

# **A G E N D A**

## **JAMES CITY COUNTY BOARD OF SUPERVISORS**

### **READING FILE**

**September 23, 2008**

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#### **FOR YOUR INFORMATION**

1. Dominion Virginia Power Necessity Statement – Request for Overhead Easement to James City County for Improvements to Electric Facilities on Jolly Pond Road and Maps  
For Agenda Item No. G-1, Right-of-Way Agreement – Dominion Virginia Power – Freedom Park
2. Construction Cost Estimate Documents for the Fourth Middle and Ninth Elementary Schools  
For Agenda Item No. G-2, School Construction Budget for the Fourth Middle and Ninth Elementary Schools - \$67,000,000

092308bosrf\_age

# **DOMINION VIRGINIA POWER NECESSITY STATEMENT**

## **Request for Overhead Easement to James City County for Improvements to Electric Facilities on Jolly Pond Road**

The purpose of the project, requiring the noted easement, is to provide an alternate overhead feed to the Customers served along the southern portion of Jolly Pond Road. These 94 Customers are presently served by a "radial" overhead line that extends from the Jolly Pond Road/Centerville Road intersection; 5.5 miles from the source to the termination point. The entire route is exposed to potential tree contacts and has proven to be difficult to maintain service. The high numbers of tree contacts are typically from limbs and sometimes entire trees, located outside the right-of-way, falling onto the line and pulling the conductor to the ground. In addition, there is a 2700 foot section of line, adjacent to Jolly Pond itself, which is underground. This underground cable was installed during the 1998 Ice Storm when the vast number of downed and leaning trees, plus the soft swampy ground conditions, made it virtually impossible to rebuild the overhead pole line. A failure of this underground section would result in an outage duration exceeding 12 hours. This is due to the wet ground conditions preventing machine or foot access to identify the failure point and make repairs. This situation would require the full replacement of the entire run of cable; both expensive and time consuming.

This proposal will allow for the installation of a 2600' single phase overhead line feeding from the northern section of Jolly Pond Road to join the existing conductor feeding from the southern section. Dominion will then have the capability to serve the previously radial Jolly Pond Customers from either direction, therefore creating a "tie" to reduce outage durations by providing an alternate feed to transfer customers, to an energized source, before a repair begins. The reason for our request of a 30 foot wide easement is to ensure Dominion is able to secure a safe work zone and maintain our minimum standard tree clearance in relation to the location of the facilities. In addition, the placement of facilities away from the VDOT road right-of-way provides appropriate distance from road traffic and future widening or drainage projects. We are, however, agreeable to placing facilities in a manner that minimizes tree clearing within the easement area provided the location does not interfere with future VDOT road improvements.

Dominion places great importance on the level of reliability we supply our Customers. When selecting the types of improvements to implement, due diligence is applied to ensure that feasibility is balanced with both budget and customer satisfaction. We strive to spread resources out to as many Customers as possible across the Dominion system and while our facilities tend to be more esthetically pleasing when placed underground, this method is far more costly to install and maintain than overhead systems. The added expense inhibits our ability to improve reliable service to many customers in lieu of a few. We respectfully request the approval of this easement by the JCC Board of Supervisors.

WMIS 7015805  
Jolly Pond OH Loop Closing

2500'

