



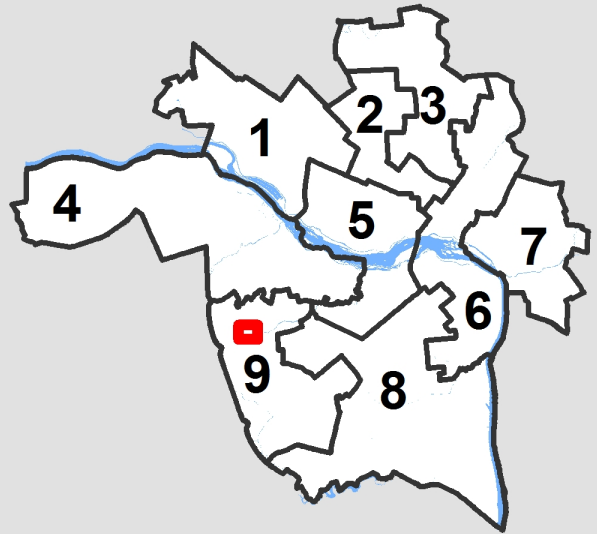
City of Richmond Department of Planning & Development Review

Location, Character, and Extent

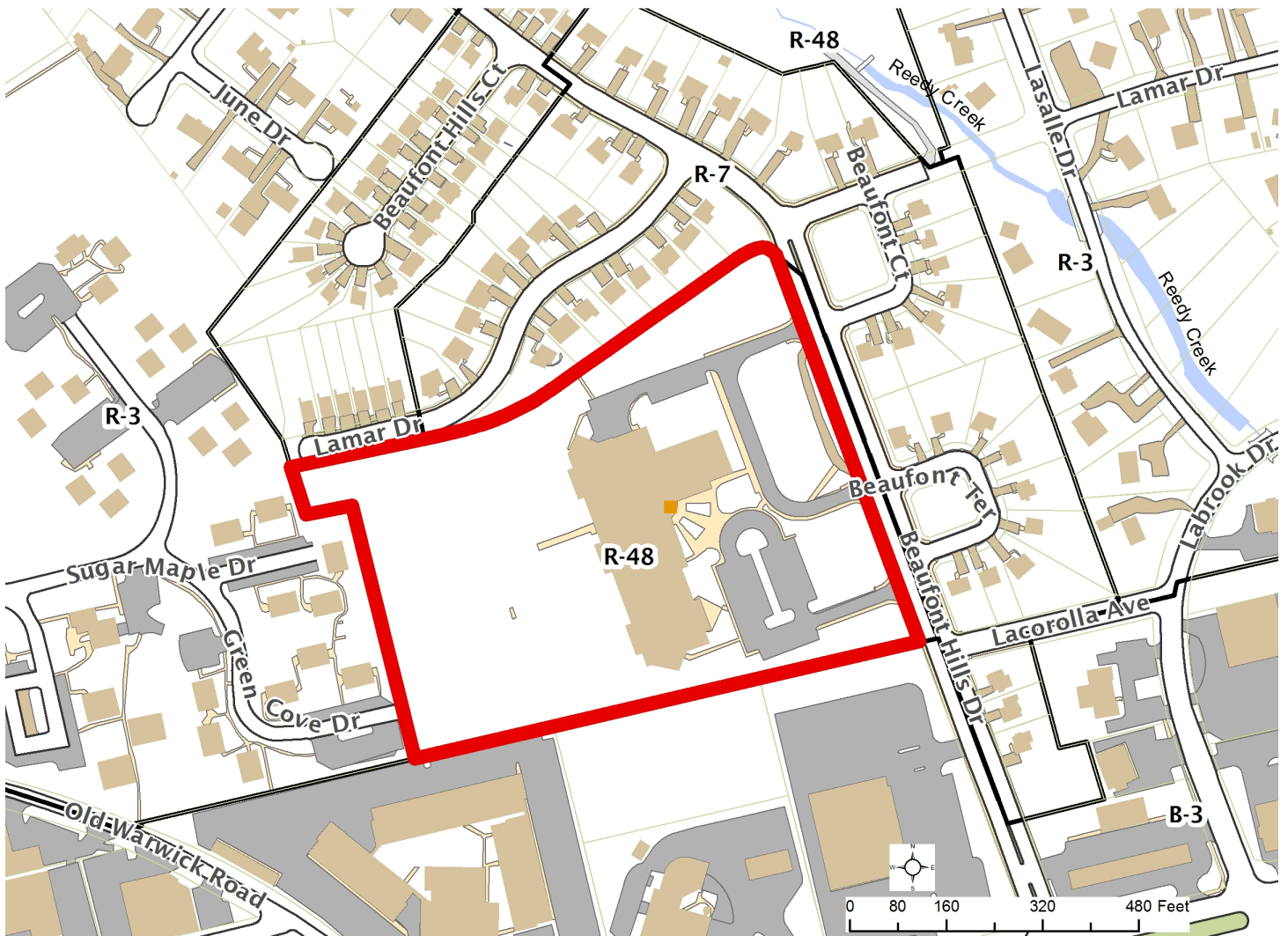
LOCATION: Modular Building at Miles Jones Elementary School

COUNCIL DISTRICT: 9

PROPOSAL: Final review of a modular classroom building at Miles Jones Elementary School.



For questions, please contact Kathleen Onufer at 646-5207 or Kathleen.Onufer@richmondgov.com





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: Miles J Jones Elementary School - Installation of New 8 - Classroom Modular Build. w/Restrooms

Project Address: 200 Beaufont Hills Drive, Richmond, Virginia 23225

Brief Project Description (this is not a replacement for the required detailed narrative): The installation of a new (8) classroom building at Miles J Jones will add to the current student capacity at this school.

The temporary classroom building will be approximately 124'-0" x 65'-0" in size.

Applicant Information

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

Name: Lloyd Schieldge **Email:** lshield@richmond.k12.va.us

City Agency: Richmond Public Schools **Phone:** 804-335-5401

Address: 1250 Ingram Avenue, Richmond, Va. 23225

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

Company: N/A **Phone:** N/A

Email:

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.



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Submission Requirements

- 10 copies of the application cover sheet and all support materials (see below), unless the application is for an encroachment, in which case only 6 copies are required. Plan sheets should be 11" x 17", folded to 8 1/2" x 11". If it is not possible to scale plans to these dimensions, please provide one set of larger, scaled plans.
- An electronic copy (PDF preferred) of all application materials, which can be burned to disc, emailed, or delivered by FTP.

All applications must include the attached cover sheet and the following support materials, as applicable to the project:

For Conceptual Review

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan which shows the general location and character of plant materials and notes any existing tree to be removed.

For Final Review

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type and location must be noted on the landscape plan.
- The location of all lighting units should be noted on a site plan, including wall-mounted, site and parking lot lighting. Other site details, such as benches, trash containers and special paving materials, should also be located. Include specification sheets for each item.
- Samples of all proposed exterior building materials, including but not limited to brick, mortar, shingles, siding, glass, paint and stain colors. When an actual sample cannot be provided, a product information sheet that shows the item or a photo of an existing item may be substituted.

