

TSKP ARCHITECTURE | PLANNING | INTERIORS  
STUDIO

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## MANCHESTER SCHOOLS PHASE II

SMARTR II Committee – August 21, 2018

**Note added by General Manager:**

**Back-up data and schematics for all options (reference only)**

**See Board presentation version dated August 28, 2018 for narrative and proposal**

**School Modernization and Reinvestment Team Revisited (SMARTR)**

## **SMARTR 1 GUIDING PRINCIPLES**

- **Current elementary schools are aging, inefficient, and do not provide a 21<sup>st</sup> century learning environment.**
- **There needs to be parity of facilities and sustainable racial balance between all elementary schools.**
- **Some of the district's schools experience significant conflict between buses, cars, and walkers.**
- **Where prudent, state school construction assistance money should be optimized. State reimbursement formulas do discourage construction/rehabilitation of smaller schools, however for the size of schools being considered with classroom sizes between 17 – 22 students, research by SMARTR indicates that enrollment capacity does not have an impact on learning.**
- **There is a strong desire to maintain a “neighborhood” structure to the elementary schools. This structure can be maintained by expanding current neighborhood boundaries and maintaining geographic continuity.**



## **OPTIONS STUDIED**

- **4 School Option – Renovate 4 Elementary Schools**
- **3 School Option – Renovate 3 Elementary Schools  
4<sup>th</sup> School Converted to Pre K**
- **2 School Option – Renovate 2 Elementary Schools**



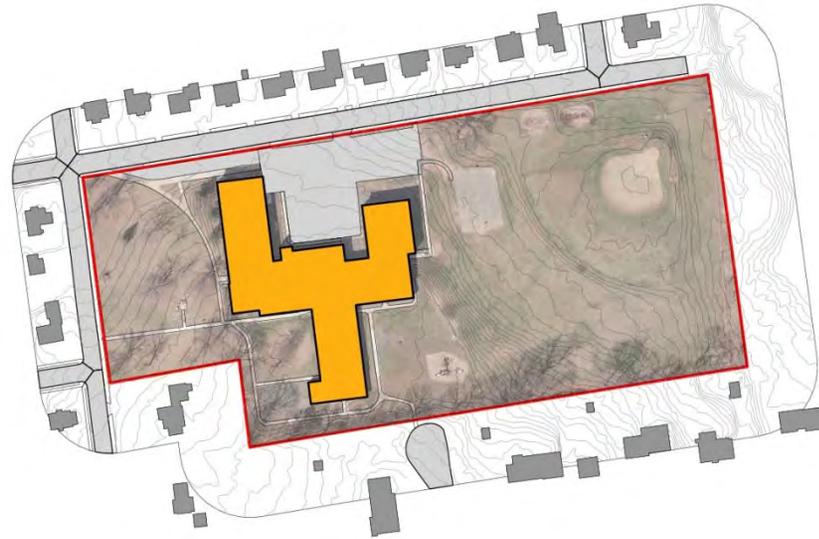
# EXISTING CONDITIONS



**BOWERS**

**Site**

- Small site
- Vehicular Traffic / Parking Issues



BOWERS  
ELEMENTARY SCHOOL  
141 PRINCETON  
STREET  
MANCHESTER, CT  
06042

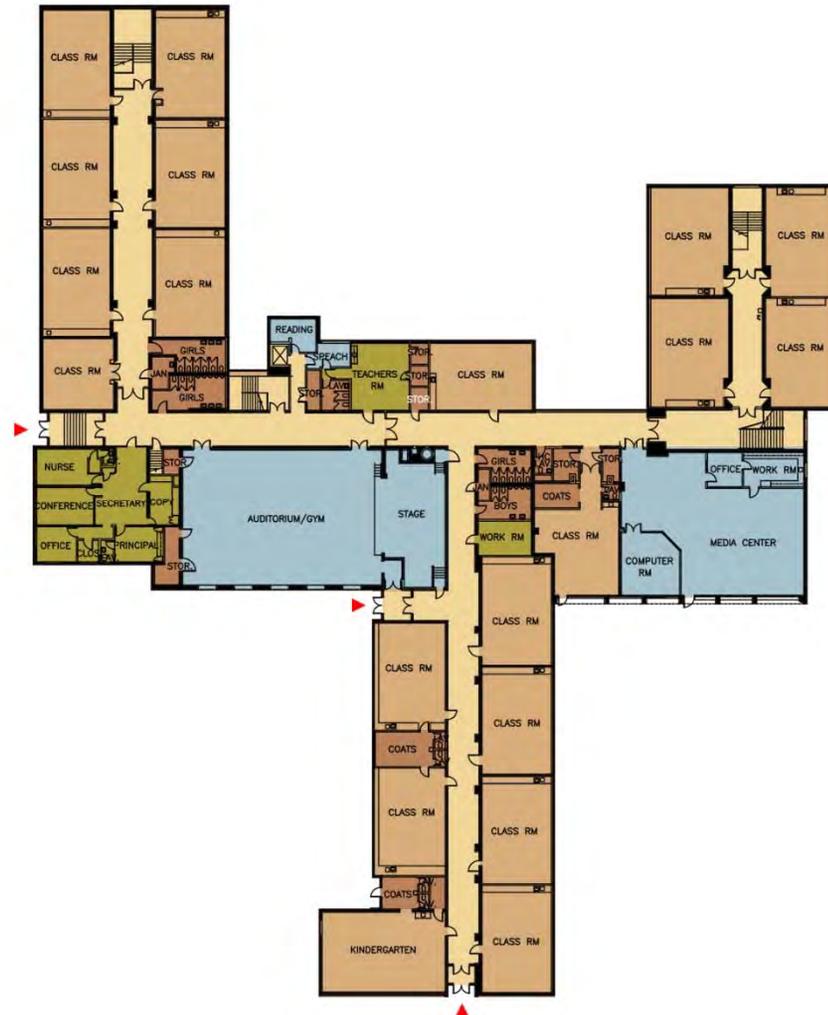


8.1 ACRES, SITE AREA

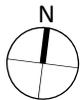


## BOWERS Upper level

- Wing Configuration Makes Grade Continuity Difficult
- Main Office Not Near Actual Entrance



	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION



40' 0' 40' 80'

## BOWERS

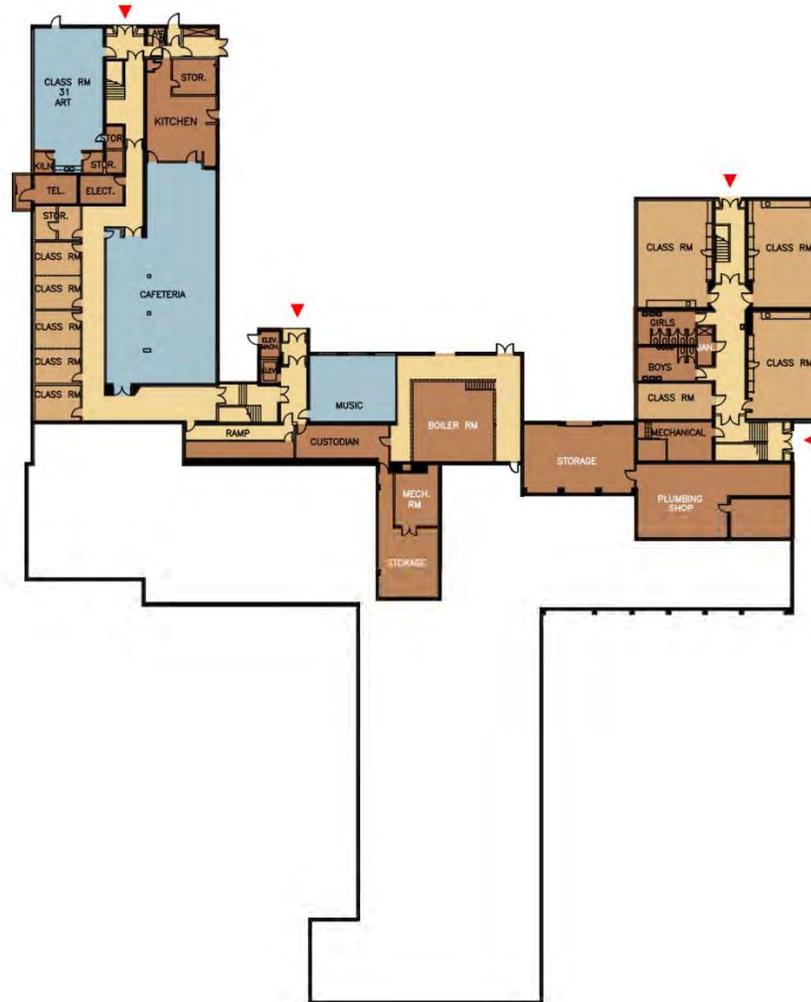
### Lower level

- Lower Level Classrooms Isolated From School
- Lower Level Classrooms not Handicap Accessible
- School Entrance Not Prominent

	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION

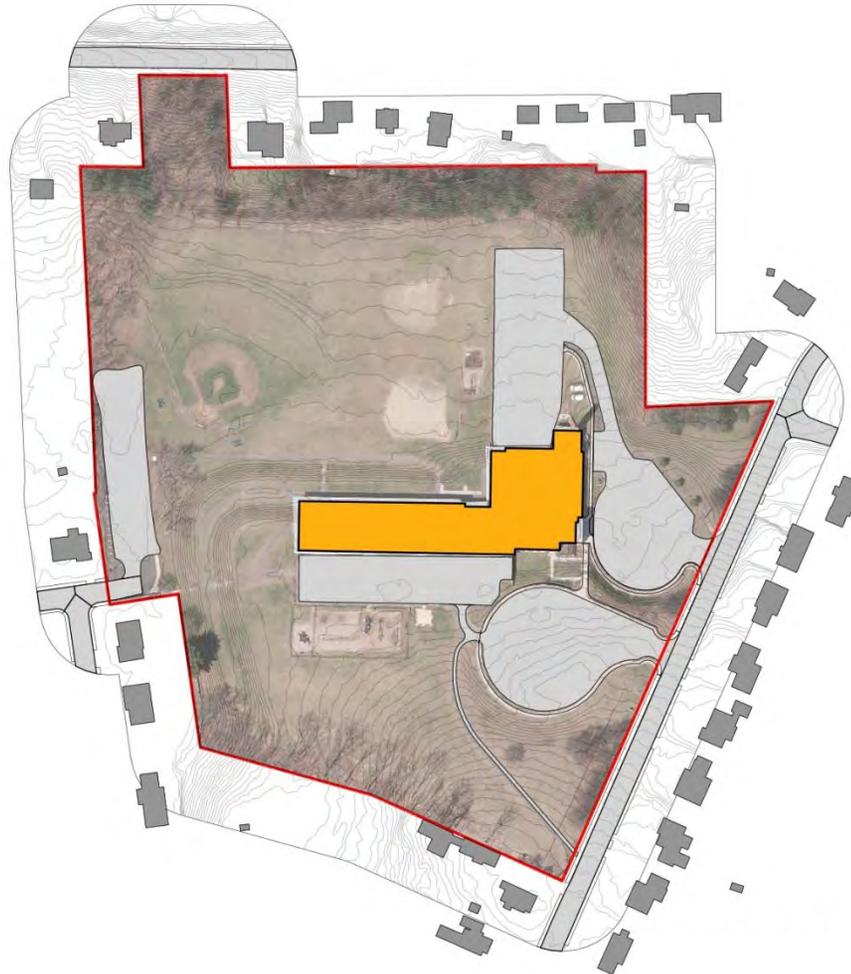


40' 0' 40' 80'

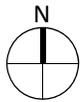


**BUCKLEY**  
**Site**

- Building Straddles  
Significant Topography

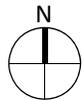
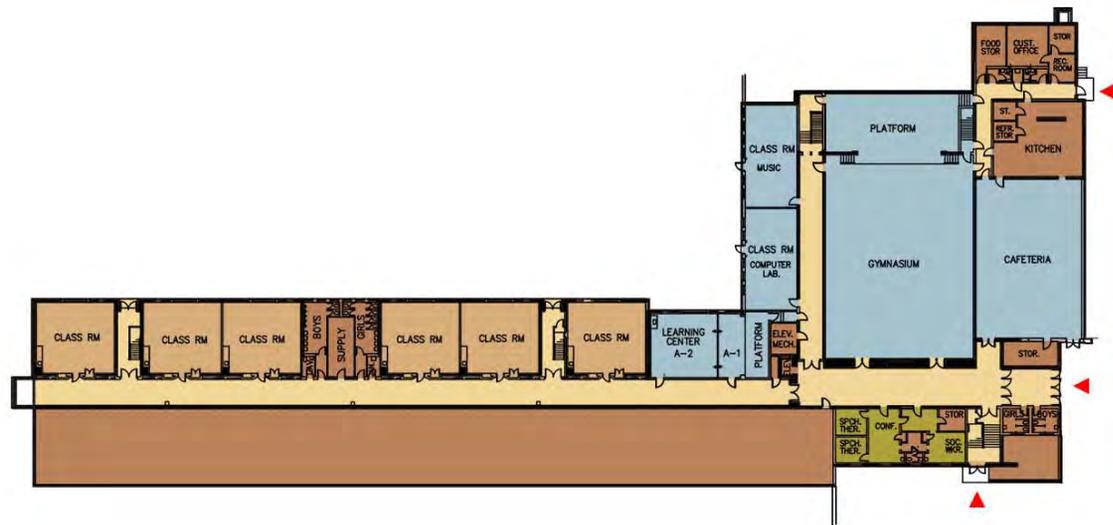


BUCKLEY ELEMENTARY  
SCHOOL  
250 VERNON STREET  
MANCHESTER, CT 06042  
16.6 ACRES, SITE



## BUCKLEY Lower Level

- Small Classroom Size
- Administration Not on Main Floor

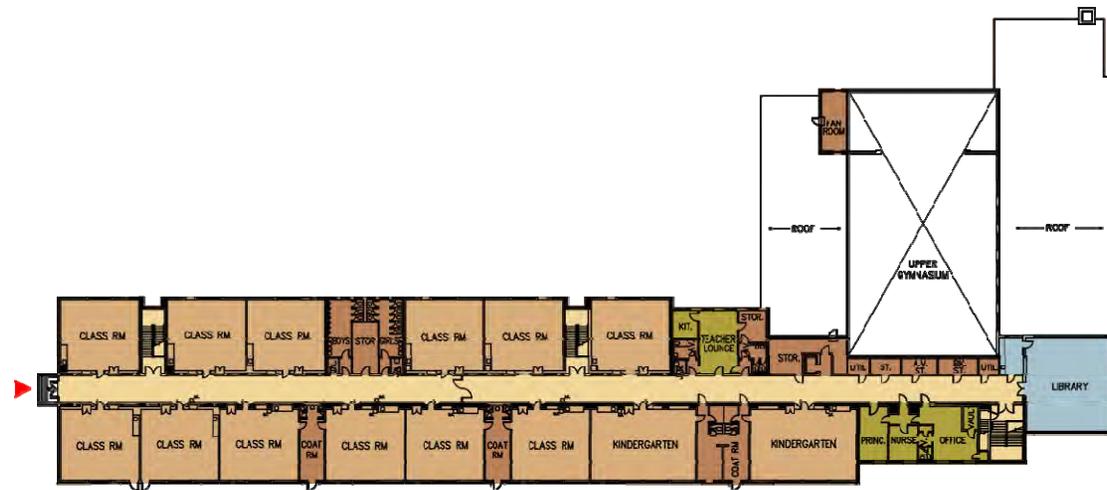


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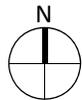


## BUCKLEY Upper Level

- Small Classroom Size
- Not Handicap Accessible



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<span style="display:inline-block; width:15px; height:10px; background-color: #A2C87A; border: 1px solid black;"></span>	ADMINISTRATION
<span style="display:inline-block; width:15px; height:10px; background-color: #F0E68C; border: 1px solid black;"></span>	CIRCULATION
<span style="display:inline-block; width:15px; height:10px; background-color: #D9A27A; border: 1px solid black;"></span>	UTILITY & SERVICE
<span style="display:inline-block; width:15px; height:10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black;"></span>	NEW ADDITION



