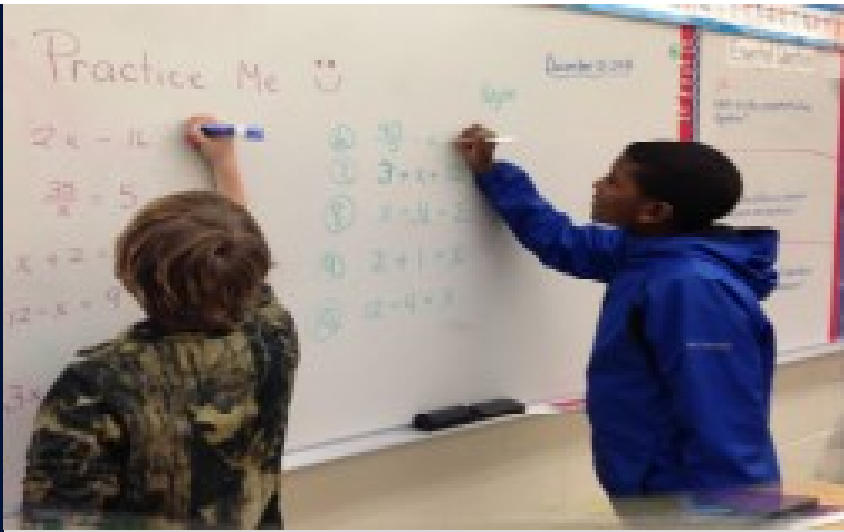


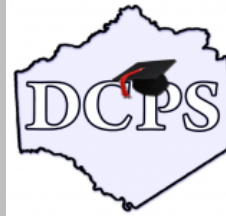
School Board Work Session

Dec. 13, 2016





Introductions and Purpose of Meeting

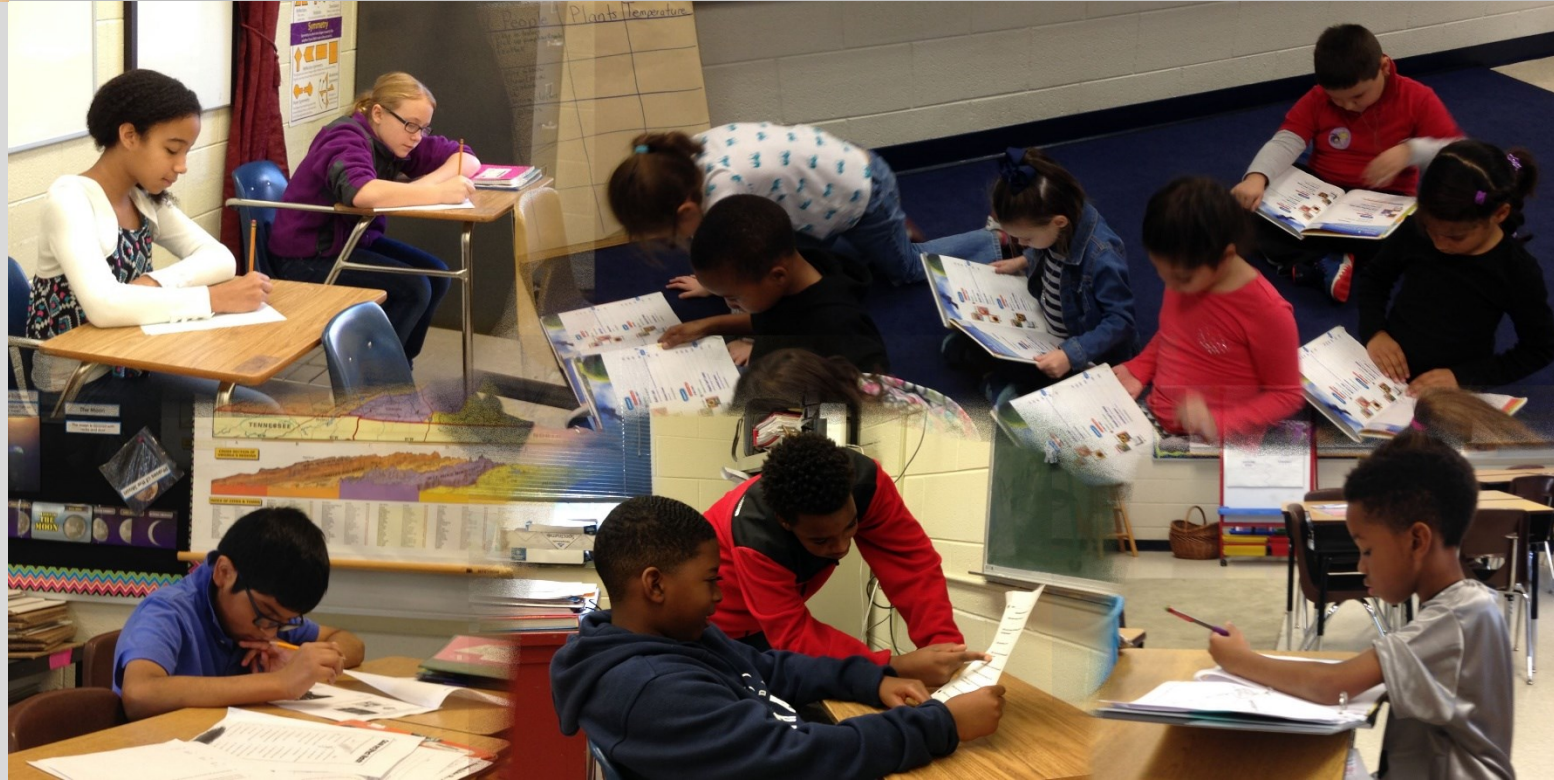


Dinwiddie County Public Schools

P.O. Box 7, 14016 Boydton Plank Road, Dinwiddie, Virginia 23041
804-469-4198 or Fax: 804-469-4197

A Place to Learn... A Place to Grow... A Place to Belong

- Dinwiddie High School
- Dinwiddie Middle School
- Dinwiddie Elementary School
- Midway Elementary School
- Southside Elementary School
- Sunnyside Elementary School
- Sutherland Elementary School



- **Lost over 200 students over the past 10 years**
- **Projected to lose approximately 80 over the next 10 years**
- **All elementary schools projecting a loss of students except for Southside, with a projected increase of 13 students over the next 10 years**

OVERVIEW OF STUDY PROCESS

What Generates the Need for Capital Improvements?

	NEEDS TO BE ADDRESSED	STRATEGIES FOR ASSESSMENT
1.	Poor Conditions Simply stated, over time things wear out or "ugly out."	Perform a comprehensive conditions assessment including cost & timeline
2.	Functionality Problems Sometimes things can be in fine physical condition, but they just do not work well.	Identify the inadequacies through observations and interviews. Develop design solutions, timeline for implementation, and associated cost.
3.	Programmatic Changes The catch phrase here is that, over time, "needs and expectations change."	Make time for brainstorming, visioning, criteria development, and programming (quantifying the needs). Creatively explore multiple solutions and their cost impact. Consider stakeholder input.

SUMMARY OF APPROACH TO CAPITAL IMPROVEMENTS

1. Schools not needing action

- Sutherland Elementary School**
- Dinwiddie High School**

2. Schools needing small additions, limited renovations, or limited site improvements

- Dinwiddie Elementary School (internal minor plus some site improvements for parking)**
- Midway Elementary School (small additions recommended + sitework)**

3. Schools needing substantial renovation, expansion, or replacement

- Dinwiddie Middle School**
- Sunnyside Elementary School**
- Southside Elementary School**

DINWIDDIE ELEMENTARY SCHOOL

OVERALL CONDITION: GOOD

SIGNIFICANT ISSUES:

