



RICHMOND
PUBLIC SCHOOLS

ADA/FY19/FY20 CIP Projects

Update for the Richmond City School Board

Presented by: Darin Simmons, Jr., Chief Operating Officer

Venue: Richmond City School Board Meeting

Date: December 2, 2019

Status of ADA Projects

Location	Project	Status
ACDC (RAS)	Install elevator	Complete
ACDC (RAS)	Replace inaccessible playgrounds	N/A
ADCD	Install auditorium lifts or ramps	Complete
Albert Hill	Complete all remediation recommended in Jan 2005 ADA Accessibility Study	Complete
Albert Hill	Make band room and upper floor ADA compliant	Complete
Albert Hill	Make toilets, locker rooms, and clinic ADA compliant	Complete
Albert Hill	Make water coolers ADA compliant	Complete
Albert Hill	Install wheelchair lift for stage	Complete
Amelia Street	Complete all remediation recommended in Jan 2005 ADA Accessibility Study	Complete
Amelia Street	Replace entrance doors with ADA compliant ones	Complete
Amelia Street	Make student restrooms ADA compliant	Complete
Amelia Street	Make staff and clinic restrooms ADA compliant	Complete
Amelia Street	Install wheelchair lift for stage	Complete
Armstrong	Make elevator call buttons ADA compliant	Complete

Status of ADA Projects

Location	Project	Status
Barack Obama	Install accessible playgrounds	Complete
Barack Obama	Install elevator	Complete
Barack Obama	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Bellemeade	Replace inaccessible playground	N/A (Closed)
Bellevue	Install elevator	Complete
Bellevue	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Binford	Install accessible playgrounds	Complete
Blackwell	Install accessible playgrounds	Complete
Blackwell Annex	Install accessible playgrounds	Complete
Blackwell Annex	Install accessible playgrounds	Complete
Boushall	Install accessible playgrounds	Complete
Broad Rock	Install elevator	Complete
Broad Rock	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Broad Rock	Install accessible playgrounds	Complete

Status of ADA Projects

Location	Project	Status
Carver	Install accessible playgrounds	Complete
Cary	Install Braille elevator buttons	Complete
Cary	Install accessible playgrounds	Complete
Cary	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Chimborazo	Install accessible playgrounds	Complete
Chimborazo	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Clark Springs	Replace inaccessible playground	N/A (Closed)
Elkhardt	Install auditorium lifts or ramps (ADA Accessibility Study)	N/A (Closed)
Fisher	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Fox Elementary	Installation of elevator and remediation of bathrooms	Complete
Fox Elementary	Make all bathrooms ADA compliant	In Progress
Fox Elementary	Resurface playground to make it ADA compliant	Complete
Fox Elementary	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Francis	Install accessible playgrounds	Complete

Status of ADA Projects

Location	Project	Status
George Mason	Replace inaccessible playground	N/A (To be closed)
George Wythe High	Install ADA compliant elevator buttons	Complete
Ginter Annex	Install accessible playgrounds	Complete
Ginter Park	Install elevator	Complete
Ginter Park	Install accessible playgrounds	Complete
Ginter Park	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Ginter Park Annex/Mary Scott	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Greene	Install ADA ramp rails	N/A (To be closed)
Greene	Install auditorium lifts or ramps (ADA Accessibility Study)	N/A (To be closed)
Henderson	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Holton	Install accessible playgrounds	Complete
John Marshall	Install elevator	Complete
John Marshall (Head Start)	Demolish inaccessible playground	Complete
Norrell	Install elevator	N/A (Closed)

Status of ADA Projects

Location	Project	Status
Norrell	Replace inaccessible playground	N/A (Closed)
Norrell	Install auditorium lifts or ramps (ADA Accessibility Study)	N/A (Closed)
Norrell Elementary	Install ADA compliant ramp rails	Complete
Oak Grove	Install elevator	Complete
Oak Grove	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Oak Grove	Install accessible playgrounds	Complete
Open	Install elevator	Complete
Overby-Sheppard	Install ADA compliant ramp rails	Complete
Overby-Sheppard	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Overby-Sheppard	Install accessible playgrounds	Complete
Redd	Install ADA compliant ramp rails	Complete
Redd	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Reid	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Richmond Community	Complete all remediation recommended in Jan 2005 ADA Accessibility Study	Complete