Review and Processing

Once an application is received, it is reviewed by staff, who compile a report that is sent to the UDC. A copy of the report and the meeting agenda will be sent to the applicant prior to the meeting. The applicant or a representative should be present at the UDC meeting or the application may be deferred to the next regularly scheduled meeting. It is also strongly suggested that a representative of the City Agency which will have final responsibility for the item be present at the meeting (if the applicant and the representative are not the same). Once the UDC recommends action on the application, it is automatically placed on the agenda for the next City Planning Commission (CPC) meeting. An exception to this is encroachment applications, recommendations for which are forwarded to the Department of Public Works. The applicant or a representative must be present at the CPC meeting or the application may be deferred to the next regularly scheduled meeting.



Application for URBAN DESIGN COMMITTEE Review

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MEETING SCHEDULE 2015-2016

UDC Meetings	UDC Submission Deadlines	Anticipated Date of Planning Commission Following the UDC Meeting
December 10, 2015	November 12, 2015*	January 4, 2016
January 7, 2016	December 10, 2015**	January 19, 2016 ¹
February 4, 2016	January 14, 2016	February 16, 2016 ²
March 10, 2016	February 18, 2016	March 21, 2016
April 7, 2016	March 17, 2016	April 18, 2016
May 5, 2016	April 14, 2016	May 16, 2016
June 9, 2016	May 19, 2016	June 20, 2016
July 7, 2016	June 16, 2016	July 18, 2016
August 4, 2016	July 14, 2016	September 6, 2016 ³
September 8, 2016	August 18, 2016	September 19, 2016
October 6, 2016	September 15, 2016	October 17, 2016
November 10, 2016	October 20, 2016	November 21, 2016
December 8, 2016	November 10, 2016*	January 3, 2017 ⁴

¹ Monday, January 18th is a City of Richmond Holiday

² Monday, February 15th is a City of Richmond Holiday

³ Monday, September 5th is a City of Richmond Holiday

⁴ Monday, January 2nd, 2017 is a City of Richmond Holiday

* Moved forward to account for Thanksgiving Holiday Schedule

** Moved forward to account for Winter Holiday Schedule

For further information or assistance, please contact the Planning and Preservation Division by phone at (804) 646-6335 or by email at DCDCompPlan@RichmondGov.com.

Information about the UDC along with the application and meeting schedule is available at the City of Richmond website, <http://www.richmondgov.com/CommitteeUrbanDesign>



Richmond Public Schools

1250 Ingram Avenue
Richmond, VA 23224

Facility Services
Fax: (804)780-6120

URBAN DESIGN COMMITTEE

August 4, 2016

Richmond Public Schools
Miles Jones Elementary School
200 Beaufont Hill Drive
Richmond, VA 23225

Final Review

Narrative:

Richmond Public Schools had a significant deficit of elementary school classroom space south of the river for the 2014/2015 & 2015/2016 school years and this trend continues for the foreseeable future. Miles Jones Elementary School has a functional capacity of 592 students in the main building, plus an additional 114 in the existing modular classroom building, for a total functional capacity of 706. The final 2015-2016 enrollment at Miles Jones Elementary School was 712 (including Pre-K). The total enrollment is expected to continue this upward growth until leveling off in 2024-2025. (Refer to **EXHIBIT-A** for the Population and Enrollment Forecasts).

The District installed a six (6) classroom modular building during the Winter Break of 2015/2016 in an effort to alleviate the population growth, we are now proposing another eight (8) classroom building at this location to further address the ongoing overpopulation issue.

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 that in order to address the overcrowding issues south of the river, the District would like to implement the following actions:

1. Rezoning Construction of a new elementary school

2. 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 one temporary eight (8) classroom modular buildings at Miles Jones Elementary School. The proposed building is a 126'-0" x 65'-0", 8-classroom temporary modular building with restrooms (Refer to **EXHIBIT-B** for Proposed Floor Plans). The buildings will be accessed by ADA compliant walkway that will extend to the existing school building on one side, and to the existing modular classroom building on the other side. 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 December (2016) to allow for power hook-up, as well as allowing for the teachers to set-up their new temporary classrooms, and furniture delivery and set-up, prior to the students returning from Winter Break.

Site Plan:

Please see the attached site plans (Refer to **EXHIBIT-C**) for location of the proposed temporary modular buildings on the existing site.

Since these units are temporary, only minimal landscaping is proposed for this project and RPS is open to recommendations (Refer to **EXHIBIT-D**).

Exterior lighting will be installed on the unit. (Each door opening). 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 timeline:

- November 15, 2016 – Temporary modular buildings delivered to site
- December 30, 2016 – Certificate of Occupancy

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 existing condition.

The site design and construction administration for this project will be procured utilizing an existing Term Contract with an A&E. 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 as addition or a new school in lieu of the modular units.

Permanent resolution to overcrowding at Miles Jones Elementary School will involve redistricting, with additions and renovations to surrounding schools that will then accept students currently assigned to Miles Jones Elementary School. The latest data available indicates the costs associated with the proposed redistricting/building additions, and renovations, will be \$66,318,450 (Refer to **EXHIBIT-F** for the RPS 2015 Facility Update Cost Estimate 3-24-15). The estimated cost of delivery/installation & first year lease of the modular unit will be \$421,404

If further information is required, or if clarification is desired, please contact Mr. Tommy Kranz, Chief Operation Officer, Richmond Public Schools by telephone, at 780.7707, or email, at tkranz@richmond.k12.va.us

Attachments: EXHIBIT-A: Population & Enrolment Forecast
EXHIBIT-B: Proposed Building Plans
EXHIBIT-C: Proposed Site Plan
EXHIBIT-D: Proposed Landscaping Plan – (Reserved for comments by Planning Commission)
EXHIBIT-E: Data Sheets
EXHIBIT-F: RPS 2015 Facility Update Cost Estimate 3-24-15

EXHIBIT-A

Population & Enrollment Forecast

RICHMOND PUBLIC SCHOOLS, VA
POPULATION AND ENROLLMENT FORECASTS



Mary Munford 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	107	99	96	88	89	90	89	89	88	88	88	87	87	88
1	95	96	95	86	85	86	87	86	86	85	84	84	83	83
2	102	103	81	83	81	80	81	82	81	83	82	81	81	80
3	92	99	91	89	81	79	78	79	80	80	82	81	80	80
4	84	90	90	88	86	79	77	76	77	79	79	81	80	79
5	88	67	76	76	79	77	71	69	68	71	73	73	75	74
Total	588	554	529	510	501	491	483	481	480	486	488	487	486	484
Total: Elementary	548	554	529	510	501	491	483	481	480	486	488	487	486	484
Change		6	-25	-19	-9	-10	-8	2	-1	6	2	-1	-1	-2
Percent Change		1.09%	-4.51%	-3.59%	-1.76%	-2.00%	-1.63%	-0.41%	-0.21%	1.25%	0.41%	-0.20%	-0.21%	-0.41%

Forecasts Developed February 2015
Green cells (2014-15 and earlier) are historical data
Blue cells (2015-16 and later) are forecasted years

