



Space Needs Assessment - Code Compliance - Infrastructure Improvements

School Buildings Project



**NEW COMMUNITY PK-4 ELEMENTARY SCHOOL &
MANSFIELD MIDDLE SCHOOL**

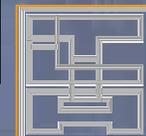
www.mansfieldct.org



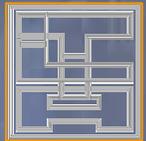
Project Summary



PROJECT SCOPE MANSFIELD MIDDLE SCHOOL	PROJECT SCOPE NEW COMMUNITY PK-4 ELEMENTARY SCHOOL	REVISED 01/15/2010		
		Project Cost	Cost to Mansfield	Financial Impact
<ul style="list-style-type: none"> • New School Office / Administration / Nurse's Complex at Upper Level • Replacement of 14 year old portables with new 4 Classroom Addition • Roof and window replacements, solar panels • Upgrade fire alarm systems • ADA and technology upgrades. • New ADA compliant elevator • Selective heavy renovations 	<ul style="list-style-type: none"> • One new elementary school • Design to provide improved educational facilities • Close existing elementary schools 	<p>ES 34,043,970</p> <p>MS 11,941,083</p> <p>TOTAL 45,985,053</p>	<p>16M</p>	<p>MILL RATE: + 0.42</p> <p>AVG. YRLY. COST INCREASE/ HOUSEHOLD: \$71</p>



Mansfield Middle School





Single School Site Selection Process

- **PRIMARY REVIEW FACTORS**

- Minimum 10 useable acres without physical constraints
- Access to public sewer or soils suitable for septic system
- Central location / safe roadway access
- Acceptable neighborhood impacts
- Deed restrictions or existing uses

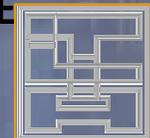
- **TWO TOWN-OWNED SITES IDENTIFIED**

- Middle School property
- Southeast School / Southeast Recreational Fields property

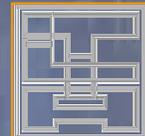
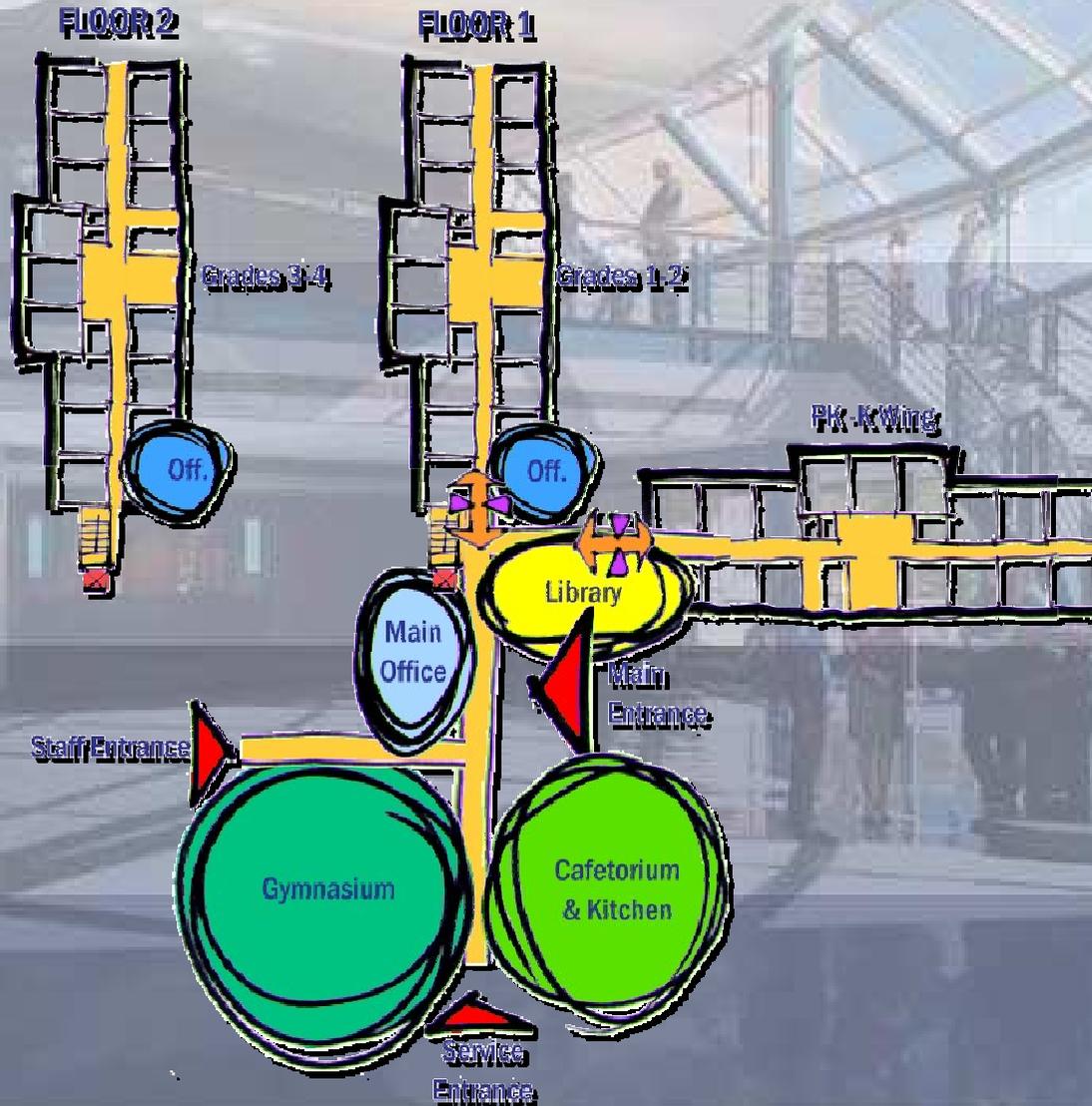
- NO ADEQUATELY SIZED AND CENTRALLY LOCATED STATE OR PRIVATE PROPERTY AVAILABLE**

