



Comprehensive Plan 2021-2027

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Mr. Trey Cox, Principal, PCHS	

Brandon Simmons,
School Board Chairman, Dan River District

School Board Members

Walter Scott	Vice Chair, Smith River District
Shannon Harrell	Member, Blue Ridge District
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Teachers and Staff

Dee Dalton..... Blue Ridge Elementary Teacher
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Heather Burge..... Hardin Reynolds Memorial School Teacher Assistant
Karen Bocock..... Meadows of Dan Elementary Teacher
Alesa Wood Meadows of Dan Elementary Teacher Assistant
Ashlee Hall..... Patrick Springs Primary School Teacher
Belinda Thompson..... Patrick Springs Primary School Teacher Assistant
Beth Clark..... Stuart Elementary School Teacher
Michelle Cruise..... Stuart Elementary School Teacher Assistant
Amber Pilson..... Woolwine Elementary School Teacher
Jody Belcher..... Woolwine Elementary School Teacher Assistant
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Lorie Jessup..... Patrick County High School Bookkeeper
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Community Members

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Overview of the School Division

Patrick County Public Schools educated more than 2,400 students during the 2020-2021 school year. Included in this number are more than 240 students served in a virtual setting and enrolled in the school division. Our children are served in four elementary schools with grades PreK-7, one primary school with grades K-3, one upper elementary school with grades 4-7 and one high school with grades 8-12.

Of these schools, all have been fully accredited by the state board of education, meeting or exceeding state expectations for public schools. The school division and several schools have been recognized by the Department of Education and the Virginia Board of Education. In addition, schools in Patrick County were recognized for having achieved the requirements of Every Student Succeeds Act and the flexibility granted by the United States Department of Education. One area that the school division will need to address is the requirement of Maintaining High Expectations as outlined in Every Student Succeeds Act. Patrick County Public Schools continues to meet high expectations and strives to continue this goal.

Vision Statement

The Patrick County School Board realizes the ever-increasing challenges of living in the world today and thus seeks to inspire between educators and the community such united efforts as will secure for every child the fullest development in academic, vocational, physical, and social education.

Mission Statement

The Patrick County Schools believe in the worth and dignity of all children and to recognize that each child is a unique individual. To this end, the school system will strive to provide and promote a dynamic environment for learning through which all students acquire knowledge, skills, and values necessary to live as informed and productive members of society.

Values and Beliefs

We believe:

- o Excellence must be exhibited in all we do and must be instilled in our children by encouraging...
 - a. Respect for all people
 - b. Honesty and integrity in our behavior
 - c. Self-esteem
 - d. Individual development and fulfillment
 - e. Participation, cooperation, and teamwork
 - f. Creativity, innovation, and initiative
 - g. Honest and open communication
 - h. Responsibility, dedication, and commitment
- o Every child must be challenged to the highest degree possible. This belief applies to children of all races, genders, income levels, and intellect.
- o Every minute of every day should be used to the fulfillment of our mission, as there is no time to waste in this endeavor.
- o The exercise of the body is important to the growth of the mind.
- o We must continually use all of the resources available to us and be fiscally responsible to the residents of Patrick County.
- o Our administrators, faculty, and staff are our most important assets who, through their work and effort, make the critical differences in the accomplishments and future of our children.
- o Every parent is an asset to our school system and must be challenged to actively participate in the education and growth of our children.
- o Learning is greatly diminished when disorderly or otherwise inappropriate behavior is exhibited. Therefore, these types of behaviors are not tolerated.
- o The safety and well-being of every student must be assumed during the times in which they are in our care.
- o Businesses and civic organizations serve as integral partners in executing the school division's mission.

Needs Assessment: Trends and Factors Driving the Plan

Introduction

This section provides an overview of areas that have been identified by data and judgment to be the issues that form the basis for the goals that are to be addressed in the next six years. This section includes critical trends, followed by data and documentation of these issues.

- The economy and life of the 21st century will continue to be different in significant ways that will require the school division to modify and/or change in order to prepare our students for an ever changing world. This plan addresses these changes and provides direction toward effectively providing the services needed to enable staff, students, and the community to understand and approach the 21st century. The changes that our students will face include, but are not limited to:
 - o The need for higher levels of competence in the basics-reading, writing, mathematics, and science-for all levels of work and to be life-long learners
 - o Increasing reliance on communication skills to better work with people from diverse backgrounds
 - o Ways to keep up with and be informed on information that quickly becomes obsolete
 - o The ability to be adaptable to face the pace of industrial and career changes

- While graduation rates and pass rates for state testing have been relatively high, students in certain subgroups, often lack the personal management and adaptation skills and academic rigor needed for the 21st century. Skill sets to address include:
 - o Advanced SOL assessment in reading, writing, and mathematics
 - o Graduating with the most rigorous diploma
 - o Enrollment in STEM classes
 - o Industrial certifications
 - o Problem solving, technical writing, scientific inquiry and thinking
 - o Self-initiative and self-regulation

- Overall, student achievement on the state's Standards of Learning assessments knowledge and skills is strong as well as the results of AYP, however, results reveal achievement gaps in gap-group performance
 - Every Patrick County School has achieved SOL-based Accreditation
 - Every Patrick County School has achieved AYP, but results reveal that some gap-groups have not maintained high expectations.

- The state and federal requirements continue to change creating facility, service, and technological needs
 - Complexity in recruiting highly qualified and licensed teachers
 - Increased need for certain services, the importance of parental and community partnerships
 - Growth of students in need of English Language services
 - Students in need of gifted services
 - Maintenance of renovated facilities for essential programs (art, music, small classes, special education)
 - Replacement and repair of technology to better equip teachers
 - Parents as partners

Needs Assessment: Trends and Factors Driving the Plan

21st Century Life and Work

As the committee reflected on the path that the school division will take for the upcoming years, it was recognized that the 21st century will be vastly different from the past. In response to this, while the school division is located in rural southwest Virginia, the committee acknowledged the following:

- o Patrick County is moving from a manufacturing community to an information-based community resulting in a need to have enhanced skills in the following:
 - 1. Science, technology, engineering, and math knowledge will be essential to providing the local, regional, and national economy with workers in all kinds of field
 - 2. More advanced communication skills (reading, writing, speaking, and listening), technological skills (ability to access new and valid information quickly and having the ability to process that information as a tool for work/life skills) and the development of work ethics
 - 3. Knowledge that current jobs will not exist in the future and the world becomes more innovative
- o Current information, knowledge and skills are becoming more obsolete
 - 1. Since 2010, information has doubled every 72 hours
 - 2. People entering the workforce will be expected to update their job skills on a continuing basis as jobs become obsolete with innovation
- o Many workers will be independent and/or change careers several times while they are part of the workforce. This will require people to reinvent themselves by having to learn quickly and independently, calling for schools to focus on sophisticated skills in reading, on-line learning and higher thinking skills.
 - 1. Many jobs will be obsolete in the near future
 - 2. It is projected that workers will change jobs several times before retirement as well as changing careers.
- o It will no longer be enough for students to have only a high school diploma. Research indicates that higher levels of academic skills will be needed for what were once basic entry-level jobs with minimal requirements. Higher levels of skills in math and reading are becoming increasingly necessary for all careers.

The school membership projections made by the Weldon Cooper Center for Public Service at the University of Virginia are used in part by Patrick County Public Schools. The Weldon Cooper Center for Public Service usually lists the number of students much greater than the actual enrollment in our schools. Based upon recent trends we believe the Patrick County Public Schools will have a decrease in enrollment over the next six years.

Projected Enrollment 2022-2027

	2022	2023	2024	2025	2026	2027
PreK - 7th	1307	1295	1282	1270	1258	1246
8th - 12th	893	885	878	870	862	854
Total	2200	2180	2160	2140	2120	2100

**Estimates are based on the seven year average of declining enrollment from 2014-2015 school year to 2020-2021 school year.

Virginia Standards of Learning

The Code of Virginia requires that every school division in Virginia develop and implement a six-year comprehensive plan, which is reviewed, revised, and extended every two years.

“Each local school board shall revise, extend and adopt biennially a division-wide six-year improvement plan that shall be developed with staff and community involvement. Prior to the adoption of any division-wide six-year improvement plan, each local school board shall make the plan available for public inspection and copying and shall conduct at least one public hearing to solicit public comment on the plan. Each public school shall prepare a biennial plan which shall be given consideration by its school board in the development of the six-year improvement plan...a report shall be presented by each School Board to the public by November 1 of each odd-numbered year on the extent to which the objectives of the division-wide six-year improvement plan have been met during the previous two school years. “ (§ [22.1-253.13:6](#). Standard 6. Planning and public involvement.)

The 2021 Six-Year Improvement Plan for Patrick County Public Schools represents an effort toward greater system-wide consistency, through the inclusion for the first time of explicit beliefs, strategies, and action plans, as well as specific accountability measures for plan implementation and success.

The Federal “Every Student Succeeds” Act

Signed into law in 2015, this legislation has had significant immediate and long-range implications for educational reform and accountability for student achievement. The highlights of the law are:

- Advances equity by upholding critical protections for America's disadvantaged and high-need students.
- Requires—for the first time—that all students in America be taught to high academic standards that will prepare them to succeed in college and careers.
- Ensures that vital information is provided to educators, families, students, and communities through annual statewide assessments that measure students' progress toward those high standards.
- Helps to support and grow local innovations—including evidence-based and place-based interventions developed by local leaders and educators.
- Sustains and expands this administration's historic investments in increasing access to high-quality [preschool](#).
- Maintains an expectation that there will be accountability and action to effect positive change in our lowest-performing schools, where groups of students are not making progress, and where graduation rates are low over extended periods of time

Since the inception of the law, the requirements have been changed and updated to the present. The Commonwealth of Virginia has now been granted flexibility under the law which requires continuous improvement on all subgroups with a provision that schools must maintain high achievement and not move backwards. Virginia is currently applying for more flexibility as this plan is being developed but subgroups and achievement gaps will continue to be a major focal point for any future revisions of the law or flexibility granted.

School Board Policy (AF)

The Patrick County Public School Board adopts a divisionwide comprehensive, unified, long-range plan based on data collection, an analysis of the data, and how the data will be utilized to improve classroom instruction and student achievement. The plan is developed with staff and community involvement and includes, or is consistent with, all other divisionwide plans required by state and federal laws and regulations. Prior to the adoption of the plan or revisions thereto, the school board posts the plan or revisions on the division's Internet website, if practicable, and makes a hard copy of the plan or revisions available for public inspection. The division also conducts at least one public hearing to solicit public comment on the plan or revisions. The plan includes: measurable objectives for the division, enrollment data, regional programs, technology, community participation, any corrective action plans, and stakeholder involvement.

GOAL #1 - Ensure Academic Achievement

Patrick County Public Schools is committed to providing educational excellence to each student and providing equality of education opportunities.

The components of a challenging and engaging education are:

- Early foundational skills in reading, writing, and mathematics
- Engagement in Science, Technology, Engineering, Art, and Mathematics
- Character development
- Life skills of critical thinking, creative thinking, communication, collaboration, and citizenship skills

Patrick County Public Schools will maintain state accreditation and meet annual progress objectives for Federal Accountability under the Every Student Succeeds Act (ESSA).

Strategies	Person(s) Responsible	Desired Outcome	Projected Time Frame	Data Sources
1.1 Monitor student progress on a variety of assessments each year	Administration	Maintain accreditation and improve student progress	2021-2027	<input type="checkbox"/> SOL scores <input type="checkbox"/> Benchmark scores
	Administration	Promote the mastery of early foundation skills of reading, writing, and math	2021-2027	<input type="checkbox"/> PALS scores <input type="checkbox"/> VKRP results
1.2 Maintain and advance graduation rates and career readiness	PCHS Administration	Students graduating on time with higher level diploma	2021-2027	<input type="checkbox"/> Graduation rates <input type="checkbox"/> Diploma types
	PCHS Administration	Student successfully completing industry certification	2021-2027	<input type="checkbox"/> Industry certifications
1.3 Implement remediation strategies to address the learning loss due to the pandemic	Administration	Students obtaining grade level proficiency	2021-2027	<input type="checkbox"/> Remediation programs <input type="checkbox"/> Remediation participation <input type="checkbox"/> Summer School participation
1.4 Sustain meaningful	Administration	PCPS will offer	2021-2027	<input type="checkbox"/> Professional

Professional Development		professional development that supports student academic, emotional, and social needs		development activities
	Administration	PCPS will offer professional development for teacher licensure renewal and mandates from DOE (ex. Equity)	2021-2027	<input type="checkbox"/> Professional development activities
1.5 Implement changes in the accreditation standards from the federal and state governments	Administration	PCPS will maintain state and federal accreditation	2021-2027	<input type="checkbox"/> Updated local documents such as Student Handbooks and Course Description Guide <input type="checkbox"/> Yearly Standard of Accreditation Report submitted to VDOE <input type="checkbox"/> Annual School Improvement Plans

Goal #2 - Instructional Programming

Patrick County Public Schools will provide students with effective classroom instruction. The division will offer a variety of classes and subjects that offer exposure to different employment opportunities upon graduation.

