

Based on those findings, the 2004 General Assembly directed the Secretary of Education (et al.) to conduct a feasibility study (see Attachment B). The results of that feasibility study were presented to the 2005 General Assembly and are the basis of the latest actions of the General Assembly taken at their 2005 session.

The latest action by the General Assembly follows the findings of the feasibility study and requires further action by the Board of Education to make decisions about the process for consolidation including site selection and the method for achieving the capital requirements necessary to consolidate the schools. The newest requirements placed on the Board of Education are described in language in the appropriation act, Chapter 951, 2005 Acts of Assembly (see Attachment C).

At the Board's planning session in April 2005, staff presented the requirements contained in the appropriation act and outlined the process that the department would follow in order to position the Board with as much information as possible to make the decisions required by the appropriation act. The most immediate Board action stipulated in the appropriation act required the Board to make decisions about the location of a consolidated school and whether or not to pursue a process for obtaining a single school through the Public-Private Education Facilities and Infrastructure Act (PPEA).

Following the April planning session, department staff worked with the Department of General Services (DGS) to solicit proposals under the PPEA for a vendor that could deliver a facility that met the program requirements outlined in the feasibility study and that would permit the two schools to be consolidated into one as directed by the General Assembly. At its July 2005 meeting, the Board decided to utilize the PPEA process and selected Trammell Crow Company as the vendor with which the PPEA process would continue.

The Board took further action to direct Trammell Crow Company to prepare estimates of cost for various sites and to present those estimates at the September 2005 meeting. Specifically, the motion adopted by the Board stated:

“The Board adopts the Trammell Crow proposal and authorizes the Department of Education and Department of General Services to move forward with Trammell Crow to examine options for the following:

- 1. Renovation and/or construction of a new facility at Staunton.*
- 2. Renovation and/or construction of a new facility at Hampton.*
- 3. Construction of a new facility at alternate locations as in accordance with the guidelines for the new facility in the Department of Education Feasibility Study.*

The ultimate decision will come back to the Board to make a selection among the options.”

Summary of Major Elements

Since the July Board meeting, department staff, DGS staff, and Trammell Crow have met numerous times to develop the information requested by the Board. Trammell Crow will present the results of their work and will offer options for sites where the two schools could be consolidated and the costs associated with those options. Trammell Crow will respond to any questions related to their work.

At this stage of the PPEA process, the decision to proceed is not dependent upon site selection; however, Trammell Crow would need further direction from the Board to move to the next phase of the project.

DGS staff will respond to any questions related to the PPEA process. Ultimately, if the Board decides to continue with the PPEA process, it must do so with DGS as directed by the language in the appropriation act. DGS will be the “responsible public entity” that will manage the PPEA process including: collection of the budget estimates for selected site options, movement to the phase of developing detailed proposals for one or more sites, and finally, entering a comprehensive agreement for the site selected by the Board of Education.

Superintendent's Recommendation:

The Superintendent of Public Instruction recommends that the Board of Education take action regarding the selection of a site so that the department may include that decision in the report that is due to the Governor and the General Assembly on October 1, 2005.

Impact on Resources:

The impact on resources will depend upon the action chosen by the Board of Education. The General Assembly has authorized up to \$61.5 million for this project if the PPEA process is used.

Timetable for Further Review/Action:

The timetable for further action will depend upon the action chosen by the Board of Education at this meeting. The Department of Education and the Department of General Services must provide an update on the final location selected by the Board of Education and on the planning and construction process to the Governor and the Chairmen of the House Committees on Education and Appropriations and the Senate Committees on Finance and Education and Health by October 1, 2005.

First Action by the General Assembly Regarding the Consolidation of the Virginia Schools for the Deaf and the Blind

First Appeared in Chapter 1042, 2003 Acts of Assembly Item 138, Appropriation Act

“S.1. The Board of Education shall convene a task force to develop a plan for consolidating services for the deaf and/or blind and multi-disabled students served by Virginia's two schools for these students. The task force shall include at least one member of the Board of Education; the Superintendent of Public Instruction; the Superintendent of the Virginia School for the Deaf and the Blind at Staunton; the Superintendent of the Virginia School for the Deaf, Blind and Multi-Disabled at Hampton; the co-chairmen of the Advisory Commission on the Virginia Schools for the Deaf and the Blind; one parent of a currently enrolled student from each of the schools; and one representative each from the Department for the Blind and Vision Impaired, the Department for the Deaf and Hard-of-Hearing, the Department of Rehabilitative Services, and the Department of Mental Health, Mental Retardation and Substance Abuse Services.

