

WADDELL ELEMENTARY SCHOOL
EXPANSION STUDY - JANUARY, 2014



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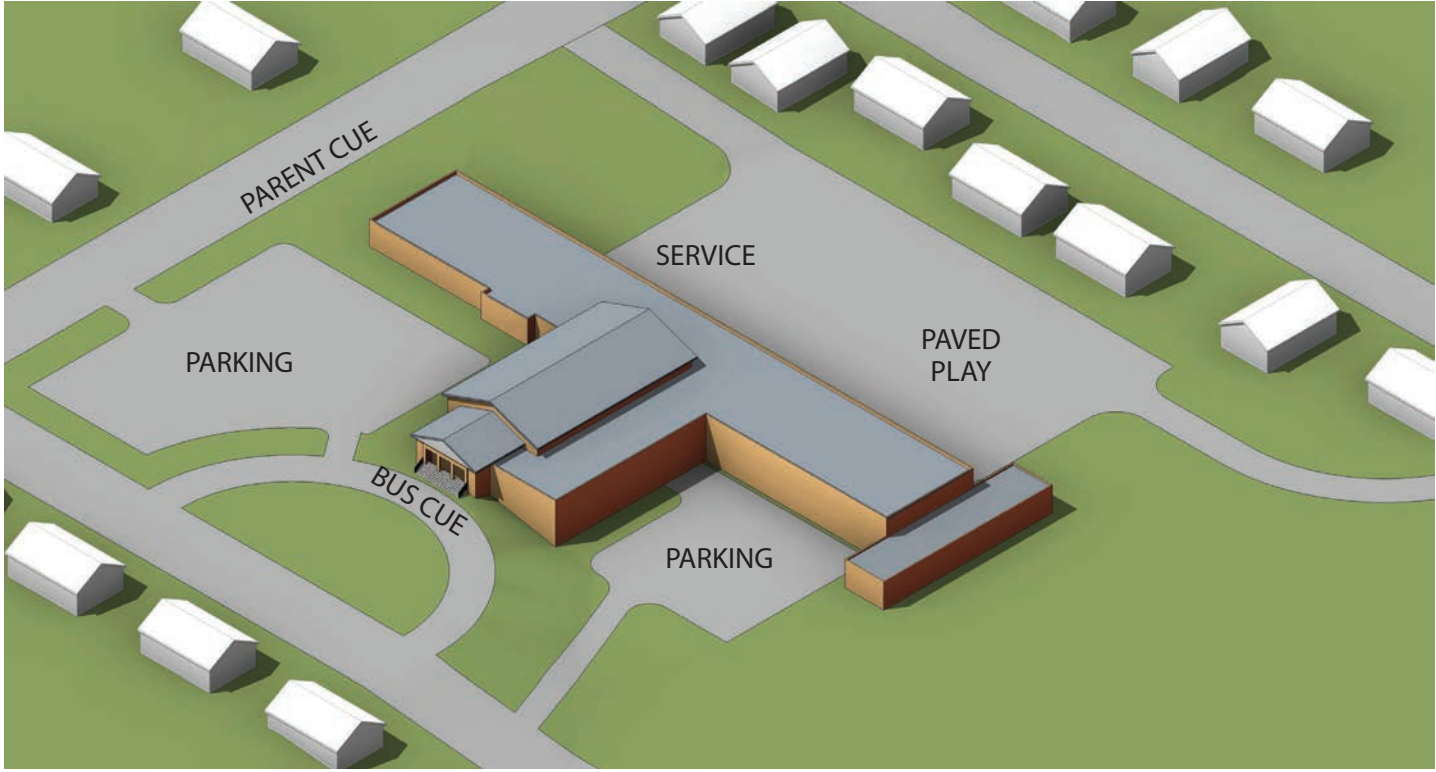
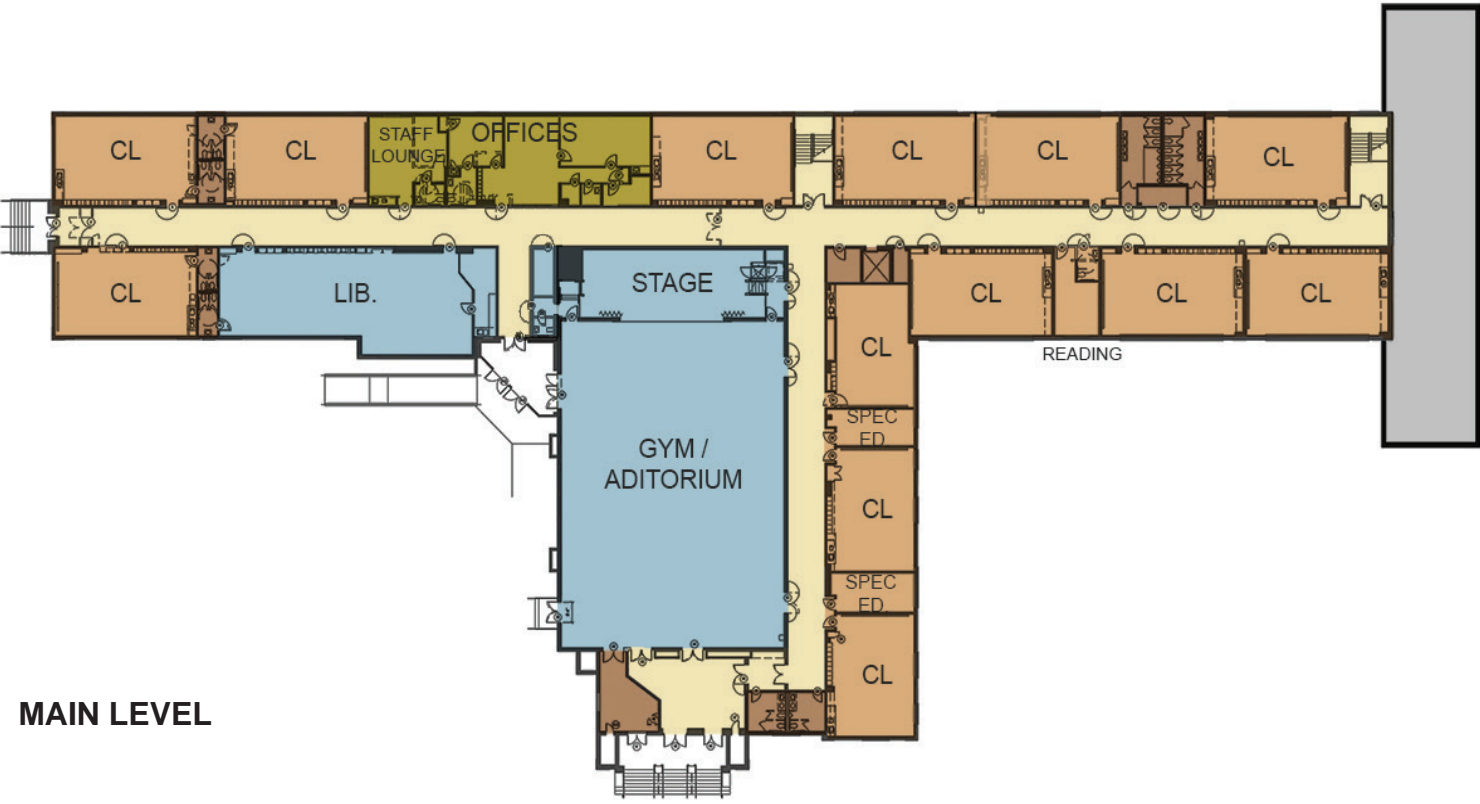
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I - BACKGROUND



