



Space Needs Assessment - Code Compliance - Infrastructure Improvements

School Modifications Project



Goodwin ES



Southeast ES

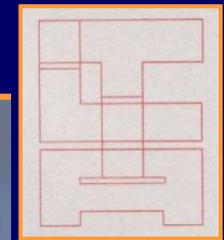


Vinton ES



Mansfield MS

www.mansfieldct.org



Families of Options

OPTION A

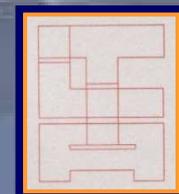


PROJECT SCOPE: MIDDLE SCHOOL	PROJECT SCOPE: ELEMENTARY SCHOOLS	9/24/2008	REVISED 01/15/2010		
		Cost to Mansfield	Project Cost	Cost to Mansfield	Financial Impact
Repair and maintain. Roof and window replacements, solar panels, fire alarm systems, ADA and technology upgrades. New ADA compliant elevator.	Repair and maintain all schools. Roof and window replacements, solar panels, fire alarm systems, ADA and technology upgrades. New heating and ventilating systems, new gym floors and gym folding partitions.	25M 24,696,381	ES 22,996,069 MS 7,384,405 TOTAL 30,380,474	22M 22,170,571	Mill Rate: + 0.88 AVG. YRLY. COST INCREASE/ HOUSEHOLD: \$148
Additions, window replacement, roof replacement, solar panels, selective heavy renovations.	Three elementary schools- Media center and computer room additions, completely renovate, window replacement, roof replacement, solar panels, addition at Southeast to replace modulars.	51M 51,032,440	ES 64,041,861 MS 12,609,801 TOTAL 76,651,662	41M 41,429,298	Mill Rate: + 4.35 AVG. YRLY. COST INCREASE/ HOUSEHOLD: \$731
Additions, window replacement, roof replacement, solar panels, selective heavy renovations.	Two elementary schools. Additions, roof replacement; completely renovate two elementary schools, close one elementary school.	45M 41,429,298	ES 55,547,704 MS 12,609,801 TOTAL 68,157,505	37M 36,545,739	Mill Rate: + 3.25 AVG. YRLY. COST INCREASE/ HOUSEHOLD: \$546
Additions, window replacement, roof replacement, solar panels, selective heavy renovations.	One new elementary school. Close existing elementary schools.	21M 41,429,298	ES 34,043,970 MS 11,941,083 TOTAL 45,985,053	16M 15,962,244	Mill Rate: + 0.35 AVG. YRLY. COST INCREASE/ HOUSEHOLD: \$59



OPTION A

OPTION	TITLE	PROS	CONS	OTHER
A PK-4	Repair and Maintain Elementary Schools (3) And Middle School	<ul style="list-style-type: none"> - Town could budget a fixed amount annually based on repairs to be done and limit the size & scope of work - Town could defer work for a year in order to address another issue related to the budget - Summer & second shift work projects could be scheduled to minimize disruption to individual school schedules - Second least expensive option as currently priced - Retains neighborhood school concept 	<ul style="list-style-type: none"> - Building system failures could cause a sudden unforeseen need and disrupt planned repair/replacement for a given year - Town could defer work creating a higher risk for system failure during a given school year - Buildings would be approximately 75 years in age by the end of the renovation - The modulars at Southeast will need to be repaired/replaced or removed at some future date - Some movement/ relocation of students within a school year may be needed depending on the project and the school - Does not address initial need to reclaim 2 classrooms & to build an appropriate library/media center and computer room as initially identified - Does not address location of office issue at Southeast, Goodwin, and MMS 	<ul style="list-style-type: none"> - A capital fund dedicated for this purpose would have to be established or a significant increase to the Plant Operations MBOE budget - A contingency plan would need to be developed in the event a building was in part or totally unusable for a period of time - School staff would remain constant subject to changes in enrollment - Pricing subject to market fluctuations over the total period of time

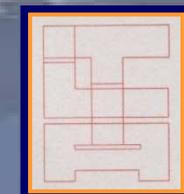




OPTION A

Revised 12/18/09

OPTION	TITLE	PROS	CONS	OTHER
5-8		<ul style="list-style-type: none"> - Maintains current capacity and capabilities - Protects 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. - Update fire alarm systems and original elevator (1969) 	<ul style="list-style-type: none"> - Maintains current limitations regarding location of office and temporary nature of 4 classrooms at the back of the school - Does not address replacement of portable or upgrades of science classrooms or other items on MMS Capital Improvements Plan (lavatory refurbishment, generator, etc.) 	<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.



