

Cheney Building & Bennet Academy

Town of Manchester

Phase 1 Study Presentation - April 10, 2013



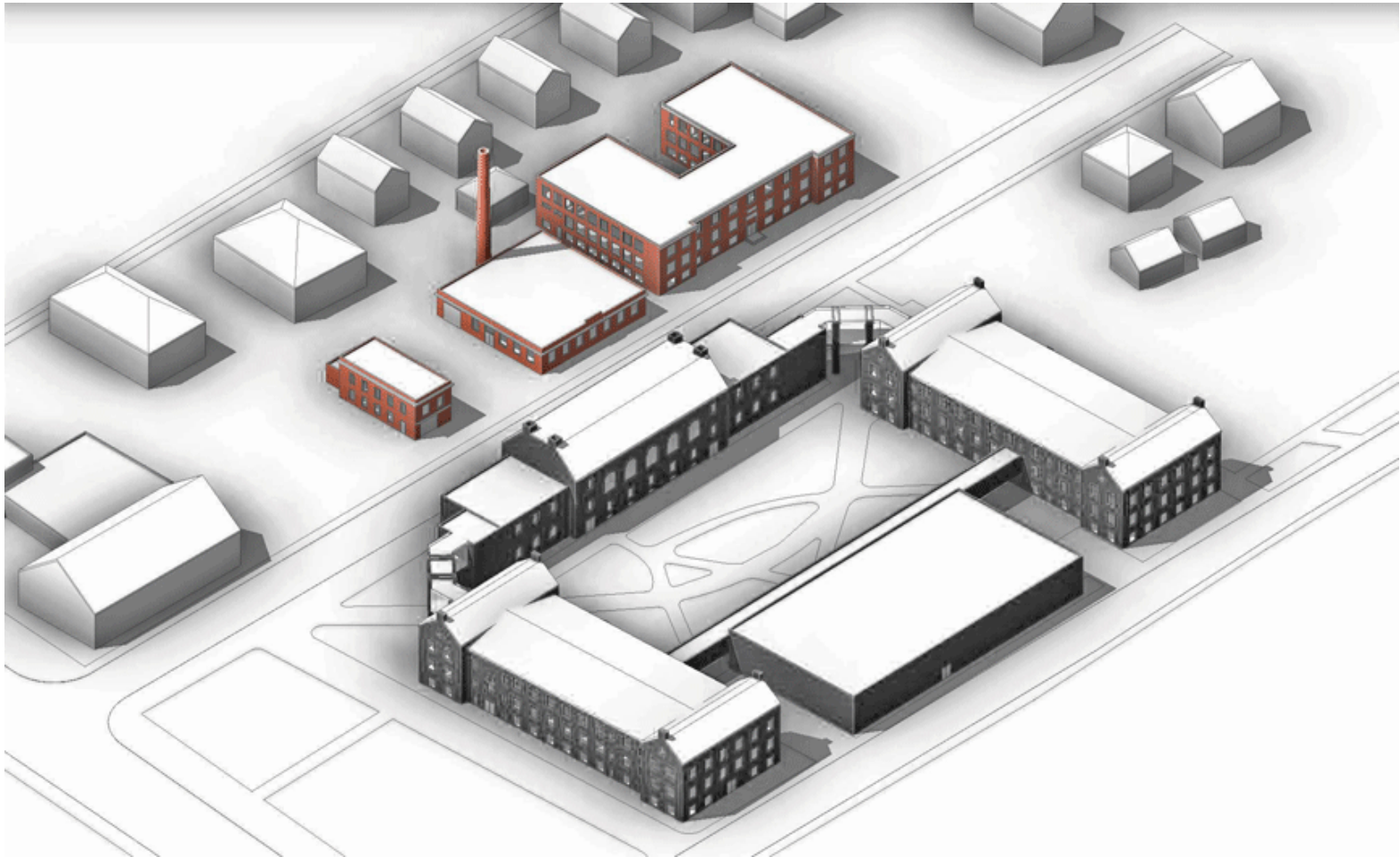
Schools Modernization & Reinvestment Team Revisited
Board of Directors
Board of Education

DRAFT

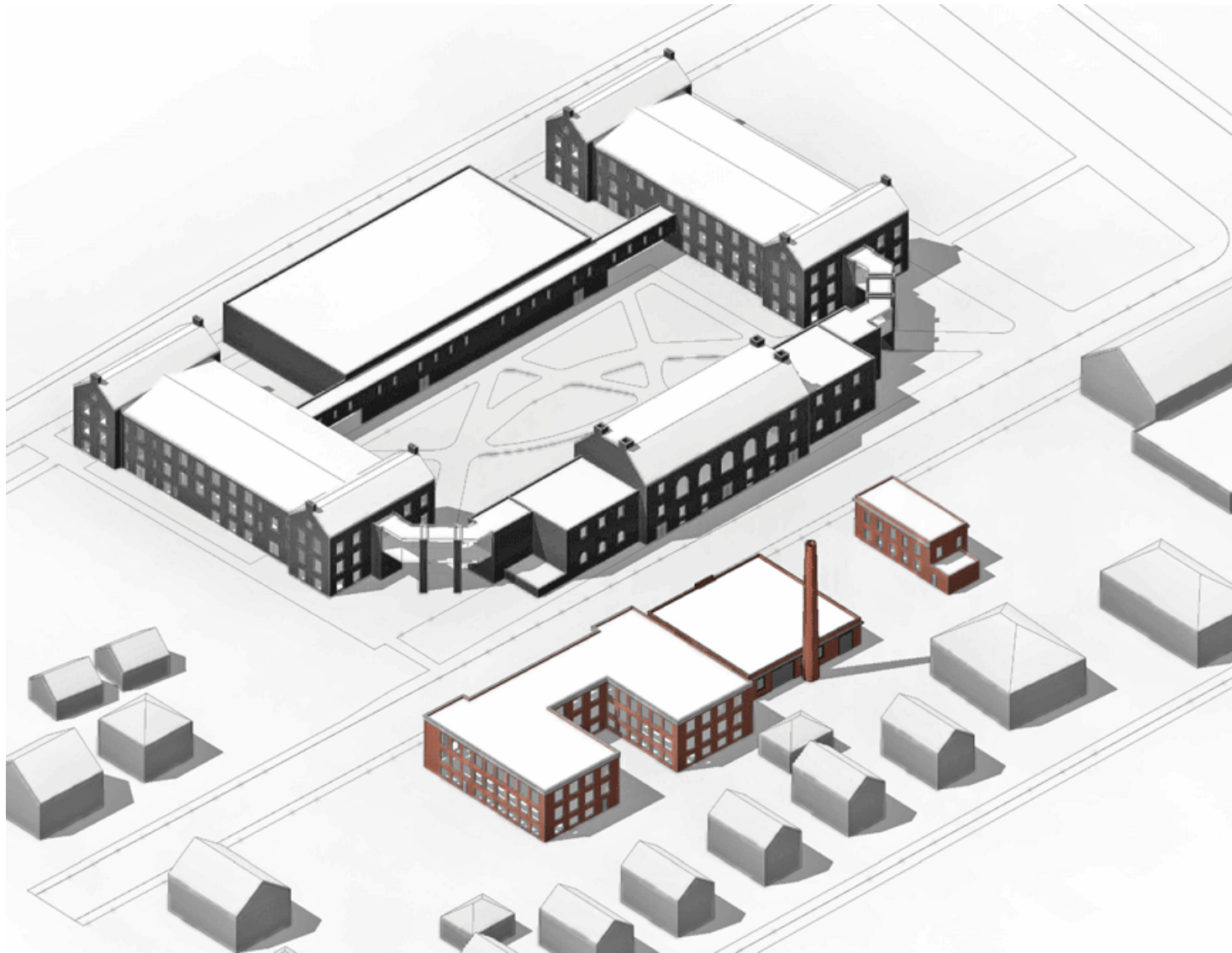
Tai Soo Kim Partners Architects

146 Wyllys St. Ste. 1-203 · Hartford, CT
119 Braintree St. Ste. 217 · Boston, MA
www.tskp.com

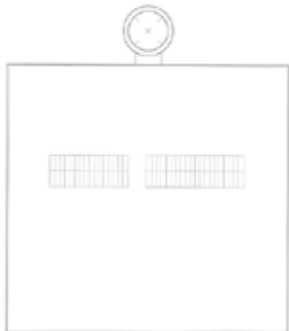
Existing Conditions – Cheney Complex



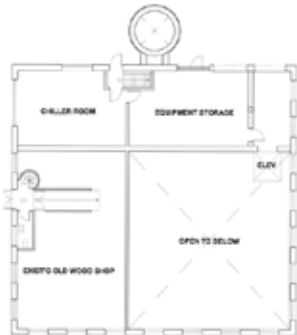
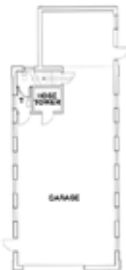
Existing Conditions – Cheney Complex



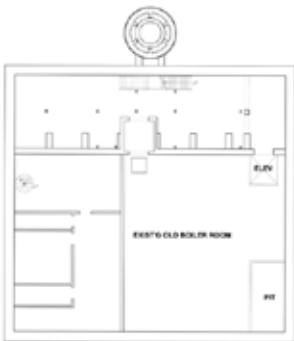
Existing Conditions – Cheney Complex



Upper Level



Main Level



Lower Level

Fire House
2,700 SF

Boiler House
6,550 SF

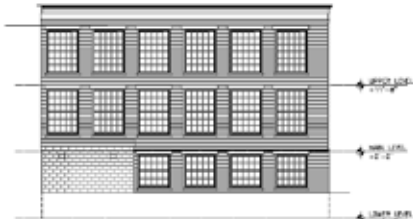
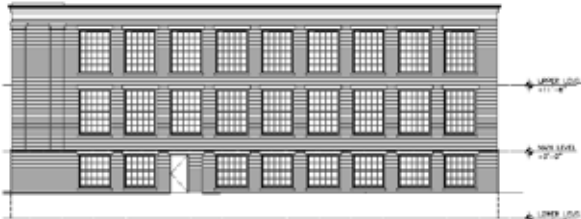
Cheney School
25,440 SF