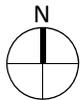
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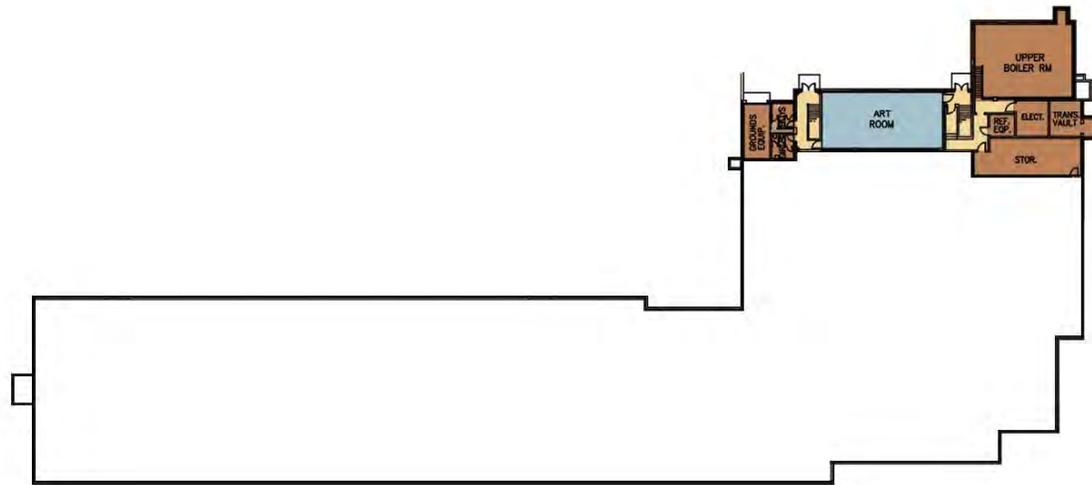
## BUCKLEY Basement level

- Art Room Remote and Not Handicap Accessible

	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION

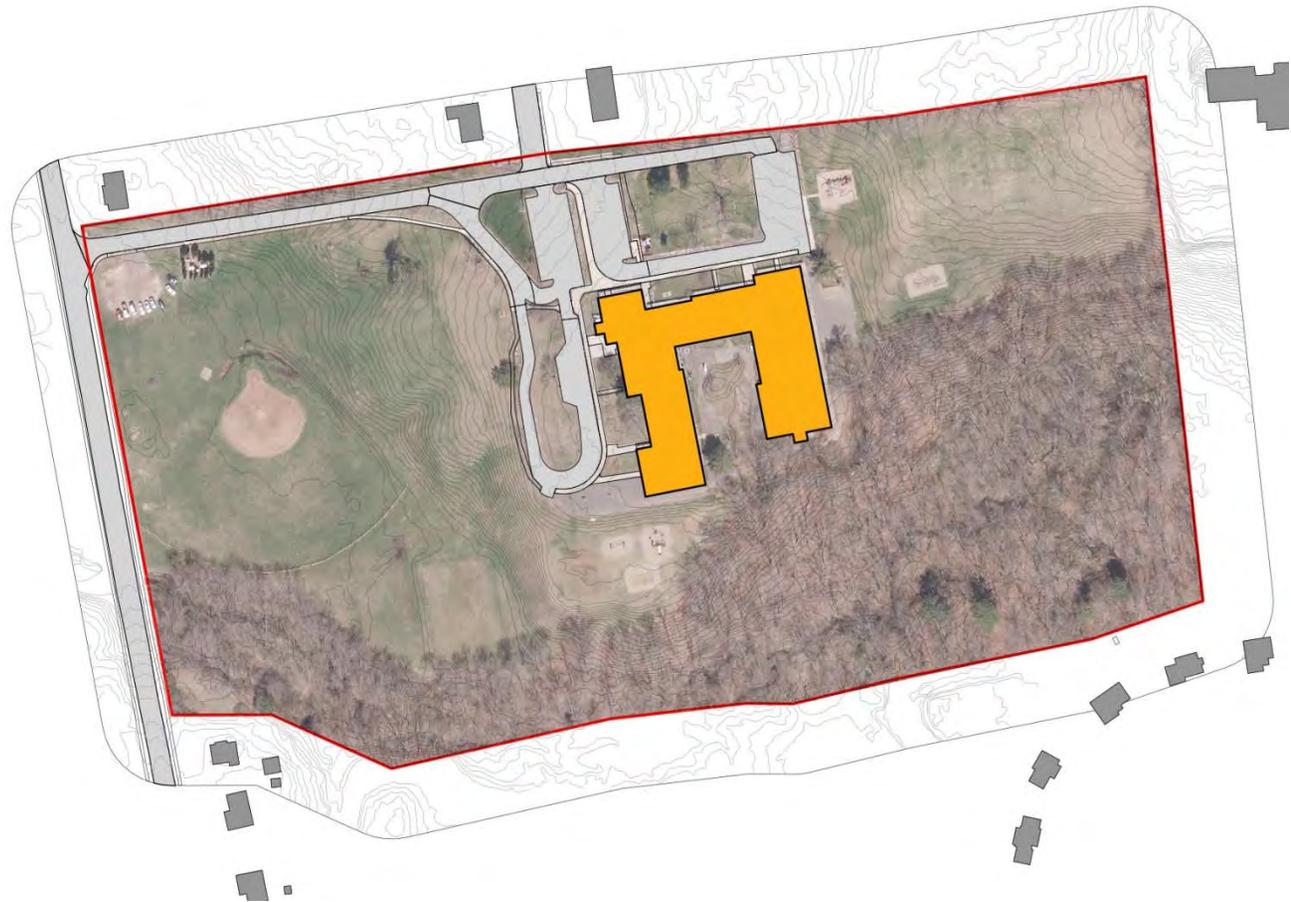


40' 0' 40' 80'

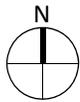


## KEENEY Site

- Significant Topography to South, East and West
- Wetlands to South



KEENEY ELEMENTARY  
SCHOOL  
179 KEENEY STREET  
MANCHESTER, CT  
06040



27.1 ACRES, SITE

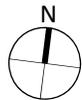


## KEENEY First Floor

- Significant Variation in Classroom Size



	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION



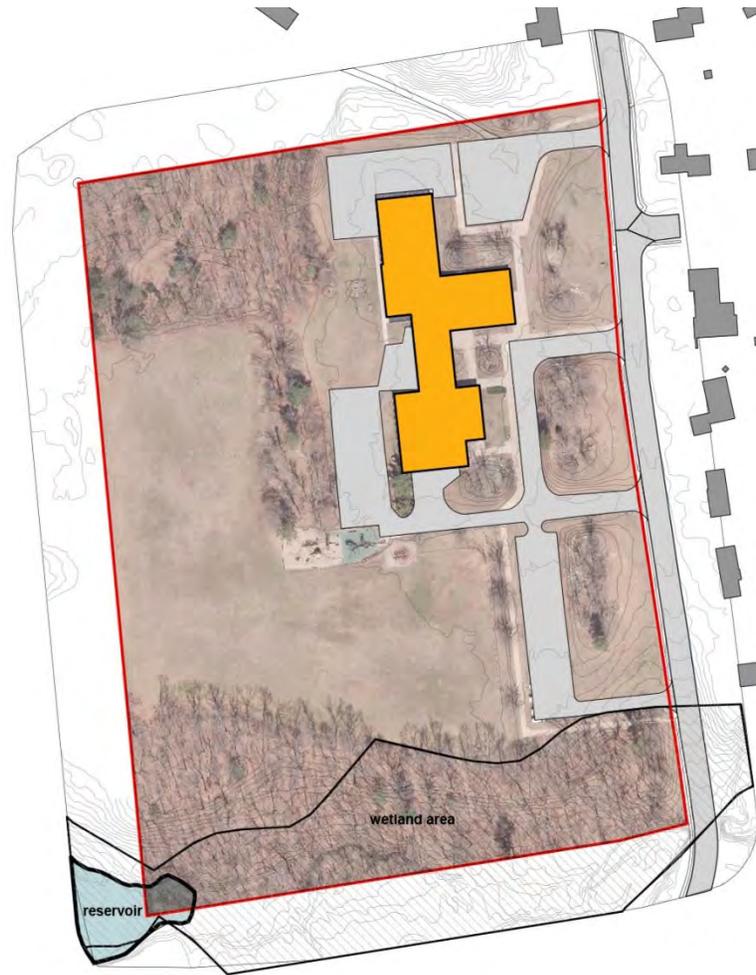
40' 0' 40' 80'



**MARTIN**  
**Site**

MARTIN ELEMENTARY  
SCHOOL  
140 DARTMOUTH  
MANCHESTER, CT  
06040

18.1 ACRES, SITE



# TSKP STUDIO

## MARTIN First floor



	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION

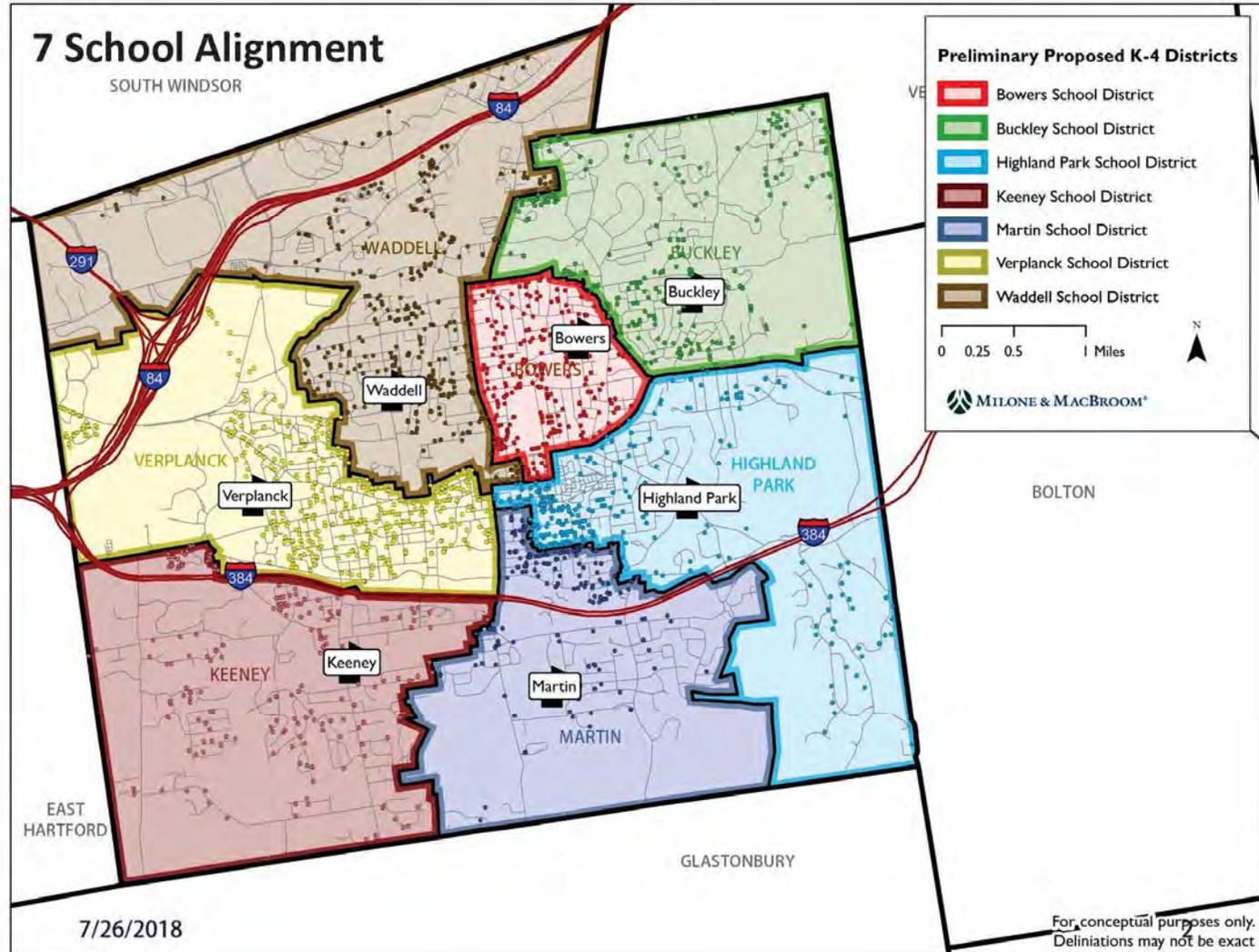


40' 0' 40' 80'



# 4 SCHOOL OPTION





**Manchester Public Schools K-4 Enrollment, by Grade: 2016-17**

<b>School</b>	<b>K</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>K-4 Total</b>
Bowers	66	64	67	66	78	<b>341</b>
Buckley	66	58	62	61	54	<b>301</b>
Highland Park	67	65	61	62	64	<b>319</b>
Keeney	68	56	57	71	62	<b>314</b>
Martin	43	49	35	42	43	<b>212</b>
Verplanck	105	127	108	108	116	<b>564</b>
Waddell	125	112	117	94	97	<b>545</b>
<b>Total</b>	<b>540</b>	<b>531</b>	<b>507</b>	<b>504</b>	<b>514</b>	<b>2,596</b>

*Based on 7 school Elementary Alignment*

*As if consolidated K-4 boundaries were already in place*

*All out of area placements were returned to their elementary school district of residence*



Manchester Phase II Program Comparison - 4 School Option

Program	Bowers Total Area (SF), 341 students, 20 classrooms @ 900 SF	Buckley Total Area (SF), 301 students, 17 classrooms @ 820 SF	Keeney Total Area (SF), 314 students, 17 classrooms @ 850 SF	Martin Total Area (SF), 212 students, 12 classrooms @ 915 SF
Parking	106 (51 existing)	93 (79 existing)	97 (71 existing)	68 (55 existing)
Classrooms	18,000	13,940	14,450	10,980
Special Ed Resource	600	600	600	600
OT/PT	400	400	400	400
Social Work, Psychologist, Speech	800	800	800	800
Speech Language	250	250	250	250
ELL/Reading	300	300	300	300
ELL/Math	300	300	300	300
Art	1,150	1,150	1,150	1,150
Band	0	0	0	0
Music	900	900	900	900
STEM	900	900	900	900
Gym	3,365**	4,775**	2,725**	3,300**
PE Office/Storage	400	400	400	400
Stage	1,065	1,255	935	1,200
LMC	2,100	2,100	2,100	2,100
Project Room	570	570	570	570
Cafe	2,035	1,665	2,165	1,500
Kitchen	1,500	1,260	1,500	1,500
Principal's Office	250	250	250	250
Main Office	600	600	600	600
Conference Room	200	200	200	200
Health Services	450	450	450	450
Staff Work Room	450	450	450	450
Family Resouce Room	500	500	500	500
Staff Lounge	450	450	400	350
Custodial Office	150	150	150	150
Storage	2,000	700	0	0
<b>PROGRAM SUB-TOTAL</b>	<b>39,685</b>	<b>35,315</b>	<b>33,445</b>	<b>30,100</b>
<b>PROGRAM GROSS AREA</b>	<b>59,528</b>	<b>52,973</b>	<b>50,168</b>	<b>45,150</b>
<b>EXISTING GROSS AREA</b>	<b>66,750</b>	<b>56,420</b>	<b>48,550</b>	<b>41,300</b>
<b>ALLOWABLE AREA (SF)</b>	<b>42,625</b>	<b>37,625</b>	<b>39,250</b>	<b>26,500</b>
<b>REQUIRED ADDITIONAL AREA</b>	<b>-7,223</b>	<b>-3,448</b>	<b>1,618</b>	<b>3,850</b>



Manchester Phase II Budget Comparison - 4 School Option

Program	Bowers Total Area (SF), 341 students, 20 classrooms @ 900 SF	Buckley Total Area (SF), 301 students, 17 classrooms @ 820 SF	Keeney Total Area (SF), 314 students, 17 classrooms @ 850 SF	Martin Total Area (SF), 212 students, 12 classrooms @ 916 SF	
PROGRAM SUB-TOTAL	39,685	35,315	33,445	30,100	
PROGRAM GROSS AREA	59,528	52,973	50,168	45,150	
EXISTING GROSS AREA	66,750	56,420	48,550	41,300	
ALLOWABLE AREA (SF)	42,625	37,625	39,250	26,500	
REQUIRED ADDITIONAL AREA	-7,223	-3,440	1,618	3,850	<b>TOTALS</b>
PROJECT BUDGET (\$440 PER SF)	\$18,800,000	\$16,600,000	\$17,300,000	\$11,700,000	\$64,400,000
MAXIMUM REIMBURSEMENT (68.57%)	\$12,900,000	\$11,400,000	\$11,900,000	\$8,000,000	\$44,200,000
EFFECTIVE RATE	48.94%	48.80%	53.76%	40.17%	
EFFECTIVE RATE PENALTY	\$3,660,000	\$3,300,000	\$2,590,000	\$3,300,000	\$12,850,000
TOTAL REIMBURSEMENT	\$9,200,000	\$8,100,000	\$9,300,000	\$4,700,000	\$22,100,000
<b>NET COST TO TOWN</b>	<b>\$9,600,000</b>	<b>\$8,500,000</b>	<b>\$8,000,000</b>	<b>\$7,000,000</b>	<b>\$33,100,000</b>

