

Richmond City Public Schools

Facility Master Plan

October 2002

Executive Summary





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EXECUTIVE SUMMARY

THE MASTER PLANNING PROCESS

In 2001-02, the Richmond Public School Division hired BCWH Architects and DeJong & Associates, Inc. to assist the Division in developing a ten-year facility master plan. This process also involved the formation of a Community Facility Planning Committee, a broad-based committee consisting of parents, teachers, administrators, and community members charged with helping facilitate the process of developing a master plan. Johnson, Inc. was also hired as a public relations consultant for this process, and provided publicity and information for the community meetings. Additionally, TIMMONS provided the Geographic Information Systems [GIS] mapping data used throughout the process.

The Facility Master Planning Process includes the following elements:

- Assessing and documenting the current condition of school facilities
- Establishing the desired condition or standard for schools
- Defining what needs to be done to meet the standards and reach the desired condition
- Creating a methodology for a practical and fair way to prioritize work that needs to be done
- Recommending to the School Board the prioritization of the schools to be built or renovated.

The goal of this Division-wide effort is to create attractive school environments that are conducive to efficient and effective learning, teaching, and community activities. To meet this goal, school buildings must:

- Provide appropriate, attractive spaces for education, administration, and community uses with flexibility to meet the needs of new initiatives
- Be technologically viable
- Be secure to meet all health and safety codes as well as comply with federal and local mandates
- Be restored to a state of good repair and maintained on life-cycle basis
- Utilize and accommodate fluctuating enrollments, administration use, and compatible community functions effectively

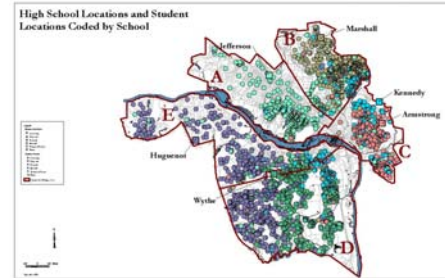
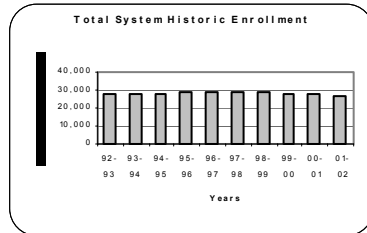
The Facility Master Planning Process also includes the following guidelines used during development of the plan:

- Schools should be located within the most populated areas when possible.
- Rezoning will be necessary.
- Updates can be made to the Master Plan, if needed, during its implementation.
- Any school that is "closed" may be reused by the Division in a different way, or given over to the City of Richmond.
- The integrity of historic school buildings should be maintained regardless of future use.
- The plan should create buildings that will not have to rely on annexes. [There are currently five elementary schools with annexes.]



DATA COLLECTION AND ANALYSIS

For planning purposes, the Division was divided into five geographic areas, labeled Area A through E. For each planning area, reports were developed to include historical and projected enrollments, building capacities, facility assessment and condition analysis and other pertinent information. Additionally, GIS [Geographic Information Systems] was used extensively throughout the process to develop maps of each area showing location of student population, location of schools, and aerial views/ortho-photography of school sites. This information was used by the Community Facility Planning Committee and shared at the community dialogues.



Community Dialogue #1

In May 2002, community dialogues were conducted in each of the five planning areas to gain community input. These were informational sessions in which the collected data was shared with the community. Participants completed questionnaires and engaged in discussions regarding how they want to see their schools organized.



Facility Options

Based on the data collected and the input from the community dialogue, facility options were developed. These options identified which buildings to keep, renovate, replace, or discontinue.

Community Dialogue #2

A second community dialogue was held in each of the five planning areas in September 2002 to share the facility options with the community. During this session, participants were asked to rate/rank each of the options and, once again in a small group format, develop a collective response as to the preferred option. At the conclusion of the dialogue, results were posted on wall charts and all questionnaires were collected and tallied.

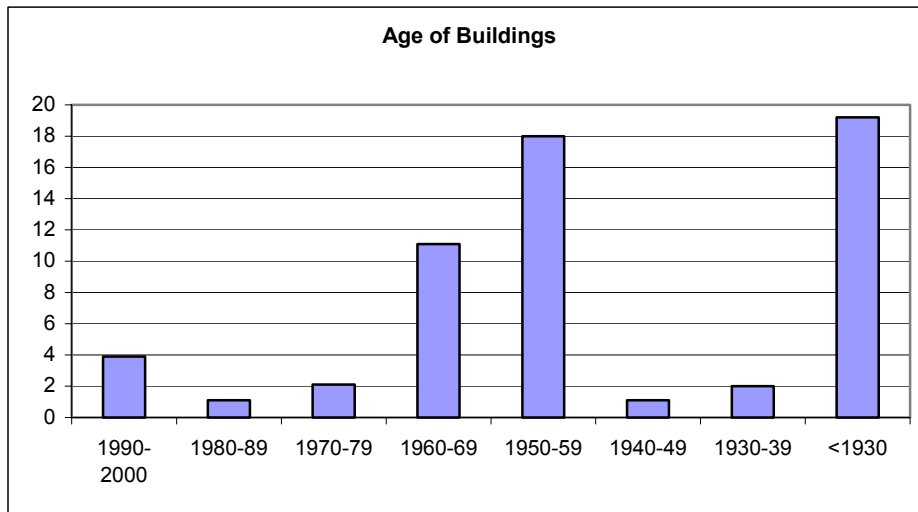




CURRENT CONDITION

One third of the buildings are over 70 years old, and almost one third are at least 50 years old. Only four schools have been built since 1998. The older buildings were not built to ADA compliances, were not built for current teaching and learning practices, were not energy efficient, and the infrastructure for technology did not exist. Many of the buildings have more square footage than needed for the enrollment in their schools and this plan needs to address efficiencies of school sizes as well as condition of facilities.

Facility assessments have been compiled for each school and are included in the Facility Master Plan.



SCHOOL CAPACITY ANALYSIS

School Capacity is the number of students that could potentially be accommodated in a given school by taking into account the number of defined teaching spaces factored by the approved number of students for each teaching space and the efficiency of utilization. A space allocation model was developed for this study which suggested the number of special education, art, music, and computer labs should be in a building based on the building's enrollment. The program capacity of a building can be increased or reduced based on the special areas or different class sizes. Capacity analysis for each school can be found in the Area Report sections of the complete RPS Facility Master Plan, Part I document.

STUDENT ENROLLMENT

Projected Enrollment is the estimated number of students who will be enrolled in the district at a point in time and calculated using a series of factors and data obtained from a variety of sources including live birth data, historic enrollment, and housing data. Enrollment projections were performed by DeJong & Associates in May of 2002. If trends continue, projections show there will be an overall decrease in enrollment of 4% in the next five years, 12% after ten years. High school enrollment will decrease by the greatest percentage over this ten year period at 19%, followed by middle school enrollment at 11% and elementary at 5%. A comparison of the May, 2002 projected enrollments for the 2002/03 school year and the September 30, 2002 actual enrollment report indicates a total RPS student enrollment difference of 41 students (or 99.8% projection accuracy). A complete analysis of enrollment projections can be located in the Background Report section of the complete RPS Facility Master Plan, Part I document.



GENERAL RECOMMENDATIONS

The Community Facility Planning Committee submits the following overall recommendations for consideration.

