

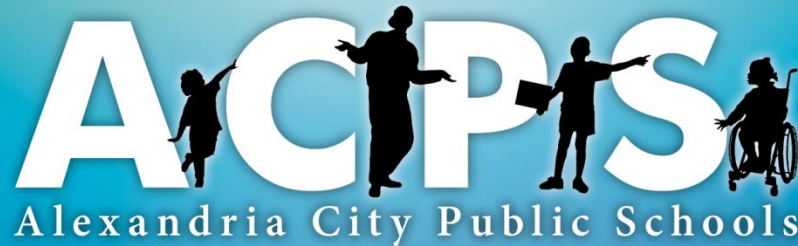
# The High School Project



## Site Investigation, Site Alternatives, and Cost Comparisons

**School Board Work Session**

**September 19, 2019**



**EVERY STUDENT SUCCEEDS**

# Essential Questions

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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

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## 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)*

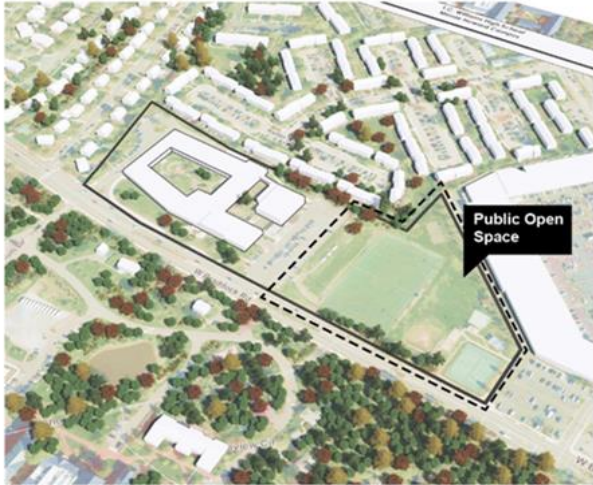
- Price/Cost
- Location
- Zoning
- Availability and/or interest to sell
- Proximity to other ACPS facilities
- Access to public transportation
- Cost of site constraints and access to utilities
- Security