Strategies	Person(s) Responsible	Desired Outcome	Projected Time Frame	Data Sources
2.1 Use of leveled reading, word study, and math groups to target student needs	Administration Classroom teachers	Students will meet or exceed grade level expectations in preparation for future classes	2021-2027	<input type="checkbox"/> Grade level tier data <input type="checkbox"/> Progress reports <input type="checkbox"/> Report cards
	Administration Classroom teachers	Achievement gaps will be identified and remediated	2021-2027	<input type="checkbox"/> PALS data <input type="checkbox"/> Running records <input type="checkbox"/> Benchmark results
2.2 Programs that promote life-ready students through rigorous, student-centered opportunities	PCHS Administration School Counselors	Partnerships with local businesses that enable students to complete internships leading to graduation requirements and employment opportunities	2021-2027	<input type="checkbox"/> Internship logs <input type="checkbox"/> Graduation plans
	Administration School Counselors	Review the Program of Studies to ensure course offerings are rigorous and relevant	2021-2027	<input type="checkbox"/> Program of Studies
	Administration School Counselors	Provide courses leading to certification for job readiness or advanced studies such as nursing, cosmetology, welding, drafting	2021-2027	<input type="checkbox"/> Industry certifications
2.3 Promote partnerships for preschool opportunities	Administration	Coordinate services with school and community	2021-2027	<input type="checkbox"/> Number of PreK slots within the division

within the division to ensure children enter Kindergarten on track for school success and graduation		organizations including STEP, United Way, ECSE, and VPI		<input type="checkbox"/> MOU with outside agencies
2.4 Promote a diverse curriculum as courses become available from VDOE	Administration	Adopt new course curriculums and enroll students	2021-2027	<input type="checkbox"/> Class enrollment <input type="checkbox"/> Adoption of courses

Goal # 3 - Create and Maintain Positive School Climates

Patrick County Public Schools is committed to providing a school climate that is positive and conducive to learning.

Strategies	Person(s) Responsible	Desired Outcome	Projected Time Frame	Data Sources
3.1 Strengthen recruitment and retention	Administration	PCPS hires qualified employees	2021-2027	<input type="checkbox"/> IPAL <input type="checkbox"/> VDOE Teacher Assistant Audit (Title I)
	Administration	Promote career advancement within the PCPS community	2021-2027	<input type="checkbox"/> Identification of potential employees for teacher and administrative jobs
	Administration	The PCPS work environment promotes employee well-being and positive morale	2021-2027	<input type="checkbox"/> Minutes from Two-Way Communication committee <input type="checkbox"/> Exit survey <input type="checkbox"/> State climate survey
	Administration	PCPS will provide mentoring programs for new teachers and administrators	2021-2027	<input type="checkbox"/> Yearly New Teacher Mentor report
3.2 Continue to strengthen Professional Learning Communities	Administration	The PCPS school calendar will include professional development days for team meetings	2021-2027	<input type="checkbox"/> Meeting schedule <input type="checkbox"/> School division calendar <input type="checkbox"/> Scheduled PD days
	All	Every staff member will strive to build positive relationships with students	2021-2027	<input type="checkbox"/> Staff annual completion of Cultural Competency Training

Goal #4 - Provide Safe Learning Environment

Patrick County Public Schools is committed to providing safe, well-maintained, and accessible learning environments for all students and staff.

Strategies	Person(s) Responsible	Desired Outcome	Projected Time Frame	Data Sources
4.1 Provide clean, safe, well-maintained facilities	Director of Operations Principals Maintenance Director	Clean and safe facilities	2021-2027	<input type="checkbox"/> Facility inspections <input type="checkbox"/> Principal inspections <input type="checkbox"/> Maintenance logs Fire Marshal inspections <input type="checkbox"/> Elevator inspections
	Maintenance Director	Heating, cooling, and electrical systems are up to date and in good working order	2021-2027	<input type="checkbox"/> Expenditure report <input type="checkbox"/> Inspection reports
	Director of Operations Principals	PCPS will maintain updated crisis plans	2021-2027	<input type="checkbox"/> Certification from Department of Criminal Justice Services
	Director of Operations Principals	Schools will complete all necessary emergency drills as outline in Policy EBCB	2021-2027	<input type="checkbox"/> Log of completed emergency drills
4.2 Provide technology infrastructure for learning	Director of Technology	Maintain internet and wireless connectivity	2021-2027	<input type="checkbox"/> Technology requests <input type="checkbox"/> Budget
	Director of Technology Principals	Maintain active learning with technology in the classrooms	2021-2027	<input type="checkbox"/> Technology requests <input type="checkbox"/> Budget
	Director of Technology	Maintain staff technology	2021-2027	<input type="checkbox"/> Technology requests <input type="checkbox"/> Budget
	Director of Technology	Maintain student	2021-2027	<input type="checkbox"/> Budget

		technology devices for 1:1 initiative		<input type="checkbox"/> Technology Purchases
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Goal #5 - Enhance Community Relations

Patrick County Public Schools will partner with families to meet the academic, physical, social, and emotional needs of all students.

Strategies	Person(s) Responsible	Desired Outcome	Projected Time Frame	Data Sources
5.1 Strengthen family involvement	Administration	Communication about PCPS and schools through multiple means	2021-2027	<input type="checkbox"/> School Messenger logs <input type="checkbox"/> Division website <input type="checkbox"/> Facebook posts <input type="checkbox"/> School newsletters
	Administration	Annually update the Parent Involvement Plan	2021-2027	<input type="checkbox"/> PTO groups <input type="checkbox"/> Booster clubs <input type="checkbox"/> School events <input type="checkbox"/> Volunteer trainings <input type="checkbox"/> Parent attendance at school events
5.2 Strengthen parent, student, and community partnerships	Administration	Partnerships with community organizations	2021-2027	<input type="checkbox"/> MOUs with organizations
	Administration	Improve effectiveness of advisory committees	2021-2027	<input type="checkbox"/> Advisory Committee meetings and minutes (Board policy BCF)
	Administration	Employee participation in community organizations	2021-2027	<input type="checkbox"/> Participation in community events and organization



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**ELEMENTARY SCHOOL FACILITY CONDITION
ASSESSMENT AND ELEMENTARY SCHOOL FACILITIES
CAPITAL IMPROVEMENT PLAN REPORT:**

PATRICK COUNTY PUBLIC SCHOOLS



**School Board Office:
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Stuart, Virginia 24171**

February 15, 2020

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INTRODUCTION AND OVERVIEW

In June 2019, Downey & Scott, LLC was retained by Patrick County Public Schools (henceforth referred to as PCPS) to evaluate its Elementary School Facilities. The purpose of this report to provide basic documentation and information to assist decision makers in their discussions and deliberations regarding the future of the 6 Elementary School facilities.

It is our premise and starting point that no consultant can tell Patrick County what they should do or which course to follow. It our belief that decisions regarding these matters are best handled by the stakeholders in Patrick County. This report is intended to be a factual tool which assists Patrick County officials and all its taxpayers. It is our hope that the information contained in this report will serve to broaden and expand the conversation and deliberations related to PCPS Facilities.

It is important to note the significant contributions by PCPS and all its school facilities to the regional Economic Development goals.

We visited each of the 6 Elementary School facilities, toured the building and grounds, and interviewed each school's onsite leadership. In the course of the 6 site visits and interviews, there were several issues that almost all the 6 facilities commonly shared. These common threads – further explained in the individual school write-ups – by and large are:

- Exterior pavements needing repairs
- Consistent compliance with American with Disabilities Act (ADA)
- Systems replacement for HVAC in future years
- Systems replacement for Roof's in future years
- Limited areas of moisture incursions into building

All of the 6 Elementary School Facilities were examined for their major systems such as Site Circulation, Building Envelope, Roof, Finishes, Mechanical, Electrical and Plumbing systems are modern and generally in good operating condition. During the site visits the buildings showed pride of ownership and appear well maintained. Building Administrators and Custodial Staff are performing their facility responsibilities well.

PATRICK COUNTY PUBLIC SCHOOLS - Elementary School Facility Condition Assessment

THE PURPOSE OF THIS REPORT IS TO:

- 1. PROVIDE ELEMENTARY SCHOOL FACILITIES ASSESSMENTS** and prepare a Capital Improvement Plan in ways that (moving forward) will aid the PCPS decision making process. We have prepared costs related to our Facility Condition Assessment to reflect improvements needed with current market value and where necessary we have added project Soft costs where applicable to account for Design Fees, Testing & Inspections, Permit Fees and various other “Soft Costs”. This section is intended to supplement and enhance the decision making process as it relates to Patrick County’s Elementary School program. Please refer to Exhibit “A” for 1 year CIP Summary and supporting detailed information.
- 2. PROVIDE AND SUMMARIZE FACILITY PLANNING OPTIONS WHICH MAY BE USEFUL FOR THE PCPS STAKEHOLDERS – TO INCLUDE THE SCHOOL BOARD, BOARD OF SUPERVISORS AND COMMUNITY MEMBERS** and lay out those scenarios in a comparative menu of options which includes project cost financial information Develop planning option scenarios for future CIP purposes specific to elementary school facilities. Please refer to Exhibit “B” for information.
- 3. PROVIDE RECOMMENDATIONS REGARDING FUTURE FACILITY PLANNING** and Commissioning Standards for future projects. The recommendations are specific to action items which could be implemented by Patrick County Board of Supervisors and Patrick County School Board.
- 4. PROVIDE SCHOOL FACILITY DATA** for each of the existing elementary facilities. It is important to note that this report is focused only on the PCPS Elementary School facilities. No other facilities were evaluated or considered under this task. Additionally, the High School facility was not part of our efforts and are expressly excluded.

PATRICK COUNTY PUBLIC SCHOOLS - Elementary School Facility Condition Assessment

FACILITIES EVALUATED (in alphabetical order):

1. Blue Ridge Elementary School - serving grades PreK thru 7th – School age population in 2016 was 275 students.



2. Hardin Reynolds Memorial School – serving grades 4th thru 7th - School age population in 2016 was 218 students.



PATRICK COUNTY PUBLIC SCHOOLS - Elementary School Facility Condition Assessment

3. Meadows of Dan Elementary School – serving grades K thru 7th - School age population in 2016 was 120 students.



4. Patrick Springs Elementary School – serving grades PreK thru 3rd - School age population in 2016 was 273 students.



PATRICK COUNTY PUBLIC SCHOOLS - Elementary School Facility Condition Assessment

5. Stuart Elementary School – serving grades PreK thru 7th – School age population in 2016 was 406 students.



6. Woolwine Elementary School – serving grades PreK thru 7th – School age population in 2016 was 170 students.



PATRICK COUNTY PUBLIC SCHOOLS - Elementary School Facility Condition Assessment

Please note that 1 of the 6 Elementary School Facilities fully comply with current building codes and the Americans with Disabilities Act (ADA). That facility is Meadows of Dan Elementary which was reconstructed after a fire in 2013. It is more important to note that 5 of the remaining 6 Elementary School Facilities studied in this report **do not** fully comply with current building codes and the ADA.

The below summary and schedule of improvements assumes that PCPS will “stay the course” for all the 6 existing elementary school facilities. The 6 existing facilities (in this scenario) will remain operational and receive improvements as defined by the assessment and as estimated in the CIP worksheets.

Total Capital Improvements for these 6 facilities over the 10 year period = \$7,983,857

Please refer to the following pages for full breakdown of anticipated Capital Investment for CIP planning purposes.

