addition providing adequate space would be \$5,179,550 (Refer to **EXHIBIT-F** for the RPS 2015 Facility Update Cost estimate 2-24-15. A similar comparison is John B. Cary with a proposed 15,800 s.f. addition)

If further information is required, or if clarification is desired, please contact Lloyd Schieldge, with Richmond Public Schools, directly by cell phone, at 335.5401 (804), or email, at lschield@richmond.k12.va.us

EXHIBIT-A

Population & Enrollment Forecast



RICHMOND PUBLIC SCHOOLS, VA
POPULATION AND ENROLLMENT FORECASTS

Blackwell Elementary

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
K	94	91	81	70	73	74	73	72	70	67	66	65	64	65
1	99	97	73	79	69	70	71	70	69	67	65	64	63	62
2	93	96	60	69	77	67	68	69	68	68	66	64	63	62
3	79	86	70	55	63	71	62	63	64	63	63	61	60	59
4	76	69	67	75	51	59	66	58	59	61	60	60	58	57
5	95	83	55	58	68	46	53	59	52	54	56	55	55	53
Total	536	522	406	406	401	387	393	391	382	380	376	369	363	358
Total: Elementary	536	522	406	406	401	387	393	391	382	380	376	369	363	358
Change		-14	-116	0	-5	-14	6	-2	-9	-2	-4	-7	-6	-5
Percent Change		-2.61%	-22.22%	0.00%	-1.23%	-3.49%	1.55%	-0.51%	-2.30%	-0.52%	-1.05%	-1.86%	-1.63%	-1.38%

Forecasts Developed February 2015

Green cells (2014-15 and earlier) are historical data

Blue cells (2015-16 and later) are forecasted years

Broad Rock Elementary School

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
K	53	48	125	142	133	135	135	134	133	136	135	134	133	135
1	41	50	130	156	154	156	159	159	158	157	156	155	154	153
2	35	49	136	144	168	166	168	172	172	167	166	165	164	163
3	62	38	134	138	147	171	169	171	175	174	169	168	167	166
4	33	56	95	144	142	151	176	174	176	179	177	172	171	170
5	56	50	126	101	150	148	157	183	181	180	183	181	175	174
Total	280	291	746	825	894	927	964	993	995	993	986	975	964	961
Total: Elementary	280	291	746	825	894	927	964	993	995	993	986	975	964	961
Change		11	455	79	69	33	37	29	2	-2	-7	-11	-11	-3
Percent Change		3.93%	156.36%	10.59%	8.36%	3.69%	3.99%	3.01%	0.20%	-0.20%	-0.70%	-1.12%	-1.13%	-0.31%

Forecasts Developed February 2015

Green cells (2014-15 and earlier) are historical data

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Carver Elementary School

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
K	78	92	116	103	101	101	100	99	98	99	96	95	94	95
1	63	69	94	95	98	97	97	96	95	94	93	91	90	89
2	83	68	71	80	89	92	91	91	90	90	89	88	86	86
3	66	81	81	74	82	91	94	93	93	93	93	92	91	89
4	58	56	86	62	67	75	83	86	85	86	86	86	85	84
5	55	42	57	77	56	60	68	75	77	79	80	80	80	79
Total	403	408	505	491	493	516	533	540	538	541	537	532	526	522
Total: Elementary	403	408	505	491	493	516	533	540	538	541	537	532	526	522
Change		5	97	-14	2	23	17	7	-2	3	-4	-5	-6	-4
Percent Change		1.24%	23.77%	-2.77%	0.41%	4.67%	3.29%	1.31%	-0.37%	0.56%	-0.74%	-0.93%	-1.13%	-0.76%

Forecasts Developed February 2015

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Blue cells (2015-16 and later) are forecasted years



RICHMOND PUBLIC SCHOOLS, VA
POPULATION AND ENROLLMENT FORECASTS



Ginter Park Elementary

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
K	75	73	60	78	71	65	64	63	62	61	60	59	58	60
1	85	75	70	53	70	68	62	61	60	59	59	58	57	56
2	74	82	57	59	47	62	60	55	54	55	54	54	53	52
3	75	81	64	46	53	42	55	53	49	50	51	50	50	49
4	93	82	66	58	42	49	39	51	49	47	48	48	48	48
5	72	81	53	64	55	39	46	37	48	48	46	47	47	47
Total	474	474	370	358	338	325	326	320	322	320	318	316	313	312
Total: Elementary	474	474	370	358	338	325	326	320	322	320	318	316	313	312
Change		0	-104	-12	-20	-13	1	-6	2	-2	-2	-2	-3	-1
Percent Change		0.00%	-21.94%	-3.24%	-5.59%	-3.85%	0.31%	-1.84%	0.63%	-0.62%	-0.63%	-0.63%	-0.95%	-0.32%

Forecasts Developed February 2015

Green cells (2014-15 and earlier) are historical data

Blue cells (2015-16 and later) are forecasted years

Greene Elementary

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
K	108	128	135	113	118	119	121	121	120	121	120	119	116	115
1	106	113	96	114	105	107	108	110	110	109	108	107	106	104
2	76	101	78	95	111	102	104	105	107	108	107	106	105	104
3	65	73	67	81	91	107	98	100	101	104	105	104	103	102
4	55	66	61	70	79	89	105	96	98	100	103	104	103	102
5	68	60	46	59	67	75	85	100	91	94	96	99	100	99
Total	478	541	483	532	571	599	621	632	627	636	639	639	633	626
Total: Elementary	478	541	483	532	571	599	621	632	627	636	639	639	633	626
Change		63	-58	49	39	28	22	11	-5	9	3	0	-6	-7
Percent Change		13.18%	-10.72%	10.14%	7.33%	4.90%	3.67%	1.77%	-0.79%	1.44%	0.47%	0.00%	-0.94%	-1.11%