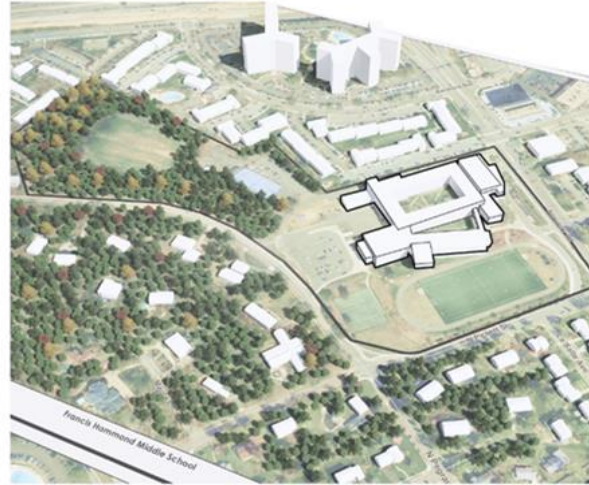
# Analyzed Sites

## Two High Schools Sites

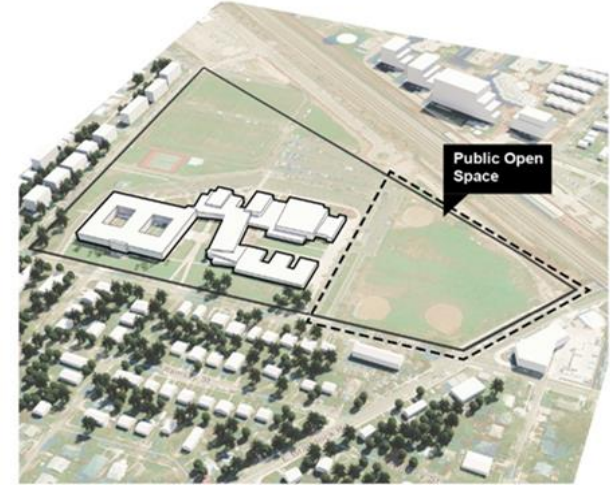
Minnie Howard



Hammond Middle School



George Washington Middle School

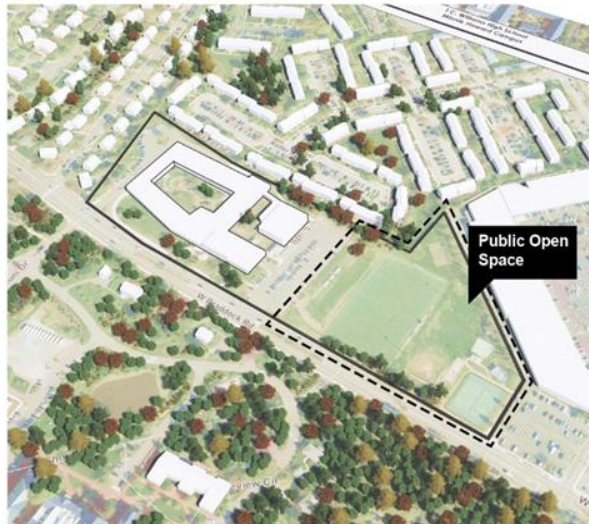


## Connected High School Network Sites

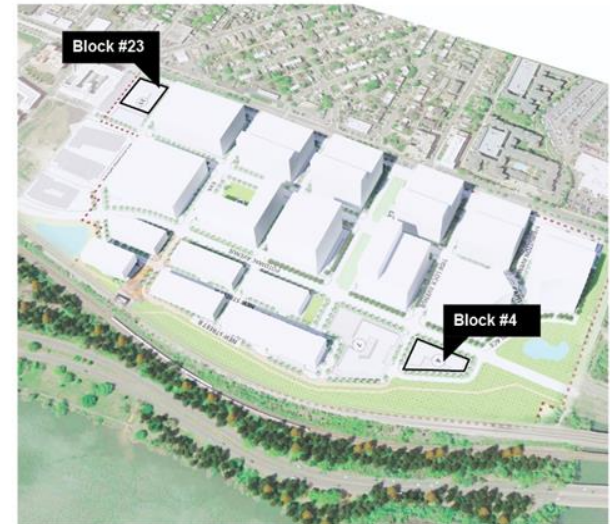
King Street Campus



Minnie Howard



Potomac Yard



# Student Distribution Strategy

Total HS Capacity Projection	5,000	Students
King St.	2900	} All Grades
Satellite (current)	100	
Early College NOVA	400	
	<hr/>	
	3400	Students
	5000	
	- 3400	
	<hr/>	
	1600	Students

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<sup>nd</sup> HS at Minnie Howard (MH) campus
- (2) 1,600 students at 2<sup>nd</sup> HS at Francis C. Hammond (FCH), fields move to MH campus
- (3) 1,600 students at 2<sup>nd</sup> 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