Families of Options

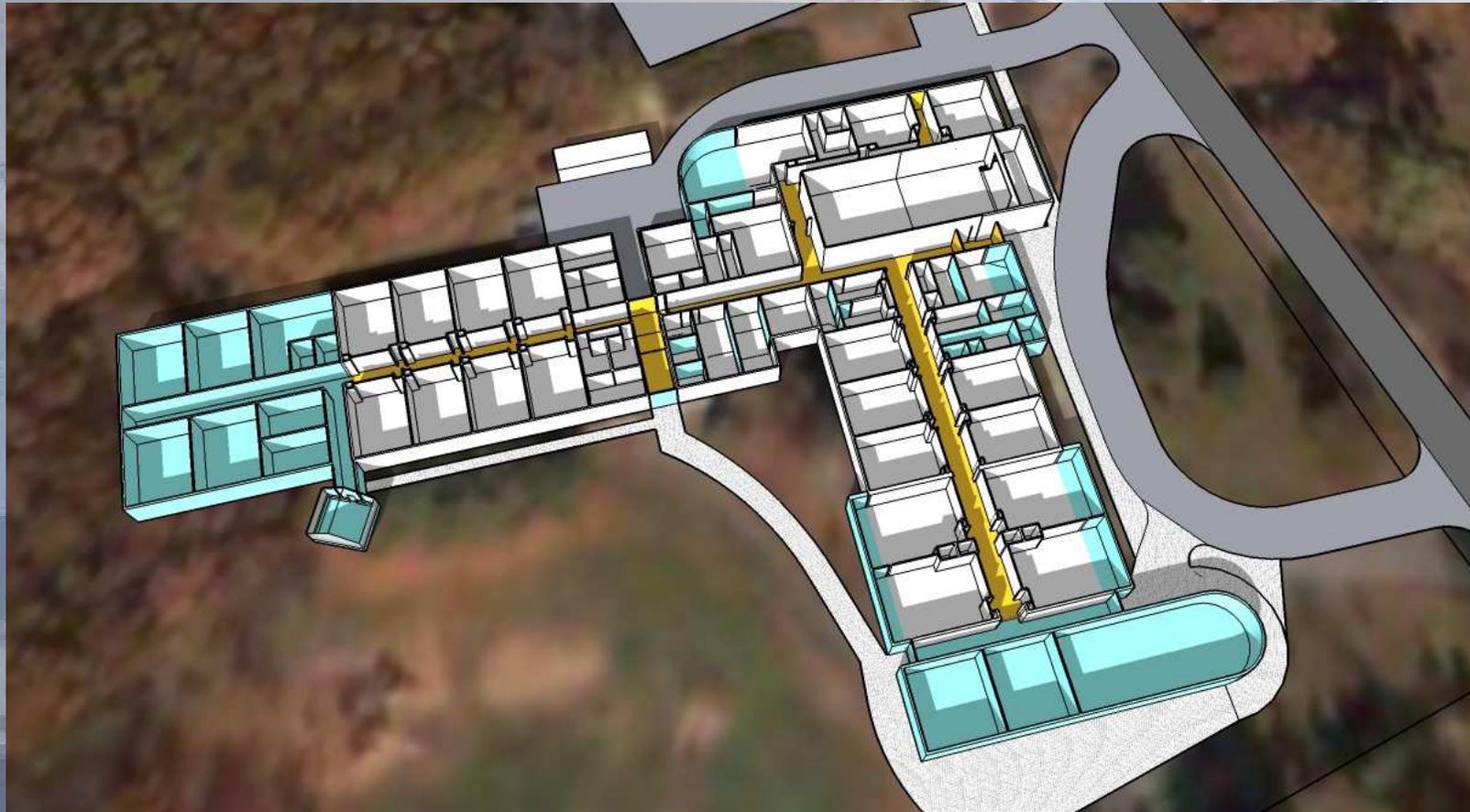
OPTION B



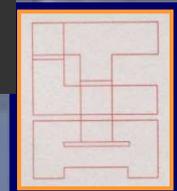
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OPTION B