Forecasts Developed February 2015

Green cells (2014-15 and earlier) are historical data

Blue cells (2015-16 and later) are forecasted years

Linwood Holton Elementary

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
K	118	95	101	101	103	103	102	101	100	101	99	97	96	97
1	106	106	86	92	93	94	94	93	92	91	90	88	87	86
2	99	99	97	83	86	87	88	88	87	87	86	86	84	83
3	97	99	98	80	79	82	83	84	84	84	84	83	83	81
4	91	86	96	91	74	73	76	77	78	79	79	79	78	78
5	72	74	80	95	87	71	70	73	74	76	77	77	77	76
Total	583	559	558	542	522	510	513	516	515	518	515	510	505	501
Total: Elementary	583	559	558	542	522	510	513	516	515	518	515	510	505	501
Change		-24	-1	-16	-20	-12	3	3	-1	3	-3	-5	-5	-4
Percent Change		-4.12%	-0.18%	-2.87%	-3.69%	-2.30%	0.59%	0.58%	-0.19%	0.58%	-0.58%	-0.97%	-0.98%	-0.79%

Forecasts Developed February 2015

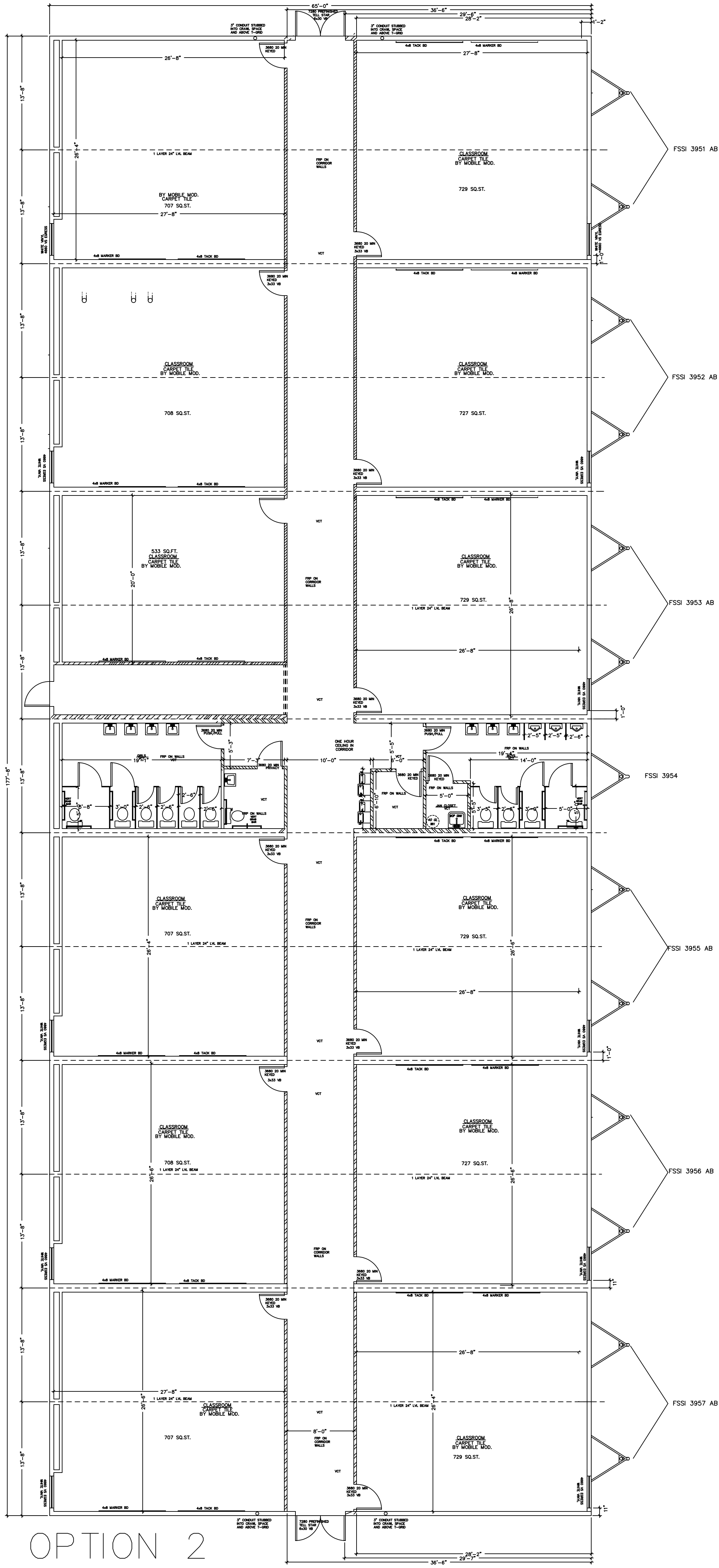
Green cells (2014-15 and earlier) are historical data

Blue cells (2015-16 and later) are forecasted years



EXHIBIT-B

Proposed Floor Plans



OPTION 2

DATE: 5-15-2015 FOR CUSTOMER APPROVAL

PLEASE MARK UP PLANS & LIST CORRECTIONS ABOVE OR ON A SEPARATE SHEET. DO NOT SIGN OFF UNLESS CHANGES HAVE BEEN MADE AND YOU ARE SATISFIED WITH STATUS OF PROJECT PLANS. WE WILL PROVIDE A NEW SET OF DRAWINGS WITH REFLECTED CHANGES IF NEEDED.

PLEASE SIGN & DATE BELOW IF YOU AGREE TO FINALIZE THIS PROJECT.

