

**Building Reuse Committee
Brief And Fact Sheet For
The Cheney Complex:**

**The Cheney School Building, Fire House, and
Boiler Plant**

These buildings are no longer needed for educational purposes or by the fire department and will be surplus after the completion of the Sixth Grade Academy opens in September 2008. These three buildings were each built for a special purpose: a school, the boiler plant for heating the entire Bennet complex, and a fire station. The buildings are in various stages of generally fair to poor condition and are structurally sound. There is very little if any parking available at the fire station or the boiler plant. While there is a parking lot next to the Cheney building, this lot has been incorporated into the parking requirements for the Sixth Grade Academy, and can be a major constraint to any private reuse of the property. Also, these properties are historic structures which contribute to the Cheney Brothers National Historic Landmark District. There has been a considerable amount of public support to save these buildings and provide an adaptive reuse for them. However, one of the challenges for these properties is to determine to what extent different types of uses would require different types of renovations, and how those renovations may or may not affect the integrity of their historic status. The Building Reuse Committee is being asked to explore possible public, private, or public/private uses for these properties, and to help determine whether and how all of the buildings can be used so they are preserved but also productive.



Boiler Plant – Side Elevation



Fire House – Front Elevation



Cheney Building – Front Elevation



Cheney Building – Side Elevation

Brief and Fact Sheet

School Street - The Cheney Complex

Building Reuse Report

Property Fact Sheet:

Cheney School, 41 School Street

Building Size

Stories: 2+ raised basement

Living Area:

27,486 sf
(First Floor-9,162 sf; Second

Floor- 9,162 sf; Finished Raised Basement-
9,162 sf)

Gross Floor Area:

27,486 sf

Land Area

.7 Acres

Assessed Value (2006)

Building: \$1,264,100

Outbuilding: \$ 6,700

Land: \$ 79,900

Total: \$1,350,700

Appraised Value (2006)

Building: \$1,805,800

Outbuilding: \$ 9,600

Land: \$ 114,200

Total: \$1,929,600

Zone

Central Business

Eastern most portion of parking lot is

Residence B

Year Built

1926

Heat:

Oil

Utilities

All public

Building Reuse Report

Property Fact Sheet:

Boiler House, 39 School Street

Building Size

Stories: 1

Living Area:

5,183 sf
(First Floor- 5,183 sf)

Gross Floor Area:

5,183 sf

Land Area

.3 Acres

Assessed Value (2006)

Building: \$231,600

Outbuilding: \$ 6,500

Land: \$ 56,700

Total: \$ 294,800

Appraised Value (2006)

Building: \$330,800

Outbuilding: \$ 9,200

Land: \$ 81,000

Total: \$421,000

Zone

Central Business

Year Built

1916

Heat:

Coal/wood

Utilities

All public

Building Reuse Report

Property Fact Sheet:

Fire House, 19 School Street

Building Size

Stories: 2

Living Area:

2,000 sf
(First Floor- 700 sf; Second

Floor- 1,300 sf)

Gross Floor Area:

2,936 sf
(Garage- 936 sf)

Land Area

.13 Acres

Assessed Value (2006)

Building: \$ 171,900

Outbuilding: \$ 1,100

Land: \$ 57,200

Total: \$ 230,200

Appraised Value (2006)

Building: \$245,500

Outbuilding: \$ 1,500

Land: \$ 81,700

Total: \$328,700

Zone

Central Business

Year Built

1918

Heat:

Oil

Utilities

All public

Property Fact Sheet



Front Elevation



Front Elevation



Classroom View



Classroom View



Classroom View

Cheney Building

41 School Street - Cheney Complex



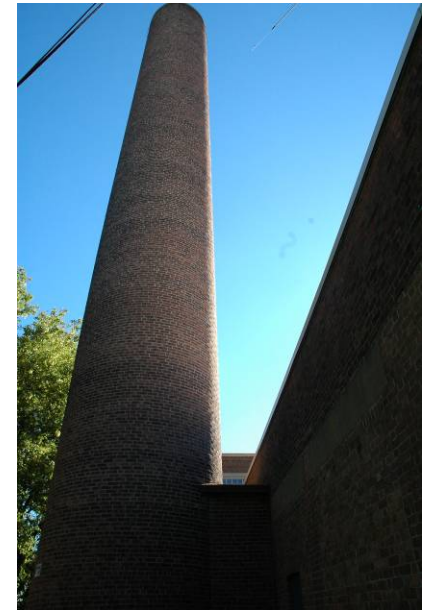
Boiler -



Boiler -



Front Elevation



Rear Smoke Stack

BOILER PLANT

39 School Street - Cheney Complex



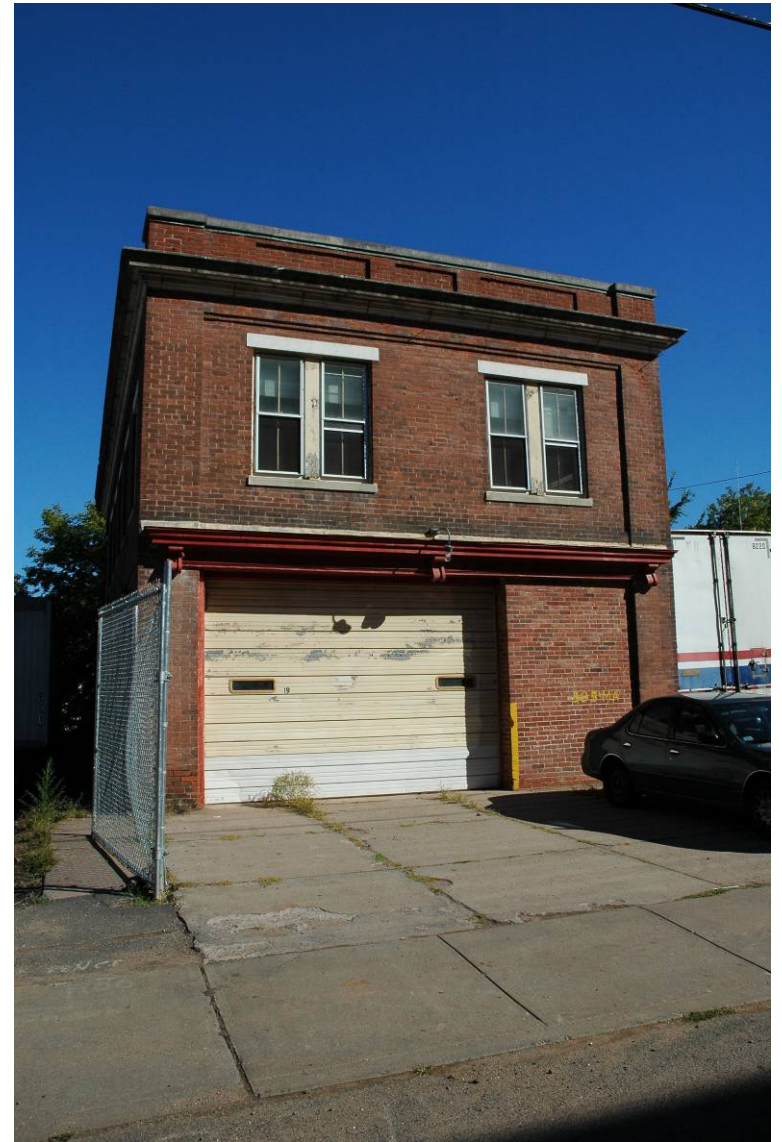
View of Stair



View of Stair



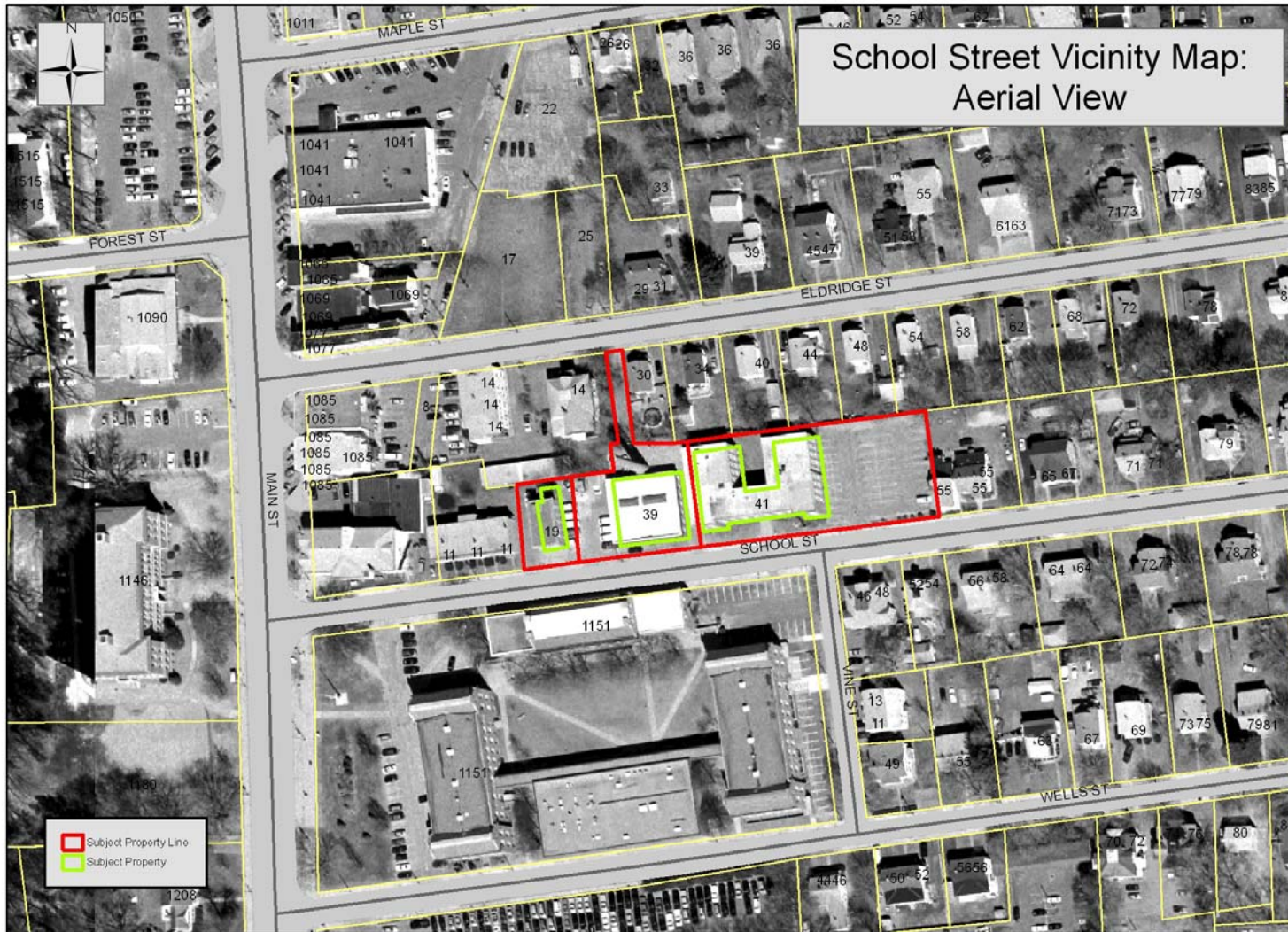
Second Floor View



