The High School Project

Site Investigation, Site Alternatives, and Cost Comparisons

School Board Work Session
September 19, 2019
Essential Questions

1. What were the site investigation criteria that resulted in sites analyzed for The High School Project?

2. What were the results of the analyses for each high school alternative approach and site?

3. How does each site alternative compare in regards to the time to deliver new space for high school capacity?

4. What were the assumptions and driving factors to compare the additional student seats and costs for site alternatives?

5. What are the comparative costs between site alternatives?

6. What are the next steps?
# Site Investigation

## Two High Schools Model and Connected High School Network (CHSN)

### Qualitative Factors
*(not in any particular order or all inclusive)*

- Proximity to amenities
- Community support and opposition
- Rights of way issues
- Encumbrances
- Local economic impact
- Flexibility of development/site
- Ability to meet administrative, operational and/or instructional requirements
- Promotion of the educational vision

### Quantitative Factors
*(not in any particular order or all inclusive)*

- Price/Cost
- Location
- Zoning
- Availability and/or interest to sell
- Proximity to other ACPS facilities
- Access to public transportation
- Cost of site constraints and access to utilities
- Security
Analyzed Sites

Two High Schools Sites
- Minnie Howard
- Hammond Middle School
- George Washington Middle School

Connected High School Network Sites
- King Street Campus
- Minnie Howard
- Potomac Yard
## Student Distribution Strategy

<table>
<thead>
<tr>
<th>Total HS Capacity Projection</th>
<th>5,000 Students</th>
</tr>
</thead>
<tbody>
<tr>
<td>King St.</td>
<td>2900</td>
</tr>
<tr>
<td>Satellite (current)</td>
<td>100</td>
</tr>
<tr>
<td>Early College NOVA</td>
<td>400</td>
</tr>
</tbody>
</table>

\[
\begin{align*}
\text{Total} & = 2900 + 100 + 400 &= 3400 \\
\text{Remaining} & = 5000 - 3400 &= 1600 
\end{align*}
\]

The new facility or facilities will need to accommodate 1,600 Students.
Site Alternatives

1,600 Student Distribution Strategies

Two High Schools Model – sites for a second high school

• (1) 1,600 students at 2\textsuperscript{nd} HS at Minnie Howard (MH) campus
• (2) 1,600 students at 2\textsuperscript{nd} HS at Francis C. Hammond (FCH), fields move to MH campus
• (3) 1,600 students at 2\textsuperscript{nd} HS at George Washington (GW), fields move to MH campus

Connected High School Network – site combinations/alternatives

• (1) 400 students added to King Street campus, 1200 students at MH campus
• (2) 1,600 students at MH campus, balance at King Street
• (3) 1,200 students at MH campus, 400 students at Potomac Yard, balance at King Street
Francis C. Hammond Middle School Site

- Studied for **Two High Schools Alternative # 2**
- Site Acres: 25
- Current Building Size: 228,915 SF
- Re-zoning could allow for up to 653,758 SF
- Maximum Height: 60 Feet (4 stories)
- Contains multi-use fields, basketball and tennis courts
- Building proposed would displace field in Lower Hammond area
- Additional field amenity (i.e. a stadium) to support second high school at MH
George Washington Middle School Site

- Studied for **Two High Schools Alternative # 3**
- Site Acres: 23.88
- Current Building Size: 286,000 SF
- Re-zoning could allow for up to 624,101 SF
- Maximum Height: 60 Feet (4 stories)
- Contains multi-use fields, basketball and tennis courts
- Building proposed would displace field
- Additional field amenity (i.e. a stadium) to support second high school at MH
T.C. Williams King Street Campus

- Studied for CHSN Alternative # 1
- Site Acres: 19.88
- Current Building Size: 467,000 building; 540,786 with garage, relocatables and structures associated with student activities
- Rezoning could allow for up to 619,423 SF
- Maximum Height: 60 Feet (4 stories)
- Contains stadium, parking garage and tennis courts
- Expansion building would require parking garage to be replaced with underground parking
Potomac Yards Site

- Studied for **CHSN Alternative # 3**
- Site Acres: 1.22
- Replacement offer from (school assigned) Block 4 to Block 23
- Current Building Size: N/A
- Zoning: 100,000 – 200,000 SF
- Maximum Height: 90 - 110 Feet (6 - 7 stories)
- Development offer includes workforce housing for teachers and other incentives transferred from Block 4 designation
- Potential for partnership at Virginia Tech Innovation Campus
Minnie Howard Campus
Maximum Development Option