2. The plan shall include an examination of appropriate academic programs, staffing requirements, facilities requirements, student transportation requirements, and individual arrangements necessary for all students currently receiving services to continue receiving services. All options for serving students shall be considered. The plan shall also include the steps necessary to achieve consolidation, funding requirements and/or savings, alternative uses of facilities, and a suggested timeline for achieving consolidation.

3. All agencies of the Commonwealth shall provide assistance to the task force in its development of the plan, upon request. The task force shall submit its plan to the Governor and the Chairmen of the House Appropriations and Education, and the Senate Finance and Education and Health Committees by November 1, 2003.”

**Second Action by the General Assembly Regarding the Consolidation of the
Virginia Schools for the Deaf and the Blind**

**First Appeared in Chapter 4, 2004 Acts of Assembly, Special Session I
Item 135, Appropriation Act**

“F. Out of this appropriation, \$100,000 the first year from the general fund is provided for the following capital needs assessment and feasibility study. In the pre-planning phase for the consolidation at a single campus, the Secretaries of Education, Health and Human Resources, Administration, and Finance, together with the State Board of Education, the Department of Education, the two schools for the deaf, blind, and multi-disabled, the Woodrow Wilson Rehabilitation Center, the Department of General Services, and the Department of Planning and Budget shall complete a capital needs assessment and feasibility study for consolidating the State's two existing schools for the deaf, blind, and multi-disabled. The Secretaries of Education, Health and Human Resources, Administration, and Finance shall submit a joint report on the capital needs assessment and feasibility study to the Governor and the Chairmen of the House Committees on Appropriations and Education, and the Senate Committees on Finance and Education and Health by October 1, 2004. Building upon the work of the 2003 Consolidation Task Force, the report shall also include a suggested timeline of steps necessary to achieve a well-planned consolidation of the two existing schools at the new location no later than September 1, 2007, including the closing of the existing sites and disposition of the properties as well as a mechanism to assist the local school divisions with program development for those children who will not continue at the new school.”

Third Action by the General Assembly Regarding the Consolidation of the Virginia Schools for the Deaf and the Blind

First Appeared in Chapter 951, 2005 Acts of Assembly Item 136, Appropriation Act

"D.1. In order to provide improved services through up-to-date facilities as well as to achieve long-term cost savings, notwithstanding other provisions of the Code of Virginia, the Virginia School for the Deaf and the Blind at Staunton and the Virginia School for the Deaf, Blind, and Multi-disabled at Hampton shall be consolidated into one school upon completion of any renovations, additions, or new facility construction at a site as determined by the State Board of Education with assistance from the Department of General Services.

2.a. The State Board of Education, assisted by the Department of General Services, shall consider, among other options, Public-Private Education Act (PPEA) proposals to plan and design the consolidation of the Virginia School for the Deaf and the Blind at Staunton and the Virginia School for the Deaf, Blind and Multi-disabled at Hampton into a single campus and the transfer of students, programs, and services to a single campus, the location of which shall be incorporated into a PPEA proposal or a conventional capital construction project proposal that will be accepted, reviewed and adopted by the State Board of Education no later than July 31, 2005.

b. In the event that the State Board of Education selects a PPEA proposal, the Department of General Services is authorized to enter into an agreement for construction of the new school at a total cost not to exceed \$61.5 million.

3. The Departments of Education and General Services shall provide an update on the final location selected by the State Board of Education and on the planning and construction process to the Governor and the Chairmen of the House Committees on Education and Appropriations and the Senate Committees on Finance and Education and Health by October 1, 2005. At a minimum, the report shall address:

a. Revised cost estimates and proposed timelines for construction of the new facility for consolidating services for the students served by Virginia's two schools at Staunton and Hampton;

b. In cooperation with the Department of Planning and Budget, revised projected operating budgets for fiscal years 2007 through 2010, including any one-time transition costs;

c. The status of proposed mechanisms to assist school divisions with programs for children transferring into local school divisions rather than continuing enrollment at the new school location;

d. Detailed cost estimates of possible program enhancements, including specialized technology, expanding services to include deaf children with emotional disabilities; and

e. Potential alternative uses of the existing campuses in Hampton and Staunton."