- Bus & Parent Pick-Up/Drop-Off Lane (Route & Safety Issues)
- Building Façade Precast Element Deterioration
- Exterior Façade (Brick & Mortar Displacement)
- Steel Lintel Rust Deterioration
- Exterior Gutter/Soffit/Downspout Deterioration
- Exterior Route Accessibility (ADA)
- Kitchen Exhaust Hood (Not Code Compliant)

ASSESSED AREA	OVERALL CONDIT				Dinwiddie ES	Transportation Department
	Dinwiddie ES	Southside ES	Sunnyside ES	Mid E		
Civil Assessment	Fair	Fair	Fair	Ge	Fair	Good
Architectural Assessment (Exterior)	Fair	Fair	Good	Ge	Fair	Good
Architectural Assessment (Interior)	Good	Good	Good	Ge	Good	Fair
ADA Compliance	Fair	Poor	Poor	Fi	Fair	Poor
Safety/Security (OSHA) Concerns	Poor	Fair	Poor	Fi	Fair	Fair
Building Code Compliance	Poor	Good	Fair	Fi	Poor	Poor
Roof Systems Assessment	Good	Fair	Fair	Ge	Poor	Good
Food Service Equipment Assessment	Fair	Fair	Fair	Ge		N/A
Mechanical Systems Assessment	Good	Poor	Poor	Fi	Good	Fair
Electrical Systems Assessment	Good	Poor	Good	Ge	Fair	Fair
Plumbing Systems Assessment	Good	Good	Good	Ge	Good	Good
Structural Assessment	Fair	Fair	Good	Ge	Good	Good
Fire Suppression System Assessment	Good	N/A	Good	Ge	Good	N/A
OVERALL	GOOD	FAIR	FAIR	GO	Good	GOOD