Front Elevation

Fire House

19 School Street - Cheney Complex



School Street Vicinity Map:
Aerial View

Subject Property Line
 Subject Property



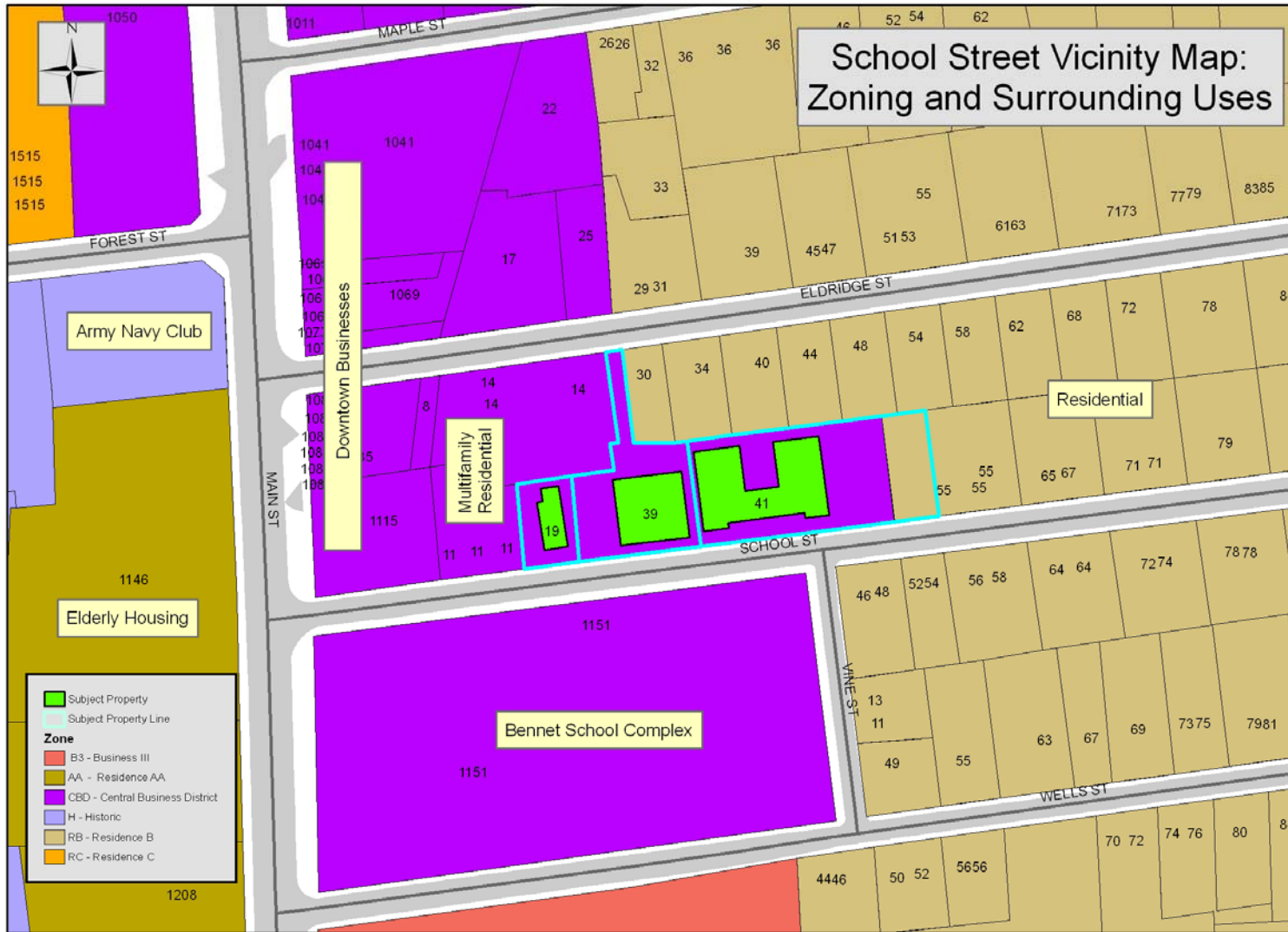
Town of Manchester Planning Department
September 2007