Miles Jerome Jones 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	96	97	101	101	98	97	96	96	95	95	93	91	89	90
1	81	90	95	96	97	96	95	94	94	93	92	90	88	86
2	68	73	93	94	93	94	93	92	91	92	91	90	88	86
3	69	71	84	108	105	104	105	104	103	104	105	104	103	100
4	78	76	64	77	106	103	102	103	102	102	103	104	103	102
5	79	85	82	71	81	111	108	107	108	108	108	109	110	109
Total	471	492	519	547	580	605	599	596	593	594	592	588	581	573
Total: Elementary	471	492	519	547	580	605	599	596	593	594	592	588	581	573
Change		21	27	28	33	25	-6	-3	-3	1	-2	-4	-7	-8
Percent Change		4.46%	5.49%	5.39%	6.03%	4.31%	-0.99%	-0.50%	-0.50%	0.17%	-0.34%	-0.68%	-1.19%	-1.38%

Forecasts Developed February 2015
Green cells (2014-15 and earlier) are historical data
Blue cells (2015-16 and later) are forecasted years

Oak Grove 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	45	55	125	117	108	108	108	107	105	105	103	101	100	101
1	59	43	127	106	115	113	112	112	111	109	108	106	104	103
2	61	68	98	109	101	109	107	106	106	107	105	104	102	100
3	62	53	108	106	107	99	107	105	104	105	106	104	103	101
4	50	63	92	102	103	104	96	104	102	101	103	104	102	101
5	55	42	99	92	103	104	105	97	105	104	103	105	106	104
Total	332	324	649	632	637	637	635	631	633	631	628	624	617	610
Total: Elementary	332	324	649	632	637	637	635	631	633	631	628	624	617	610
Change		-8	325	-17	5	0	-2	-4	2	-2	-3	-4	-7	-7
Percent Change		-2.41%	100.31%	-2.62%	0.79%	0.00%	-0.31%	-0.63%	0.32%	-0.32%	-0.48%	-0.64%	-1.12%	-1.13%

Forecasts Developed February 2015
Green cells (2014-15 and earlier) are historical data
Blue cells (2015-16 and later) are forecasted years



2014-2015 Enrollment vs. RPS Maximum

Functional Capacity, RPS Maximum Capacity and State Maximum Capacity

Schools	Current Enrollment		RPS Functional		RPS Maximum		State Maximum	
	#	%	#	%	#	%	#	%
Elementary			108	48.15%	108	48.15%	108	48.15%
Amelia Street Special Ed.	52		423	79.91%	489	69.12%	569	59.40%
Bellevue Elementary	338		632	65.03%	731	56.22%	886	46.39%
Blackwell Elementary	411		264	98.48%	306	84.97%	306	84.97%
Blackwell Annex (estimate)	260		650	127.23%	742	111.46%	845	97.87%
Broad Rock Elementary	827		605	83.14%	707	71.15%	842	59.74%
Chimborazo Elementary	503		394	135.28%	463	115.12%	558	95.52%
E.S.H. Greene Elementary	533		507	92.70%	591	79.53%	721	65.19%
Elizabeth D. Redd Elementary	470		539	100.74%	623	87.16%	758	71.64%
Fairfield Court Elementary	543		676	97.04%	784	83.67%	929	70.61%
G.H. Reid Elementary	656		601	80.53%	691	70.04%	841	57.55%
George Mason Elementary	484		773	73.09%	890	63.48%	1,075	52.56%
George W. Carver Elementary	565		441	81.18%	495	72.32%	625	57.28%
Ginter Park Elementary	358		219	114.16%	267	93.63%	282	88.65%
Mary Scott Annex	250		439	84.51%	508	73.03%	623	59.55%
J.B. Fisher Elementary	371		463	82.29%	535	71.21%	645	59.07%
J.E.B. Stuart Elementary	381		586	94.54%	682	81.23%	842	65.80%
J.L. Francis Elementary	554		441	67.12%	507	58.38%	632	46.84%
John B. Cary Elementary	296		592	97.80%	685	84.53%	810	71.48%
Linwood Holton Elementary	579		470	109.79%	548	94.16%	618	83.50%
Mary Muirford Elementary	516		237	87.34%	270	76.67%	270	76.67%
Maymont Pre-K Center	207		592	99.83%	685	86.28%	810	72.96%
Miles Jones Elementary	591		650	106.46%	742	93.26%	845	81.89%
Oak Gove Elementary	692		496	91.94%	553	82.46%	653	69.83%
Overby-Sheppard Elementary	456		536	89.18%	620	77.10%	735	65.03%
Southampton Elementary	478		338	83.14%	392	71.68%	467	60.17%
Swansboro Elementary	281		410	106.59%	476	91.81%	576	75.87%
Westover Hills Elementary	437		495	113.94%	579	97.41%	699	80.69%
William Fox Elementary	564		641	80.81%	740	70.00%	900	57.56%
Woodville Elementary	518							
Total Elementary	13,171		14,218	92.64%	16,409	80.27%	19,470	67.65%

2015 Capacity Computation

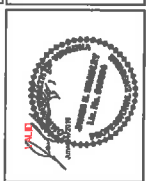
EXHIBIT-B

Proposed Floor Plans

EXHIBIT – C

Proposed Site Plan

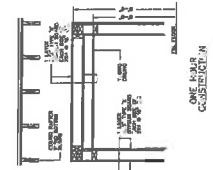
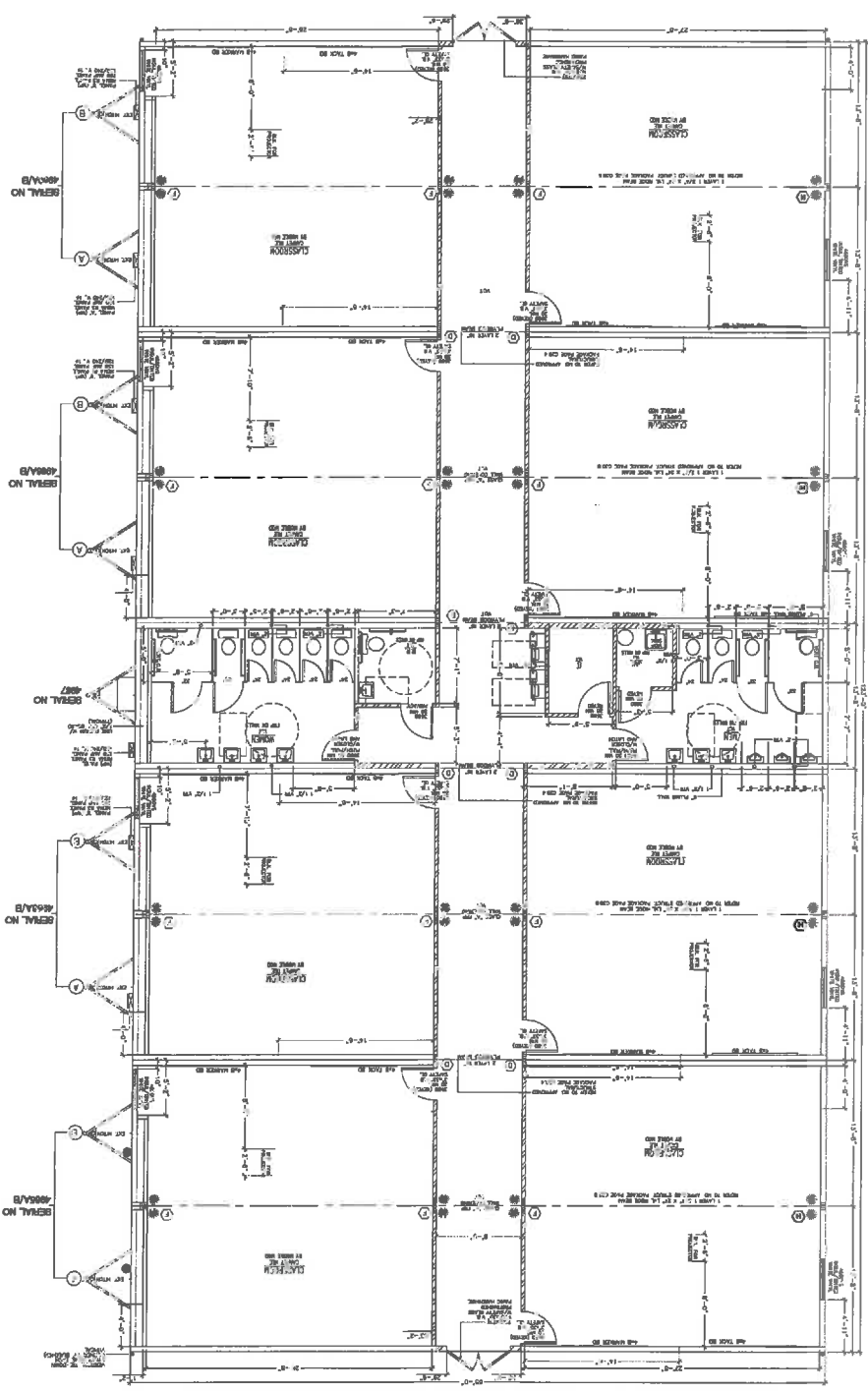
CONCRETE CONCRETE JAMES BRADY P.C. - 225 100' TRAIL - PINEBLUFF, GA. 31001 - 706-335-0202 PROJECT: FIRST STRING SPACE DRAWN BY: J.E. JONES DATE: 08/24/2016	
SHEET NO. 2 OF 3 DRAWING TITLE: FLOOR PLAN	PROJECT NO. 123 X 65 EDUCATION CLIENT: J.E. JONES