Dorothy C. Goodwin Elementary School



OVERALL VIEW





OPTION B

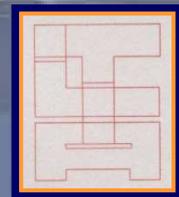
Southeast Elementary School



SITE PLAN

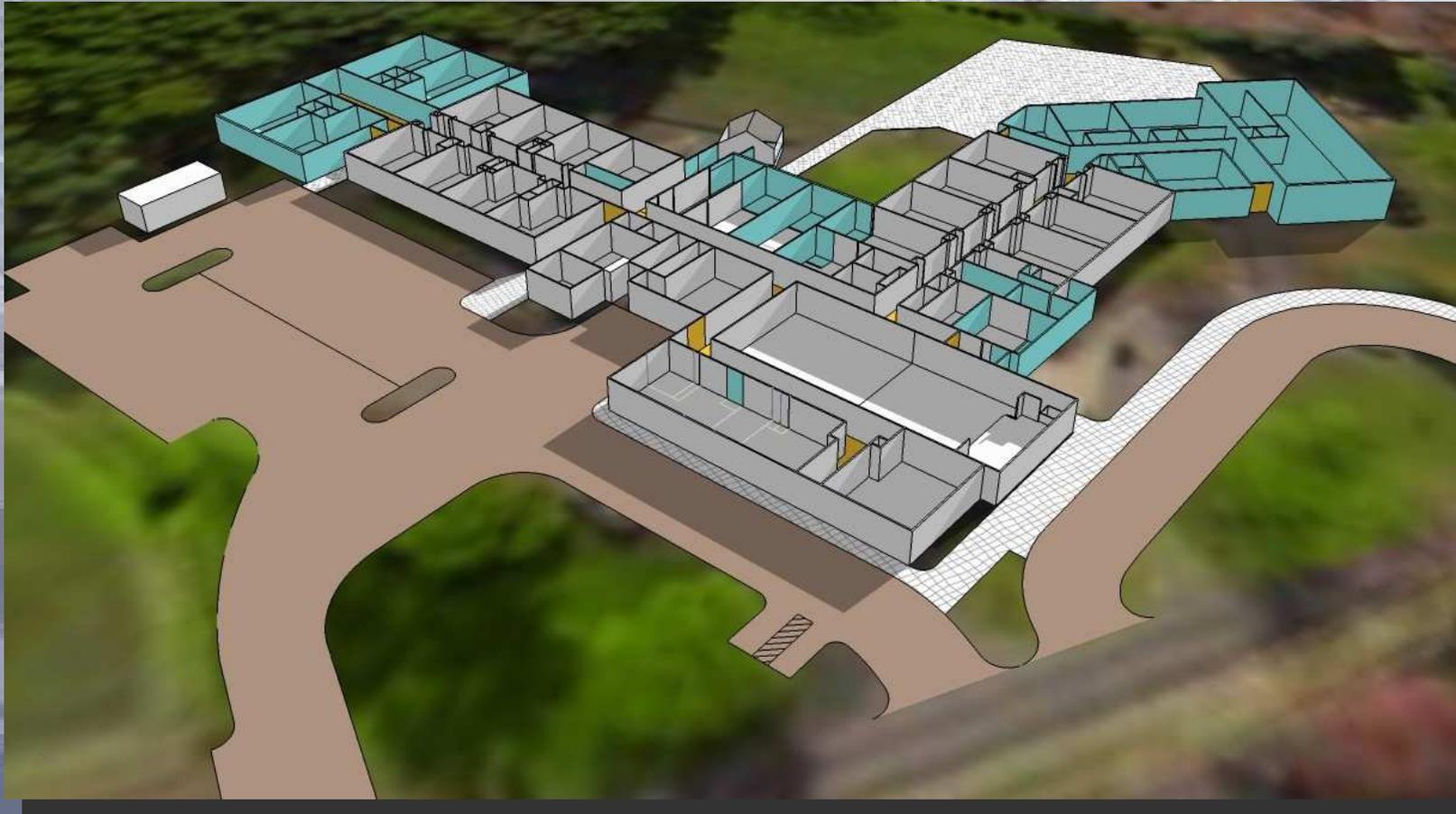


FLOOR PLAN

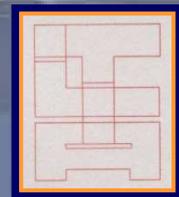


OPTION B

Southeast Elementary School



OVERALL VIEW





OPTION B

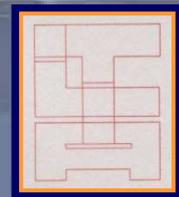
Annie E. Vinton Elementary School



SITE PLAN



FLOOR PLAN

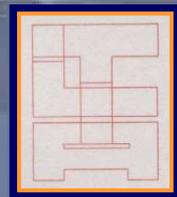


OPTION B

Annie E. Vinton Elementary School

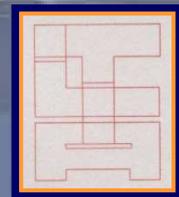


OVERALL VIEW



OPTION B

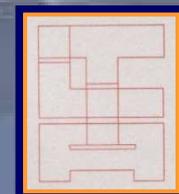
Mansfield Middle School





OPTION B

OPTION	TITLE	PROS	CONS	OTHER
<p>B PK-4</p>	<p>Completely Renovate Three Elementary Schools w/ Limited Additions; and Renovate Middle School</p>	<ul style="list-style-type: none"> - Addresses recommendations as identified by staff, as well as upgrading all building systems - Maintains relative size of each elementary school while adding desired additional space - Resolves issues related to modular classrooms at Southeast and MMS - Builds on the enhancements created by the 1990 additions to the 3 elementary schools and the 1999 addition to MMS - Creates the most square footage for students and staff - Retains neighborhood school concept - Provides room for future growth/capacity at each school 	<ul style="list-style-type: none"> - Requires largest tax increase to taxpayers given the number of square feet and projected student