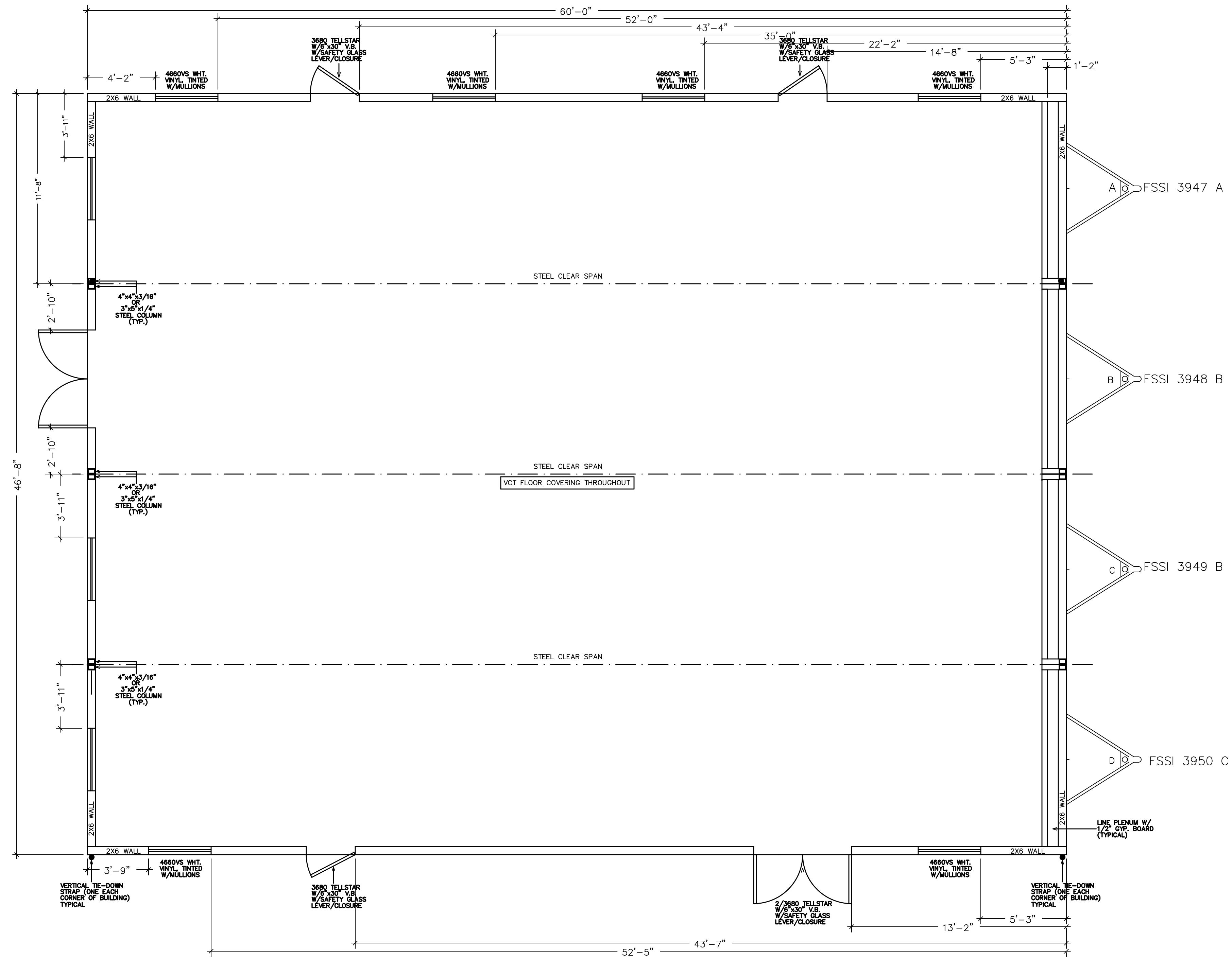
I HAVE FULLY REVIEWED THE PLANS AND SPECIFICATIONS OF THIS PROJECT. I AUTHORIZE FIRST STRING SPACE TO FINALIZE PROJECT AS IS, UNDERSTANDING THAT ANY CHANGES OR REVISIONS TO FLOOR PLAN OR THE ORIGINAL QUOTE WILL RESULT IN ADDITIONAL CHARGES.

FIRST STRING SPACE INC.
OUR STRENGTH IS YOURS.

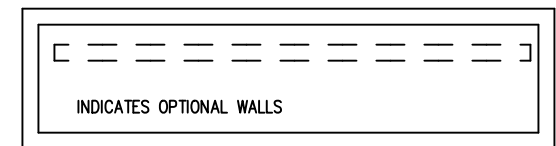
REVISION #	REVISION DATE	DESCRIPTION
1	5-14-2015	SWITCHED HVAC'S
2	5-15-2015	REDUCED SIDE HALLWAY WIDENED HVAC

FSSI-3951-57 AB

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CUSTOMER APPROVAL
DATE: 5-13-2015

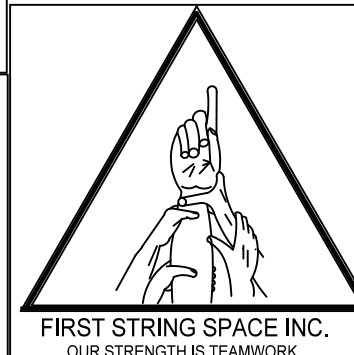


PLEASE MARK UP PLANS & LIST CORRECTIONS ABOVE OR ON A SEPERATE SHEET
 DO NOT SIGN OFF UNTIL CHANGES HAVE BEEN MADE AND YOU
 ARE SATISFIED WITH STATUS OF PROJECT PLANS
 WE WILL PROVIDE A NEW SIGN OFF DRAWING WITH REFLECTED CHANGES IF NEEDED

PLEASE SIGN & DATE BELOW IF YOU AGREE
 TO FINALIZE THIS PROJECT

X

I HAVE FULLY REVIEWED THE PLANS AND SPECIFICATIONS OF THIS PROJECT.
 I AUTHORIZE CONSENT FOR FIRST STRING SPACE TO FINALIZE PROJECT AS IS.
 I UNDERSTAND THAT ANY CHANGES OR REVISIONS TO FLOOR PLAN OR THE
 ORIGINAL QUOTE WILL RESULT IN ADDITIONAL CHARGES.