APPROVED

 08/24/2016

MARKER BOARDS AND TACK BOARDS
 ARE TO BE 6" SPACED.



FINISH SCHEDULE

EXTERIOR	INTERIOR
1. 1/2" GYPSUM BOARD 2. 5/8" GYPSUM BOARD 3. 1/2" GYPSUM BOARD 4. 1/2" GYPSUM BOARD 5. 1/2" GYPSUM BOARD 6. 1/2" GYPSUM BOARD 7. 1/2" GYPSUM BOARD 8. 1/2" GYPSUM BOARD 9. 1/2" GYPSUM BOARD 10. 1/2" GYPSUM BOARD 11. 1/2" GYPSUM BOARD 12. 1/2" GYPSUM BOARD 13. 1/2" GYPSUM BOARD 14. 1/2" GYPSUM BOARD 15. 1/2" GYPSUM BOARD 16. 1/2" GYPSUM BOARD 17. 1/2" GYPSUM BOARD 18. 1/2" GYPSUM BOARD 19. 1/2" GYPSUM BOARD 20. 1/2" GYPSUM BOARD 21. 1/2" GYPSUM BOARD 22. 1/2" GYPSUM BOARD 23. 1/2" GYPSUM BOARD 24. 1/2" GYPSUM BOARD 25. 1/2" GYPSUM BOARD 26. 1/2" GYPSUM BOARD 27. 1/2" GYPSUM BOARD 28. 1/2" GYPSUM BOARD 29. 1/2" GYPSUM BOARD 30. 1/2" GYPSUM BOARD 31. 1/2" GYPSUM BOARD 32. 1/2" GYPSUM BOARD 33. 1/2" GYPSUM BOARD 34. 1/2" GYPSUM BOARD 35. 1/2" GYPSUM BOARD 36. 1/2" GYPSUM BOARD 37. 1/2" GYPSUM BOARD 38. 1/2" GYPSUM BOARD 39. 1/2" GYPSUM BOARD 40. 1/2" GYPSUM BOARD 41. 1/2" GYPSUM BOARD 42. 1/2" GYPSUM BOARD 43. 1/2" GYPSUM BOARD 44. 1/2" GYPSUM BOARD 45. 1/2" GYPSUM BOARD 46. 1/2" GYPSUM BOARD 47. 1/2" GYPSUM BOARD 48. 1/2" GYPSUM BOARD 49. 1/2" GYPSUM BOARD 50. 1/2" GYPSUM BOARD 51. 1/2" GYPSUM BOARD 52. 1/2" GYPSUM BOARD 53. 1/2" GYPSUM BOARD 54. 1/2" GYPSUM BOARD 55. 1/2" GYPSUM BOARD 56. 1/2" GYPSUM BOARD 57. 1/2" GYPSUM BOARD 58. 1/2" GYPSUM BOARD 59. 1/2" GYPSUM BOARD 60. 1/2" GYPSUM BOARD 61. 1/2" GYPSUM BOARD 62. 1/2" GYPSUM BOARD 63. 1/2" GYPSUM BOARD 64. 1/2" GYPSUM BOARD 65. 1/2" GYPSUM BOARD 66. 1/2" GYPSUM BOARD 67. 1/2" GYPSUM BOARD 68. 1/2" GYPSUM BOARD 69. 1/2" GYPSUM BOARD 70. 1/2" GYPSUM BOARD 71. 1/2" GYPSUM BOARD 72. 1/2" GYPSUM BOARD 73. 1/2" GYPSUM BOARD 74. 1/2" GYPSUM BOARD 75. 1/2" GYPSUM BOARD 76. 1/2" GYPSUM BOARD 77. 1/2" GYPSUM BOARD 78. 1/2" GYPSUM BOARD 79. 1/2" GYPSUM BOARD 80. 1/2" GYPSUM BOARD 81. 1/2" GYPSUM BOARD 82. 1/2" GYPSUM BOARD 83. 1/2" GYPSUM BOARD 84. 1/2" GYPSUM BOARD 85. 1/2" GYPSUM BOARD 86. 1/2" GYPSUM BOARD 87. 1/2" GYPSUM BOARD 88. 1/2" GYPSUM BOARD 89. 1/2" GYPSUM BOARD 90. 1/2" GYPSUM BOARD 91. 1/2" GYPSUM BOARD 92. 1/2" GYPSUM BOARD 93. 1/2" GYPSUM BOARD 94. 1/2" GYPSUM BOARD 95. 1/2" GYPSUM BOARD 96. 1/2" GYPSUM BOARD 97. 1/2" GYPSUM BOARD 98. 1/2" GYPSUM BOARD 99. 1/2" GYPSUM BOARD 100. 1/2" GYPSUM BOARD	1. 1/2" GYPSUM BOARD 2. 5/8" GYPSUM BOARD 3. 1/2" GYPSUM BOARD 4. 1/2" GYPSUM BOARD 5. 1/2" GYPSUM BOARD 6. 1/2" GYPSUM BOARD 7. 1/2" GYPSUM BOARD 8. 1/2" GYPSUM BOARD 9. 1/2" GYPSUM BOARD 10. 1/2" GYPSUM BOARD 11. 1/2" GYPSUM BOARD 12. 1/2" GYPSUM BOARD 13. 1/2" GYPSUM BOARD 14. 1/2" GYPSUM BOARD 15. 1/2" GYPSUM BOARD 16. 1/2" GYPSUM BOARD 17. 1/2" GYPSUM BOARD 18. 1/2" GYPSUM BOARD 19. 1/2" GYPSUM BOARD 20. 1/2" GYPSUM BOARD 21. 1/2" GYPSUM BOARD 22. 1/2" GYPSUM BOARD 23. 1/2" GYPSUM BOARD 24. 1/2" GYPSUM BOARD 25. 1/2" GYPSUM BOARD 26. 1/2" GYPSUM BOARD 27. 1/2" GYPSUM BOARD 28. 1/2" GYPSUM BOARD 29. 1/2" GYPSUM BOARD 30. 1/2" GYPSUM BOARD 31. 1/2" GYPSUM BOARD 32. 1/2" GYPSUM BOARD 33. 1/2" GYPSUM BOARD 34. 1/2" GYPSUM BOARD 35. 1/2" GYPSUM BOARD 36. 1/2" GYPSUM BOARD 37. 1/2" GYPSUM BOARD 38. 1/2" GYPSUM BOARD 39. 1/2" GYPSUM BOARD 40. 1/2" GYPSUM BOARD 41. 1/2" GYPSUM BOARD 42. 1/2" GYPSUM BOARD 43. 1/2" GYPSUM BOARD 44. 1/2" GYPSUM BOARD 45. 1/2" GYPSUM BOARD 46. 1/2" GYPSUM BOARD 47. 1/2" GYPSUM BOARD 48. 1/2" GYPSUM BOARD 49. 1/2" GYPSUM BOARD 50. 1/2" GYPSUM BOARD 51. 1/2" GYPSUM BOARD 52. 1/2" GYPSUM BOARD 53. 1/2" GYPSUM BOARD 54. 1/2" GYPSUM BOARD 55. 1/2" GYPSUM BOARD 56. 1/2" GYPSUM BOARD 57. 1/2" GYPSUM BOARD 58. 1/2" GYPSUM BOARD 59. 1/2" GYPSUM BOARD 60. 1/2" GYPSUM BOARD 61. 1/2" GYPSUM BOARD 62. 1/2" GYPSUM BOARD 63. 1/2" GYPSUM BOARD 64. 1/2" GYPSUM BOARD 65. 1/2" GYPSUM BOARD 66. 1/2" GYPSUM BOARD 67. 1/2" GYPSUM BOARD 68. 1/2" GYPSUM BOARD 69. 1/2" GYPSUM BOARD 70. 1/2" GYPSUM BOARD 71. 1/2" GYPSUM BOARD 72. 1/2" GYPSUM BOARD 73. 1/2" GYPSUM BOARD 74. 1/2" GYPSUM BOARD 75. 1/2" GYPSUM BOARD 76. 1/2" GYPSUM BOARD 77. 1/2" GYPSUM BOARD 78. 1/2" GYPSUM BOARD 79. 1/2" GYPSUM BOARD 80. 1/2" GYPSUM BOARD 81. 1/2" GYPSUM BOARD 82. 1/2" GYPSUM BOARD 83. 1/2" GYPSUM BOARD 84. 1/2" GYPSUM BOARD 85. 1/2" GYPSUM BOARD 86. 1/2" GYPSUM BOARD 87. 1/2" GYPSUM BOARD 88. 1/2" GYPSUM BOARD 89. 1/2" GYPSUM BOARD 90. 1/2" GYPSUM BOARD 91. 1/2" GYPSUM BOARD 92. 1/2" GYPSUM BOARD 93. 1/2" GYPSUM BOARD 94. 1/2" GYPSUM BOARD 95. 1/2" GYPSUM BOARD 96. 1/2" GYPSUM BOARD 97. 1/2" GYPSUM BOARD 98. 1/2" GYPSUM BOARD 99. 1/2" GYPSUM BOARD 100. 1/2" GYPSUM BOARD