1. **Local Community Input** – The Community Facility Planning Committee recommends that a process be developed and maintained that provides the opportunity for continued involvement of school and community representatives.
2. **Maintaining Schedule of Construction Projects** – The Community Facility Planning Committee recommends that all of the schools identified in this report be replaced, renovated, or discontinued within the next 10-15 years. A commitment to providing the financial resources and capacity to fulfill this objective needs to be established.
3. **Elementary School Annexes** – The Community Facility Planning Committee recommends that the use of annexes be discontinued. This would allow each elementary school to maintain the same grade configuration [PK-5] in one building.

The Richmond Public School system includes five elementary annexes:

- ❑ Mary Scott Annex [to Ginter Park Elementary School]
- ❑ Norrell Annex [to Norrell Elementary School]
- ❑ Oak Grove Bellemeade Annex [to Oak Grove Elementary School]
- ❑ Blackwell Annex [to Blackwell Elementary School]
- ❑ Summer Hill Ruffin Road Annex [to Summer Hill Elementary School]

With the exception of Blackwell, the annexes are not on the same property as the school with which they are affiliated. The location of the special needs student population currently housed at the Blackwell Annex will need to be addressed.

4. **Historical Significance** – The Community Facility Planning Committee recommends that school facilities having historical significance be preserved whenever possible.

The schools are part of the history of the community and some facilities have been constructed to reflect different eras and cultures. It is important to maintain community identity and cultural history through the preservation of buildings. Therefore, school facilities of historic significance that will continue to function as a school should be modernized in such a manner as to preserve their historical character and architectural integrity. Facilities that are identified for other uses, and which meet the community standard of historically significant, such as inclusion in a historic district or listed as a historic landmark, should be preserved where possible.

5. **Division-wide Pre-K** – The Community Facility Planning Committee recognizes strong community support for expansion of early childhood programs.

Throughout this planning study, community members from all planning areas of the Division have expressed the desire for the expansion of pre-kindergarten programs. Pre-kindergarten programs provide children with the opportunity to get an early start in their educational process. Facility planning will be required for the expansion of these facilities in elementary schools.



6. **Community Use** – The Community Facility Planning Committee recommends community and joint use of school facilities that are consistent with RPS philosophies and have sufficient local school community support.

Collaborative arrangements within school facilities may include joint recreational programs, community health services, public libraries, academic programs, or other services. Some school facilities currently in use in the RPS inventory have excess space. Based on the size of some existing buildings and the proposed enrollment, there are opportunities for joint use of these facilities. In addition, joint use should be considered when planning new facilities for the Division. There should be an effort to develop agreements between local schools and other entities.

7. **Special-needs Students** - The Community Facility Planning Committee recommends that provisions be made to ensure inclusion of the special-needs population as facility improvements are addressed.

Educational facility and design specifications will need to be developed to guide the renovation and construction of new school facilities and address the space needs associated with inclusion of special-needs students into the Division's elementary, middle and high schools. This includes provisions for students with learning disabilities, and students who may be physically or mentally challenged, as well as bilingual students and students with limited English proficiency.

8. **Boundary Adjustments & School Feeder Patterns** – The Community Facility Planning Committee recommends that school attendance boundaries be adjusted and elementary-middle-high school feeder patterns be established to align with the 10-year facility master plan.

The Richmond Public School system includes neighborhood schools, magnet schools, model schools and open enrollment. To optimize the capacities of the Division's facilities; minimize transportation and safety issues; improve the articulation from one grade level to the next; and establish clear feeder patterns for elementary, middle, and high school, boundaries will need to be adjusted.

9. **Updating the Plan and Providing Leadership Continuity** - The Community Facility Planning Committee recommends continual updating of this plan and a major plan review in 2005.

Planning is an ongoing process, and this plan needs to be a living document. The Community Facility Planning Committee recognizes that periodic updates are required as projects are completed and student enrollment changes. At the same time, the community needs assurances that the proposed plan is implemented. The Committee recommends that the plan continually be updated and that there be a major review of the plan within three years.

Leadership continuity is important from planning through implementation. The Community Facility Planning Committee stands ready to provide ongoing assistance in the implementation and updating of this Plan.

10. **Site Based Educational Specifications** – The Community Facility Planning Committee is recommending that site-specific educational specifications be developed for each school to guide the renovation or replacement of the building

11. **Appropriate Re-Use of Closed Schools or Former School Sites** - The Community Facility Planning Committee recommends that when a school building is recommended for closing, and an appropriate re-use option by the Division is not warranted, that, in cooperation with the City, appropriate alternative use for the facility and site be sought in order to minimize the impact on the surrounding neighborhood. In some cases "land banking" the resulting open track of land for a future public use, including a new school sometime in the distant future, is good public planning.



Implementation Process

In addition to the recommendations above, the School Board should consider the following:

- ❑ Ensure internal capacity [e.g. qualified staff, communication structures, maintenance & operations, empowering staff, and procurement mechanisms] to carry out the facility master plan.
- ❑ Consultant leadership [highly qualified persons given authority to facilitate the implementation process] and consultant team of planners, architects, and construction managers.
- ❑ Form Oversight Committee consisting of broad based community representatives to oversee the implementation of the plan, to ensure accountability and trust.
- ❑ Continue to use and update the GIS database as a tool for analyzing school enrollment, zoning, and on-going property analysis.

Need to Maintain On-going Maintenance

Since it will require ten or more years to complete this project, the Division will also need to address ongoing minor renovations such as roofs, boilers, HVAC, electrical, plumbing, etc. at schools that are not slated for immediate replacement or renovation. These recommendations include estimated funding for such purposes during the duration of the building plan.

Determining the order in which buildings will be replaced or renovated will improve the investment strategy of the capital improvement program. For example, if a building needs a new roof and the building is slated for replacement in year one, the investment in the roof should not be made. However if the building is slated for replacement in year three, a short-term fix may be in order. If the building is slated for replacement in the out years, a roof replacement may be cost effective.



RECOMMENDATIONS BY AREA

Recommendations are presented below in detail as developed for each area, and for high schools Division-wide, showing the suggested action, suggested number of students, and cost.

General Assumptions for Proposed New Building Replacements and Renovation Projects

Most of the Richmond Public Schools are in need of renovation or should be replaced with a new building. Only four buildings [Blackwell ES, Linwood Holton ES, Miles Jones ES, and Lucille Brown MS] have been built since 1998 and therefore require only ongoing maintenance. Approximately one third of the buildings are at least 70 years old; another third are at least 50 years old. The sheer size of the task alone requires that priorities and an order of implementation should be developed and agreed upon.

The buildings on the following pages are in need of renovation or replacement. Because of the large number of buildings, the exact order of projects becomes secondary since all buildings cannot be modernized or replaced at the same time.

Major Renovation includes extensive renovations to bring the building into compliance with current codes and educational specifications. This would include replacement of all major building systems and components [Handicapped accessibility, (ADA) Heating/Ventilating/Air-conditioning (HVAC), plumbing, electrical, roofing, windows, flooring, ceiling, lighting, technological upgrades] and interior reconfiguration of space to comply with the educational program.

Moderate Renovation includes bringing most of the building systems and components into compliance with current codes and educational specifications. However the work would not be as extensive as a full modernization. Some interior reconfiguration of spaces may be undertaken.

Minor Renovation includes selective upgrades of some systems or components. Much of this modernization would include replacement of flooring, ceiling, lighting, electrical upgrades and painting. It may also include some minor reconfiguration of interior spaces.