Site Alternatives

For the

Consolidation

of the two

Virginia Schools for the Deaf, Blind & Multi-Disabled



THE TEAM

Trammell Crow Company

Winter & Company



SCHEMATIC CONCEPT of NEW SCHOOL

**Site
Organization**

The design of the new campus provides efficient travel of students and staff during the day from dormitories to classes to and ancillary services.

The design relationships where identified needed were identified through interviews with the VSDB Superintendents, observation on the campuses and review of other current state school projects.

Future planning will identify such factors as the positioning of each department, classes within the educational building, staff offices and distances between buildings.

Playgrounds and areas to promote student interaction will be placed at key locations between buildings.

SCHEMATIC CONCEPT of NEW SCHOOL

Site Organization

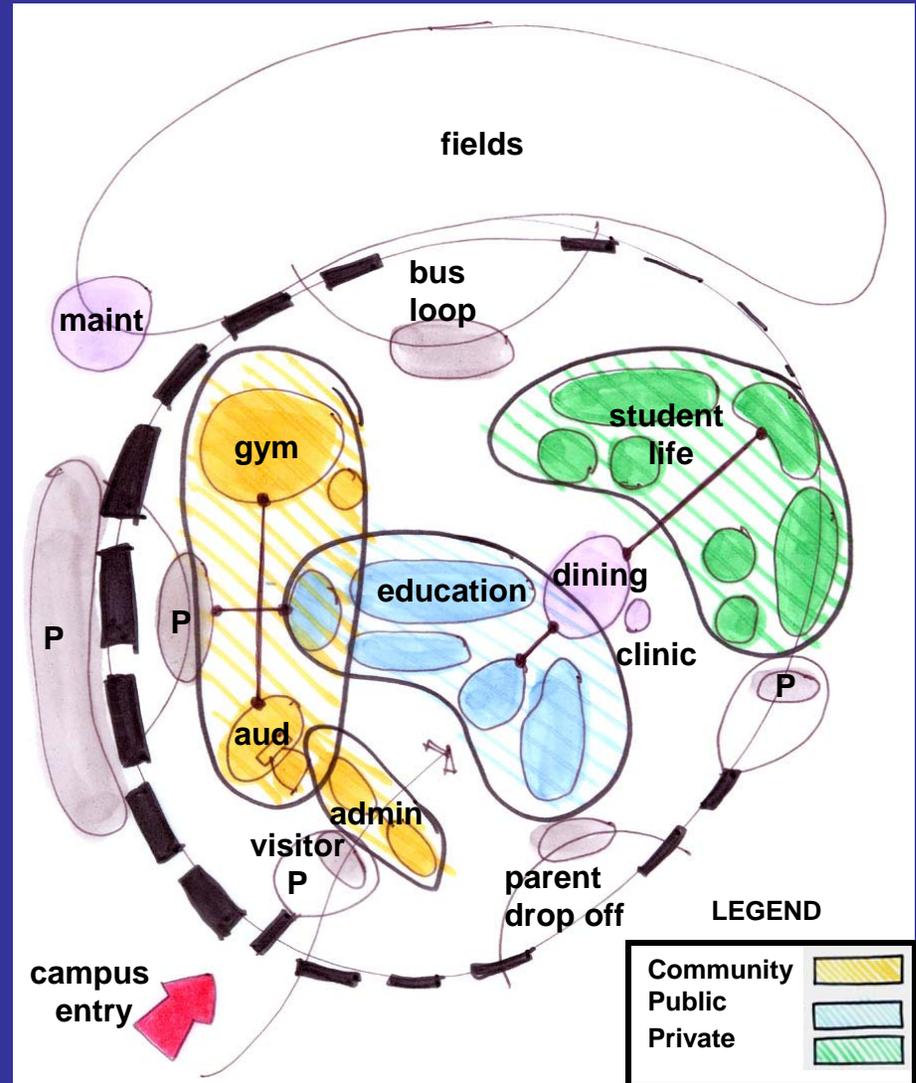
One public entry & secure perimeter

Vehicle traffic & parking at perimeter separate from pedestrian paths

Pedestrian paths linking functional zones

Three zones of use community, public, & private