DRY RISER NOTE:

1. ALL RISER RISERS SHALL BE 1/2" GYPSUM BOARD ON ALL SIDES.

2. ALL RISER RISERS SHALL BE 1/2" GYPSUM BOARD ON ALL SIDES.

3. ALL RISER RISERS SHALL BE 1/2" GYPSUM BOARD ON ALL SIDES.

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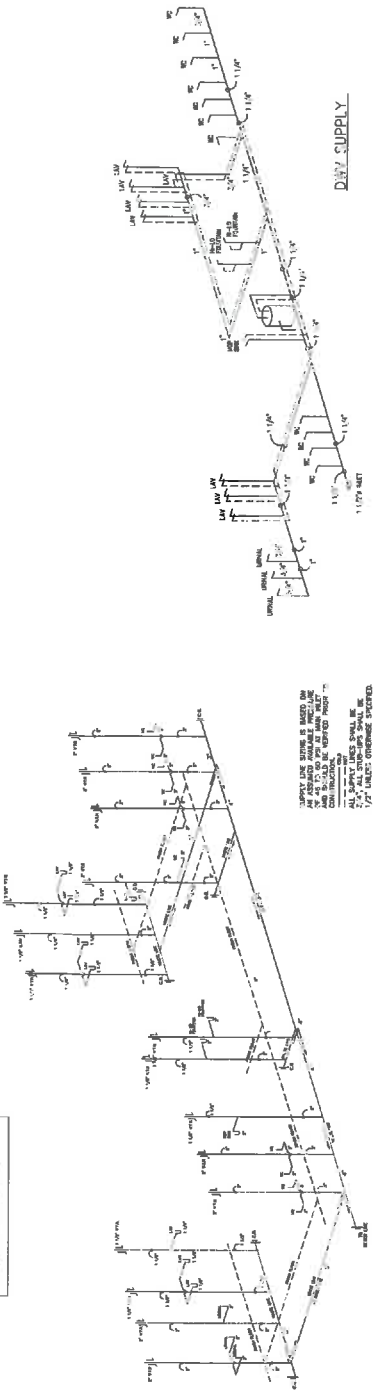
6. ALL RISER RISERS SHALL BE 1/2" GYPSUM BOARD ON ALL SIDES.