- FEBRUARY 2009: SBC REQUESTED A MORE COMPREHENSIVE STUDY; DEP SUGGESTED A SEPTIC FEASIBILITY STUDY**

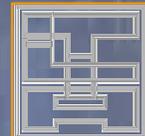
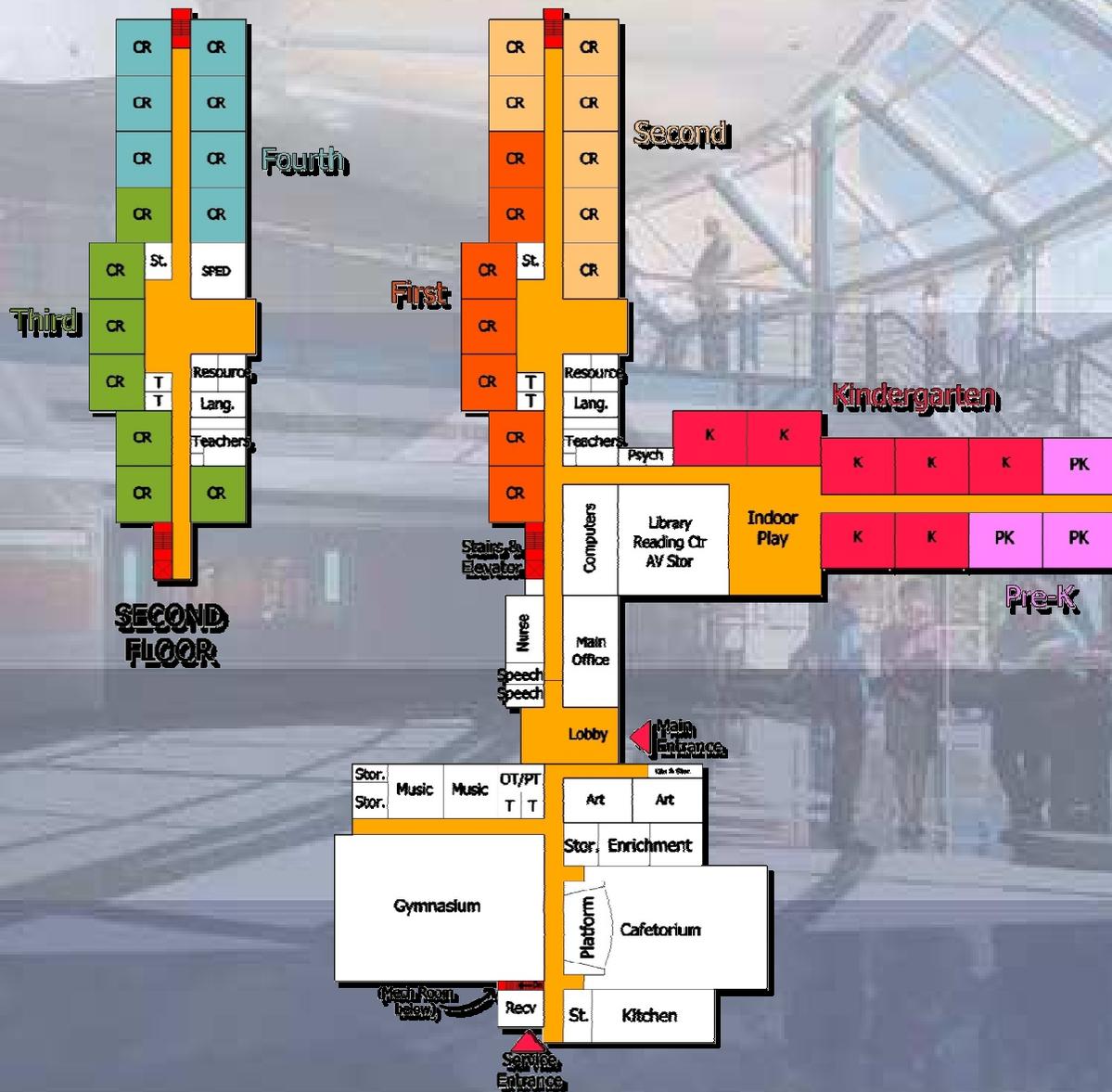
- JULY 2009: ANCHOR ENGINEERING SERVICES, INC. HIRED TO PREPARE SEPTIC SUITABILITY ANALYSIS. COMPLETED IN NOVEMBER; SUBMITTED TO DEP; SITE DETERMINED FEASIBLE**