enrollment - Construction may limit the use of some areas in the building, as well as specific outside areas 	<ul style="list-style-type: none"> - Will require contingency plans for multiple schools during the length of the project - Project schedule could be multiple sites simultaneously or a single site rotation or two sites at a time

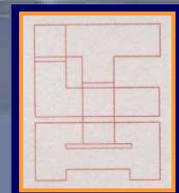


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Revised 12/18/09



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Families of Options

OPTION C



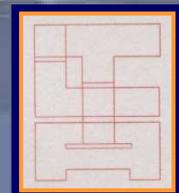
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OPTION C

Annie E. Vinton Elementary School



OPTION	TITLE	PROS	CONS	OTHER
C PK-4	Completely Renovate Two Elementary Schools w/ Full Additions (Closing One ES); and Renovate Middle School	<ul style="list-style-type: none">- Address recommendations made for 3 schools at 2 school sites- Provide energy savings for two elementary locations rather than three- Staff savings in selected areas due to 2 school locations	<ul style="list-style-type: none">- Determine process by which a school will be closed	<ul style="list-style-type: none">- Develop a plan for transition to two schools for students, staff, & parents



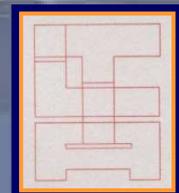
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Revised 12/18/09

Annie E. Vinton Elementary School



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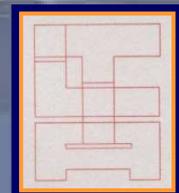