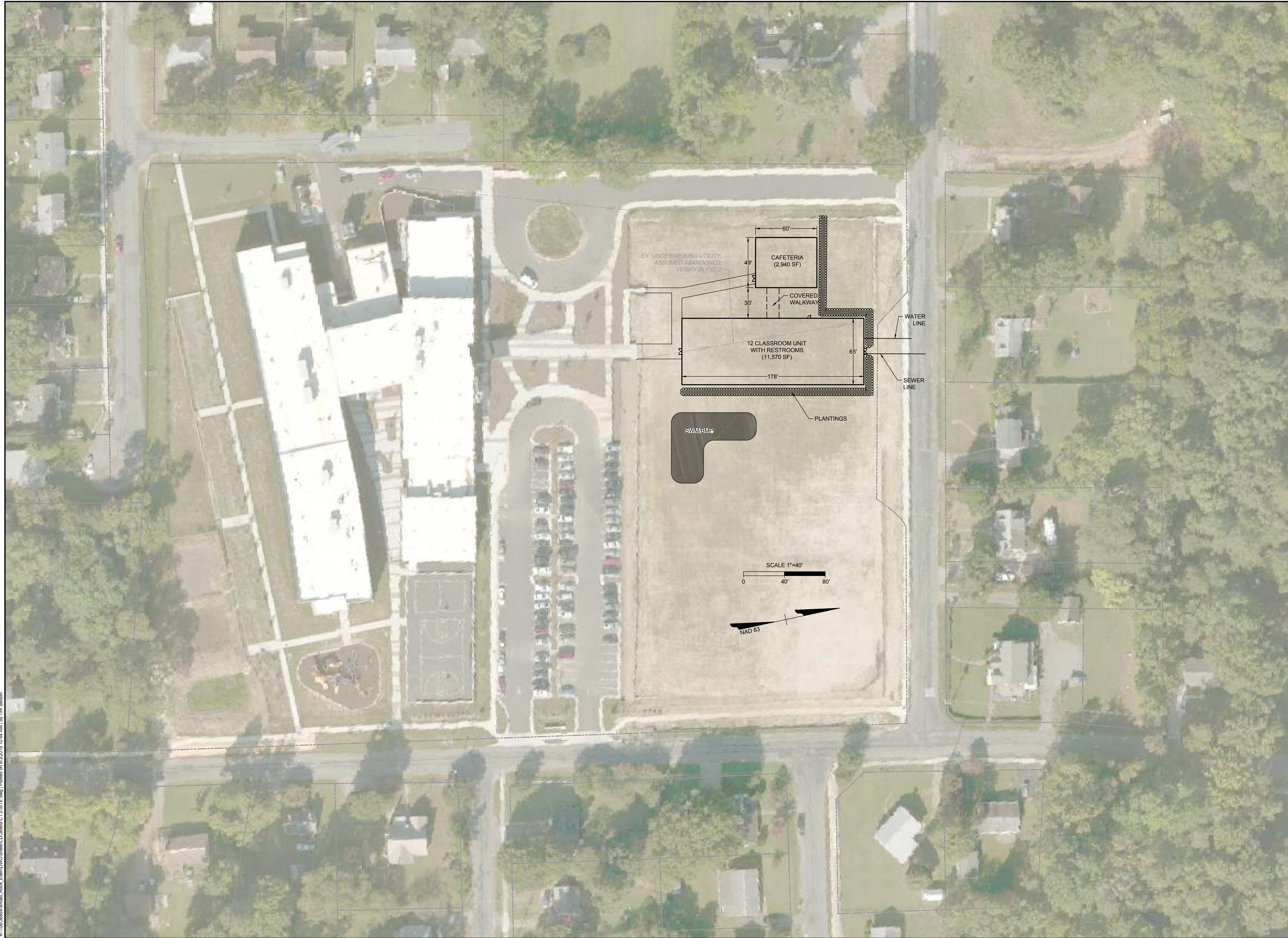
FIRST STRING SPACE INC. 992 RAILROAD AVE. EAST PEARSON, GEORGIA 31824 (912) 422-6455	
DATE: 2-9-2015	CONSTRUCTION TYPE: VB
SCALE: NTS	SZ: 36x42
CODER: BIC	OCCUPANCY: B
STATES: GA MD NC VA	FILE NAME: 00 3947 A-2010 C
\\Fssisrv\drafting\Shared DWG\David Dwgs\Preliminary DWG\00 3947-50 A-C	
WIND SPEED: 135	
SERIAL #: FSSI 3947A-50 C	BY: DAVID
DESTINATION:	

REVISION #:	REVISION DATE:	DESCRIPTION:

EXHIBIT-C

Proposed Site Plan

R:\10036859-Broad_Rock_Elementary\DWG\Sheet\CD\36859-C1 (0-SITE).dwg [Printed on 6/30/15 10:44 AM] by Tim Selton



THIS DRAWING PREPARED AT THE
TIMMONS GROUP
 4701 Owens Way, Suite 900 | Prince George, VA 23875
 TEL 804-341-0600 FAX 804-368-1311 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE
 6/3/15

DRAWN BY
 J. WALL

DESIGNED BY
 T. SELDON

CHECKED BY
 T. SELDON

SCALE
 1"=40'

TIMMONS GROUP

BROAD ROCK ELEMENTARY
 ##### DISTRICT - RICHMOND CITY - VA
 SITE PLAN

JOB NO.
 36859

SHEET NO.
 C3.0

REVISION DESCRIPTION	
DATE	
DRAWN BY	J. WALL
DESIGNED BY	T. SELDON
CHECKED BY	T. SELDON
SCALE	1"=40'

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EXHIBIT-D

**Proposed Landscaping Plan
(To be submitted by 5-22-2014)**

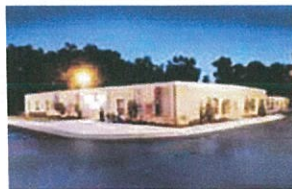
EXHIBIT-E

Data Sheets

Mobile Modular's

CampusMaker ModPod®

The Flexible Solution for Sustainable Learning Spaces



CampusMaker ModPod – the state-of-the-art eco-friendly modular classroom.



Adaptable Classrooms for Today's Changing Schools.

Sustainable and customized learning environments.

Fluctuating school enrollment. Shifting demographics. Changing expectations. The CampusMaker ModPod® delivers the flexible solutions for today's rapidly evolving educational needs.

Today's school districts are progressively seeking better, more secure and adaptable ways to make the most of their available space. Now with the revolutionary CampusMaker ModPod, creating a reusable and sustainable learning environment has never been easier.

Constructed of durable materials and designed to be easily configured into a wide variety of self-contained classroom complexes, the CampusMaker ModPod delivers what every school needs: energy efficiency, security and a building design that is easily adaptable to different enrollment needs.

Optimum Flexibility

The expandable and retractable design of the CampusMaker ModPod not only offers the ease of reconfiguration but also a wide variety of configuration options, enabling the Facilities Departments to prepare for most enrollment situations.

These configurations include restrooms, administrative offices, libraries, laboratories, music classrooms and more.

Tangible Savings

The innovative side-by-side installation of the classrooms significantly reduces the length of utility runs, electrical and plumbing connections, walkways, stairs and access ramps.