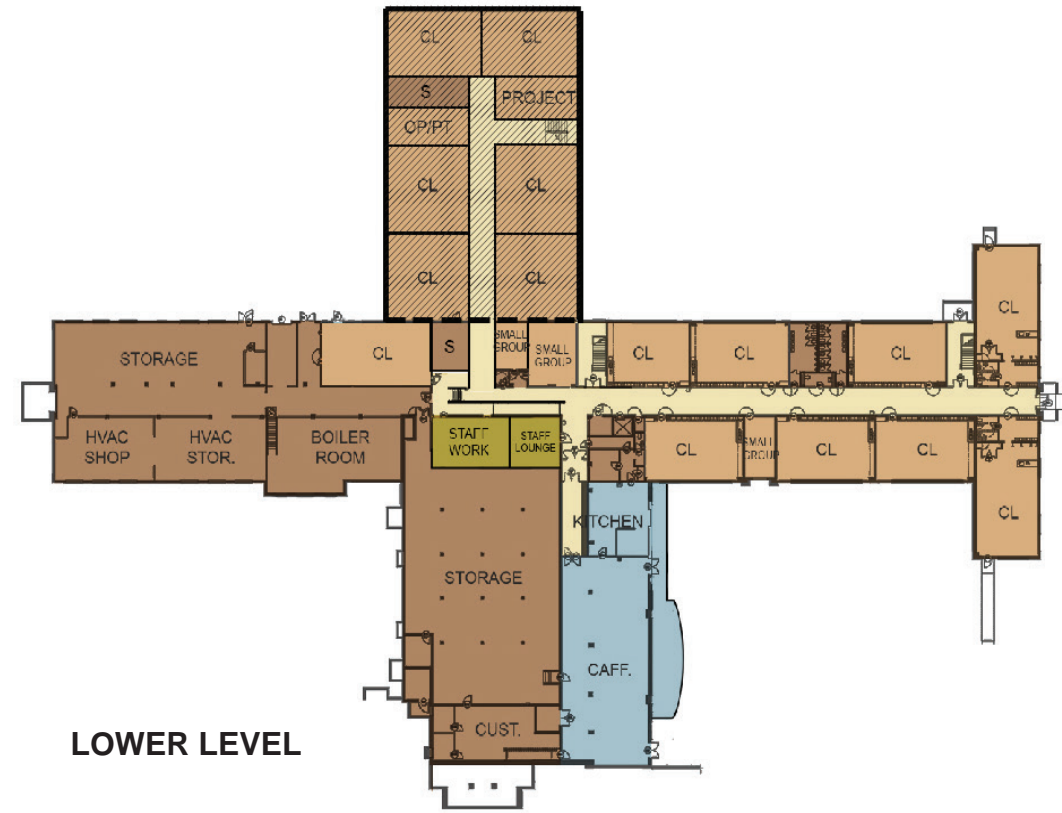
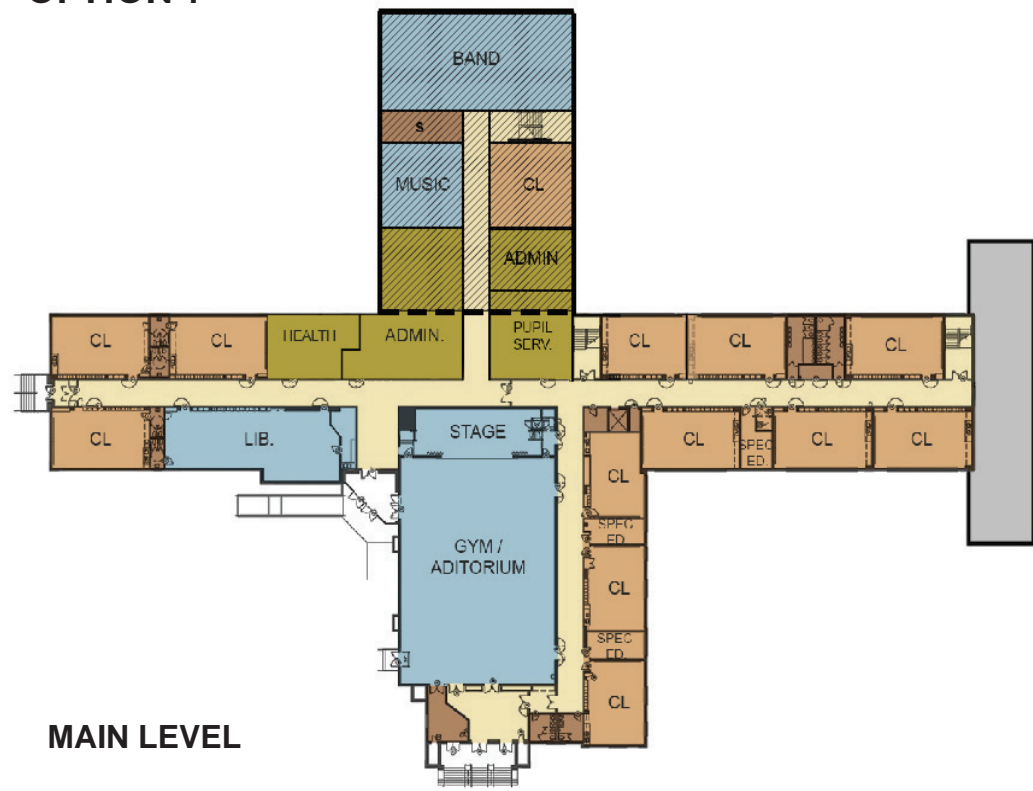
BACKGROUND

