

High School Planning Study

Albemarle County Public Schools
Albemarle County, Virginia
December 11, 2003

Potential Additions to Albemarle High School

and

Potential Additions to Western Albemarle High School

and

Potential Addition to Monticello High School

and

Potential New High School

Rancorn Wildman Architects

High School Planning Study
Albemarle County Public Schools
Albemarle County, Virginia

Executive Summary

Estimated Costs for Potential Additions to Albemarle High School

- | | |
|---|--------------|
| ▪ Additions to Accommodate 200 Students | \$ 7,622,000 |
| Cost Per Student Seat | \$ 38,110 |
| ▪ Additions to Accommodate 300 Students | \$ 9,164,400 |
| Cost Per Student Seat | \$ 30,548 |

Estimated Costs for Potential Additions to Western Albemarle High School

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|---|--------------|
| ▪ Additions to Accommodate 200 Students | \$ 6,690,000 |
| Cost Per Student Seat | \$ 33,450 |
| ▪ Additions to Accommodate 300 Students | \$ 7,962,500 |
| Cost Per Student Seat | \$ 26,542 |

Estimated Costs for Potential Addition to Monticello High School

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|----------------------------------|--------------|
| ▪ 200 Student Classroom Addition | \$ 3,998,000 |
| Cost Per Student Seat | \$ 19,990 |

Estimated Costs for Potential New High School

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|--------------------------------|---------------|
| ▪ New 1000 Student High School | \$ 44,805,000 |
| Cost Per Student Seat | \$ 44,805 |

Potential Additions to Albemarle High School

Albemarle County, Virginia

ADDITIONS TO ACCOMMODATE 200 STUDENTS

Project Scope: To expand the capacity of Albemarle High School by 200 students, approximately 32,000 square feet will be added to the building. The additions will include 10 Regular Classrooms, 3 Science Classrooms, 1 Learning Lab, and associated spaces such as teacher planning rooms, faculty toilets, offices, storage, mechanical and electrical rooms, etc. Other additions include an expanded Lobby for the Gym, an expanded Cafeteria seating area, and expansions to the locker rooms. Areas to be renovated include expanding the Guidance area into an adjacent classroom and improvements to student circulation. Replacement and additional parking will also be included with this project.

ESTIMATED CONSTRUCTION COSTS

Additions Cost (32,000 sf x \$160/sf)	\$	5,120,000
Renovation Cost	\$	800,000
Sitework Cost (additional parking, etc.)	\$	300,000
Contingency (10%)	\$	622,000
TOTAL ESTIMATED CONSTRUCTION COSTS	\$	6,842,000

ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology	\$	300,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	480,000
TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	780,000

ESTIMATED TOTAL PROJECT COSTS	\$	7,622,000
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Potential Additions to Albemarle High School
Albemarle County, Virginia

ADDITIONS TO ACCOMODATE 200 STUDENTS

Calculation to Determine Number of Additional Classrooms

Current Albemarle High School Capacities and Variation Factor	
Regular Classroom Capacity	22
Special Ed / Resource Classroom Capacity	8
Scheduling Difficulties/Class Size Variation Factor	85%
Desired Additional Student Capacity	200
Divided By: Scheduling Difficulties/Class Size Variation Factor	<u>85%</u>
Total Number of Classroom Seats Required (200 divided by 85%)	235
Less: Small Classroom (Spec. Ed. / Res.) Seats (8 seats/room x 5 rooms)	<u>40</u>
Student Seats Required in Regular Classrooms to be Added	195
Students per Regular Classroom	<u>22</u>
Regular Classrooms to be Added (195 students divided by 22)	8.9

This calculation has determined that 9 Regular Classrooms and 5 Small Classrooms are required, but due to the fact that a number of the existing classrooms in AHS currently being used as Regular Classrooms are undersized, 14 Regular classrooms will be added, and 5 classrooms in the existing building will be utilized as Small Classrooms (Special Ed / Resource).

Therefore, 14 Regular Classrooms are required, and 5 classrooms in the existing building will be utilized as Small Classrooms (Special Ed / Resource).

Potential Additions to Albemarle High School
Albemarle County, Virginia

ADDITIONS TO ACCOMODATE 200 STUDENTS

Architectural Program	Number
* Standard Classroom	8
* Science Classroom	3
* Learning Lab (Digital Photography Lab)	1
** Double Classroom (two adjacent classrooms with operable wall between)	1
*** Small Classroom (Special Education, Resource, Testing, etc.)	0
Science Prep Room	2
Teacher Workroom	2
Office (Speech, Work/Study, etc.)	3
Storage	2
Student Toilets	4
Faculty Toilets	2

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

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

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

Core Facilities Requiring Expansion/Renovation

Administration, Guidance (expand into adjacent classroom), Cafeteria Seating, Gym Lobby, Locker Rooms; improve student circulation bottlenecks.

