



DEPARTMENT OF
GENERAL SERVICES

Senate Finance Committee

Consolidations of Two Virginia Schools for the
Deaf, Blind, and Multi-disabled

November 16, 2006

Richard F. Sliwoski, P.E., Director
Department of General Services

Background

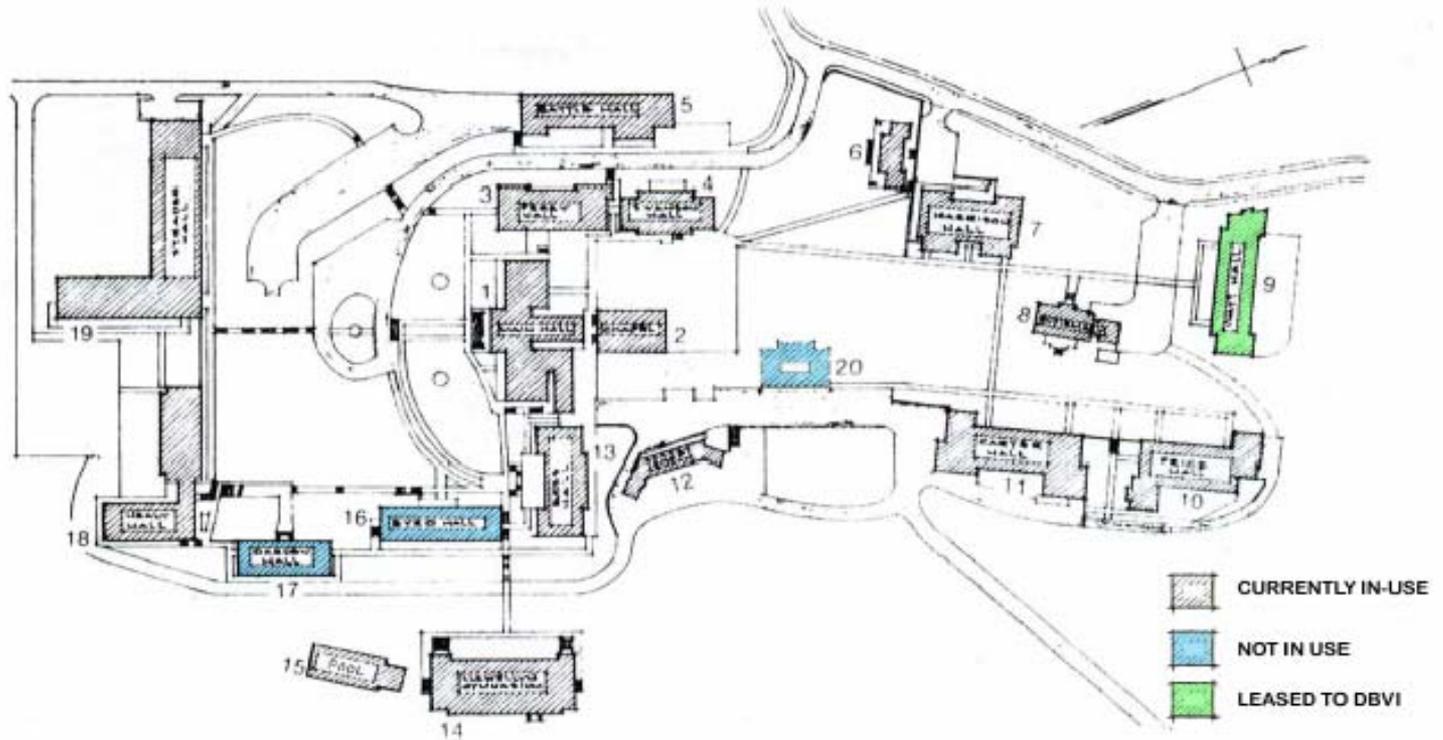
- 2004 Acts of Assembly authorized pre-planning
- 2005 Acts of Assembly:
 - Directed feasibility study to consolidate schools
 - Authorized Board of Education to consider PPEA proposals for consolidating schools
- In 2005:
 - Two Developers submitted PPEA proposals to the Board of Education
 - 2005 Board of Education selected one Developer to study and develop options
- Options presented to General Assembly in 2006
- 2006 Acts of Assembly authorizes \$2.5M for planning/design work to consolidate at Staunton Campus
- September 2006, Board of Education approved proceeding with selected Developer to the PPEA Phase II process
- DGS/DOE Developer currently working to complete PPEA Phase II and final contractual scope of work