In December of 2013, Tai Soo Kim Partners (TSKP) was retained by the Town of Manchester to perform a conceptual planning study to determine the feasibility of expanding and renovating the Waddell School to accommodate 530 students. Tai Soo Kim Partners toured the Waddell School with Christopher Till, Facilities Project Manager for the Town of Manchester and Richard Ziegler, Facilities Manager for Manchester Public Schools to gain an overview of the condition of the building and programmatic objectives. Electronic drawing files of the existing conditions were provided by the Town to TSKP as well as a draft Educational Specification for the Washington School to be used as a model for the Waddell Study.

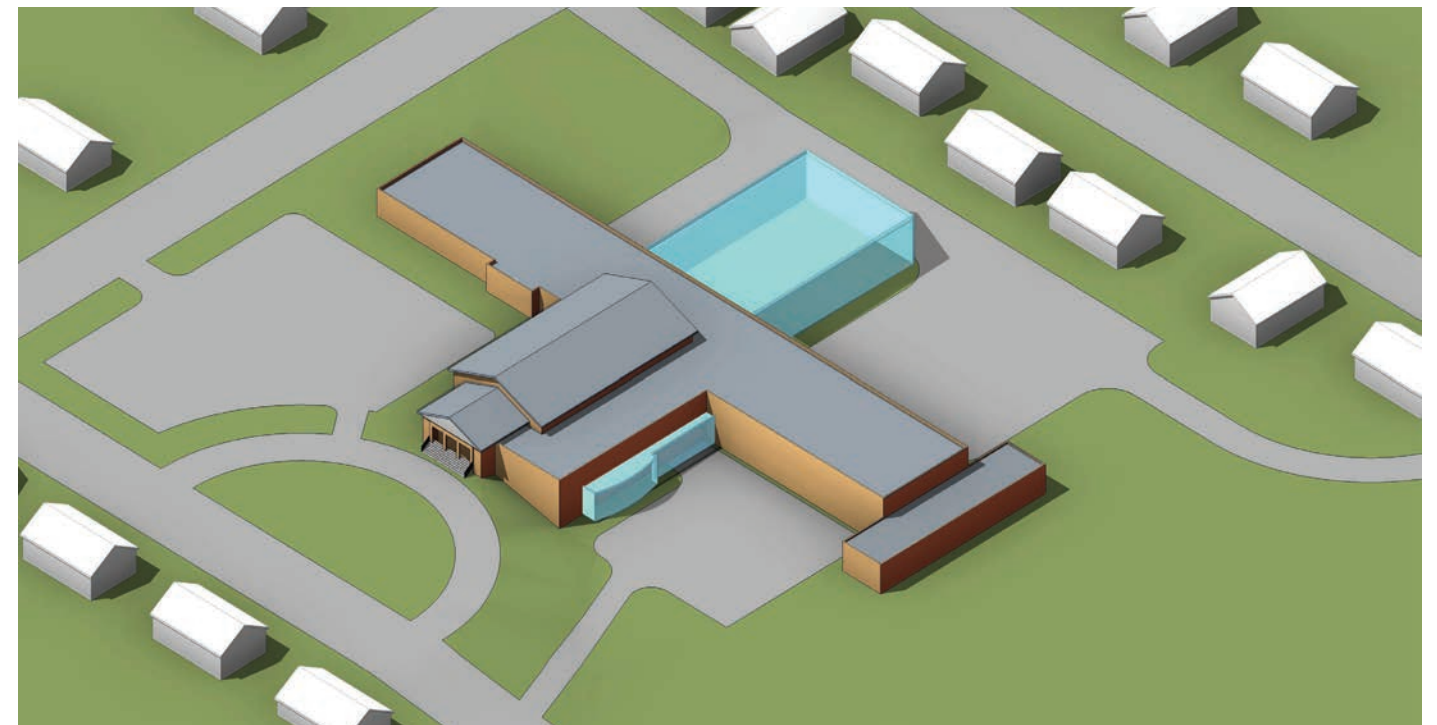
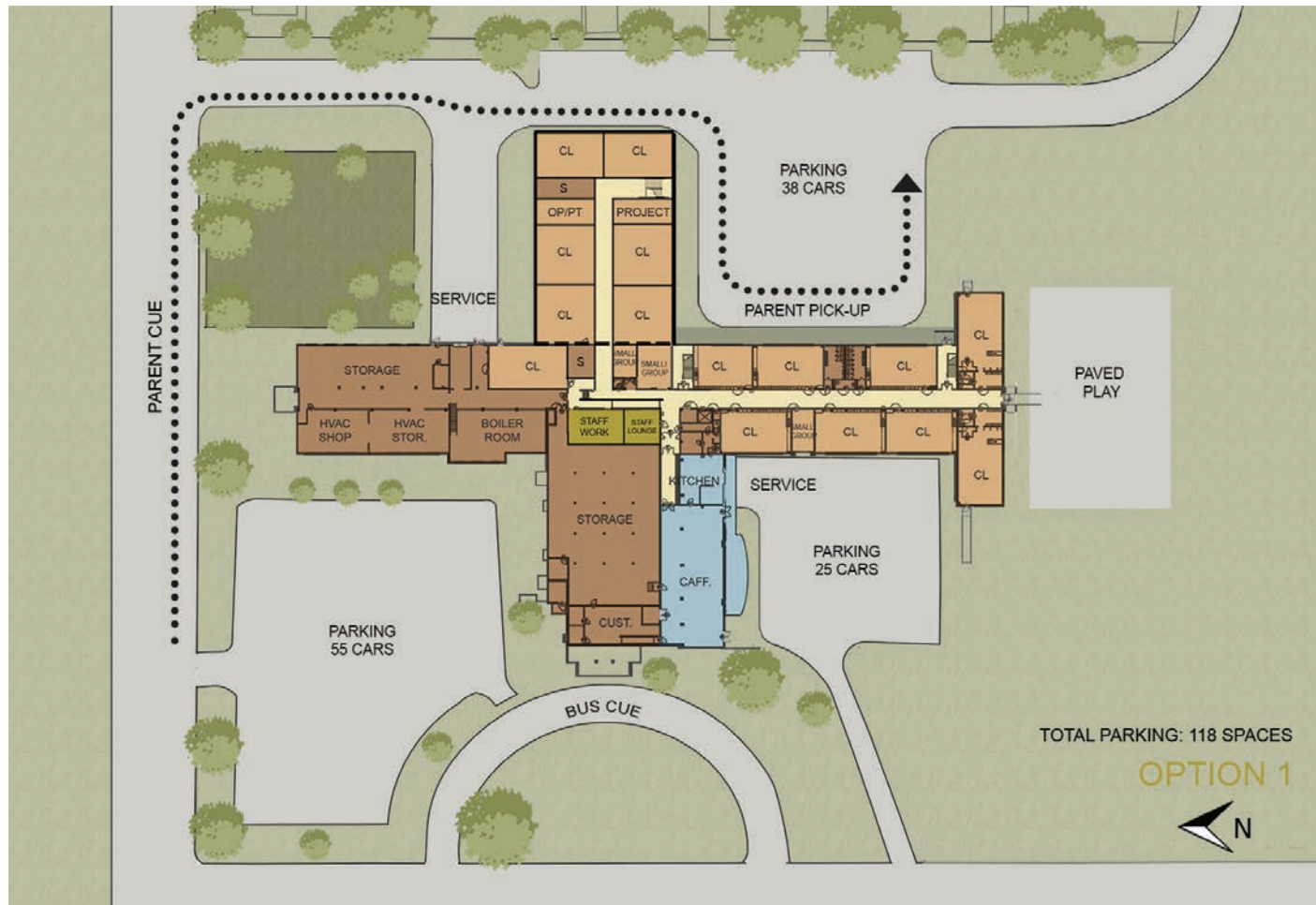