NOTE: Costs Do Not Include Escalation

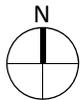


## BOWERS

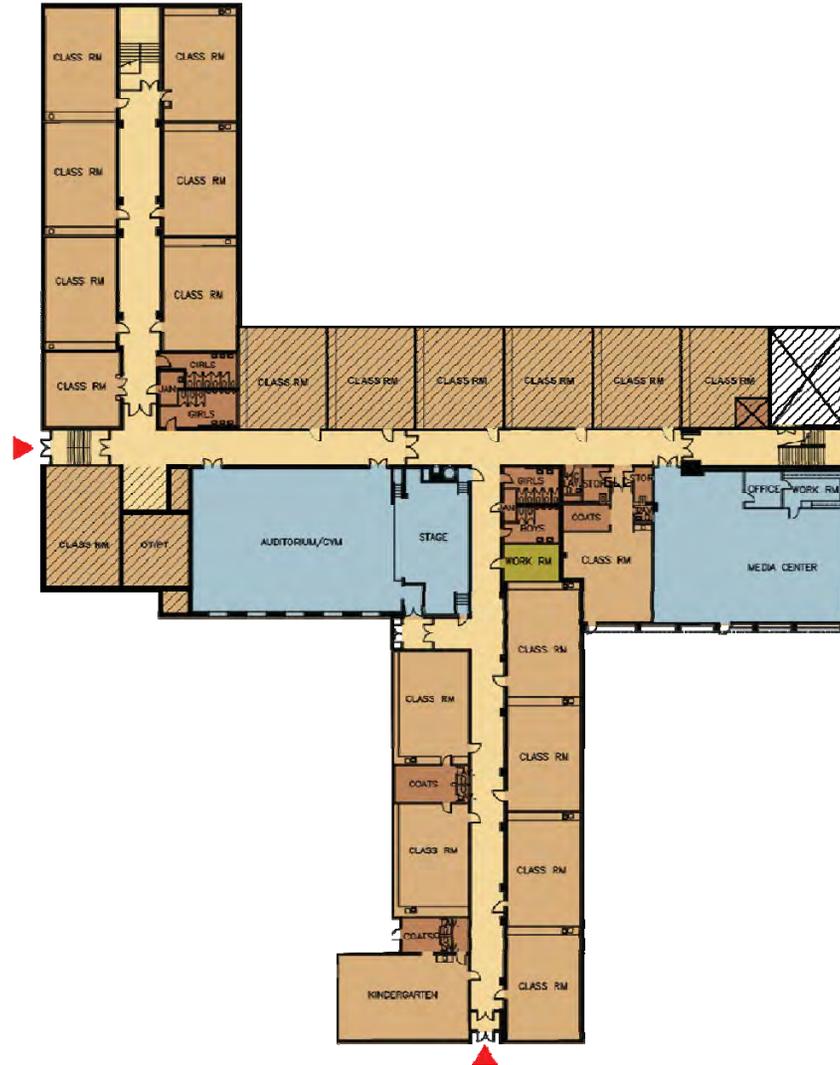
### Site

- Separate Cars/Buses
- Increase On Site Parking

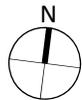
	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION
	DEMOLITION



**BOWERS**  
Upper Level Plan



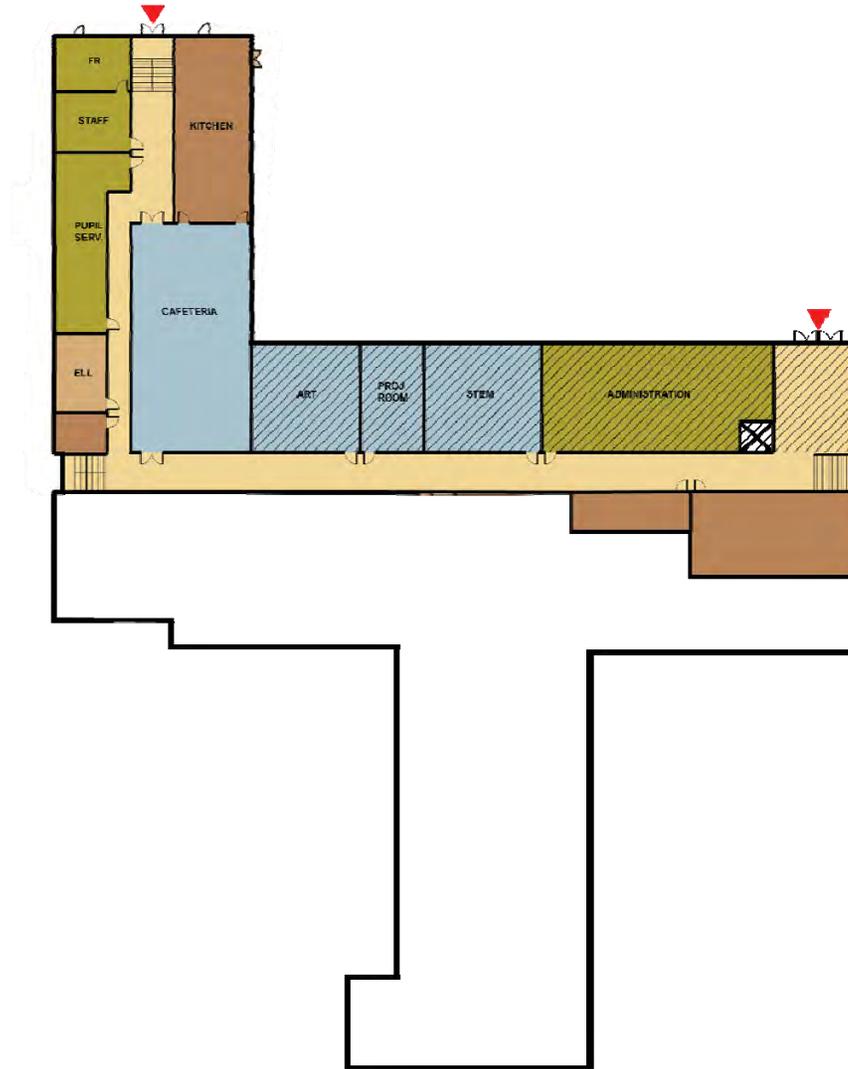
	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION



40' 0' 40' 80'



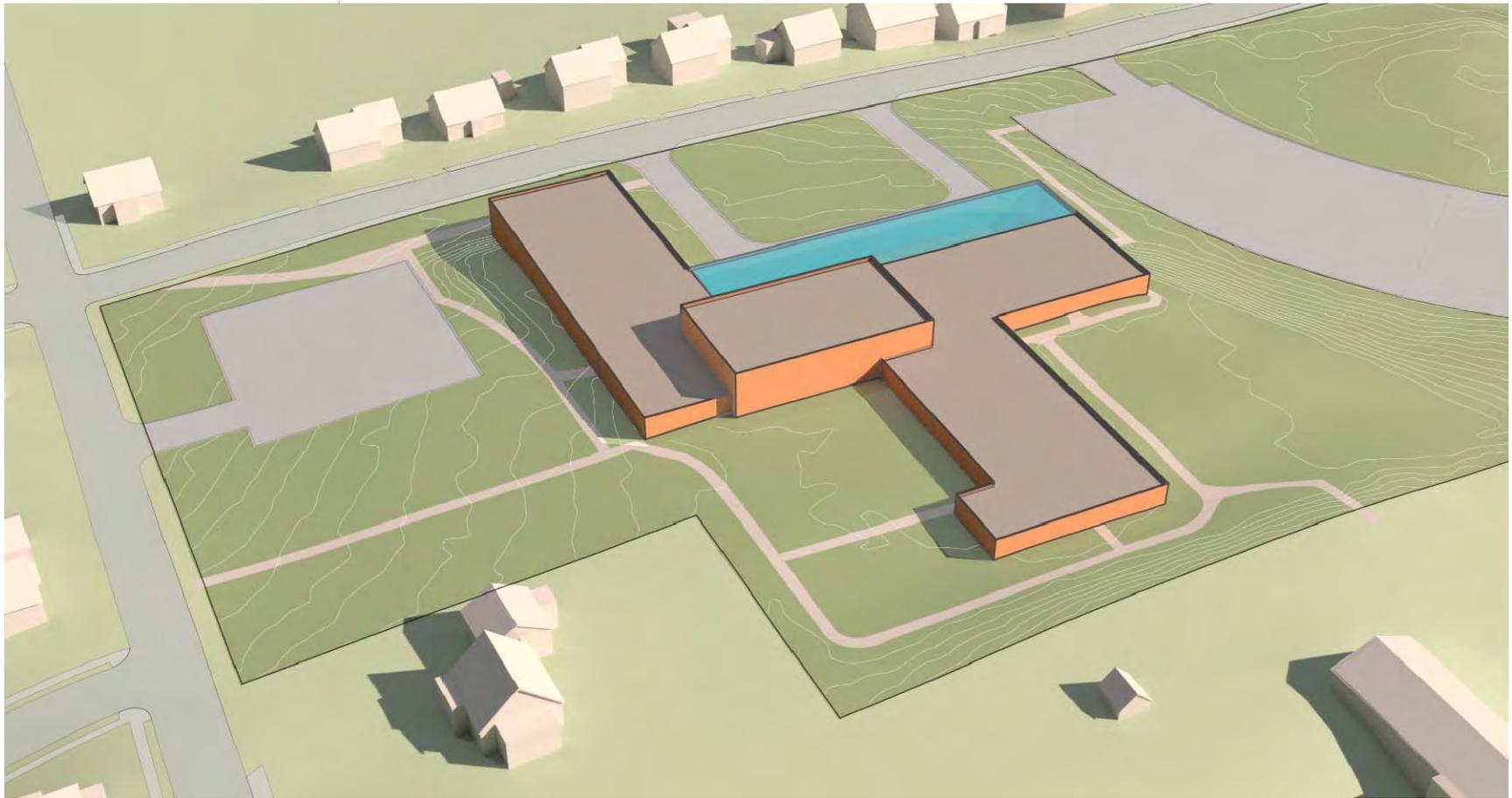
**BOWERS**  
Lower Level Plan



	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION



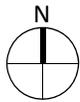
**BOWERS**  
Perspective



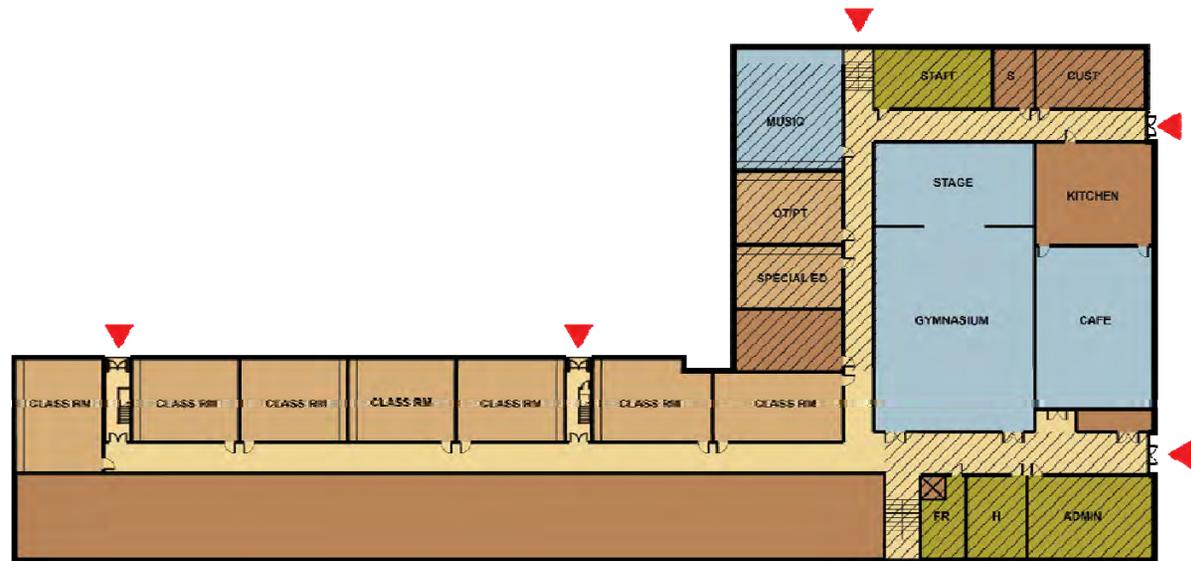
## BUCKLEY Site

- Increase On Site Parking

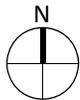
	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION
	DEMOLITION



## BUCKLEY Lower Level Plan



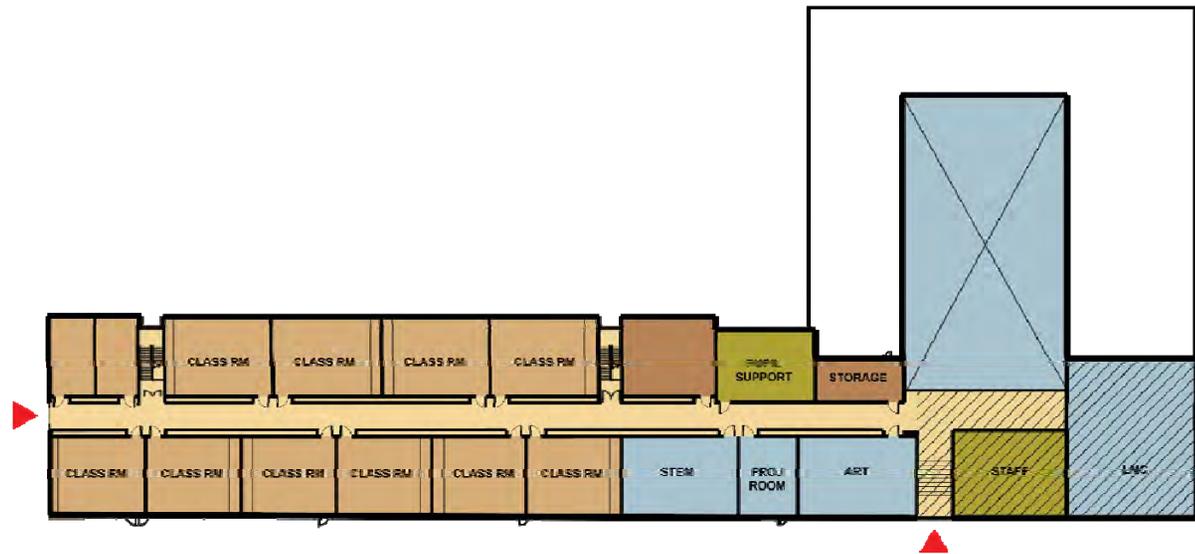
	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION



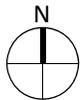
40' 0' 40' 80'



**BUCKLEY**  
Upper Level Plan



	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION



40' 0' 40' 80'



**BUCKLEY**  
**Perspective**

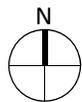


## KEENEY

### Site

- Increase On-Site Parking
- Separate Cars/Buses

	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION
	DEMOLITION

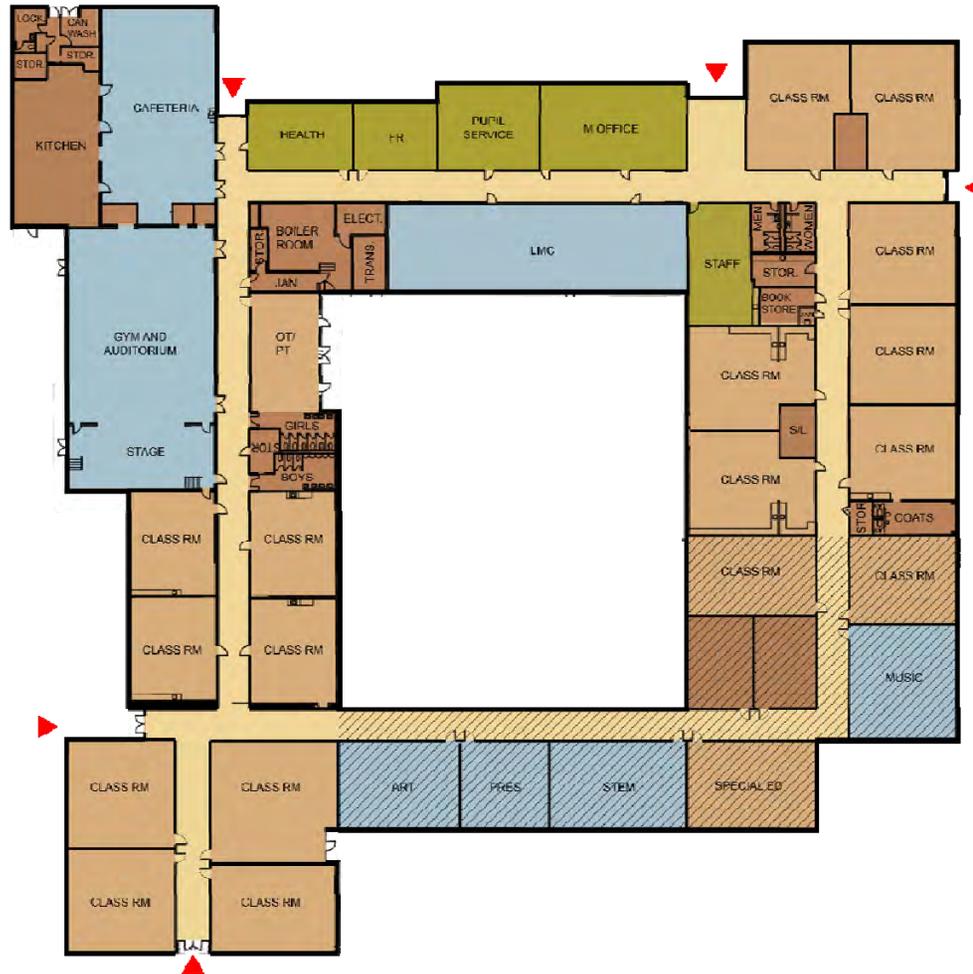


## KEENEY First Floor

	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION



40' 0' 40' 80'