39

M1639

Jolly Pond Rd

Centerville Rd

38

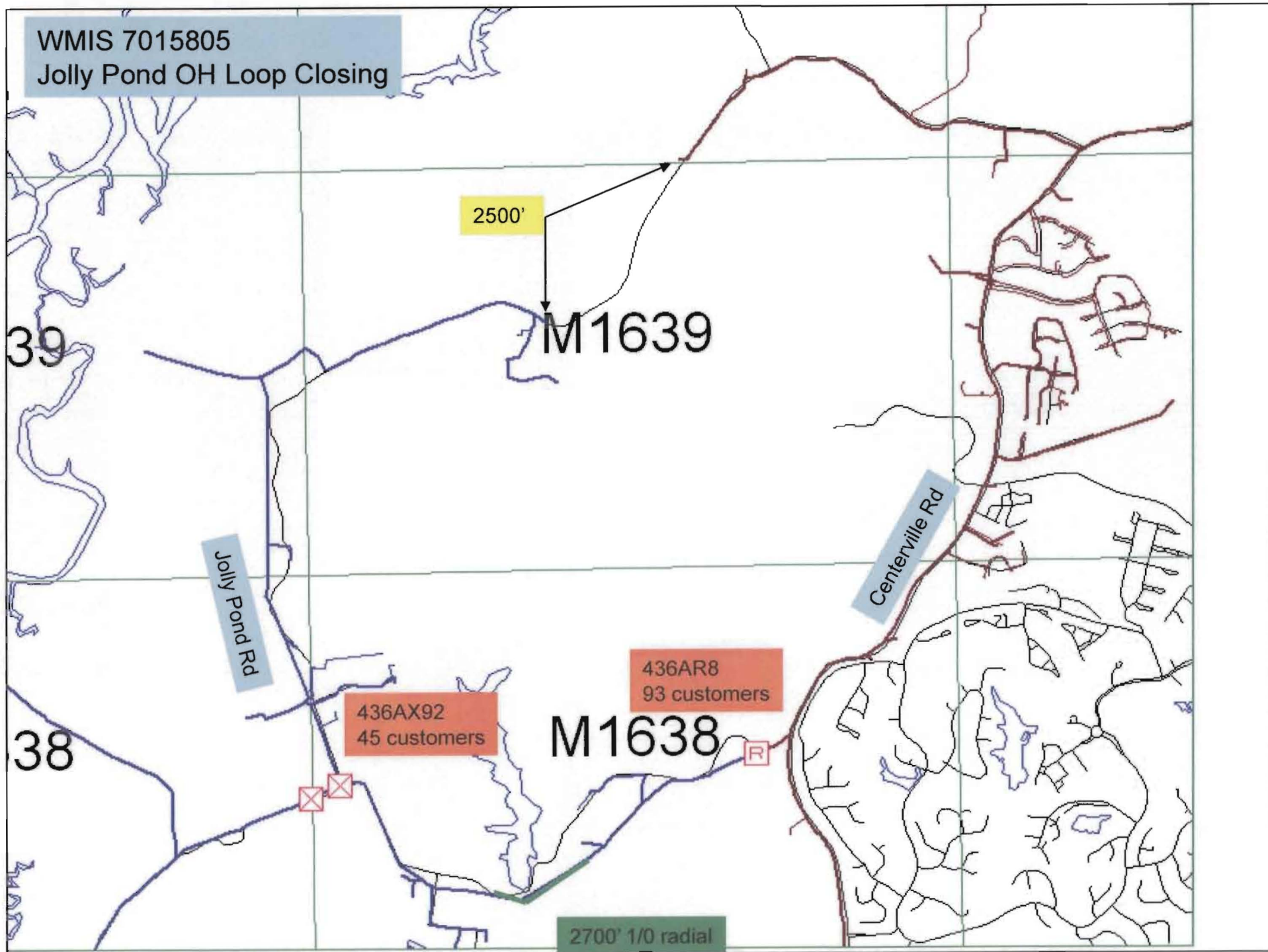
436AX92  
45 customers

436AR8  
93 customers

M1638

R

2700' 1/0 radial





WMIS 7015805  
Jolly Pond OH Loop Closing

2500' new  
single phase

New 500 KVA  
19.9/7/6 kv

45 customers

M1639

436AR8  
48 customers

M1638

New Open Point

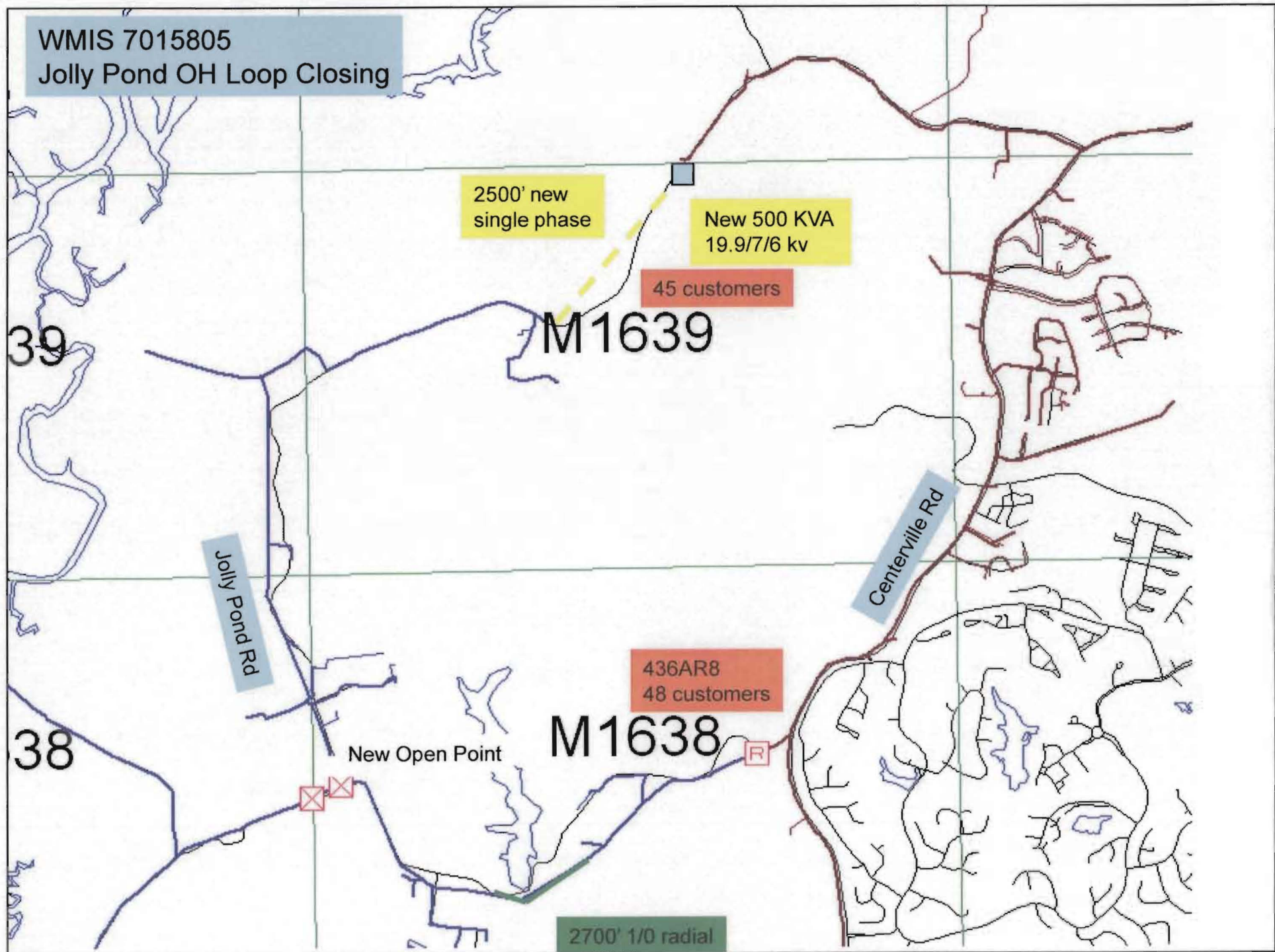