Existing Elevations – Cheney Complex



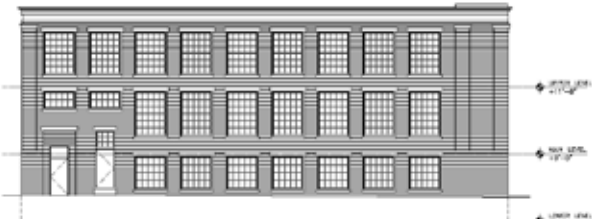
CHENEY SCHOOL-SOUTH ELEVATION



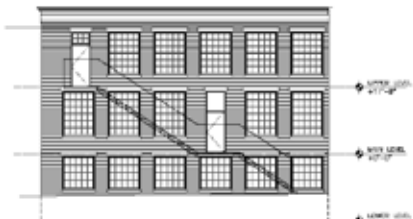
CHENEY SCHOOL-COURTYARD EAST ELEVATION



CHENEY SCHOOL-NORTH ELEVATION



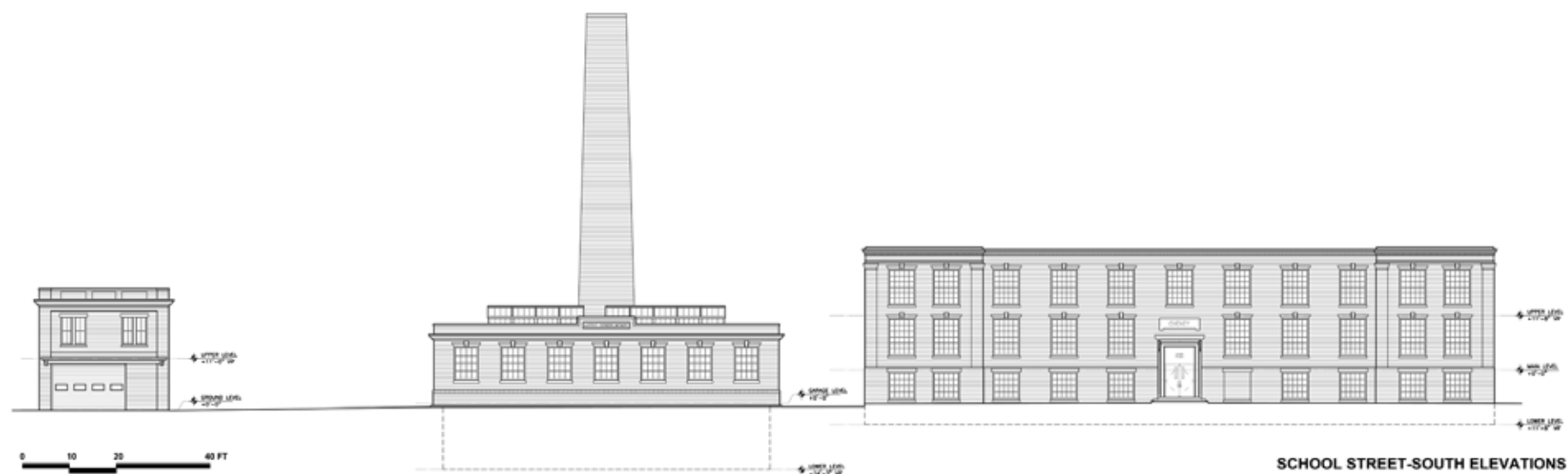
CHENEY SCHOOL-WEST ELEVATION



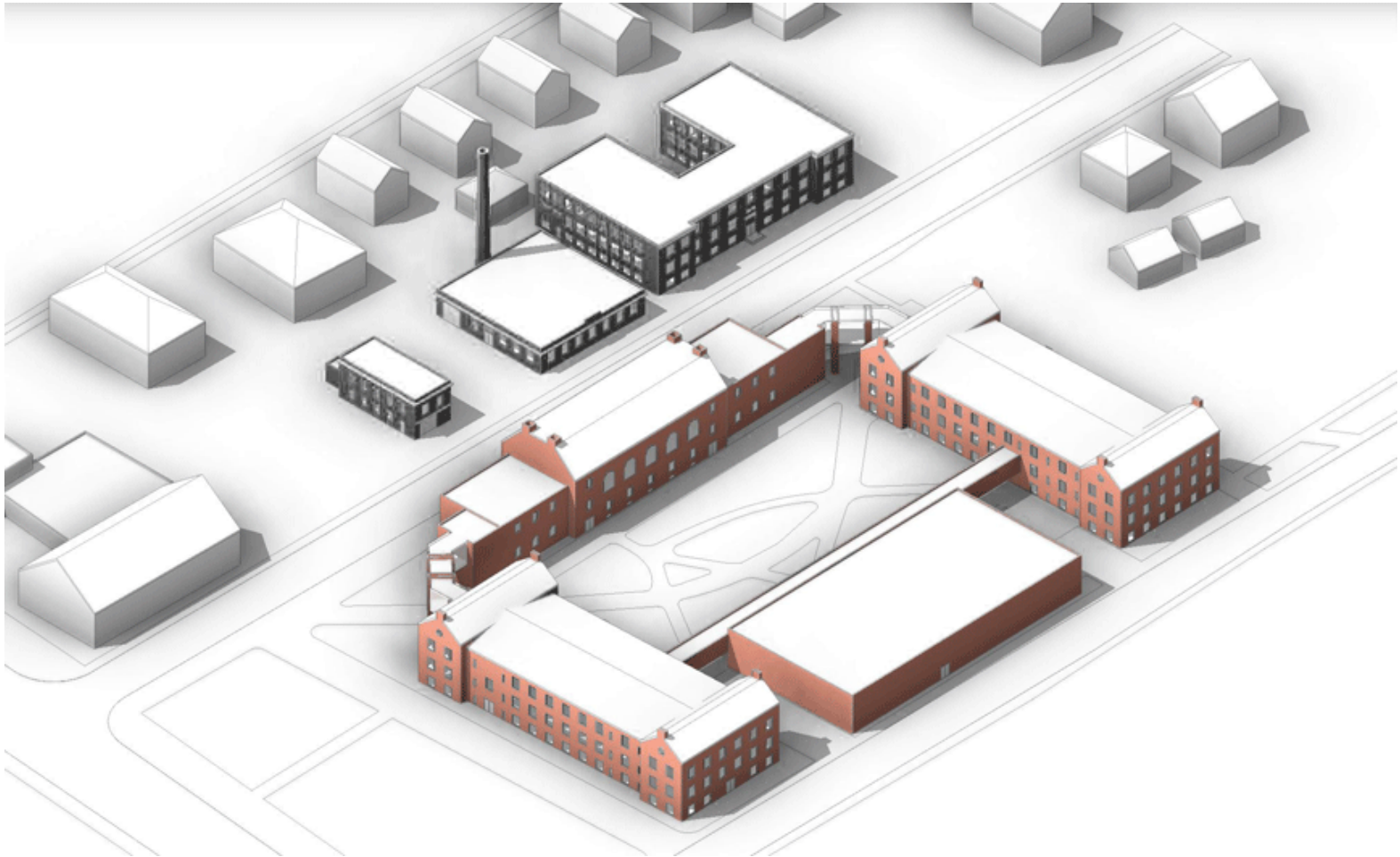
CHENEY SCHOOL-COURTYARD WEST ELEVATION



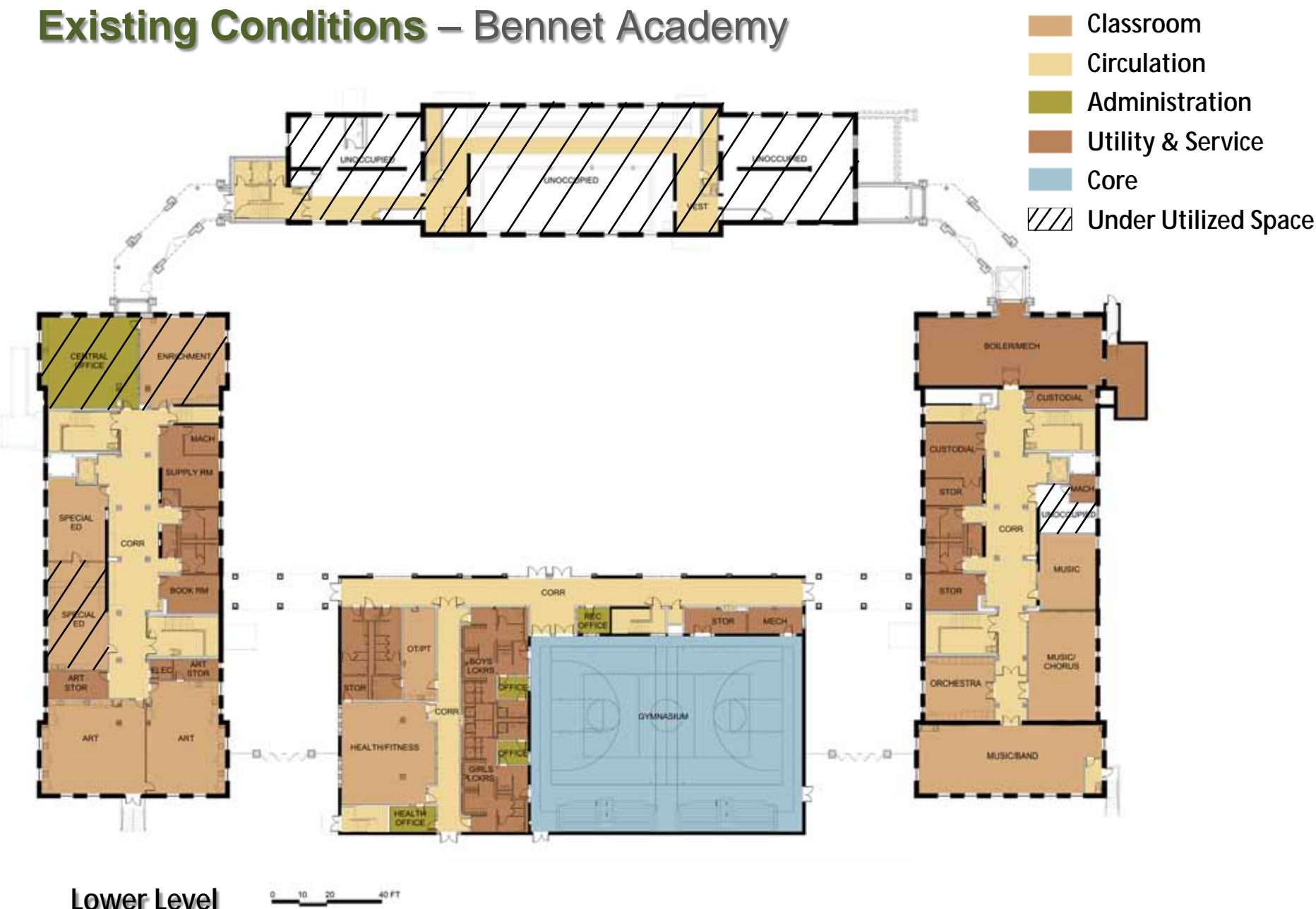
