

# Page Middle School Study Committee Recommendations



# Page Middle School Study Committee Recommendations

## Page Middle School Committee for a Long Term Solution

### Representation

Role	Quantity	Name
Architect/ Engineer Facilitator	1	Duane Harver, RRMM
Superintendent, GCPS	1	Ben Kiser
Assistant Superintendent for Administrative Services, GCPS	1	John Hutchinson
Assistant Superintendent for Instructional Services, GCPS	1	Chuck Wagner
Construction Manager, GCPS	1	Scott Shorland
Page Middle School Principal	1	Dave Daniel
Gloucester High School Principal	1	Tony Beverage
School Board Members (Ann Burruss alternate)	2	Anita Parker Jean Pugh
Board of Supervisors	1	Buddy Rilee
Community/Citizens	5	Jay Napier Mike Hager Jennifer Latour Heidi Warren Russell Fletcher
Teachers/GEA Members	2	Kathy Tucker Jennifer Eddy
<b>Total</b>	<b>18</b>	

## Basis for Costs

- State Average School Costs (both recent and 6 year averages)
- State Average Square Feet Per Student
- Specific Project Conditions (roads, intersections, demolition, stadium, etc.)
- Construction Costs (bricks and mortar) and Soft Costs (furniture, equipment, technology, professional services, testing/ inspection, etc.) included for total Project Costs
- Prices may vary due to
  1. market conditions/economy
  2. refinement of scope

**COST OPTION SUMMARY – OPTION 1**

Title	Brief Description	Probable <u>Total Project Cost</u>
<b>Option 1.1</b>	Build 6-9 Middle School on Walker Rd Site for 1300 Students. Some work @ existing GHS.	<b>\$39,798,299</b>
<b>Option 1.2</b>	Demo all except Gym/Auditorium @ Page Site and build new Admin/Ops Ctr.	<b>\$14,343,376</b>
<b>Option 1 Total</b>		<b>\$54,141,675</b>
	Pro's	Con's
1.	Good use of existing school property.	Does not immediately address new high school.
2.	Geared towards future second high school/school complex.	Could have additional costs for soils and/or wetlands.
3.	Provides new school for Page.	Peasley students must travel to this site for one year before going to GHS.
4.	Allows for consolidation of Page Site for Admin/Ops Center.	CTE remains at GHS. 9 <sup>th</sup> Grade has only one elective but may limit selection slightly.
5.	Allows for community use of Page Site.	
6.	New Middle School Design not hampered by existing site conditions.	
7.	Operations & Middle School on separate sites, fewer issues with on-site circulation/separation.	
8.	Relieves capacity pressure at High School, allows for A Wing modifications.	

**Option 1 – Walker Road Site**

● **Option 1.1**

- Build new 6-9 middle school on Walker Road site for 1300 students. *This option to include an auditorium for 800, larger kitchen and media center core so that future HS can use.*
- Existing GHS to remain a HS for 10-12.
- Improve A wing and include some funding for HS renovation.

● **Option 1.2**

- Convert Existing Page Site for use as School Administration and Operations Center. Demolish all existing Page except for gym and auditorium. Maintain existing gymnasium and auditorium for Community Use with renovations to these spaces required by tornado damage.
- New School Administration and Operations addition will be required.
- Transportation and Grounds remain on site at Page.
- Peasley remains a 6-8 MS.

**COST OPTION SUMMARY – OPTION 1A**

Title	Brief Description	Probable <u>Total Project Cost</u>
<b>Option 1A.1</b>	Build 6-8 Middle School on Walker Rd Site for 800 Students with 9 <sup>th</sup> Grade Core. Some work @ existing GHS but 9 <sup>th</sup> Grade stays @ GHS.	<b>\$32,537,571</b>
<b>Option 1A.2</b>	Demo all except Gym/Auditorium @ Page Site and build new Admin/Ops Ctr.	<b>\$14,343,376</b>
<b>Option 1A Total</b>		<b>\$46,880,947</b>
	<b>Pro's</b>	<b>Con's</b>
1.	Good use of existing school property.	Does not immediately address new high school.
2.	Geared towards future 9 <sup>th</sup> Grade addition/school complex.	Could have additional costs for soils and/or wetlands.
3.	Provides new school for Page.	Does not relieve capacity pressure at GHS.
4.	Allows for consolidation of Page Site for Admin/Ops Center.	
5.	Allows for community use of Page Site.	
6.	New Middle School Design not hampered by existing site conditions.	
7.	Operations & Middle School on separate sites, fewer issues with on-site circulation/separation.	
8.	Some funding for GHS A-wing, etc.	
9.	No 1 year transition from Peasley for 9 <sup>th</sup> Grade or electives concern.	