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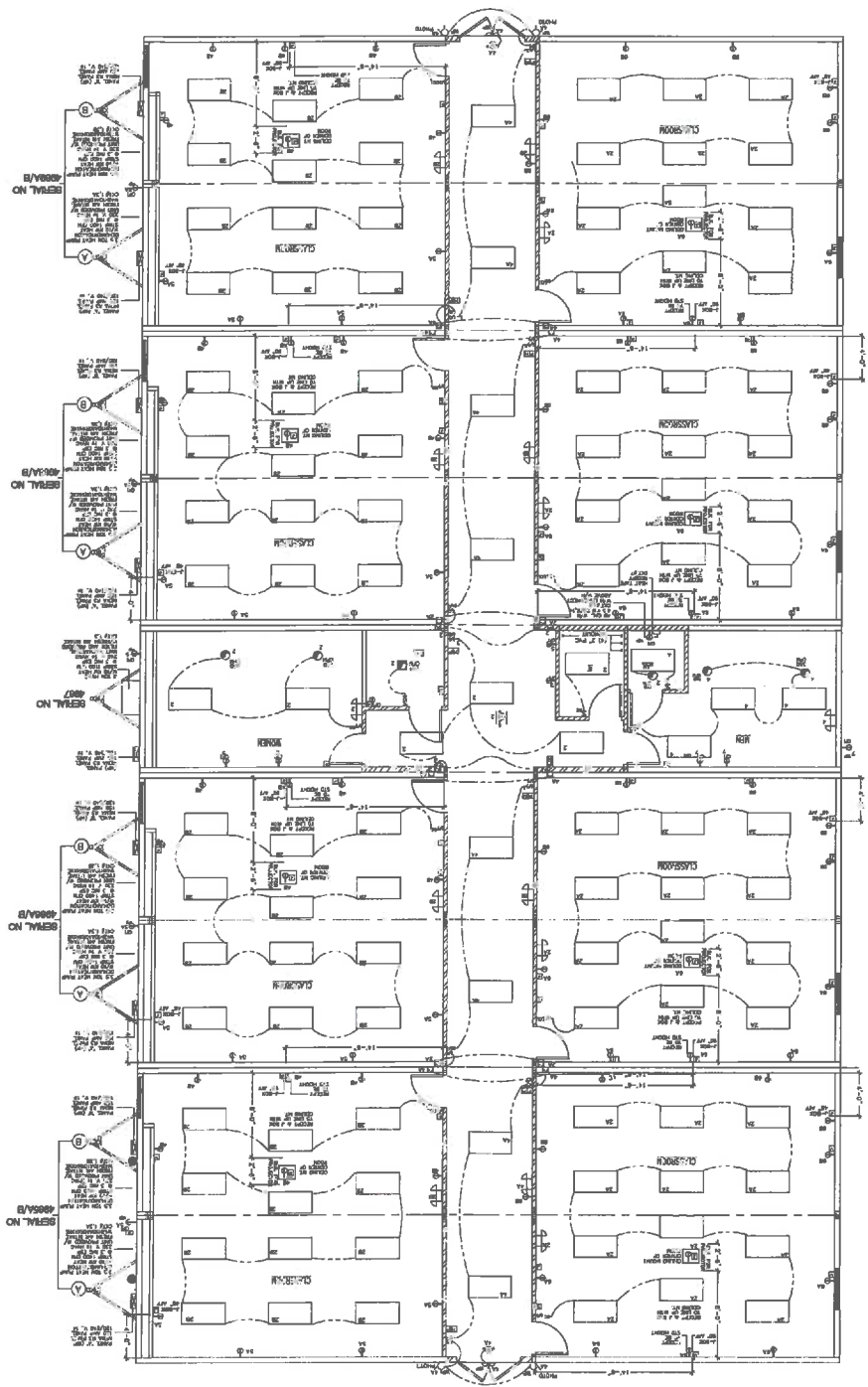
10. ALL RISER RISERS SHALL BE 1/2" GYPSUM BOARD ON ALL SIDES.



DRY SUPPLY

DRY RISER NTS

1	REVISION	DATE
2	REVISION	DATE
3	REVISION	DATE
4	REVISION	DATE
5	REVISION	DATE
6	REVISION	DATE
7	REVISION	DATE
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9	REVISION	DATE
10	REVISION	DATE



APPROVED

 06/24/2016

SERIAL NO.	APPROVAL
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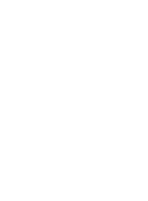
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9	APPROVED
10	APPROVED

CONTRACT NO. 15-001 JAMES BRADLEY, P.E. - 22771 L.L. BLANK - HARRISBURG, PA. 17303-1071 (803) 710-1188

FIRST STRING SPACE
 103 S. 23RD EDUCATION
 HARRISBURG, PA. 17104

DATE: 06/24/2016
 TIME: 10:00 AM
 PROJECT: 15-001
 SHEET: 3 OF 5

FIRST STRING SPACE, INC.
 103 S. 23RD EDUCATION
 HARRISBURG, PA. 17104

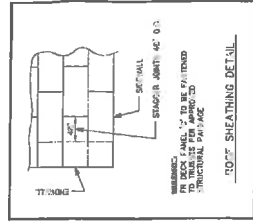


EXTERIOR FINISH MATERIAL:

REF - MILES-HOLE 40 MIL WHITE FROM FULLY ADHERED IN ACCORDANCE WITH KS-1174 SPECIFICATION.
 WALL - 7/8" HARD-PANEL SIDING (STAINLESS) WITH APPROVED MATURE BARBER ODSR 7/8" OSB SHEATHING INSTALLED PER MANUFACTURER SPECIFICATIONS.

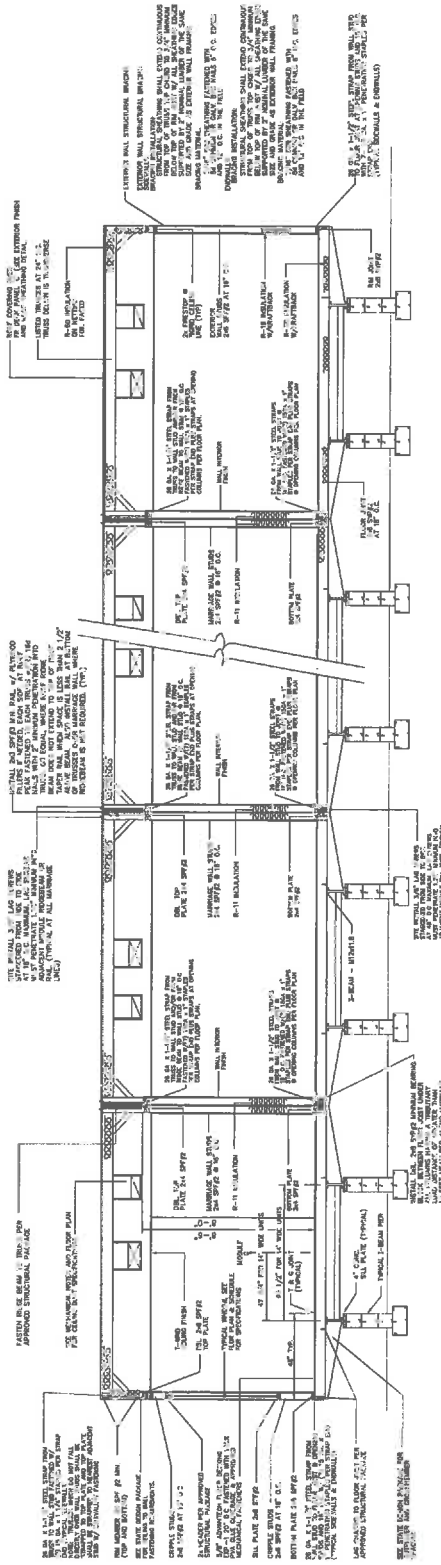
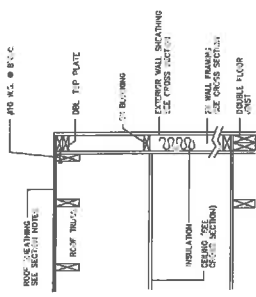
INTERIOR FINISH MATERIAL:

CEILING - 1/2" GYPSUM BOARD PER MANUFACTURER'S SPECIFICATIONS.
 WALL - 1/2" GYPSUM BOARD PER MANUFACTURER'S SPECIFICATIONS.
 FLOOR - 3/4" GYPSUM BOARD PER MANUFACTURER'S SPECIFICATIONS.
 FINISH - AS NOTED IN PLAN.
 NOTE: ALL WALL AND CEILING FINISH SHALL BE CLASSED BY THE CONTRACTOR TO BE INSTALLED IN CONCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. FINISHES SHALL BE CLASSIFIED BY THE CONTRACTOR TO BE INSTALLED IN CONCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.