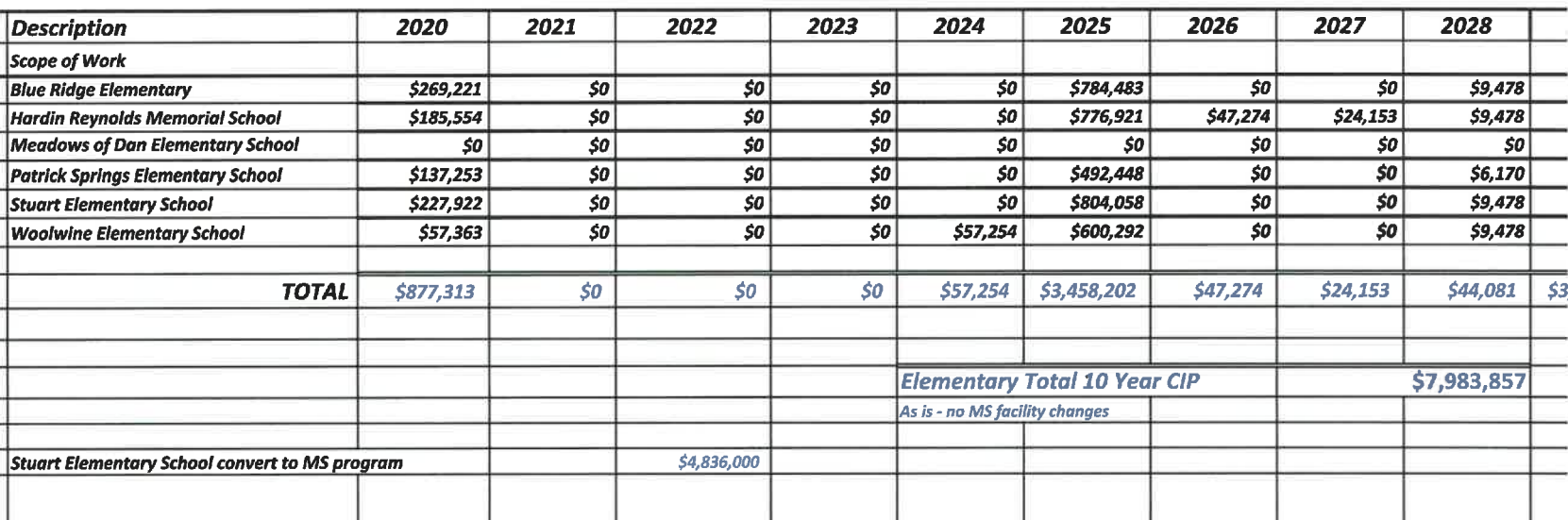
For questions regarding information provided in this report, please contact:

William Downey, CPE, CSI, AACE – Managing Principal

Tim Harms, CCM - Principal

Kevin Fallin, PE, CEM, PMP, LEED-AP – Senior Project Manager

Prepared for: Patrick County Public Schools
Date: February 14, 2020



Excess capacity	Added capacity w /grade 6, 7 & 8 removed
15	80
25	100
100	50
27	0
94	120
170	60
431	410

**** (Student Membership Projections need to be verified by PCPS, Patrick County Public Schools Project Enrollment & Capacities)**

ELEMENTARY SCHOOLS 10 Year CIP

Prepared for: Patrick County Public Schools

Date: February 14, 2020



Blue Ridge Elementary School

ADM = 272

	Location Description	Cost Description	QNTY	Unit	2019 UC	Unit Cost 2020	Subtotal	2020	2021 3.00%	2022 6.00%	2023 9.00%	2024 12.00%	2025 15.00%	2026 18.00%	2027 21.00%
3.1	Parking Lot	ADA, Parking, Designated Staff w/ Pavement Marking & Signage, Install	2	EA	\$1,265.00	\$1,302.95	\$2,606	\$2,606							
3.1	Restrooms	ADA, Restroom, Lavatory, Pipe Wraps, Install	2	EA	\$75.90	\$78.18	\$156	\$156							
5.2	Parking Lot	Roadways, Asphalt Pavement, Seal & Stripe	14000	SF	\$0.38	\$0.39	\$5,480						\$5,302		
5.2	Parking Lot	Parking Lots, Asphalt Pavement, Mill & Overlay	14000	SF	\$3.28	\$3.38	\$47,298	\$47,298							
5.5	Entrance Drive	Asphalt repairs to base assembly & Toppings	933.333	SY	\$45.00	\$46.35	\$43,260	\$43,260							
5.5	Basketball Court	Play Surfaces & Sport Courts, Asphalt, Mill & Overlay	20000	SF	\$3.28	\$3.38	\$67,568								
5.5	Parking Lots	Pole Light, exterior, 135 to 1000 W HID (Double Fixture, with Metal Pole), Replace	4	EA	\$8,523.34	\$8,779.04	\$35,116	\$35,116							
6.3	Roof	Roof, 95% Metal Metal Inspect and recoat	53471.7	SF	\$3.85	\$3.97	\$212,042								
6.3	Roof	Roof, 5% Low slope Replace	2814.3	SF	\$10.52	\$10.84	\$30,495								
6.4	Throughout	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	1400	SF	\$41.28	\$42.52	\$59,526	\$59,526							
6.6	Throughout	Window, Aluminum Double-Glazed 48 SF, 1-2 Stories, Replace	0	EA	\$2,000.00	\$2,060.00	\$0			\$0					
6.6	Exterior Doors	Exterior Door, Steel w/Safety Glass, Replace	0	EA	\$1,352.72	\$1,393.30	\$0	\$0							
6.6	Exterior Doors	Overhead Door, Aluminum Roll-Up 144 SF, Replace	1	EA	\$4,025.54	\$4,146.31	\$4,146								
7.1	HVAC equipment	Heat Pump, Replacement BARD Units	28	EA	\$7,500.00	\$7,725.00	\$216,300						\$248,745		
7.1	HVAC equipment	Gymnasium: side discharge RTU heat Pump	2	EA	\$26,945.87	\$27,651.25	\$55,302						\$63,598		
7.1	Throughout	HVAC Controls, replace in kind with unit change out	45600	SF	\$5.38	\$5.52	\$251,746						\$289,511		
7.2	Restrooms	Toilet, Tankless (Water Closet), Replace	19	EA	\$842.97	\$868.28	\$16,497						\$18,971		
7.2	Restrooms	Urinal, Vitreous China, Replace	4	EA	\$1,193.44	\$1,228.24	\$4,917						\$5,655		
7.2	Restrooms	Lavatory, Vitreous China, Replace	13	EA	\$672.66	\$689.84	\$8,868						\$8,816		
7.2	Boiler Room	Water Heater, Indirect, 60 to 120 GAL, Replace	1	EA	\$4,371.07	\$4,502.20	\$4,502						\$5,178		
7.2	Utility Closet	Water Heater, Electric, Residential, 53 to 120 GAL, Replace	2	EA	\$2,937.40	\$3,025.52	\$6,051						\$6,959		
7.2	Above Restrooms	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	3	EA	\$1,738.90	\$1,791.07	\$5,373								
7.4	Throughout	Fluorescent Lighting Fixture, T12, 40 W, Replace	0	EA	\$213.68	\$220.28	\$0	\$0							
7.4	Office	Intercom Master Station, Replace	1	EA	\$3,614.50	\$3,938.84	\$3,939	\$3,939							
7.6	Classrooms, Cafeteria, Gym, Library, Admin. Areas	Interior Door Hardware, Classroom Security ANSI F39 Lockset, Replace	55	EA	\$573.00	\$586.19	\$32,460	\$32,460							
						\$0.00									
7.6	Office	Fire Alarm Control Panel, Addressable, Replace	0	EA	\$20,297.69	\$20,906.52	\$0	\$0							
7.6	Throughout	Fire Alarm System, School, Install	0	SF	\$3.13	\$3.22	\$0	\$0							
8.1	Throughout	Camera, Security System, Replace	1	EA	\$2,168.37	\$2,223.12	\$2,223								
8.1	Throughout	Interior Door, Wood Solid-Core, Replace	0	EA	\$1,423.11	\$1,465.80	\$0	\$0							
8.2	Throughout	Interior Wall Finish, acoustical tile (ACT), Replace	0	SF	\$7.67	\$7.80	\$0	\$0							
8.2	Kitchen	Commercial Kitchen, Freezer, 2-Door Reach-In, replace	2	EA	\$4,644.00	\$4,783.32	\$9,567								
8.2	Kitchen	Commercial Kitchen, Deep Fryer, Replace	1	EA	\$6,367.00	\$6,558.01	\$6,559								
8.2	Kitchen	Commercial Kitchen, Dishwasher, Replace	1	EA	\$19,881.82	\$20,251.87	\$20,252								
8.2	Kitchen	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	1	EA	\$4,256.00	\$4,383.68	\$4,384								
8.2	Kitchen	Commercial Kitchen, Range/Oven, 6-Burner w/griddle, Replace	1	EA	\$9,288.00	\$9,566.64	\$9,567								
8.2	Kitchen	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	1	EA	\$2,515.00	\$2,590.45	\$2,590								
8.2	Kitchen	Commercial Kitchen, Steamer, Tabletop, Replace	3	EA	\$6,344.00	\$6,534.32	\$19,603								
8.2	Kitchen	Commercial Kitchen, Convection Oven, Double, Replace	1	EA	\$8,643.00	\$8,902.29	\$8,902								
Totals, Unescalated							\$1,196,086	\$224,351	\$0	\$0	\$0	\$0	\$653,735	\$0	\$0
Soft costs - Design Fees, CA Fees, Owner costs, contingency @ 20%								\$44,870	\$0	\$0	\$0	\$0	\$130,747	\$0	\$0
Totals, Escalated (3.0% Inflation, compounded annually)								\$269,221	\$0	\$0	\$0	\$0	\$784,483	\$0	\$0