**Option 1A**

- **Option 1A.1**
  - Build new 800 student 6-8 middle school on Walker Road site with core for 9<sup>th</sup> grade (500 students)
  - Existing GHS to remain a HS for 9-12
  - Improve A wing and include some funding for HS renovation
- **Option 1A.2**
  - Convert Existing Page Site for use as School Administration and Operations Center. Demolish all existing Page except for gym and auditorium. Maintain existing gymnasium and auditorium for Community Use with renovations to these spaces required by tornado damage.
  - New School Administration and Operations addition will be required.
  - Transportation and Grounds remain on site at Page.
  - Peasley remains a 6-8 MS.

**COST OPTION SUMMARY – OPTION 2**

Title	Brief Description	Probable <u>Total Project</u> Cost
<b>Option 2.1</b>	Build New High School on Walker Rd Site for 2,000 Students. Convert existing GHS to 6-8 middle school + modifications to A Wing.	<b>\$72,990,713</b>
<b>Option 2.2</b>	Demo all except Gym/Auditorium @ Page Site and build new Admin/Ops Ctr.	<b>\$14,343,376</b>
<b>Option 2 Total</b>		<b>\$87,334,089</b>
	<b>Pro's</b>	<b>Con's</b>
1.	Good use of existing school property.	Forces Page MS into high school building with pre-existing design issues.
2.	9-12 high school benefits entire county.	Could have additional costs for soils and/or wetlands.
3.	Relieves problems at existing high school, much improved high school.	Requires CTE to remain at GHS site, thus travel issues.
4.	Allows for consolidation of Page Site for Admin/Ops Center.	Does not address future second high school and site for second high school.
5.	Allows for community use of Page Site.	
6.	No 1 year transition from Peasley for 9 <sup>th</sup> Grade or electives concern.	
7.	Operations & Middle School on separate sites, fewer issues with on-site circulation/separation.	
8.	Some funding for GHS A-wing, etc.	

**Option 2**

● **Option 2.1**

- Build new 2000 student 9-12 high school on Walker Road site
- Convert existing GHS to a 6-8 middle school,
- Improve A wing and include some funding for HS renovation
- CTE remains at existing HS (except for limited Business courses, etc.)
- Stadium remains in its current location at existing GHS site
- Use available HS excess spaces for Community Use/Education

● **Option 2.2**

- Convert Existing Page Site for use as School Administration and Operations Center. Demolish all existing Page except for gym and auditorium. Maintain existing gymnasium and auditorium for Community Use with renovations to these spaces required by tornado damage.
- New School Administration and Operations addition will be required.
- Transportation and Grounds remain on site at Page.

**COST OPTION SUMMARY – OPTION 2A**

Title	Brief Description	Probable <u>Total Project</u> Cost
<b>Option 2A.1</b>	Build New Middle/High School on Walker Rd Site for 1,600 Students + modifications to A Wing. Major CTE @ GHS.	<b>\$52,528,329</b>
<b>Option 2A.2</b>	Demo all except Gym/Auditorium @ Page Site and build new Admin/Ops Ctr.	<b>\$14,343,376</b>
<b>Option 2A Total</b>		<b>\$66,871,705</b>
	<b>Pro's</b>	<b>Con's</b>
1.	Good use of existing school property.	Requires major CTE to remain at GHS site, thus travel issues.
2.	Provides second high school and Page Middle School replacement.	Could have additional costs for soils and/or wetlands.
3.	Relieves problems at existing high school.	
4.	Allows for consolidation of Page Site for Admin/Ops Center.	
5.	Allows for community use of Page Site.	
6.	No 1 year transition from Peasley for 9 <sup>th</sup> Grade.	
7.	Operations & Middle School on separate sites, fewer issues with on-site circulation/separation.	
8.	Some funding for GHS A-wing, etc.	