The community has been involved in a planning process to gain input and direction on the recommended projects. In each of the five Planning Areas, community dialogues were conducted to help establish the desired facility options and priorities. These priorities were established based on issues associated with building condition, size of schools, potential community uses, and educational program issues. In some cases the driving forces in the recommendations were the condition of the building. In other cases they had more to do with educational issues such as open space or the inability to deliver the educational program.

The final refinement and implementation of the master plan may require that, in certain schools, it may be necessary to undertake additional architectural and engineering studies to determine whether the facility can be most effectively renovated or needs to be replaced. If this becomes necessary, the plan can be adjusted accordingly.



AREA A RECOMMENDATIONS:

The **elementary school** recommendation includes having **4 elementary schools** and includes: closing Maymont, historic renovation for William Fox, moderate renovation and addition to Clark Springs, moderate renovation to Mary Munford, and minor renovation and addition to John B. Cary. Boundaries will need to be adjusted for all the elementary schools. Although 1,784 elementary students are projected in Area A by the year 2011-12, this plan provides space for 1,975 students.

ELEMENTARY SCHOOL	SUGGESTED ACTION	SUGGESTED # OF STUDENTS	ESTIMATED COST [\$M]
John B. Cary ES	minor renovation/addition	500	\$3.3
Clark Springs ES	moderate renovation/addition	525	\$4.9
William Fox ES	historic renovation	450	\$5.8
Maymont ES	close/replace with MS on site	0	\$0
Mary Munford ES	moderate renovation	500	\$3.9
		1,975	\$17.9M

The **middle school** recommendation includes having **2 middle schools** and includes a new building for Binford on the Maymont site and a major renovation to Albert Hill. 861 middle school students are projected in Area B by the year 2011-12.

MIDDLE SCHOOL	SUGGESTED ACTION	SUGGESTED # OF STUDENTS	ESTIMATED COST [\$M]
Binford MS	new building on Maymont site	500	\$11.3
Albert Hill MS	major renovation	500	\$8.1
		1,000	\$19.4



AREA B RECOMMENDATIONS:

The **elementary school** recommendation includes having **6 elementary schools** and includes: historic renovation for Ginter Park; closing Mary Scott Annex [combine with Ginter Park]; new building on a new site for Norrell to combine with annex [close annex], major renovation for Carver, moderate renovation to Stuart, moderate renovation to Overby-Sheppard, and general maintenance for Linwood Holton. Boundaries will need to be adjusted for all the elementary schools. Although 2,825 elementary students are projected in Area B by the year 2011-12, this plan provides space for 2,900 students.

ELEMENTARY SCHOOL	SUGGESTED ACTION	SUGGESTED # OF STUDENTS	ESTIMATED COST [\$M]
George W. Carver ES	major renovation/partial replacement	550	\$6.3
Ginter Park ES	Historic renovation	450	\$5.4
Mary Scott Annex	close; combine with Ginter Park	0	\$0
Linwood Holton ES	general maintenance	550	\$0
A.V. Norrell ES	new building [site TBD]	550	\$8.2
A.V. Norrell Annex	close	0	\$0
Overby-Sheppard ES	moderate renovation	400	\$3.0
J.E.B. Stuart ES	moderate renovation	400	\$3.0
		2,900	\$25.9M

The **middle school** recommendation includes having **2 middle schools** and includes minor renovation of Chandler and major renovation of Henderson. 1,010 middle school students are projected in Area B by the year 2011-12. Since Henderson has excess space, part of the building would also be renovated to house 200 Franklin Military students by physically separating space to create a “school-within-a-school”. The new space would include its own separate entry and “front door”, parking areas, and key core areas. Its adjacency to Marshall HS would allow sharing of some specialized courses and athletics.

MIDDLE SCHOOL	SUGGESTED ACTION	SUGGESTED # OF STUDENTS	ESTIMATED COST [\$M]
Chandler MS	minor renovation	500	\$4.4
Henderson MS	major renovation for 600 MS students; and major renovation to house Franklin Military students within a separate school	600	\$18.8
		1,100	\$23.2M



AREA C RECOMMENDATIONS:

The **elementary school** recommendation includes having **5 elementary schools** and includes: building four new elementary schools on sites to be determined [TBD] [for Mason, Fairfield Court, Woodville, and a school in the Fulton area]. Whitcomb Court and Bellevue buildings would close; and Chimborazo would require a minor renovation. Boundaries will need to be adjusted for all the elementary schools. 2,528 elementary students are projected in Area C by the year 2011-12. Feedback received from the second community dialogue indicates a desire to keep Bellevue ES open. The age and condition of the building, the limited site [2 acres], and the lack of handicapped accessibility would suggest closing the facility and building a new school in the Fulton area.

ELEMENTARY SCHOOL	SUGGESTED ACTION	SUGGESTED # OF STUDENTS	ESTIMATED COST [\$M]
Bellevue ES	new building in Fulton area on site TBD	550	\$8.2
Chimborazo ES	general maintenance/minor renovation	575	\$2.2
Fairfield Court ES	new building on site TBD	550	\$8.2
George Mason ES	new building on site TBD	550	\$8.2
Whitcomb Court ES	close	0	\$0
Woodville ES	new building on site TBD	550	\$8.2
		2,775	\$35.0M

The **middle school** recommendation includes having **1 middle school** and includes renovating and converting the current Kennedy HS into a new east middle school to house Minnis and Mosby students. 799 middle school students are projected in Area C by the year 2011-12.

MIDDLE SCHOOL	SUGGESTED ACTION	SUGGESTED # OF STUDENTS	ESTIMATED COST [\$M]
Onslow Minnis MS and Mosby MS	renovate Kennedy HS for a new east middle school	800	\$16.6
		800	\$16.6



AREA D RECOMMENDATIONS:

The **elementary school** recommendation includes building four new elementary schools [Greene, Oak Grove, Summer Hill, and Swansboro]; closing Broad Rock; and closing the Oak Grove-Bellemeade Annex and the Summer Hill Ruffin Road annex. Blackwell Annex would be used for Pre K in the short term but would eventually close. The new Swansboro building would also accommodate students from Patrick Henry [Area E], which would be closed. The community building on the Swansboro site, and the historic portion of the existing elementary could be retained. Boundaries will need to be adjusted for all the elementary schools. Although 3,699 elementary students are projected in Area D by the year 2011-12, this plan provides space for 3,950 students.

ELEMENTARY SCHOOL	SUGGESTED ACTION	SUGGESTED # OF STUDENTS	ESTIMATED COST [\$M]
Blackwell ES	general maintenance	550	\$0
Blackwell Annex	close	100	\$0
Broad Rock ES	close	0	\$0
J.L. Francis ES	minor renovation/addition	550	\$3.1
E.S.H. Greene ES	new building - same site	550	\$8.2
Oak Grove ES	new building – same site	550	\$8.2
Bellemeade ES Annex	close, combine w/Oak Grove	0	\$0
G.H. Reid ES	major renovation & addition	550	\$6.3
Summer Hill ES	new building	550	\$8.2
Ruffin Road Annex	close, combine w/Summer Hill	0	\$0
Swansboro ES	new bldg. on Swansboro site/combine with Patrick Henry	550	\$8.2
		3,950	\$42.2M

The **middle school** recommendation for Area D has been combined with Area E and is referred to as **South Richmond**. This recommendation includes having **3 middle schools** and includes a minor renovation for Boushall, general maintenance for Brown, closing both Elkhardt and Thompson and building one new middle school on a site to be determined [TBD]. Middle school boundaries will need to be adjusted for South Richmond. 2,091 middle school students are projected in South Richmond by the year 2011-12.