- CLASSROOM
- CIRCULATION
- ADMINISTRATION
- UTILITY & SERVICE
- CORE

11 - OPTION 1



- CLASSROOM
- CIRCULATION
- ADMINISTRATION
- UTILITY & SERVICE
- CORE



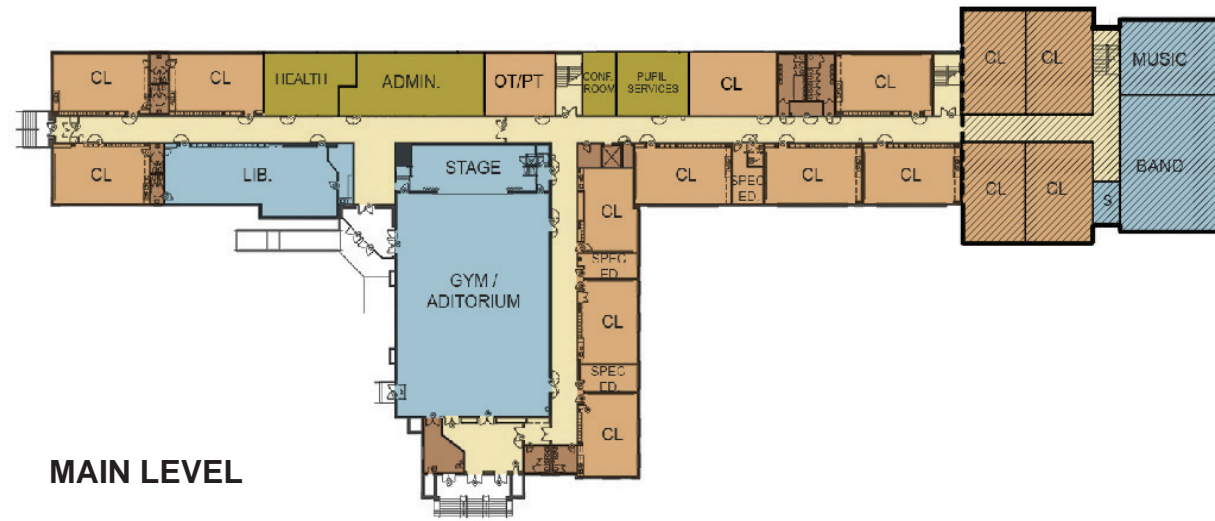
PROs

- Expanded parent cue
- Centralized "core space"