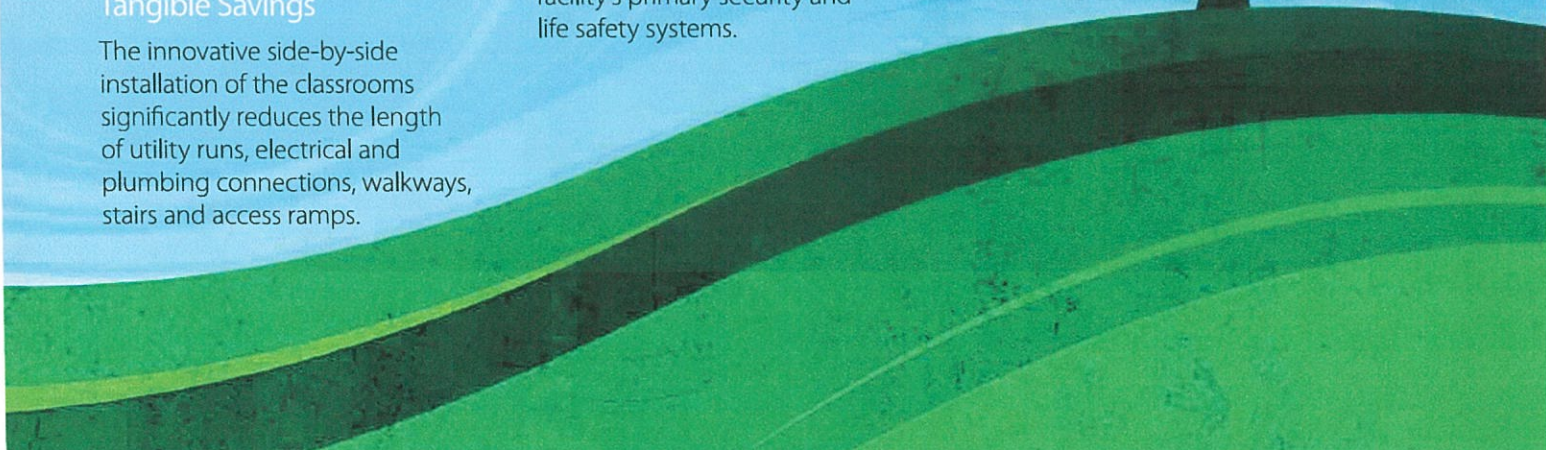
All perimeter walls of each double classroom contained within a CampusMaker ModPod are finished as exterior walls. This allows for easy reconfiguration of the CampusMaker ModPod to a larger or smaller size based upon enrollment. Further, reconfiguration can be performed with minimal disruption to the adjacent classrooms.

Safety and Security

When Mobile Modular designed the CampusMaker ModPod, one of our primary goals was to create a modular classroom system that ensured the safety and security of students and staff.

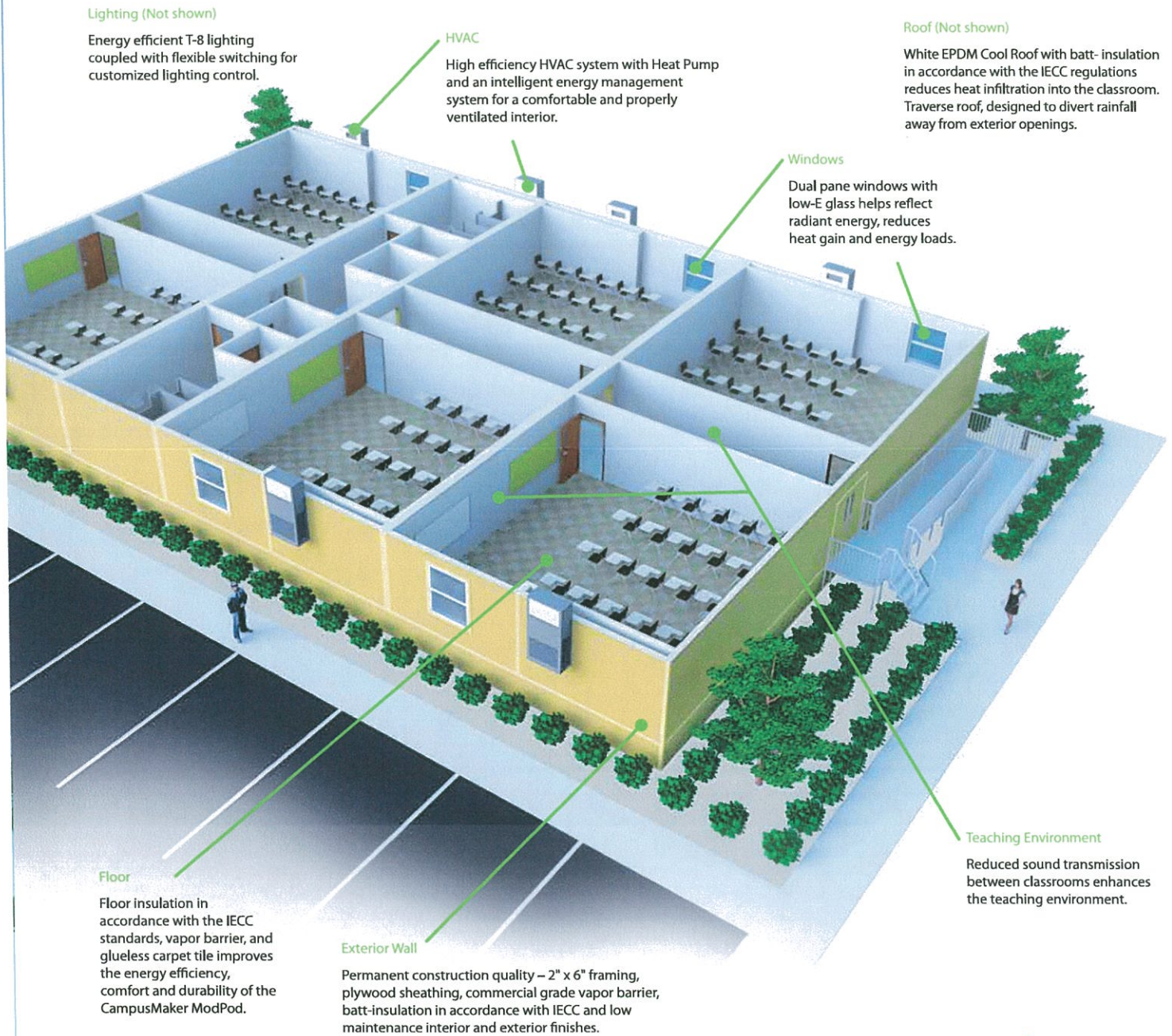
Each CampusMaker ModPod complex is accessed via an internal corridor with steel clad exterior doors, self-closers and panic hardware. To ensure further safety and security, each classroom is accessed through a solid core fire rated door with a large view block and locking system.

