

RICHMOND COMMUNITY SCHOOLS
**EDUCATIONAL FACILITY
MASTER PLAN**



Board Meeting

April 11, 2018



EFMP Components

- Educational Visioning
- Historic Analysis
- Demographic Study
- Capacity Analysis
- Building Evaluations
- Community Input Sessions
- Programs Discussions
- Building Improvement Plans
- Opinion of Probable Costs



Educational Visioning

- Five groups students, staff and community members met on two nights.
- Each group discussed the future of Richmond Community Schools in terms of:
 - Instruction
 - Brand
 - Absolutes
- A vision for these three areas was compiled to help guide subsequent steps,



Historic Analysis

- Fanning Howey toured and studied available materials for the Richmond HS, Test and Dennis Intermediate Schools, and Fairview Elementary School.
- Findings will inform treatment of historical fabric in any facility improvement initiative.



Demographic Study

- The key component is a 10-year enrollment projection, with continued decline as most likely.
- Factors that have influenced population decline are also identified.
- This study provides a guide for comparing building capacity and future enrollment.

Capacity Analysis

- An analysis was developed to determine the ultimate capacity of all RCS school facilities.
- The analysis utilized standard protocols for determining total capacities.
- There is excess capacity available. The amount will change *if* grade configuration changes are made.



Building Evaluations

- A review of all school facilities confirmed that buildings had been well cared for.
- However, critical systems are beginning to reach their useful life.
- Richmond High School has the greatest need in both systems replacement and overall improvements.



Community Input Session

- Richmond Community Schools and Fanning Howey conducted four community meetings and one student meeting.
- Information developed to date was shared with attendees.
- Following the presentation, feedback was received via Turning Point survey software at these meetings.



Programs Discussion

- The second round of community meetings focused on current and future programming.
- Communication and feedback was maximized among participants, and included a Facebook Live broadcast.
- Online surveys were also used and received 391 responses.



PK-8 Building Improvement Plans

- Excess capacity in the PK-8 buildings provides adequate space for current and future programs.
- Strategic infrastructure improvements are recommended.
- Additional improvements must be reconsidered with grade configuration changes.