**KEENEY**  
**Perspective**



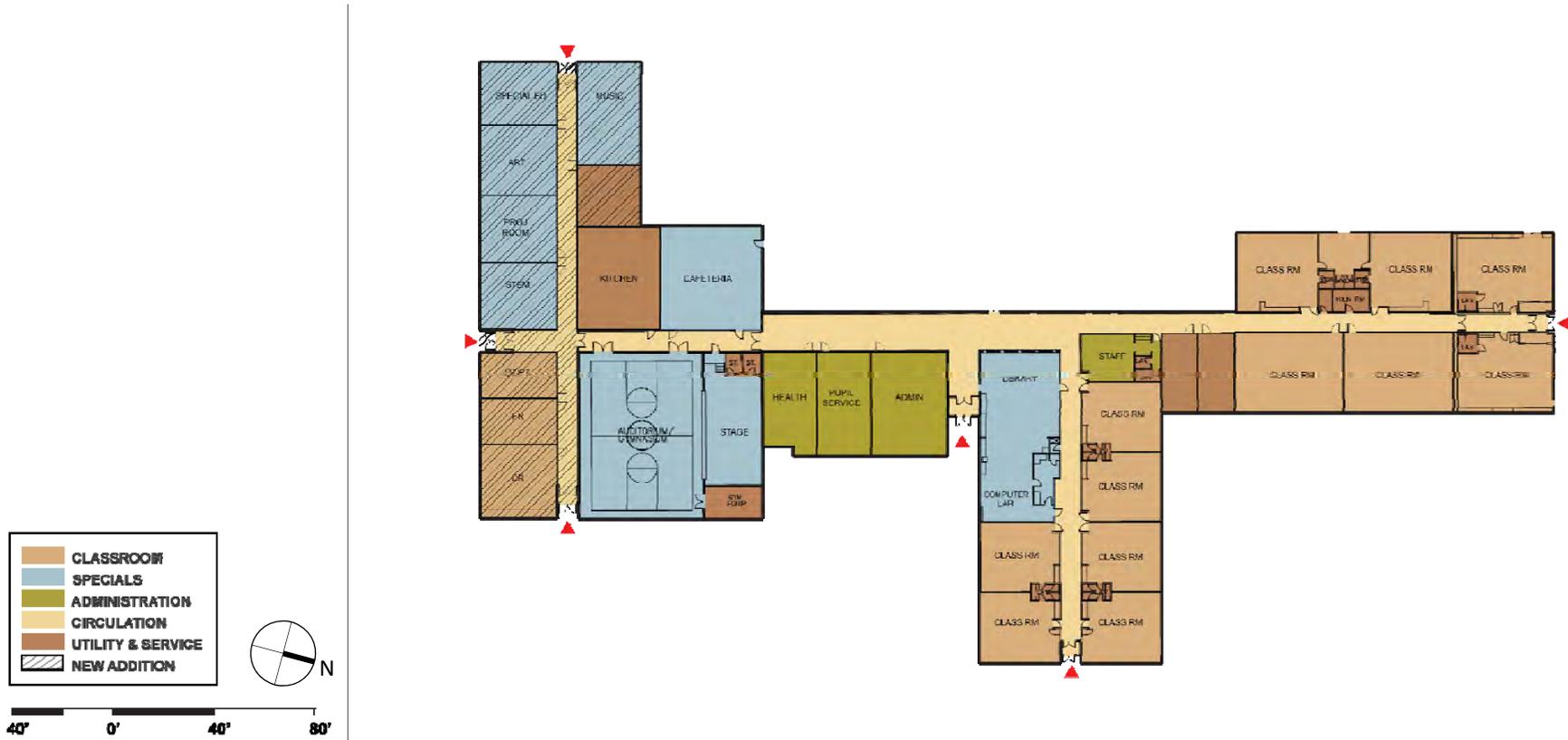
## MARTIN Site

- Increase On-Site Parking
- Separate Cars/Buses

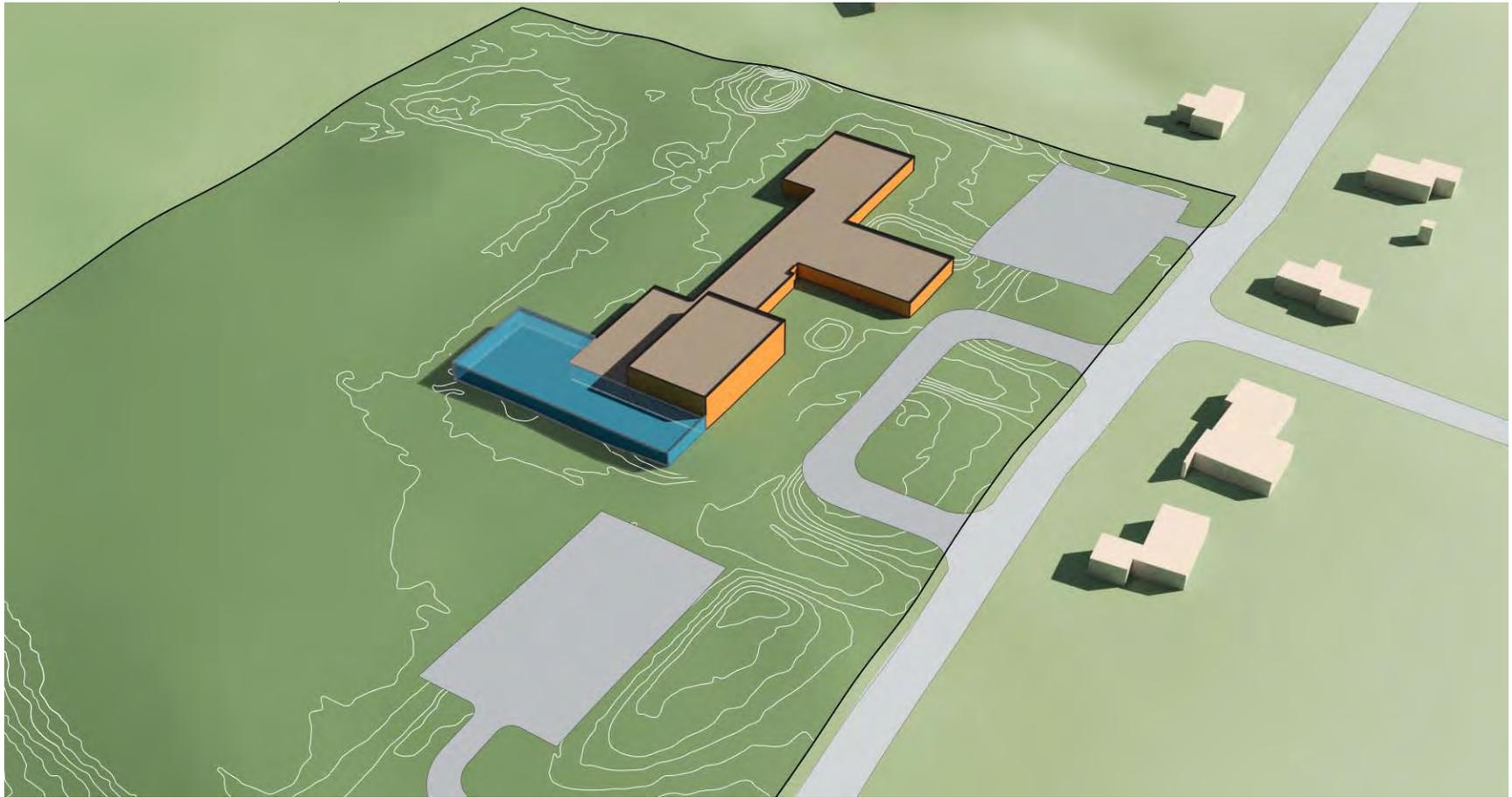
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	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION
	DEMOLITION



## MARTIN First Floor Plan



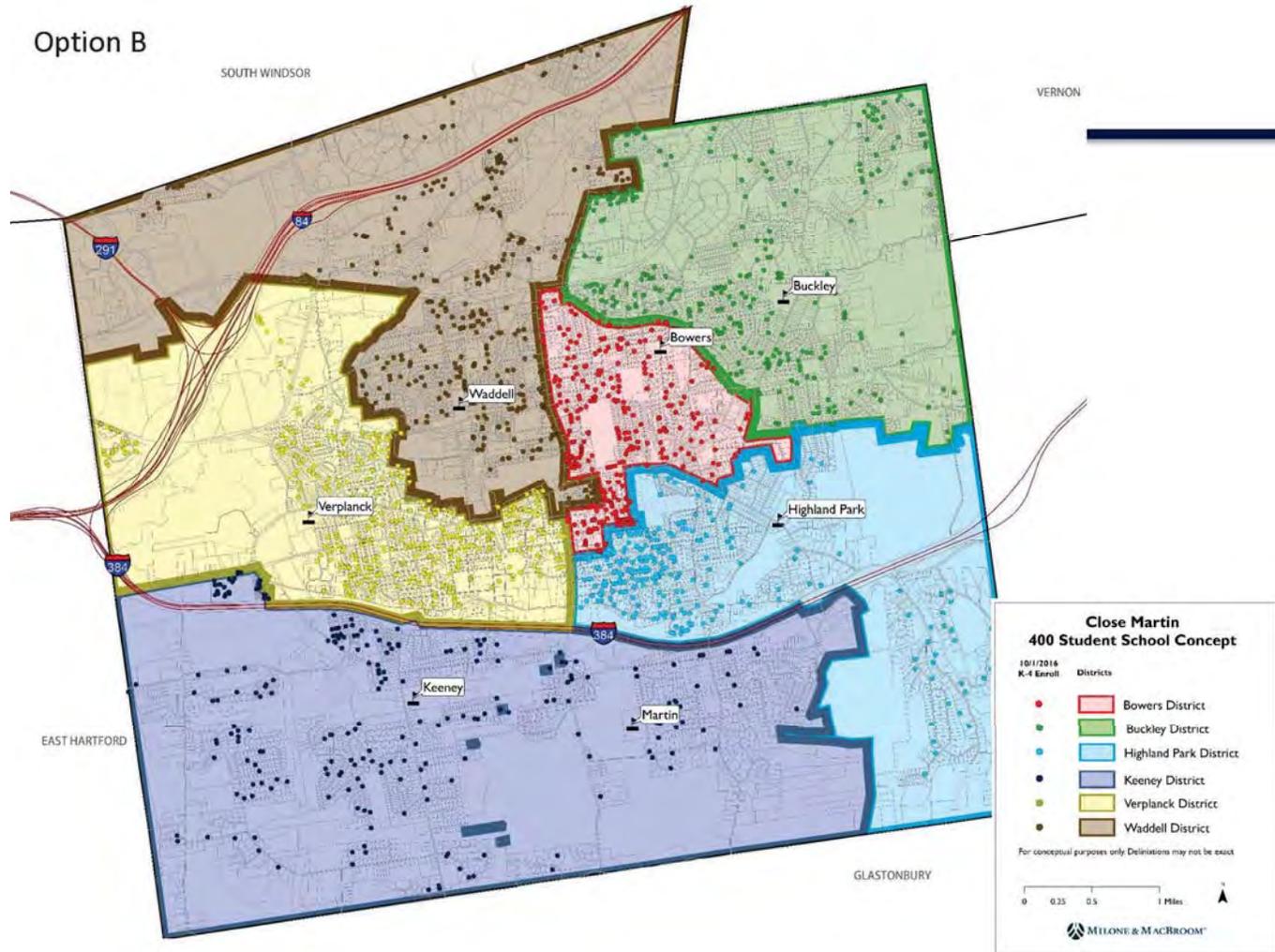
**MARTIN**  
**Perspective**



# 3 SCHOOL OPTION



## Option B



**Manchester Public Schools K-4 Enrollment, by Grade: 2016-17**

School	K	1	2	3	4	K-4 Total
Bowers	73	76	75	78	84	386
Buckley	77	77	80	76	67	377
Highland Park	76	66	58	66	68	334
Keeney	75	71	66	82	82	376
Verplanck	105	126	107	106	115	559
Waddell	124	110	115	94	97	540
<b>Total</b>	<b>540</b>	<b>531</b>	<b>507</b>	<b>504</b>	<b>514</b>	<b>2,596</b>

*Based on 5 school Elementary Alignment*

*As if consolidated K-4 boundaries were already in place*

*All out of area placements were returned to their elementary school district of residence*

- Martin is closed or repurposed
- Bowers, Buckley and Keeney fit a 400 student school model
- Highland Park remains 320 student school model
- Verplanck and Waddell districts remain intact

Manchester Phase II Program Comparison Current Target Enrollment

Program	Bowers Total Area (SF), 386 students, 21 classrooms @ 900 SF	Buckley Total Area (SF), 377 students, 21 classrooms @ 820 SF	Keeney Total Area (SF), 376 students, 21 classrooms @ 850 SF
Parking	120 (51 existing)	125 (79 existing)	115 (71 existing)
Classrooms	18,900	17,220	17,850
Special Ed Resource	600	600	600
OT/PT	400	400	400
Social Work, Psychologist,	800	800	800
Speech Language	250	250	250
ELL/Reading	300	300	300
ELL/Math	300	300	300
Art	1,150	1,150	1,150
Band	900	900	900
Music	0	0	0
STEM	900	900	900
Gym	5,000	4,775**	5,000
PE Office/Storage	400	400	400
Stage	1,065	1,255	935
LMC	2,100	2,100	2,100
Project Room	570	570	570
Cafe	2,035	1,665	2,165
Kitchen	1,500	1,260	1,500
Principal's Office	250	250	250
Main Office	600	600	600
Conference Room	200	200	200
Health Services	450	450	450
Staff Work Room	450	450	450
Family Resouce Room	500	500	500
Staff Lounge	450	400	450
Custodial Office	150	150	150
Storage	2,000	700	0
PROGRAM SUB-TOTAL	42,220	38,545	39,170
PROGRAM GROSS AREA	63,330	57,818	58,755
EXISTING GROSS AREA	66,750	56,420	48,550
ALLOWABLE AREA (SF)	48,250	50,194	47,000
REQUIRED ADDITIONAL AREA	-3,420	1,398	10,205



**Manchester Phase II Budget Comparison - 3 School Option**

Program	Bowers Total Area (SF), 386 students, 21 classrooms @ 900 SF	Buckley Total Area (SF), 377 students, 21 classrooms @ 820 SF	Keeney Total Area (SF), 376 students, 21 classrooms @ 850 SF	
PROGRAM SUB-TOTAL	42,220	38,545	39,170	
PROGRAM GROSS AREA	63,330	57,818	58,755	
EXISTING GROSS AREA	66,750	56,420	48,550	
ALLOWABLE AREA (SF)	48,250	50,194	47,000	
REQUIRED ADDITIONAL AREA	-3,420	1,398	10,205	<b>TOTALS</b>
PROJECT BUDGET (\$440 PER SF)	\$21,200,000	\$22,100,000	\$20,700,000	\$64,000,000
MAXIMUM REIMBURSEMENT (68.57%)	\$14,500,000	\$15,200,000	\$14,200,000	\$43,900,000
EFFECTIVE RATE	52.36%	59.73%	55.07%	
EFFECTIVE RATE PENALTY	\$3,450,000	\$2,000,000	\$2,840,000	\$8,290,000
TOTAL REIMBURSEMENT	\$11,100,000	\$13,200,000	\$11,400,000	\$35,700,000
<b>NET COST TO TOWN</b>	<b>\$10,100,000</b>	<b>\$8,900,000</b>	<b>\$9,300,000</b>	<b>\$28,300,000</b>