**Option 2A**

● **Option 2A.1**

- Build new 6-12 middle/high school on Walker Road site for 1600 (600 MS, 1000 HS)
- Existing GHS to remain as a 9-12 for 1000 + CTE
- Improve A wing and include some funding for HS renovation
- CTE remains at GHS (for the most part)
- Stadium remains in its current location at existing GHS site

● **Option 2A.2**

- Convert Existing Page Site for use as School Administration and Operations Center. Demolish all existing Page except for gym and auditorium. Maintain existing gymnasium and auditorium for Community Use with renovations to these spaces required by tornado damage.
- New School Administration and Operations addition will be required.
- Transportation and Grounds remain on site at Page.
- Peasley Middle School to remain a 6-8 MS for 800

**COST OPTION SUMMARY – OPTION 3**

Title	Brief Description	Probable <u>Total Project</u> Cost
Option 3	Build New 6-8 Middle School on Page Site for 800 Students + modifications to A Wing. Build new Admin/Ops Center @ Page Site. Demo all of existing Page Structure.	\$40,596,176
<b>Option 3 Total</b>		<b>\$40,596,176</b>
	<b>Pro's</b>	<b>Con's</b>
1.	Uses existing school property.	Does not address future high school or MS/HS sharing of site w/ future plans for expansion.
2.	Provides Page Middle School replacement.	Puts Page MS and all of Admin/Ops on same site – tight site with multiple operations and on-site circulation issues.
3.	Some funding for GHS A-wing, etc.	Does not relieve growth needs at GHS.
4.		Does not benefit entire County.

**Option 3**

- **Option 3 – Page Site** *(Note: This option was considered by the Study Committee but not selected as one of the recommended options)*
  - Completely demolish the existing Page Middle School (including gym and auditorium)
  - Rebuild a new 6-8 middle school on the Page site for 800 students
  - Build new construction (attached or detached) along with new Page MS to house School Administration & Operations
  - Improve A wing and include some funding for HS renovation
  - Transportation and Grounds remain on Page site

**COST OPTION SUMMARY**

<b>Title</b>	<b>Brief Description</b>	<b>Probable <u>Total Project</u> Cost</b>
<b>Option 1.1</b>	6-9 Middle School on Walker Rd for 1,300 students.	\$39,798,299
<b>Option 1.2</b>	Admin/Ops Center at Page Site, retain exist gym & auditorium.	\$14,343,376
<b>Option 1 Total</b>		<b>\$54,141,675</b>
<b>Option 1A.1</b>	6-8 Middle School on Walker Rd for 800 students w/ 9 <sup>th</sup> Grade core.	\$32,537,571
<b>Option 1A.2</b>	Admin/Ops Center at Page Site, retain existing gym & auditorium.	\$14,343,376
<b>Option 1A Total</b>		<b>\$46,880,947</b>
<b>Option 2.1</b>	9-12 High School on Walker Rd for 2,000 students.	\$72,990,713
<b>Option 2.2</b>	Admin/Ops Center at Page Site, retain existing gym & auditorium.	\$14,343,376
<b>Option 2 Total</b>		<b>\$87,334,089</b>
<b>Option 2A.1</b>	6-12 High School on Walker Rd for 1,600 students.	\$52,528,329
<b>Option 2A.2</b>	Admin/Ops Center at Page Site, retain existing gym & auditorium.	\$14,343,376
<b>Option 2A Total</b>		<b>\$66,871,705</b>
<b>Option 3</b>	6-8 Middle School for 800 students and Admin/Ops Center, both @ Page Site, demo entire existing Page MS.	\$40,596,176
<b>Option 3 Total</b>		<b>\$40,596,176</b>

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