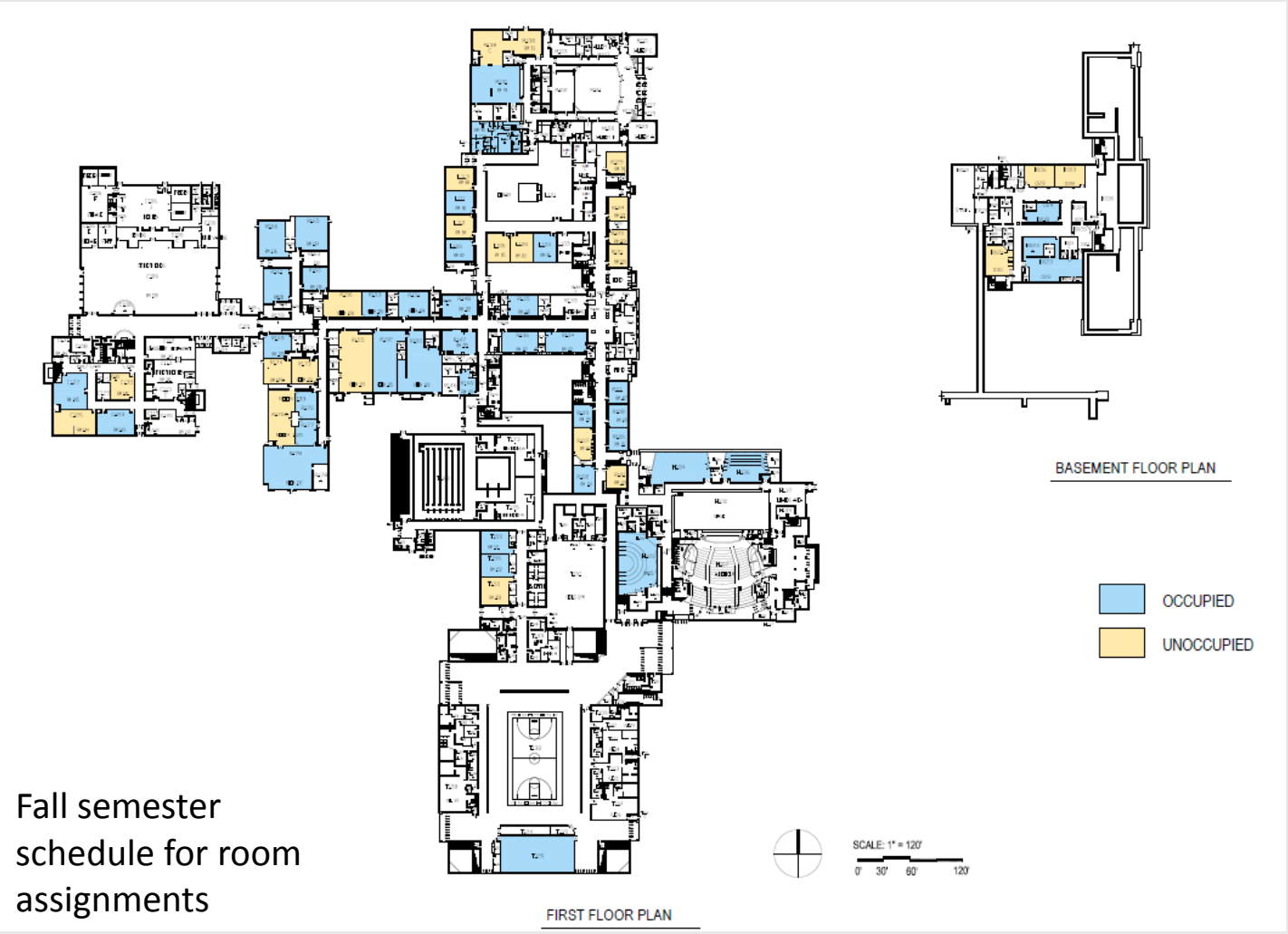


Richmond High School Building Improvement Plans

- Excess capacity also exists at Richmond High School.
- Multiple building systems require replacement.
- Reorganizing and repurposing underutilized space will support the desired educational vision for learning environments.

