



**COOPERATIVE**  
STRATEGIES

COMPLETE FINANCIAL & DEMOGRAPHIC PLANNING FOR EDUCATION

**GOOCHLAND COUNTY  
SCHOOLS**

FACILITY MASTER PLAN  
STEERING COMMITTEE #4

SEPTEMBER 26, 2017



# RECOMMENDATIONS



# RECOMMENDATIONS

- Increase elementary capacity to 1,400 seats by 2027-28
- Boundary analysis at beginning of each phase
- CTE addition on HS site (increased capacity for MS/HS, CTE offered on MS/HS campus)
- Moving Goochland ECC to New Goochland ES (Title I and VPI preschool rooms stay at BES and RES)
- Programmatic upgrades at MS/HS
- Athletic improvements at MS/HS



# RECOMMENDATIONS

## MS/HS Programmatic Improvements

- STEM Innovation Lab in HS Room 143
- Convert HS wood shop to combination Production Lab/Scenery Shop/HS Drama Black Box Classroom
- Reduce space allocated to Digital Production Lab and repurpose Computer Lab
- Reconfigure HS Drama classroom in MS area to enlarge MS Band and Chorus spaces
- Create a dedicated space for Dance program



# RECOMMENDATIONS

## Athletic Improvements

- Construct new Auxiliary Gym for MS/HS use
- Construct new Wrestling Room
- Construct additional outdoor soccer and general purpose fields for MS/HS use



# RECOMMENDATION 1

## Phase 1

- New Construction Goochland ES on site near MS/HS (\$22,040,000) – Includes additional PreK classrooms
  - Reno/Demo/New at Byrd ES (\$11,808,340)
  - CTE Addition (\$8,125,000)
  - MS/HS Programmatic Improvements (\$1,500,000)
  - MS/HS Athletic Improvements (\$4,750,000)
  - Elementary Attendance Boundary Analysis
- 
- **Total Phase I Cost: \$48,223,340**



# RECOMMENDATION 1

## Phase 1 - Elementary

Recommendation 1	Action	Recommendation 1 Phase 1				
		Projected Enrollment (no PK)	Capacity	Total SF	New SF	Renovation / New Construction Cost*
Byrd ES	Reno / Demo / New	372	400	61,000	35,546	\$ 11,808,340
Goochland ES	Replace on New Site	370	500	76,000	76,000	\$ 22,040,000
Randolph ES	Replace on New Site	508	374	62,468	-	-
Goochland ECC	Close, Move to New Goochland ES in Phase I	-	-	-	-	-
<b>Elementary Total</b>	-	<b>1,250</b>	<b>1,274</b>	<b>199,468</b>	<b>111,546</b>	<b>\$ 33,848,340</b>



# RECOMMENDATION 1

## Phase 1 - Secondary

Recommendation 1	Action	Recommendation 1 Phase 1				
		Projected Enrollment (no PK)	Capacity	Total SF	New SF	Renovation / New Construction Cost*
Goochland MS	General Maintenance	645	695	103,302	-	-
Goochland HS	General Maintenance/CTE Addition	956	1,129	182,073	25,000	\$ 8,125,000
Auxillary Gym	New Construction	-	-	10,000	10,000	\$ 2,500,000
MS/HS Program & Systems Upgrades	Upgrades	-	-	-	-	\$ 1,500,000
Athletic Fields at MS/HS	New Construction	-	-	-	-	\$ 1,500,000
Wrestling Room	New Construction	-	-	3,000	3,000	\$ 750,000
Goochland Tech Center	Close	-	-	-	-	-
<b>Secondary Total</b>	-	<b>1,601</b>	<b>1,824</b>	<b>298,375</b>	<b>38,000</b>	<b>\$ 14,375,000</b>
<b>Division Total</b>	-	<b>2,851</b>	<b>3,098</b>	<b>497,843</b>	<b>149,546</b>	<b>\$ 48,223,340</b>





# RECOMMENDATION 1

## Phase 2

- New Construction Randolph ES on new site  
(\$22,010,000)
- Elementary Attendance Boundary Analysis