Existing Elevations – Cheney Complex



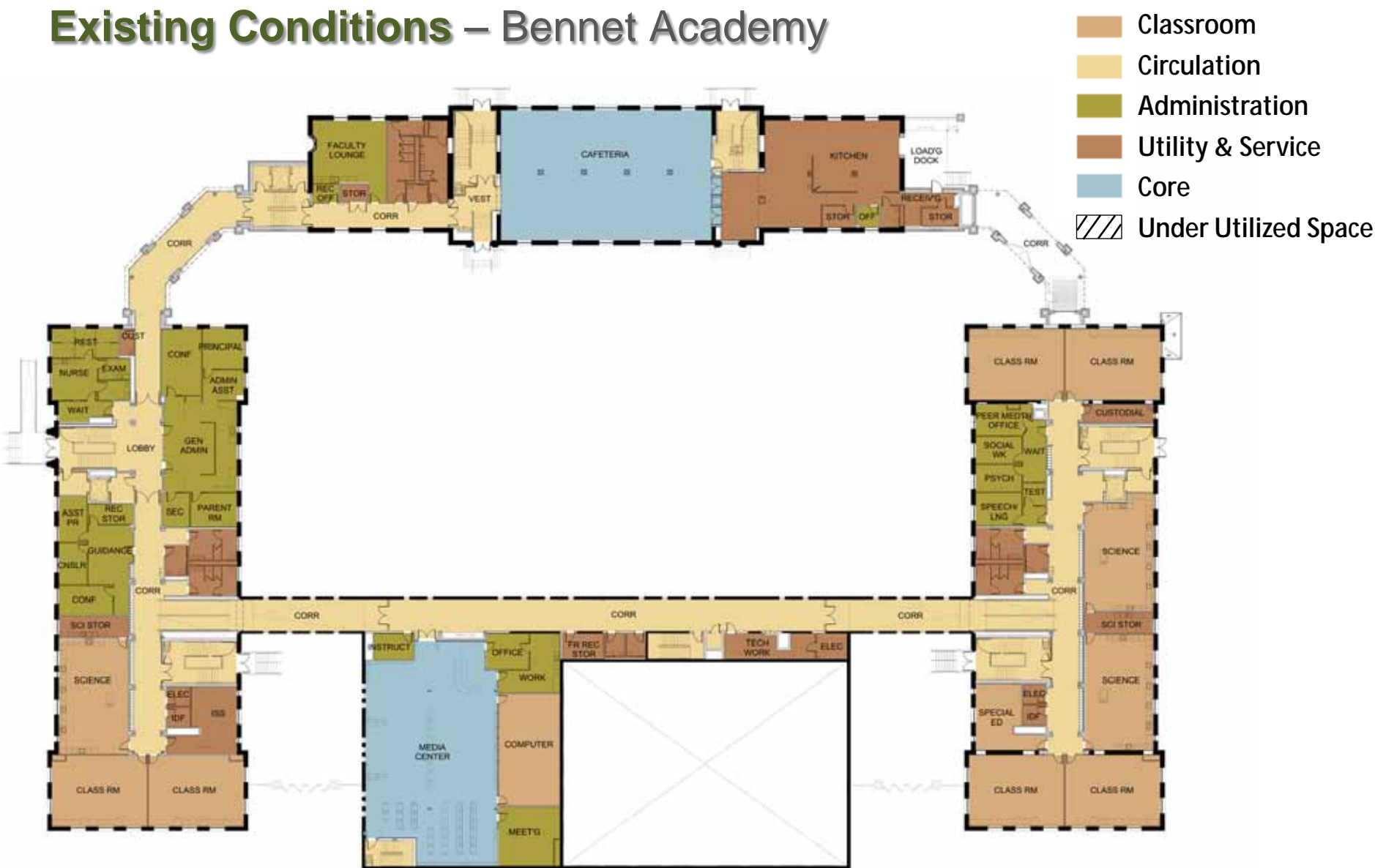
Existing Conditions – Bennet Academy



Existing Conditions – Bennet Academy



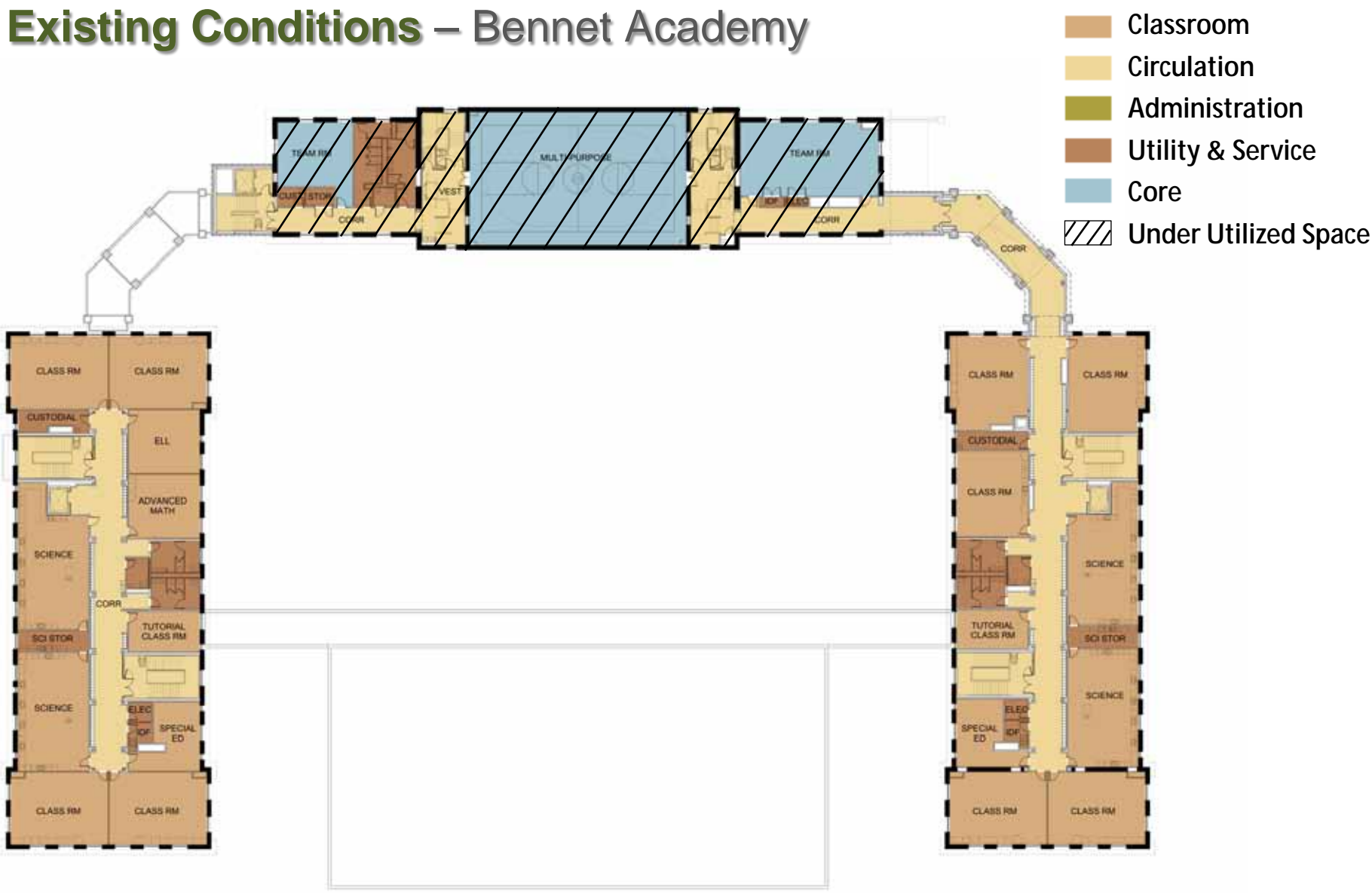
Existing Conditions – Bennet Academy



Main Level



Existing Conditions – Bennet Academy



Upper Level

0 10 20 40 FT

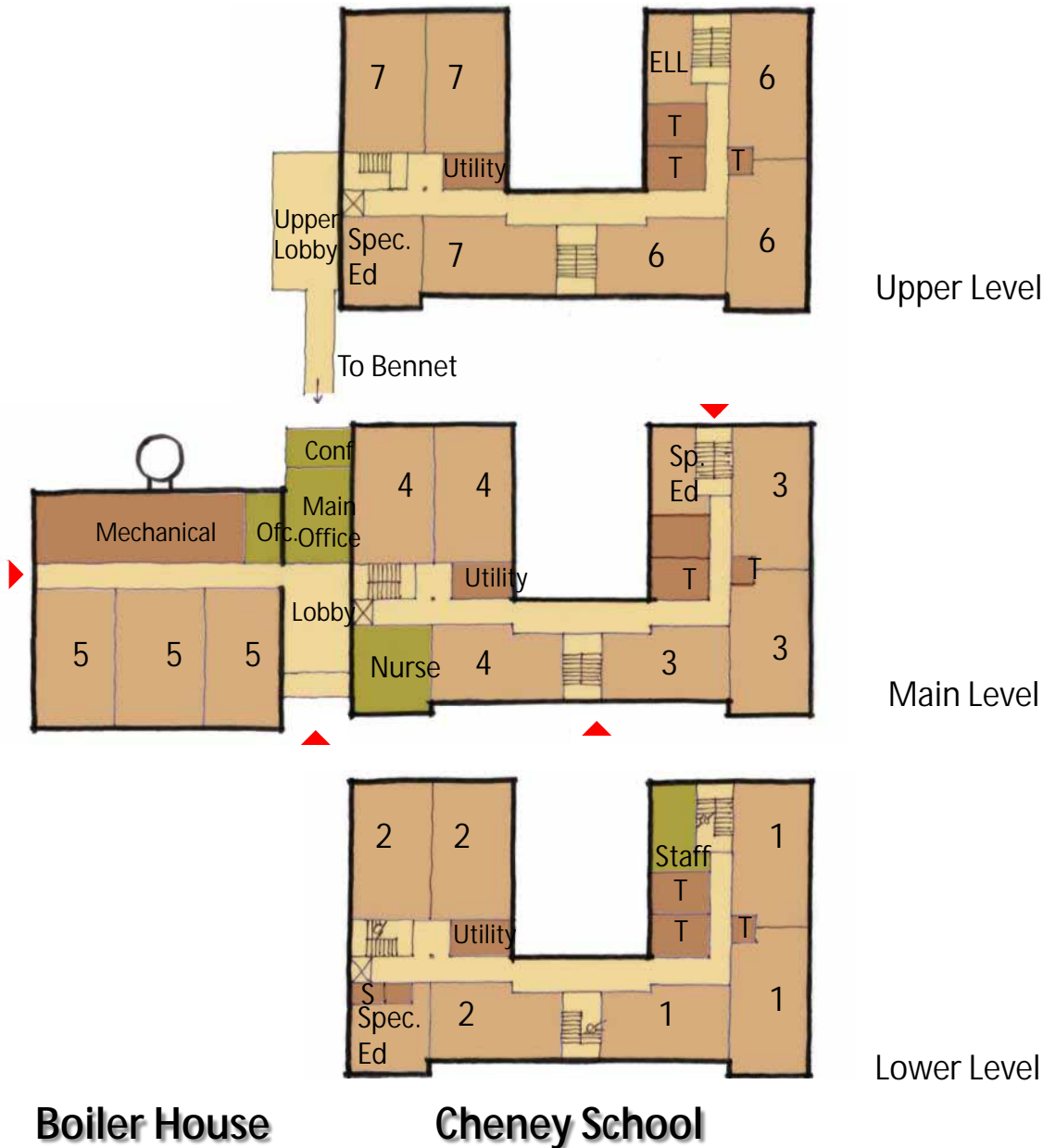
5th Grade Square Footage Analysis – Educational Specifications

