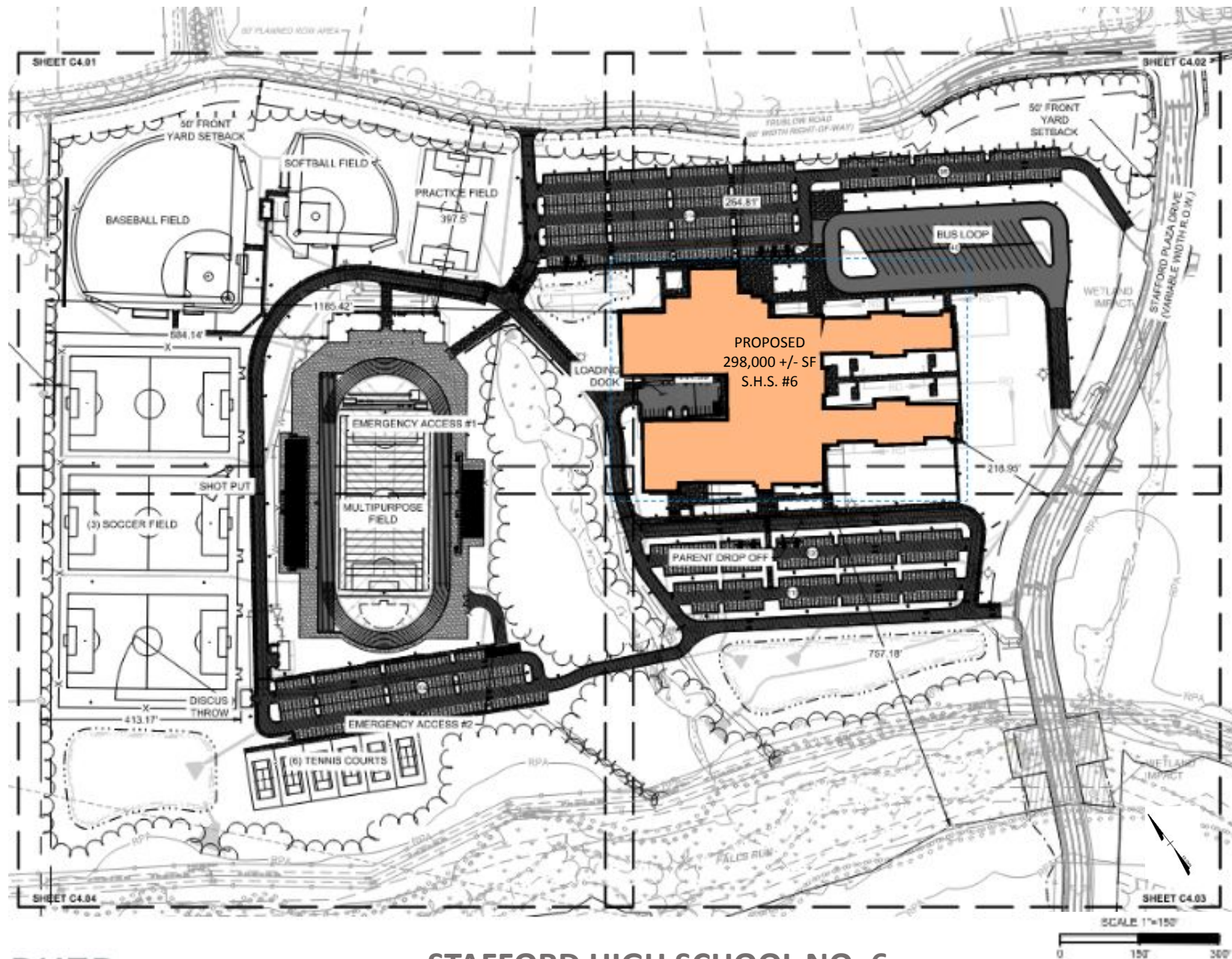