# RECOMMENDATION 1

## Phase 2 - Elementary

Recommendation 1	Action	Recommendation 1 Phase 2				
		Projected Enrollment (no PK)	Capacity	Total SF	New SF	Renovation / New Construction Cost*
Byrd ES	Reno / Demo / New	375	400	61,000	-	-
Goochland ES	Replace on New Site	372	500	76,000	-	-
Randolph ES	Replace on New Site	511	500	71,000	71,000	\$ 22,010,000
Goochland ECC	Close, Move to New Goochland ES in Phase I	-	-	-	-	-
<b>Elementary Total</b>	-	<b>1,258</b>	<b>1,400</b>	<b>208,000</b>	<b>71,000</b>	<b>\$ 22,010,000</b>



## RECOMMENDATION 2

### Phase 1

- New Construction Goochland ES on site near MS/HS (\$22,040,000) – Includes additional PreK classrooms
  - CTE Addition (\$8,125,000)
  - MS/HS Programmatic Improvements (\$1,500,000)
  - MS/HS Athletic Improvements (\$4,750,000)
  - Elementary Attendance Boundary Analysis
- 
- **Total Phase I Cost: \$36,415,000**



# RECOMMENDATION 2

## Phase 1 - Elementary

Recommendation 2	Action	Recommendation 2 Phase 1				
		Projected Enrollment (no PK)	Capacity	Total SF	New SF	Renovation / New Construction Cost*
Byrd ES	Replace on Same Site	372	314	54,077	-	-
Goochland ES	Replace on New Site	370	500	76,000	76,000	\$ 22,040,000
Randolph ES	Replace on New Site	508	374	62,468	-	-
Goochland ECC	Close, Move to New Goochland ES in Phase I	-	-	-	-	-
<b>Elementary Total</b>	-	<b>1,250</b>	<b>1,188</b>	<b>192,545</b>	<b>76,000</b>	<b>\$ 22,040,000</b>



# RECOMMENDATION 2

## Phase 1 - Secondary

Recommendation 2	Action	Recommendation 2 Phase 1				
		Projected Enrollment (no PK)	Capacity	Total SF	New SF	Renovation / New Construction Cost*
Goochland MS	General Maintenance	645	695	103,302	-	-
Goochland HS	General Maintenance/CTE Addition	956	1,129	182,073	25,000	\$ 8,125,000
Auxillary Gym	New Construction	-	-	10,000	10,000	\$ 2,500,000
MS/HS Program & Systems Upgrades	Upgrades	-	-	-	-	\$ 1,500,000
Athletic Fields at MS/HS	New Construction	-	-	-	-	\$ 1,500,000
Wrestling Room	New Construction	-	-	3,000	3,000	\$ 750,000
Goochland Tech Center	Close	-	-	-	-	-
<b>Secondary Total</b>	-	<b>1,601</b>	<b>1,824</b>	<b>298,375</b>	<b>38,000</b>	<b>\$ 14,375,000</b>
<b>Division Total</b>	-	<b>2,851</b>	<b>3,012</b>	<b>490,920</b>	<b>114,000</b>	<b>\$ 36,415,000</b>



## RECOMMENDATION 2

### Phase 2

- New Construction Byrd ES on same site  
**(\$18,910,000)**
  - New Construction Randolph ES on new site  
**(\$22,010,000)**
  - Elementary Attendance Boundary Analysis
- 
- **Total Phase 2 Cost: \$40,920,000**



# RECOMMENDATION 2

## Phase 2 - Elementary

Recommendation 2	Action	Recommendation 2 Phase 2				
		Projected Enrollment (no PK)	Capacity	Total SF	New SF	Renovation / New Construction Cost*
Byrd ES	Replace on Same Site	375	400	61,000	61,000	\$ 18,910,000
Goochland ES	Replace on New Site	372	500	76,000	-	-
Randolph ES	Replace on New Site	511	500	71,000	71,000	\$ 22,010,000
Goochland ECC	Close, Move to New Goochland ES in Phase I	-	-	-	-	-
<b>Elementary Total</b>	-	<b>1,258</b>	<b>1,400</b>	<b>208,000</b>	<b>132,000</b>	<b>\$ 40,920,000</b>



## NEXT STEPS

- School Board Meeting – Tuesday, October 10<sup>th</sup>