2700' 1/0 radial

Jolly Pond Rd

Centerville Rd

39

38

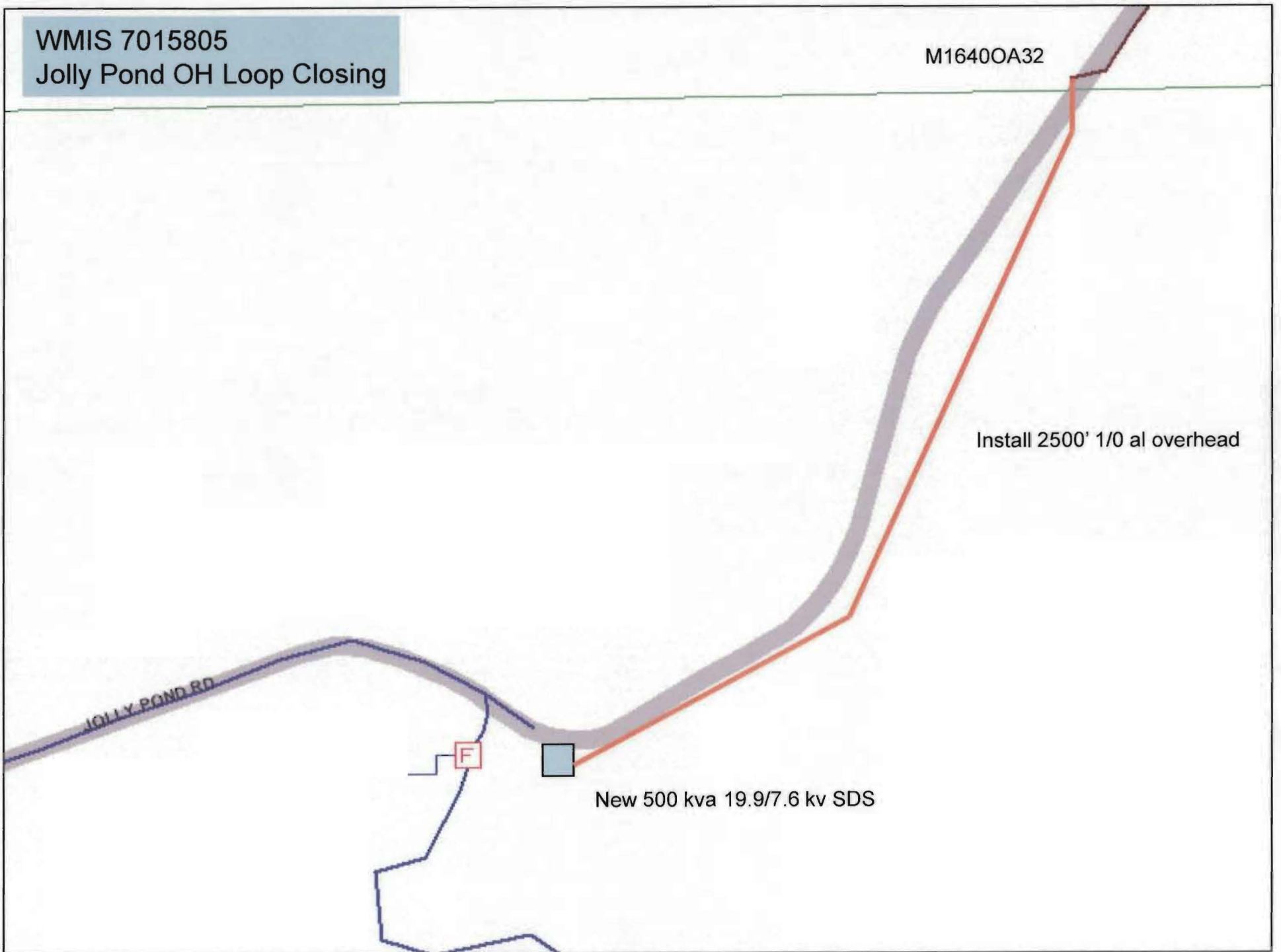


WMIS 7015805  
Jolly Pond OH Loop Closing

M1640OA32

Install 2500' 1/0 al overhead

New 500 kva 19.9/7.6 kv SDS



## EXECUTIVE SUMMARY

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The 95% Design Stage Cost Estimate was prepared by McDonough Bolyard Peck, Inc. (MBP) and represents the expected project cost for the construction of the 9<sup>th</sup> Elementary School and 4<sup>th</sup> Middle School in James City County, Virginia. The cost estimate was based on the 95% Construction Documents dated August 7, 2008. This construction cost estimate was prepared for Williamsburg/James City County Public Schools (W/JCCPS).