All doors can be equipped with optional alarms, electronic entry control and easily integrated with each facility's primary security and life safety systems.



Let us take care of all of your space needs.

Mobile Modular's CampusMaker ModPod® Complex



The above illustration depicts a six classroom CampusMaker ModPod complex, with a restroom module and integrated interior corridor. A CampusMaker ModPod classroom module is comprised of two classrooms (27'-0" x 28'-0")* with an egress corridor. Each classroom is approximately 790 sq. ft. and can accommodate up to 35 students. The interior corridor is 8'-0" wide and is further enhanced with a one hour fire rated construction to protect the occupants. Sprinklers can be installed for additional protection.

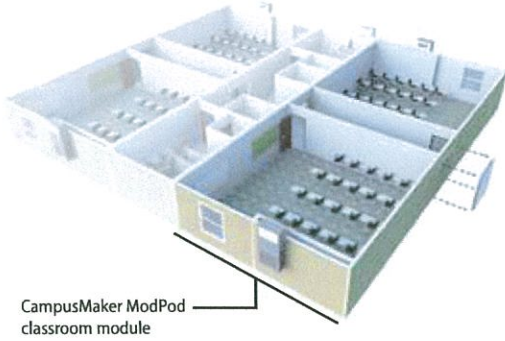
www.mobilemodularrents.com

*The availability of the product and its features may vary. Please contact your sales specialist for further information. These specifications are subject to change without notice.



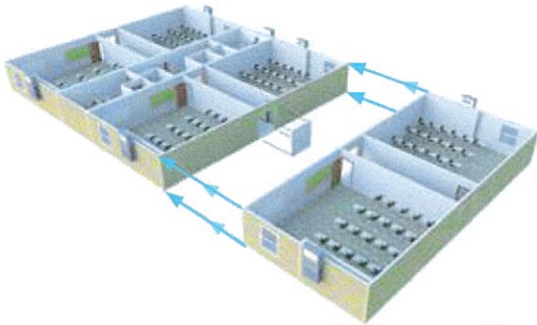
It's as easy as adding and subtracting.
Protected, Flexible and Environmentally Friendly.

Four classroom configuration.



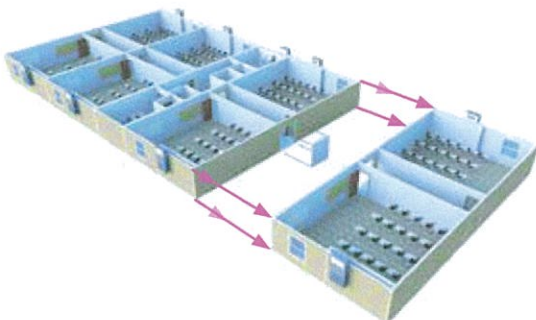
To adjust the size of the CampusMaker ModPod the two classroom module at either end can be detached and relocated to another site or school. Construction of a new exterior wall is not required as the wall and finishes are already in place. This feature minimizes the down time due to construction and disruption to the remainder of the classroom complex.

Add an additional classroom module to expand the CampusMaker ModPod complex.



By simply removing and relocating the existing security entrance doors to the newly expanded CampusMaker ModPod this classroom complex is set to operate with six classrooms, a restroom module and corridor. All this can be accomplished with minimal disruption to the occupants and in most cases, the work can be completed in just a few days.

Retract a classroom module to reduce the CampusMaker ModPod complex.



All CampusMaker ModPod® classrooms feature:

- High efficiency HVAC system with Heat Pump
- Intelligent energy management system, featuring automatic temperature, humidity and fresh air exchange controls
- High performance building insulation
- Energy efficient T-8 electronic ballast and lamps
- Commercial grade, heavy duty vapor barrier
- White EPDM Cool Roof
- Traverse roof, designed to divert rainfall drainage away from exterior openings
- Glueless carpet tiles - 100% recyclable, made from post consumer materials
- Dual pane low-E window

Additionally, the CampusMaker ModPod, also offers a comprehensive selection of options to meet the demands of even the most stringent specifications.

CampusMaker ModPod sustainable options include:

- Passive shading devices
- UVC light for HVAC condenser cells
- CO₂ monitoring system
- Radiant heat barrier
- Tubular Daylighting System
- LED fixtures and lamps
- Natural fiber insulation
- Forest Stewardship Council (FSC) certified lumber
- Locally sourced materials
- Low flush toilet with smart valve
- Tankless hot water heater
- Automated faucet
- Automated paper towel dispenser
- Automated hand soap dispenser