Areas for play and socializing

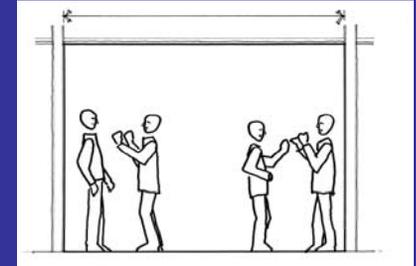


SCHEMATIC CONCEPT of NEW SCHOOL

“State-of-the-Art” Building Characteristics

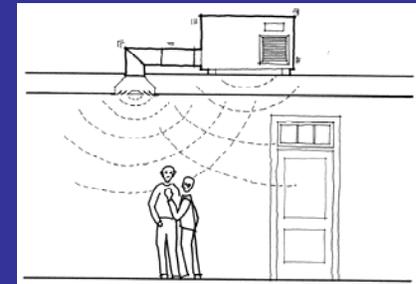
Fully accessible building & site design

Visual feasibility across campus
appropriate lighting
appropriate shading systems
reduction of visual obstructions



Space for signing
in corridors

Acoustic design for classrooms & other spaces
mechanical vibration control
appropriate reverberation control
external noise control



Reduce mechanical
vibration

Integration of a technology plan
Smartboards
Assistive technologies throughout campus
Campus network

Anticipation/flexibility for future teaching and technology

SCHEMATIC CONCEPT of NEW SCHOOL

Greenfield Site Master Plan

Distinct & separate buildings promote separation of school & home life

Pedestrian paths promote student movement and informal gathering

Areas for play and socializing

Visual supervision

Athletic fields available for community use

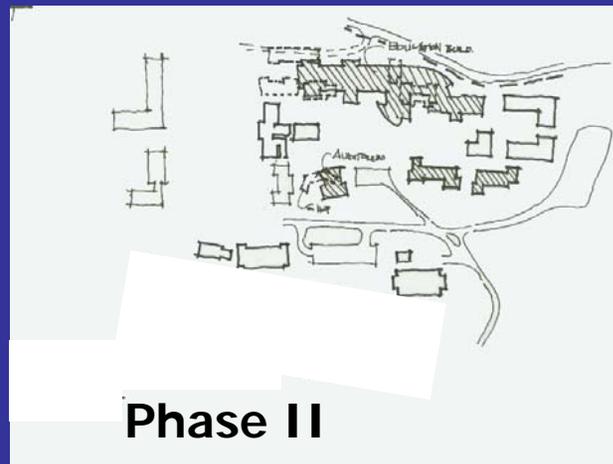
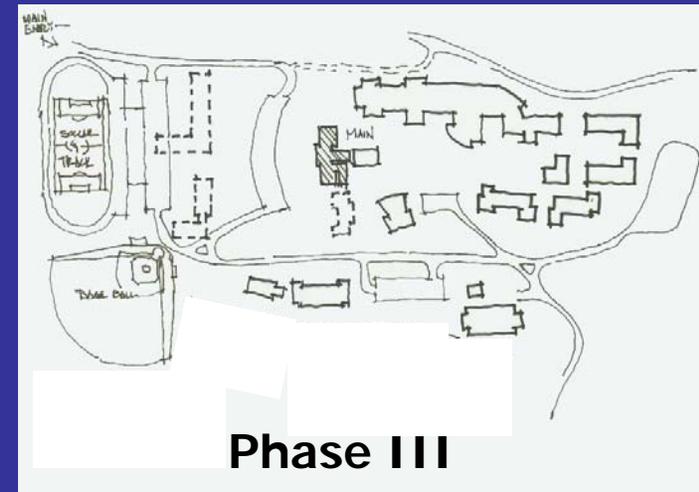
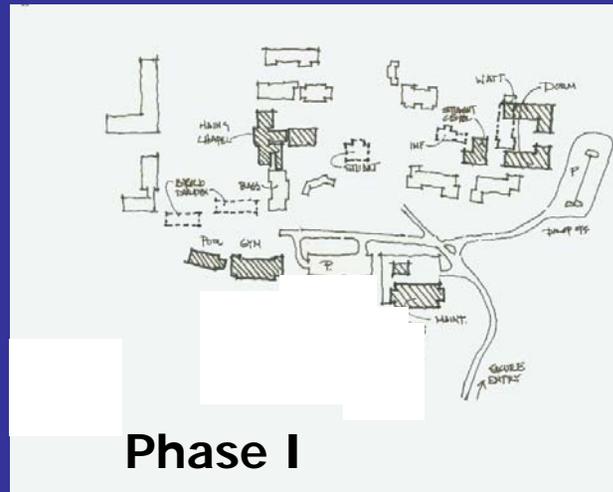