The following summarizes the costs MBP estimated at the 95% Design Stage:

<b><u>9<sup>th</sup> Elementary School</u></b>		
Building Costs	\$209.99 /SF	\$19,150,662
Site & Utility Costs	\$6.47 /SF	<u>\$590,184</u>
<b>Base Estimate (with escalation &amp; design contingency)</b>	<b>\$216.46 /SF</b>	<b>\$19,740,846</b>

<b><u>4<sup>th</sup> Middle School</u></b>		
Building Costs	\$219.42 /SF	\$30,995,771
Site & Utility Costs	\$58.13 /SF	<u>\$8,211,102</u>
<b>Base Estimate (with escalation &amp; design contingency)</b>	<b>\$277.55 /SF</b>	<b>\$39,206,873</b>

<b><u>Total Estimated Construction Cost</u></b>		
Building Costs	\$215.72 /SF	\$50,146,433
Site & Utility Costs	\$37.86 /SF	<u>\$8,801,286</u>
<b>Base Estimate (with escalation &amp; design contingency)</b>	<b>\$253.58 /SF</b>	<b>\$58,947,719</b>

In addition to the building and site finish costs shown above, there are other construction projects associated with the two new schools. Based on coordination with JCC staff, the anticipated additional construction costs related to the 9<sup>th</sup> Elementary and 4<sup>th</sup> Middle Schools are shown below:

<b><u>Anticipated Construction Costs</u></b>	
9th ES, 4th MS, and Site Finishes	\$58,947,719
Early Site Work	\$1,870,274
Off-Site Road Improvements	\$1,198,740
Force Main & and Conduits	\$1,000,000
Wetland Mitigation	\$73,545
JCSA Fees	\$171,680
VA Dominion Power	\$100,000
Propane / LP Gas	\$25,000
Utility Relocations	\$100,000
Contingency	<u>\$3,513,042</u>
<b>Total Anticipated Construction Costs</b>	<b>\$67,000,000</b>



# 9th Elementary and 4th Middle Schools

JCC BOS Information

September 23, 2008 Meeting



GRIMM+  
PARKER  
ARCHITECTS

**MBP**  
construction  
engineering



"Lifelong learning,  
independent thinking  
& responsible citizenship."