NOTE: Costs Do Not Include Escalation

### Manchester Phase II 3 School Option

#### Martin PK Conversion

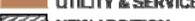
	Cost/SF	Cost
Demolition/HAZMAT	\$21	\$ 867,300
Misc Structure	\$5	\$ 206,500
Exterior Envelope	\$28	\$ 1,156,400
Roofing	\$24	\$ 991,200
Interior Construction	\$23	\$ 949,900
Interior Finishes	\$9	\$ 371,700
Plumbing	\$17	\$ 702,100
HVAC	\$50	\$ 2,065,000
Fire Protection	\$5	\$ 206,500
Electrical	\$24	\$ 991,200
Tel/Data/Security	\$12	\$ 495,600
<b>Sub Total</b>	<b>\$218</b>	<b>\$ 9,003,400</b>
Sitework Allowance		\$ 1,500,000
<b>Construction Total</b>		<b>\$ 10,503,400</b>
Estimate Contingency		\$ 1,575,510
<b>TOTAL CONSTRUCTION COST</b>		<b>\$ 12,078,910</b>
Soft Costs		\$ 2,415,782
<b>TOTAL PROJECT COST</b>		<b>\$ 14,494,692</b>

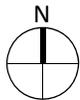
NOTE: Costs Do Not Include Escalation

## BOWERS

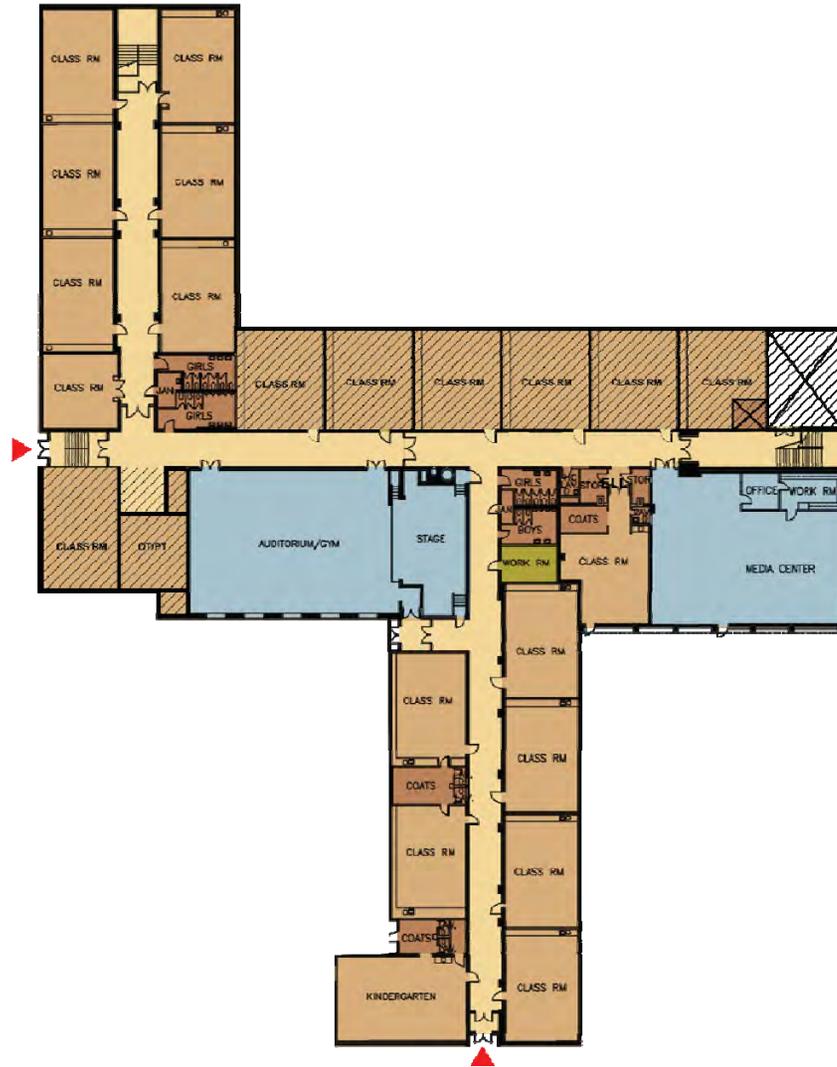
### Site

- Separate Cars/Buses
- Increase On Site Parking

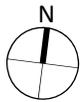
	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION
	DEMOLITION



## BOWERS Upper Level Plan



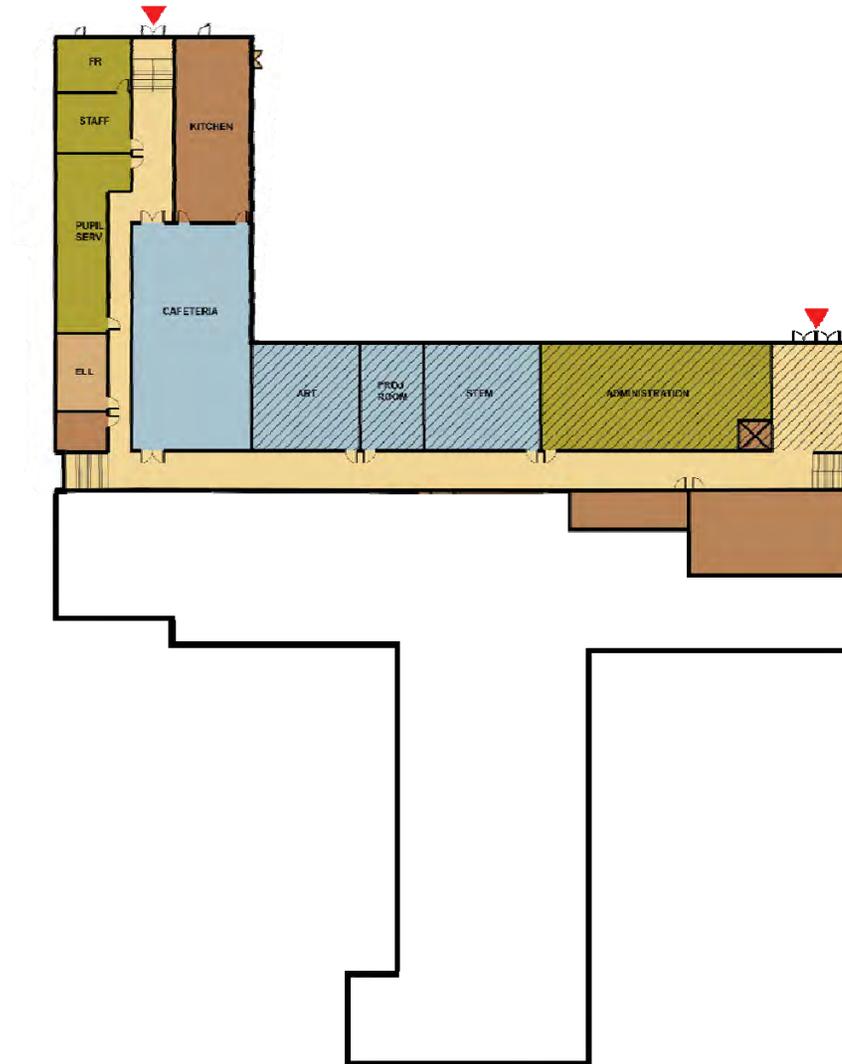
	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION



40' 0' 40' 80'



## BOWERS Lower Level Plan



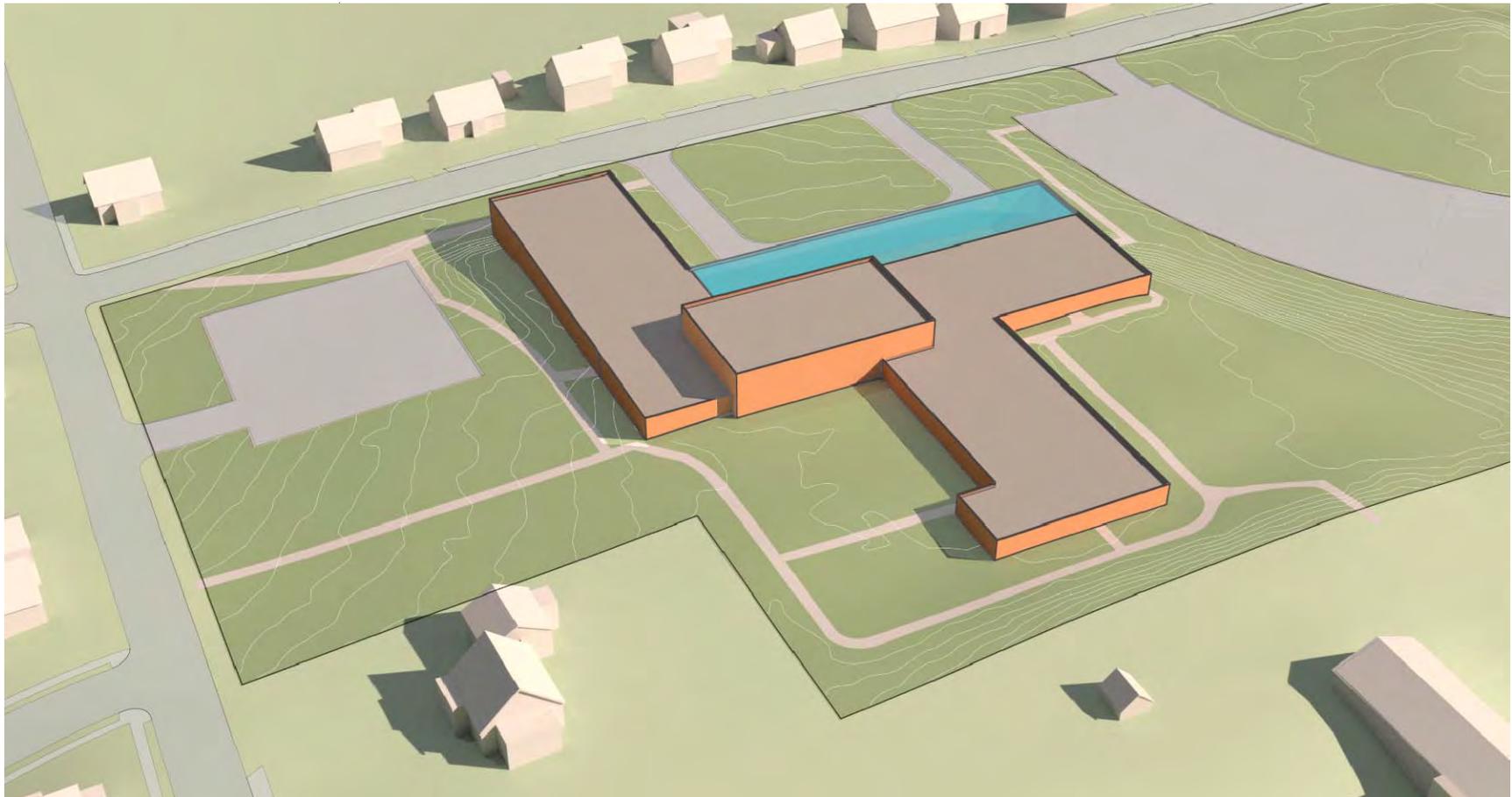
	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION



40' 0' 40' 80'

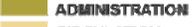
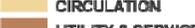


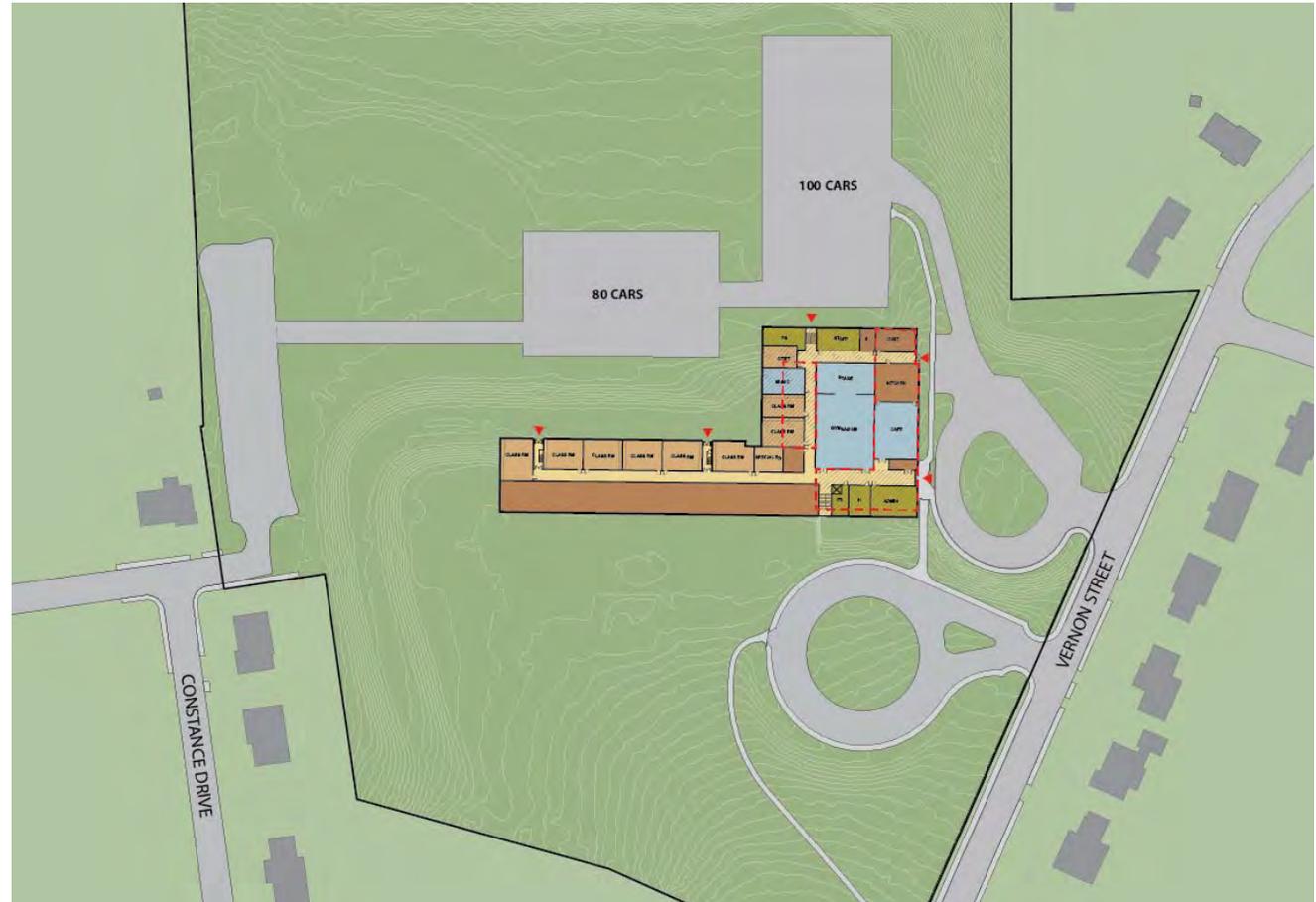
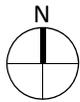
**BOWERS**  
Perspective



