

MANCHESTER-ESSEX PUBLIC SCHOOLS

Facility Needs Assessment

- **Essex Elementary**
- **Manchester-Essex Regional Middle-High School**



ESSEX ELEMENTARY SCHOOL

FACILITIES CONDITIONS ASSESSMENT



SITE PLAN



ESSEX ELEMENTARY SCHOOL



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Items having a direct affect on Academics:

Scope 1

BOILER	\$490,000
ROOF	\$3,500,000
HVAC	\$217,000
WINDOWS	\$665,000

Scope 2

PLAYFIELD DRAINAGE	\$375,000
MASONRY REPAIR	\$30,000
EXTERIOR DOORS	\$60,000
KITCHEN EQUIPMENT	\$975,000
PAINT INTERIOR	\$640,000
NEW FLOORING	\$1,300,000
MECHANICAL	\$580,000

ESSEX ELEMENTARY SCHOOL

Category	Scope 1 (0-2 years)	Scope 2 (3-5 years)	Scope 3 ("Grandfathered" OR 6-10 years)	Total
Building Summary		Essex Elementary School		
1. SITE	644	617,890	95,875	714,409
2. BUILDING ENVELOPE	5,002,400	405,893	1,235,260	6,643,553
3. BUILDING INTERIORS	0	2,985,653	292,175	3,277,828
4. MECHANICAL	2,662,400	1,553,240	4,037,410	8,253,050
5. ELECTRICAL	2,963,480	0	0	2,963,480
¹Total:	10,628,924	5,562,676	5,660,720	21,852,320
¹Total Inflated @ 6% for Scope 1, 4% for Scopes 2-3 and Compounded Annually	11,942,659	6,767,846	8,379,248	27,089,753

¹Totals include Soft Costs (30%): Contingency, Administration and A/E Fees.

