

# MANCHESTER-ESSEX PUBLIC SCHOOLS

## **Facility Needs Assessment**

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



# ESSEX ELEMENTARY SCHOOL

## FACILITIES CONDITIONS ASSESSMENT



# ESSEX ELEMENTARY SCHOOL

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# ESSEX ELEMENTARY SCHOOL

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## Items having a direct affect on Academics:

### Scope 1

<b>BOILER</b>	<b>\$490,000</b>
<b>ROOF</b>	<b>\$3,500,000</b>
<b>HVAC</b>	<b>\$217,000</b>
<b>WINDOWS</b>	<b>\$665,000</b>

### Scope 2

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

# ESSEX ELEMENTARY SCHOOL

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

<sup>1</sup>Totals 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 <sup>1</sup>	# of Rooms	Area Totals	MSBA Standards & Comments
<b>CORE ACADEMIC SPACES</b>		13	13,100	
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
<b>SPECIAL EDUCATION</b>			4,520	
(List rooms of different sizes separately)				
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.
<b>ART &amp; MUSIC</b>			2,500	
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	
<b>HEALTH &amp; PHYSICAL EDUCATION</b>			6,300	
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	
<b>MEDIA CENTER</b>			2,020	
Media Center / Reading Room	2,020	1	2,020	
<b>DINING &amp; FOOD SERVICE</b>			5,400	
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
<b>MEDICAL</b>			410	
Medical Suite Toilet	60	1	60	
Nurses' Office / Waiting Room	250	1	250	
Examination Room / Resting	100	1	100	
<b>ADMINISTRATION &amp; GUIDANCE</b>			2,015	
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	
<b>CUSTODIAL &amp; MAINTENANCE</b>			1,900	
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	
<b>OTHER</b>			0	
Other (specify)		-		
Total Building Net Floor Area (NFA)			38,165	
Proposed Student Capacity / Enrollment			250	
Total Building Gross Floor Area (GFA) <sup>2</sup>			45,000	
Grossing factor (GFA/NFA)			1.18	

# ESSEX ELEMENTARY SCHOOL





## 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

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

<sup>1</sup>Totals 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
<b>Executive Summary</b>				
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
<sup>1</sup> Total:	11,043,039	6,659,226	14,704,820	32,407,085
<sup>1</sup> 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

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

# RECOMMENDED NEXT STEPS

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