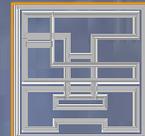
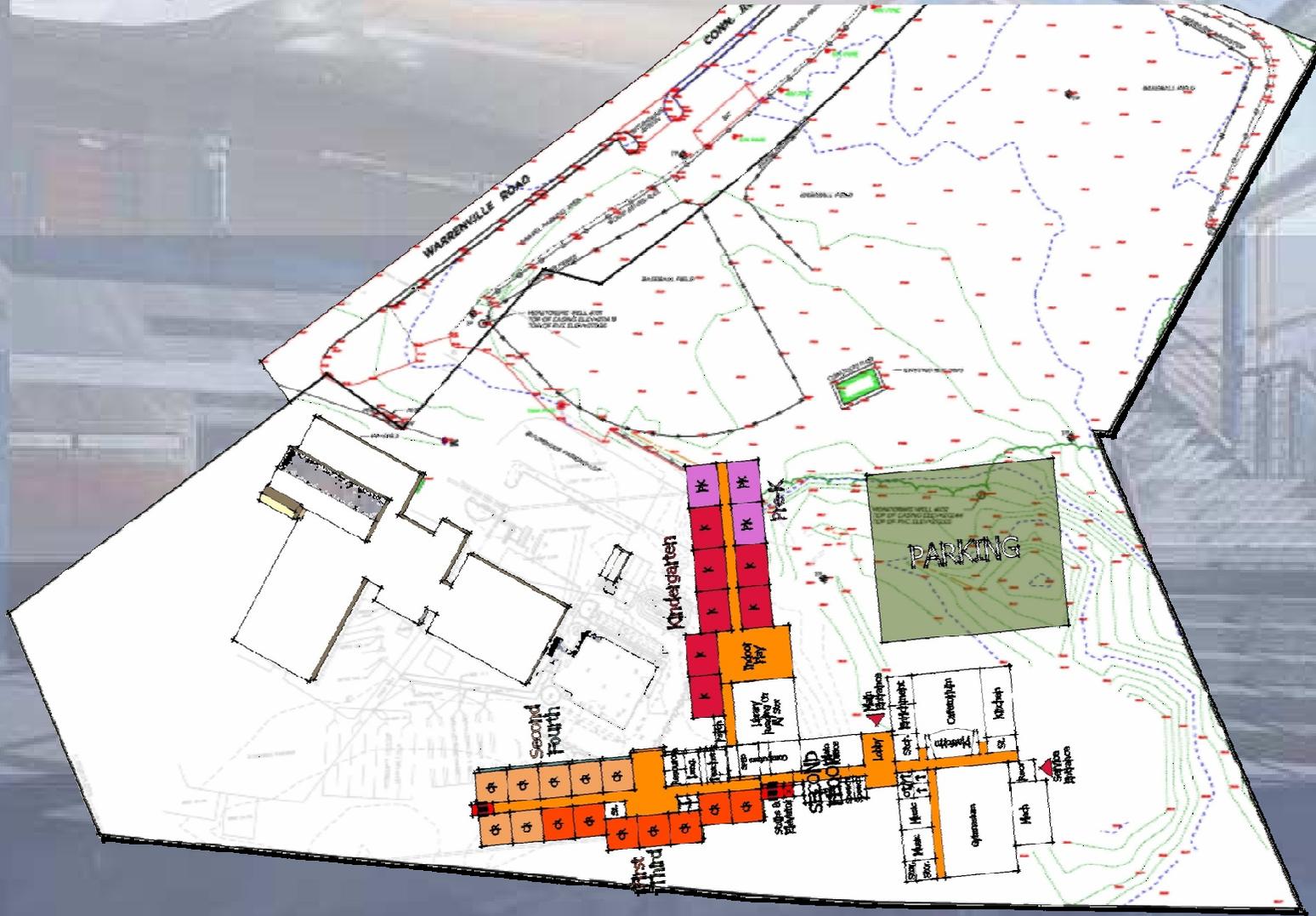
New Community PK-4 Elementary School – Two Wings Concept Plan