- Studied for **Two High Schools Alternative # 1 and CHSN Alternative # 2**
- Site Acres: 12
- Current Building Size: 166,500 SF
- A re-zoning could allow for up to 313,710 SF
- Maximum Height: 60 Feet (4 stories)
- 312,000 SF, 1,600 students
- Existing uses include a turf field and tennis courts
- Public open space will be replaced upon completion of construction
- Maximum development may not allow flexibility for future high school amenities, public open space, building design and parking options
Minnie Howard Campus
Medium Development Option

- Studied for **CHSN Alternatives # 1 and Alternative # 3**
- Site Acres: 12
- Current Building Size: 166,500 SF
- A re-zoning could allow for up to 313,710 SF
- Maximum Height: 60 Feet (4 stories)
- 240,000 SF, 1,200 students
- Existing uses include a turf field and tennis courts
- Public open space will be replaced upon completion of construction
Typical Cost Components

Capital
- Site Costs – acquisition and development
- Building (Hard) Costs – new construction and/or renovation
- Soft Costs – professional services including project management, design, permits, legal fees, contingencies, furniture and equipment (FF&E)
- Delivery method

Operating
- Staffing (Instructional, Administrative, Support)
- Maintenance
- Utilities
- Transportation
- Food service
Changes in Cost Estimate Assumptions

<table>
<thead>
<tr>
<th></th>
<th>2017 (Current CIP)</th>
<th>September 2019</th>
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</thead>
<tbody>
<tr>
<td>Building Gross Square Foot Needed</td>
<td>285,000</td>
<td>312,000</td>
</tr>
<tr>
<td>Building Cost Per Gross Square Foot</td>
<td>$360</td>
<td>$360</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>20% of Hard Costs</td>
<td>25% of Hard Costs</td>
</tr>
</tbody>
</table>

Additional Costs Not Included Above

- Parking and Site Development
- Interim Site and Amenity Uses
- Northern Virginia Community College, Early College Build-out, and Occupancy Costs
- Inflation
## Capital Cost Comparisons Summary

<table>
<thead>
<tr>
<th>Development and Occupancy</th>
<th>Two High Schools Alternatives 1 - 3</th>
<th>Connected High School Network Alternatives 1 - 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Dollars</td>
<td>Alt 1 – Max Build @ MH – $181,531,147</td>
<td>Alt 1 – King St + Med MH – $195,190,320</td>
</tr>
<tr>
<td></td>
<td>Alt 2 – Build @ FCH – $192,848,177</td>
<td>Alt 2 – Max MH – $181,531,147</td>
</tr>
<tr>
<td></td>
<td>Alt 3 – Build @ GW – $200,049,924</td>
<td>Alt 3 – Med MH + Pot. Yd – $182,440,989</td>
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### Capital Cost – One Time Expenditure
## Operating Cost Comparisons Summary

<table>
<thead>
<tr>
<th></th>
<th>Two High Schools Alternatives 1 - 3</th>
<th>Connected High School Network Alternatives 1 - 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Educational Staffing Per Students</td>
<td>ACPS Average to Educate: $17,740 + Additional Principal and Associated Support</td>
<td>ACPS Average to Educate of $17,740</td>
</tr>
<tr>
<td>Utilities Per SF</td>
<td>$1</td>
<td>$1</td>
</tr>
<tr>
<td>Maintenance Per SF</td>
<td>$4.65</td>
<td>$4.65</td>
</tr>
<tr>
<td>Food Service Per Student</td>
<td>$120</td>
<td>$120</td>
</tr>
<tr>
<td>Transportation Per Mile*</td>
<td>$7</td>
<td>$7</td>
</tr>
</tbody>
</table>

### Annual Operating Cost

* Transportation costs will vary per alternative. Increased choice and amount of locations will increase transportation costs.
Timelines are not exact and may vary based upon the ultimate solution for high school expansion.
Next Steps

• Continue **Stakeholder Engagement**

• School Board Vote on **September 26, 2019:**
  1. Select One High School (CHSN)  
     **OR**  
     Two High Schools  
  2. Select Corresponding Site Alternative

• School Board to provide feedback on Educational Design Team’s programmatic approaches and offer any input on preferred attributes
Questions and Discussion

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