SCHEMATIC CONCEPT - STAUNTON

Staunton
Site
Master Plan



Staunton Proposed Phasing

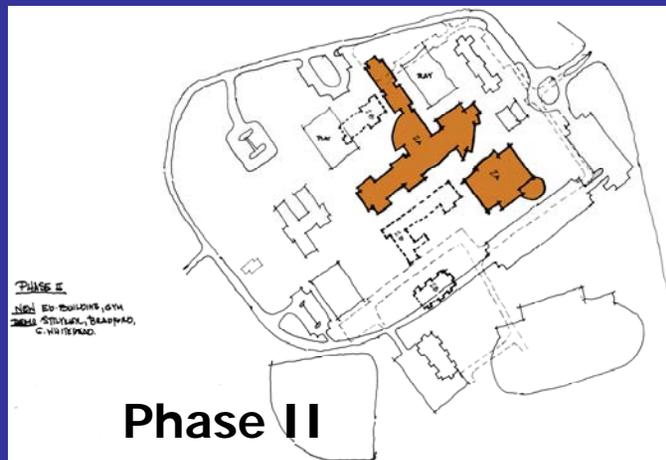
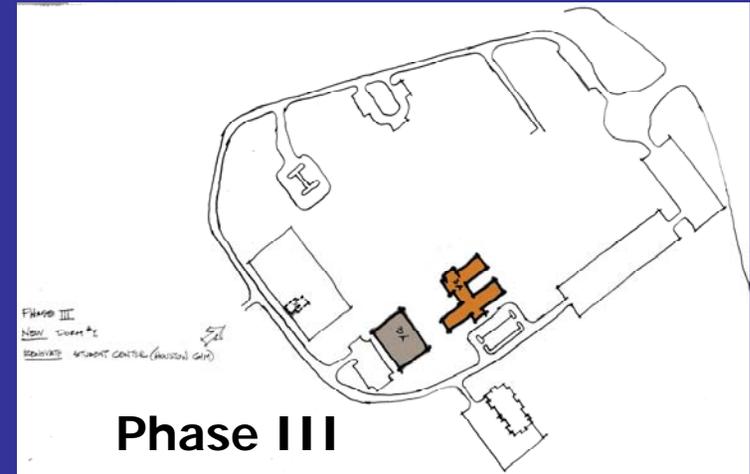
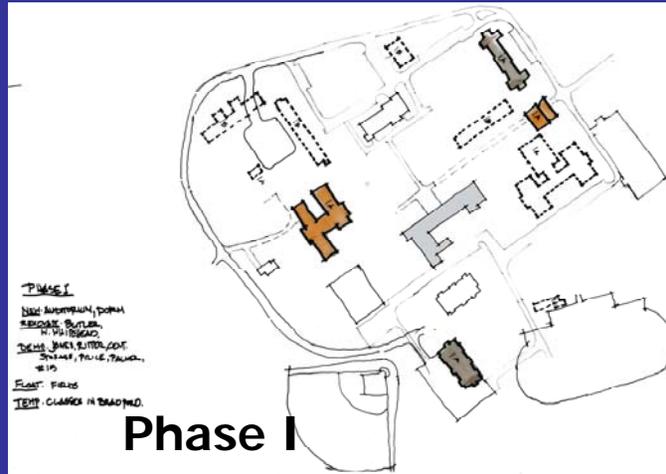


SCHEMATIC CONCEPT - HAMPTON

Hampton
Site
Master Plan



Hampton Proposed Phasing



SITE SELECTION CHARACTERISTICS

Geographic characteristics that support the mission



Region 1	Region 5	VSDB-S Region 5	VSDBM-H Region 2
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Criteria

1. Community Characteristics

	Richmond Metro	Charlottesville Metro	Staunton	Hampton
*Shared programming option with local school division	TBD	TBD	TBD	TBD
*Opportunities for Voc-Ed and Community-based employment	√	√	√	√
Access to leisure & social activities	√	√	√	√
Existence of deaf community	TBD	TBD	√	√
Existence of blind community	TBD	TBD	√	√
College/university nearby for partnership	√	√	√	√
Safe Neighborhood	2	TBD	1	3
*Access to nearby hospital	√	√	√	√

2. Location

*Central in the state	√	√		
*Easy access to major travel systems for transporting students	√	√	√	√
Easy access to the community (marketplace, bus stops, etc)	√	√	√	√
Adequate land (50+ acres)	√	√	√	√
Adequate growth potential for the school on the site	√	√	√	√
Not bounded by a major traffic artery	√	√	√	√