Status of ADA Projects

Location	Project	Status
Richmond Community	Install curb cut and ramps	Complete
Richmond Community	Install elevator to all floors	Complete
Richmond Community	Make bathrooms ADA compliant	Complete
Richmond Community	Install lift for stage	Complete
Richmond Community	Install fire alarm strobes	Complete
Richmond Community	Complete all remediation recommended in Jan 2005 ADA Accessibility Study	Complete
Richmond Technical Center	Install ADA compliant elevator buttons	Complete
Richmond Technical Center	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Southampton	Install accessible playgrounds	Complete
Southampton	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Summer Hill	Install elevator	Complete
Summer Hill	Install auditorium lifts or ramps (ADA Accessibility Study)	Scheduled
Summer Hill Annex	Install auditorium lifts or ramps (ADA Accessibility Study)	N/A (Closed)
Swansboro	Install elevator	Complete

Status of ADA Projects

Location	Project	Status
Swansboro	Install auditorium lifts or ramps (ADA Accessibility Study)	Scheduled
Swansboro	Install accessible playgrounds	Complete
Thomas Jefferson	Install Braille elevator buttons	Complete
Thompson	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Westover Hills	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
Westover Hills	Install accessible playgrounds	Complete
Woodville	Install accessible playgrounds	Complete
Woodville	Install auditorium lifts or ramps (ADA Accessibility Study)	Complete
All RPS Schools	Make all restrooms ADA compliant	In Progress
All RPS Schools	Update alarm systems as recommended in the Jan 2005 ADA Accessibility Study	In Progress

Status of FY19 CIP Projects

Location	Project	Estimated Cost	Actual Cost	Variance	Status
Binford	Window	\$1,000,000	TBD	TBD	In Progress
Blackwell Annex	Chiller	\$220,000	\$351,025	\$131,025	Complete
Blackwell Elementary	Boiler	\$160,000	\$101,656	(\$58,344)	Complete
Boushall	HVAC	\$80,000	\$136,190	\$56,190	Complete
Brown	HVAC	\$80,000	\$10,757	(\$69,243)	Complete
Carver	Roof	\$400,000	\$235,000	(\$165,000)	Complete
Carver	Boiler	\$265,000	\$174,430	(\$90,570)	Complete
Cary	Water Pumps	\$60,000	\$41,200	(\$18,800)	Complete
Cary	Roof	\$0	\$545,000	\$545,000	Complete
Cary	Roof	\$0	\$240,040	\$240,040	Complete
Chimborazo	Boiler	\$200,000	\$232,760	\$32,760	Complete
Chimborazo	Roof	\$250,000	\$255,000	\$5,000	Complete
Fairfield Court	Roof	\$280,000	\$277,000	(\$3,000)	Complete
Fisher	Chiller	\$170,000	\$164,615	(\$5,385)	Complete
Fox	Roof	\$350,000	\$302,101	(\$47,899)	Complete

Status of FY19 CIP Projects

Location	Project	Estimated Cost	Actual Cost	Variance	Status
Fox	Chiller	\$0	\$179,245	(\$179,245)	Complete
Francis	Boiler	\$150,000	\$64,688	(\$85,312)	Complete
Franklin Military	Water Pumps	\$115,000	\$95,905	(\$19,095)	Complete
Franklin Military	Boiler	\$180,000	\$169,279	(\$10,721)	Complete
Ginter Park	Chiller	\$190,000	\$155,115	(\$34,885)	Complete
Ginter Park	Water Pipes	\$180,000	\$45,687	(\$134,313)	Complete
Henderson	Heating Pumps	\$135,000	\$72,245	(\$62,755)	Complete
Henderson	Chiller	\$800,000	\$1,109,565	\$309,565	Complete
Henderson	HVAC	\$800,000	\$0	(\$800,000)	Complete
Henderson	Heating Pumps	\$180,000	\$0	(\$180,000)	Complete
JB Fisher	Roof	\$300,000	\$455,000	\$155,000	Complete
John Marshall	Structure	\$200,000	\$1,800	(\$198,200)	N/A
Open	Boiler	\$100,000	\$83,519	(\$16,481)	Complete
Open High School	Air Conditioning	\$20,000	\$0	(\$20,000)	Complete
RAS	Boiler	\$220,000	\$90,690	(\$129,310)	Complete