MIDDLE SCHOOL	SUGGESTED ACTION	SUGGESTED # OF STUDENTS	ESTIMATED COST [\$M]
Boushall MS	minor renovation	800	\$5.1
Lucille Brown MS	general Maintenance	750	\$0
Elkhardt MS and Thompson MS	close both and build one new MS on site TBD	800	\$16.8
		2,350	\$21.9M



AREA E RECOMMENDATIONS:

The *elementary school* recommendation includes moderate renovations and additions to Fisher and Westover Hills, moderate renovation to Redd, closing Patrick Henry [to be combined with Swansboro], closing Southampton [to be combined with Fisher]; and general maintenance for Jones. Boundaries will need to be adjusted for all the elementary schools. 2,131 elementary students [including Patrick Henry students] are projected in Area E by the year 2011-12.

ELEMENTARY SCHOOL	SUGGESTED ACTION	SUGGESTED # OF STUDENTS	ESTIMATED COST [\$M]
J.B. Fisher ES	moderate renovation/ addition; combine with Southampton	500	\$4.8
Patrick Henry ES	close/combine w/Swansboro	0	\$0
Miles Jones ES	general maintenance	550	\$0
Elizabeth Redd ES	moderate renovation	500	\$6.7
Southampton ES	close	0	\$0
Westover Hills ES	moderate renovation/ addition	500	\$4.5
		2,050	\$16.0M

Note: Middle school recommendation is included with Area D as South Richmond MS



DIVISION-WIDE HIGH SCHOOLS RECOMMENDATIONS:

The **high school** recommendation includes having five comprehensive high schools [and potentially four high schools], three specialty schools, and a vocational center. Feedback received from the community dialogues indicates a desire to maintain the six comprehensive high schools that currently exist. However, the projected enrollment and the demographics necessitate the combining of high schools to reduce the number to five, and possibly four high schools. The projected high school enrollment for the 2011-12 school year is 5,289 students. It is recommended that enrollment projections be kept current and that a decision be made prior to phase 4 regarding the viability of maintaining five comprehensive high schools.

Recommendations for the specialty high schools are:

- ❑ Renovate Richmond Technical Center [South Building] to continue to house vocational students and for relocation of ACDC students.
- ❑ Close Richmond Community HS [Westhampton] building in 2003 and move students into Thomas Jefferson HS facility as a “school-within-a-school”.
- ❑ Renovate Henderson MS to house grades 6-8 and also create a separate school to house Franklin Military students. Franklin Military students may be able to use the athletic facilities at Marshall HS.
- ❑ Appropriate location of Open HS near VCU needs to be determined and may include participation with the university.

HIGH SCHOOL	SUGGESTED ACTION		SUGGESTED # OF STUDENTS	ESTIMATED COST [\$M]
Armstrong HS →	Close existing school	build new east high school on Mosby site	1,200	\$32.4
John F. Kennedy HS	Renovate existing school for use as MS			
Huguenot HS	new building same site – and/or use Thompson MS site		1,200	\$32.4
Thomas Jefferson HS	major renovation or reevaluation at end of Phase 4		800	\$19.8
John Marshall HS	major renovation		1,200	\$25.4
George Wythe HS	major renovation		1,200	\$26.7
Richmond Community HS (Westhampton Bldg)	relocate to Thomas Jefferson HS to share building		200	\$0
Franklin Military	relocate to renovated Henderson MS to share building as a separate facility		200	[see Area B MS]
Open HS (Grace Arents Bldg)	location TBD		200	TBD
Richmond Technical Center	major renovation; remains as regional vocational center; relocate ACDC students here		variable	\$20.6
			6,200	\$157.3M



ADDITIONAL FACILITY RECOMMENDATIONS:

Additional recommendations include the following:

- ❑ Provide a major renovation to Armstrong High School to house relocated Central Administration and Staff Development Offices.
- ❑ Provide a moderate renovation to the Katherine Johnson/Baker St. Building.
- ❑ Provide a major renovation to the Richmond Technical Center to remain a regional vocational center and to house ACDC students.
- ❑ Provide a moderate renovation to the Amelia Street School.
- ❑ Close 13 Acres and the REAL School and relocate those students in elementary and middle schools.

FACILITY/PROGRAM	SUGGESTED ACTION	ESTIMATED COST [\$M]
13 Acres	close	\$0
REAL School	close	\$0
ACDC	close facility; relocate into renovated RTC	See RTC
Amelia Street	moderate renovation	\$2.4
Central Admin. Offices/staff development	renovate Armstrong HS for administration offices	\$9.0
Katherine Johnson/Baker St. Building	moderate renovation	\$4.7
		\$16.1M



PHASING

The following table lists by phase projects that are recommended for building replacements or renovation. One important factor considered is that any student who currently attends a school to be closed would be relocated in a new or renovated facility.

Proposed New Projects	Area	Type of Project
Phase 1		
Cary ES	A	Minor Renovation/Addition
Norrell ES	B	New Building
Henderson MS/Franklin Military	B	Major Renovation
[Fulton Area] ES	C	New Building
Woodville ES	C	New Building
New East HS	C	New Building on Mosby Site
Greene ES	D	New Building
Swansboro ES	D	New Building
Fisher ES	E	Moderate Renovation/Addition
Huguenot HS	E	New Building
Phase 2		
Fox ES	A	Historic Renovation
Hill MS	A	Major Renovation
Ginter Park ES	B	Historic Renovation
Carver ES	B	Major Renovation
Overby-Sheppard ES	B	Moderate Renovation
Richmond Technical Center/ACDC	B	Major Renovation
Fairfield Court ES	C	New Building
Mason ES	C	New Building
Kennedy conversion to new East MS	C	Moderate Renovation
Francis ES	D	Minor Renovation/Addition
Oak Grove ES	D	New Building
Summer Hill ES	D	New Building
[South Richmond] MS	D/E	New Building
Admin. Offices/Staff Development	-	Major Renov. to Armstrong
Phase 3		
Katherine Johnson/Baker St. Building	-	Moderate Renovation
Amelia Street	A	Moderate Renovation
Clark Springs ES	A	Moderate Renovation/Addition
Munford ES	A	Moderate Renovation
Stuart ES	B	Moderate Renovation
Marshall HS	B	Major renovation
Reid ES	D	Major Renovation/Addition
Wythe HS	D	Major Renovation
Westover Hills ES	E	Moderate Renovation/Addition
Redd ES	E	Moderate Renovation
Phase 4		



Binford MS	A	New Building on Maymont Site
T. Jefferson HS/Rich. Community HS	A	Major Renovation
Chandler MS	B	Minor Renovation
Chimborazo ES	C	Minor Renovation
Boushall MS	D	Minor Renovation



Recommendations are also presented below in detail as shown by phase showing the area, suggested action, fiscal year and cost. The final table illustrates schools suggested to be discontinued.