Hardin Reynolds Memorial School

	Location Description	Cost Description	QNTY	Unit	2019 UC	Unit Cost 2020	Subtotal	2020	2021 1.00%	2022 6.00%	2023 8.00%	2024 12.00%	2025 15.00%	2026 18.00%	2027 21.00%
3.1	Parking Lot	ADA, Parking, Designated Staff w/Pavement Markings & Signage, Install	2	EA	\$1,265.00	\$1,302.95	\$2,606	\$2,606							
3.1	Parking Lot	ADA, Parking, Designated Staff w/Pavement Markings & Signage(Van), Install	1	EA	\$1,391.00	\$1,432.73	\$1,433	\$1,433							
3.1	Main Public Restrooms	ADA, Restroom, Full Reconfiguration, Renovate	2	EA	\$15,180.00	\$15,635.40	\$31,271	\$31,271							
3.1	Main Corridor	ADA, Ramp, Concrete, Up to 48" Wide, Install	10	LF	\$759.00	\$781.77	\$7,818	\$7,818							
5.2	Parking Lot	Parking Lots, Asphalt Pavement, Repair	2500	SF	\$1.89	\$2.05	\$5,124	\$5,124							
5.2	Entrance Drive Apron	Parking Lots, Asphalt Pavement, Full Depth (includes sub-base), Repair	250	SF	\$5.90	\$6.08	\$1,519	\$1,519							
5.2	Parking Lots	Parking Lots, Asphalt Pavement, Seal & Stripe	42500	SF	\$0.38	\$0.39	\$16,635								\$20,128
5.2	Sidewalks	Pedestrian Pavement, Sidewalk, Concrete, Repair	300	SY	\$28.94	\$29.81	\$8,942	\$8,942							
5.5	Main Entry	Signage, Property, Monument/Pylon, Repair	0	EA	\$8,602.00	\$8,860.06	\$0								
5.5	Playground	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	1000	SF	\$3.28	\$3.38	\$3,378.40		\$3,479.75						
5.5	Playground	Play Structure, Large, Replace	0	EA	\$53,130.00	\$54,723.90	\$0								
5.5	Main Entry Drive	Pole Light, Exterior, 135 to 1900 W HID (Fixture Only), Replace	7	EA	\$4,630.42	\$4,769.33	\$33,395							\$35,395	
6.3	Roof	Roof, 55% Metal Metal Inspect and recoat	53768.1	SF	\$3.85	\$9.97	\$1213,217								
6.3	Roof	Roof, 5% Low slope Replace	2829.9	SF	\$10.52	\$10.84	\$30,664								
6.3	Throughout	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	1400	SF	\$41.28	\$42.52	\$59,528	\$59,528							
6.4	Throughout	Window, Aluminum Double-Glazed 48 SF, 1-2 Stories, Replace	0	EA	\$2,000.00	\$2,060.00	\$0				\$0				
6.5	Exterior Doors	Exterior Door, Steel w/Safety Glass, Replace	0	EA	\$1,352.72	\$1,393.30	\$0	\$0							
6.6	Exterior Doors	Overhead Door, Aluminum Roll-Up 144 SF, Replace	1	EA	\$4,025.54	\$4,146.31	\$4,146								
6.6	HVAC equipment	Heat Pump, Replacement BARD Units	28	EA	\$7,500.00	\$7,725.00	\$216,300						\$248,745		
6.6	HVAC equipment	Gymnasium slide discharge RTU heat Pump	2	EA	\$26,845.87	\$27,651.25	\$55,302						\$63,998		
6.6	Throughout	HVAC Controls, replace in kind with unit change out	45600	SF	\$5.38	\$5.52	\$251,748						\$289,511		
7.1	Restrooms	Toilet, Tankless (Water Closet), Replace	19	EA	\$842.87	\$868.28	\$16,497						\$18,871		
7.1	Restrooms	Urinal, Vitreous China, Replace	4	EA	\$1,193.44	\$1,229.24	\$4,917						\$5,655		
7.1	Restrooms	Lavatory, Vitreous China, Replace	13	EA	\$572.66	\$589.84	\$7,668						\$8,818		
7.1	Boiler Room	Water Heater, Indirect, 80 to 120 GAL, Replace	1	EA	\$4,371.07	\$4,502.20	\$4,502						\$5,178		
7.1	Utility Closet	Water Heater, Electric, Residential, 53 to 120 GAL, Replace	2	EA	\$2,937.40	\$3,025.52	\$6,051						\$6,959		
7.1	Above Restrooms	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	3	EA	\$1,738.90	\$1,791.07	\$5,373								
7.1	Throughout	Fluorescent Lighting Fixture, T12, 40 W, Replace	0	EA	\$213.86	\$220.28	\$0	\$0							
7.1	Office	Intercom Master Station, Replace	1	EA	\$3,614.50	\$3,628.94	\$3,929	\$3,929							
7.1	Classrooms, Cafeteria,	Interior Door Hardware, Classroom Security ANSI F39 Lockset, Replace	55	EA	\$573.00	\$590.19	\$32,460	\$32,460							
7.1	Gym, Library, Admin. Areas					\$0.00									
7.2	Office	Fire Alarm Control Panel, Addressable, Replace	0	EA	\$20,297.59	\$20,906.52	\$0	\$0							
7.2	Throughout	Fire Alarm System, School, Install	0	SF	\$3.13	\$3.22	\$0	\$0							
7.2	Throughout	Camera, Security System, Replace	1	EA	\$2,158.37	\$2,224.12	\$2,223								
7.4	Throughout	Interior Door, Wood Solid-Core, Replace	0	EA	\$1,423.11	\$1,465.80	\$0	\$0							
7.4	Throughout	Interior Wall Finish, acoustical tile (ACT), Replace	0	SF	\$7.57	\$7.80	\$0	\$0							
7.4	Kitchen	Commercial Kitchen, Freezer, 2-Door Reach-In, replace	2	EA	\$4,844.00	\$4,783.32	\$9,597								
7.4	Kitchen	Commercial Kitchen, Deep Fryer, Replace	1	EA	\$8,367.00	\$8,559.01	\$8,558								
7.6	Kitchen	Commercial Kitchen, Dishwasher, Replace	1	EA	\$19,661.82	\$20,211.67	\$20,252								
8.1	Kitchen	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	1	EA	\$4,256.00	\$4,383.68	\$4,384								
8.1	Kitchen	Commercial Kitchen, Range/Oven, 6-Burner w/griddle, Replace	1	EA	\$9,288.00	\$9,566.64	\$9,567								
8.1	Kitchen	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	1	EA	\$2,515.00	\$2,580.45	\$2,580								
8.1	Kitchen	Commercial Kitchen, Steamer, Tabletop, Replace	3	EA	\$6,344.00	\$6,534.32	\$19,603								
8.1	Kitchen	Commercial Kitchen, Convection Oven, Double, Replace	1	EA	\$8,643.00	\$8,902.29	\$8,902								
Totals, Unescalated							\$1,108,059	\$154,628	\$0	\$0	\$0	\$0	\$647,434	\$39,395	\$20,128
Soft costs - Design Fees, CA Fee, Owner costs, contingency								\$30,926	\$0	\$0	\$0	\$0	\$129,487	\$7,879	\$4,026
Totals, Escalated (3.0% Inflation, compounded annually)								\$185,554	\$0	\$0	\$0	\$0	\$776,921	\$47,274	\$24,153

Meadows of Dan Elementary

Report Section	Location Description	Cost Description	QNTY	Unit	2019 UC	Unit Cost 2020	Subtotal	2020	2021	2022	2023	2024	2025	2026	2027
3.1	Parking Lot	ADA, Parking, Signage, Pole-Mounted, Install Compliant Signage Height	0	EA	\$480.70	\$495.12	\$0	\$0							
3.1	Parking Lot	ADA, Parking, Designated Stall with Pavement Markings & Signage (Van), Install	0	EA	\$1,391.50	\$1,433.25	\$0	\$0							
3.1	Common Area Restrooms	ADA, Restroom, Lavatory Pipe Wraps, Install	0	EA	\$75.90	\$78.18	\$0	\$0							
5.2	North E & S Parking Lots	Parking Lots, Asphalt Pavement, Mill & Overlay	0	SF	\$3.28	\$3.38	\$0	\$0							
5.2	Parking Lot	Parking Lots, Asphalt Pavement, Seal & Stripe	0	SF	\$0.38	\$0.39	\$0		\$0					\$0	
Totals, Unescalated							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soft costs - Design Fees, CA Fee, Owner costs, contingency								\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)								\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Patrick Springs Elementary School

	Location Description	Cost Description	QNTY	Unit	2019 UC	Unit Cost 2020	Subtotal	2020	2021 3.00%	2022 6.00%	2023 9.00%	2024 12.00%	2025 15.00%	2026 18.00%	2027 21.00%
3.1	Faculty & visitor parking area	ADA, Parking, Designated Stall with Pavement Markings & Signage (Var), Install	2	EA	\$1,391.50	\$1,590.23	\$3,200	\$3,200							
3.1	Restroom sinks	ADA, Restroom, Lavatory Pipe Wraps, Install	2	EA	\$75.90	\$87.29	\$175	\$175							
3.1	Public restrooms in office	ADA, Restroom, Grab Bars & Blocking, Modify	4	EA	\$250.00	\$287.50	\$1,150	\$1,150							
3.1	Public restrooms	ADA, Restroom, Toilet Room Accessories, Existing, Relocate	2	EA	\$89.59	\$99.02	\$199	\$180							
5.2	Drive circle in at main entrance	Parking Lots, Asphalt Pavement, Cut & Patch	500	SF	\$4.96	\$5.70	\$2,852	\$2,852							
5.2	Entire parking area	Parking Lots, Asphalt Pavement, Seal & Stripe	25000	SF	\$0.38	\$0.44	\$10,925	\$10,925					\$12,564		
6.4	Older building sections	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	500	SG	\$41.28	\$47.47	\$23,736						\$27,296		
6.6	Exterior walls	Window, Wood 24 SF, 1-2 Stories, Replace	0	EA	\$1,097.00	\$1,261.55	\$0								
7.1	Roof	Roof, 40% Metal Inspect & Recoat	24627.2	SF	\$3.85	\$3.87	\$97,659								
7.1	Roof	Roof, 60% Low Slope, Replace	36940.8	SF	\$10.52	\$10.84	\$400,276								
7.1	Throughout	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	1400	SF	\$41.28	\$42.52	\$59,526	\$59,526							
7.1	Throughout	Window, Aluminum Double-Glazed 48 SF, 1-2 Stories, Replace	0	EA	\$2,000.00	\$2,060.00	\$0			\$0					
7.1	Exterior Doors	Exterior Door, Steel w/Safety Glass, Replace	0	EA	\$1,352.72	\$1,393.30	\$0	\$0							
7.1	Boiler Rooms	Overhead Door, Aluminum Roll-Up 144 SF, Replace	1	EA	\$4,025.54	\$4,146.31	\$4,146								
7.1	HVAC equipment	Heat Pump, Replacement BARD Units	30	EA	\$7,500.00	\$7,725.00	\$231,750						\$268,513		
7.1	HVAC equipment	Gymnasium side discharge RTU heat Pump	2	EA	\$26,845.87	\$27,651.25	\$55,392						\$63,598		
7.1	Throughout	HVAC Controls, replace in kind with unit change out	0	SF	\$5.38	\$5.52	\$0						\$0		
7.2	Restrooms	Toilet, Tankless (Water Closet), Replace	19	EA	\$842.97	\$868.26	\$16,497						\$18,971		
7.2	Restrooms	Urinal, Vitreous China, Replace	4	EA	\$1,193.44	\$1,228.24	\$4,917						\$5,655		
7.2	Restrooms	Lavatory, Vitreous China, Replace	13	EA	\$572.66	\$588.84	\$7,688						\$8,818		
7.6	Utility Closet	Water Heater, Electric, Residential, 53 to 120 GAL, Replace	2	EA	\$2,937.40	\$3,025.52	\$6,051						\$6,859		
7.6	Throughout	Fluorescent Lighting Fixture, T12, 40 W, Replace	0	EA	\$213.86	\$220.28	\$0	\$0							
7.6	Office	Intercom Master Station, Replace	1	EA	\$3,814.50	\$3,928.94	\$3,929	\$3,929							
7.6	Classrooms, Cafeteria,	Interior Door Hardware, Classroom Security ANSI F39 Lockset, Replace	55	EA	\$573.00	\$590.19	\$32,460	\$32,460							
8.1	Office	Fire Alarm Control Panel, Addressable, Replace	0	EA	\$20,287.59	\$20,906.52	\$0	\$0							
8.1	Throughout	Fire Alarm System, School, Install	0	SF	\$3.13	\$3.22	\$0	\$0							
8.1	Throughout	Camera, Security System, Replace	0	EA	\$2,158.37	\$2,223.12	\$0								
8.1	Throughout	Interior Door, Wood Solid-Core, Replace	0	EA	\$1,423.11	\$1,465.80	\$0	\$0							
8.1	Throughout	Interior Wall Finish, acoustical tile (ACT), Replace	0	SF	\$7.57	\$7.80	\$0	\$0							
8.1	Kitchen	Commercial Kitchen, Freezer, 2-Door Reach-In, replace	2	EA	\$4,844.00	\$4,783.32	\$9,567								
8.1	Kitchen	Commercial Kitchen, Deep Fryer, Replace	1	EA	\$6,367.00	\$6,558.01	\$6,558								
8.1	Kitchen	Commercial Kitchen, Dishwasher, Replace	1	EA	\$19,661.82	\$20,251.67	\$20,252								
8.1	Kitchen	Commercial Kitchen, Refrigerator, 3-Door Reach-In, Replace	1	EA	\$4,256.00	\$4,383.68	\$4,384								
8.1	Kitchen	Commercial Kitchen, Range/Oven, 6-Burner w/griddle, Replace	1	EA	\$9,288.00	\$9,566.64	\$9,567								
8.1	Kitchen	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	1	EA	\$2,515.00	\$2,580.45	\$2,580								
8.1	Kitchen	Commercial Kitchen, Steamer, Tabletop, Replace	3	EA	\$6,344.00	\$6,534.32	\$19,603								
8.1	Kitchen	Commercial Kitchen, Convection Oven, Double, Replace	1	EA	\$8,843.00	\$9,902.29	\$9,902								
Totals, Unescalated							\$1,043,802	\$114,377	\$0	\$0	\$0	\$0	\$410,373	\$0	\$0
Soft costs - Design Fees, CA Fee, Owner costs, contingency								\$22,875	\$0	\$0	\$0	\$0	\$82,075	\$0	\$0
Totals, Escalated (3.0% Inflation, compounded annually)								\$137,253	\$0	\$0	\$0	\$0	\$492,448	\$0	\$0