Status of FY19 CIP Projects

Location	Project	Estimated Cost	Actual Cost	Variance	Status
RAS	HVAC	\$100,000	\$0	(\$100,000)	Complete
Reid	Chiller	\$170,000	\$164,615	(\$5,385)	Complete
Richmond Community	Chiller	\$650,000	\$794,520	\$144,520	Complete
RTC	HVAC	\$850,000	\$647,300	(\$202,700)	Complete
Summer Hill	Roof	\$200,000	\$119,752	(\$80,248)	Complete
Summer Hill	HVAC	\$625,000	\$485,541	(\$139,459)	Complete
Swansboro	Boiler	\$220,000	\$170,253	(\$49,747)	Complete
Swansboro	HVAC	\$180,000	\$0	(\$180,000)	Complete
Westover	Air Conditioning	\$70,000	\$209,975	\$139,975	Complete
TOTAL*		\$9,150,000	\$8,181,468	(\$968,532)	

*The total excludes Binford from all columns (Estimated Cost, Actual Cost, and Variance) as the window work is still ongoing.

FY20 CIP Schedule

Location	Project	Estimated Cost	Scheduled For
ACDC	Replace Steam Traps	\$ 60,000	Spring Break
Amelia Street	Replace Energy Management System Panel	\$ 225,000	Winter Break
Amelia Street	Replace 80-ton Chiller	\$ 135,000	Winter Break
Amelia Street	Replace Main Classroom Roof	\$ 460,000	Winter Break
Bellevue	Replace Roof	\$ 600,000	Summer Break
Binford	Replace Gym Lights with LED	\$ 36,000	Summer Break
BINFORD	Replace Energy Management System Panel	\$ 290,000	Spring Break
Binford	Replace Siemens Panel (Combined with Binford Panel Project)	\$ -	Spring Break
Boushall	Replace Cooling in 3 Computer Rooms	\$ 205,000	Winter Break
Brown	Regrade Track & Improve Drainage	\$ 25,000	Summer Break
Carver	Replace Steam Return System Assembly	\$ 140,000	Summer Break
Carver	Replace Chilled Water/Heating Pumps in "New" Wing	\$ 60,000	Spring Break
Cary	Replace Energy Management System Panel	\$ 25,000	Spring Break
Clark Springs	Replace AHU's for Cafeteria (for when used as swing space)	\$ 35,000	During School

FY20 CIP Schedule

Location	Project	Estimated Cost	Scheduled For
Clark Springs	Replace Chilled Water/Heating Pipes (for when used as swing space)	\$ 25,000	During School
District-wide	Eliminate R22 HVAC units (Albert Hill and Franklin)	\$ 500,000	Winter Break
District-wide	Extend Warranties Where Possible	\$ 100,000	Summer Break
District-wide	Address Structural & ADA Issues	\$ 275,000	During School
District-wide	Upgrade Security Cameras	\$ 1,250,000	During School
District-wide	Enhance Wireless Infrastructure	\$ 1,000,000	During School
District-wide	Upgrade Bell and Intercom Systems	\$ 1,000,000	Summer Break
Fairfield	Replace Rooftop Exhaust fans & Round Building Mini Splits	\$ 41,000	During School
Fisher	Replace Energy Management System Panel	\$ 85,000	Spring Break
Francis	Replace Energy Management System Panel	\$ 130,000	Summer Break
Francis	Fix Rooftop HVAC and Replace Air Compressor	\$ 55,000	Summer Break
George Wythe*	Upgrade Lighting	\$ 141,000	Summer Break
George Wythe*	Replace Chiller/Tower (R22) and Address Failed Insulation	\$ 1,560,000	Summer Break
Ginter Park	Waterproof Exterior Basement Walls	\$ 600,000	Summer Break

*This project may warrant further discussion as Wythe is currently next for replacement in our Master Facilities Plan. That said, even if construction were to start tomorrow, it would be at least two years before new building was complete.