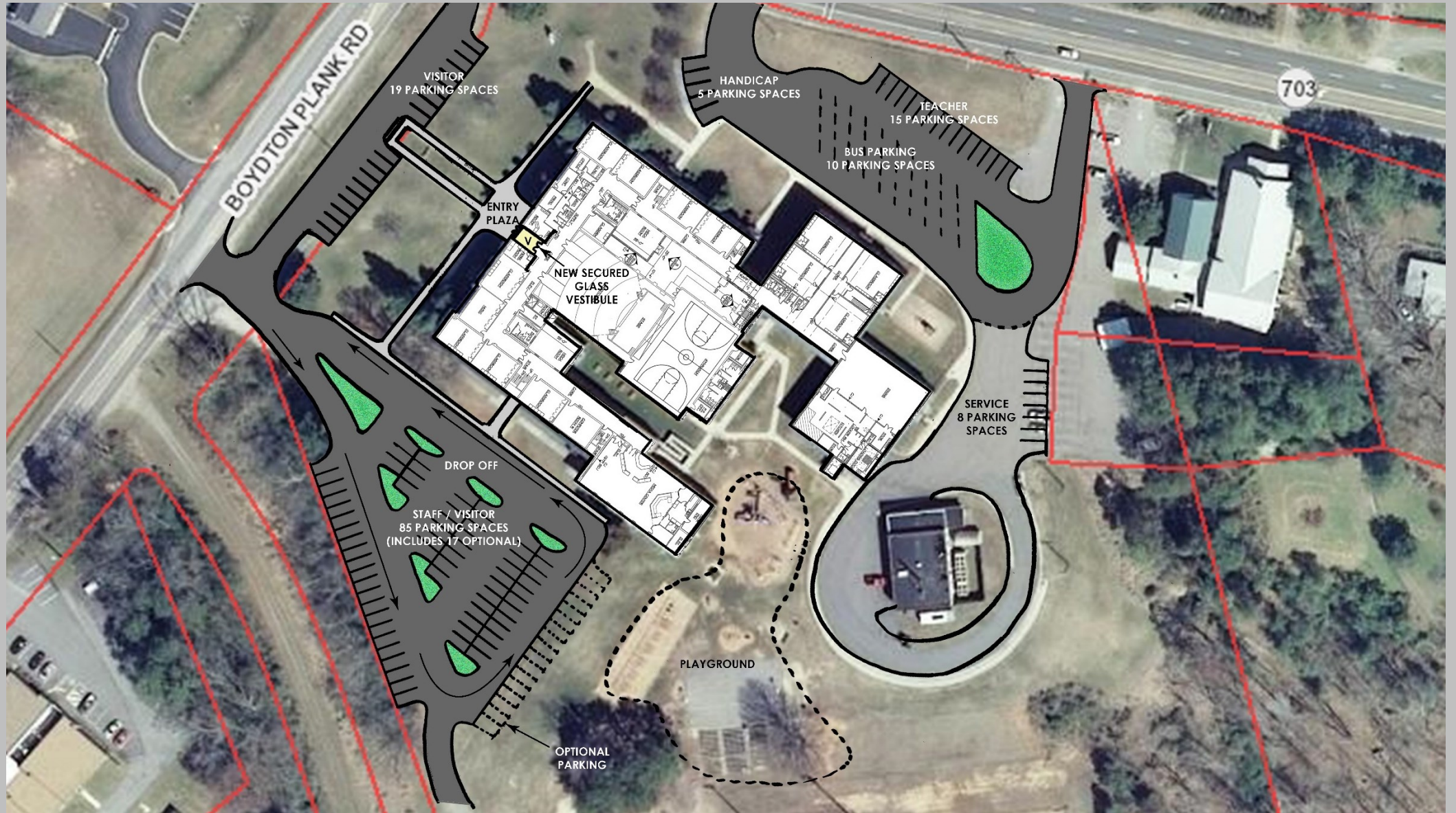


Fair
Good
GOOD

DINWIDDIE ELEMENTARY SCHOOL



DINWIDDIE ELEMENTARY SCHOOL



DINWIDDIE ELEMENTARY SCHOOL COSTS

Order of Magnitude Costs

Site/Building Area	Square Feet (SF)	Cost/SF	Costs
General Sitework		LS	\$690,000
Existing Building Renovations	-	\$130	-
New Building Addition	-	\$210	-
New Security Entry Vestibule	240 SF	\$130	\$31,200
Soft Costs Factor			0.85
TOTAL EST. PROJECT COSTS	240 SF		\$848,471

MIDWAY ELEMENTARY SCHOOL



MIDWAY ELEMENTARY SCHOOL



MIDWAY ELEMENTARY SCHOOL COSTS

Site/Building Area	Square Feet (SF)	Cost/SF	Costs
General Sitework		LS	\$546,460
Existing Building Renovations	6,150 SF	\$130	\$799,500
New Building Addition	7,650 SF	\$210	\$1,606,500
Soft Costs Factor			0.85
TOTAL EST. PROJECT COSTS	13,800 SF		\$3,473,482

DINWIDDIE MIDDLE SCHOOL



DINWIDDIE MIDDLE SCHOOL



DINWIDDIE MIDDLE SCHOOL



DINWIDDIE MIDDLE SCHOOL



DINWIDDIE MIDDLE SCHOOL COSTS

Site/Building Area	Square Feet (SF)	Cost/SF	Costs
General Sitework		LS	\$327,875
Existing Building Renovations	148,971 SF	\$130	\$19,366,230
New Building Addition	39,650 SF	\$210	\$8,326,500
Soft Costs Factor			0.85
TOTAL EST. PROJECT COSTS	188,621 SF		\$32,965,418

SUNNYSIDE ELEMENTARY SCHOOL

OVERALL CONDITION: FAIR

SIGNIFICANT ISSUES:

- Bus & Parent Pick-Up/Drop-Off Lane (Route & Safety Issues)
- Exterior Façade (Brick & Mortar Displacement)
- Exterior Route Accessibility (ADA)
- Interior Route Accessibility (ADA)
- Roof Expansion Joint Deterioration
- Scupper/Roof Drains (Quantity)
- Kitchen Exhaust Hood (Not Code Compliant)
- Mechanical (HVAC) Equipment Deterioration
- Mechanical (HVAC) Air Distribution (Interior Lined)