Stuart Elementary School

	Location Description	Cost Description	QNTY	Unit	2019 UC	Unit Cost 2020	Subtotal	2020	2021 3.00%	2022 6.00%	2023 9.00%	2024 12.00%	2025 15.00%	2026 18.00%	2027 21.00%
3.1	Main entrance	ADA, Parking, Designated Stall with Pavement Markings & Signage, Install	2	EA	\$1,265.00	\$1,454.75	\$2,910	\$2,910							
5.2	Scholar Lane and north drive	Roadways, Asphalt Pavement, Seal & Stripe	30000	SF	\$0.38	\$0.44	\$13,110	\$13,110							
5.2	Parking lot and driveways	Parking Lots, Asphalt Pavement, Seal & Stripe	45000	SF	\$0.38	\$0.44	\$19,065						\$22,815		
5.2	North entrance	Pedestrian Pavement, Sidewalk, Concrete, Replace	620	SF	\$19.82	\$22.79	\$14,132	\$14,132							
5.5	Kindergarten play area	Play Surfaces & Sports Courts, Asphalt, Mill & Overlay	2000	SF	\$3.28	\$3.77	\$7,544	\$7,544							
5.5	N. Circle drive & main entrance sidewalk	Pole Light, Exterior, 80 to 100 W LED (Fixture & Bracket Arm Only), Replace	16	EA	\$2,721.00	\$3,129.15	\$58,325	\$58,325							
6.3	Roof	Roof, 50% Metal Inspect & recoat	37834	SF	\$3.85	\$3.97	\$150,031								
	Roof	Roof, 50% Low slope, Replace	37834	SF	\$10.52	\$10.84	\$409,954								
	Throughout	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	1400	SF	\$41.28	\$42.52	\$59,526	\$59,526							
6.3	Throughout	Window, Aluminum Double-Glazed 48 SF, 1-2 Stories, Replace	0	EA	\$2,000.00	\$2,060.00	\$0				\$0				
6.4	Exterior Doors	Exterior Door, Steel w/Safety Glass, Replace	0	EA	\$1,352.72	\$1,393.30	\$0	\$0							
6.4	Exterior Doors	Overhead Door, Aluminum Roll-Up 144 SF, Replace	1	EA	\$4,025.54	\$4,146.31	\$4,146								
6.4	HVAC equipment	Heat Pump, Replacement BARD Units	28	EA	\$7,500.00	\$7,725.00	\$216,300						\$248,745		
6.4	HVAC equipment	Gymnasium side discharge RTU heat Pump	2	EA	\$26,845.87	\$27,651.25	\$55,302						\$63,598		
6.6	Throughout	HVAC Controls, replace in kind with unit change out	45900	SF	\$5.36	\$5.52	\$251,748						\$289,511		
6.6	Restrooms	Toilet, Tankless (W/Inlet Closet), Replace	19	EA	\$842.97	\$866.26	\$16,497						\$18,971		
6.6	Restrooms	Urinal, Vitreous China, Replace	4	EA	\$1,193.44	\$1,229.24	\$4,917						\$5,655		
7.1	Restrooms	Lavatory, Vitreous China, Replace	13	EA	\$572.86	\$589.84	\$7,668						\$8,818		
7.1	Boiler Room	Water Heater, Indirect, 80 to 120 GAL, Replace	1	EA	\$4,371.07	\$4,502.20	\$4,502						\$5,178		
7.1	Utility Closet	Water Heater, Electric, Residential, 53 to 120 GAL, Replace	2	EA	\$2,937.40	\$3,025.52	\$6,051						\$6,959		
7.1	Above Restrooms	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	3	EA	\$1,738.90	\$1,791.07	\$5,373								
7.1	Throughout	Fluorescent Lighting Fixture, T12, 40 W, Replace	0	EA	\$213.86	\$220.28	\$0	\$0							
7.6	Office	Intercom Master Station, Replace	1	EA	\$3,814.50	\$3,926.94	\$3,929	\$3,929							
7.6	Classrooms, Cafeteria,	Interior Door Hardware, Classroom Security ANSI F39 Lockset, Replace	55	EA	\$573.00	\$596.19	\$32,460	\$32,460							
7.6	Office	Fire Alarm Control Panel, Addressable, Replace	0	EA	\$20,297.99	\$20,906.52	\$0	\$0							
8.1	Throughout	Fire Alarm System, School, Install	0	SF	\$3.13	\$3.22	\$0	\$0							
8.1	Throughout	Camera, Security System, Replace	1	EA	\$2,158.37	\$2,223.12	\$2,223								
8.1	Throughout	Interior Door, Wood Solid-Core, Replace	0	EA	\$1,423.11	\$1,465.80	\$0	\$0							
8.1	Throughout	Interior Wall Finish, acoustical tile (ACT), Replace	0	SF	\$7.57	\$7.80	\$0	\$0							
8.1	Kitchen	Commercial Kitchen, Freezer, 2-Door Reach-In, replace	2	EA	\$4,844.00	\$4,783.32	\$9,567								
8.2	Kitchen	Commercial Kitchen, Deep Fryer, Replace	1	EA	\$6,367.00	\$6,558.01	\$6,558								
8.2	Kitchen	Commercial Kitchen, Dishwasher, Replace	1	EA	\$19,891.82	\$20,251.67	\$20,252								
8.2	Kitchen	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	1	EA	\$4,258.00	\$4,383.68	\$4,384								
8.2	Kitchen	Commercial Kitchen, Range/Oven, 8-Burner w/Griddle, Replace	1	EA	\$9,288.00	\$9,566.84	\$9,567								
8.2	Kitchen	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	1	EA	\$2,515.00	\$2,590.45	\$2,590								
8.2	Kitchen	Commercial Kitchen, Steamer, Tabletop, Replace	3	EA	\$6,344.00	\$6,534.32	\$19,603								
8.2	Kitchen	Commercial Kitchen, Convection Oven, Double, Replace	1	EA	\$8,643.00	\$8,902.29	\$8,902								
Totals, Unescalated							\$1,425,738	\$189,935	\$0	\$0	\$0	\$0	\$670,049	\$0	\$0
Soft costs - Design Fees, CA Fee, Owner costs, contingency								\$37,987	\$0	\$0	\$0	\$0	\$134,010	\$0	\$0
Totals, Escalated (3.0% Inflation, compounded annually)								\$227,922	\$0	\$0	\$0	\$0	\$804,058	\$0	\$0

Woolhins Elementary School

Location Description	Cost Description	QNTY	Unit	2016 UC	Unit Cost 2020	Subtotal	2020	2021 3.00%	2022 6.00%	2023 8.00%	2024 12.00%	2025 15.00%	2026 18.00%	2027 21.00%
5.2 Parking Lot	Parking Lots, Asphalt Pavement, Seal & Stripe	42000	SF	\$0.38	\$0.44	\$18,354						\$21,107		
5.2 Parking Area	Parking Lots, Asphalt Pavement, Overlay	42000	SF	\$1.79	\$2.06	\$86,457						\$99,426		
5.5 Entrance Drive	Signage, Property, Monument/Pylon, Replace	0	EA	\$6,602.00	\$9,892.30	\$0								
5.5 Basketball Court	Play Surfaces & Sports Courts, Asphalt, Seal & Stripe	8000	SF	\$0.38	\$0.44	\$3,496						\$4,020		
5.5 Driveway & Parking Lots	Pole Light, Exterior, 135 to 1000 W HID/Double Fixture, w/Metal Pole, Replace	0	EA	\$8,523.34	\$9,801.84	\$0								
5.5 Driveway & Parking Lots	Pole Light, Exterior, 135 to 1000 W HID (Fixture Only), Replace	8	EA	\$4,630.42	\$5,324.98	\$42,600					\$47,712			
6.3 Primary Roof	Engineer, Structural, Exterior Envelope, Evaluate/Report	1	EA	\$6,857.50	\$7,886.13	\$7,886	\$7,886							
6.4 Exterior Trim	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	1500	SF	\$2.87	\$3.30	\$4,951								
6.4 Exterior Brick	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	1000	SF	\$41.28	\$47.47	\$47,472								
6.4 Roof	Roof, 5% Metal Insect & recast	41366.8	SF	\$3.85	\$3.97	\$164,040								
6.4 Roof	Roof, 5% Low Slope, Replace	2177.2	SF	\$10.52	\$10.84	\$23,591								
7.1 Throughout	Exterior Wall, Brick or Brick Veneer, 1-2 Stories, Repoint	800	SF	\$41.28	\$42.52	\$34,015	\$34,015							
7.1 Throughout	Window, Aluminum Double-Glazed 48 SF, 1-2 Stories, Replace	0	EA	\$2,000.00	\$2,060.00	\$0				\$0				
7.1 Exterior Doors	Exterior Door, Steel w/Safety Glass, Replace	0	EA	\$1,352.72	\$1,393.30	\$0	\$0							
7.1 Exterior Doors	Overhead Door, Aluminum Roll-Up 144 SF, Replace	1	EA	\$4,025.54	\$4,146.31	\$4,146								
7.1 HVAC equipment	Heat Pump, Replacement BARD Units	30	EA	\$7,500.00	\$7,725.00	\$231,750						\$298,513		
7.1 HVAC equipment	Gymnasium side discharge RTU heat pump	2	EA	\$26,845.87	\$27,651.25	\$55,302						\$61,598		
7.1 Throughout	HVAC Controls, replace in kind with unit change out	0	SF	\$5.36	\$5.52	\$0						\$0		
7.1 Restrooms	Toilet, Tankless (Water Closet), Replace	19	EA	\$942.97	\$968.28	\$18,497						\$18,971		
7.1 Restrooms	Urinal, Vitreous China, Replace	4	EA	\$1,153.44	\$1,229.24	\$4,917						\$5,655		
7.1 Restrooms	Lavatory, Vitreous China, Replace	13	EA	\$572.66	\$589.64	\$7,668						\$8,818		
7.2 Boiler Room	Water Heater, indirect, 80 to 120 GAL, Replace	1	EA	\$4,371.07	\$4,502.20	\$4,502						\$5,176		
7.2 Utility Closet	Water Heater, Electric, Residential, 53 to 120 GAL, Replace	2	EA	\$2,937.40	\$3,025.52	\$6,051						\$6,959		
7.4 Above Restrooms	Water Heater, Electric, Residential, 30 to 52 GAL, Replace	3	EA	\$1,738.50	\$1,791.07	\$5,373								
7.6 Throughout	Fluorescent Lighting Fixture, T12, 40 W, Replace	0	EA	\$213.86	\$220.28	\$0	\$0							
7.6 Office	Intercom Master Station, Replace	0	EA	\$3,814.50	\$3,928.94	\$0	\$0							
7.6 Classrooms, Cafeteria	Interior Door Hardware, Classroom Security ANSI F39 Lockset, Replace	10	EA	\$573.00	\$580.19	\$5,802	\$5,802							
7.6 Office	Fire Alarm Control Panel, Addressable, Replace	0	EA	\$20,287.59	\$20,906.52	\$0	\$0							
8.1 Throughout	Fire Alarm System, School, Install	0	SF	\$3.13	\$3.22	\$0	\$0							
8.1 Throughout	Camera, Security System, Replace	1	EA	\$2,158.37	\$2,223.12	\$2,223								
8.1 Throughout	Interior Door, Wood Solid-Core, Replace	0	EA	\$1,423.11	\$1,465.80	\$0	\$0							
8.1 Throughout	Interior Wall Finish, acoustic tile (ACT), Replace	0	SF	\$7.57	\$7.80	\$0	\$0							
8.2 Kitchen	Commercial Kitchen, Freezer, 2-Door Reach-In, replace	2	EA	\$4,844.00	\$4,783.32	\$9,567								
8.2 Kitchen	Commercial Kitchen, Deep Fryer, Replace	1	EA	\$6,367.00	\$6,558.01	\$6,558								
8.2 Kitchen	Commercial Kitchen, Dishwasher, Replace	1	EA	\$19,861.82	\$20,251.67	\$20,252								
8.2 Kitchen	Commercial Kitchen, Refrigerator, 2-Door Reach-In, Replace	1	EA	\$4,256.00	\$4,383.68	\$4,384								
8.2 Kitchen	Commercial Kitchen, Range/Oven, 6-Burner w/griddle, Replace	1	EA	\$9,288.00	\$9,566.64	\$9,567								
8.2 Kitchen	Commercial Kitchen, Refrigerator, 1-Door Reach-In, Replace	1	EA	\$2,515.00	\$2,590.45	\$2,590								
8.2 Kitchen	Commercial Kitchen, Steamer, Tabletop, Replace	3	EA	\$6,344.00	\$6,534.32	\$19,603								
8.2 Kitchen	Commercial Kitchen, Convection Oven, Double, Replace	1	EA	\$8,643.00	\$8,902.29	\$8,902								
Totals, Unescalated						\$258,616	\$47,803	\$0	\$0	\$0	\$47,712	\$500,244	\$0	\$0
Soft costs - Design Fees, CA Fee, Owner costs, contingency							\$9,561	\$0	\$0	\$0	\$9,542	\$100,049	\$0	\$0
Totals, Escalated (3.0% inflation, compounded annually)							\$57,363	\$0	\$0	\$0	\$57,254	\$600,292	\$0	\$0



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PATRICK COUNT PUBLIC SCHOOLS – ELEMENTARY SCHOOL FACILITIES

Facility Description/Condition Overview

School Name: Blue Ridge Elementary School

Date visited: June 19, 2019

Our assessment will focus on the replacement and repairs of the buildings systems and components, based on a 10 year CIP:

Life Cycle & Replacement Schedule - Preventive Maintenance is to replace building subsystems that are at the end of their useful service life:

- ***Interior Finishes (15 Years) Good condition***
- ***Roof systems (15-25 Years) Sloped roof – standing seam metal – Good condition- minor leaks – at roof plane changes and valleys – repairs ongoing***
- ***Fire Detection Systems (20 Years) Fire Alarm – ongoing work orders, surge & alarm mode testing going on while site visit today – repairs to control module***
- ***HVAC Equipment and Controls (20 Years) Good condition***
- ***Built-in Specialties and Equipment (25 Years) Good condition***
- ***Electrical Equipment (30 Years) Good condition***
- ***Plumbing Fixtures (30 Years) Fair condition – ADA deficiencies noted in some restrooms, not all restrooms are ADA compliant***

- ***HVAC Distribution System (40 Years) Good condition***
- ***Fire Protection Systems (40 Years) No Fire Sprinkler***
- ***Plumbing Rough-in (50 Years) Fair condition***
- ***Site Development Hardscape (As needed) Need repairs to parking and vehicle entrances***
- ***Site Development Landscape (As needed) Good condition***

Notes: Site is well graded and drains properly. Facility has well and septic system. Bus fueling station has no cover or spill containment covered area. One way entrance and exit for buses and other vehicles.