Potential Additions to Albemarle High School
Albemarle County, Virginia

ADDITIONS TO ACCOMMODATE 300 STUDENTS

Project Scope: To expand the capacity of Albemarle High School by 300 students, approximately 39,400 square feet will be added to the building. The additions will include 15 Regular Classrooms, 4 Science Classrooms, 2 Learning Labs, and associated spaces such as teacher planning rooms, faculty toilets, offices, storage, mechanical and electrical rooms, etc. Other additions include an expanded Lobby for the Gym, an expanded Cafeteria seating area, and expansions to the locker rooms. Areas to be renovated include expanding the Guidance area into an adjacent classroom and improvements to student circulation. Replacement and additional parking will also be included with this project.

ESTIMATED CONSTRUCTION COSTS

Additions Cost (39,400 sf x \$160/sf)	\$	6,304,000
Renovation Cost	\$	800,000
Sitework Cost (additional parking, etc.)	\$	300,000
Contingency (10%)	\$	740,400
TOTAL ESTIMATED CONSTRUCTION COSTS	\$	8,144,400

ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology	\$	450,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	570,000
TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	1,020,000

ESTIMATED TOTAL PROJECT COSTS	\$	9,164,400
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Potential Additions to Albemarle High School
Albemarle County, Virginia

ADDITIONS TO ACCOMODATE 300 STUDENTS

Calculation to Determine Number of Additional Classrooms

Current Albemarle High School Capacities and Variation Factor	
Regular Classroom Capacity	22
Special Ed / Resource Classroom Capacity	8
Scheduling Difficulties/Class Size Variation Factor	85%
Desired Additional Student Capacity	300
Divided By: Scheduling Difficulties/Class Size Variation Factor	<u>85%</u>
Total Number of Classroom Seats Required (300 divided by 85%)	353
Less: Small Classroom (Spec. Ed. / Res.) Seats (8 seats/room x 8 rooms)	<u>64</u>
Student Seats Required in Regular Classrooms to be Added	289
Students per Regular Classroom	<u>22</u>
Regular Classrooms to be Added (289 students divided by 22)	13.1

This calculation has determined that 13 Regular Classrooms and 8 Small Classrooms are required, but due to the fact that a number of the existing classrooms in AHS currently being used as Regular Classrooms are undersized, 21 Regular classrooms will be added, and 8 classrooms in the existing building will be utilized as Small Classrooms (Special Ed / Resource).

Therefore, 21 Regular Classrooms are required, and 8 classrooms in the existing building will be utilized as Small Classrooms (Special Ed / Resource).

Potential Additions to Albemarle High School
Albemarle County, Virginia

ADDITIONS TO ACCOMODATE 300 STUDENTS

Architectural Program	Number
* Standard Classroom	13
* Science Classroom	4
* Learning Lab (Digital Photography Lab and unassigned lab)	2
** Double Classroom (two adjacent classrooms with operable wall between)	1
*** Small Classroom (Special Education, Resource, Testing, etc.)	0
Science Prep Room	2 or 3
Teacher Workroom	2
Office (Speech, Work/Study, etc.)	3
Storage	2
Student Toilets	4
Faculty Toilets	2

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

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

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

Core Facilities Requiring Expansion/Renovation

Administration, Guidance (expand into adjacent classroom), Cafeteria Seating, Gym Lobby, Locker Rooms; improve student circulation bottlenecks.

Potential Additions to Western Albemarle High School
Albemarle County, Virginia

ADDITIONS TO ACCOMMODATE 200 STUDENTS

Project Scope: To expand the capacity of Western Albemarle High School by 200 students, approximately 27,000 square feet will be added to the building. The additions will include 5 Regular Classrooms, 4 Small Classrooms, 3 Science Classrooms, 1 Learning Lab, and assoc. spaces such as teacher planning rooms, faculty toilets, offices, storage, mechanical and electrical rooms, as well as an expanded Commons seating area. Areas to be renovated include converting the present Administration and Guidance areas into classrooms, adding a stair between the Commons and the second floor, additional lockers in the locker rooms, and renovations to the kitchen serving lines and the "front suite". To accommodate the addition, the entry drive in front of the school will be relocated, and additional parking will be built.

ESTIMATED CONSTRUCTION COSTS

Additions Cost (27,000 sf x \$150/sf)	\$	4,050,000
Renovation Cost	\$	950,000
Sitework Cost (relocate front drive, additional parking, etc.)	\$	400,000
Contingency (10%)	\$	540,000
TOTAL ESTIMATED CONSTRUCTION COSTS	\$	5,940,000

ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology	\$	300,000
Surveys, Testing, Design Fees, Inspections, etc.	\$	450,000
TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	750,000

ESTIMATED TOTAL PROJECT COSTS	\$	6,690,000
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Potential Additions to Western Albemarle High School
Albemarle County, Virginia

ADDITIONS TO ACCOMMODATE 200 STUDENTS

Calculation to Determine Number of Additional Classrooms

Current Western Albemarle High School Capacities and Variation Factor	
Regular Classroom Capacity	22
Special Ed / Resource Classroom Capacity	8
Scheduling Difficulties/Class Size Variation Factor	85%
Desired Additional Student Capacity	200
Divided By: Scheduling Difficulties/Class Size Variation Factor	<u>85%</u>
Total Number of Classroom Seats Required (200 divided by 85%)	235
Less: Special Ed / Resource Classroom Seats (8 seats/room x 4 classrooms)	<u>32</u>
Student Seats Required in Regular Classrooms to be Added	203
Students per Regular Classroom	<u>22</u>
Regular Classrooms to be Added (203 students divided by 22)	9.2

Therefore, 9 Regular Classrooms and 4 Special Ed / Resource Classrooms are required.