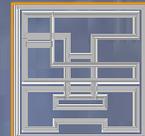
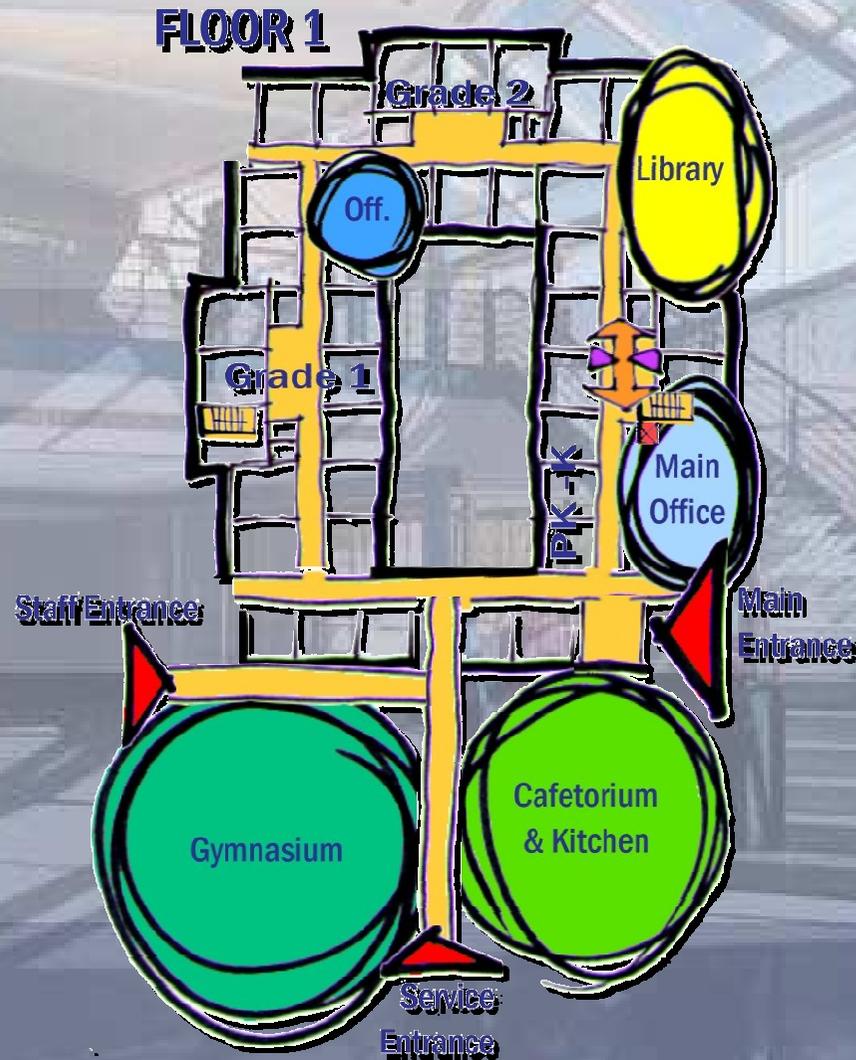
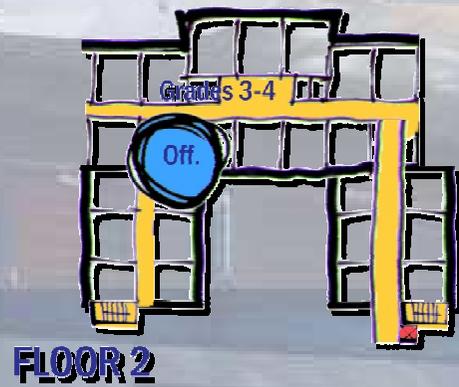
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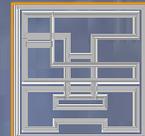
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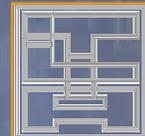
New Community PK-4 Elementary School – Courtyard Concept Plan



New Community PK-4 Elementary School – Courtyard Concept Plan



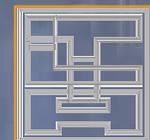
New Community PK-4 Elementary School – Courtyard Concept Plan





Project Summary: New Community PK-4 Elementary School

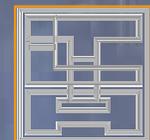
Pros	Cons		
<ul style="list-style-type: none"> • New facility with state of the art design and construction materials • Design of building will address specific program requirements • Creation of a single school community • Gymnasium space dedicated for physical education classes • Energy savings due to materials and systems employed to achieve LEED Silver equivalency • Staff savings in selected areas due to a single school location 	<ul style="list-style-type: none"> • Size of student enrollment is approximately 700 • Recent/current investments in repair/maintenance systems at the 3 elementary schools may be lost depending on use 		
<ul style="list-style-type: none"> • Provides maximum state reimbursement if built to allowed square footage • Teacher collaboration and articulation can be developed by single school site • Lowest overall cost during construction and & in operating cost over the period considered • Level of excitement/newness is equal for all PK-4 students, parents, & staff at a new single site • Food service staff savings • Custodians/Maintenance services savings • Itinerant staff travel