Kitchen equipment – line dryer minor repairs needed

PATRICK COUNT PUBLIC SCHOOLS – ELEMENTARY SCHOOL FACILITIES

Facility Description/Condition Overview

School Name: Hardin Reynolds Memorial School

Date visited: June 19, 2019

Our assessment will focus on the replacement and repairs of the buildings systems and components, based on a 10 year CIP:

Life Cycle & Replacement Schedule - Preventive Maintenance is to replace building subsystems that are at the end of their useful service life:

- ***Interior Finishes (15 Years) Good condition***
- ***Roof systems (15-25 Years) Sloped roof – standing seam metal – Good condition***
- ***Fire Detection Systems (20 Years) Fire Alarm – Good condition***
- ***HVAC Equipment and Controls (20 Years) Good condition***
- ***Built-in Specialties and Equipment (25 Years) Good condition***
- ***Electrical Equipment (30 Years) Good condition***
- ***Plumbing Fixtures (30 Years) Fair condition – ADA deficiencies noted in some restrooms, not all restrooms are ADA compliant. Occasional smell of sewer gas noted is likely due to dry traps in the plumbing waste lines. Floor drains, and***

plumbing fixtures with no water run thru will result in dry traps which release sewer gas. Recommend a program of wetting drains and fixtures.

- ***HVAC Distribution System (40 Years) Good condition***
- ***Fire Protection Systems (40 Years) No Fire Sprinkler***
- ***Plumbing Rough-in (50 Years) Fair condition***
- ***Site Development Hardscape (As needed) Need repairs to parking and vehicle entrances***
- ***Site Development Landscape (As needed) Good condition***

Notes: Gymnasium across street causes safety concerns. Well and septic systems are regularly maintained. Well pump recently replaced. Playground and site are fully secure. This facility may be eligible for historic status registry and tax credit program under VA DHR guidelines.



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PATRICK COUNT PUBLIC SCHOOLS – ELEMENTARY SCHOOL FACILITIES

Facility Description/Condition Overview

School Name: Meadows of Dan Elementary School

Date visited: June 20, 2019

Our assessment will focus on the replacement and repairs of the buildings systems and components, based on a 10 year CIP:

Life Cycle & Replacement Schedule - Preventive Maintenance is to replace building subsystems that are at the end of their useful service life:

- ***Interior Finishes (15 Years) Excellent condition***
- ***Roof systems (15-25 Years) Sloped roof – standing seam metal – Excellent condition***
- ***Fire Detection Systems (20 Years) Fire Alarm – Excellent condition***
- ***HVAC Equipment and Controls (20 Years) Excellent condition***
- ***Built-in Specialties and Equipment (25 Years) Excellent condition***
- ***Electrical Equipment (30 Years) Excellent condition***
- ***Plumbing Fixtures (30 Years) Excellent condition***

- ***HVAC Distribution System (40 Years) Excellent condition***
- ***Fire Protection Systems (40 Years) Excellent condition Full Fire Sprinkler***
- ***Plumbing Rough-in (50 Years) Excellent condition***
- ***Site Development Hardscape (As needed) Excellent condition***
- ***Site Development Landscape (As needed) Excellent condition***

Notes: No recommended improvements for 10 year CIP this facility. Facility is fully ADA compliant.



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PATRICK COUNT PUBLIC SCHOOLS – ELEMENTARY SCHOOL FACILITIES

Facility Description/Condition Overview

School Name: Patrick Springs Elementary School

Date visited: June 19, 2019

Our assessment will focus on the replacement and repairs of the buildings systems and components, based on a 10 year CIP:

Life Cycle & Replacement Schedule - Preventive Maintenance is to replace building subsystems that are at the end of their useful service life:

- ***Interior Finishes (15 Years) Good condition***
- ***Roof systems (15-25 Years) Sloped roof – standing seam metal – Good condition and low slope foam / membrane roof - Fair condition- minor leaks – at roof over Cafeteria – repairs ongoing***
- ***Fire Detection Systems (20 Years) Fire Alarm – Good condition***
- ***HVAC Equipment and Controls (20 Years) Good condition***
- ***Built-in Specialties and Equipment (25 Years) Good condition***
- ***Electrical Equipment (30 Years) Good condition***
- ***Plumbing Fixtures (30 Years) Fair condition – ADA deficiencies noted in some restrooms, not all restrooms are ADA compliant***

- ***HVAC Distribution System (40 Years) Good condition***
- ***Fire Protection Systems (40 Years) No Fire Sprinkler***
- ***Plumbing Rough-in (50 Years) Fair condition***
- ***Site Development Hardscape (As needed) Need repairs to parking and vehicle entrances***
- ***Site Development Landscape (As needed) Good condition***

Notes:

Site is well graded and drains properly. Facility was being connected to Public Water while site visit was being performed. Bus fueling station has no cover or spill containment covered area.



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PATRICK COUNT PUBLIC SCHOOLS – ELEMENTARY SCHOOL FACILITIES

Facility Description/Condition Overview

School Name: Stuart Elementary School

Date visited: June 20, 2019

Our assessment will focus on the replacement and repairs of the buildings systems and components, based on a 10 year CIP:

Life Cycle & Replacement Schedule - Preventive Maintenance is to replace building subsystems that are at the end of their useful service life:

- ***Interior Finishes (15 Years) Good condition***
- ***Roof systems (15-25 Years) Low slope foam / membrane roof - Fair condition- note there are areas of poor condition needing partial replacement at the 2nd floor classroom wing - reoccurring leaks noted at rooms 41 & 42***
- ***Fire Detection Systems (20 Years) Fire Alarm – Good condition***
- ***HVAC Equipment and Controls (20 Years) Good condition***
- ***Built-in Specialties and Equipment (25 Years) Good condition***
- ***Electrical Equipment (30 Years) Good condition – new switchgear***
- ***Plumbing Fixtures (30 Years) Fair condition – ADA deficiencies noted in some restrooms, not all restrooms are ADA compliant***

- ***HVAC Distribution System (40 Years) Good condition***
- ***Fire Protection Systems (40 Years) Good condition – limited areas of building with Fire Sprinkler***
- ***Plumbing Rough-in (50 Years) Fair condition***
- ***Site Development Hardscape (As needed) Need repairs to pavements and improvements to vehicle circulation – buses, cars and parking compete daily at arrivals and departures***
- ***Site Development Landscape (As needed) Good condition***

Notes:

Site vehicle circulation is a challenge and improvements needed. This facility is on Town Sewer and Water and centrally located within Patrick County.

This facility has potential to be adaptively reused for a middle school program, with limited improvements to the existing building and site improvements for vehicle circulation.



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PATRICK COUNT PUBLIC SCHOOLS – ELEMENTARY SCHOOL FACILITIES

Facility Description/Condition Overview

School Name: Woolwine Elementary School

Date visited: June 20, 2019

Our assessment will focus on the replacement and repairs of the buildings systems and components, based on a 10 year CIP:

Life Cycle & Replacement Schedule - Preventive Maintenance is to replace building subsystems that are at the end of their useful service life:

- ***Interior Finishes (15 Years) Good condition***
- ***Roof systems (15-25 Years) Sloped roof – standing seam metal – Good condition***
- ***Fire Detection Systems (20 Years) Fire Alarm – Good condition***
- ***HVAC Equipment and Controls (20 Years) Good condition***
- ***Built-in Specialties and Equipment (25 Years) Good condition***
- ***Electrical Equipment (30 Years) Good condition***
- ***Plumbing Fixtures (30 Years) Fair condition – ADA deficiencies noted in some restrooms, not all restrooms are ADA compliant***

- ***HVAC Distribution System (40 Years)*** Good condition
- ***Fire Protection Systems (40 Years)*** No Fire Sprinkler
- ***Plumbing Rough-in (50 Years)*** Fair condition
- ***Site Development Hardscape (As needed)*** Need repairs to parking and vehicle entrances
- ***Site Development Landscape (As needed)*** Good condition

Notes: This facility may be eligible for historic status registry and tax credit program under VA DHR guidelines.



LONG TERM FACILITY CAPITAL PLANNING OPTIONS

This section of our report is intended to be a tool in which to better inform decision makers, community members and stakeholders / taxpayers. There are many things to consider while deliberating budgets and Capital Improvements:

- The schools are the core of the community
- Educational program parity and facility parity (equal educational offerings and equal physical facilities) across all areas of Patrick County. This will create Elementary School program parity at each location
- Patrick County elementary school facilities are located where growth is likely to occur, and system wide has capacity for an additional 431 students. Overall the system is at 78% capacity and yearly updates are recommended to determine what capacity is needed.
- Financial efficiencies – Capital Investment, Operational, Transportation and Administrative costs

It would be improper and wildly presumptuous for any consultant to suggest what course Patrick County Public Schools should take in regarding its Elementary School Capital Improvement Plan. Only the stakeholders in Patrick County can make the decisions needed based upon what is best for the for the Community and the long-term health of its Public-School Division. Our focus is to provide options with accurate and up to date information to key decision makers.

Contained in this section are planning options which are solutions based and explore options for long term facility planning. Due to Elementary School age population decline and reduced ADM projections, the question of “what if” Elementary School facility closure were needed, what would be the anticipated cost savings to the operating budget and CIP?

Note that we are not recommending any school closures, we are only providing the information for each of the 6 Elementary Schools in planning options. All these options will be highly controversial and will need to be deliberated with full transparency, so that all community members and stakeholders have ample opportunity to participate in the process. It is critical that the communities of each school facility become involved.



Locations are critical and should be scrutinized utilizing site selection criteria (which in addition to size and adjacency of public utilities), address transportation, population densities, community needs and their long-term Comprehensive Planning and Land Use policies. Indicating in the Comprehensive Plans where school sites are located creates predictable development patterns and allow Patrick County another tool in which to manage resources and shape its future growth.



Option A

Stuart Elementary - Repurpose the existing Stuart Elementary building for an adaptive reuse for a grades 6-8 Middle School program for the School Division.