2018 – 2019 School Year		
Enrollment Projection	546 Students (Peak Enrollment)	
# of Classrooms Needed	21 – 22 Classrooms @ 23-25 students	
Program	Cheney Complex	Bennet Academy
Classrooms	21 @ 900 SF = 18,900 SF	
Special Education	3 @ 600 SF = 1,800 SF	
General Music		900 SF
Band/Orchestra		800 SF
Art Room		1,400 SF
Staff Room	400 SF	
ELL Classroom	600 SF	
Nurse	500 SF	
Administration Area	1,500 SF	
Cafeteria Expansion		1,800 SF
Sub Total	23,700 SF	4,900 SF
Grossing Factor 1.4	9,480 SF	0
Sub Total	33,180 SF	4,900 SF
Connector to Bennet	2,000 SF	0
Total Required SF	35,180 SF	4,900 SF
Cheney / Boiler SF	31,800 SF	
Net Required SF	3,380 SF	

Design Option 1 – Cheney Complex

- Classroom
- Circulation
- Administration
- Utility & Service
- Core

Total: 32,300 SF



Design Option 1 – Cheney Complex



Pros

- Salvages Cheney and Boiler Building for new use
- Provides optimal team configuration
- Possible expansion area

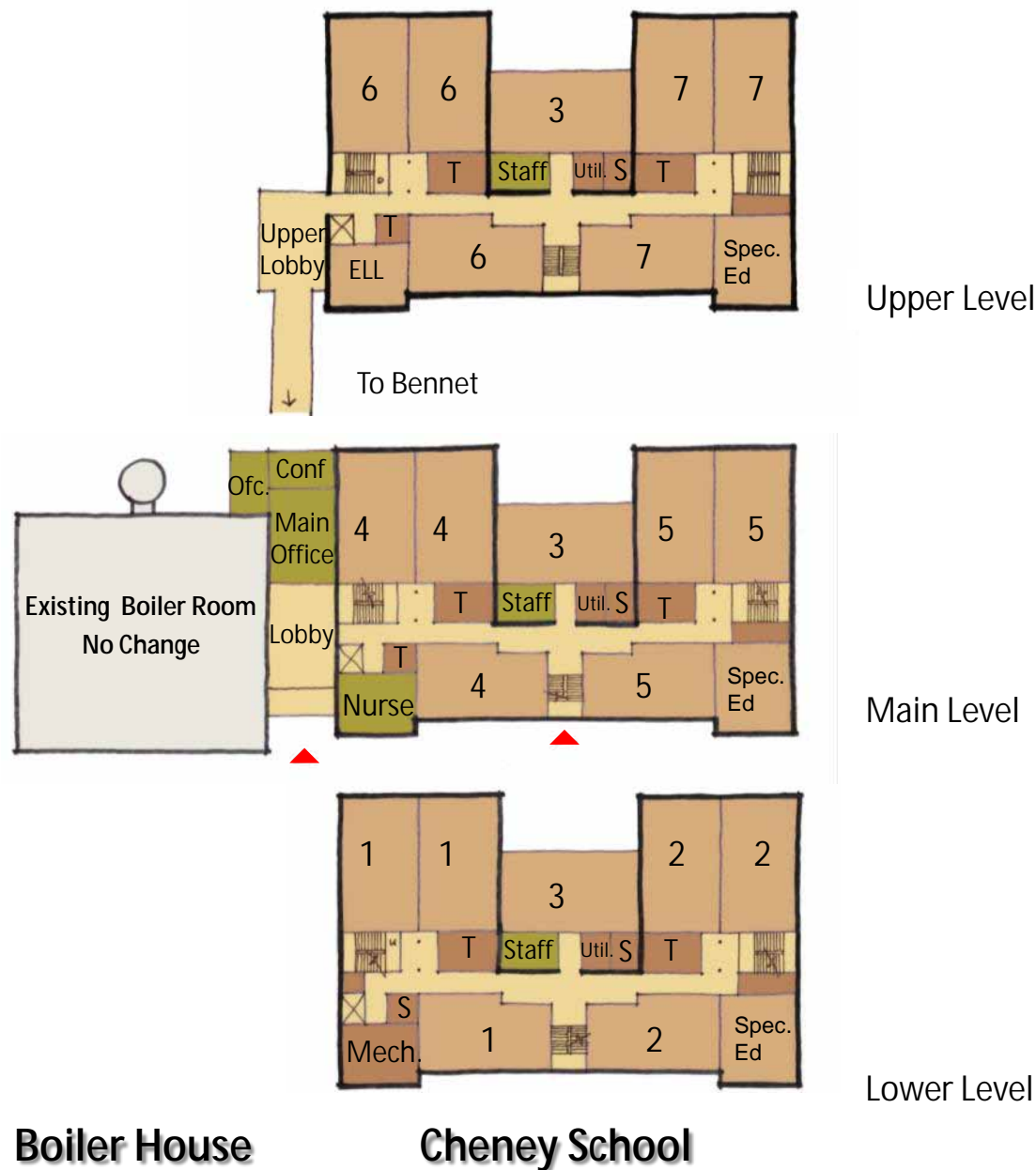
Cons

- Compromised classrooms in boiler building
 - Noise concerns from cooling tower
 - Greater risk of unknowns in boiler building
 - Lobby/Office constrained size/location
 - 830 SF +/- classrooms
- Tai Soo Kim Partners Architects

Design Option 2 – Cheney Complex

- Classroom
- Circulation
- Administration
- Utility & Service
- Core

Total: 32,700 SF



Design Option 2 – Cheney Complex



Pros

- Salvages Cheney Building for new use
- Possible expansion area in Boiler Bldg
- Compact layout

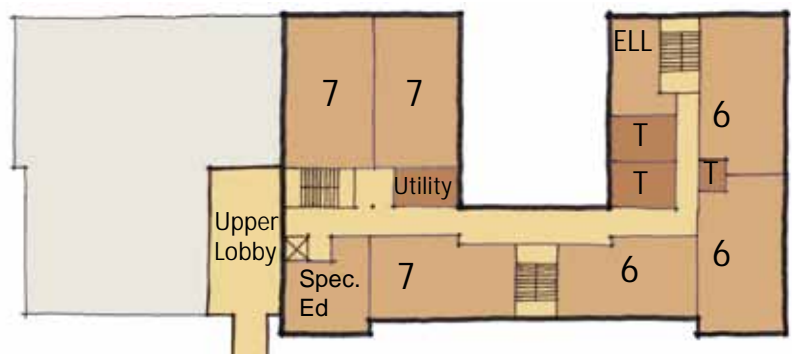
Cons

- Compromised team configuration
- Lobby/Office constrained size/location
- New building adjacent to deteriorating Boiler House structure
- 830 SF +/- classrooms

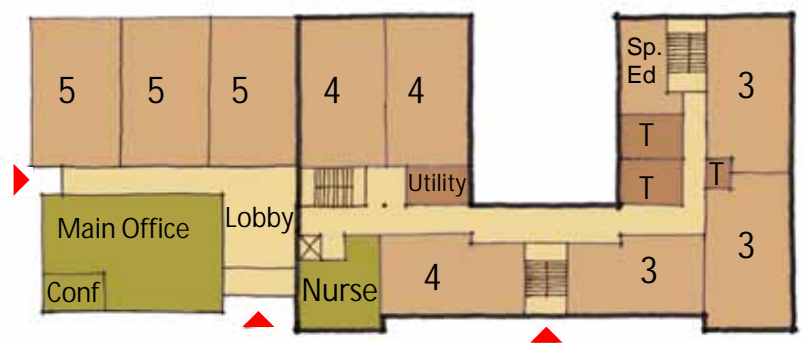
Design Option 3 – Cheney Complex

- Classroom
- Circulation
- Administration
- Utility & Service
- Core

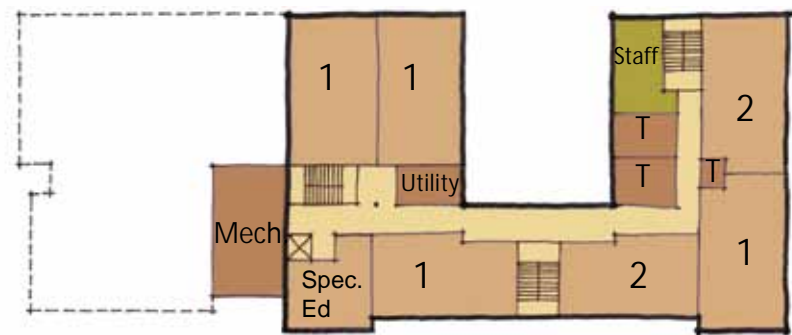
Total: 31,900 SF
Existing Boiler House Demolished