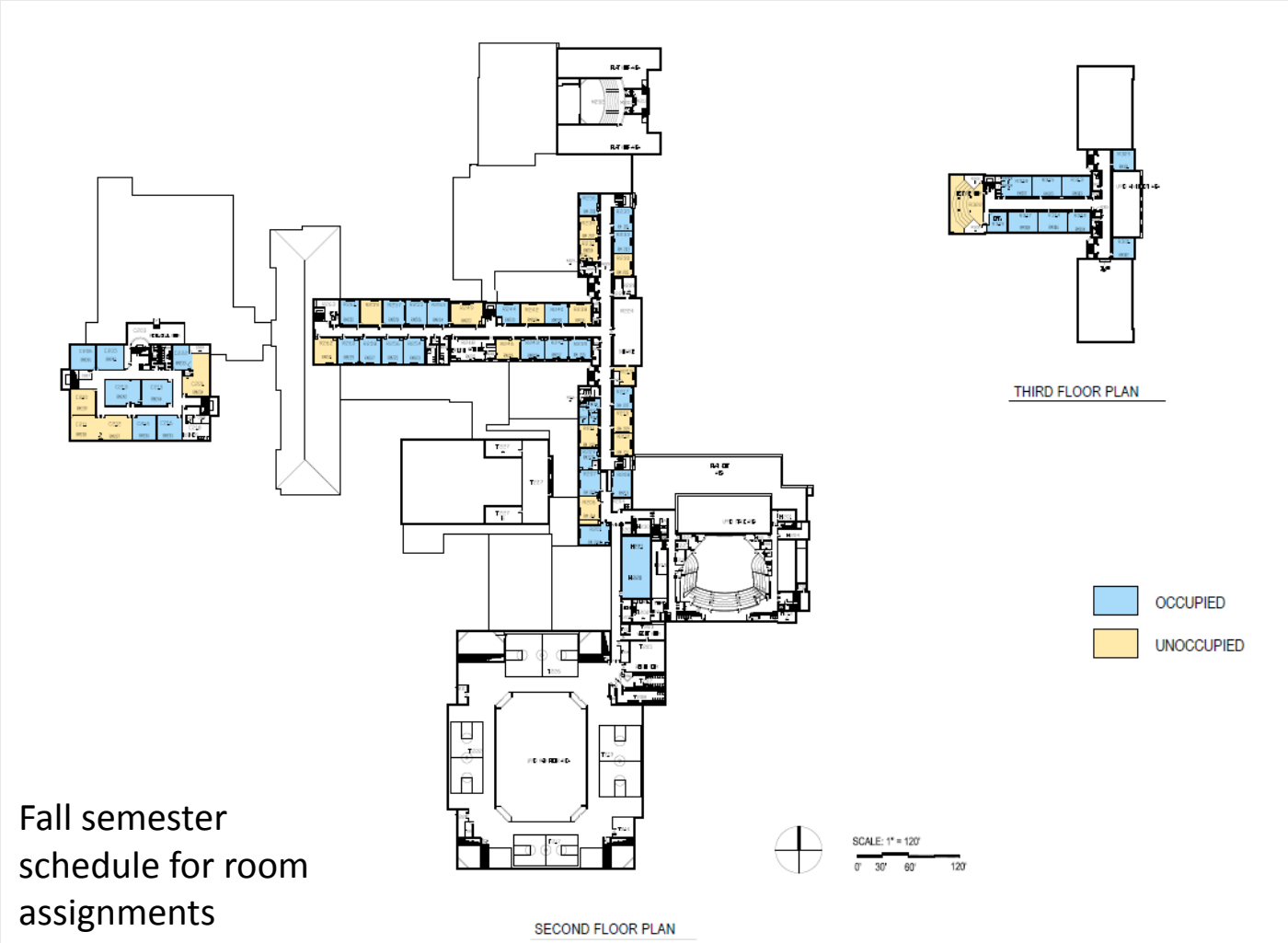


Classroom Utilization



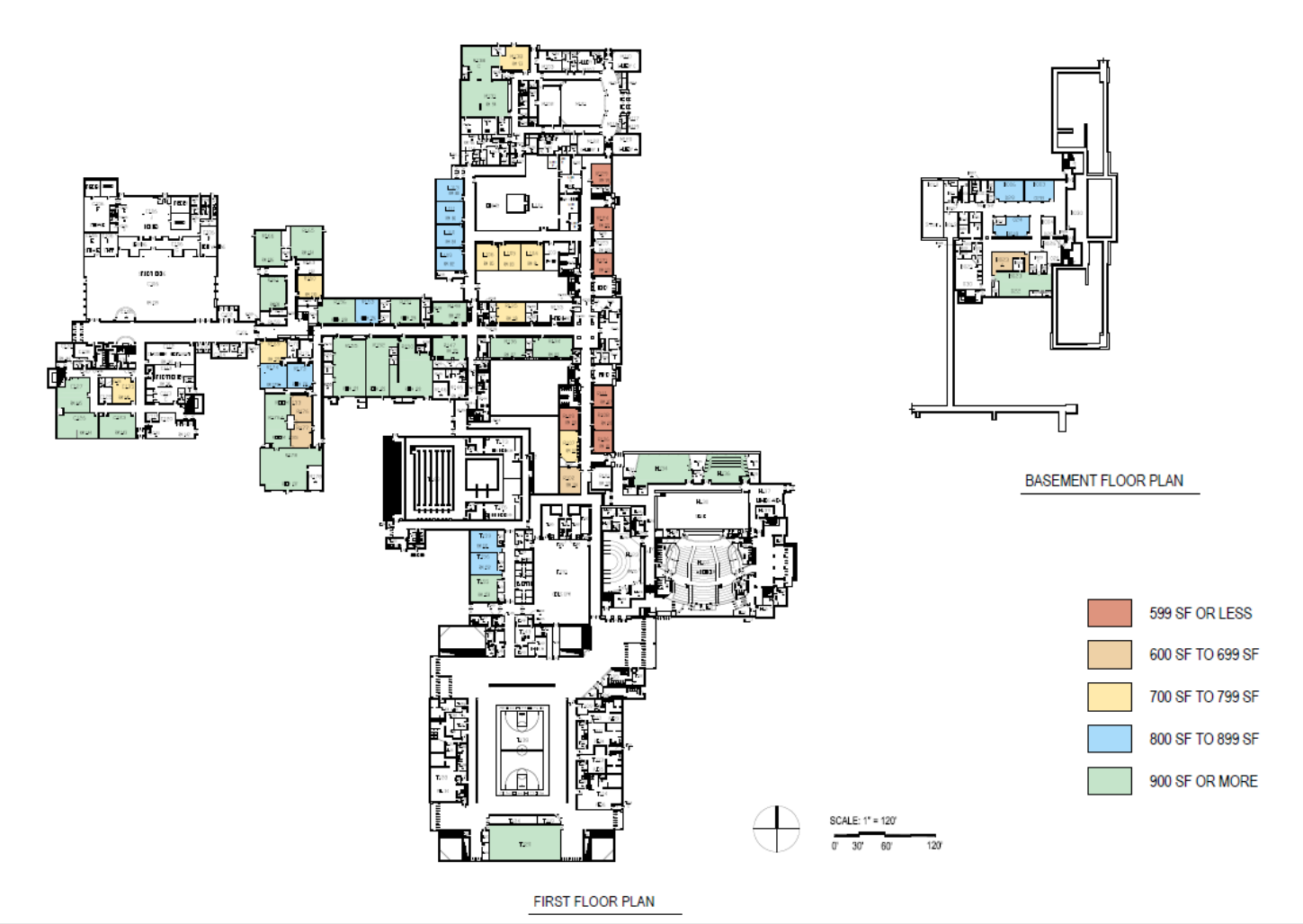