ASSESSED AREA	OVERALL CONDITION				Sunnyside ES	
	Dinwiddie ES	Southside ES	Sunnyside ES	Midway ES		
Civil Assessment	Fair	Fair	Fair	Good	Fair	Portation artment
Architectural Assessment (Exterior)	Fair	Fair	Good	Good	Good	ood
Architectural Assessment (Interior)	Good	Good	Good	Good	Good	air
ADA Compliance	Fair	Poor	Poor	Fair	Poor	oor
Safety/Security (OSHA) Concerns	Poor	Fair	Poor	Fair	Poor	air
Building Code Compliance	Poor	Good	Fair	Fair	Poor	oor
Roof Systems Assessment	Good	Fair	Fair	Good	Fair	ood
Food Service Equipment Assessment	Fair	Fair	Fair	Good	Fair	N/A
Mechanical Systems Assessment	Good	Poor	Poor	Fair	Fair	air
Electrical Systems Assessment	Good	Poor	Good	Good	Fair	air
Plumbing Systems Assessment	Good	Good	Good	Good	Fair	ood
Structural Assessment	Fair	Fair	Good	Good	Poor	ood
Fire Suppression System Assessment	Good	N/A	Good	Good	Good	N/A
OVERALL	GOOD	FAIR	FAIR	GOOD	Good	OOD



Sunnyside ES	
Fair	Portation artment
Good	ood
Good	ood
Good	air
Poor	oor
Poor	air
Poor	oor
Fair	ood
Fair	N/A
Fair	air
Fair	air
Fair	ood
Poor	ood
Good	N/A
Good	OOD
Good	
Good	
Good	
FAIR	

SUNNYSIDE ELEMENTARY SCHOOL



SUNNYSIDE ELEMENTARY SCHOOL



SUNNYSIDE ELEMENTARY SCHOOL COSTS

Site/Building Area	Square Feet (SF)	Cost/SF	Costs
General Sitework		LS	\$546,460
Existing Building Renovations	37,416 SF	\$130	\$4,864,080
New Building Addition	26,212 SF	\$210	\$5,504,520
Soft Costs Factor			0.85
TOTAL EST. PROJECT COSTS	63,628 SF		\$12,841,247

SOUTHSIDE ELEMENTARY SCHOOL

OVERALL CONDITION: FAIR

SIGNIFICANT ISSUES:

- Limited Site Size/Layout Options
- Site Drainage & Utilities (Well/Septic) Limitations
- Bus & Parent Pick-Up/Drop-Off Lane (Route & Safety Issues)
- Exterior Façade (Brick & Mortar Displacement)
- Exterior Caulk Deterioration
- Exterior Route Accessibility (ADA)
- Interior Route Accessibility (ADA)
- Roof System Issues
- Scupper/Roof Drains (Quantity)
- Kitchen Exhaust Hood Replacement
- Mechanical (HVAC) Equipment Replacement
- Mechanical (HVAC) Air Distribution Replacement
- Electrical System/Distribution Replacement
- Interior Lighting Replacement
- Fire Alarm System Upgrade

ASSESSED AREA	OVERALL CONDITION			Southside ES	Transportation Department
	Dinwiddle ES	Southside ES	Sunnyside ES		
Civil Assessment	Fair	Fair	Fair	Fair	Good
Architectural Assessment (Exterior)	Fair	Fair	Good	Good	Good
Architectural Assessment (Interior)	Good	Good	Good	Good	Fair
ADA Compliance	Fair	Poor	Poor	Poor	Poor
Safety/Security (OSHA) Concerns	Poor	Fair	Poor	Fair	Fair
Building Code Compliance	Poor	Good	Fair	Fair	Poor
Roof Systems Assessment	Good	Fair	Fair	Good	Good
Food Service Equipment Assessment	Fair	Fair	Fair	Fair	N/A
Mechanical Systems Assessment	Good	Poor	Poor	Fair	Fair
Electrical Systems Assessment	Good	Poor	Good	Fair	Fair
Plumbing Systems Assessment	Good	Good	Good	Good	Good
Structural Assessment	Fair	Fair	Good	Poor	Good
Fire Suppression System Assessment	Good	N/A	Good	Poor	N/A
OVERALL	GOOD	FAIR	FAIR	Good	GOOD