Renovations to Stuart Elementary School:

- Hard Construction Costs – Minor Bldg. Renovations $62,000 \text{ GSF} \times \$50.00/\text{SF} = \$3,100,000$
- Hard Construction Costs – Site Improvements parking and travel ways = \$930,000
- Soft Construction Costs – 20% of hard costs = \$806,000

Project total in 2020 dollars = \$4,836,000

Minimum Escalation for the project = 3% annually

Maximum Escalation for the project = 5.5% annually

- Anticipated utility costs savings annually = \$0 / year
- Anticipated operational costs savings annually = \$0 / year
- Total estimated annual cost savings = \$0 / year

It is assumed that there would be no CIP cost savings for FY 2020 thru 2030 in this option CIP costs estimated to be \$2,027,151 will still need to be planned, and the overall CIP costs added to the \$4,836,000 upgrade provided above



Option B

Close Blue Ridge Elementary School

- Redistribution into other 5 ES facilities of approximately 275 students
- Redistricting / Rezoning of all 5 remaining school boundaries. Redistricting of Elementary boundaries would be painful and traumatic to each school community.
- Costs to prepare and maintain closed facilities are generally limited to moving, staff relocations and monthly utility costs.
- Anticipated utility costs savings annually = \$100,000 / year
- Anticipated operational costs savings annually = \$200,000 / year
- Total estimated annual cost savings = \$300,000 / year

Deferred CIP costs savings for FY 2020 thru 2030 = \$1,668,058



Option C

Close Hardin Reynolds Memorial School

- Redistribution into other 5 ES facilities of approximately 265 students
- Redistricting / Rezoning of all 5 remaining school boundaries. Redistricting of Elementary boundaries would be painful and traumatic to each school community.
- Costs to prepare and maintain closed facilities are generally limited to moving, staff relocations and monthly utility costs.
- Anticipated utility costs savings annually = \$100,000 / year
- Anticipated operational costs savings annually = \$200,000 / year
- Total estimated annual cost savings = \$300,000 / year

Deferred CIP costs savings for FY 2020 thru 2030 = \$1,547,330



Option D

Close Meadows of Dan Elementary School

- Redistribution into other 5 ES facilities of approximately 120 students
- Redistricting / Rezoning of all 5 remaining school boundaries. Redistricting of Elementary boundaries would be painful and traumatic to each school community.
- Costs to prepare and maintain closed facilities are generally limited to moving, staff relocations and monthly utility costs.
- Anticipated utility costs savings annually = \$90,000 / year
- Anticipated operational costs savings annually = \$200,000 / year
- Total estimated annual cost savings = \$290,000

Deferred CIP costs savings for FY 2020 thru 2030 = \$0



Option E

Close Patrick Springs Elementary School

- Redistribution into other 5 ES facilities of approximately 273 students
- Redistricting / Rezoning of all 5 remaining school boundaries. Redistricting of Elementary boundaries would be painful and traumatic to each school community.
- Costs to prepare and maintain closed facilities are generally limited to moving, staff relocations and monthly utility costs.
- Anticipated utility costs savings annually = \$100,000 / year
- Anticipated operational costs savings annually = \$200,000 / year
- Total estimated annual cost savings = \$300,000 / year

Deferred CIP costs savings for FY 2020 thru 2030 = \$1,518,811



Option F

Close Stuart Elementary School

- Redistribution into other 5 ES facilities of approximately 406 students
- Redistricting / Rezoning of all 5 remaining school boundaries. Redistricting of Elementary boundaries would be painful and traumatic to each school community.
- Costs to prepare and maintain closed facilities are generally limited to moving, staff relocations and monthly utility costs.
- Anticipated utility costs savings annually = \$120,000 / year
- Anticipated operational costs savings annually = \$200,000 / year
- Total estimated annual cost savings = \$320,000

Deferred CIP costs savings for FY 2020 thru 2030 = \$2,027,151



Option G

Close Woolwine Elementary School

- Redistribution into other 5 ES facilities of approximately 170 students
- Redistricting / Rezoning of all 5 remaining school boundaries. Redistricting of Elementary boundaries would be painful and traumatic to each school community.
- Costs to prepare and maintain closed facilities are generally limited to moving, staff relocations and monthly utility costs.
- Anticipated utility costs savings annually = \$100,000 / year
- Anticipated operational costs savings annually = \$200,000 / year
- Total estimated annual cost savings = \$300,000

Deferred CIP costs savings for FY 2020 thru 2030 = \$1,222,507

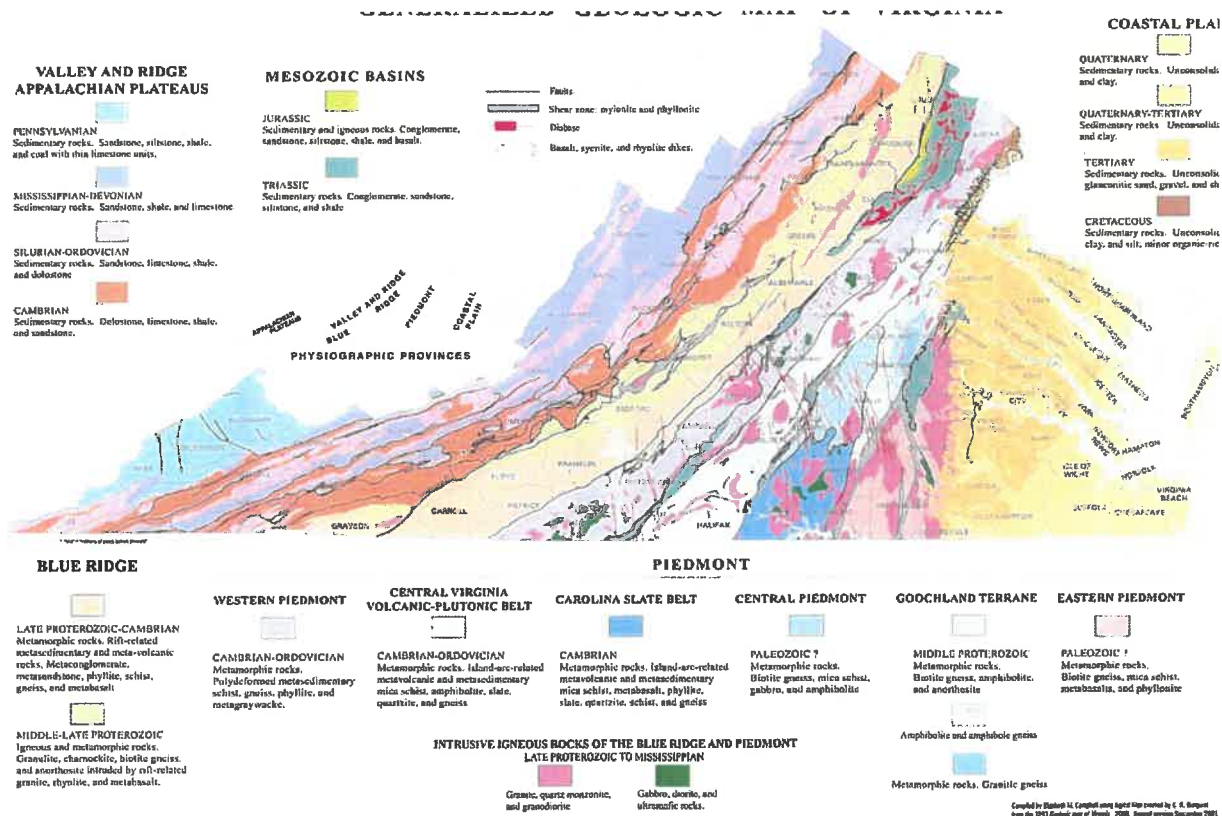


RECOMMENDATIONS

- Do not close any of the School Facilities, unless there is absolutely no alternative. Education is the primary foundation to creating a viable economic development program and long term workforce development program.
- Consider the benefits of a Middle School program with grades 6-8 with emphasis on workforce development prior to Patrick County students entering the High School program.
- Perform a needs assessment within each school community to obtain feedback from Parents, Grandparents, Businesses, Veterans Groups, Churches and other community stakeholders. Issues to examine could include Childcare, Workforce Development, Healthcare, Dietary needs and Food Supply. Implement a strong community outreach program for each school community and involve Social Media influencers who hold influence in shaping public opinions regarding schools and the needed public investments.
- For the next update of the Patrick County Comprehensive Plan, identify that all existing school sites located in designated growth / economic development areas in the Comp Plan Map document. Overarching themes and values of the County Comprehensive Plan are reflected in the focus of the goals, objectives and strategies of the Plan. These themes include:
 1. Protection and enhancement of the natural and cultural assets of the County.
 2. Smart and planned development in areas of the County best suited and supported by appropriate infrastructure to sustain targeted growth and uses.
 3. Protection and support for the agricultural resources and vistas in the County.
 4. Support for adequate and appropriate community services and amenities available to all citizens in an equitable and accessible way.
 5. An appropriate balance between individual property rights and the community's goals for K-12 Public Education facilities.

PATRICK COUNTY GEOLOGIC INFORMATION:

Patrick County is located in a very interesting geological area of the Commonwealth of Virginia. In a general geologic sense, it is split northeast to southwest along an established geological fault line. To the east of the fault line (Geologically) the area is defined as the “Western Piedmont” Cambrian-Ordovician region and is comprised of Metamorphic rocks. Polydeformed metasedimentary schist, gneiss, phyllite and metagraywacke. To the west (Geologically) the area is defined as the Blue Ridge Late Proterozoic – Cambrian region and is comprised of Metamorphic rocks, Rift related metasedimentary and meta-volcanic rocks. Metaconglomerate, metasandstone, schist, gneiss, phyllite and metabasalt.



Why is this relevant?

Building codes for seismic and other loads have significantly changed since 5 of the 6 Schools have been built. Costs to replace schools reflect the higher standards and construction costs.

PATRICK COUNTY PUBLIC SCHOOLS - Elementary School Facility Condition Assessment

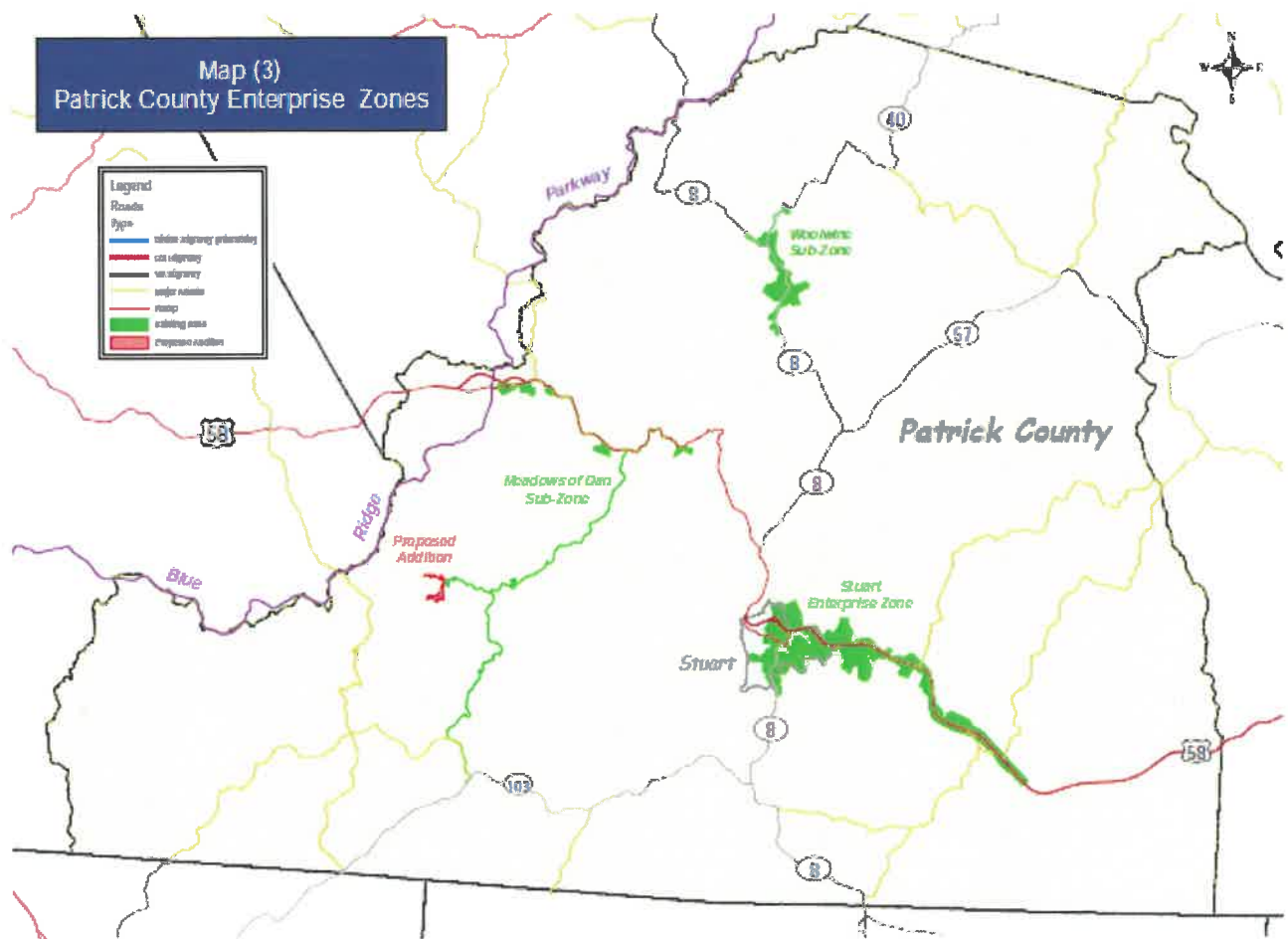
PATRICK COUNTY POLITICAL BACKGROUND:

County Board of Supervisors Priorities - Economic Development

Planning District 12 Economic Development District established June 24, 1992

Action item: Formal Endorsement to US Dept. of Commerce EDA supporting the West Piedmont Economic Development District – Comprehensive Economic Development Strategy Plan document 2019. *“The regional economic development strategy is based upon a multi-year course of action including programs, activities, and projects for the long-term economic development of the area”.*

Action item: Patrick County Board of Supervisors Established Enterprise Zones



Action item: Patrick County Tourism Advisory Council (TAC)