0 130 260 520 Feet

R.Planning/Plan-GIS/Building Reuse/Aerial View

Aerial View

School Street - Cheney Complex



Town of Manchester Planning Department
September 2007

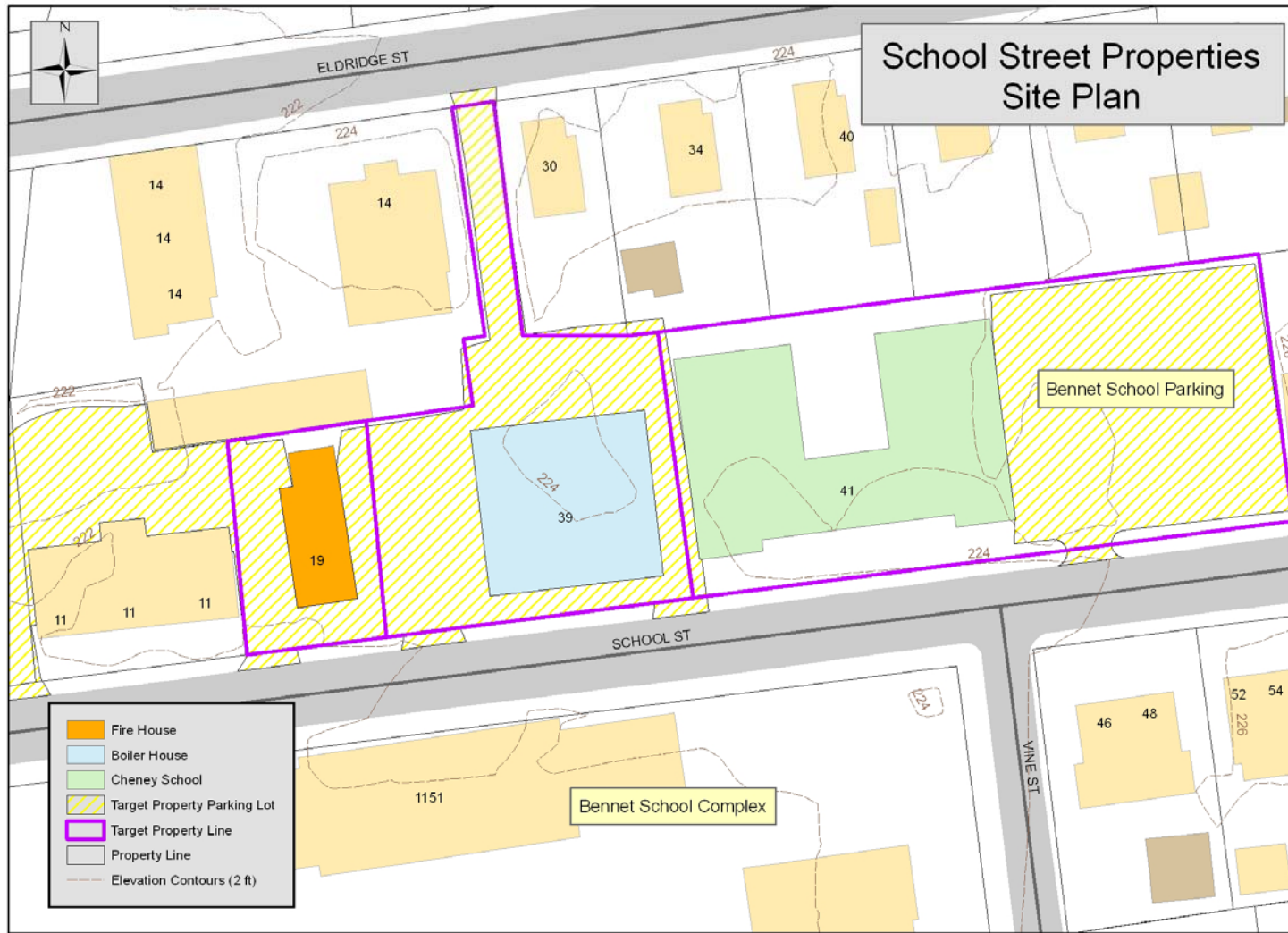
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R.Planning/Plan-GIS/Building Reuse/School Street Zoning