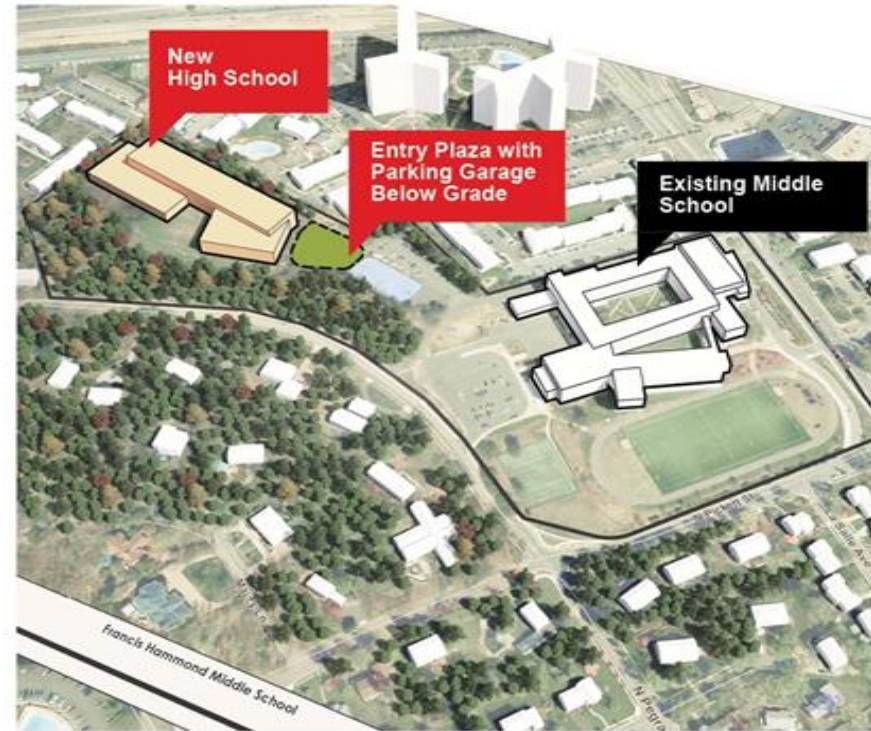


# Francis C. Hammond Middle School Site

- 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

## High School #2:

### At Francis C. Hammond Middle School Site

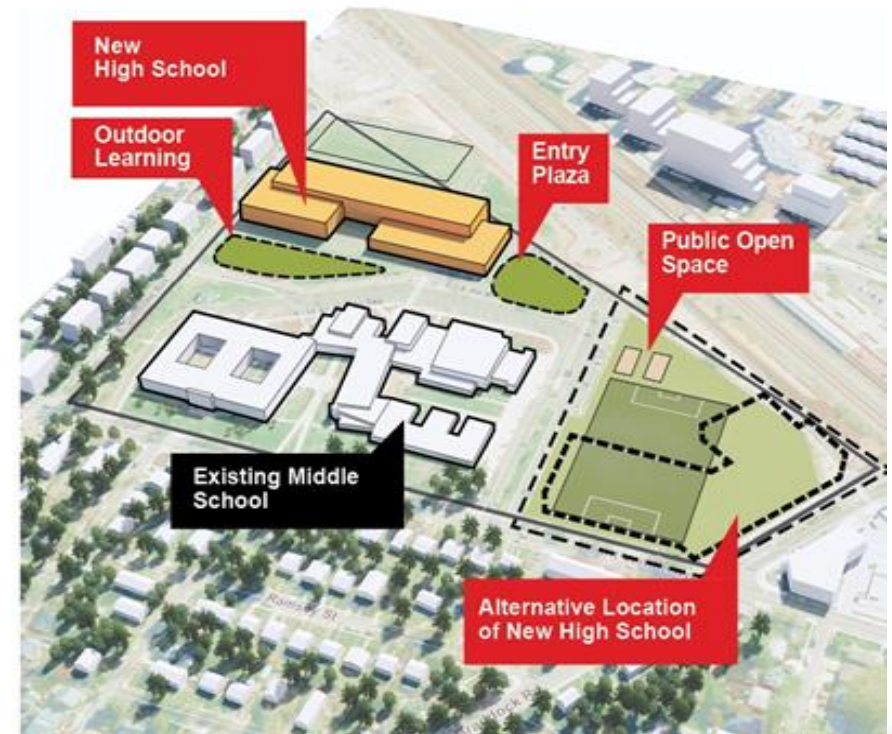


# George Washington Middle School Site

- 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

## High School #2:

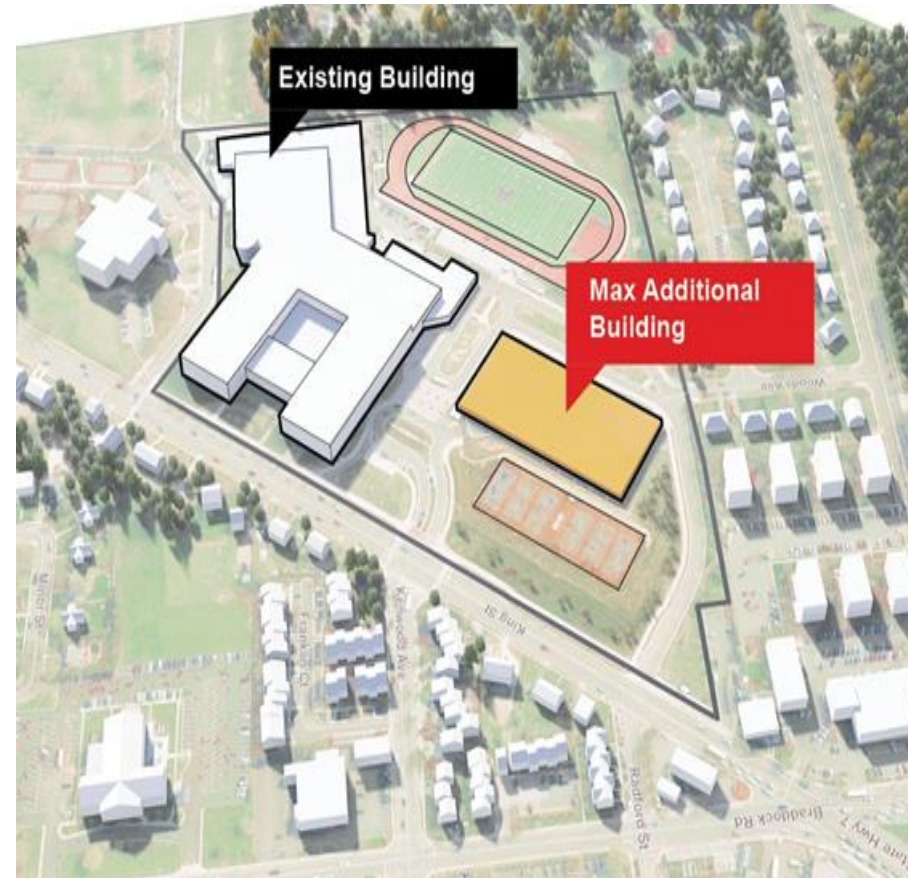
At George Washington Middle School Site





# 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



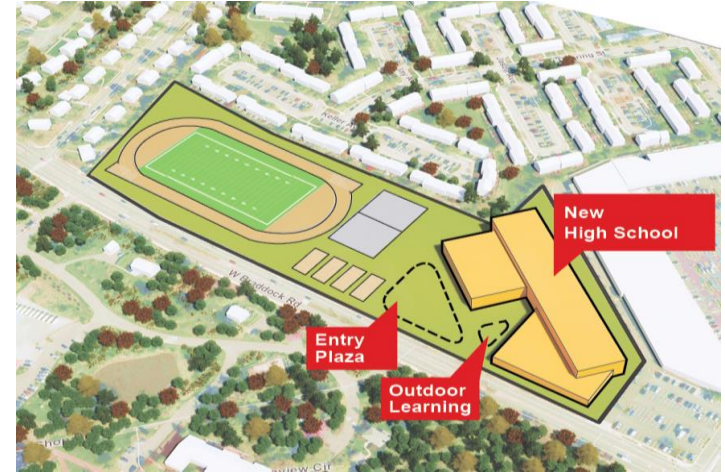