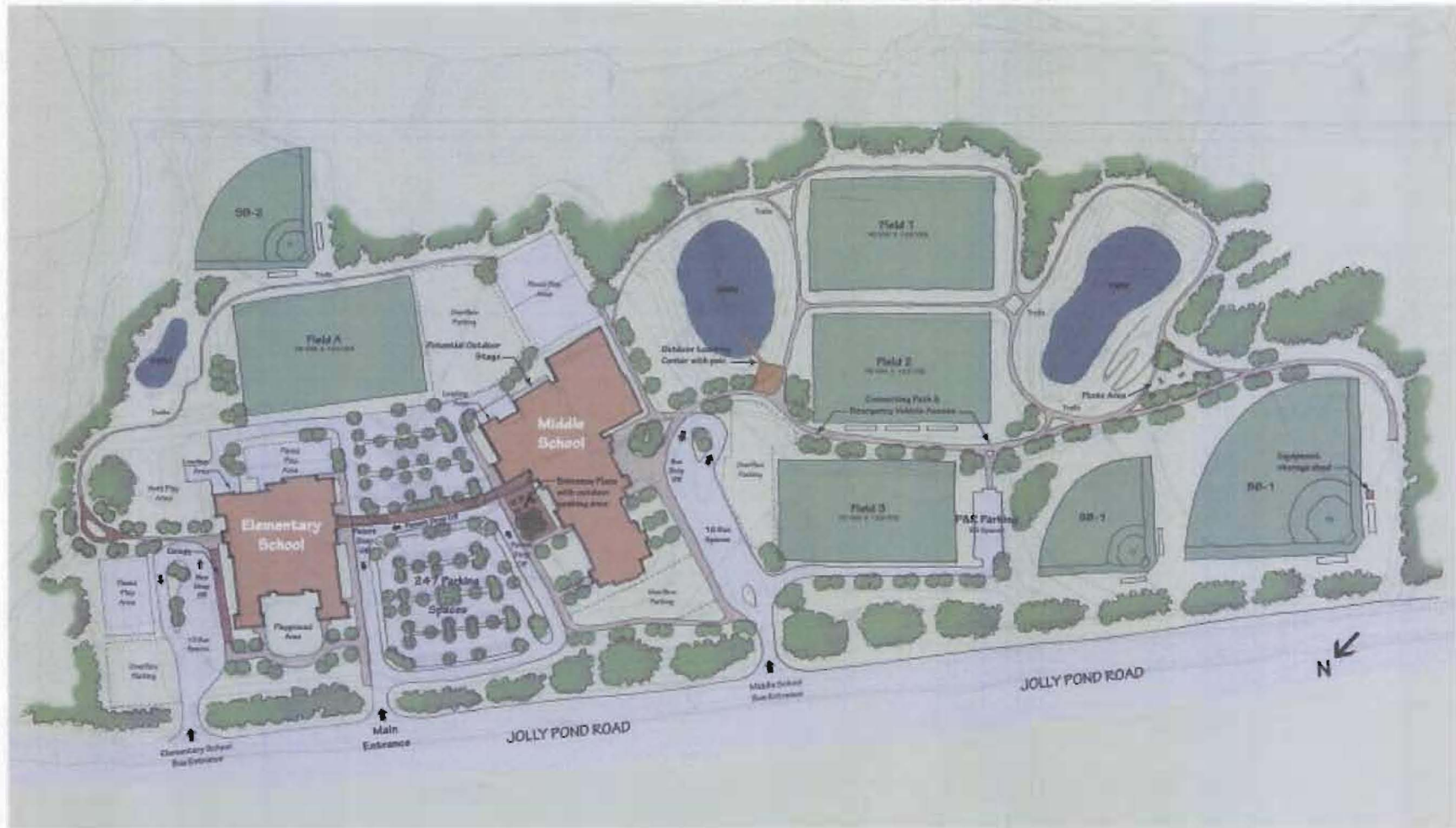
9th Elementary School  
4th Middle School



# Site Plan Layout

3-Ball Fields  
4- Sports Fields

85 Acre Site  
60 Acres Disturbed



WJCC Elementary/Middle Schools  
Grimm + Parker Architects

OVERALL SITE PLAN



# 9th Elementary School

91,198 Sq. Ft.



**E.S. SOUTH ELEVATION**



**E.S WEST ELEVATION**

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& responsible citizenship..."

**9th Elementary School**  
**4th Middle School**

# 4th Middle School

141,263 Sq. Ft.



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ARCHITECTS

**MBP**  
construction  
engineering



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& responsible citizenship."

9th Elementary School  
4th Middle School



# Sustainable Design Features in this Project

## SITE

- **Erosion and Sediment Control**
  - prevent loss of soil during construction
  - prevent sedimentation of storm sewer, facilities, streams
  - prevent air pollution
- **Stormwater Management**
  - Low Impact Development / Bio-Retention
- **Reduced Site Disturbance**
  - Compact multi-level plans minimize site disturbance
- **Reduce Heat Islands – non-roof**
  - provide shade, light colored materials, or pervious pavement
- **Reduce Heat Islands – Roof**
  - highly reflective / high emissivity roofing
- **Light Pollution Reduction**
  - Uniform light ratios
  - full cut-off / shielded fixtures
  - Maximum light levels fall within building / site



# **Sustainable Design Features in this Project**

## **WATER EFFICIENCY**

- **Water efficient landscaping**
  - No potable water use for irrigation of landscaping
- **Water use reduction**
  - Water efficient plumbing fixtures
  - Waterless urinals, dual tank toilets, automatic sensor faucets

## **ENERGY AND ATMOSPHERE**

- **CFC reduction in HVAC equipment**
  - Eliminate CFC based refrigerants
  - Use only environmentally friendly refrigerants
- **Optimize Energy Performance** - Reduce energy cost budget by as much as 15%