FY20 CIP Schedule

Location	Project	Estimated Cost	Scheduled For
Ginter Park	Replace Energy Management System Panel	\$ 100,000	Summer Break
Henderson	Resurface Tennis Courts & Basketball Court	\$ 250,000	Summer Break
Henderson	Replace Sump Pump System and Backflow Preventer	\$ 150,000	Spring Break
Holton	Replace Gym Lights with LED	\$ 36,000	Summer Break
Holton	Replace Classroom Heat Pumps	\$ 450,000	Summer Break
Holton	Replace Boiler	\$ 200,000	Winter Break
J. B. Fisher	Replace Library Roof	\$ 250,000	Summer Break
Jefferson	Replace Chilled Water Pipes, Penthouse AHU, & Add Heat to Restrooms	\$ 860,000	Summer Break
Jefferson	Waterproof Exterior Basement Walls	\$ 308,750	Summer Break
Mary Munford	Replace Steam Traps	\$ 100,000	Summer Break
Mary Scott	Replace Boilers 1 & 2	\$ 285,000	Winter Break
Mary Scott	Replace All Fan Coil Units	\$ 180,000	Summer Break
Mary Scott	Replace Hot Water Heaters	\$ 75,000	Spring Break
Mary Scott	Replace Heating Control Valves	\$ 30,000	During School

FY20 CIP Schedule

Location	Project	Estimated Cost	Scheduled For
Maymont	Replace Energy Management System Panel	\$ 250,000	Spring Break
Maymont	Replace Siemens Legacy Panel (Completed w/ Other Panel Projects)	\$ -	Spring Break
Maymont	Replace Exhaust Fan	\$ 25,000	During School
Miles Jones	Replace Gym Lights with LED	\$ 36,000	Summer Break
Munford	Replace Control valves	\$ 250,000	Summer Break
Munford	Refurb Fan Coil Unites	\$ 200,000	Summer Break
Munford	Replace Steam Traps	\$ 60,000	Summer Break
Norrell	Replace 80-Ton Chiller	\$ 134,726	Spring Break
Obama	Replace Energy Management System Panel	\$ 115,000	Spring Break
Open High	Replace Basement Drainage System	\$ 25,000	During School
Redd	Replace Energy Management System Panel	\$ 375,000	Spring Break
Richmond Alternative	Replace Window Sashes and Install Exterior Aluminum Profiles	\$ 1,100,000	Summer Break
RTC North*	Replace Exterior Pole Lights with LED	\$ 38,000	Summer Break
RTC North*	Replace Main Air Handlers	\$ 1,234,985	Summer Break

* This project may warrant further discussion as RTC is one of the properties that the VPC is exploring for potential alternative use.

FY20 CIP Schedule

Location	Project	Estimated Cost	Scheduled For
RTC South*	Replace Exterior Pole Lights with LED	\$ 25,000	Summer Break
RTC South*	Replace Main Air Handlers	\$ 1,234,985	Summer Break
RTC: North & South*	Repave Parking Lot	\$ 750,000	Summer Break
Southampton	Replace Energy Management System Panel (Round Building)	\$ 80,000	Spring Break
Southampton	Upgrade Media Center/AC	\$ 51,645	Spring Break
Southampton	Upgrade Main Office A/C	\$ 49,399	During School
Swansboro	Replace/Refurbish Fan Coil Units	\$ 150,000	Summer Break
Thomas Jefferson	Replace Hallway Lighting	\$ 45,000	Summer Break
Thomas Jefferson	Replace Gym Lights with LED	\$ 36,000	Summer Break
Transportation Building	Repave Parking Lot	\$ 250,000	Summer Break
Westover Hills	Replace Gym Lights with LED	\$ 36,000	Summer Break
Woodville	Install AC in Cafetorium & Replace Exhaust Fans	\$ 242,000	Summer Break
Woodville	Replace Boiler (Round Building B)	\$ 150,000	Spring Break

*This project may warrant further discussion as RTC is one of the properties that the VPC is exploring for potential alternative use.