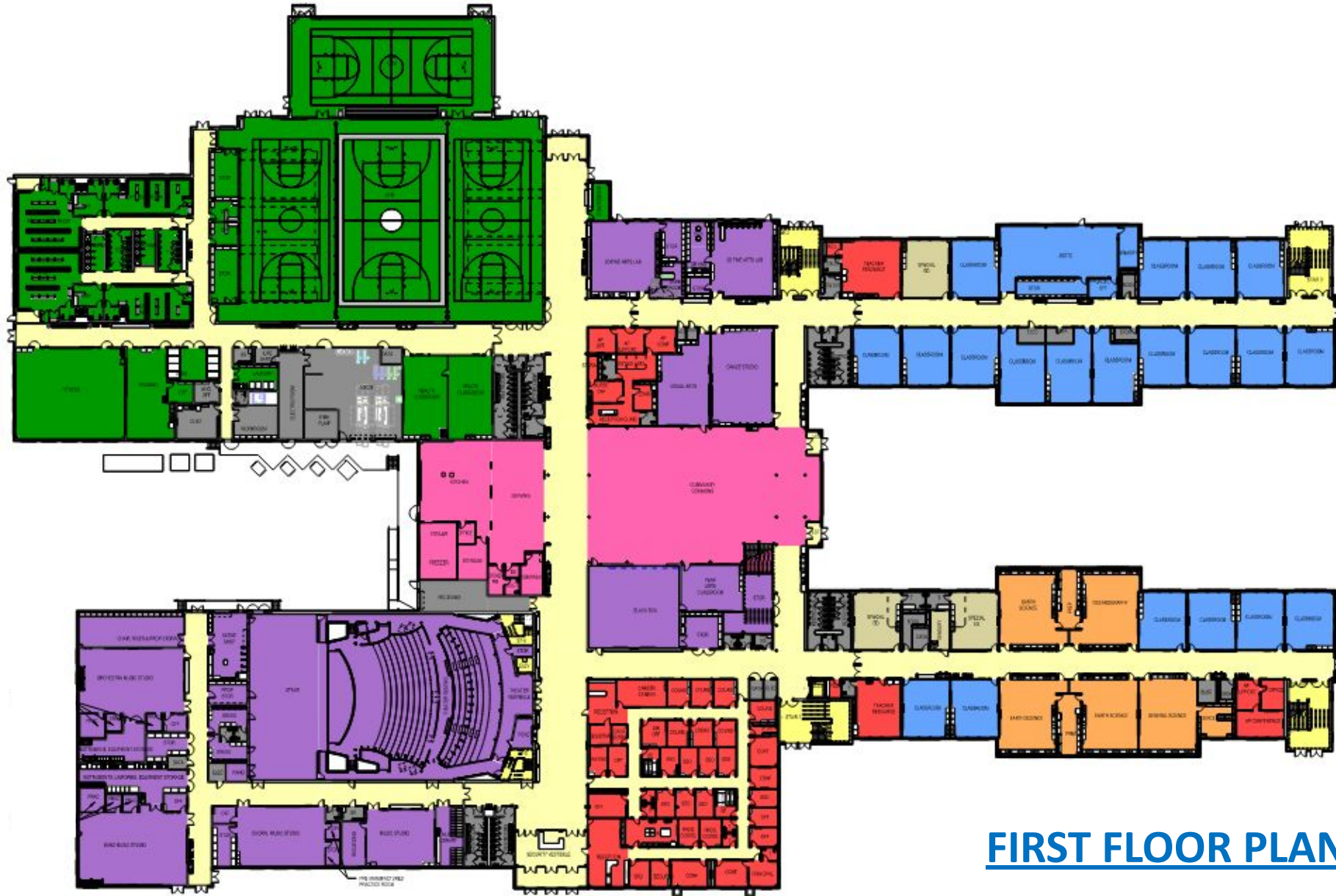


