

# COUNTY OF PRINCE GEORGE, VIRGINIA

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**BOARD OF SUPERVISORS**  
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## Memorandum

To: Percy C. Ashcraft, County Administrator  
From: Jeffrey D. Stoke, Deputy County Administrator  
Date: September 4, 2018  
RE: School Site Locations – County Staff analysis and recommendation

Based on the Board of Supervisors' continuing discussion and information requests on potential school site locations, a team of County staff have developed the attached analysis for review and consideration. County staff recommends the Middle Road location as the most suitable and cost effective site for a new elementary school.

### **Middle Road site**

Centralized to current and future housing developments.  
Limited water and sewer line improvements required.  
Land proffered as a future school location.  
Cheapest location to develop.  
Vacant land is already owned by the County.

### **Walton School site**

The County is limited in future commercial development sites and the subject parcel is well positioned to add annual tax revenues to the County. The adjacent property (Tractor Supply) sold on 2/25/2013 for \$135,000/acre. Based on this transaction, the current 16-acre Walton Elementary School would have an estimated market value of at least \$2,160,000. After evaluating opportunity costs - placing the property back on the tax rolls, receiving future tax payments and providing an initial sale amount to the community outweighs the decision to keep this property as an elementary school when alternative locations are available.

### **Scott Park site**

Most expensive site due to infrastructure extensions/improvements required.  
Would require the closure of current Beazley Elementary School to avoid a double location.

		Walton ES	Middle Road	Scott Park (Buren)
<b>County Staff Research and Recommendations</b>				
Parcel - Total Acres		22 (includes 6 acres to be purchased)	75	290
Acreage suitable for School site		22	25	27
Site Elevation		132'	120'	140'
Site Drainage		Site drains north to Blackwater Swamp.	Site drains north to Bailey Creek	Site has split drainage: The likely school location drains south to Route 106, ultimately to Blackwater Swamp; northern half drains north to Southerly Run and ultimately to Bailey Creek.
Watershed		Blackwater	Chesapeake Bay	School location - Blackwater; Northern portion - Chesapeake Bay
Wetland Impacts		Approximately 2 acres of wetlands on existing 16 acre parcel. Little to no impacts anticipated	None, except minimal disturbance for possible new force main	Little to none anticipated
Soil Characteristics		Fine sandy loam - sandy loam: high groundwater, low shrink-swell potential	Fine sandy loam: low shrink-swell potential	Silt loam: high groundwater, Moderate shrink-swell potential
Public Utilities	Water Availability	12" water main currently available	12" water main currently available	12" water main to be extended approx. 2,500 LF
	Sewer Availability	8" gravity main currently available	4" force main currently available - may require minor upgrades to existing church pumps.	10" gravity main to be extended approx. 2,000 LF from existing school; or extend approx. 1,200 LF through Tinsley charter -reduce ext below by \$150k.
Cost to Extend Public Utilities	Water	\$0	\$0	\$575,000
	Sewer	\$0	\$5,000 to use existing force main. (\$645k less than school estimate)	\$500,000
Road Improvements		\$750,000. Only 1 - 2 other properties impacted. Approx. 65' R/W	\$750,000. Entrance location impacted by Romans Rd. 2 - 3 other properties impacted. Approx. 55' R/W	\$750,000. Entrance to likely line up with Tinsley entrance. 3 - 4 other properties impacted. Approx. 50' R/W. Relocate overhead electric.
Property Acquisition		6 acres required. Potential costs \$475k - 810k.	None required	None required
Site Construction		Requires strategy to work around existing school. Construction entrance off site could require cost for temporary construction easement.	Minimal tree clearing.	Requires clearing and grubbing of trees. Some potentially harvested for timber. Additional time to clear.
Site Demolition		Requires demolition of old school. Approx. costs = \$500,000.	None required	None required
Site Advantages		Current school site.	Site is proffered for a school location. More centralized to current and future housing development.	Identified in the 2012 Scott Park master plan as a potential school site. Water system will be looped when Tinsley Charter develops. 4-8 existing homes can connect to water & sewer.
Site Disadvantages		Lose future sale of site as commercial property for additional tax revenues. Estimate value of sale= \$2.16 million. Requires acquisition costs. Higher construction costs due to site constraints while school is in operation.		Location is close to existing neighbors (who may want a fence) and closer to future neighbors in Tinsley Charter buildout. Master plan suggests 24" water main in this location. May require easement acquisition thru Tinsley tract.
<b>Site Development Costs (Prepared by School Consultant)</b>				
Property Acquisition		\$475,000	\$0	\$0
Site Construction		\$4,254,800	\$4,254,800	\$4,254,800
Site Demolition		\$500,000	\$0	\$0
Road Improvements		\$750,000	\$750,000	\$750,000
Water Extension		\$0	\$0	\$650,000
Sewer Extension		\$0	\$650,000	\$500,000
TOTAL		\$5,979,800	\$5,654,800	\$6,154,800