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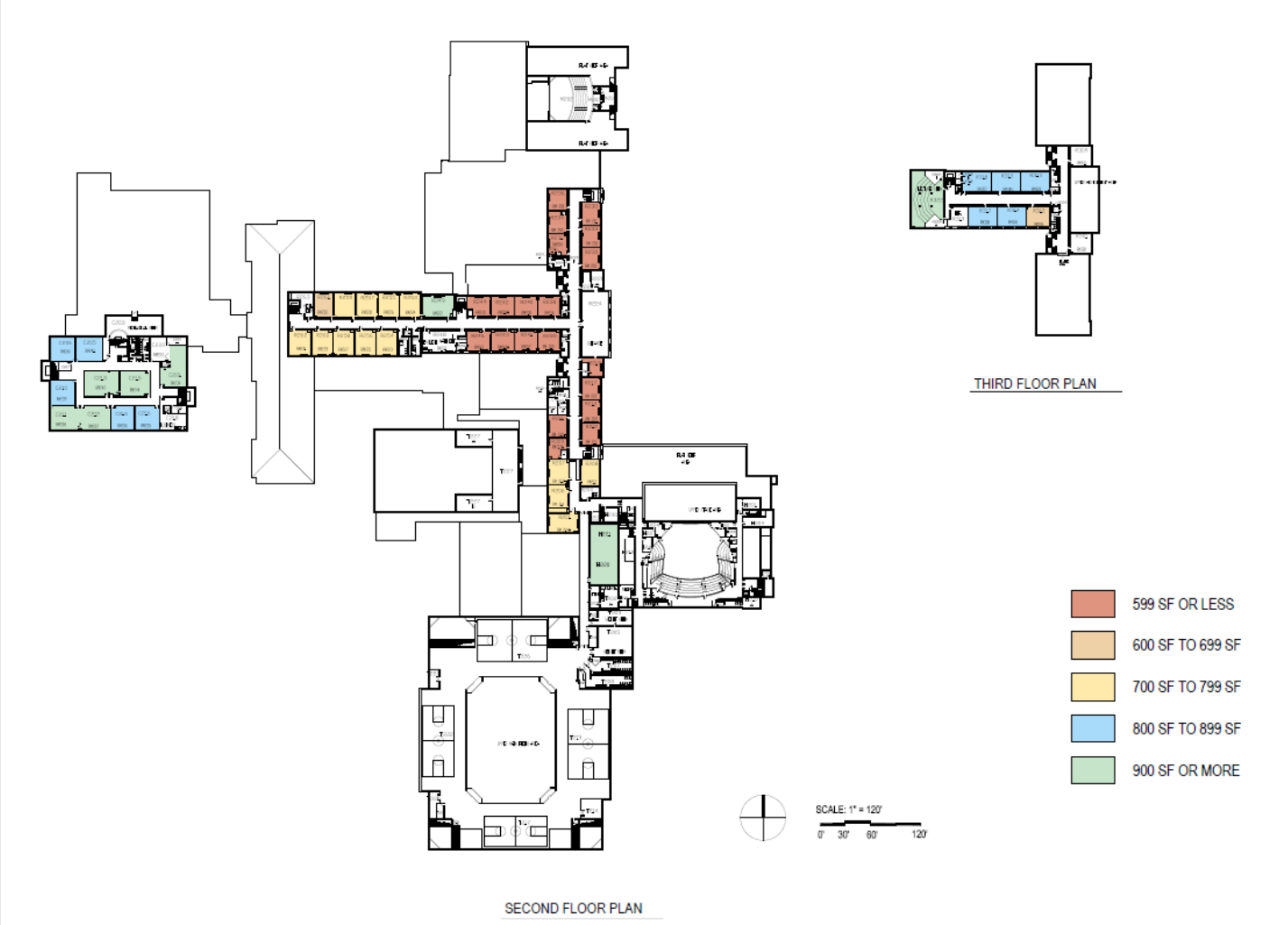