Upper Level



Main Level



Lower Level

Cheney School

Design Option 3 – Cheney Complex



Pros

- Salvages Cheney building for new use
- Provides optimal team configuration
- Multiple options for expansion
- Optimal main office location / configuration

Cons

- New location for cooling tower needed
- 830 SF +/- classrooms

Dining Design Options – Bennet Academy

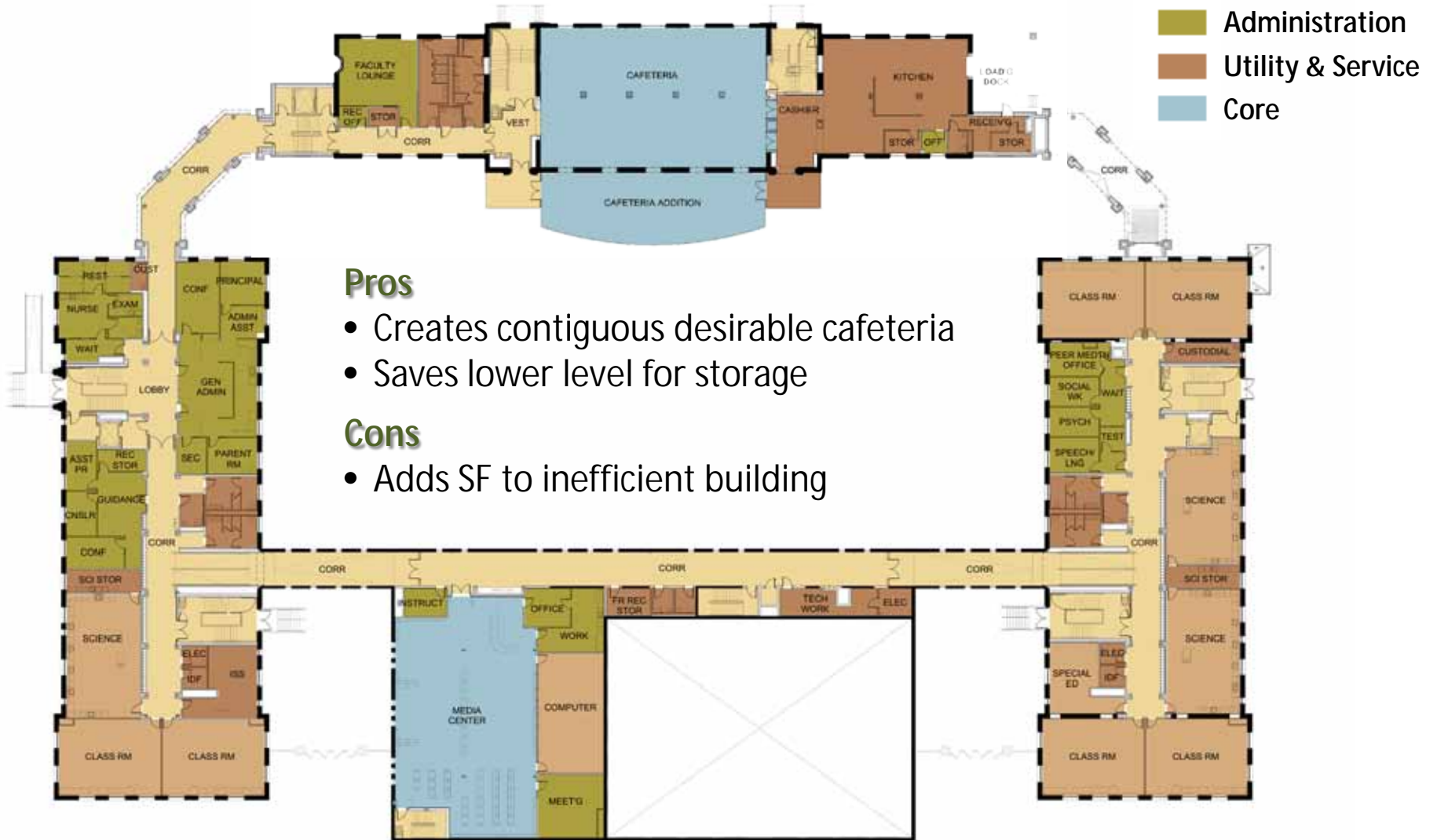
- Classroom
- Circulation
- Administration
- Utility & Service
- Core



Main Level

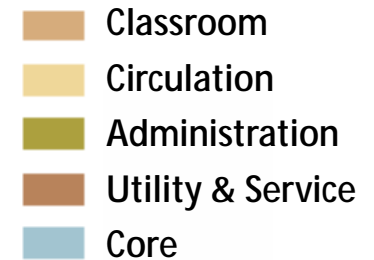


Dining Design Option 1 – Bennet Academy



Main Level

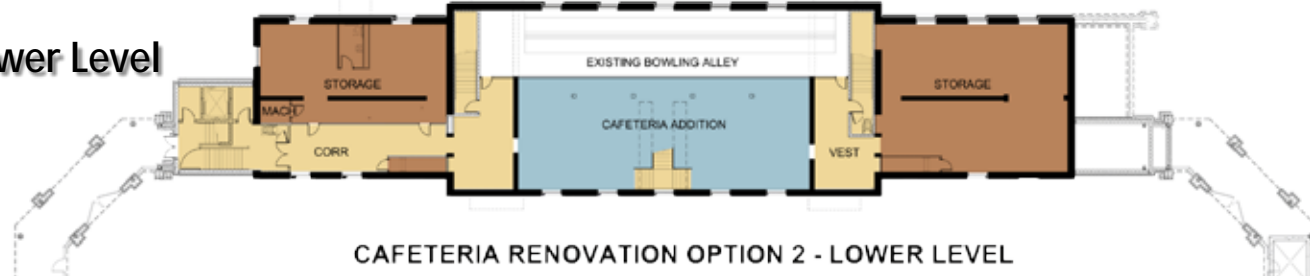
Dining Design Option 2 – Bennet Academy



Main Level



Lower Level



Pros

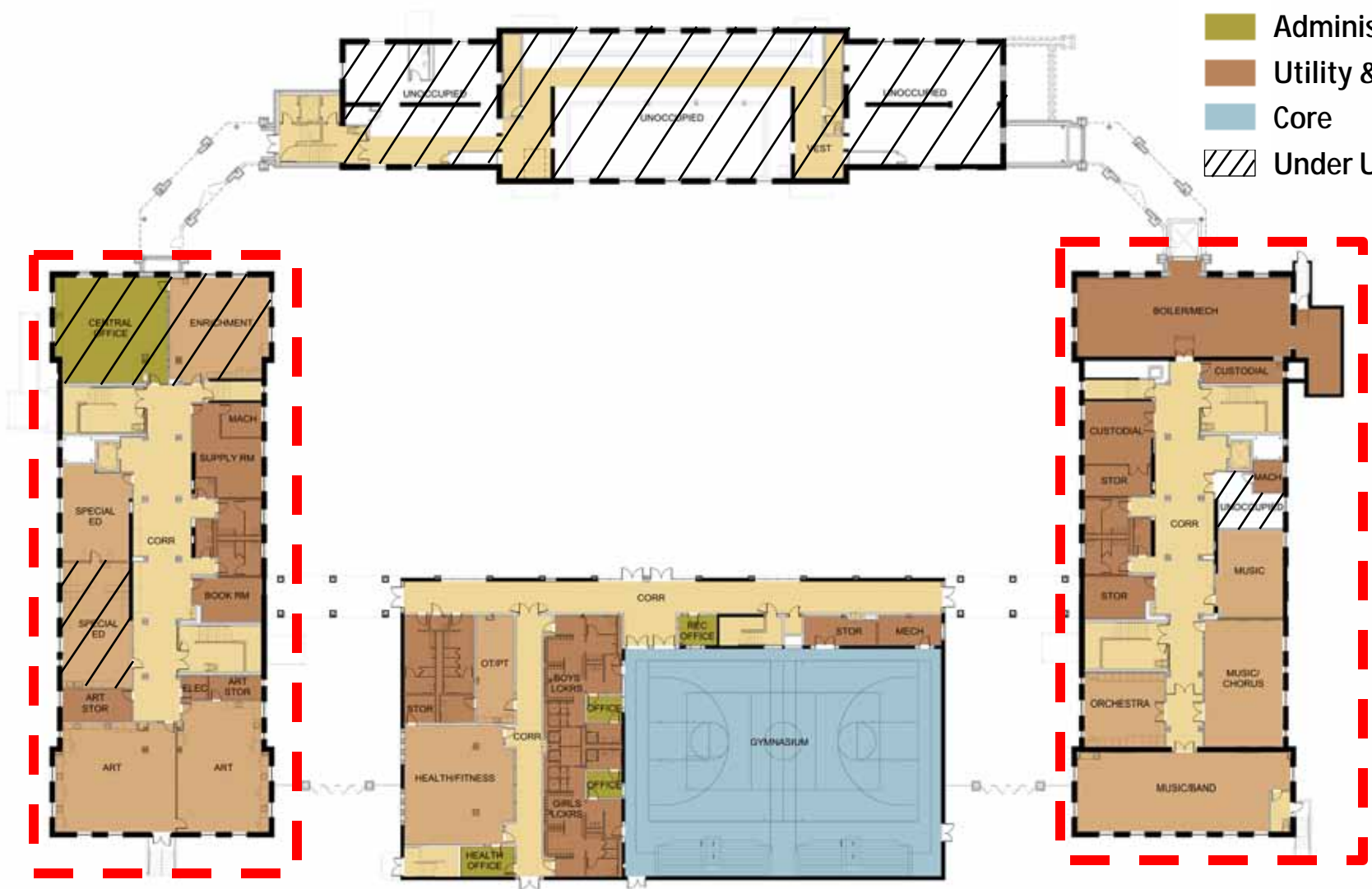
- Re-purposes underutilized space

Cons

- Cafeteria on two levels
- Quality of space is marginal
- Requires additional staff for monitoring

Music & Art Design Options – Bennet Academy

- Classroom
- Circulation
- Administration
- Utility & Service
- Core
- Under Utilized Space