EXISTING CAMPUS – FEBRUARY 2006

SENATE FINANCE COMMITTEE PRESENTATION

EXISTING BUILDING LEGEND

- 1 Main Hall
- 2 Chapel
- 3 Peery Hall
- 4 Swanson Hall
- 5 Battle Hall
- 6 Superintendent's Home
- 7 Harrison Hall
- 8 Infirmary
- 9 Watts Hall
- 10 Price Hall
- 11 Carter Hall
- 12 Maintenance Shop
- 13 Bass Hall
- 14 Lowelllyn Gym
- 15 Pool
- 16 Byrd Hall
- 17 Darden Hall
- 18 Healy Hall
- 19 Strader Hall
- 20 Stuart Building



TranwellCrewCompany



VIRGINIA SCHOOL FOR THE DEAF AND THE BLIND
STAUNTON, VIRGINIA

FEBRUARY 7, 2006



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PROPOSED CAMPUS - FEBRUARY 2006

SENATE FINANCE COMMITTEE PRESENTATION

EXISTING BUILDING LEGEND

- 1 Main Hall
- 2 Chapel
- 3 Peery Hall
- 4 Swanson Hall
- 5 Battle Hall
- 6 Superintendent's Home
- 7 Harrison Hall
- 8 Infirmary
- 9 Watts Hall
- 10 Price Hall
- 11 Carter Hall
- 12 Maintenance Shop
- 13 Bass Hall
- 14 Lewellyn Gym
- 15 Pool
- 16 Byrd Hall
- 17 Darden Hall
- 18 Healy Hall
- 19 Strader Hall
- 20 Stuart Building

CURRENT/PREVIOUS USE

- 1 Admin / Multi-Purpose
- 2 Assembly
- 6 Admin / Visitor
- 7 Recreation / Meeting
- 13 Student Housing & Food Service
- 14 Physical Education
- 15 Physical Education / Therapy

PROPOSED USE

- 1 Student Housing
- 2 Assembly
- 6 Admin / Visitor
- 7 Maintenance / Facilities
- 13 Student Housing / Food Service
- 14 Physical Education
- 15 Physical Education / Therapy



- RENOVATION
- NEW
- NOT USED BY VSDB
- CONCEPTUAL LIMITS OF CAMPUS



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Developer's Scope of Work

- Pre-design (due diligence investigation)
 - Complete/update Educational Program
 - Historic assessment of key buildings and site
 - Complete verification of existing conditions of key buildings and site
- Start Schematic Design
- Provide Preliminary Budget Estimate
- Update Construction and Project Schedule

VSDB Preliminary Schedule

- Interim Agreement targeted execution – 11/8/06
- Complete Educational Programming – 12/30/06
- Complete Historical Assessment – 12/30/06
- Complete Site Survey – 12/30/06
- Complete Preliminary Budget Estimate – 1/12/07
- Educational Program Layered Into Existing Facilities – 1/16/07
- Existing Building Preliminary Surveys Completed – 1/23/07
- Complete Detailed Building Surveys – 5/1/07
- Schematic Design 15% Complete – 6/1/07
- Due Diligence Completed, Revised Budget – 7/1/07

Issues

- **How much of the campus is historic**
- **Impact of working with older, historic buildings**
 - Compatibility of Existing Facilities with Educational Programs
 - Compliance with Building Code
 - Restoration vice Renovation
- **Disposition of Surplus Facilities and Property**
 - Future use must be consistent with security and educational needs of the school

Issues

- **Planning/Programming**
 - Staffing
 - Up to date
 - Time
 - Parametric Estimating
 - New Construction
 - Straight forward
 - Renovation
 - As-built drawings
 - Code Compliance
 - Challenging
 - Market Conditions
 - Restoration vice Renovation



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