Classroom Size



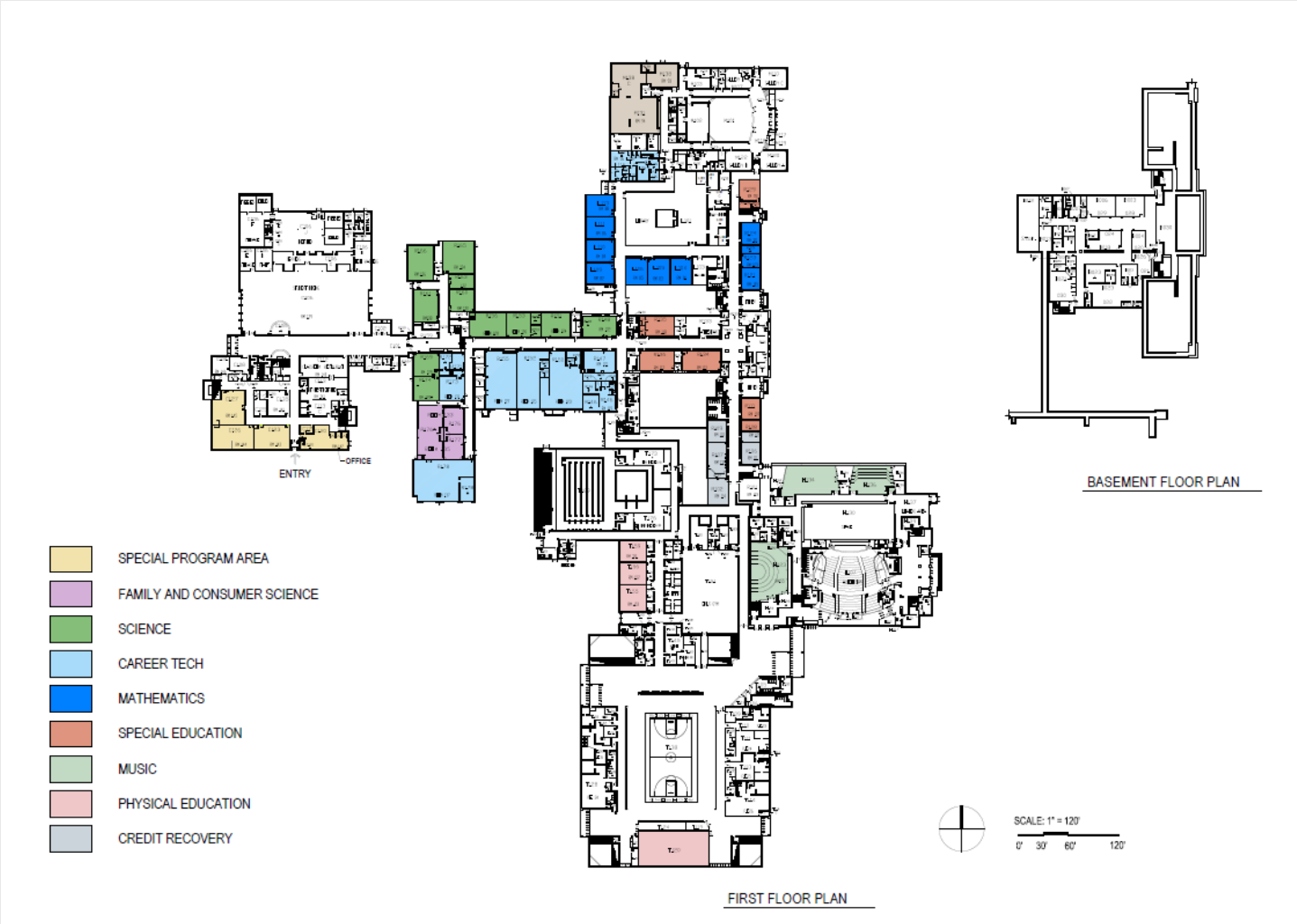


Classroom Size



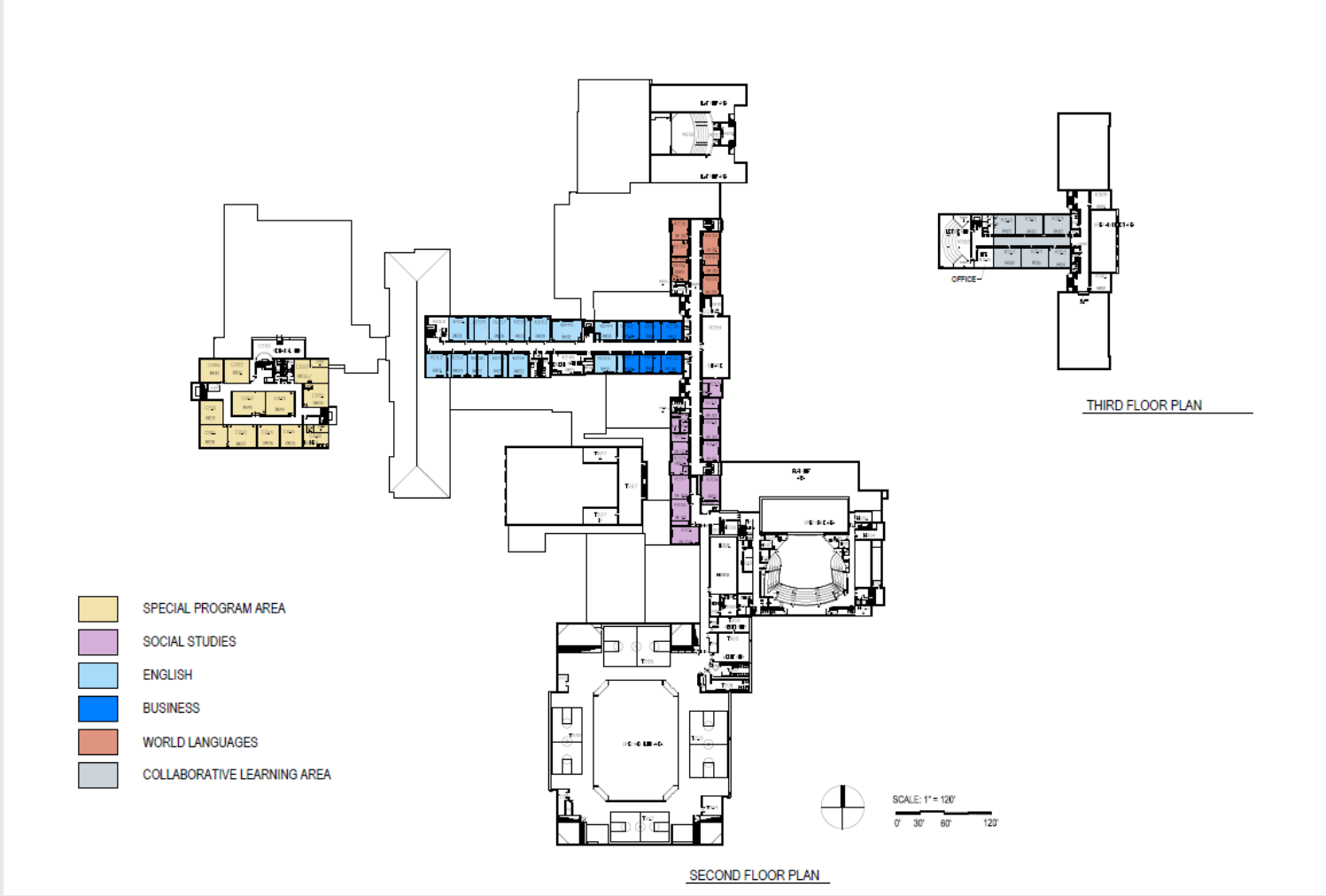


Departmental Reorganization



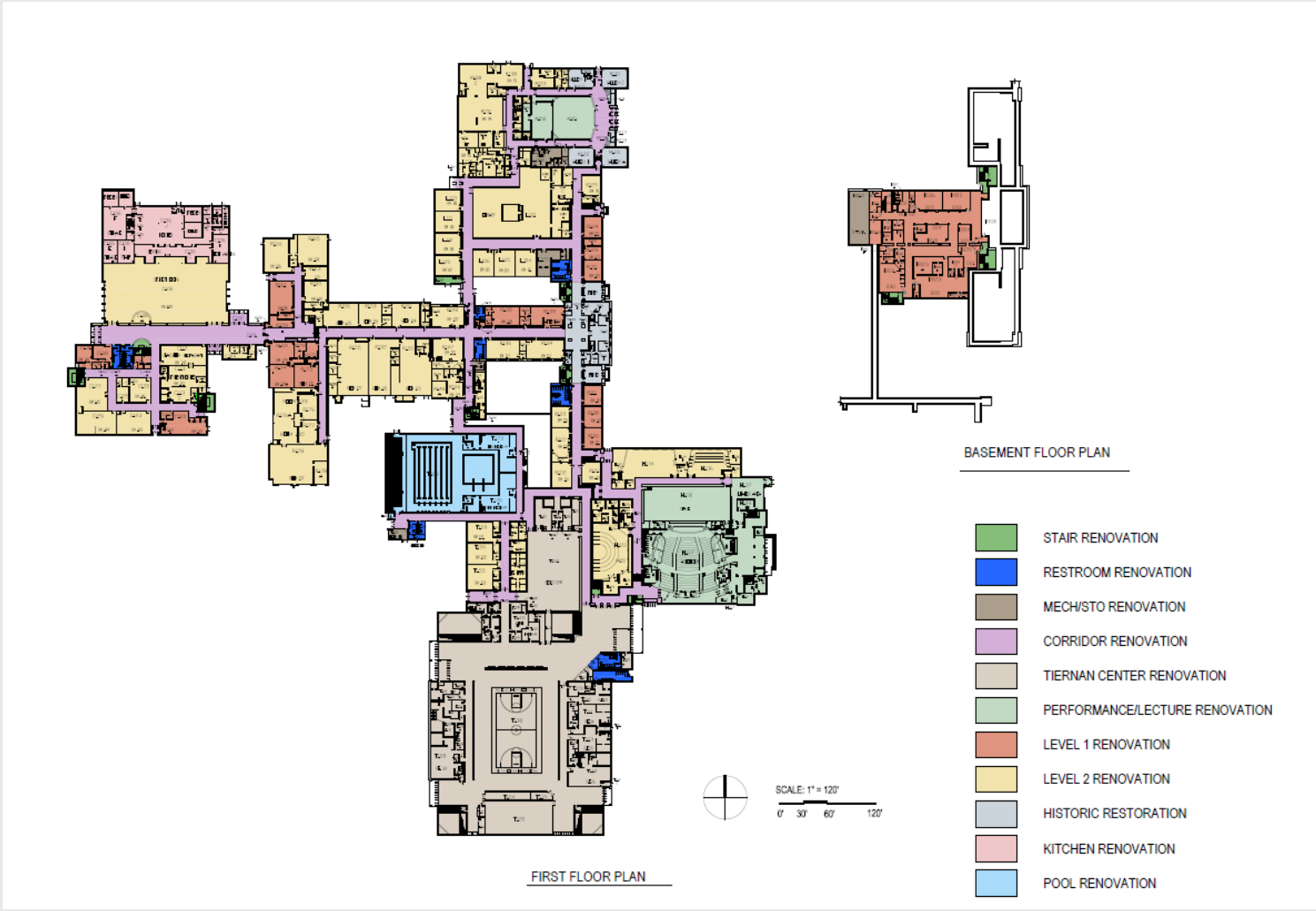


Departmental Reorganization



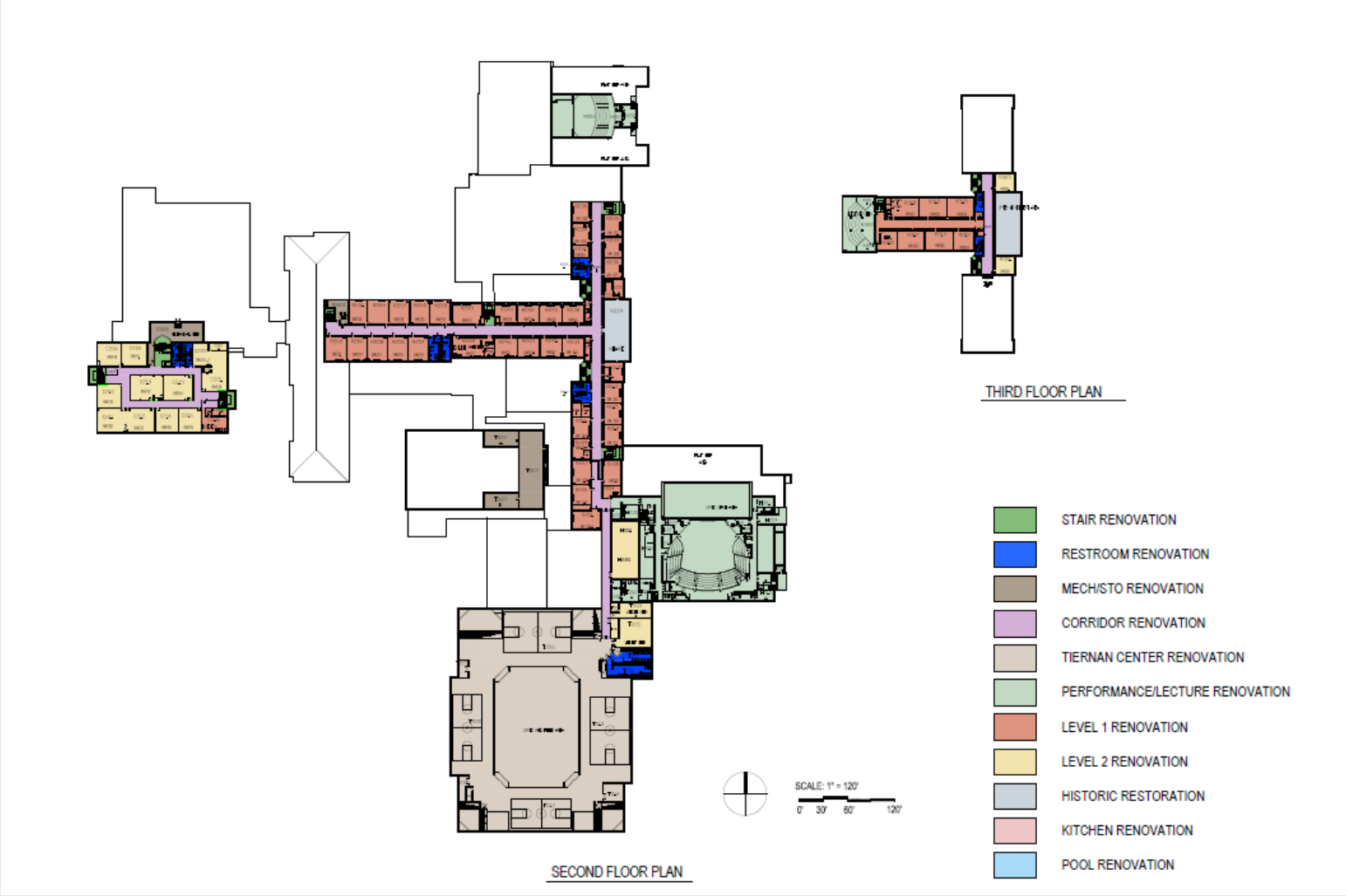


Comprehensive Improvement Plan





Comprehensive Improvement Plan



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PK-8 Buildings Opinion of Probable Costs

Elementary Schools

Charles	\$	1,899,024
Crestdale	\$	592,030
Fairview	\$	1,521,842
Starr	\$	2,428,099
Vaile	\$	2,847,470
Westview	\$	1,969,696

Intermediate

Dennis	\$	4,677,550
Test	\$	4,540,050
Hibberd	\$	2,022,928

Community Youth Services