CON's

- Compromised admin sight lines

- CLASSROOM
- CIRCULATION
- ADMINISTRATION
- UTILITY & SERVICE
- CORE
- DEMO



PRO's

- Expanded parent cue
- Ample parking
- Admin has visibility of "cue"

CON's

- Demolish newest addition

IV - SPACE ANALYSIS

Classrooms		
Enrollment	530 Student Target	
# of Classrooms Needed	27 Classrooms @ 20 students	
Program	EXISTING	Option1 or 2
Classrooms	21 @ 915 SF = 19,200 SF	27 @ 930 SF = 25,110 SF
Special Education	10 @ 300 SF = 3000 SF	3 @ 250 = 750 SF
Small Group	-	@ 225 SF = 675 SF
OP/PT	-	500 SF
Project classroom	-	350 SF
Reading	300 SF	-
Art classroom	-	975 SF
Music Classroom	-	1,050 SF
Band/Orchestra/Chorus	-	2,500 SF
Administration	1800 SF	2,500 SF
Pupil Services	-	900 SF
Health Center	-	775 SF
Staff Work	-	450 SF
Staff Lounge	500 SF	350 SF
Cafeteria	1775 SF	2,400 SF
Library/Media Center	1900 SF	1,900 SF
Gymnasium	6500 SF	6,500 SF
District Storage	14,500 SF	14,500 SF
Net SF	49,475 SF	62,185 SF
GROSS SF	66,100 SF	83,000 SF

Program	OPTION 1		OPTION 2	
	Renovation	Alteration	Renovation	Alteration
New Construction	\$6,372,000		\$6,768,000	
Renovation	\$8,999,500		\$8,496,500	
BOE Storage Area Allowance	\$500,000		\$500,000	
HAZMAT Allowance	\$300,000		\$300,000	
Bldg Demolition Allowance	\$0		\$100,000	
Sitework Allowance	\$750,000		\$850,000	
Sub Total	\$16,921,500	\$11,188,835	\$17,014,400	\$11,252,936
Estimate Contingency	\$3,384,300	\$2,013,990	\$3,402,880	\$2,025,528
Escalation	\$1,827,522	\$1,188,254	\$1,837,555	\$1,195,062
Bond Costs	\$221,333	\$143,911	\$222,548	\$144,735
CM Fee	\$670,640	\$508,725	\$674,322	\$511,639
CM Reimbursables	\$1,327,999	\$863,465	\$1,335,290	\$868,412
Total Construction Cost	\$24,353,294	\$15,907,180	\$24,486,995	\$15,998,312
Soft Costs	\$6,088,324	\$3,976,795	\$6,121,749	\$3,999,578
Total Project Costs	\$30,441,618	\$19,883,975	\$30,608,744	\$19,997,890
Estimated Eligible Costs	\$28,419,537	\$13,660,585	\$28,578,307	\$13,867,534
Estimated State Reimbursement Percentage	67%	67%	67%	67%
Estimated Net Cost to Manchester	\$11,400,528	\$10,731,383	\$11,461,278	\$10,706,642

COST

Conceptual Budgets were developed using historical square foot unit prices for projects of similar size and scope. The Estimated State Reimbursement Percentage does not address excess square footage in the building currently utilized for district storage.

EDUCATIONAL SPECIFICATIONS

Washington Elementary School

Robertson Elementary School

Manchester, Connecticut

June 25, 2013

Draft

MANCHESTER BOARD OF EDUCATION

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SUMMARY

The Manchester Board of Education has developed these specifications as required by the Connecticut State Department of Education. The educational Specifications are to accommodate a grade pre-K-4 elementary school for 400 students. These specifications define the objective, activities, programs, and space requirements of the facility so the educational goals of the school district and school can be met. While the specifications provide for a successful school design, continued communication between and school administration/staff is necessary. In this sense the education specifications provide an opportunity for continue dialogue concerning the needs of the school, leading to the most effective building design possible.