Phase 1:

SCHOOL	AREA	SUGGESTED ACTION	FY 2003	FY 2004	FY 2005	FY 2006	2002 ESTIMATED COST [\$M]	ADJUSTED COST [\$M]
Cary ES	A	Minor Renovation/ Addition		Site Ed. Spec.	Design	Constr.	\$3,300,000	\$3,630,000
Norrell ES	B	New Building	Site Ed. Spec.	Design	Constr.		\$8,250,000	\$9,900,000
Henderson MS/Franklin Military	B	Major Renovation	Site Ed. Spec.	Design	Constr.		\$18,800,000	\$20,680,000
[Fulton Area] ES	C	New Building	Site Ed. Spec.	Design	Constr.		\$8,250,000	\$9,900,000
Woodville ES	C	New Building	Site Ed. Spec.	Design	Constr.		\$8,250,000	\$9,900,000
New East HS	C	New Building on Mosby site	Site Ed. Spec.	Design	Constr.		\$32,400,000	\$35,640,000
Greene ES	D	New Building	Site Ed. Spec.	Design	Constr.		\$8,250,000	\$9,900,000
Swansboro ES	D	New Building		Site Ed. Spec.	Design	Constr.	\$8,250,000	\$9,900,000
Fisher ES	E	Mod. Renovation/ Addition	Site Ed. Spec.	Design	Constr.		\$4,800,000	\$5,280,000
Huguenot HS	E	New Building	Site Ed. Spec.	Design	Constr.		\$32,400,000	\$35,640,000
Deferred Maintenance			Ongoing deferred maintenance projects					\$21,000,000
PHASE 1 SUB-TOTAL								\$167,245,000



Phase 2:

SCHOOL	AREA	SUGGESTED ACTION	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	2002 ESTIMATED COST [\$M]	ADJUSTED COST [\$M]
Fox ES	A	Historic Renovation		Site Ed. Spec.	Design	Constr.		\$5,800,000	\$6,960,000
Hill MS	A	Major Renovation		Site Ed. Spec.	Design	Constr.		\$8,100,000	\$9,720,000
Ginter Park ES	B	Historic Renovation	Site Ed. Spec.	Design	Constr.			\$5,400,000	\$6,480,000
Carver ES	B	Major Renovation		Site Ed. Spec.	Design	Constr.		\$6,300,000	\$7,560,000
Overby-Sheppard ES	B	Moderate Renovation		Site Ed. Spec.	Design	Constr.		\$2,958,000	\$3,549,600
Richmond Tech. Center/ACDC	B	Major renovation		Site Ed. Spec.	Design	Constr.		\$20,600,000	\$24,720,000
Fairfield Court ES	C	New Building	Site Ed. Spec.	Design	Constr.			\$8,250,000	\$9,900,000
Mason ES	C	New Building	Site Ed. Spec.	Design	Constr.			\$8,250,000	\$9,900,000
Kennedy conversion to new east MS	C	Moderate Renovation	Site Ed. Spec.	Design	Constr.			\$16,600,000	\$19,920,000
Francis ES	D	Minor Renovation/ Addition	Site Ed. Spec.	Design	Constr.			\$3,100,000	\$3,720,000
Oak Grove ES	D	New Building	Site Ed. Spec.	Design	Constr.			\$8,250,000	\$9,900,000
Summer Hill ES	D	New Building	Site Ed. Spec.	Design	Constr.			\$8,250,000	\$9,900,000
[South Richmond] MS	D/E	New Building		Site Ed. Spec.	Design	Constr.		\$16,800,000	\$20,160,000



Central Admin. Offices/Staff Develop.	--	Renovate Armstrong HS	Site Ed. Spec.	Design	Constr.		\$9,000,000	\$10,800,000
Deferred Maintenance			Ongoing deferred maintenance projects					\$15,000,000
PHASE 2 SUB-TOTAL								\$168,189,600



Phase 3:

SCHOOL	AREA	SUGGESTED ACTION	FY 2008	FY 2009	FY 2010	FY 2011	2002 ESTIMATED COST [\$M]	ADJUSTED COST [\$M]
Katherine Johnson School /Baker Street Building	-	Moderate Renovation	Site Ed. Spec.	Design	Constr.		\$4,700,000	\$6,110,000
Amelia Street	A	Mod. Renovation	Site Ed. Spec.	Design	Constr.		\$2,373,000	\$3,084,900
Clark Springs ES	A	Mod. Renovation/ Addition		Site Ed. Spec.	Design	Constr.	\$4,900,000	\$6,370,000
Munford ES	A	Moderate Renovation	Site Ed. Spec.	Design	Constr.		\$3,900,000	\$5,070,000
Stuart ES	B	Mod. Renovation		Site Ed. Spec.	Design	Constr.	\$3,000,000	\$3,900,000
Marshall HS	B	Major renovation	Site Ed. Spec.	Design	Constr.		\$25,400,000	\$33,020,000
Reid ES	D	Major Renovation/ Addition		Site Ed. Spec.	Design	Constr.	\$6,300,000	\$8,190,000
Wythe HS	D	Major Renovation	Site Ed. Spec.	Design	Constr.		\$26,700,000	\$34,710,000
Redd ES	E	Moderate Renovation		Site Ed. Spec.	Design	Constr.	\$6,700,000	\$8,710,000
Westover Hills ES	E	Mod. Renovation/ Addition	Site Ed. Spec.	Design	Constr.		\$4,500,000	\$5,850,000
Deferred Maintenance				Ongoing deferred maintenance projects				\$12,000,000
PHASE 3 SUB-TOTAL								\$127,014,900



Phase 4:

SCHOOL	AREA	SUGGESTED ACTION	FY 2011	FY 2012	FY 2013	FY 2014	2002 ESTIMATED COST [\$M]	ADJUSTED COST [\$M]
Binford MS	A	New Building on Maymont Site	Site Ed. Spec	Design	Constr.		\$11,300,000	\$15,820,000
T. Jefferson HS/ Rich. Community	A	Major Renovation	Site Ed. Spec	Design	Constr.		\$19,800,000	\$27,720,000
Chandler MS	B	Minor Renovation	Site Ed. Spec	Design	Constr.		\$4,400,000	\$6,160,000
Chimborazo ES	C	Minor Renovation	Site Ed. Spec	Design	Constr.		\$2,200,000	\$3,080,000
Boushall MS	D	Minor Renovation	Site Ed. Spec	Design	Constr.		\$5,100,000	\$7,140,000
Deferred Maintenance			Ongoing deferred maintenance projects					\$9,000,000
PHASE 4 SUB-TOTAL								\$68,920,000
TOTAL ALL PHASES								\$531,369,500



COST ASSUMPTIONS

The following estimates were used as guidelines when calculating costs for new construction, major renovations, moderate renovations, and minor renovations. These estimates should be considered as construction planning amounts only. Once a decision is made for construction, all costs will be refined. The estimated construction costs in this report include actual construction, soft costs and fees and are expressed in year 2002 dollars. Project contingencies would be extra. The cost estimates in this report do not include site costs, which vary greatly.

For comparison purposes, the Virginia Department of Education School Construction Cost Report shows that schools put under construction in fiscal year 2001 – 2002 averaged \$90 per/sf for Elementary, \$97 per/sf for Middle, and \$100 per/sf for High. These are building costs only and do not include site fees, design fees, testing, or other related costs.

Approximate costs per square ft.

	Elementary School	Middle School	High School
New building	\$120	\$140	\$150
Major Renovation	\$90	\$100	\$110
Moderate Renovation	\$60	\$70	\$75
Minor Renovation	\$30	\$40	\$50
General Maintenance	-0-	-0-	-0-

The following guidelines were used for calculating the number of square feet per student for planning new construction.