Fair
Fair
Good
Poor
Fair
Good
Fair
Fair
Fair
Poor
Poor
Good
Fair
N/A
FAIR

SOUTHSIDE ELEMENTARY SCHOOL



Southside Elementary School Cost Comparisons Between New and Renovation

Variables that can affect cost comparison

1. SF per Student

- Programs – number of Special Ed, 21st Century Design Initiatives, community use, etc.
- Capacity Calculations – DOE standard teacher/pupil ratios vs. division standards
- Building Capacity – smaller capacity schools have higher ratio of core spaces to academic spaces, thus higher SF/student

2. \$ per SF

- Exceptional Costs – site utilities, site acquisition, hazmats, construction phasing
- Quality
- Furniture, fixtures and equipment (FFE) investment
- Inflation or escalation – time

Renovation of 550-student Southside (w/ assumptions) – \$16,701,910 total cost **in today's dollars**

Assumptions:

- \$130/SF renovation cost average
- Public water and sewer extensions (2 miles)
- 18 months of classroom trailer rental
- Renovation includes all of existing building + gym + at least one classroom added

New Replacement of 550-student Southside (w/ assumptions) – \$19,853,500 total cost **in today's dollars**

Assumptions:

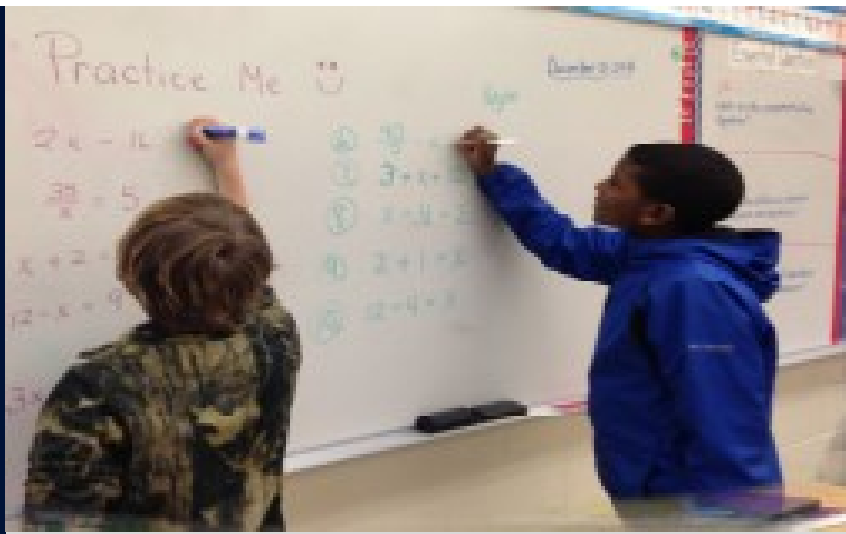
- 74,250 SF building based on **135** SF/student
- Site acquisition required (min. 15 acres @ \$58,500/acre)
- Sewer and water available
- \$30/SF for site and \$180/SF for building – total of \$210/SF for construction costs

New Replacement of 550-student Southside (w/ assumptions) – \$21,516,700 total cost **in today's dollars**

Assumptions:

- 80,850 SF building based on **147** SF/student
- Site acquisition required
- Sewer and water available
- \$30/SF for site and \$180/SF for building – total of \$210/SF for construction costs

Assessment: Renovation is between 78% and 84% of the cost of new construction.



QUESTIONS?

**School Board
Work Session
Dec. 13, 2016**