Mid Atlantic Regional Office
4301-C Stuart Andrew Blvd.
Charlotte, NC 28217

Georgia Sales Office
Buford, GA

**Maryland - Washington D.C.
& Virginia Sales Office**
Bel Air, MD
Brandywine, MD

North Carolina Sales Office
Charlotte, NC

800.944.3442
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EXHIBIT-F

RPS 2015 Facility Update Cost Estimate 3-24-15

RPS - Facility Report
Review of Building Construction Costs

Richmond Public School Buildings	Type of Project	Existing SF	2015 Costs	Comments	2015 Costs (650 Basis)	Comments
Elementary Schools						
Bellevue ES	Complete renovation/replacement	55,623	\$10,012,140	limited site/functional obsolescence	\$10,012,140	limited site/functional obsolescence
Blackwell ES	None- newer building	83,251	\$0	1998 construction	\$0	1998 construction
Broad Rock ES	None- new building	90,810	\$0	2012 construction	\$0	2012 construction????
Carver, G.W. ES	Major renovation	100,000	\$13,000,000		\$13,000,000	
Cary, John B. ES	Minor renovation/addition	46,711	\$2,335,550	Addition needed to meet program req	\$5,179,550	15,800 sf CR addition
Chimborazo ES	Minor renovation	75,370	\$3,768,500		\$4,668,500	5,000 sf CR addition
Fairfield Court ES	Complete renovation/replacement with addition	44,398	\$7,991,640	Addition needed to meet program req	\$11,231,640	18,000 sf CR addition w/ multipurpose
Fisher, J.B. ES	Minor renovation/addition	44,222	\$2,211,100	Addition needed to meet program req	\$5,451,100	18,000 sf CR addition w/ multipurpose
Fox, William ES	Major renovation/addition	58,260	\$7,573,800	Addition needed to meet program req	\$8,383,800	4,500 sf multipurpose addition
Francis, J. L. ES	Minor renovation/addition	56,954	\$2,847,700	Addition needed to meet program req	\$4,971,700	11,800 sf addition
Ginter Park ES	Major renovation	60,371	\$7,848,230		\$7,848,230	
Greene, E.S.H. ES	Complete renovation/replacement with addition	41,490	\$7,468,200	Addition needed to meet program req	\$11,518,200	22,500 sf CR addition w/ multipurpose
Holton, Linwood ES	None- newer building	80,548	\$0	1998 construction	\$0	1998 construction
Jones, Miles J ES	None- newer building	80,548	\$0	1999 construction	\$0	1999 construction
Mason, George ES	Complete renovation/replacement	67,048	\$12,068,640		\$13,418,640	7,500 sf CR addition
Munford, Mary ES	Moderate renovation	64,468	\$5,802,120		\$7,926,120	11,800 sf addition
Oak Grove ES	None- new building	90,810	\$0	2012 construction	\$0	
Overby- Sheppard ES	Moderate renovation	49,300	\$4,437,000		\$7,677,000	18,000 sf CR addition w/ multipurpose
Redd, E.D. ES	Moderate renovation/addition	56,671	\$5,100,390	Addition needed to meet program req	\$8,502,390	10,000 sf addition
Reid, G.H. ES	Major renovation/addition	64,964	\$8,445,320	Addition needed to meet program req	\$9,255,320	4,500 sf multipurpose addition
Southampton ES	Complete renovation/replacement with addition	56,521	\$10,173,780	Addition needed to meet program req	\$11,973,780	10,000 sf CR addition
Stuart, J.E.B. ES	Major renovation/addition	44,408	\$5,773,040	Addition needed to meet program req	\$7,033,040	7,000 sf CR addition
Swansboro ES	Complete renovation/replacement with addition	48,183	\$8,672,940	Addition needed to meet program req	\$12,272,940	20,000 sf CR addition
Westover Hills ES	Moderate renovation/addition	50,008	\$4,500,720	Addition needed to meet program req	\$7,344,720	15,800 sf CR addition
Woodville ES	Complete renovation/replacement	76,928	\$13,847,040		\$13,847,040	
Subtotal ES		1,587,865	\$143,877,850		\$181,515,850	
Middle Schools						
Binford MS	Complete renovation/replacement	98,013	\$18,622,470	limited site/functional obsolescence	\$18,622,470	limited site/functional obsolescence
Boushall, T. C. MS	Minor renovation	128,530	\$6,426,500		\$6,426,500	
Brown, Lucille M. MS	None- newer building	129,775	\$0	1998 Construction	\$0	1998 Construction
Elkhardt MS	Complete renovation/replacement with addition	91,575	\$17,399,250	Addition needed to meet program req	\$26,899,250	add 50,000 sf
Henderson, T.H. MS	Major renovation	188,131	\$25,397,685		\$25,397,685	
Hill, A.H. ES	Major renovation	81,152	\$10,955,520	limited site, historic	\$10,955,520	limited site, historic
King Jr., Martin Luther MS	None- new building	147,000	\$0	Recent replacement	\$0	Recent replacement
Thompson MS	Complete renovation/replacement with addition	108,364	\$20,589,160	Addition needed to meet program req	\$26,289,160	add 30,000 sf
Subtotal MS		972,540	\$99,390,585		\$114,590,585	
High Schools						
Armstrong HS	Moderate renovation	237,532	\$23,753,200	Former Kennedy HS	\$23,753,200	Former Kennedy HS
Huguenot HS	New- recent replacement	253,821	\$0		\$0	
Jefferson, Thomas HS	Major renovation	179,993	\$26,098,985		\$26,098,985	
Marshall, John HS	Major renovation	230,994	\$33,494,130		\$33,494,130	
Wythe, George HS	Major renovation	243,114	\$35,251,530		\$35,251,530	

RPS - Facility Report
Review of Building Construction Costs

Richmond Public School Buildings	Enrollment	Technology	Furniture	Athletics	Soft	Total - No Change	Soft - 650 Basis	Total - 650 Basis
Subtotal HS	4,961	\$5,344,500	\$3,563,000	\$31,503,700	\$37,525,386	\$196,534,431		
Specialty Schools								
Amelia Street	52	78,000	52,000	0	762,930	3,944,650		
Franklin Military Academy	358	537,000	358,000	0	1,187,713	6,833,563		
Open High School	182	273,000	182,000	0	934,950	5,129,750		
Richmond Alternative School	243	364,500	243,000	0	3,830,543	19,760,213		
Richmond Community HS	214	321,000	214,000	0	1,382,975	7,449,875		
Richmond Technical Center		0	0	0	6,794,156	33,970,781		
Blackwell Preschool Learning Center	260	390,000	260,000	0	844,020	4,870,100		
King, M.L. Preschool Learning Center	250	0	0	0	0	0		
Mary Scott Preschool Learning Center	250	375,000	250,000	0	1,543,978	8,344,888		
Maymont Preschool Learning Center	207	310,500	207,000	0	1,168,668	6,360,838		
Subtotal Specialty Schools	2,016	\$2,649,000	\$1,766,000	\$0	\$18,449,931	\$96,664,656		
Total Cost All Schools		\$26,175,000	\$17,450,000	\$42,033,700	\$119,424,926	\$640,749,631	\$45,378,964	\$250,149,814
		\$1,075,500	\$717,000	\$0	\$3,556,665	\$19,573,825	\$0	\$0
		\$25,099,500	\$16,733,000	\$42,033,700	\$115,868,261	\$621,173,806	\$45,378,964	\$250,149,814
						625,000,000		668,221,307