## **MATERIALS AND RESOURCES**

- **Storage and Collection of Recyclables**
  - Provide area for collection / separation of glass, paper, cardboard, plastics, metals
- **Recycled Content (post consumer + post industrial)**
  - specify materials that are comprised of recycled materials
  - Steel framing, metal roofing, aluminum storefront/curtain wall framing, concrete
- **Local Regional Materials**
  - Examples – brick, steel, carpet, ceiling tiles
- **Local Regional Materials**
  - Harvested locally

# Sustainable Design Features in this Project

## INDOOR AIR QUALITY

- **Environmental Tobacco Smoke Control**
  - prohibit smoking indoors and on entire campus
- **Carbon Dioxide Monitoring** (assembly spaces)
- **Low Emitting Materials**
  - Adhesives / Sealants
  - Paints
  - Carpet
- **Indoor Chemical and Pollutant Source Control**
  - entryway system
  - separate exhaust –chemicals
  - Separate drains for liquid chemicals
- **Controllability of System – Perimeter**
  - operable windows/ lighting control zones near perimeter walls
- **Thermal Comfort**
- **Daylight and Views**
  - Daylight 75% of spaces
  - Views for 90% of spaces



## **Current Status of Project:**

- 95% Documents – Completed
- RediCheck Design Review – Completed
- Design Program Comparison – Completed
- Constructibility Review – Completed
- 95% Cost Estimate – Completed
- County Permit Review – Currently Underway
- Early Site Work – Nearing Substantial Completion
- Williamsburg City Council – Approval Received
- Budget / Cost – Updated
- Ready to Issue for Bid on September 26, 2008





September 5, 2008

Mr. Robert Becker, Doctor of Education  
Assistant Superintendent of Operations  
Williamsburg-James City County Public Schools  
597 Jolly Pond Road  
Williamsburg, VA 23188  
beckerr@wjcc.k12.va.us

RE: WJCC 9<sup>th</sup> Elementary and 4<sup>th</sup> Middle School  
G+P Job # 20724

Dear Bob:

We received the 95% Construction Document comments from Redicheck this morning. I have forwarded the comments on to all of our consultants, and have reviewed the Executive Summary Report and the Architectural comments for both schools. We will make all necessary revisions to the Construction Documents per the comments we have received. If you have any questions, or need anything else, please let me know.

Sincerely,

A handwritten signature in dark ink, appearing to read "David Whale".

David Whale AIA LEED AP  
Senior Associate  
[dwhale@gparch.com](mailto:dwhale@gparch.com)

cc: Alan Robertson, Ed Kopp

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# Milestones from Project Schedule:

## KEY PROJECT DATES:

- Sep 11 City of WB – Approval to Advertise/Bid
- Sep 16 W/JCCPS School Board Mtg. – Approval to Advertise/Bid
- Sep 23 JCC BOS Mtg. - Seek Approval to Advertise/Bid
- Sep 28 (Sun) Advertise
- Sep 30 Documents Available for Bidders
- Oct 28 Receive Bids
- Oct 29-Nov 17 Evaluate Bids, Qualify Low Bidder, and Recommend Award
- Nov 18 W/JCCPS School Board Mtg. - Seek Approval to Award
- Nov 20 Letter of Intent / Award Contract
- Dec 1-8, 2008 Building Contractor to Begin Work On-site
- Jun 17, 2010 Elementary School Substantial Completion (17 months)
- Jul 1, 2010 Middle School Substantial Completion (19 months)

## Current Construction Budget:

Item	Updated Total Budgeted Cost	Anticipated Cost	Difference (+ Over / - Under)
Original CIP Budget - Total Project	\$88,904,812		
Reduction in 2008 Budget by JCC BOS	<u>-\$4,454,812</u>		
Current Budget - Total Project	\$84,450,000		
Original Construction CIP Budget <sup>1</sup>	\$72,968,644		
Reduction in 2008 Budget by JCC BOS	<u>-\$3,682,773</u>		
Current Construction Budget	\$69,285,871		
Estimated Current Construction Costs		\$67,000,000	-\$2,285,871

1. Includes other costs from the budget that are related to construction.