Square Feet per Student

Elementary	125
Middle School	150
High School	180

INFLATION ASSUMPTIONS

Adjusted Cost on the RPS Facility Master Plan Fiscal Projections (chart following), which inflates 2002 costs to the year expenditure is anticipated per the Master Plan Timeline (chart following), was figured at an average inflation rate of 4% per year. Four percent is the average inflation cost of construction based on a ten-year history of school construction costs in Virginia. Recent yearly inflation of school construction in Virginia has been as high as 12% and as low as 3%. Phase implementation occurs over approximately 4 years, thus an average of 10% was applied to all Phase I projects to determine the Adjusted Cost, 20% was applied to all Phase II projects, 30% to Phase II projects and 40% to Phase IV projects.



FINANCING OPTIONS

Implementation of this plan is dependent on appropriate financing. The funding mechanism or combination of funding mechanisms chosen is the responsibility of the School Board working with the City Council which is the authorized political subdivision charged with funding all Capital improvements. All financing options should be considered carefully when implementing each project phase, relying on internal staff expertise and/or the advice of outside advisors or consultants having relevant experience and familiarity with current funding trends.

There are two primary financing options available to fund the cost of school construction: **cash** – use of existing revenues to fund capital outlay and **debt** – raise funds for capital outlay through the issuance of local debt. The high costs associated with most school construction and major renovations generally prohibit the use of cash. Another option, which has not been used extensively, is to convert the cost of construction into an operating cost through a lease or lease/purchase, with another entity actually financing the construction and passing those costs through to the Division as a lease.

Pursuant to the Public Finance Act, Virginia's counties, cities, and town have the authority to issue general obligation debt to finance public school construction. General obligation debt is unconditionally secured by the locality's full faith, credit and taxing power. Cities and towns may issue general obligation bonds without a referendum. Debt outstanding at any time may not exceed 10% of the assessed value of real property in the locality. Pursuant to Article VII, Section 10, of the Constitution, a referendum is not required for general obligation debt sold to the Literary Fund or the Virginia Public School Authority.

There are currently three methods by which localities can issue general obligation debt for public school construction purposes:

1. **Local borrowing** – arrange the sale of debt independently in either the public or private markets. Local borrowing can be through the sale of a note to a banking institution or through the sale of bonds in the municipal market. There are two major costs associated with the local borrowing: interest costs and issuance costs. The largest factor affecting the interest rate obtained by a locality on a borrowing, beyond general market conditions, is the credit worthiness of the locality.
2. **Literary Fund Loan** – borrow funds from the Literary Fund, administered by the Board of Education. The Literary Fund is a permanent and perpetual school fund established by the Constitution of Virginia of 1810. Revenues to the Fund are derived primarily from criminal fines, forfeitures, unclaimed and escheated property and repayment of prior Literary Fund loads. In recent years, transfers from unclaimed lottery winnings have been deposited to the Literary Fund. The Literary Fund is renewed annually as new funds are received. The Board of Education regulations currently set the maximum loan amount available for a single project at \$7.5 million. The interest rate for a loan is based upon the school division's composite index of local ability-to-pay and ranges from 2% to 5%. Applications are placed in priorities for funding on a waiting list, and no locality may have more than \$20 million in outstanding indebtedness at any time
3. **Virginia Public School Authority** – borrow the funds needed through the Virginia Public School Authority which is administered by the Authority's Board of Commissioners. The VPSA is a bond bank which provides low-cost financing of capital projects for public schools. The VPSA sells its bonds and, with the proceeds, purchases general obligation bonds from localities. The objectives of the VPSA loan program are to provide market access to those communities which do not have ready access and provide low-cost financing to communities needing assistance. Local costs for bond issuance through the VPSA (consisting primarily of the fees paid to local bond counsel) are significantly lower than the cost of a public offering. Localities do not have to submit debt sold to the VPSA to referendum, and there is no limit on the amount of funding allowed under VPSA loans at any given time. VPSA bonds are backed by moral obligation of the Commonwealth.



In recent years, some localities have turned to the use of **local industrial development authorities (IDAs)** as financing vehicles for public schools. Local IDAs borrow the funds, construct the school and lease it to the school division. The issuance of debt for school purposes through an IDA does not, generally, require local referendum. An advantage of the issuance of IDAs is the potential ability to spread debt payment over a longer period of time, thereby reducing the impact on the annual budget.

One new vehicle is the **Public-Private Education Facilities and Infrastructure Act of 2002**. This legislation was in response to inadequate resources to develop new education facilities and other public infrastructure and government facilities and the possibility that public-private partnerships can meet these needs by improving the schedule for delivery, lower the cost, or providing other benefits to the public. It was the intent of the General Assembly "to facilitate the bond financing provisions of the Economic Growth and Tax Relief Reconciliation Act of 2001 or other similar financing mechanisms, private capital and other funding sources that support the acquisition, design, construction, improvement, renovation, expansion, equipping, maintenance, or operation of qualifying projects, to the end that financing for qualifying projects is expanded and accelerated to improve and add to the convenience of the public, and such that public and private entities may have the greatest possible flexibility on contracting with each other for the provision of the public services that are the subject of this chapter." Any private entity seeking authorization under this chapter must first obtain approval of the responsible public entity. Situations where this may add value as a financing option are where there are opportunities for shared use of a facility (such as with a community college) or an income producing use of the property (for example, renting the facility to a day care center), or having a school built by a private developer as part of a larger development. Each of these cases theoretically reduces the school division's portion of the cost of the needed facility.

There are also many examples nationally of partnerships and grants that, under specific circumstances, assist in funding of capital projects. **State and Local Tax Credits** for renovations to historic properties fall in this category. Though unproven as of this date, it is believed that older historic school structures may be able to take advantage of a 20% Virginia state tax credit through the syndication of the renovation work with a private taxable entity.