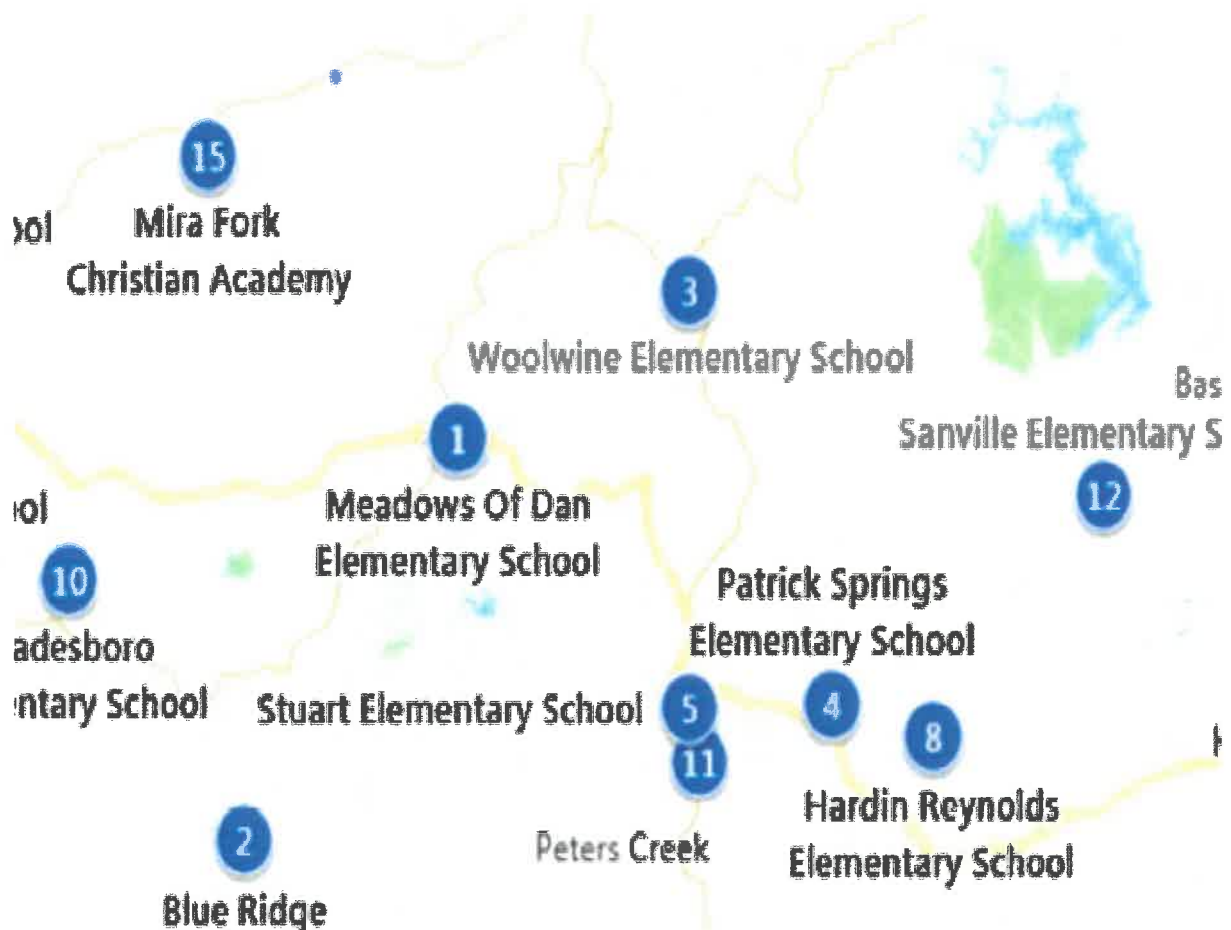
The mission of the Patrick County Tourism Advisory Council is to enhance the tourism industry and promote economic growth throughout Patrick County through business development, marketing, promotion, education, and activities which contribute to the quality of the Patrick County tourism experience. For the corporate community, Patrick County offers educated, hard-working employees and a low-cost environment in which to do business.

PATRICK COUNTY PUBLIC SCHOOLS - Elementary School Facility Condition Assessment

Why is this relevant?

Note the proximity of Elementary Schools to established Enterprise Zones:

1. Woolwine
2. Meadows of Dan
3. Peters Creek
4. Patrick Springs
5. Stuart
6. Hardin Reynolds



PATRICK COUNTY PUBLIC SCHOOLS - Elementary School Facility Condition Assessment

Statement from the Patrick County School Board:

“Our core values serve as the foundation upon which we execute our mission, which is to educate all Patrick County children to prepare them for college or a career. Here in the Patrick County Public Schools, those values include:

- Success for all students
- Clear and open communication
- Collaboration at all levels
- Continuous improvement and best practice
- Mutual respect
- Positive relationships
- High quality instruction
- Honesty and integrity
- Leadership
- Innovation and excellence

We are committed to providing students a safe and caring learning environment, stellar instruction, access to cutting-edge technology, and relevant learning opportunities that will prepare them for success beyond high school in the 21st Century. We value, respect, and support our teachers because we believe the key to student learning is great teaching. To help inspire and engage students in their learning, we provide teachers ongoing, useful professional development and technology tools to bolster their instruction for the purpose of advancing student learning to the highest levels. We also enjoy the support of a wonderful parent community, which enhances a partnership for student success.”

Patrick County is located on the central southern border of the Commonwealth of Virginia. As of the 2010 census, the population was 18,490. Its county seat is Stuart. It is located within both the rolling hills and valleys of the Piedmont Region and the more mountainous Southwest Virginia. Its geology is unique and worth mentioning in page three of this report.

Patrick County Government is governed by an elected Board of Supervisors and the Patrick County Public Schools is governed by an elected School Board. It is comprised of 5 magisterial districts with an elected School Board and Board of Supervisors member representing each district.

1. Smith River District – includes the Town of Stuart - elected county officials are as follows: Board of Supervisors member is Crystal P. Harris and School Board member is Walter L. Scott
2. Blue Ridge District elected county officials are as follows: Board of Supervisors member is Clyde DeLoach and School Board member is Shannon Harrell
3. Dan River District elected county officials are as follows: Board of Supervisors member Jane Fulk and School Board member is Brandon J. Simmons
4. Mayo River District elected county officials are as follows: Board of Supervisors member is Clayton Kendrick Jr. and School Board member is Amy Walker
5. Peters Creek District elected county officials are as follows: Board of Supervisors member is Denise Stirewalt and School Board member is Ryan S. Lawson

PATRICK COUNTY PUBLIC SCHOOLS - Elementary School Facility Condition Assessment

Statement from Superintendent:

I would like to welcome you to Patrick County Schools. I am greatly honored to serve as the School Superintendent and to work on reaching our mission - "...to educate all Patrick County children to prepare them for college or a career." Patrick County Public Schools is successful because of a dedicated faculty and staff aspiring to do what is best for students. It is my hope to further our mission and help each student reach his or her full potential.

Upon my employment with Patrick County as an assistant principal in 1999, I immediately noticed there was something inviting and unique about this school system. Staff and students work together to create an effective learning environment where everyone wants to be at school. Faculty and staff work in a collaborative spirit to educate and inspire the students entrusted to them. Administrators research and implement effective research-based programs and teaching strategies. Twenty plus years later, that same culture exists. Our school division continues to achieve many successes with these congenial relationships among students and all employees, and I am proud and honored to be part of this great team. It is with great anticipation that I look forward to all that we will achieve in the future.

Please take the time to explore and navigate the Patrick County Schools' website. You will find excellence and quality in the jobs we do every day...educating the future.

Sincerely,

Mr. C. Dean Gilbert



Exhibit C

Blue Ridge Elementary School 5135 Ararat Highway Ararat VA 24053

- Building Area = 56,284 GSF
- ADM 2019 Enrollment = 272 students
- Student Capacity = 290 students
- Percentage of use vs capacity = 95%

Key topics during site visit:

Questions and Answers– Jennifer Cox, Building Principal – June 19, 2019

What are the top three (in order) recurrent maintenance issues for your school building & grounds?

1. Problems with Fire Alarm – reoccurring – work being done onsite today
2. Line dryer at Kitchen – work order submitted
3. Roof leaks – work is on going to repair limited areas of roof leaks

Are there physical elements of your facility that distract from your Educational Program?

Gym not connected to main building (separation) causes some problems for staff and students in adverse weather conditions

How active is your school community?

Community groups such as Parks & Rec, PTA and Alumni Association regularly use the facility.
We have an active School Community and outside groups scheduled regularly in the building.

If there was one thing you could do to improve your facility, what would it be?

Expand our STEM lab into a robust STEM program with 3D printers.



Exhibit C

Hardin Reynolds Memorial School 3597 Dogwood Road Critz VA 24082

- Building Area = 56,597 GSF ADM 2019
- Enrollment = 265 students
- Student Capacity = 290 students
- Percentage of use vs capacity = 91%

Key topics during site visit:

Questions and Answers– Kensie Woods, Building Principal – June 19, 2019

What are the top three (in order) recurrent maintenance issues for your school building & grounds?

1. Problems with water and sewer systems – reoccurring
2. Sewer gas smell
3. Toilets and domestic plumbing issues

Are there physical elements of your facility that distract from your Educational Program?

Gym not connected to main building (separation) and students crossing Dogwood Road causes major concerns for staff and student safety

How active is your school community?

Community groups such as Parks & Rec, PTA and Alumni Association regularly use the facility.

We have an active School Community and outside groups scheduled regularly in the building.

If there was one thing you could do to improve your facility, what would it be?

Freshen the finishes with new paint and floors, Add phones in classrooms.



Exhibit C

Meadows of Dan Elementary School 3003 Jeb Stuart Highway Meadows of Dan VA 24120

- Building Area = 52,312 GSF
- ADM 2019 Enrollment = 150 students
- Student Capacity = 250 students
- Percentage of use vs capacity = 60%

Key topics during site visit:

No issues at this facility

What are the top three (in order) recurrent maintenance issues for your school building & grounds? None – N/A

Are there physical elements of your facility that distract from your Educational Program? No

How active is your school community?

Community groups such as Parks & Rec, PTA, Churches, and Alumni Association regularly use the facility. We have an active School Community and outside groups scheduled regularly in the building. Recent donation included new Dugouts at the baseball field.

If there was one thing you could do to improve your facility, what would it be?

None



Exhibit C

Patrick Springs Primary School 75 Elementary Lane Patrick Springs VA 24133

- Building Area = 61,568 GSF
- ADM 2019 Enrollment = 273 students
- Student Capacity = 300 students
- Percentage of use vs capacity = 91%

Key topics during site visit:

Questions and Answers– Marcie Murphy, Building Principal – June 19, 2019

What are the top three (in order) recurrent maintenance issues for your school building & grounds?

Only one issue - Roof leak at Cafeteria – small leak

Are there physical elements of your facility that distract from your Educational Program?

None – N/A

How active is your school community?

We have multigenerational community members who attended school here. Very active
Community groups such as Parks & Rec, PTA Scouting, Churches regularly use the facility.

If there was one thing you could do to improve your facility, what would it be?

Full accessibility with equal access for all – ADA



Exhibit C

Stuart Elementary School 314 Staples Ave Stuart VA 24171

- Building Area = 97,748 GSF
- ADM 2019 Enrollment = 406 students
- Student Capacity = 500 students
- Percentage of use vs capacity = 81%

Key topics during site visit:

Questions and Answers– Sandra Clement, Building Principal – June 20, 2019

What are the top three (in order) recurrent maintenance issues for your school building & grounds?

1. Problems with HVAC compressors – reoccurring
2. Roof leaks at low slope roof areas – 2 story classroom wing
3. Site circulation problems with vehicle / bus arrivals and departures

Are there physical elements of your facility that distract from your Educational Program?

No

How active is your school community?

Very active Community groups such as Parks & Rec, Rotary, Winter Blender regularly use the facility. PTA not very active.

If there was one thing you could do to improve your facility, what would it be?

Fix exterior circulation issues



Exhibit C

Woolwine Elementary School 9993 Woolwine Highway Woolwine VA 24185

- Building Area = 69,048 GSF
- ADM 2019 Enrollment = 170 students
- Student Capacity = 340 students
- Percentage of use vs capacity = 50%

Key topics during site visit

Questions and Answers– Jeannie King, Building Principal – June 20, 2019

What are the top three (in order) recurrent maintenance issues for your school building & grounds?

1. Problems with HVAC controls in Library and lack of AC in Kitchen
2. Interior stairs and railings in the older section are not code compliant and may need modifications

Are there physical elements of your facility that distract from your Educational Program?

No

How active is your school community?

Very active Community groups such as Parks & Rec, Alumni Association and PTA regularly use the facility.

If there was one thing you could do to improve your facility, what would it be?

None