would decrease • Instruction program coordination/articulation would increase • No interruption to schools schedules at 3 existing schools during construction 	<thead> <tr> <th data-bbox="1384 818 1854 852">Other</th> </tr> </thead> <tbody> <tr> <td data-bbox="1384 852 1854 1453"> <ul style="list-style-type: none"> • Need to develop a transition plan for the current school sites to the new school • Future use of the three existing elementary schools need to be determined • Projected enrollments to PK-4 would provide for approximately 96,000 sq. foot building at maximum state reimbursement </td> </tr> </tbody>	Other	<ul style="list-style-type: none"> • Need to develop a transition plan for the current school sites to the new school • Future use of the three existing elementary schools need to be determined • Projected enrollments to PK-4 would provide for approximately 96,000 sq. foot building at maximum state reimbursement
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Project Summary: Additions & Alterations – Mansfield Middle School



Pros	Cons
<ul style="list-style-type: none">• Maintains current capacity and increases capabilities• Protects and enhances current program assets• Timely replacement of current roof which will be 20 years old in 2011, including installation of solar panels after roof replacement• Replacement of 40 year old windows will improve clarity, insulating capacity, and heat conservation.	<ul style="list-style-type: none">• Replacement of portables with permanent construction may cause movement of selected classes.
	Other
	<ul style="list-style-type: none">• Work would be scheduled outside the school day and/or school year to the extent possible to minimize disruption to the instructional program.