Richmond Public Schools Facility Master Plan Timeline

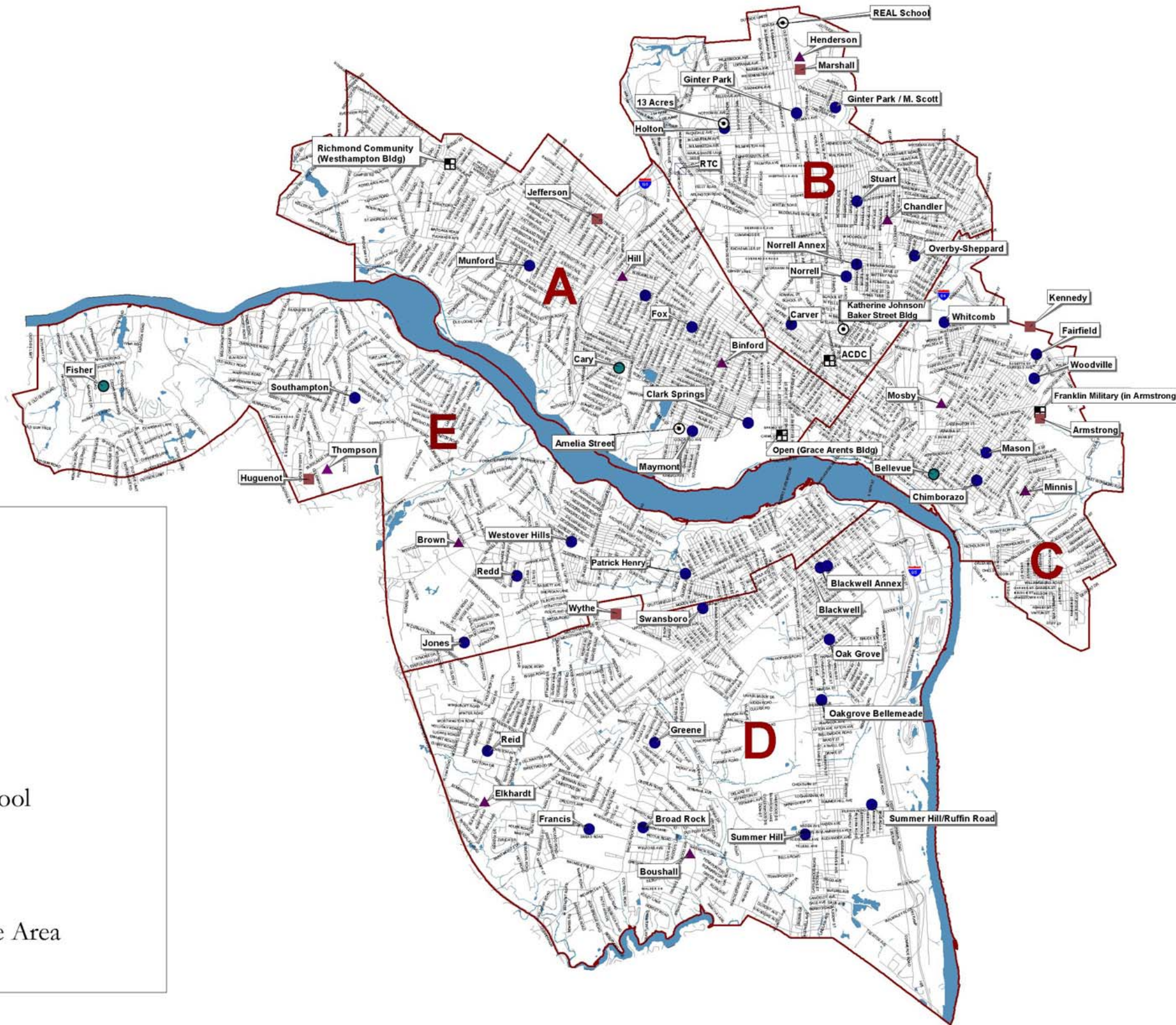
Richmond Public School Buildings	Area	Type of Project	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
Phase 1															
Westhampton Building	A	move Rich. Comm HS students to T. Jefferson HS**		Close											
Cary ES	A	Minor Renovation/Addition		Site Ed. Spec	Design	Construction									
Maymont ES	A						Close								
Norrell ES	B	New Building	Site Ed. Spec.	Design	Construction	Close Existing									
Norrell Annex	B					Close									
Henderson MS/Franklin Military	B	Major Renovation	Site Ed. Spec.	Design	Construction										
Franklin Military	C						Close								
[Fulton Area] ES	C	New Building	Site Ed. Spec.	Design	Construction										
Bellevue ES	C					Close									
Woodville ES	C	New Building	Site Ed. Spec.	Design	Construction										
Whitcomb Ct. ES	C					Close									
New East HS	C	New Building on Mosby Site	Site Ed. Spec.	Design	Construction										
Armstrong HS	C						Close								
Greene ES	D	New Building	Site Ed. Spec.	Design	Construction										
Swansboro ES	D	New Building		Site Ed. Spec	Design	Construction									
Patrick Henry ES	E						Close								
Fisher ES	E	Moderate Renovation/Addition	Site Ed. Spec.	Design	Construction										
Southhampton ES	E					Close									
Huguenot HS	E	New Building	Site Ed. Spec.	Design	Construction										
Deferred maintenance			Ongoing deferred maintenance projects												
Phase 2															
Fox ES	A	Historic Renovation				Site Ed. Spec.	Design	Construction							
Hill MS	A	Major Renovation				Site Ed. Spec.	Design	Construction							
Ginter Park ES	B	Historic Renovation			Site Ed. Spec.	Design	Construction								
Mary Scott Annex	B							Close							
Carver ES	B	Major Renovation				Site Ed. Spec.	Design	Construction							
Overby-Sheppard ES	B	Moderate Renovation				Site Ed. Spec.	Design	Construction							
Richmond Tech.Center/ACDC	B	Major Renovation				Site Ed. Spec.	Design	Construction							
ACDC	B									Close					
Thirteen Acres	B	close				Close									
REAL School	B	close				Close									
Fairfield Court ES	C	New Building			Site Ed. Spec.	Design	Construction								
Mason ES	C	New Building			Site Ed. Spec.	Design	Construction								
Kennedy conversion to new East MS	C	Moderate Renovation			Site Ed. Spec.	Design	Construction								
Minnis MS & Mosby MS	C								Close						
Francis ES	D	Minor Renovation/Addition			Site Ed. Spec.	Design	Construction								
Broad Rock ES	D							Close							
Oak Grove ES	D	New Building			Site Ed. Spec.	Design	Construction								
Oak Grove-Bellemeade Annex	D							Close							
Summer Hill ES	D	New Building			Site Ed. Spec.	Design	Construction								
Summer Hill-Ruffin Rd. Annex	D							Close							
[South Richmond] MS	D/E	New Building				Site Ed. Spec.	Design	Construction							
Elkhardt MS & Thompson MS	D/E									Close					
Admin. Offices/Staff Development	-	Major Renov. to Armstrong			Site Ed. Spec.	Design	Construction								
Deferred maintenance			Ongoing deferred maintenance projects												
Phase 3															
Katherine Johnson/Baker St. Building	-	Moderate Renovation						Site Ed. Spec.	Design	Construction					
Amelia Street	A	Moderate Renovation						Site Ed. Spec.	Design	Construction					
Clark Springs ES	A	Moderate Renovation/Addition						Site Ed. Spec.	Design	Construction					
Munford ES	A	Moderate Renovation						Site Ed. Spec.	Design	Construction					
Stuart ES	B	Moderate Renovation						Site Ed. Spec.	Design	Construction					
Marshall HS	B	Major renovation						Site Ed. Spec.	Design	Construction					
Reid ES	D	Major Renovation/Addition						Site Ed. Spec.	Design	Construction					
Wythe HS	D	Major Renovation						Site Ed. Spec.	Design	Construction					
Redd ES	E	Moderate Renovation						Site Ed. Spec.	Design	Construction					
Westover Hills ES	E	Moderate Renovation/Addition						Site Ed. Spec.	Design	Construction					
Deferred maintenance			Ongoing deferred maintenance projects												
Phase 4															
Binford MS	A	New Building on Maymont Site									Site Ed. Spec.	Design	Construction	Close Old	
T. Jefferson HS/Rich. Community	A	Major Renovation									Site Ed. Spec.	Design	Construction		
Chandler MS	B	Minor Renovation									Site Ed. Spec.	Design	Construction		
Chimborazo ES	C	Minor Renovation									Site Ed. Spec.	Design	Construction		
Boushall MS	D	Minor Renovation									Site Ed. Spec.	Design	Construction		
Deferred maintenance			Ongoing deferred maintenance projects												

** Minor improvements to Thomas Jefferson to accommodate Community High School will be funded through ongoing maintenance funds.