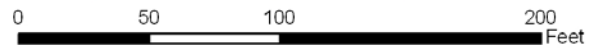
Classroom View

Zoning and Surrounding Uses

School Street - Cheney Complex



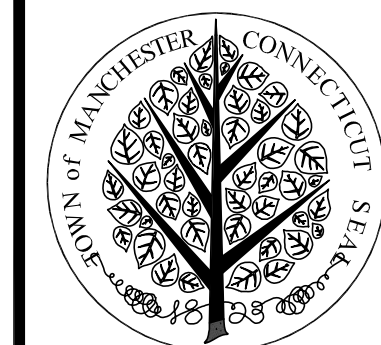
Town of Manchester Planning Department
September 2007



R:Planning/Plan-GIS/Building Reuse/School Street Site Plan

Site Plan

School Street - Cheney Complex



MANCHESTER PUBLIC WORKS
494 MAIN STREET
MANCHESTER, CT

EXISTING CONDITIONS
**CHENEY BUILDING
SCHOOL STREET**
MANCHESTER, CONNECTICUT

PROJECT No.
00.000

DESIGNED:

CHECKED:

DRAWN BY:

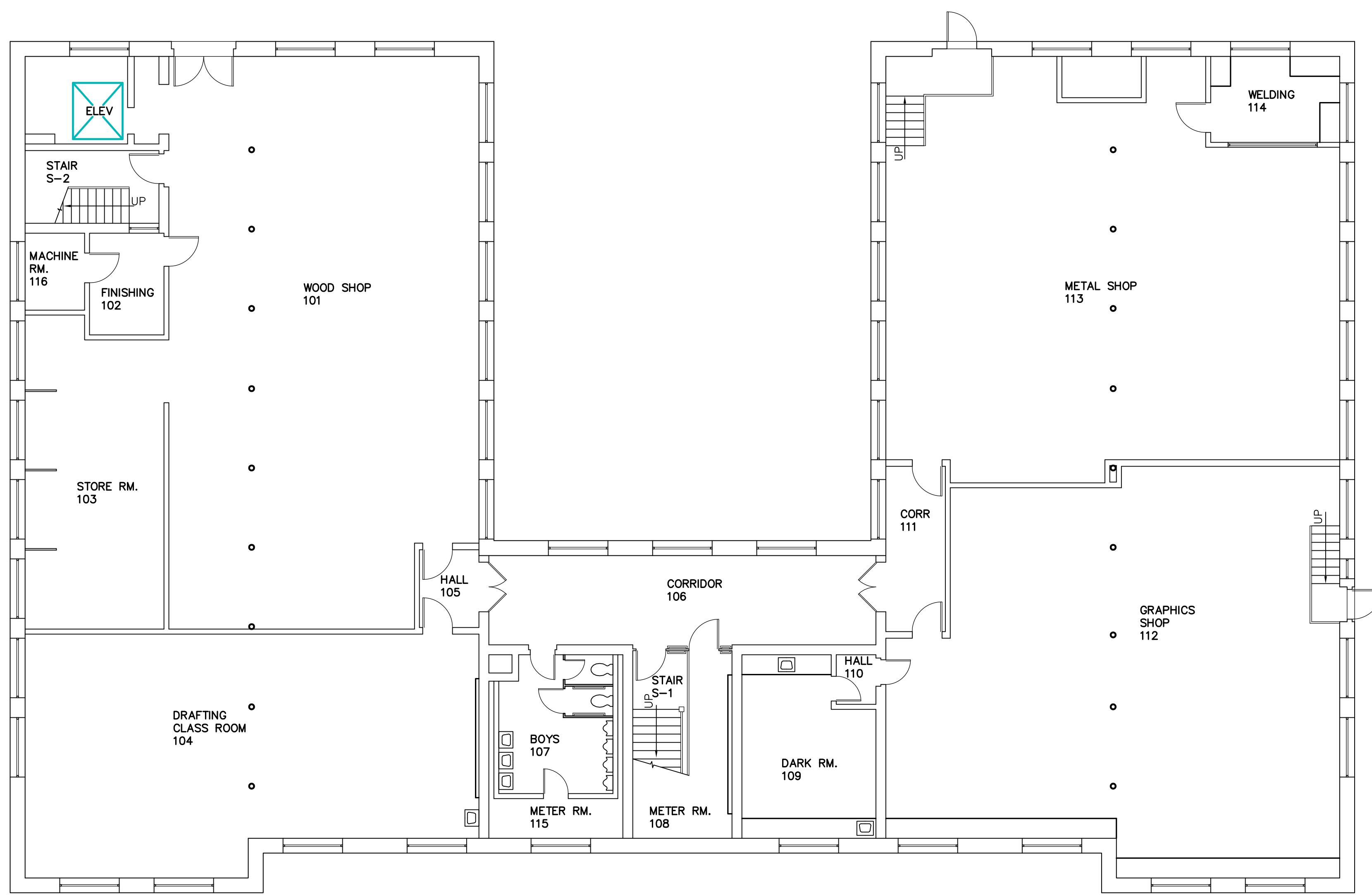
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SCALE:
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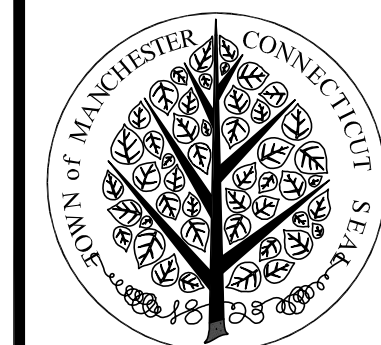
REVISIONS:

LOWER LEVEL
FLOOR PLAN

A-1.0

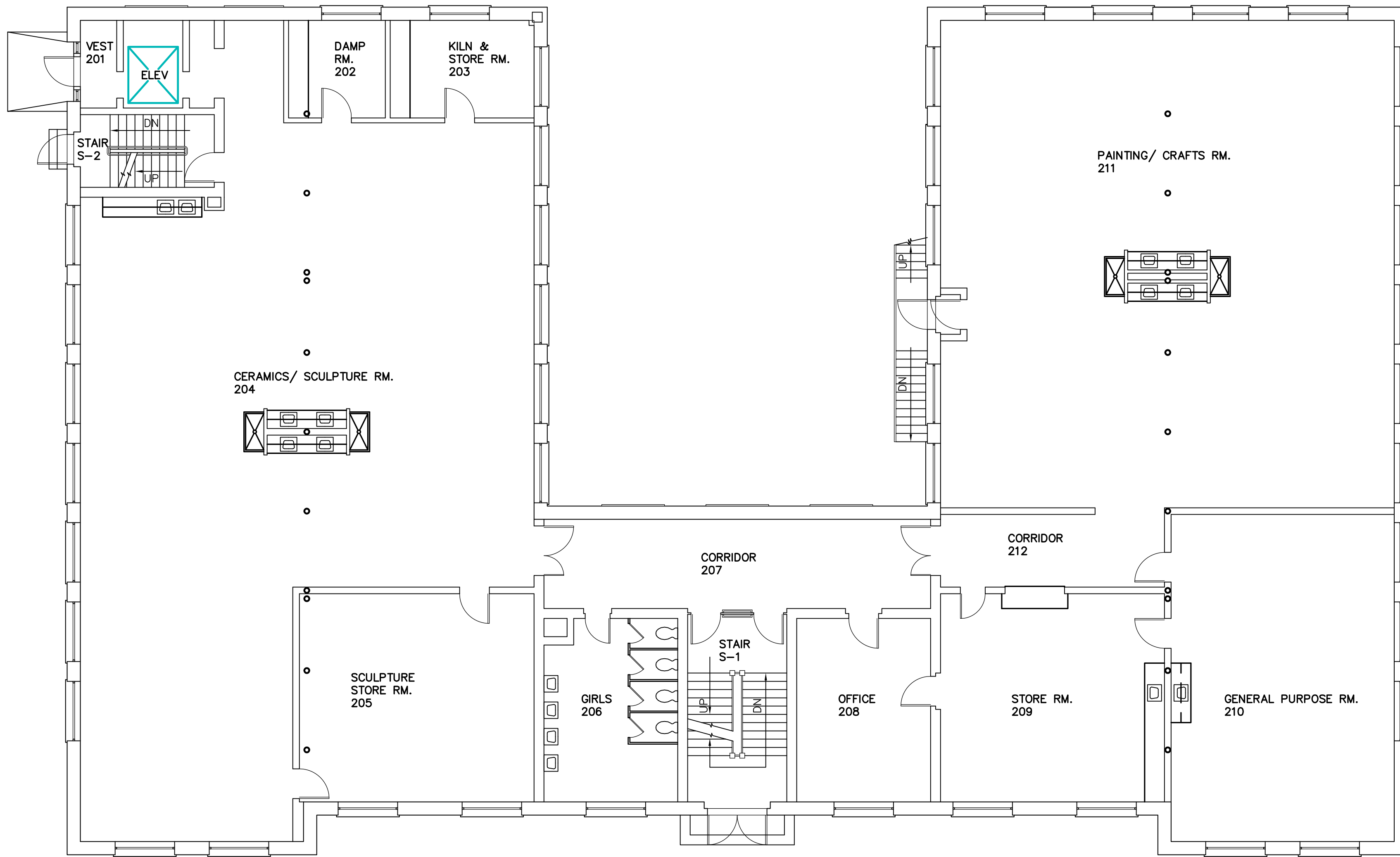


1 LOWER LEVEL
FLOOR PLAN
1/8"=1'-0"



MANCHESTER PUBLIC WORKS
494 MAIN STREET
MANCHESTER, CT

EXISTING CONDITIONS
**CHENEY BUILDING
SCHOOL STREET**
MANCHESTER, CONNECTICUT



1 MAIN LEVEL FLOOR PLAN
1/8"=1'-0"

PROJECT No.
00.000

DESIGNED:

CHECKED:

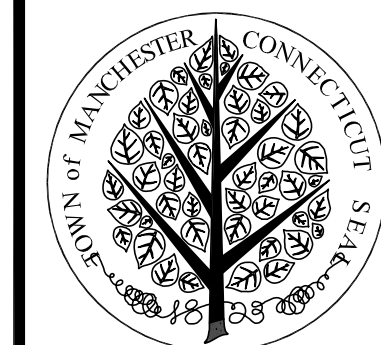
DRAWN BY:

DATE:

SCALE:
1/8"=1'-0"

