

Addition of 8 class room modular classroom with ADA compliant ramp and utilities

UDC 2024-33

BLDC-150368-2024

Final Review:

Narrative:

Richmond Public Schools is proposing to install eight (8) temporary additional classrooms at Reid Elementary School over this summer for use in the 2024/2025 school year. The additional classrooms are necessary to address a larger than expected occupancy, and multiple smaller group English as Second Language Classes, it is not known how long the elevated need will last, but anticipated occupancy is reviewed every year.

This project combines nine (9) individual modular classroom trailers 13'-8" wide x 65'-0" long attached together to form a single structure 123'-0" x 65'-0" (7,995 S.F.). This structure consists of an 8'-0" wide central corridor, with four (4) classroom on each side, a multi-fixture Boys Room on one side with an Electrical Closet and Janitor Closet, and a multi-fixture Girls Room on the other side, along with a single fixture Toilet Room for staff. Each of the nine (9) trailers will rest on ABS pads thereby eliminating the need for a foundation. There shall be a metal ramp and two (2) sets of stairs which are portable and do not necessitate a foundation.

The Lead Engineer for the project is Jonathan Pickral, from the Engineering Consulting Firm of Austin Brockenbrough & Associates (Brockenbrough), Jonathan works out of the Richmond, VA Office. Brockenbrough was hired through a State Contract. The structure will be leased, delivered and installed by Mobile Modular, through a National Cooperative Contract. The limited construction related work will be done through State and RPS Term Contract Vendors.

Site Plan:

The proposed new structure will run parallel to the existing 8-classroom mega trailer (30'-0" between them) but offset just enough to accommodate the existing playground (See *Figure 1* for the Project Site Location, and *Figure 2* for the Modified Aerial Photo below for Project Location, and *ATTACHMENT-1* for Site Plan). A metal ADA accessible ramp/stairs combination will be set at the front of the structure (the side facing the existing school), and a metal set of stairs will be set at the rear exit (See *Figure 3* for Typical Metal Ramp/Stair Combination). Mulch will be spread around and under the ramp and both sets of stairs. An existing concrete sidewalk will be extended to the ramp and stairs at the front of the proposed new structure. A light will be installed on each side of the double doors at front and back of the structure. There is currently lighting attached to the exterior of the existing school, as well as parking lot lighting and playfield lighting nearby. Other than the mulch under the ramp and stairs, no additional landscaping is proposed, which is intentional to reduce safety and security risks. Dominion Power will provide the power hook-ups needed for the units.

Building Material:

The proposed modular classroom buildings are described in the attached Data Sheets (Refer to *ATTACHMENT-2*), and include:

- HardiPanel exterior siding
- Contrasting color HardiTrim
- Steel clad exterior doors with view blocks
- Dual pane low-e windows
- Low sloped roof design to divert drainage away from doors and windows

- Gutters and downspouts
- White EPDM roof
- High-efficiency HVAC system with Heat Pump
- Intelligent energy management system, featuring automatic temperature, humidity and fresh air exchange controls

Figure 1 Project Site Location



Figure 2 Project Site Location



Figure 3 Typical Metal Ramp/Stair Combination



If further information is required, or if clarification is desired, please contact Lloyd Schiedge directly via cell phone, at 804.510.4758, email, at lschield@rvaschools.net, or Bobby Hathaway via cell phone at 804.325.0740, email, at Rhathawa@rvaschools.net