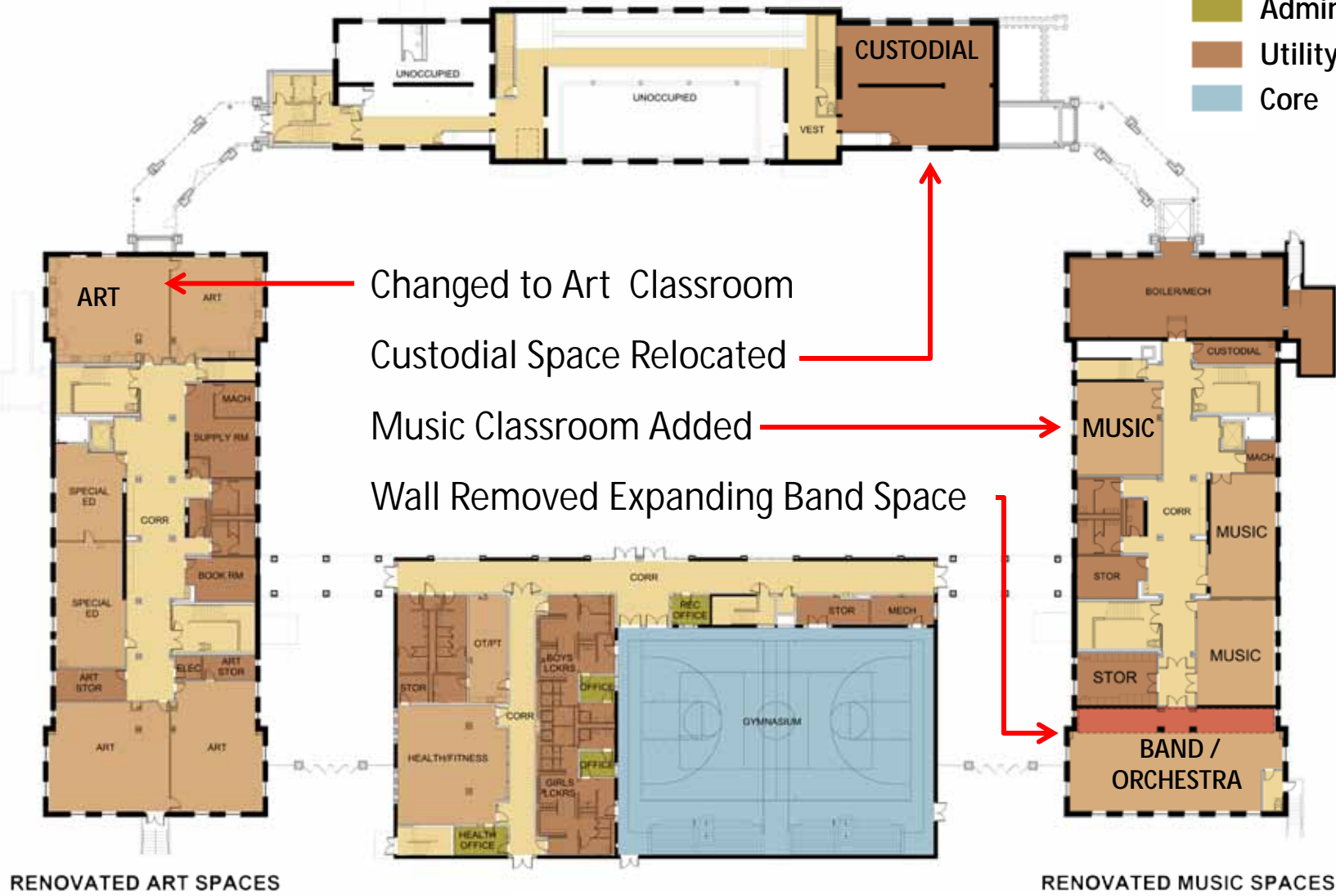


Lower Level

0 10 20 40 FT

Music & Art Design Options – Bennet Academy

- Classroom
- Circulation
- Administration
- Utility & Service
- Core



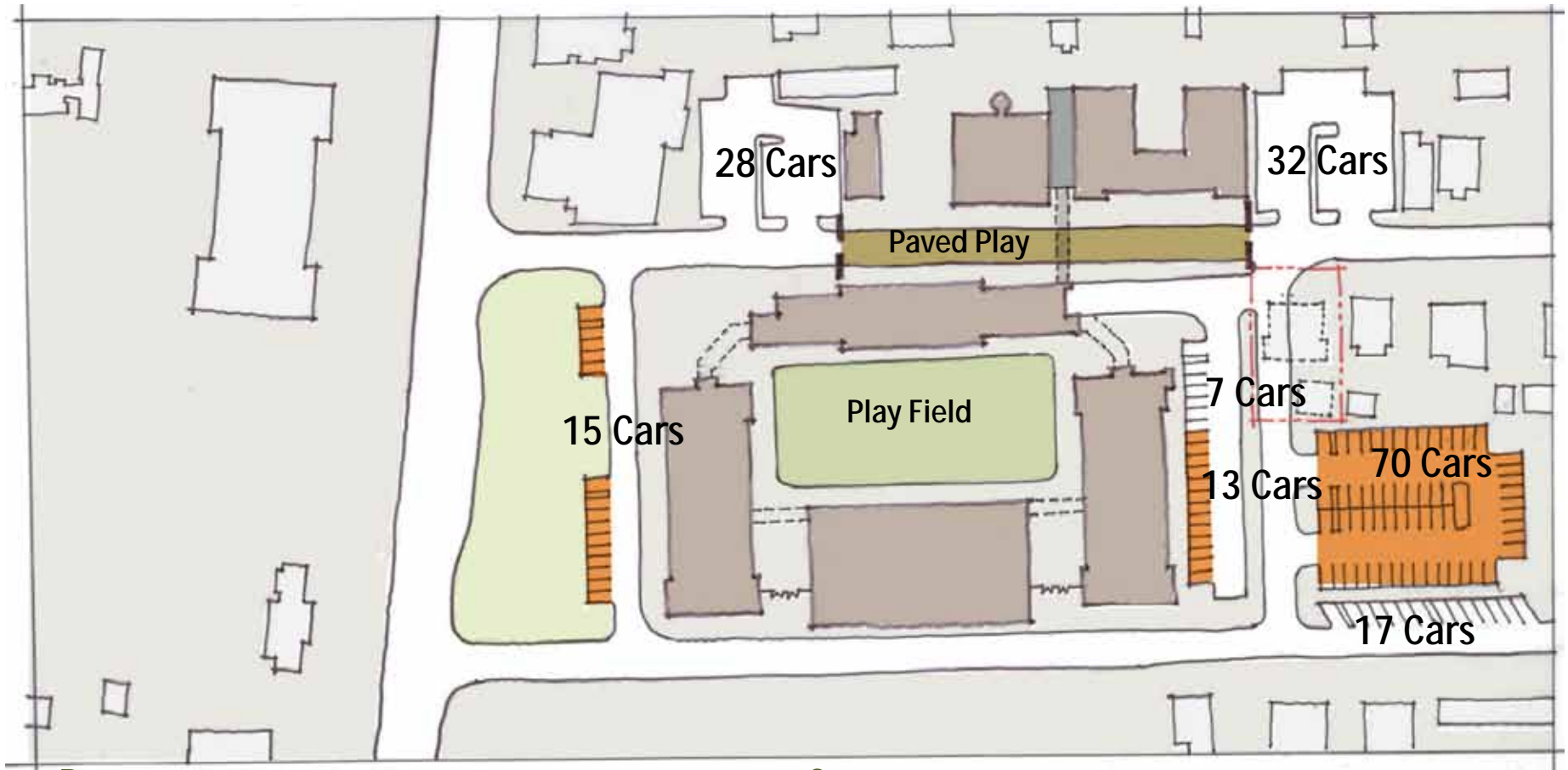
Lower Level



Site Design Options



Site Design Option – 1



Pros

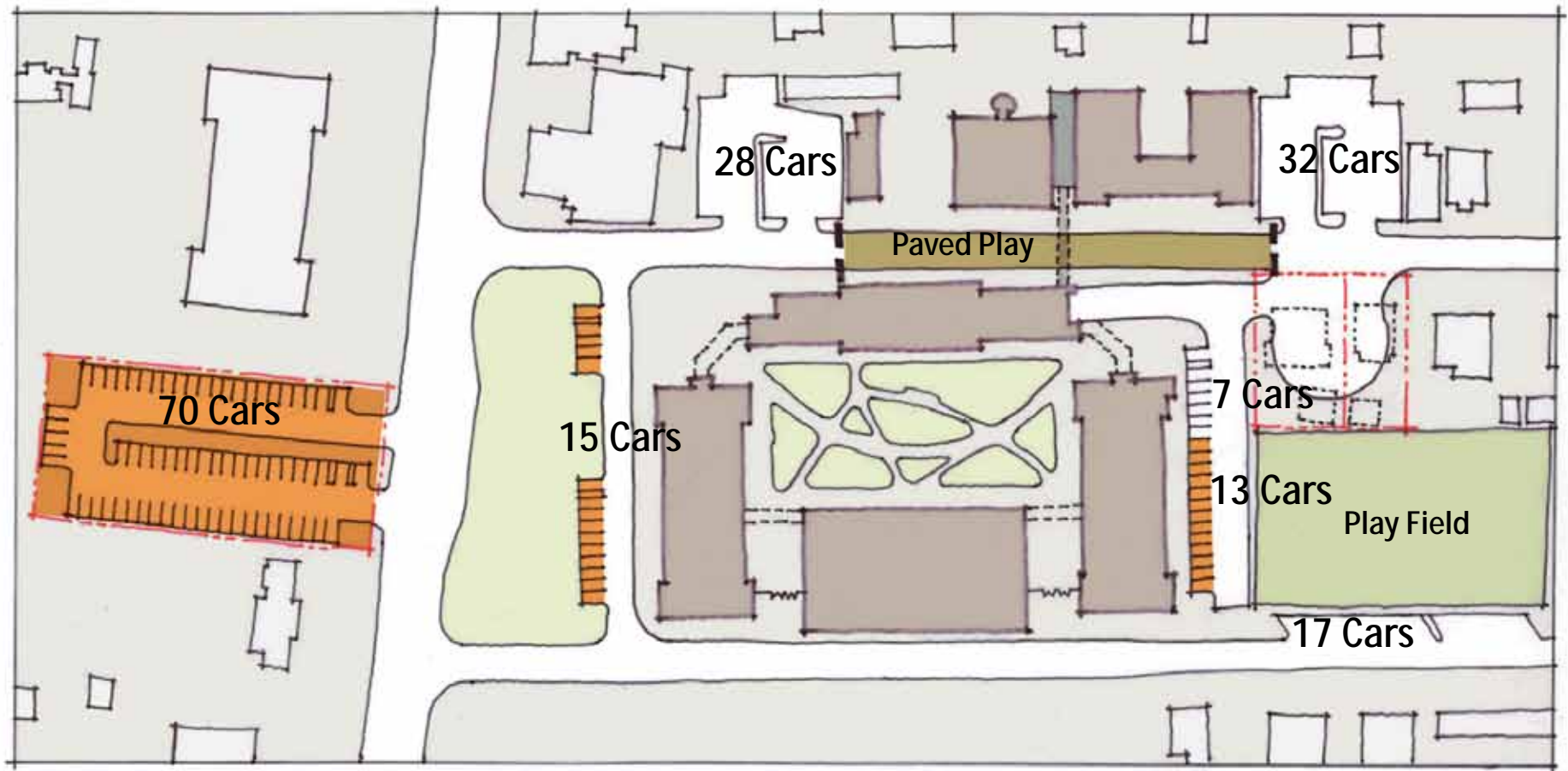
- Provides unified campus
- All parking accommodated on site
- Provides adequate parking
- Provides paved and grassy play areas