Exterior – Interior Space Analysis



EXTERIOR EACH SCHOOL	CURRENT 09-10	NEW PK-4 & MMS
	LAND AREA	LAND AREA
DG	12.00 Acres	
SE	16.00 Acres	16.00 Acres
AV	22.00 Acres	
MMS	30.00 Acres	30.00 Acres
FIELDS	✓	✓
PLAYSCAPE	✓	✓

INTERIOR EACH SCHOOL	CURRENT 09-10	NEW PK-4 & MMS
	TOTAL S.F.	TOTAL S.F.
DG	37,446 sf	(Courtyard Plan) 97,587 sf
SE	38,072 sf	
AV	34,520 sf	
MMS	110,433 sf	

INTERIOR SCHOOL	ROOM / S.F.	TOTAL S.F.
	PK CLASSROOMS	PK CLASSROOMS
DG	950 sf	1,200 sf
SE	843 sf	
AV	920 sf	
	K CLASSROOMS	K CLASSROOMS
DG	950 sf	1,200 sf
SE	759 - 843 sf	
AV	920 sf	
	GR. 1 CLASSROOMS	GR. 1 CLASSROOMS
DG	798 sf	900 sf
SE	750 - 850 sf	
AV	774 sf	
	GR. 2 CLASSROOMS	GR. 2 CLASSROOMS
DG	798 sf	900 sf
SE	750 - 850 sf	
AV	774 - 808 sf	
	GR. 3 CLASSROOMS	GR. 3 CLASSROOMS
DG	788 sf	900 sf
SE	789 sf	
AV	774 sf	
	GR. 4 CLASSROOMS	GR. 4 CLASSROOMS
DG	788 sf	900 sf
SE	789 - 885 sf	
AV	814 - 896 sf	
	ART	ART
DG	759 sf	1,910 sf
SE	738 sf	
AV	788 sf	
	MUSIC	MUSIC
DG	956 sf	2 @ 900 sf
SE	1,008 sf	
AV	788 sf	

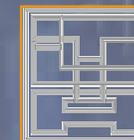
INTERIOR SCHOOL	ROOM / S.F.	TOTAL S.F.
	PHYS. ED.	PHYS. ED.
DG	1,642 sf	9,000 sf
SE	1,739 sf	
AV	1,815 sf	
	RESOURCE ROOMS	RESOURCE ROOMS
DG	730 - 950 sf	300 - 900 sf
SE	770 - 789 sf	
AV	502 sf	
	LIBRARY/MEDIA CENTER	LIBRARY/MEDIA CENTER
DG	788 sf	2,550 sf
SE	1,050 sf	
AV	896 sf	
	KITCHEN	KITCHEN
DG	904 sf	2,000 sf
SE	910 sf	
AV	741 sf	
	CAFETERIA	CAFETERIA
DG	1,848 sf	5,800 sf
SE	2,026 sf	
AV	1,713 sf	
	STAGE	STAGE
DG	659 sf	800 sf
SE	719 sf	
AV	681 sf	
	AUDITORIUM	AUDITORIUM
MMS	5,078 sf	5,078 sf