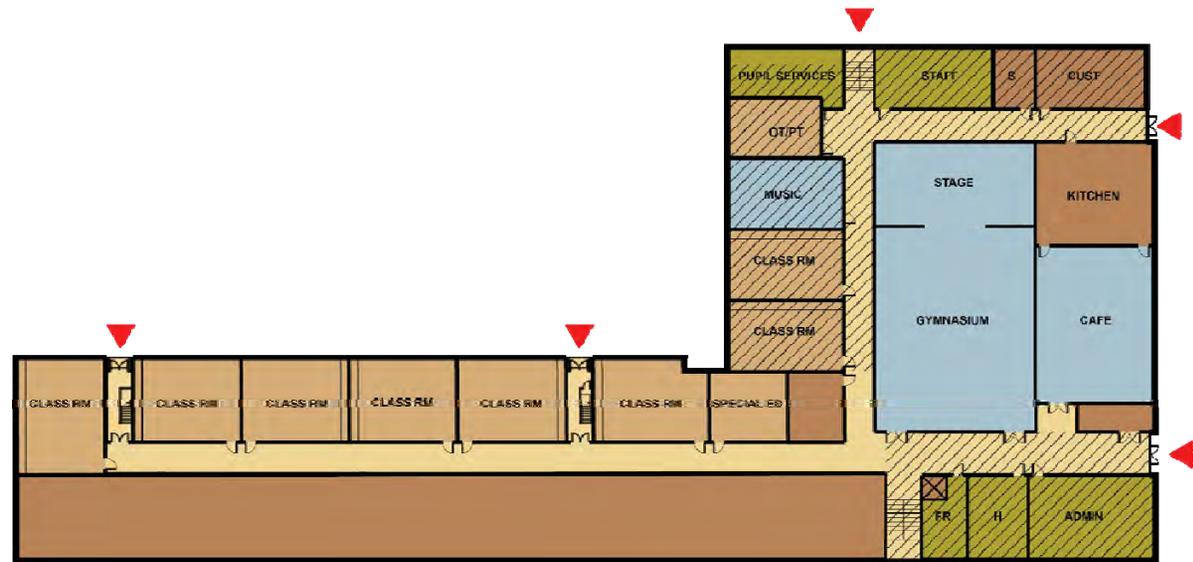
## BUCKLEY Site

- Increase On-Site Parking
- Discharge Cars in Two Directions

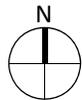
	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION
	DEMOLITION



## BUCKLEY Lower Level



	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION

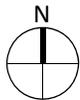


40' 0' 40' 80'



**BUCKLEY**  
Upper Level

	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION



40' 0' 40' 80'



**BUCKLEY**  
Perspective

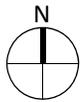


## KEENEY

### Site

- Increase On-Site Parking
- Separate Cars/Buses

	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION
	DEMOLITION

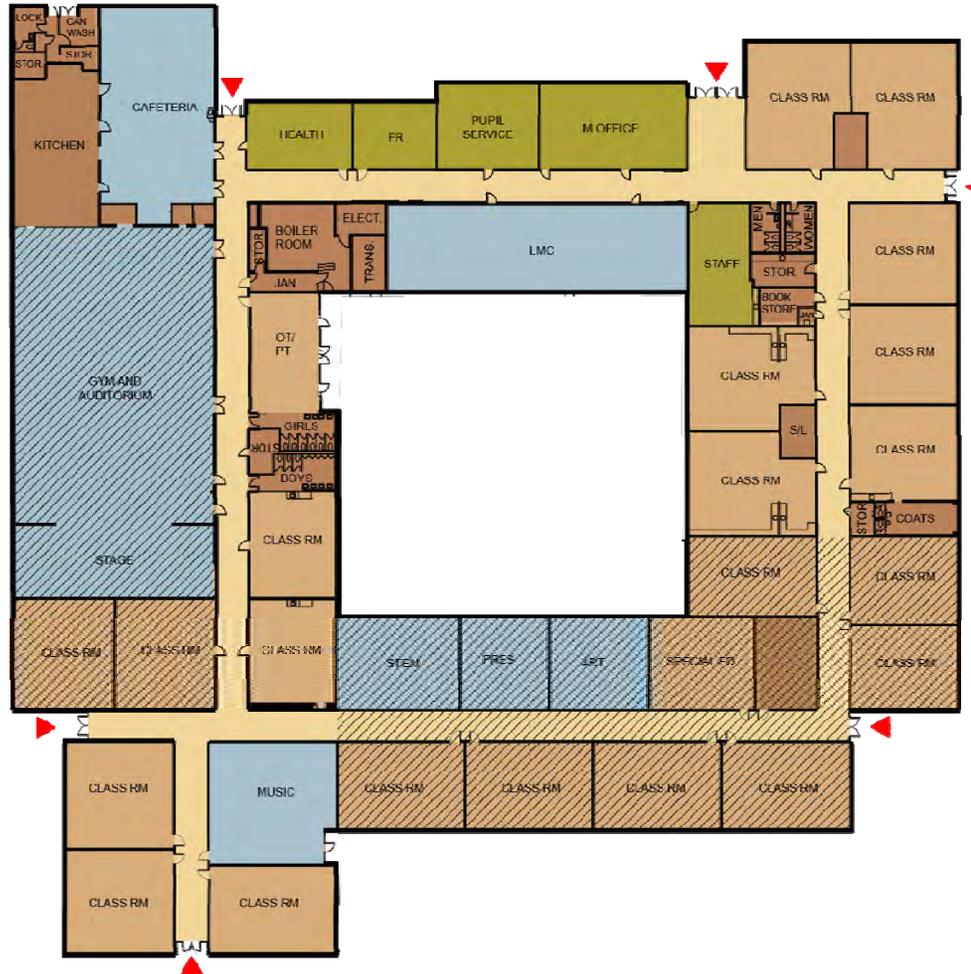


## KEENEY Lower Level

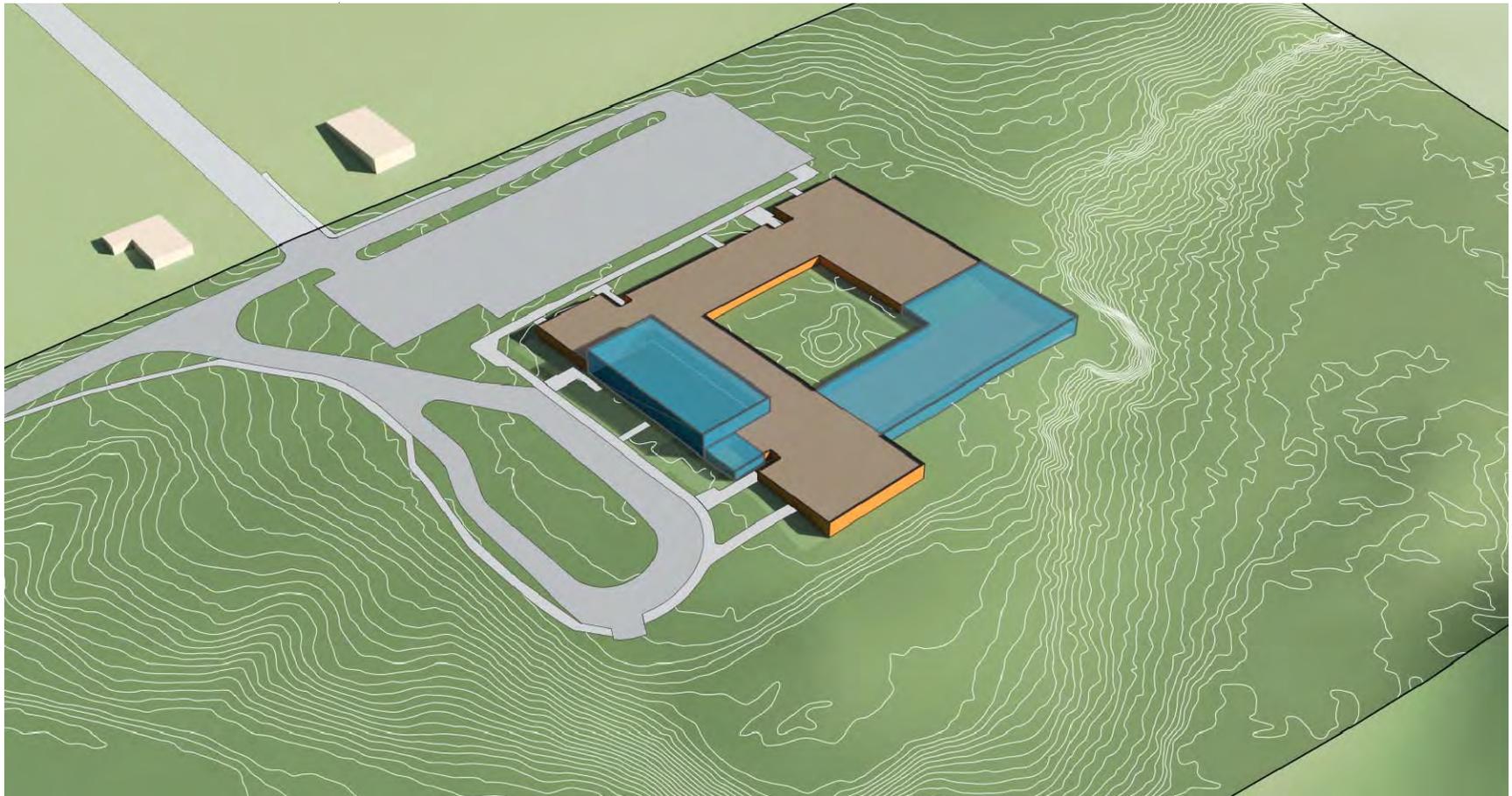
	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION



40' 0' 40' 80'



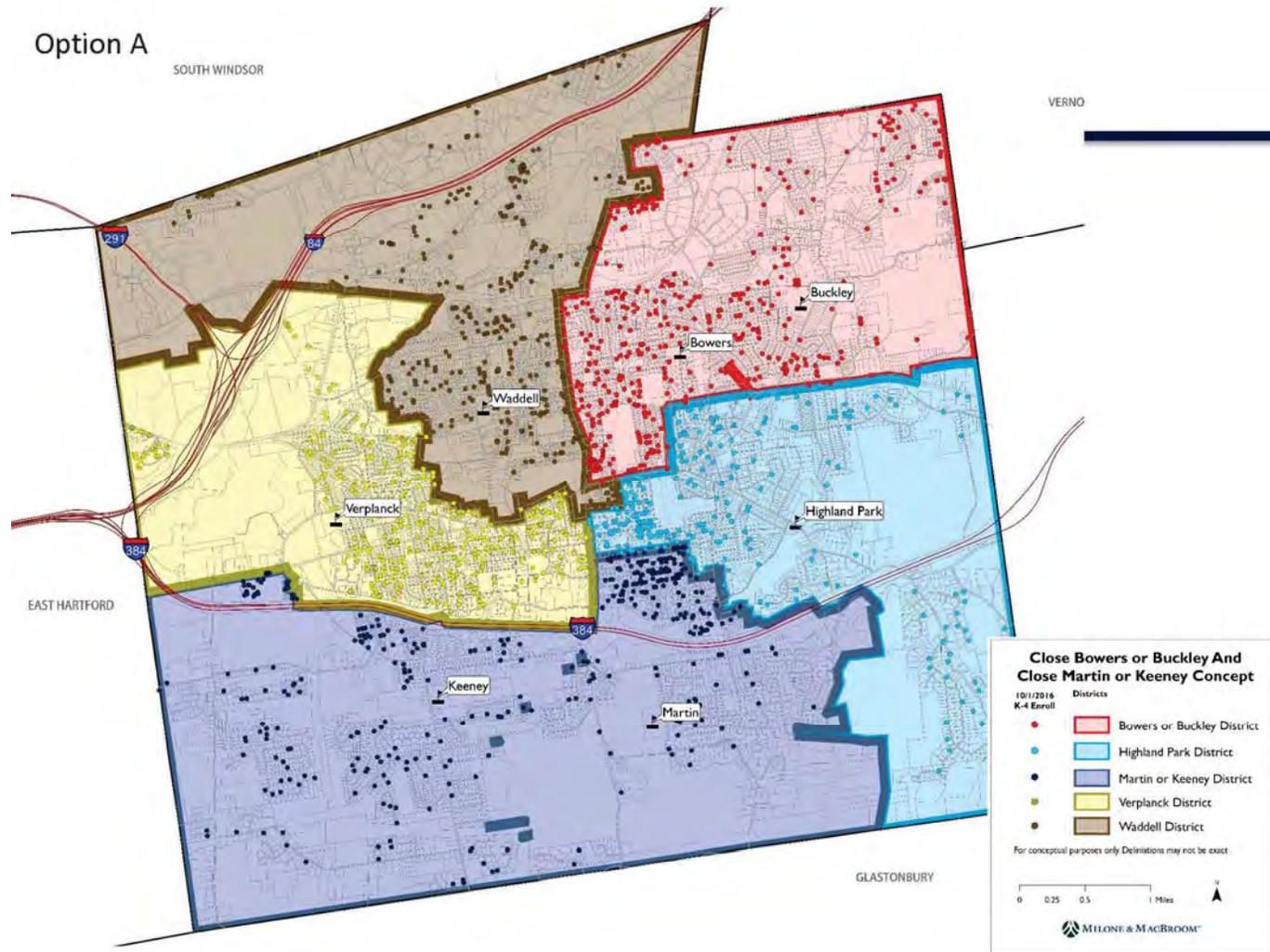
**KEENEY**  
**Perspective**



# 2 SCHOOL OPTION



## Option A



**Manchester Public Schools K-4 Enrollment, by Grade: 2016-17**

School	K	1	2	3	4	K-4 Total
Bowers or Buckley	122	109	114	117	120	582
Highland Park	66	69	66	63	66	330
Keeney or Martin	121	114	102	122	115	574
Verplanck	105	127	108	108	116	564
Waddell	125	112	117	94	97	545
<b>Total</b>	<b>540</b>	<b>531</b>	<b>507</b>	<b>504</b>	<b>514</b>	<b>2,596</b>

*Based on 5 school Elementary Alignment*

*As if consolidated K-4 boundaries were already in place*

*All out of area placements were returned to their elementary school district of residence*

- Bowers or Buckley is closed – whichever can best accommodate expansion to **580** student model remains
- Keeney or Martin is closed – whichever can best accommodate expansion to **580** student model remains
- Highland Park fits the 320 student school model
- Verplanck and Waddell districts remain intact



Manchester Phase II Program Comparison - 2 School Option

Program	Bowers Total Area, 582 students, 28 classrooms	OR	Buckley Total Area, 582 students, 28 classrooms	Keeney Total Area, 574 students, 28 classrooms	OR	Martin Total Area, 574 students, 28 classrooms
	@ 900 SF		@ 820 SF	@ 850 SF		@ 915 SF
Parking	190 (51 existing)		190 (79 existing)	190 (71 existing)		190 (55 existing)
Classrooms	25,200		22,960	23,800		25,620
Special Ed Resource	600		600	600		600
OT/PT	400		400	400		400
Speech	800		800	800		800
Speech Language	250		250	250		250
ELL/Reading	300		300	300		300
ELL/Math	300		300	300		300
Art	1,150		1,150	1,150		1,150
Band	900		900	900		900
Music	900		900	900		900
STEM	900		900	900		900
Gym	5,000		4,775**	5,000		5,000
PE Office/Storage	400		400	400		400
Stage	1,000		1,255	1,000		1,000
LMC	2,100		2,100	2,100		2,100
Project Room	570		570	570		570
Cafe	2,400		2,400	2,400		2,400
Kitchen	1,500		1,260	1,500		1,500
Principal's Office	250		250	250		250
Main Office	600		600	600		600
Conference Room	200		200	200		200
Health Services	450		450	450		450
Staff Work Room	450		450	450		450
Family Resouce Room	500		500	500		500
Staff Lounge	450		450	400		350
Custodial Office	150		150	150		150
Storage	2,000		700	0		0
PROGRAM SUB-TOTAL	49,720		45,970	46,270		48,040
PROGRAM GROSS AREA	74,580		68,955	69,405		72,060
EXISTING GROSS AREA	66,750		56,420	48,550		41,300
ALLOWABLE AREA (SF)	67,269		67,269	66,354		66,354
REQUIRED ADDITIONAL AREA	7,830		12,535	20,855		30,760



**Manchester Phase II Budget Comparison - 2 School Option**

Program	Bowers Total Area, 582	Buckley Total Area, 582	Keeney Total Area, 574	Martin Total Area, 574	TOTAL RANGE OF COSTS
	students, 28 classrooms @ 900 SF	OR students, 28 classrooms @ 820 SF	students, 28 classrooms @ 850 SF	OR students, 28 classrooms @ 915 SF	
PROGRAM SUB-TOTAL	49,720	45,970	46,270	48,040	
PROGRAM GROSS AREA	74,580	68,955	69,405	72,060	
EXISTING GROSS AREA	66,750	56,420	48,550	41,300	
ALLOWABLE AREA (SF)	67,269	67,269	66,354	66,354	
REQUIRED ADDITIONAL AREA	7,830	12,535	20,855	30,760	
PROJECT BUDGET (\$440 PER SF)	\$29,600,000	\$29,600,000	\$29,200,000	\$29,200,000	\$58,800,000 - \$58,800,000
MAXIMUM REIMBURSEMENT (68.57%)	\$20,300,000	\$20,300,000	\$20,000,000	\$20,000,000	\$40,319,160 - \$40,319,160
EFFECTIVE RATE	61.82%	66.89%	65.41%	63.01%	
EFFECTIVE RATE PENALTY	\$1,990,000	\$500,000	\$880,000	\$1,580,000	\$1,380,000 - \$3,570,000
TOTAL REIMBURSEMENT	\$18,300,000	\$19,800,000	\$19,100,000	\$18,400,000	\$38,939,160 - \$36,749,160
<b>NET COST TO TOWN</b>	<b>\$11,300,000</b>	<b>\$9,800,000</b>	<b>\$10,100,000</b>	<b>\$10,800,000</b>	<b>\$19,860,840 - \$22,050,840</b>