RPS - Facility Report
Review of Building Construction Costs

Richmond Public School Buildings	Enrollment	Technology	Furniture	Athletics	Soft	Total - No Change	Soft - 650 Basis	Total -650 Basis
Elementary Schools								
Bellevue ES	338	507,000	338,000	0	2,503,035	13,360,175	2,503,035	13,360,175
Blackwell ES	411	0	0	0	0	0	0	0
Broad Rock ES	827	0	0	0	0	0	0	0
Carver, G.W. ES	565	847,500	565,000	0	3,250,000	17,662,500	3,250,000	17,662,500
Cary, John B. ES	296	444,000	296,000	0	583,888	3,659,438	1,294,888	7,214,438
Chimborazo ES	503	754,500	503,000	0	942,125	5,968,125	1,167,125	7,093,125
Fairfield Court ES	543	814,500	543,000	0	1,997,910	11,347,050	2,807,910	15,397,050
Fisher, J.B. ES	371	556,500	371,000	0	552,775	3,691,375	1,362,775	7,741,375
Fox, William ES	564	846,000	564,000	0	1,893,450	10,877,250	2,095,950	11,889,750
Francis, J. L. ES	554	831,000	554,000	0	711,925	4,944,625	1,242,925	7,599,625
Ginter Park ES	358	537,000	358,000	0	1,962,058	10,705,288	1,962,058	10,705,288
Greene, E.S.H. ES	533	799,500	533,000	0	1,867,050	10,667,750	2,879,550	15,730,250
Hofton, Linwood ES	579	0	0	0	0	0	0	0
Jones, Miles J ES	591	0	0	0	0	0	0	0
Mason, George ES	484	726,000	484,000	0	3,017,160	16,295,800	3,354,660	17,983,300
Munford, Mary ES	516	774,000	516,000	0	1,450,530	8,542,650	1,981,530	11,197,650
Oak Grove ES	692	0	0	0	0	0	0	0
Overby- Sheppard ES	456	684,000	456,000	0	1,109,250	6,686,250	1,919,250	10,736,250
Redd, E.D. ES	470	705,000	470,000	0	1,275,098	7,550,488	2,125,598	11,802,988
Reid, G.H. ES	656	984,000	656,000	0	2,111,330	12,196,650	2,313,830	13,209,150
Southampton ES	478	717,000	478,000	0	2,543,445	13,912,225	2,993,445	16,162,225
Stuart, J.E.B. ES	381	571,500	381,000	0	1,443,260	8,168,800	1,758,260	9,743,800
Swansboro ES	281	421,500	281,000	0	2,168,235	11,543,675	3,068,235	16,043,675
Westover Hills ES	437	655,500	437,000	0	1,125,180	6,718,400	1,836,180	10,273,400
Woodville ES	518	777,000	518,000	0	3,461,760	18,603,800	3,461,760	18,603,800
Subtotal ES	12,402	\$13,953,000	\$9,302,000	\$0	\$35,969,463	\$203,102,313	\$45,378,964	\$250,149,814
Middle Schools								
Binford MS	214	321,000	214,000	4,620,000	5,810,618	29,588,088		
Boushall, T. C. MS	606	909,000	606,000	180,000	1,651,625	9,773,125		
Brown, Lucille M. MS	749	0	0	235,000	58,750	293,750		
Elkhardt MS	490	735,000	490,000	295,000	4,423,563	23,342,813		
Henderson, T.H. MS	508	762,000	508,000	165,000	6,390,671	33,223,356		
Hill, A.H. ES	508	762,000	508,000	4,650,000	3,901,380	20,776,900		
King Jr., Martin Luther MS	739	0	0	145,000	36,250	181,250		
Thompson MS	493	739,500	493,000	240,000	5,207,290	27,268,950		
Subtotal MS	4,307	\$4,228,500	\$2,819,000	\$10,530,000	\$27,480,146	\$144,448,231		
High Schools								
Armstrong HS	981	1,471,500	981,000	7,170,700	7,730,975	41,107,375		
Huguenot HS	1,398	0	0	0	0	0		
Jefferson, Thomas HS	877	1,315,500	877,000	7,608,200	8,426,796	44,326,481		
Marshall, John HS	775	1,162,500	775,000	8,278,800	10,443,233	54,153,663		
Wythe, George HS	930	1,395,000	930,000	8,446,000	10,924,383	56,946,913		

EXHIBIT-G

**Supporting Documents
(To be included prior to 5-22-2015)**

RICHMOND PUBLIC SCHOOLS

301 NORTH NINTH STREET

RICHMOND, VA 23219-1927



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Assistant Superintendent Support Services
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May 28, 2015

Dear Members, Urban Design Commission,

At the present time Broad Rock Elementary School, which has been open approximately two (2) years, has a current enrollment of 827 students in a building that was designed with a functional capacity of 650 students.

The increase in student enrollment is attributed the following two (2) primary reasons:

- 1) The new school retained students in the zone normally who in the past attended a school outside of the Broad Rock zone, and
- 2) An increase in Hispanic population

As part the Facilities Task Force "Facilities Needs Report" enrollment for fiscal years 2016 thru 2025 was computed. We are anticipating that Broad Rock Elementary School will see an increase of sixty-nine (69) students in fiscal year 2016. This increase will push the total capacity to 896 students. The current school building does not have the classroom space and dining room to handle these additional students.

Due to the timing of when projections were completed, we did not have sufficient time to implement a permanent strategy to address this capacity situation. The long-term strategy is the re-zone three schools, which will result in lowering the student population at Broad Rock to fit within the functional capacity of the building and to utilize seats at a school that is not projected to grow over the upcoming ten (10) fiscal years.

Since we are unable to execute our strategy before the start of 2015-2016 school year, we hereby request permission to bring in a 12-room classroom modular building including restrooms and a modular dining hall which shall be leased on an annual basis. Our intent is to have these units onsite for one (1) year, with a maximum of two (2).

Per our projections we are anticipating a significant growth in our student population in our student population in the southern portion of the District over the next ten (10) years. In order to address this increase in student population, we have requested funding for the construction a new elementary school, renovations and additions to the existing elementary schools, and a new middle school, all in this area. All of these steps are integral components in addressing the overall facilities needs of the District to meet the growing student population.

Please be advised that due to the existing building footprint, the only feasible location for the location on the temporary modular units is in the front yard. The last option that we wanted to entertain in order to accommodate the student population growth was to place students in modular buildings however, we do not believe there are any other options currently available. This solution is intended to be very temporary.

This plan has been reviewed by the School Board, RPS Administrators, the school Principal, and school staff and everyone realizes that we are taking a portion of the playing field. We are doing everything possible to minimize to impact on the playing field.

We are hopeful that you will look favorably on our request, meanwhile, should you have any questions or need clarification; please do not hesitate to contact me directly.

Regards,

Tommy Kranz
Assistant Superintendent of Support Services