PK-4 Staffing

CERTIFIED STAFF:	Current 09-10	NEW PK-4 *
PK teachers	3.0	3.0
K teachers	7.0	7.0
1 teachers	7.0	7.0
2 teachers	8.0	7.0
3 teachers	8.0	7.0
4 teachers	8.0	7.0
Art	1.8	1.5
Music	2.4	2.0
Physical Education	3.0	2.5
Technology	1.0	1.0
W. Language	2.4	2.0
SpEd/Title I	7.5	5.0
SpEd/Self-Contained	1.0	1.0
Enrichment	3.0	2.0
Literacy Coach	1.5	2.0
Psychologist	3.0	2.0
Speech	3.0	2.0
PreK-4 Librarian	0.5	0.0
PreK-4 Library/Media Specialist		1.0
Principals	3.0	2.0
TOTAL CERTIFIED	74.1	64.0
NONCERTIFIED STAFF:	Current 09-10	NEW PK-4 *
Office Secretary	4.5	3.0
SpEd Secretary	1.5	1.0
Nurse	3.0	1.5
PreK	6.0	6.0
Kindergarten	7.0	7.0
Classroom	8.0	8.0
Library	3.0	1.0
Technology	1.0	1.0
SpEd Inst. Asst.	27.0	27.0
Food Service	4.5	3.5
Custodian	6.0	5.0
TOTAL NONCERTIFIED	71.5	64.0
TOTAL STAFFING	145.6	128.0

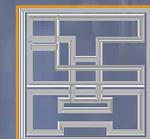
* Based on 2013/2014 Enrollment



Project Timeline



<u>ACTIVITY</u>	FALL 2010 REFERENDUM	
	<u>START</u>	<u>FINISH</u>
Referendum		By 11/5/10
State Grant Application Due		06/30/11
State Grant Approval (Estimated)		06/01/12
NEW COMMUNITY PK-4 ELEMENTARY SCHOOL & ADDITIONS & ALTERATIONS – MANSFIELD MIDDLE SCHOOL		
Design (12 Months)	01/01/11	01/01/12
State Approvals (2 months)	08/01/12	10/01/12
Bidding and Award (2 months)	10/01/12	12/01/12
Construction (19 months)	12/15/12	07/15/14





Project Authorization Schedule

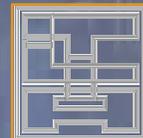
TASKS	2010											
	January	February	March	April	May	June	July	August	September	October	November	
Meet with TC, BOE & SBC	12											
Presentations at BOE Meetings with PTA/PTO's:												
Goodwin	21											
MMS		28										
Vinton			4									
Southeast				11								
SBC Meeting to Rank Options				24								
SBC Informational Public Meeting					15							
SBC Final Ranking of Options						24						
BOE Recommends Preferred Option to TC						24						
TC Public Hearing: Referendum Question							14					
Summer Vacation							16					25
TC Votes to Place on 11/2/2010 Referendum												28
REFERENDUM												2

KEY:

TC: Town Council

BOE: Board of Education

SBC: School Building Committee



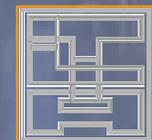


Re-Use of Former Schools

ESTIMATED VALUES OF EXISTING ELEMENTARY SCHOOLS	AMOUNT
Southeast Elementary School	\$2,649,300
Annie E. Vinton Elementary School	\$2,395,100
Dorothy C. Goodwin Elementary School	\$2,767,700
Projected cost to maintain minimum heating, lighting, utilities, maintenance and security if no longer used as a school	\$15,000 per school per year



Former Use: Storrs Grammar School
Current Use: Mansfield Town Hall

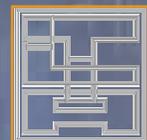




Re-Use of Former Schools



Former Use: Buchanan School
Current Use: Buchanan Library

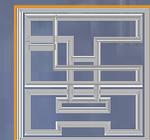




Re-Use of Former Schools



Former Use: **Buckland School**
Current Use: **Professional Offices**





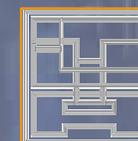
Re-Use of Former Schools



Former Use: **Windsor Locks High School**
Current Use: **Windsor Locks Town Hall**



Former Use: **Rockville High School**
Current Use: **Vernon Board of Education**



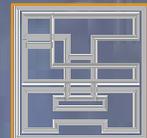
Re-Use of Former Schools



Former Use: **Bennet Jr. High School**
Current Use: **Bennet Housing for the Elderly**



Former Use: **Green School**
Current Use: **Manchester Senior Center**



Re-Use of Former Schools



Former Use: **Southwest Elementary School, Windsor Locks**
Current Use: **Elderly Housing**