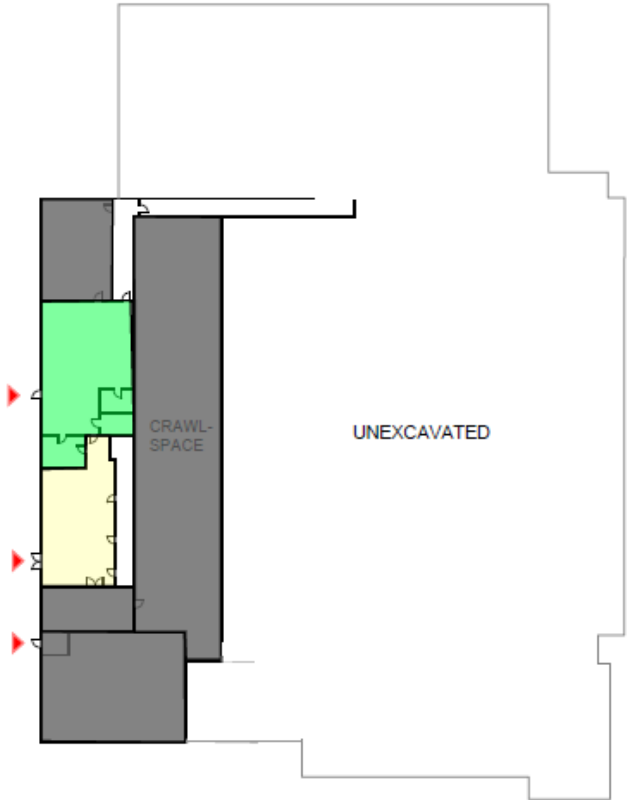
ESSEX ELEMENTARY SCHOOL

SPACE NEEDS ASSESSMENT

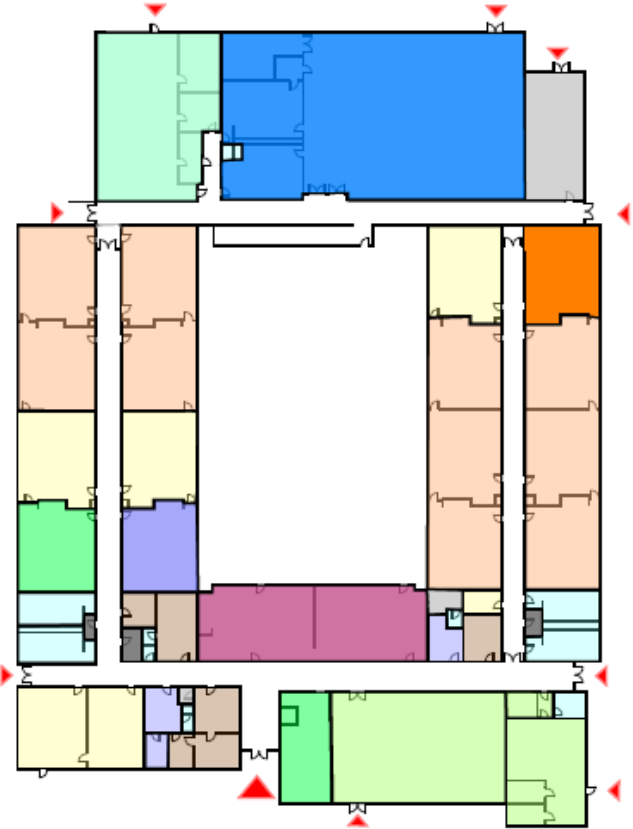
- Acceptable space requirement
- Lacking programmatically

Essex Elementary School		Proposed Rooms and Areas for a New 250 student Essex Elementary School			
Room Type	Room NFA ¹	# of Rooms	Area Totals	MSBA Standards & Comments	
CORE ACADEMIC SPACES					
Pre-Kindergarten w/ toilet	1,200	0	-	1,100 SF min - 1,300 SF max	
Kindergarten w/ toilet	1,200	3	3,600	1,100 SF min - 1,300 SF max	
General Classrooms - Grade 1-6	950	10	9,500	900 SF min - 1,000 SF max	
SPECIAL EDUCATION					
<i>(List rooms of different sizes separately)</i>					
Self-Contained SPED	950	2	1,900	900-1,300 SF equal to surrounding classrooms	
Self-Contained SPED - toilet	60	2	120		
Resource Room	500	4	2,000	1/2 size Genl. Clm.	
Small Group Room / Reading	500	1	500	1/2 size Genl. Clm.	
ART & MUSIC					
Art Classroom - 25 seats	1,000	1	1,000	assumed schedule 2 times / week / student	
Art Workroom w/ Storage & kiln	150	1	150		
Music Classroom / Large Group - 25-50 seats	1,200	1	1,200	assumed schedule 2 times / week / student	
Music Practice / Ensemble	75	2	150		
HEALTH & PHYSICAL EDUCATION					
Gymnasium	6,000	1	6,000	6000 SF Min. size	
Gym Storeroom	150	1	150		
Health Instructor's Office w/ Shower & Toilet	150	1	150		
MEDIA CENTER					
Media Center / Reading Room	2,020	1	2,020		
DINING & FOOD SERVICE					
Cafeteria / Dining	2,400	1	2,400	2 seatings - 15SF per seat	
Stage	1,000	1	1,000		
Chair / Table / Equipment Storage	200	1	200		
Kitchen	1,600	1	1,600	1600 SF for first 300 + 1 SF/student Add'l	
Staff Lunch Room	200	1	200	20 SF/Occupant	
MEDICAL					
Medical Suite Toilet	60	1	60		
Nurses' Office / Waiting Room	250	1	250		
Examination Room / Resting	100	1	100		
ADMINISTRATION & GUIDANCE					
General Office / Waiting Room / Toilet	300	1	300		
Teachers' Mail and Time Room	100	1	100		
Duplicating Room	150	1	150		
Records Room	110	1	110		
Principal's Office w/ Conference Area	375	1	375		
Principal's Secretary / Waiting	125	1	125		
Assistant Principal's Office	120	0	-		
Supervisory / Spare Office	120	1	120		
Conference Room	250	1	250		
Guidance Office	150	1	150		
Guidance Storeroom	35	1	35		
Teachers' Work Room	300	1	300		
CUSTODIAL & MAINTENANCE					
Custodian's Office	150	1	150		
Custodian's Workshop	375	1	375		
Custodian's Storage	375	1	375		
Recycling Room / Trash	400	1	400		
Receiving and General Supply	200	1	200		
Storeroom	200	1	200		
Network / Telecom Room	200	1	200		
OTHER					
Other (specify)		-	-		
Total Building Net Floor Area (NFA)			38,165		
Proposed Student Capacity / Enrollment			250		
Total Building Gross Floor Area (GFA) ²			45,000		
Grossing factor (GFA/NFA)			1.18		