# Minnie Howard Campus

## 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

### Second HS at Minnie Howard campus



### Minnie Howard campus

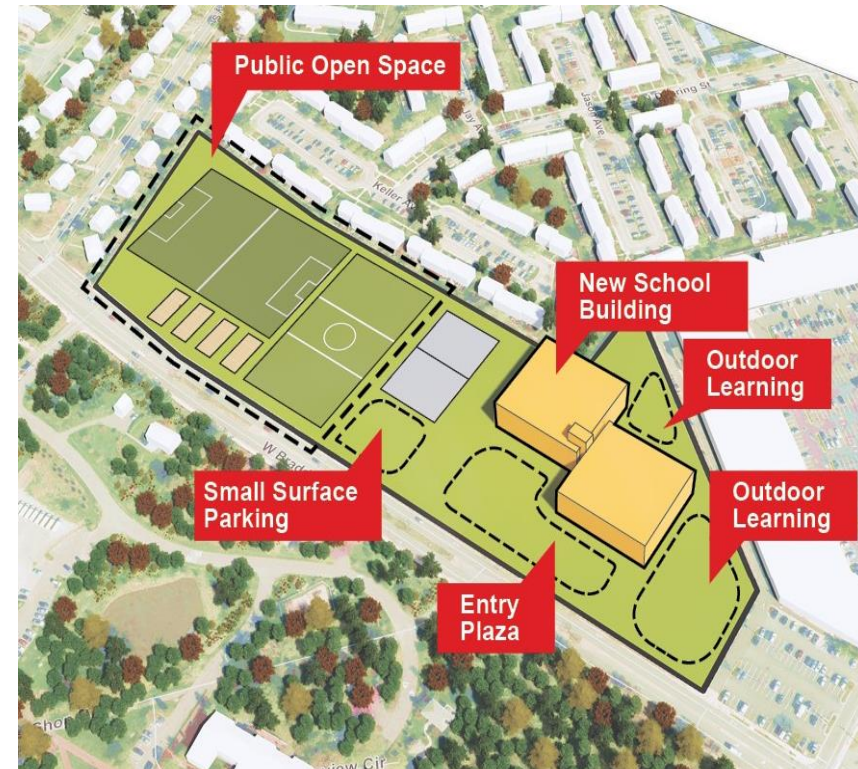




# Minnie Howard Campus

## 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

	2017 (Current CIP)	September 2019
<b>Building Gross Square Foot Needed</b>	285,000	312,000
<b>Building Cost Per Gross Square Foot</b>	\$360	\$360
<b>Soft Costs</b>	20% of Hard Costs	25% of Hard Costs