The size and features of the spaces described in the Educational Specifications reflect the criteria necessary to support the educational program.

The following identifies the major elements to be incorporated into the school facility to accommodate the enrollment and program.

Systems:

1. Complete fire alarm and sprinkler system for all new spaces.
2. Integrated electronic communication system. A telephone/intercom and computer network connections in addition to capacity for streaming cable and satellite in each new office and classroom.
3. Air-conditioning in all areas.
4. Comply with Ct High Performance Schools requirements for energy efficiency.
4. Water fountains and lavatories throughout all new construction.
5. All new instructional spaces should have access to natural light and ventilation, including operable windows.
6. Wireless capability in all spaces.

General Classrooms (20 Required)

1. Adequate power to support current and future technology needs.

Special Education and Specialized Small Group Instruction Rooms (3 Special Ed, 3 Specialized Small Group Instruction Rooms Required)

1. Adequate power to support current and future technology needs.

OT/PT Classroom (1 Required)

1. Office space for occupational therapist attached or adjacent.

Project Classroom (1 Required)

1. Two sinks, one of which should be in a teacher's demonstration area, and extra storage space for ongoing, hands on activities.

Art Classroom (1 Required)

1. Four sinks distributed around the perimeter of the room.
2. Ample storage for supplies. Including lockable closet and cabinets. Provide separate storage space for After School Program.
3. Areas for display of both two and three dimensional art.
4. Separate kiln room with appropriate ventilation.

Music Classroom (1 Required)

1. Adequate power to support current and future technology needs.

Band/Orchestra/Chorus (1 Required)

1. Space adequate to house 75 musicians.
2. Adequate instrument storage for both band and orchestra instruments.
3. One sink.

4. Acoustically treated for instructional purposes.
5. Possible location on stage with acoustical partitions separating the space from adjacent spaces.

Administration

1. Office for principal
2. Office for assistant principal.
3. Space for two clerical staff.
4. Conference room
4. Work/copy/mail room.
5. Waiting area.
6. Full kitchenette with sink and storage.
7. Acoustical isolation for office.
8. File Storage

Pupil Services (7 Offices Required)

1. Offices for one guidance counselor, school psychologist, school social worker, speech pathologists, and curriculum coaches.

Nurse

1. Adjacent to the office areas
2. HC accessible toilet.
3. One sink.
4. Space for four cots.
5. Office with good visibility to student areas.
6. Waiting area.
7. Exam room.

School Based Health Center

1. Adjacent to school nurse
2. HC accessible toilet.
3. One sink.
4. Office with good visibility to student areas.
5. Office for psychologist
6. Waiting area.
7. 2 Exam Rooms.
8. 1 Dental Exam Room.
9. Separate and secure entrance.

Staff/Work Room

1. Work counter
2. Provisions for a large copy machine adjacent to this space.
3. Room for a work table.

Staff Lounge

1. Room for tables.
2. Counter w/sink.
2. Located in close proximity to cafeteria.
3. Adjacent to or should house adult toilet rooms

Custodial

- 1 Adequate custodial closets with service sinks throughout.

Cafeteria

1. Capacity to accommodate all students in a maximum of four lunch waves.
2. Locate in close proximity to the outdoor play area.

Library/Media Center.

Gymnasiums

1. Provide an attached stage. Provide acoustical separation if the stage is used for music instruction.
2. Sized to accommodate at a minimum one full basketball court for elementary school use.

Site Development

1. Separate traffic patterns for buses and cars.
2. Parking for 160 cars minimum.
3. Multiple play areas with playscapes meeting district and state accessibility requirements.

Miscellaneous Considerations

1. Minimize travel distances between rooms.
2. Easy community parking access to the gymnasium and cafeteria. The gymnasium and cafeteria must be segregated from the rest of the school building
3. Security entry lobby. Consistent with district and state standards.