NOTE: Costs Do Not Include Escalation

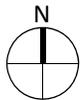


## BOWERS

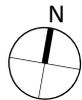
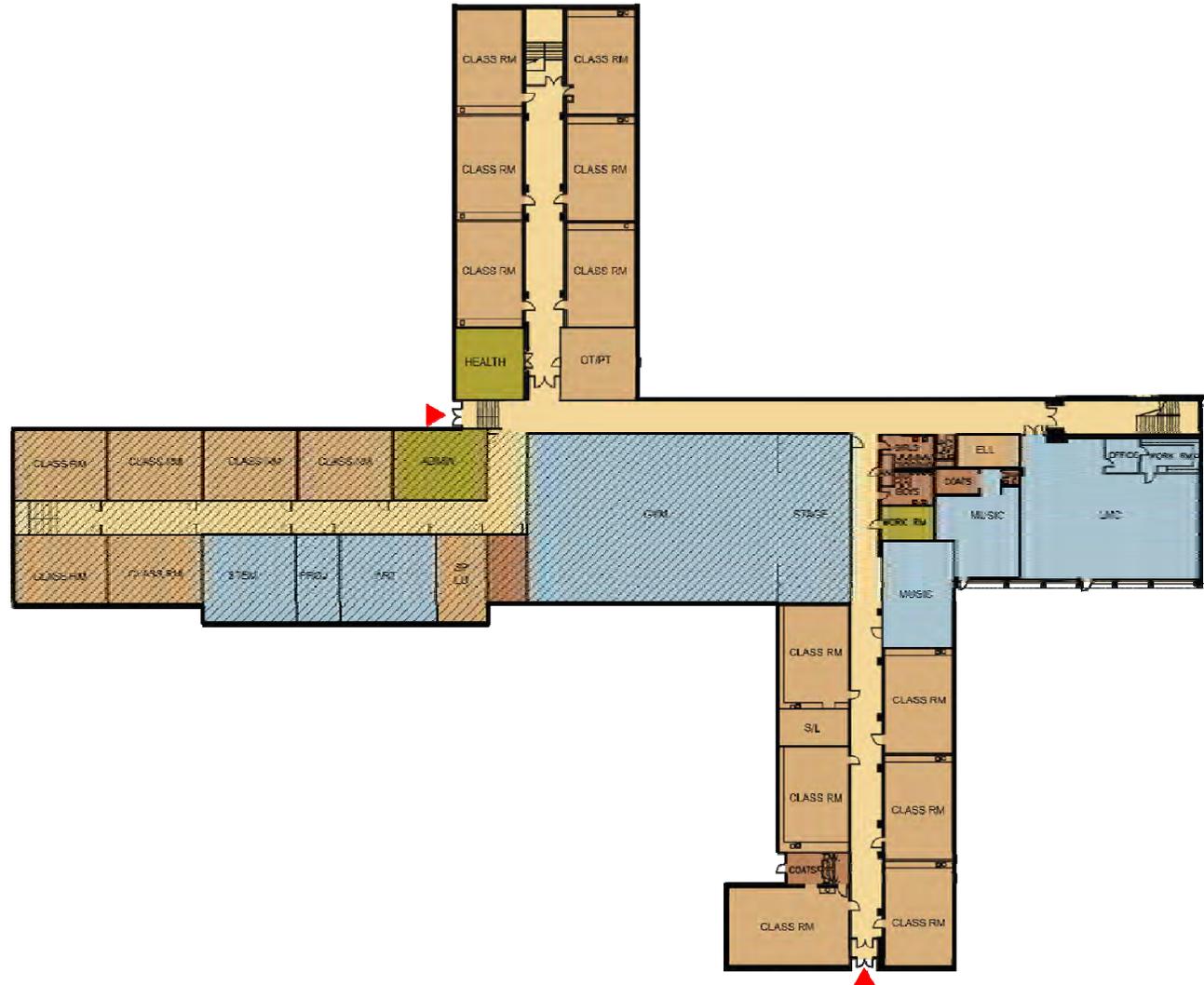
### Site

- Separate Cars/Buses
- Increase On-Site Parking
- Discharge Cars in Tow Directions

	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION
	DEMOLITION



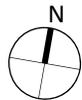
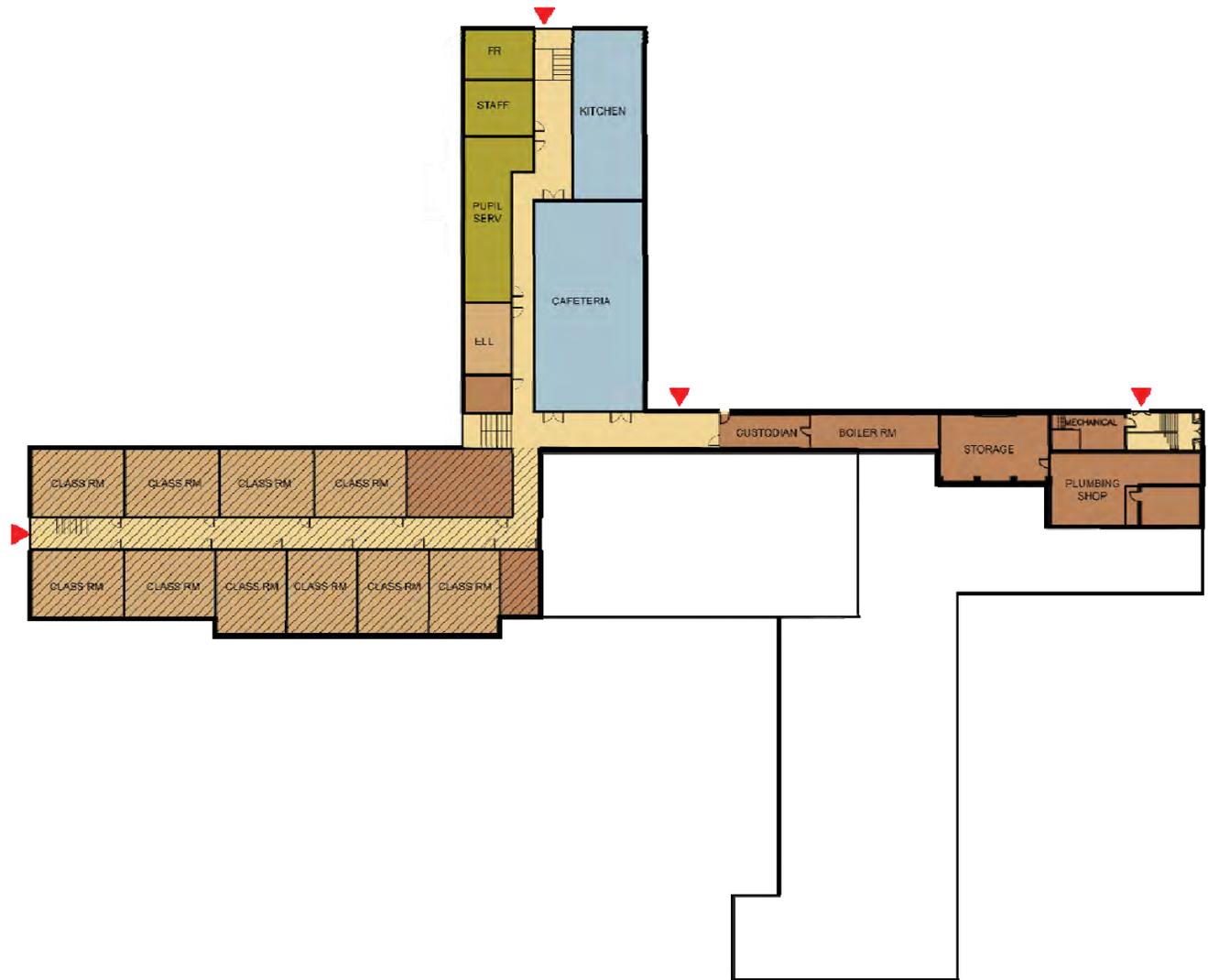
## BOWERS Upper Level



40' 0' 40' 80'



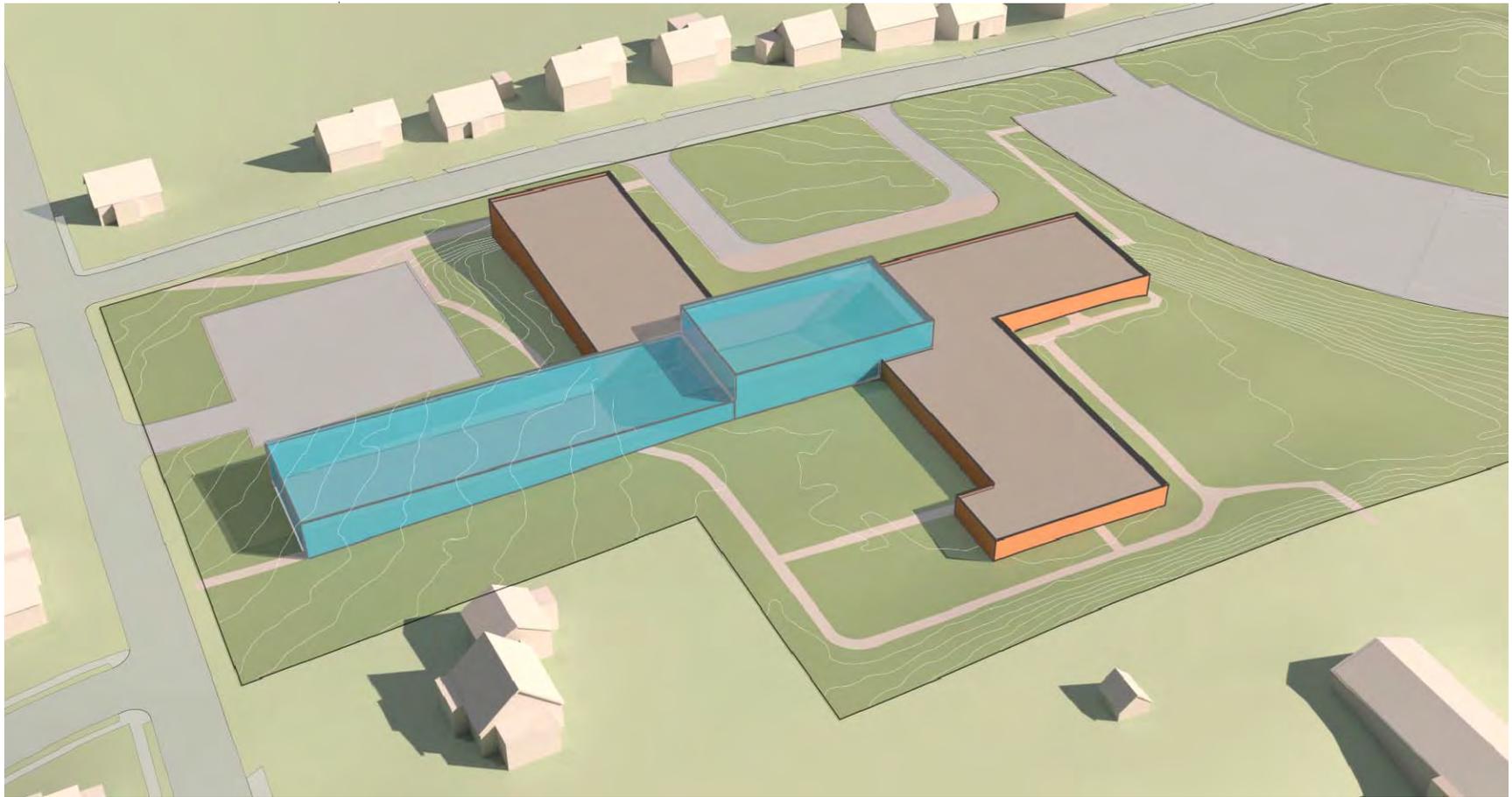
## BOWERS Lower Level



40' 0' 40' 80'



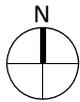
**BOWERS**  
Perspective



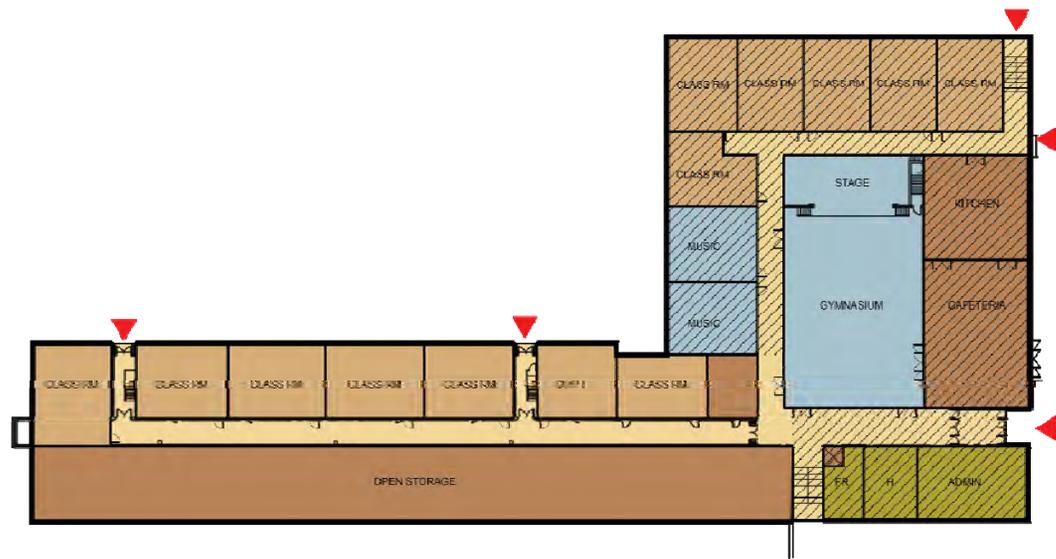
## BUCKLEY Site

- Increase On-Site Parking
- Discharge Cars in Two Directions

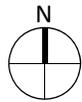
	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION
	DEMOLITION



**BUCKLEY**  
Lower Level



	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION

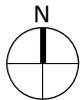


40' 0' 40' 80'



**BUCKLEY**  
Upper Level

	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION



40' 0' 40' 80'