## 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

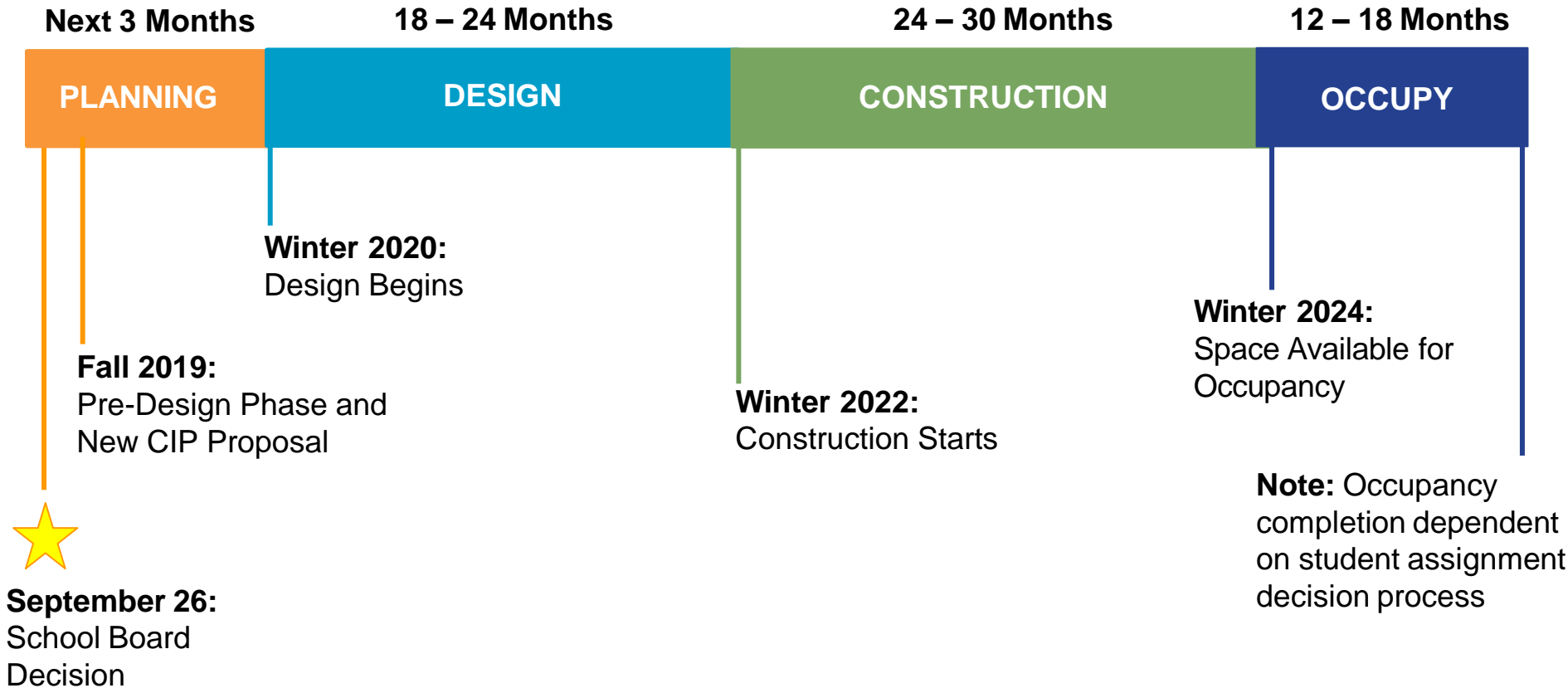
	Two High Schools Alternatives 1 - 3	Connected High School Network Alternatives 1 - 3
<b>Development and Occupancy Total Dollars</b>	Alt 1 – Max Build @ MH – <b>\$181,531,147</b> Alt 2 – Build @ FCH – <b>\$192,848,177</b> Alt 3 – Build @ GW – <b>\$200,049,924</b>	Alt 1 – King St + Med MH – <b>\$195,190,320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

# Operating Cost Comparisons Summary

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

\* Transportation costs will vary per alternative. Increased choice and amount of locations will increase transportation costs.

# Timeline



**Timelines are not exact and may vary based upon the ultimate solution for high school expansion**



# Next Steps

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- 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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