# Stafford County Public Schools High School #6 - Design Update

## SCHOOL BOARD MEETING

May 9, 2023

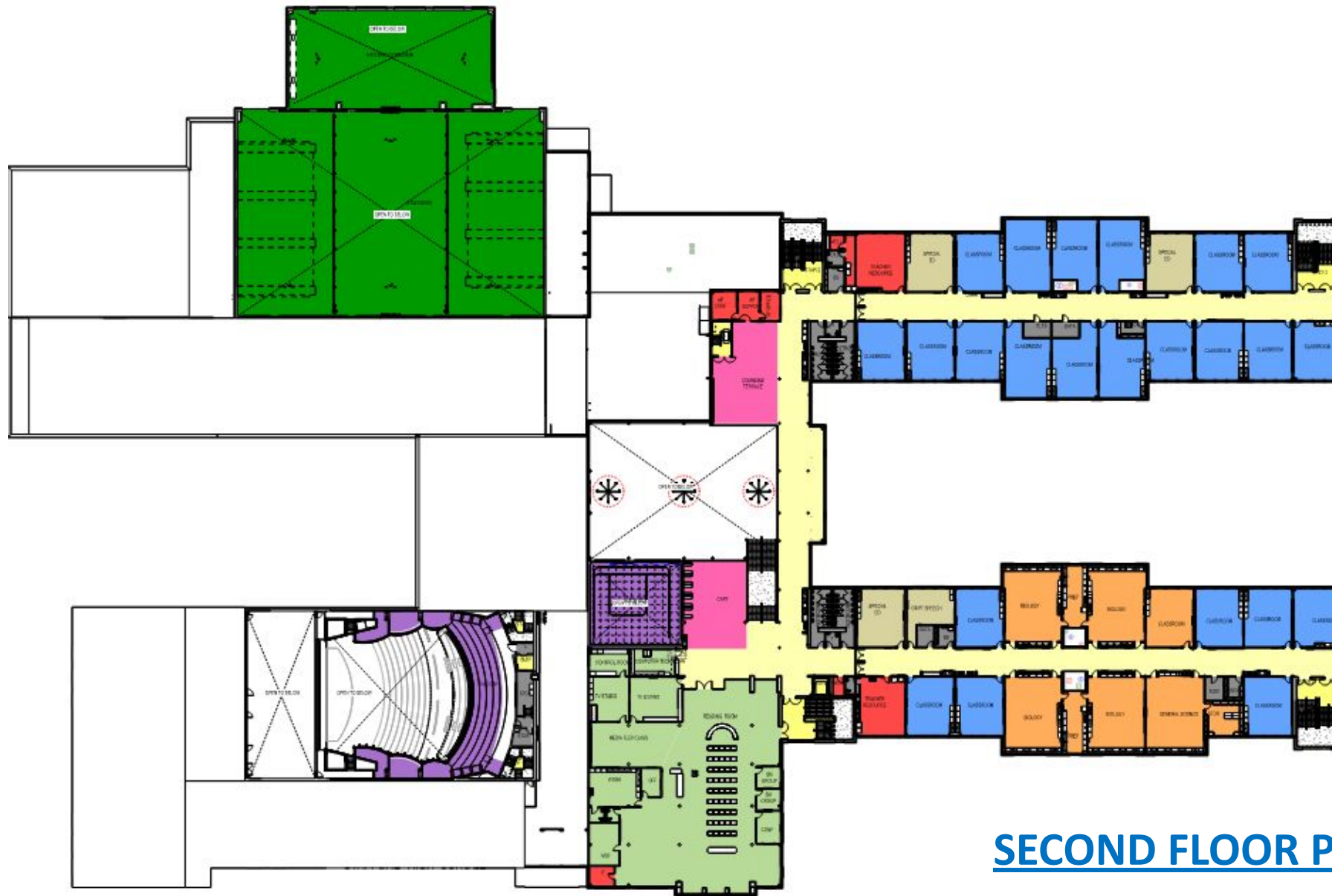




## Department Legend

- 01 ADMINISTRATION
- 03 TEACHING AND LEARNING
- 04 SPECIAL EDUCATION
- 05 SCIENCES
- 06 FINE ARTS
- 09 PHYSICAL EDUCATION
- 10 MEDIA
- 11 FOOD SERVICES
- 12 BUILDING SERVICES
- 15 STAIRS
- 16 CIRCULATION