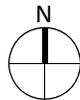
**BUCKLEY**  
Perspective



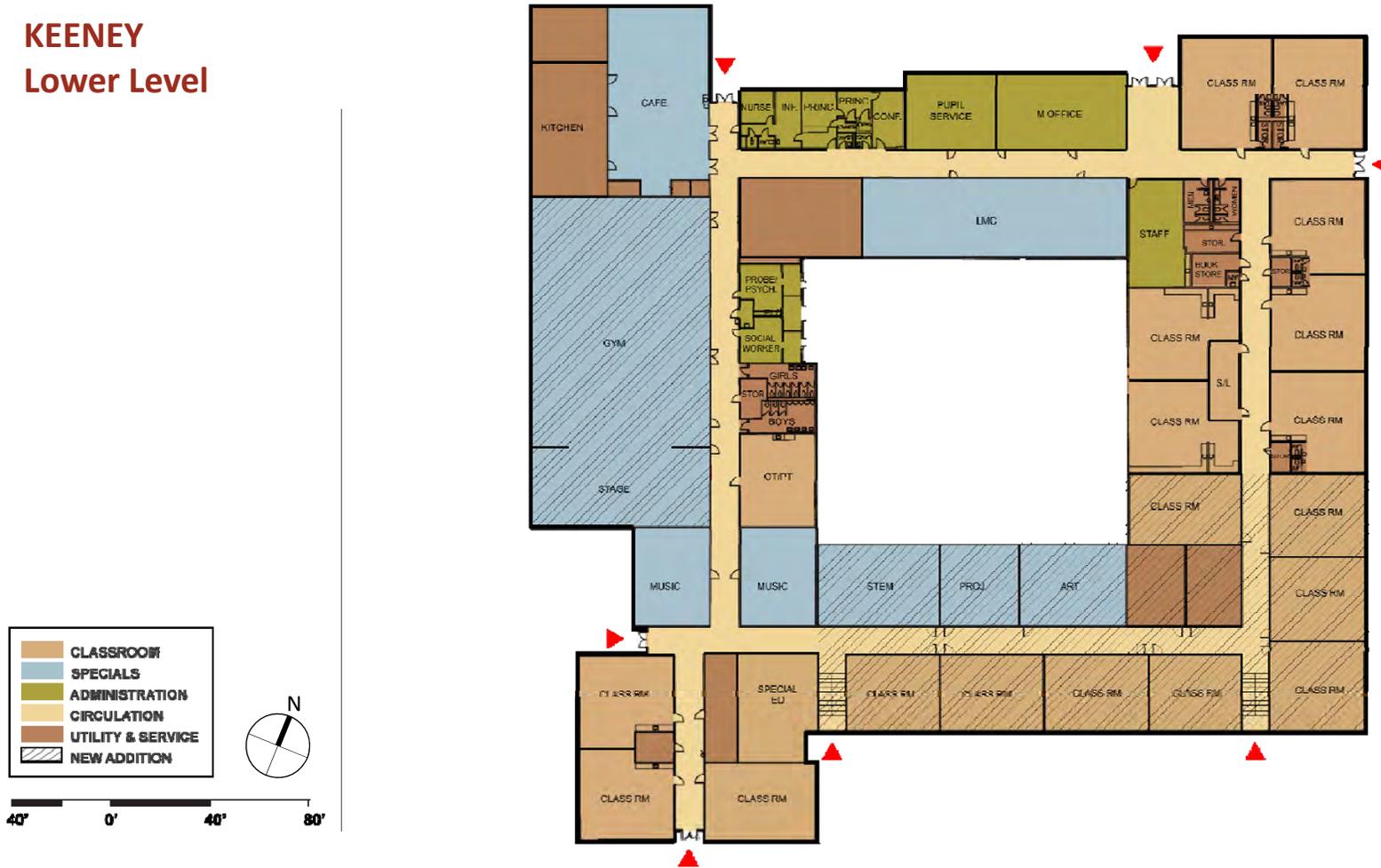
## KEENEY Site

- Separate Cars/Buses
- Increase On-Site Parking

	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION
	DEMOLITION



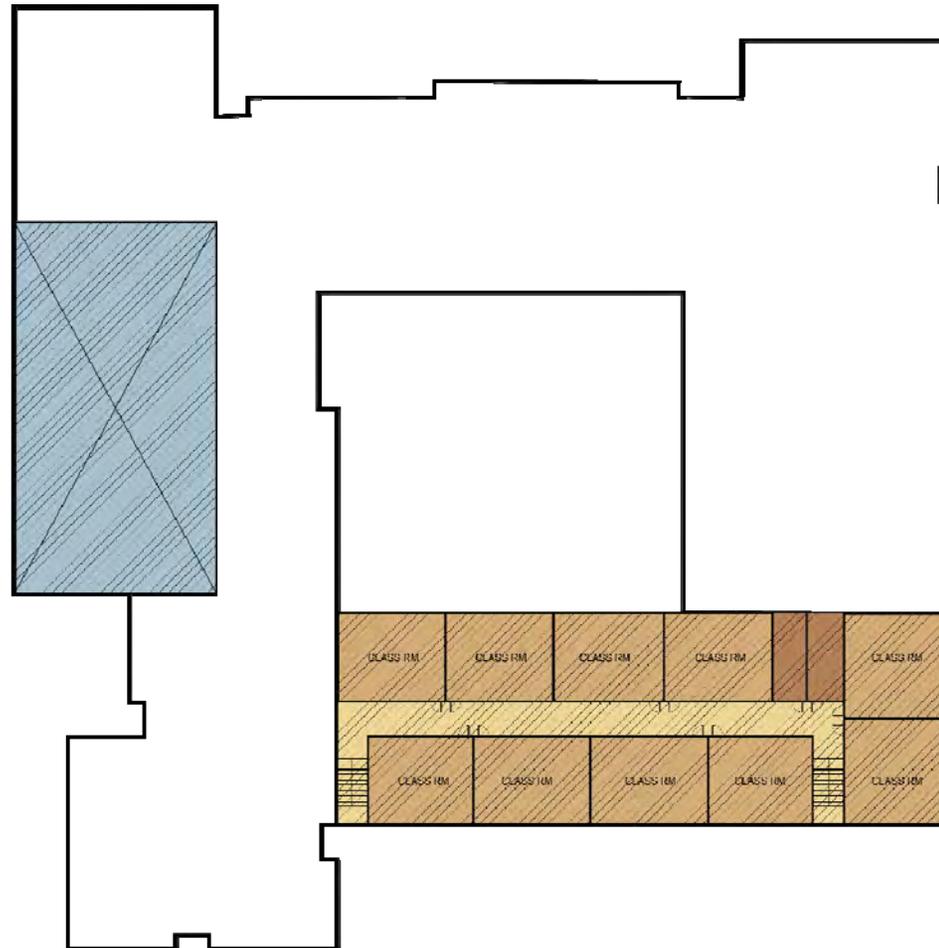
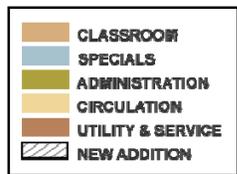
## KEENEY Lower Level



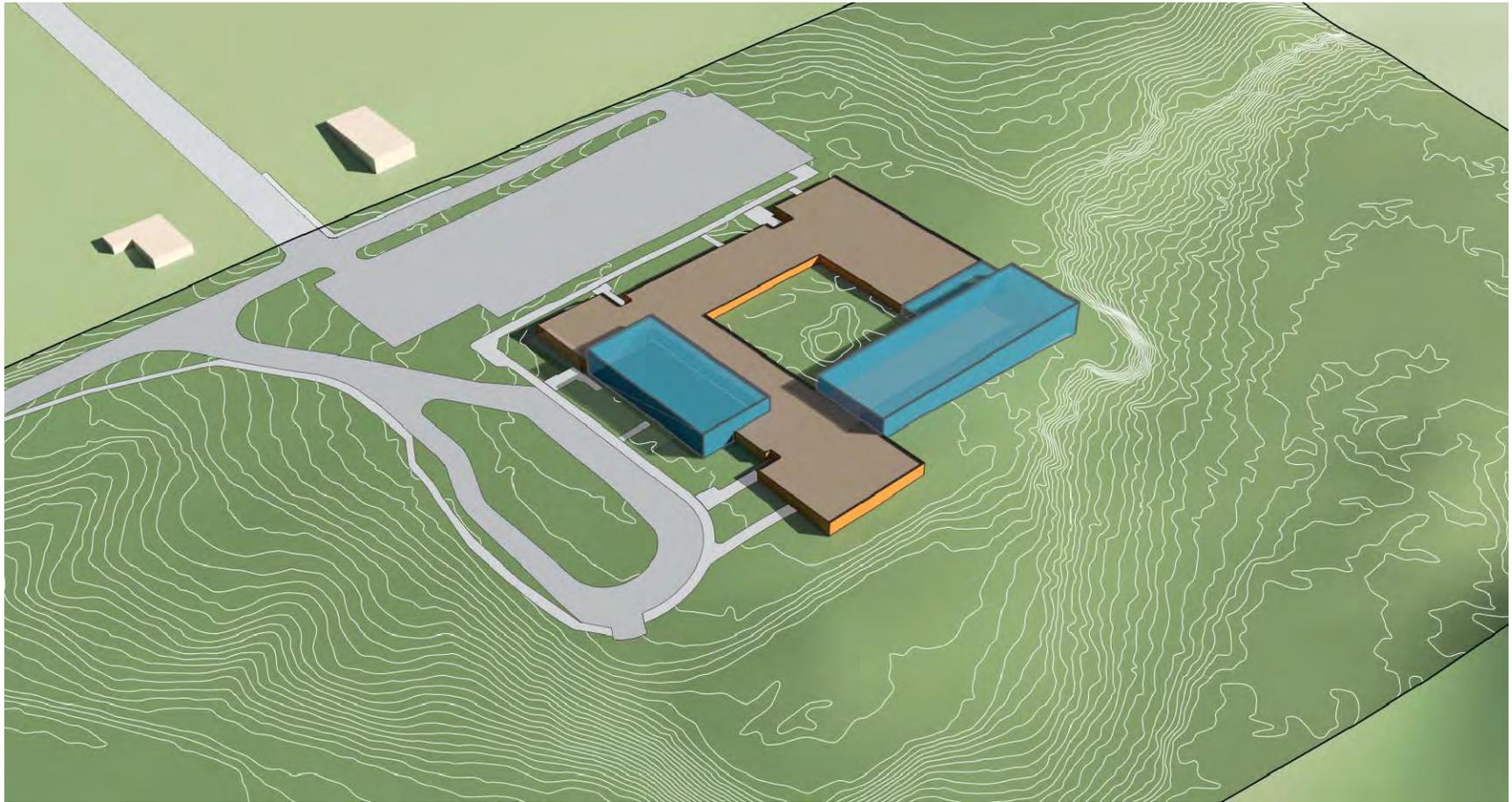
	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION



KEENEY  
Upper Level



**KEENEY**  
**Perspective**



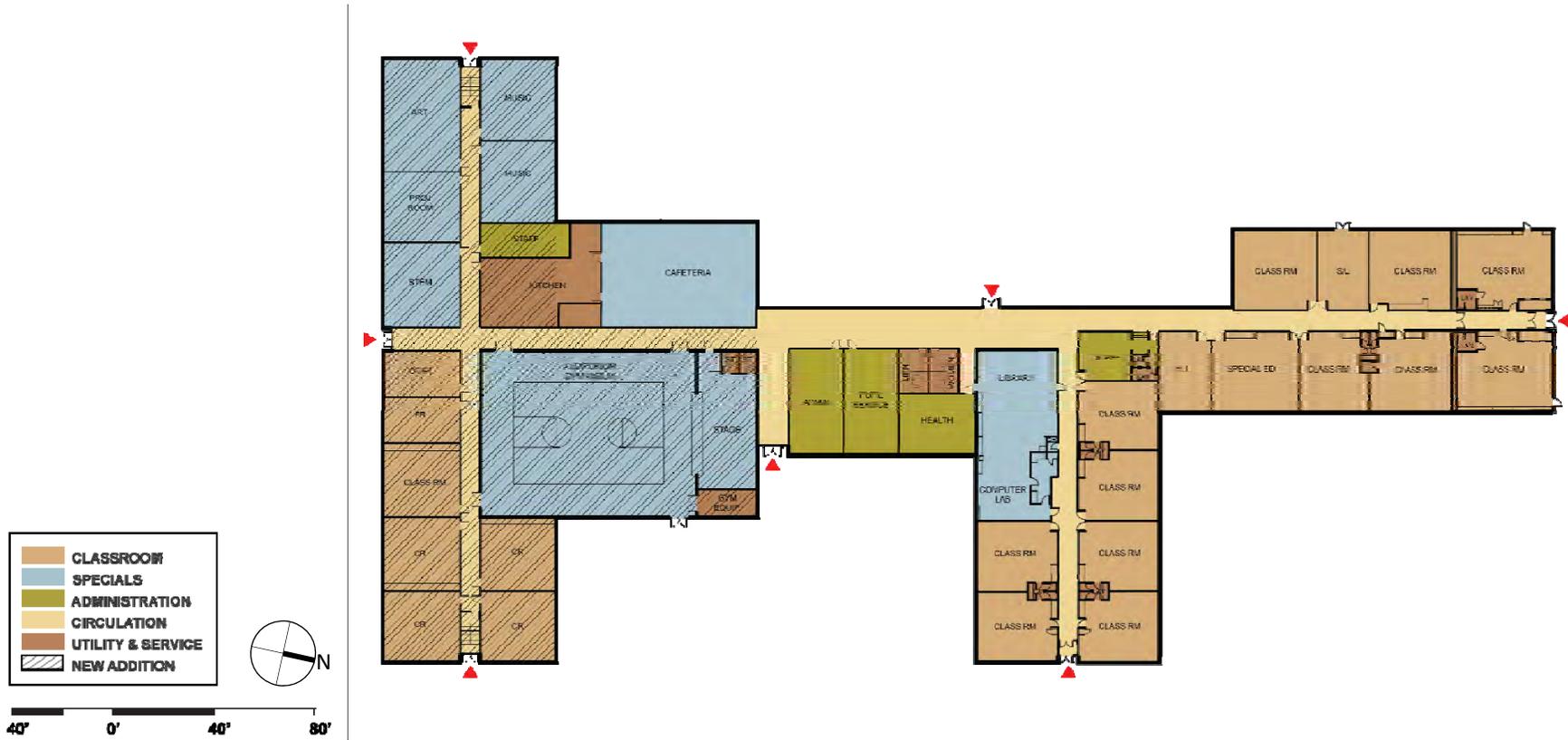
## MARTIN Site

- Separate Cars/Buses
- Increase On-Site Parking
- Discharge Cars In Two Directions

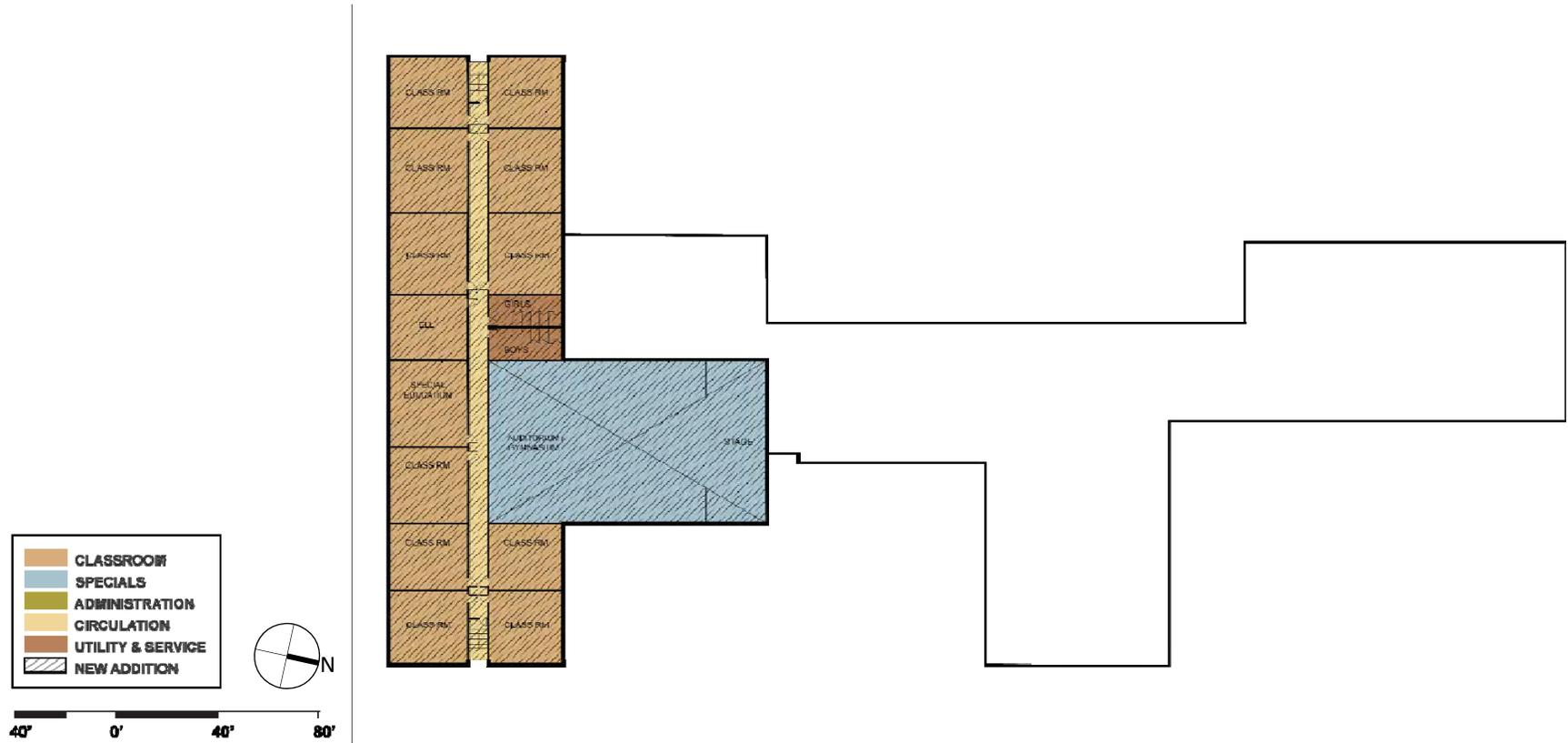
	CLASSROOM
	SPECIALS
	ADMINISTRATION
	CIRCULATION
	UTILITY & SERVICE
	NEW ADDITION
	DEMOLITION



## MARTIN Lower Level



## MARTIN Upper Level



**MARTIN**  
Perspective