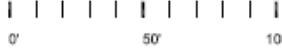
ESSEX ELEMENTARY SCHOOL



BASEMENT PLAN



FIRST FLOOR PLAN



SPACE LEGEND

- | | | | | |
|-------------------|--------------------|-----------------|------------------------|------------|
| CORE ACADEMIC | PHYSICAL EDUCATION | LIBRARY / MEDIA | HEALTH | STORAGE |
| SPECIAL EDUCATION | TECH | ADMINISTRATIVE | DINNING & FOOD SERVICE | MECHANICAL |
| KINDERGARTEN | ART & MUSIC | TOILET ROOM | CIRCULATION | |

RECOMMENDATIONS

- **Option A** –

A complete renovation of the existing school building (55,000 sf) at a projected preliminary cost of \$26 million or \$473 per square foot.

- **Option B** –

A new elementary school building of approximately 45,000 square feet at a projected preliminary cost of \$32 million or \$710 per square foot.

MANCHESTER-ESSEX REGIONAL MIDDLE HIGH SCHOOL

FACILITIES CONDITIONS ASSESSMENT



Items to come due in 10-15 years:

- **Roofing Systems** **\$5.4m**
- **HVAC Systems** **\$3.6m**
 - Air Handling Units
 - Rooftop Chiller
 - Boilers

MANCHESTER-ESSEX REGIONAL MIDDLE HIGH SCHOOL

Category	Scope 1 (0-2 years)	Scope 2 (3-5 years)	Scope 3 ("Grandfathered" OR 6-10 years)	Total
Building Summary		MANCHESTER ESSEX REGIONAL MIDDLE-HIGH SCHOOL		
1. SITE	179,075	20,800	0	199,875
2. BUILDING ENVELOPE	0	46,670	5,463,900	5,510,570
3. BUILDING INTERIORS	58,240	862,680	0	920,920
4. MECHANICAL	176,800	0	3,580,200	3,757,000
5. ELECTRICAL	0	166,400	0	166,400
¹ Total:	414,115	1,096,550	9,044,100	10,554,765
¹ Total Inflated @ 6% for Scope 1, 4% for Scopes 2-3 and Compounded Annually	465,300	1,334,121	13,387,477	15,186,898

¹Totals include Soft Costs (30%): Contingency, Administration and A/E Fees.

MANCHESTER-ESSEX PUBLIC SCHOOLS

Category	Scope 1 (0-2 years)	Scope 2 (3-5 years)	Scope 3 ("Grandfathered" OR 6-10 years)	Total
Executive Summary				
1. Essex Elementary School	10,628,924	5,562,676	5,660,720	21,852,320
2. Manchester-Essex Regional Middle-High School	414,115	1,096,550	9,044,100	10,554,765
¹ Total:	11,043,039	6,659,226	14,704,820	32,407,085
¹ Total Inflated @ 6% for Scope 1, 4% for Scopes 2-3 and Compounded Annually	12,407,959	8,101,967	21,766,726	42,276,651

¹Totals include Soft Costs (30%): Contingency, Administration and A/E Fees.

RECOMMENDED NEXT STEPS

- **Essex Elementary conclusion – major renovation or replace with new school**
- **Submit to MSBA**
- **Plan for future High School expenditures**