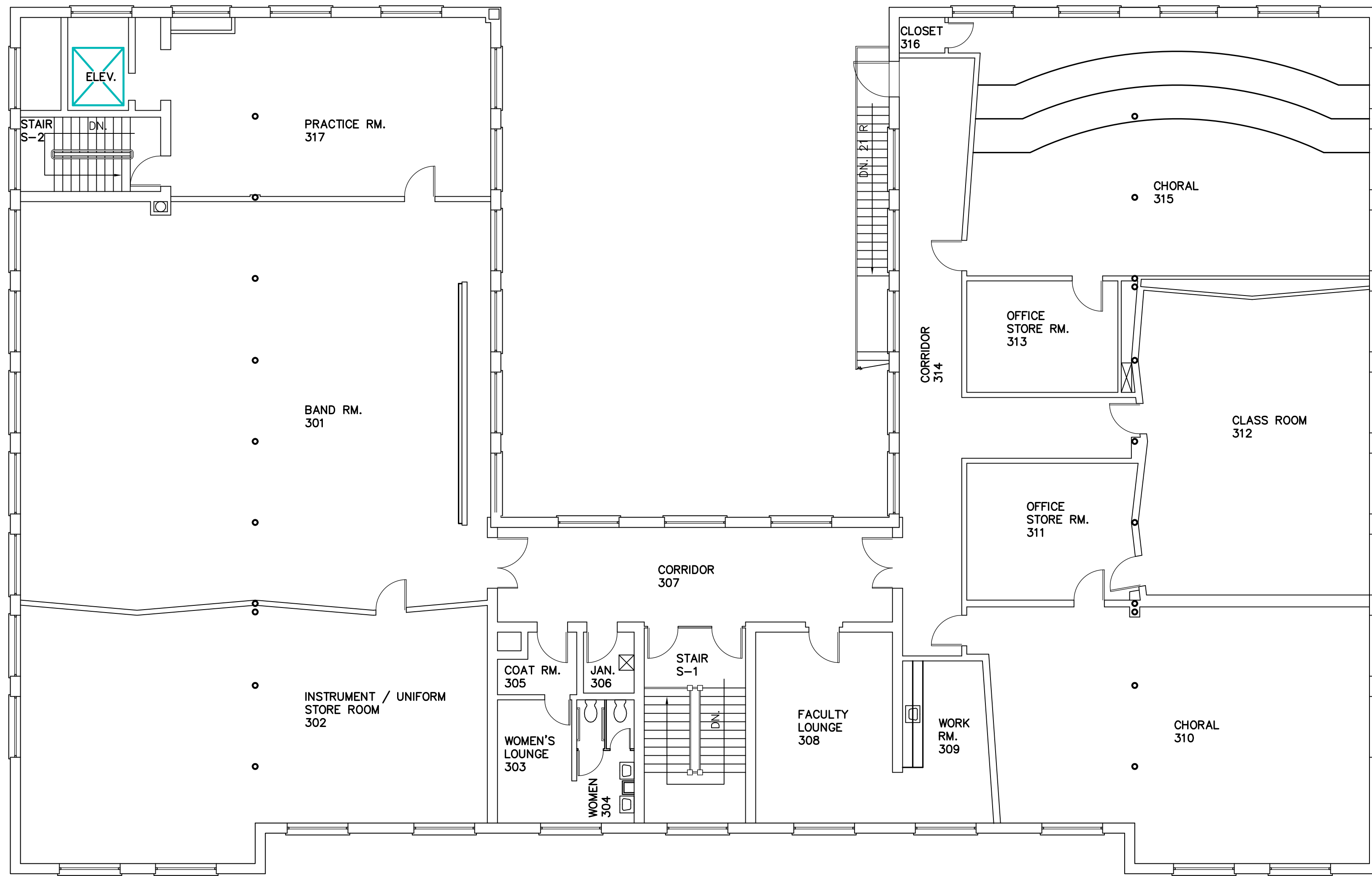
REVISIONS:

MAIN LEVEL FLOOR PLAN



MANCHESTER PUBLIC WORKS
494 MAIN STREET
MANCHESTER, CT

EXISTING CONDITIONS
**CHENEY BUILDING
SCHOOL STREET**
MANCHESTER, CONNECTICUT



1 UPPER LEVEL FLOOR PLAN
1/8"=1'-0"

PROJECT No.
00.000

DESIGNED:

CHECKED:

DRAWN BY:

DATE:

SCALE:
1/8"=1'-0"

REVISIONS:

UPPER LEVEL FLOOR PLAN



Cheney School Conceptual Finance Study

Construction Costs

Construction Trade Cost		\$4,635,141
Design Contingency	12.0%	\$556,217
Construction Contingency	9.0%	\$417,163
Escalation	8.0%	\$370,811
		\$5,979,332
CM Overhead and Profit	9.0%	\$538,140
Performance and Payment Bond (excluded)		\$0
Bldg Permit (excluded)		\$0
Builder Risk (excluded)		\$0
Educational Fee (excluded)		\$0
Sales Taxes (excluded)		\$0
		\$538,140

Sub Total Construction Costs **\$6,517,472**

Other Costs:

Architectural/Engineering	8%	\$478,347
A/E Reimbursables		\$0
Supplemental Architectural Services		\$0
Owner Provided Services		
-FFE Consultant		\$0
-Phase 1 Environmental		\$0
-Hazardous Material Abatement		\$0
-Haz Mat Monitoring		\$50,000
Threshold/Peer Review		\$0
Special Inspections/Testing		\$5,000
Material Testing		\$0
Miscellaneous Administrative Costs		\$0
Fixtures, Furnishings, Equipment		\$150,000
FFE By Owner Directly		\$0
Technology & Equipment		\$75,000
State Permit Fees		\$2,500
Legal, Admin, & Financing Costs		
-Legal		\$0
-Bonding		\$30,000
Moving and Storage		\$60,000
Land Acquisition		\$0

Sub Total Other Project Costs **\$850,847**

Total Costs **\$7,368,318**

Project Budget \$0