Richmond Public Schools Facility Master Plan Fiscal Projections

Richmond Public School Buildings	Area	Type of Project	2002 Costs	Adjusted Cost*	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014
Phase 1																
Cary ES	A	Minor Renovation/Addition	\$3,300,000	\$3,630,000		\$36,300	\$326,700	\$3,267,000								
Norrell ES	B	New Building	\$8,250,000	\$9,075,000	\$90,750	\$816,750	\$8,167,500									
Henderson MS/Franklin Military	B	Major Renovation	\$18,800,000	\$20,680,000	\$206,800	\$1,861,200	\$9,306,000	\$9,306,000								
Fulton Area ES	C	New Building	\$8,250,000	\$9,075,000	\$90,750	\$816,750	\$8,167,500									
Woodville ES	C	New Building	\$8,250,000	\$9,075,000	\$90,750	\$816,750	\$8,167,500									
New East HS	C	New Building on Mosby Site	\$32,400,000	\$35,640,000	\$356,400	\$3,207,600	\$16,038,000	\$16,038,000								
Greene ES	D	New Building	\$8,250,000	\$9,075,000	\$90,750	\$816,750	\$8,167,500									
Swansboro ES	D	New Building	\$8,250,000	\$9,075,000	\$90,750	\$816,750	\$8,167,500	\$8,167,500								
Fisher ES	E	Moderate Renovation/Addition	\$4,800,000	\$5,280,000	\$52,800	\$475,200	\$4,752,000									
Huguenot HS	E	New Building	\$32,400,000	\$35,640,000	\$356,400	\$3,207,600	\$16,038,000	\$16,038,000								
Deferred Maintenance Area A-E				\$21,000,000	\$7,000,000	\$7,000,000	\$7,000,000									
Phase 1 Subtotal			\$132,950,000	\$167,245,000	\$8,335,400	\$19,145,650	\$86,947,450	\$52,816,500	\$0	\$0	\$0	\$0	\$0			
Phase 2																
Fox ES	A	Historic Renovation	\$5,800,000	\$6,960,000				\$69,600	\$626,400	\$6,264,000						
Hill MS	A	Major Renovation	\$8,100,000	\$9,720,000				\$97,200	\$874,800	\$4,374,000.00	\$4,374,000					
Ginter Park ES	B	Historic Renovation	\$5,400,000	\$6,480,000			\$64,800	\$583,200	\$5,832,000							
Carver ES	B	Major Renovation	\$6,300,000	\$7,560,000				\$75,600	\$680,400	\$6,804,000						
Overby-Sheppard ES	B	Moderate Renovation	\$2,958,000	\$3,549,600				\$35,496	\$319,464	\$3,194,640						
Richmond Tech Center/ACDC	B	Major Renovation	\$20,600,000	\$24,720,000				\$247,200	\$2,224,800	\$11,124,000	\$11,124,000					
Fairfield Court ES	C	New Building	\$8,250,000	\$9,900,000			\$99,000	\$891,000	\$8,910,000							
Mason ES	C	New Building	\$8,250,000	\$9,900,000			\$99,000	\$891,000	\$8,910,000							
Kennedy Conversion to New East MS	C	Moderate Renovation	\$16,600,000	\$19,920,000			\$199,200	\$1,792,800	\$8,964,000	\$8,964,000						
Francis ES	D	Minor Renovation/Addition	\$3,100,000	\$3,720,000			\$37,200	\$334,800	\$3,348,000							
Oak Grove ES	D	New Building	\$8,250,000	\$9,900,000			\$99,000	\$891,000	\$8,910,000							
Summer Hill ES	D	New Building	\$8,250,000	\$9,900,000			\$99,000	\$891,000	\$8,910,000							
South Richmond MS	D/E	New Building	\$16,800,000	\$20,160,000			\$201,600	\$1,814,400	\$9,072,000	\$9,072,000						
Admin. Offices/Staff Development	-	Major Renov. to Armstrong	\$9,000,000	\$10,800,000			\$108,000	\$972,000	\$4,860,000	\$4,860,000						
Deferred Maintenance Area A-E				\$15,000,000				\$5,000,000	\$5,000,000	\$5,000,000						
Phase 2 Subtotal			\$127,658,000	\$168,189,600	\$0	\$0	\$805,200	\$12,973,496	\$70,184,264	\$59,656,640	\$24,570,000	\$0	\$0			
Phase 3																
Katherine Johnson/Baker St. Building	-	Moderate Renovation	\$4,700,000	\$6,110,000						\$61,100	\$549,900	\$5,499,000				
Amelia Street	A	Moderate Renovation	\$2,373,000	\$3,084,900						\$30,849	\$277,641	\$2,776,410				
Clark Springs ES	A	Moderate Renovation/Addition	\$4,900,000	\$6,370,000							\$63,700	\$573,300	\$5,733,000			
Munford ES	A	Moderate Renovation	\$3,900,000	\$5,070,000						\$50,700	\$456,300	\$4,563,000				
Stuart ES	B	Moderate Renovation	\$3,000,000	\$3,900,000							\$39,000	\$351,000	\$3,510,000			
Marshall HS	B	Major Renovation	\$25,400,000	\$33,020,000						\$330,200	\$2,971,800	\$14,859,000.00	\$14,859,000			
Reid ES	D	Major Renovation/Addition	\$6,300,000	\$8,190,000							\$81,900	\$737,100	\$7,371,000			
Wythe HS	D	Major Renovation	\$26,700,000	\$34,710,000						\$347,100	\$3,123,900	\$15,619,500.00	\$15,619,500			
Redd ES	E	Moderate Renovation/Addition	\$6,700,000	\$8,710,000							\$87,100	\$783,900	\$7,839,000			
Westover Hills ES	E	Moderate Renovation/Addition	\$4,500,000	\$5,850,000							\$58,500	\$526,500	\$5,265,000			
Deferred Maintenance Area A-E				\$12,000,000							\$4,000,000	\$4,000,000	\$4,000,000			
Phase 3 Subtotal			\$83,773,000	\$127,014,900	\$0	\$0	\$0	\$0	\$0	\$819,949	\$11,709,741	\$50,288,710	\$64,196,500			
Phase 4																
Binford MS	A	New Building on Maymont Site	\$11,300,000	\$15,820,000									\$158,200	\$1,423,800	\$7,119,000.00	\$7,119,000.00
T. Jefferson HS/Rich.Community	A	Major Renovation	\$19,800,000	\$27,720,000									\$277,200	\$2,494,800	\$12,474,000	\$12,474,000
Chandler MS	B	Minor Renovation	\$4,400,000	\$6,160,000									\$61,600	\$554,400	\$2,772,000	\$2,772,000.00
Chimborazo ES	C	Minor Renovation	\$2,200,000	\$3,080,000									\$30,800	\$277,200	\$2,772,000	
Boushall MS	D	Minor Renovation	\$5,100,000	\$7,140,000									\$71,400	\$642,600	\$3,213,000	\$3,213,000.00
Deferred Maintenance Area A-E				\$9,000,000									\$3,000,000	\$3,000,000	\$3,000,000	
Phase 4 Subtotal			\$42,800,000	\$68,920,000									\$3,599,200	\$8,392,800	\$31,350,000	\$25,578,000.00
New Projects Annual Cost			\$387,181,000	\$531,369,500	\$8,335,400	\$19,145,650	\$87,752,650	\$65,789,996	\$70,184,264	\$60,476,589	\$36,279,741	\$50,288,710	\$67,795,700	\$8,392,800	\$31,350,000	\$25,578,000

Richmond City Public Schools October 2002



Legend:

- Elementary School
- ⊙ Alternative School
- ▲ Middle School
- ⊠ Vocational School
- High School
- ⊞ Alternative High School
- ⊡ Other
- ~ Hydrology
- Community Dialogue Area