## FIRST FLOOR PLAN



- Department Legend
- 01 ADMINISTRATION
  - 03 TEACHING AND LEARNING
  - 04 SPECIAL EDUCATION
  - 05 SCIENCES
  - 06 FINE ARTS
  - 09 PHYSICAL EDUCATION
  - 10 MEDIA
  - 11 FOOD SERVICES
  - 12 BUILDING SERVICES
  - 15 STAIRS
  - 16 CIRCULATION

## SECOND FLOOR PLAN



- Department Legend
- 01 ADMINISTRATION
  - 03 TEACHING AND LEARNING
  - 04 SPECIAL EDUCATION
  - 05 SCIENCES
  - 06 FINE ARTS
  - 09 PHYSICAL EDUCATION
  - 10 MEDIA
  - 11 FOOD SERVICES
  - 12 BUILDING SERVICES
  - 15 STAIRS
  - 16 CIRCULATION

# THIRD FLOOR PLAN





GRIMM + PARKER  
ARCHITECTS

STAFFORD HIGH SCHOOL NO. 6  
STAFFORD COUNTY PUBLIC SCHOOLS







VIEW IN DINING COMMONS



VIEW IN MEDIA CENTER

# Comparisons to other High Schools

## High School #6

- 298,000+/- gsf
- 2,150 students
- Key distinctions
  - Larger theater
  - Wider corridors

## Stafford High School

- 290,557 gsf
- 2,150 students

## Mountain View High School

- 271,439 gsf
- 2,150 students

## Colonial Forge High School

- 269,195 gsf
- 2,175 students

## Brooke Point High School

- 281,637 gsf
- 2,125 students

## North Stafford High School

- 304,096 gsf
- 2,050 students



Stafford HS



Stafford HS



Stafford HS

## MATERIAL AREA + PERCENTAGE COMPARISON W/ Stafford

### Stafford HS

Exterior material + percentage of  
wall area

#### Area

- Masonry 62,033 sf
- Metal Panel 21,327 sf
- Glass 25,567 sf

#### Wall area percentage

- Masonry 57%
- Metal Panel 20%
- Glass 23%

Overall building area 287,000 sf

### High School No. 6

Exterior material + percentage of  
wall area

#### Area

- Masonry 104,277 sf
- Metal Panel 22,061 sf
- Glass 25,772 sf

#### Wall area percentage

- Masonry 69%
- Metal Panel 14%
- Glass 17%

Overall building area 298,000 sf

# Trends in Current Regional School Construction Costs

## Elementary Schools (sample size of 4)

- Building \$270 - \$428 per sf
- Building + Site \$309 - \$465 per sf

## Middle Schools (sample size of 5)

- Building \$299 - \$458 per sf
- Building + Site \$341 - \$527 per sf

## High Schools

- Minnie Howard HS (Alexandria) \$536 per sf (Bldg. + Site)
- Loudoun County HS (FY 24-25) \$710 per sf (Bldg. + Site)

### Takeaway:

*While price escalations seem to have slowed in recent months, uncertainty in the construction market continues to result in wide ranges of costs.*



Mountain View HS

# Cost Control + Value Engineering

High School No. 6

- Metal stud construction at corridors of academic wings = weight reduction = steel savings
- Redesigned project to a three-story structure = roofing and foundation quantities and costs.
- Use of wide flange steel columns in lieu of steel tubes throughout three-story classroom areas
- Relocated auditorium to save lobby area
- Overall reduced areas of interior and exterior glass systems
- Limited use of aluminum curtainwall
- Oversized masonry materials results in reduced labor costs
- Simple single skin metal panel in lieu of higher costing insulated metal panels
- Use of a quality single-ply PVC roof membrane instead of four-ply built-up roofing
- Replaced high-sloped roof areas with less expensive structure and roof materials
- Reduction in landscaping to County minimums – reduced first cost and maintenance costs
- Grass and irrigation on ALL practice fields in lieu of artificial surface
- Reduction in number of tennis courts to minimum required for program
- Reduced impervious site areas to eliminate costly underground stormwater storage tanks
- Minimized parking / paving to more align with County minimum requirements
- Revised intersection design at Truslow Road & Stafford Plaza Drive

# THANK YOU