Cons

- Loss of U12 size soccer field
- Requires property acquisition
- Requires historic district approval

Total: 182 Parking Spaces

Site Design Option – 2



Pros

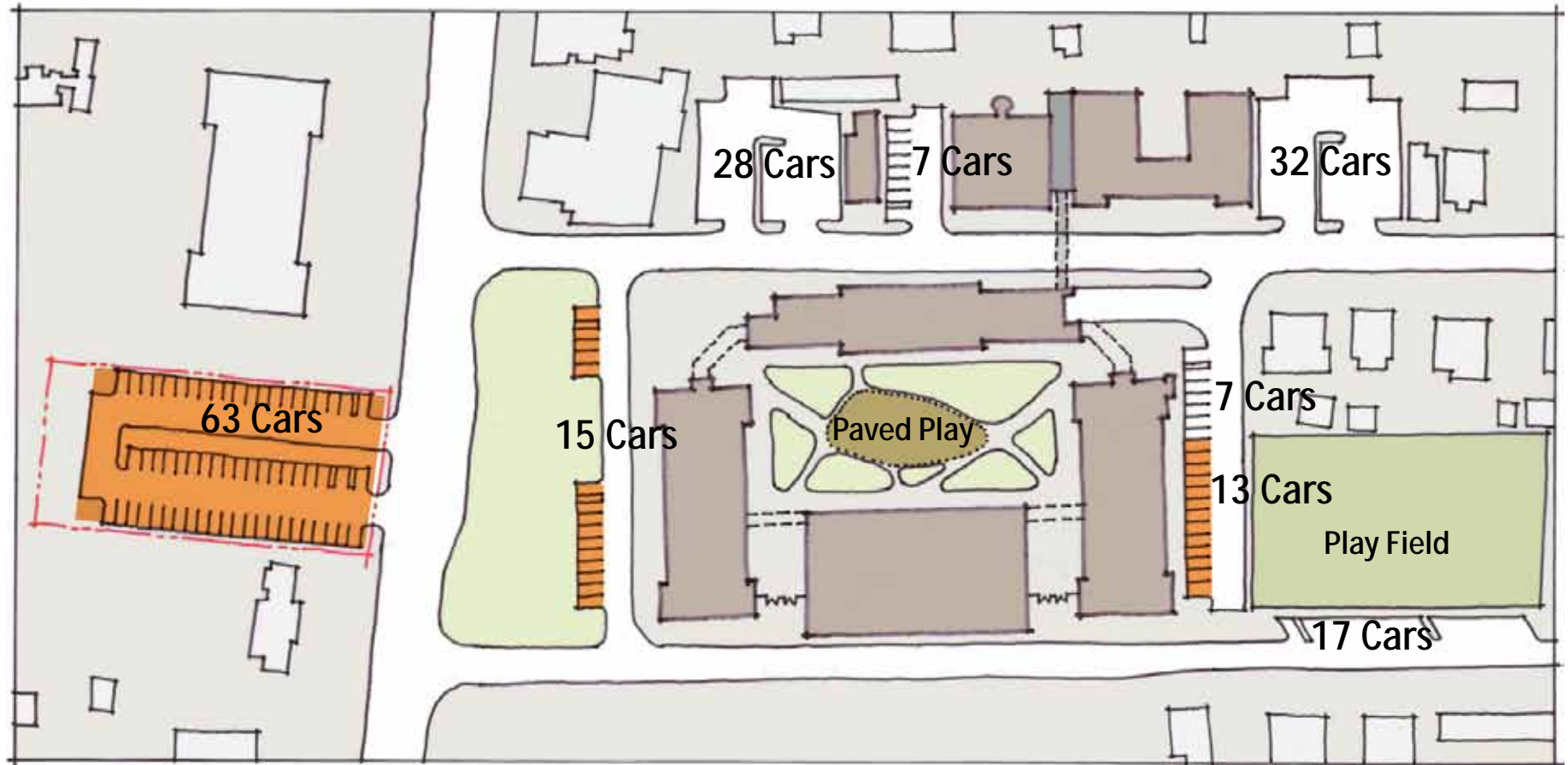
- Provides unified campus
- Daily parking accommodated on site
- Provides ample parking
- Provides paved and grassy play areas

Cons

- Event parking across Main street
- Requires property acquisition
- Requires historic district approval

Total: 182 Parking Spaces

Site Design Option – 3



Pros

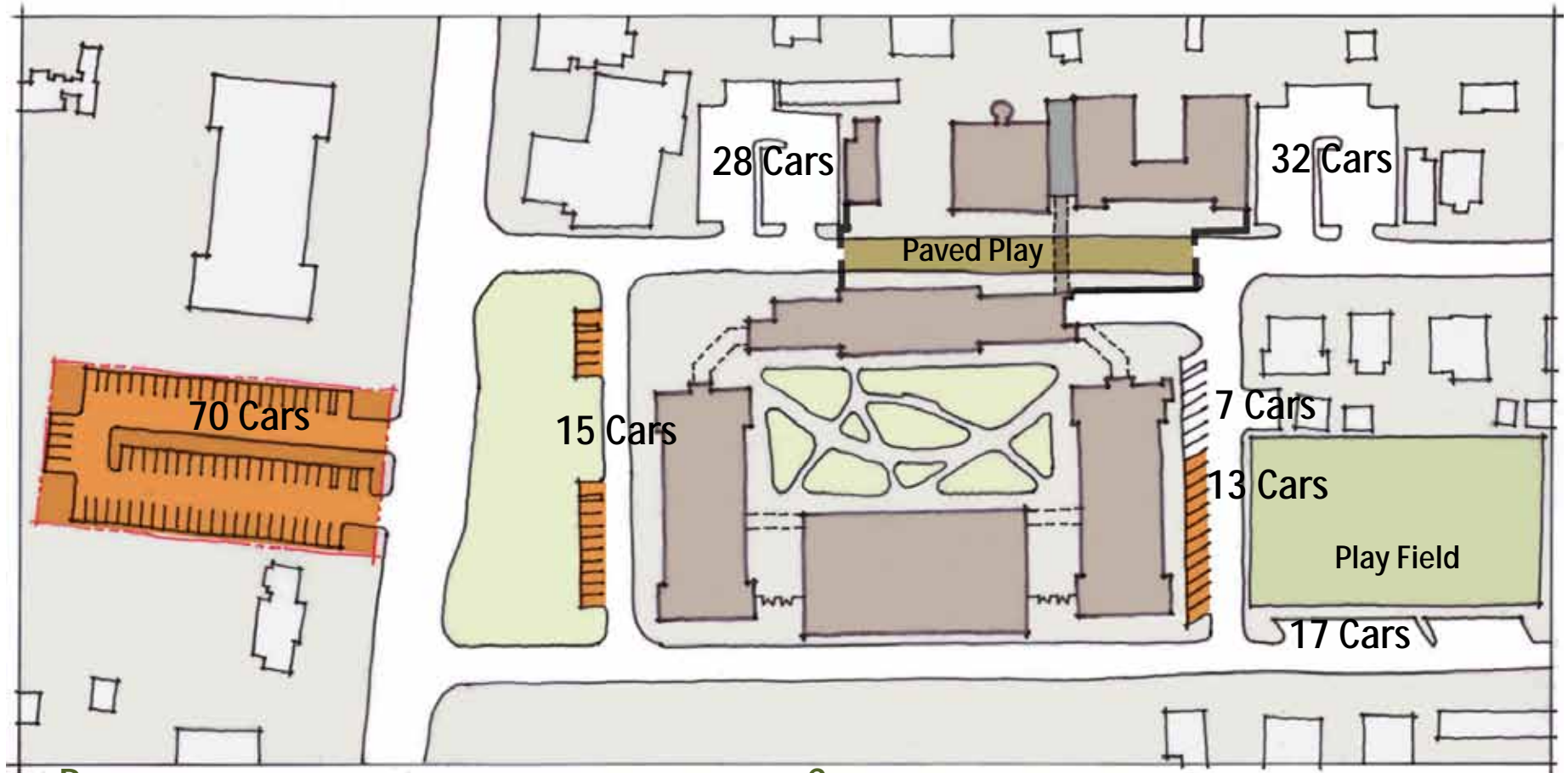
- Minimally disruptive to existing layout
- Daily parking accommodated on site
- Provides ample parking
- Maintains paved and grassy play areas

Cons

- Event parking across Main street
- School street splits campus

Total: 182 Parking Spaces

Site Design Option – 4



Pros

- Minimally disruptive to existing layout
- Provides unified campus
- Daily parking accommodated on site
- Provides ample parking
- Provides paved and grassy play areas