Baxter	\$	1,111,110
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Total Construction Cost	\$	23,609,799
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Attendant Soft Costs	\$	4,721,960
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Total Project Cost	\$	28,331,759
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Richmond High School Opinion of Probable Costs

	<u>Infrastructure</u>	<u>Envelope</u>	<u>NextGen</u>	<u>Total</u>
Exterior				
Site		\$ 500,000		\$ 500,000
Reroof		\$ 7,200,000		\$ 7,200,000
Walls/Windows		\$ 2,000,000		\$ 2,000,000
Interior				
Stairs	\$ 435,360		\$ 72,560	\$ 507,920
Restrooms	\$ 648,780		\$ 1,081,300	\$ 1,730,080
Mechanical/Storage	\$ 743,340		\$ 247,780	\$ 991,120
Corridors	\$ 3,069,550		\$ 613,910	\$ 3,683,460
Tiernan Center	\$ 5,405,900		\$ 648,708	\$ 6,054,608
Performance/Lecture	\$ 2,403,600		\$ 480,720	\$ 2,884,320
Level 1	\$ 4,508,520		\$ 6,762,780	\$ 11,271,300
Level 2	\$ 7,750,380		\$ 8,396,245	\$ 16,146,625
Historic Restoration	\$ 810,180		\$ 1,552,845	\$ 2,363,025
Kitchen	\$ 715,260		\$ 357,630	\$ 1,072,890
Pool	\$ 989,460		\$ 494,730	\$ 1,484,190
Subtotal Construction Costs	\$ 27,480,330	\$ 9,700,000	\$ 20,709,208	
Total Construction Cost				\$ 57,889,538
Attendant Soft Costs				\$ 11,577,908
Total Project Cost				\$ 69,467,446



Next Steps

- Calibrate facility improvements with the most likely enrollment projection.
- Revisit the capacity analysis to determine whether there is a desire to reduce the corporation's facility inventory.
- Confirmation to maintain or change grade configurations. Adjust costs to reflect the latter if needed.



Next Steps- continued

- Prioritize items that will deliver the greatest response to the educational vision, programming, and operations.
- Analyze financial impact and funding options available.
- Select an option, path and schedule for the approval(s) required to complete a facility improvements plan.

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