3. Staffing

Attracts new staff	√	√	√	√
Promotes Retention of Existing Staff	TBD	TBD	√	√

4. Cost Feasibility

Near Major Utilities	√	√	√	√
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TBD - To Be Determined

ORDER-of-MAGNITUDE OPERATING COSTS COMPARISON

CURRENT SITE COMPARISON

OPERATIONS COST COMPARISON

GREENFIELD	GSF	utility	\$/YR/SF	subtotal cost
*Estimated				
Gross building area	202,861	gas/elec	\$ 1.18	\$ 239,376
		phone/data	\$ 0.21	\$ 42,601
		water/sewer	\$ 0.07	\$ 14,200
		maint/custodial	\$ 3.36	\$ 681,613
Site cost 50 acres	50	grounds maint	\$ 750.00	\$ 37,500
Operations Cost				\$ 1,015,290

HAMPTON	GSF	utility	\$/YR/SF	subtotal cost
*2004 actual cost				
Gross building area on campus	202,310	gas/elec	\$ 1.41	\$ 285,921
		phone/data	\$ 0.34	\$ 68,724
		water/sewer	\$ 0.16	\$ 32,469
		maint/custodial	\$ 3.93	\$ 795,750
Site cost 75 acres		grounds maint	inc above	
Cost offset for 285 Hampton City Schools children				\$ (211,470)
Operations Cost				\$ 971,393

STAUNTON	GSF	utility	\$/YR/SF	subtotal cost
*2004 actual cost				
Gross building area in service	363,625	gas/elec/#2 oil	\$ 0.84	\$ 306,386
		phone/data	\$ 0.13	\$ 47,272
		water/sewer	\$ 0.07	\$ 24,913
		maint/custodial	\$ 1.29	\$ 468,060
Site cost 72.8 acres	73	grounds maint	\$ 1,931.77	\$ 140,633
Operations Cost				\$ 987,264

APPROX PLANT OPERATIONS SAVINGS

Hampton & Staunton 2004	\$ 1,958,657
estimated Greenfield 2004	\$ 1,015,290
Estimated savings based on 2004 costs	\$ 943,367

Greenfield	250	students	\$ 4,061
Hampton	74	students	\$ 13,127
Staunton	120	students	\$ 8,227

ORDER-of-MAGNITUDE OPERATING COSTS COMPARISION

NEW/RENOVATED SITE COMPARISON

NEW/RENOVATED FACILITY COMPARISON

GREENFIELD		\$/YR/SF	COST
202,861	gas/elec	\$ 1.18	\$ 239,376
	phone/data	\$ 0.21	\$ 42,601
	water/sewer	\$ 0.07	\$ 14,200
	maint/custodial	\$ 3.36	\$ 681,613
50	grounds maint	\$ 750.00	\$ 37,500
			\$ 1,015,290

HAMPTON		\$/YR/SF	COST
223,792	gas/elec	\$ 1.18	\$ 264,075
	phone/data	\$ 0.21	\$ 46,996
	water/sewer	\$ 0.07	\$ 15,665
	maint/custodial	\$ 3.36	\$ 751,942
50	grounds maint	\$ 750.00	\$ 37,500
			\$ 1,116,179

STAUNTON		\$/YR/SF	COST
271,912	gas/elec	\$ 1.18	\$ 320,856
	phone/data	\$ 0.21	\$ 57,101
	water/sewer	\$ 0.07	\$ 19,034
	maint/custodial	\$ 3.36	\$ 913,624
50	grounds maint	\$ 750.00	\$ 37,500
			\$ 1,348,115

BUDGET COMPARISON

	REGION 1 RICHMOND METRO AREA	REGION 5 CHARLOTTESVILLE METRO AREA	STAUNTON	HAMPTON
LAND	\$5,250,000	\$10,000,000	\$-	\$-
HARD COST	\$63,548,000	\$63,548,000	\$76,835,150	\$70,722,895
FF&E Budget Technology & Equipment Relocations	\$4,200,000	\$4,200,000	\$4,700,000	\$4,700,000
SOFT COSTS Design, Testing, Permits, & Fees	\$11,160,402	\$11,160,402	\$13,336,009	\$12,578,089
TOTAL CONSTRUCTION	\$84,158,402	\$88,908,402	\$94,871,159	\$88,000,984
CONSOLIDATION COST				