Potential Additions to Western Albemarle High School
Albemarle County, Virginia

ADDITIONS TO ACCOMMODATE 200 STUDENTS

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

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

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

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

Core Facilities Requiring Expansion/Renovation

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

Potential Addition to Monticello High School
Albemarle County, Virginia

200 STUDENT CLASSROOM ADDITION

Project Scope: To expand the capacity of Monticello High School by 200 students, approximately 21,500 square feet will be added to the building. The addition will include 5 Regular Classrooms, 3 Science Classrooms, 3 Learning Labs, 2 Small Classrooms, and associated spaces such as teacher planning rooms, faculty toilets, conference rooms, offices, an elevator, storage, mechanical and electrical rooms, etc. The existing gravel parking lot to the south of the proposed addition will be paved as part of this project.

ESTIMATED CONSTRUCTION COSTS

Addition Cost (21,500 sf x \$140/sf)	\$ 3,010,000
Sitework Cost (pave parking lot, etc.)	\$ 250,000
Contingency (5%)	\$ 163,000
TOTAL ESTIMATED CONSTRUCTION COSTS	\$ 3,423,000

ESTIMATED NON-CONSTRUCTION COSTS

Furniture, Equipment and Technology	\$ 300,000
Surveys, Testing, Design Fees, Inspections, etc.	\$ 275,000
TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$ 575,000

ESTIMATED TOTAL PROJECT COSTS	\$ 3,998,000
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Potential Addition to Monticello High School
Albemarle County, Virginia

200 STUDENT CLASSROOM ADDITION

Calculation to Determine Number of Additional Classrooms

Current Monticello High School Capacities and Variation Factor		
Regular Classroom Capacity	21.5	
Special Ed / Resource Classroom Capacity	8	
Scheduling Difficulties/Class Size Variation Factor	85%	
Desired Additional Student Capacity		200
Divided By: Scheduling Difficulties/Class Size Variation Factor		<u>85%</u>
Total Number of Classroom Seats Required (200 divided by 85%)		235
Less: Special Ed / Resource Classroom Seats (8 seats/room x 2 classrooms)		<u>16</u>
Student Seats Required in Regular Classrooms to be Added		219
Students per Regular Classroom		<u>21.5</u>
Regular Classrooms to be Added (219 students divided by 21.5)		10.2

Therefore, 10 Regular Classrooms and 2 Small Classrooms (Special Ed / Resource) are required.

Potential Addition to Monticello High School
Albemarle County, Virginia

200 STUDENT CLASSROOM ADDITION

Architectural Program	Number
* Standard Classroom	5
* Science Classroom	2
* Learning Lab	3
*** Small Classroom (Special Education, Resource, Testing, etc.)	2
Science Prep Room	1
Teacher Workroom	2
Office (Speech, Work/Study, etc.)	2
Conference Room	2
Storage	2
Faculty Toilets	2
Elevator	1

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

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

Core Facilities Requiring Expansion/Renovation

Extend Cafeteria Seating into back of Forum.

Potential New High School

Albermarle County, Virginia

NEW 1000 STUDENT HIGH SCHOOL

Project Scope: Construct a new high school to accommodate about 1000 students. The building shall include an auditorium to seat 850, a gymnasium to seat 1500, an auxiliary gym to seat 300, and a meeting room to seat 125. The site shall include a stadium to seat 2500, a lighted baseball field, a softball field, 6 tennis courts, and at least 5 multi-purpose play fields.

ESTIMATED CONSTRUCTION COSTS

Building Cost (215,000 sf x \$140/sf)	\$	30,100,000
Sitework Cost	\$	2,000,000
Stadium and Field House	\$	2,000,000
Contingency (5%)	\$	1,705,000
TOTAL ESTIMATED CONSTRUCTION COSTS	\$	35,805,000

ESTIMATED NON-CONSTRUCTION COSTS

Land Cost	\$	4,000,000
Off-Site Improvements		not known
Furniture, Equipment and Technology	\$	3,000,000
Studies, Surveys, Testing, Design Fees, Inspections, etc.	\$	2,000,000
TOTAL ESTIMATED NON-CONSTRUCTION COSTS	\$	9,000,000

ESTIMATED TOTAL PROJECT COSTS	\$ 44,805,000
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