Cons

- Event parking across main street
- Play field across Vine street

Total: 182 Parking Spaces

Estimated State Reimbursement Rate

	Option 1	Option 1A	Option 2	Option 2A	Option 3	Option 3A
Pre-1950						
Cheney SF	25,440	25,440	25,440	25,440	25,440	25,440
Boiler House SF	6,550	6,550	600	600		
Bennet Academy SF	136,277	136,277	136,277	136,277	136,277	136,277
Total SF	168,267	168,267	162,317	162,317	161,717	161,717
SDE Discounted SF	134,614	134,614	129,854	129,854	129,374	129,374
Post-1950						
Bennet Academy SF	24,567	24,567	24,567	24,567	24,567	24,567
Cheney Addition SF	3,200	4,900	6,700	8,400	6,500	8,200
Total SF	27,767	29,467	31,267	32,967	31,067	32,767
Total SDE SF	162,381	164,081	161,121	162,821	160,441	162,141
SDE Reimbursement Factor	0.887	0.878	0.894	0.884	0.898	0.888
Manchester State Reimbursement	65.71%	65.71%	65.71%	65.71%	65.71%	65.71%
SDE Adjusted Rate	58.27%	57.67%	58.73%	58.12%	58.98%	58.36%

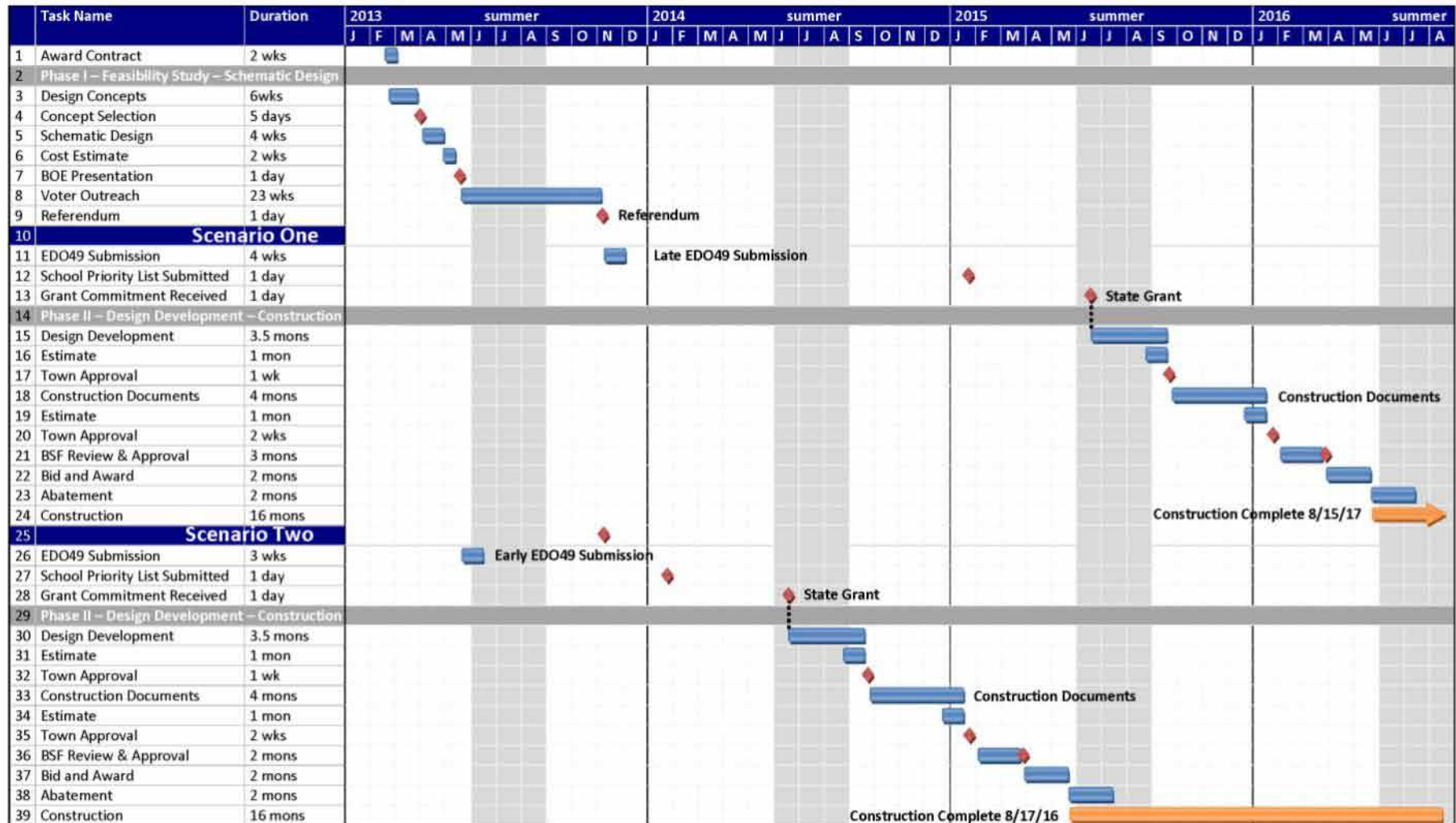
"A" Options Include Bennet Academy Dining Addition

Cost Comparison – Cheney Complex

	Option 1	Option 1A	Option 2	Option 2A	Option 3	Option 3A
New Construction	\$1,120,000	\$1,715,000	\$2,345,000	\$2,940,000	\$2,275,000	\$2,870,000
Heavy Renovation	\$8,869,300	\$8,215,900	\$7,828,700	\$7,175,300	\$7,828,700	\$7,175,300
Light Renovation	\$553,500	\$553,500	\$553,500	\$553,500	\$553,500	\$553,500
HAZMAT Allowance	\$125,000	\$125,000	\$110,000	\$110,000	\$125,000	\$125,000
Bldg Demolition Allowance	\$0	\$0	\$0	\$0	\$200,000	\$200,000
Sitework Allowance	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,050,000	\$1,050,000
Sub Total	\$11,667,800	\$11,609,400	\$11,837,200	\$11,778,800	\$12,032,200	\$11,973,800
Estimate Contingency	\$1,750,170	\$1,741,410	\$1,775,580	\$1,766,820	\$1,684,508	\$1,676,332
Escalation	\$402,539	\$400,524	\$408,383	\$406,369	\$411,501	\$409,504
Bond Costs	\$138,205	\$137,513	\$140,212	\$139,520	\$141,282	\$140,596
CM Fee	\$57,273	\$56,986	\$58,104	\$57,818	\$55,932	\$55,661
CM Reimbursables	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000
Total Construction Cost	\$14,815,987	\$14,745,834	\$15,019,479	\$14,949,326	\$15,125,424	\$15,055,893
Soft Costs	\$3,703,997	\$3,686,458	\$3,754,870	\$3,737,332	\$3,781,356	\$3,763,973
Total Project Costs	\$18,519,984	\$18,432,292	\$18,774,349	\$18,686,658	\$18,906,780	\$18,819,866
Eligible Costs	\$16,902,110	\$16,818,803	\$17,143,757	\$17,060,450	\$17,269,566	\$17,186,998
State Reimbursement	58.27%	57.67%	58.73%	58.12%	58.98%	58.36%
Net Cost to Manchester	\$8,670,515	\$8,732,915	\$8,705,938	\$8,771,785	\$8,721,495	\$8,789,558

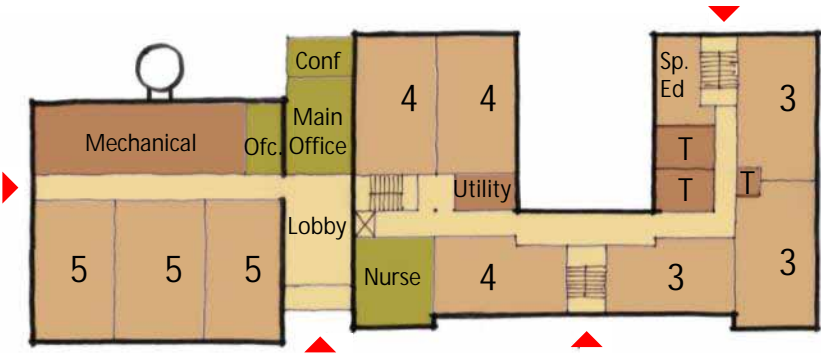
"A" Options Include Bennet Academy Dining Addition

Schedule

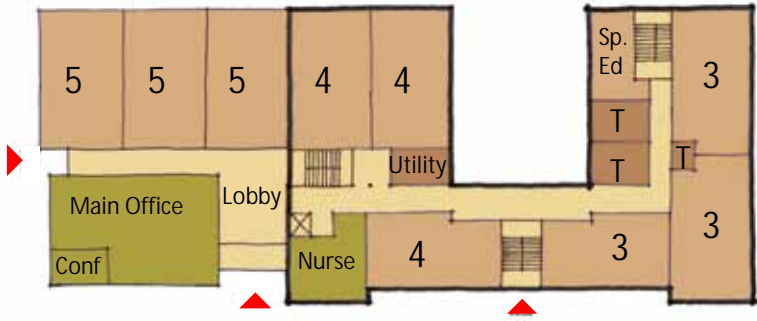


- Cost Comparisons are Based on Scenario Two
- Scenario Two Requires Special Legislation

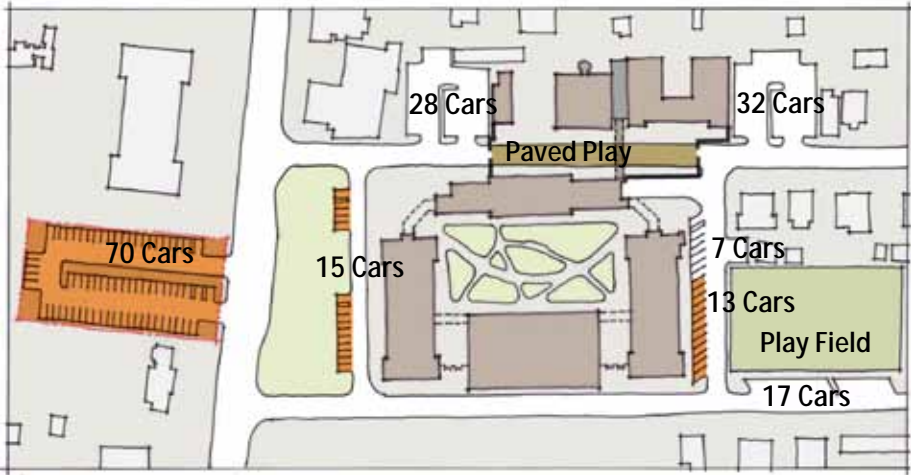
Recommendations



Cheney Main Level – Option 1



Cheney Main Level – Option 3



Site – Option 4



Bennet Dining – Option 1



The Vision

Tai Soo Kim Partners Architects