APPROVED BY THE ARCHITECT
 TRUSS DRAWING # JT17722
 OR ATTACHED DRAWING.

BALLOON END WALL DETAIL
 NTC



GENERAL CROSS-SECTION NOTES:

1. ALL LATH AND FINISH SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. ALL LATH FINISH SHALL BE CLASSIFIED BY THE CONTRACTOR TO BE INSTALLED IN CONCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
3. ALL FINISHES SHALL BE CLASSIFIED BY THE CONTRACTOR TO BE INSTALLED IN CONCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.



FIRST STRING SPACE	
DATE: 08/24/2015	PROJECT: 12345
SCALE: 1/8" = 1'-0"	REVISED: 08/24/2015
DRAWN BY: J. BRANTLEY	CHECKED BY: J. BRANTLEY
DESIGNED BY: J. BRANTLEY	PROJECT NO.: 12345
PROJECT: 12345	PROJECT NO.: 12345
PROJECT: 12345	PROJECT NO.: 12345
PROJECT: 12345	PROJECT NO.: 12345
PROJECT: 12345	PROJECT NO.: 12345



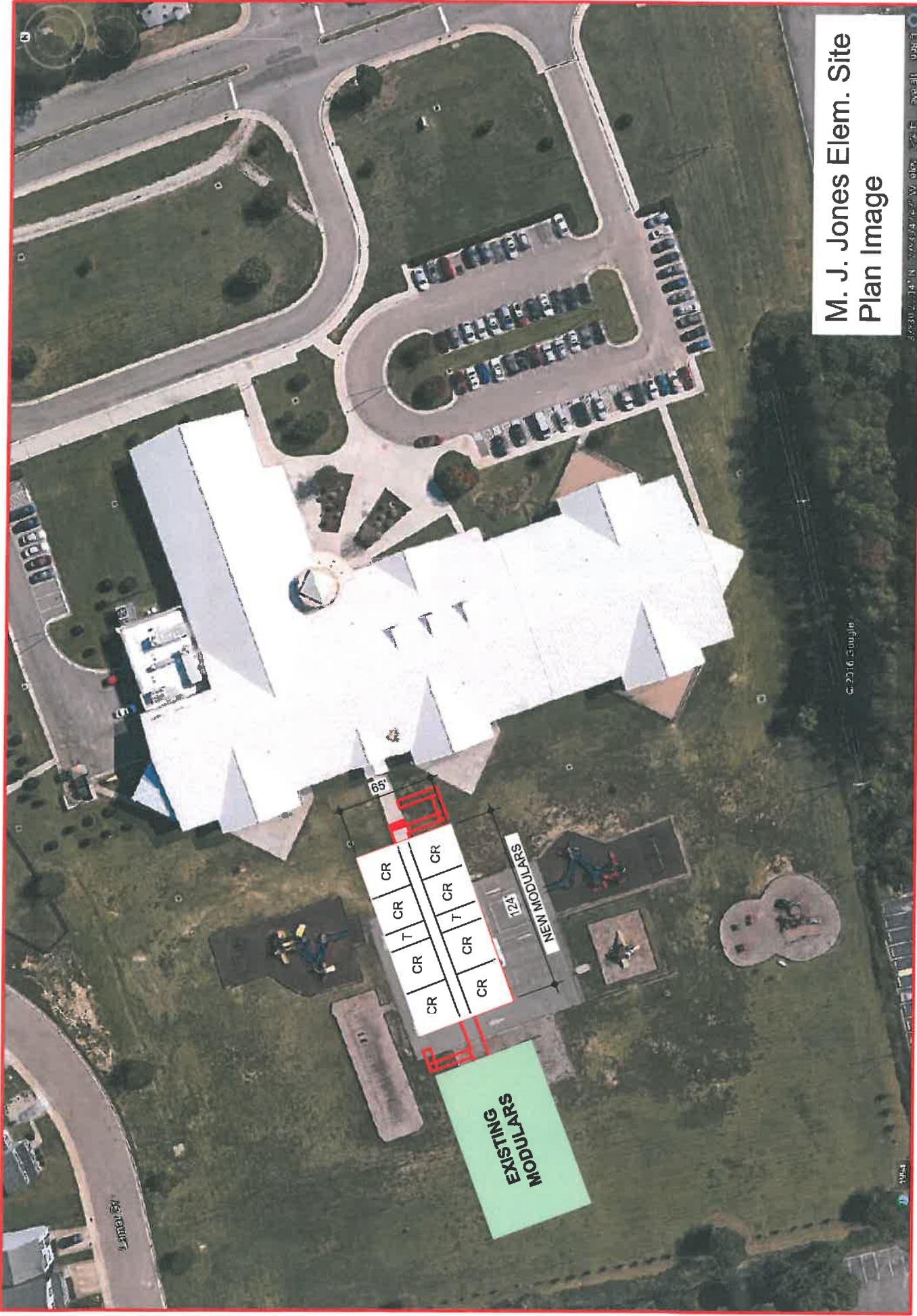
RISE BEAM CONSTRUCTION:

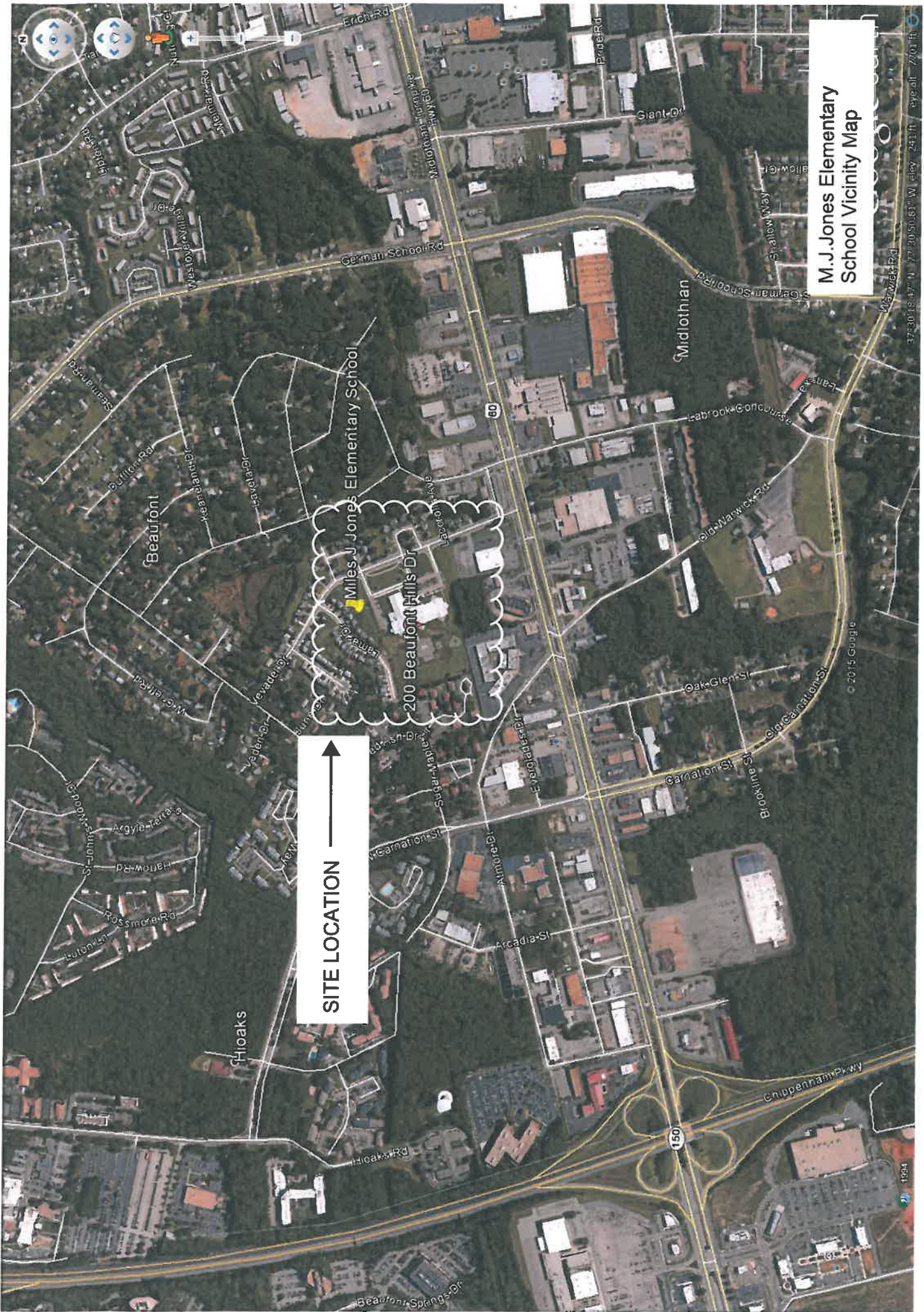
1. ALL RISE BEAMS SHALL BE CLASSIFIED BY THE CONTRACTOR TO BE INSTALLED IN CONCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
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10. ALL RISE BEAMS SHALL BE CLASSIFIED BY THE CONTRACTOR TO BE INSTALLED IN CONCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

MOBILE BEAM CONSTRUCTION:

1. ALL MOBILE BEAMS SHALL BE CLASSIFIED BY THE CONTRACTOR TO BE INSTALLED IN CONCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. ALL MOBILE BEAMS SHALL BE CLASSIFIED BY THE CONTRACTOR TO BE INSTALLED IN CONCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
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M. J. Jones Elem. Site Plan Image





M.J. Jones Elementary
School Vicinity Map

SITE LOCATION

Miles J. Jones Elementary School

200 Beaufont Hills Dr

Beaufont

Midlothian

↑

EXHIBIT – E

Data Sheets

PORTABLE CLASSROOMS | RESTROOM BUILDINGS | PORTABLE BUILDINGS | MODULAR BUILDINGS

Mobile Modular's

CampusMaker ModPod[®]

The Flexible Solution for Sustainable Learning Spaces



Serving California, Florida, Texas and Mid-Atlantic states.



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

Lighting (Not shown)

Energy-efficient T-8 lighting coupled with flexible switching for customized lighting control.

HVAC

High-efficiency HVAC system with Heat Pump and an intelligent energy management system for a comfortable and properly ventilated interior.

Roof (Not shown)

White EPDM cool-roof with batt-insulation in accordance with the IECC regulations reduces heat infiltration into the classroom. Traverse roof, designed to divert rainfall away from exterior openings.

Windows

Dual pane windows with low-E glass helps reflect radiant energy, reduces heat gain and energy loads.

Floor

Floor insulation in accordance with the IECC standards, vapor barrier, and glueless carpet tile improves the energy efficiency, comfort and durability of the CampusMaker ModPod.

Exterior Wall

Permanent construction quality – 2" x 6" framing, plywood sheathing, commercial grade vapor barrier, batt-insulation in accordance with IECC and low maintenance interior and exterior finishes.

Teaching Environment

Reduced sound transmission between classrooms enhances the teaching environment.

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.

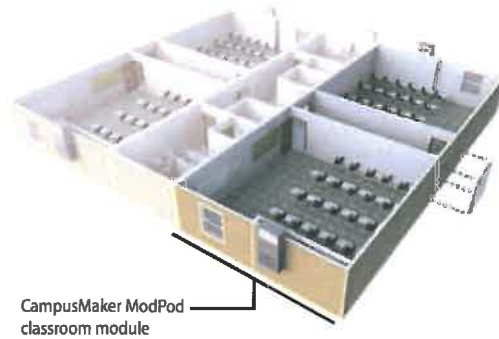
800.944.3442 | www.mobilemodularrents.com

*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.



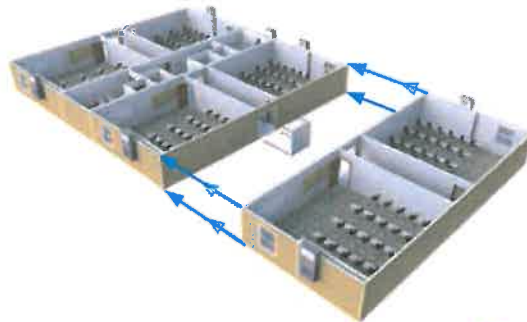
It's as easy as adding and subtracting.
Protected, Flexible and Environmentally Friendly.

Four classroom configuration.



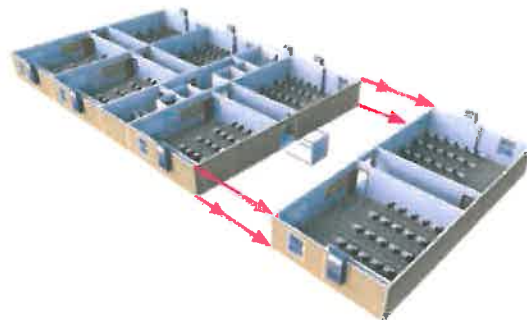
To adjust the size of the CampusMaker ModPod, the two classroom module at either end can be detached and relocated to another site or school. Construction of a new exterior wall is not required as the wall and finishes are already in place. This feature minimizes the down time due to construction and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





Mobile Modular Management Corporation

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

www.mobilemodularrents.com

EXHIBIT – F

RPS 2016 Facility Update Cost Estimate 4-12-16

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	46,731	\$2,335,550	Addition needed to meet program req	\$5,173,550	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	\$7,848,730		\$7,848,730	
Greene, E.S.H. ES	Complete renovation/replacement with addition	41,490	\$7,463,200	Addition needed to meet program req	\$11,518,200	22,500 sf CR addition w/ multipurpose
Holton, Linwood ES	None- newer building	80,543	\$0	1998 construction	\$0	1998 construction
Jones, Miles J. ES	None- newer building	80,543	\$0	1999 construction	\$0	1999 construction
Mason, George ES	Complete renovation/replacement	67,048	\$12,068,640		\$13,418,640	7,200 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	\$5,109,390	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	45,183	\$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	\$143,877,650		\$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	\$17,392,250	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	237,537	\$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	179,998	\$26,098,085		\$26,098,085	
Marshall, John HS	Major renovation	250,904	\$33,494,130		\$33,494,130	
Wythe, George HS	Major renovation	243,114	\$35,251,530		\$35,251,530	