Site Selection Process

OPTION D



- **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**



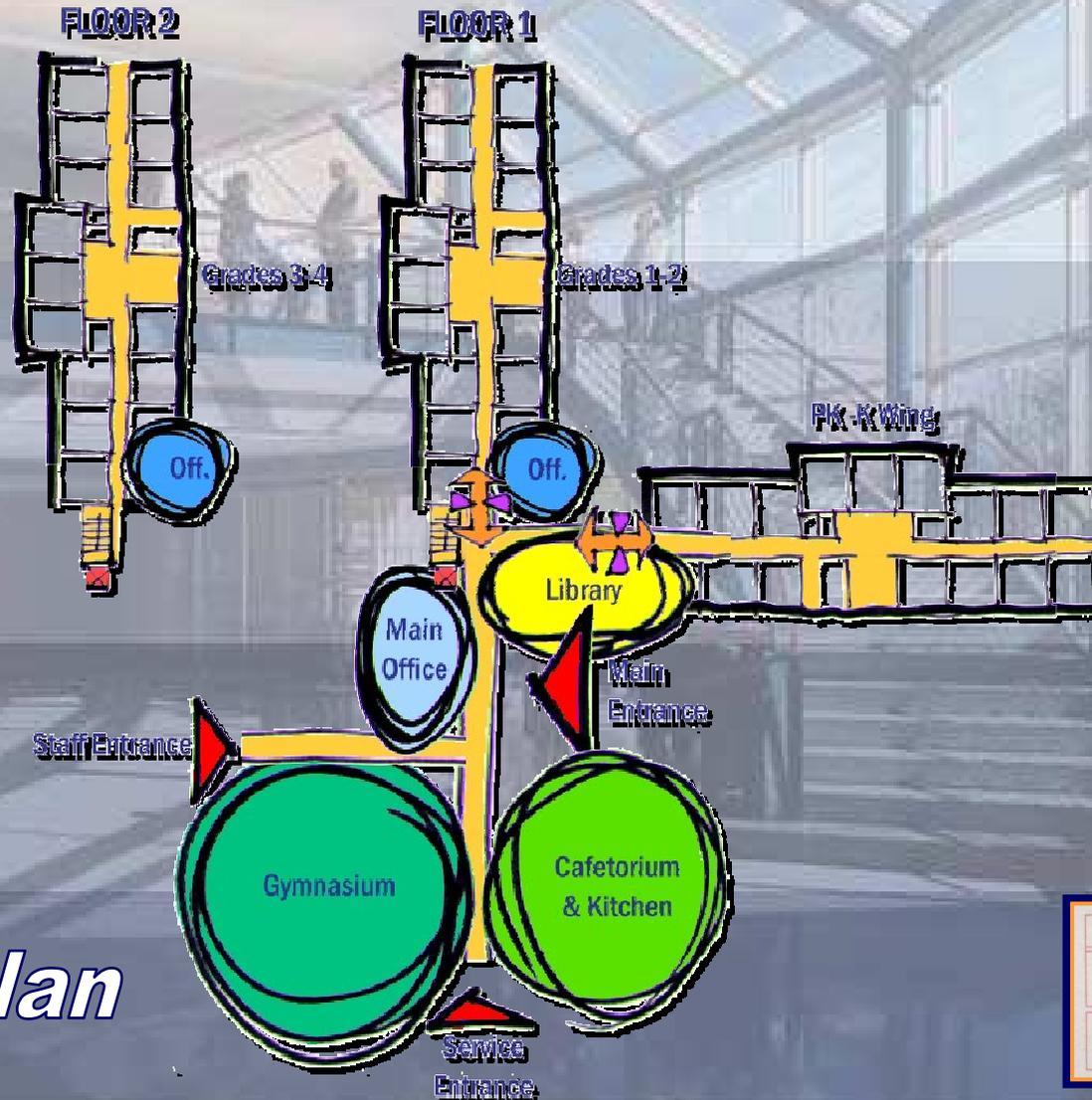
Families of Options

OPTION D



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OPTION D



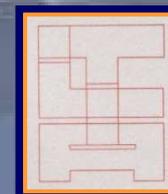
Two Wings Plan



OPTION D

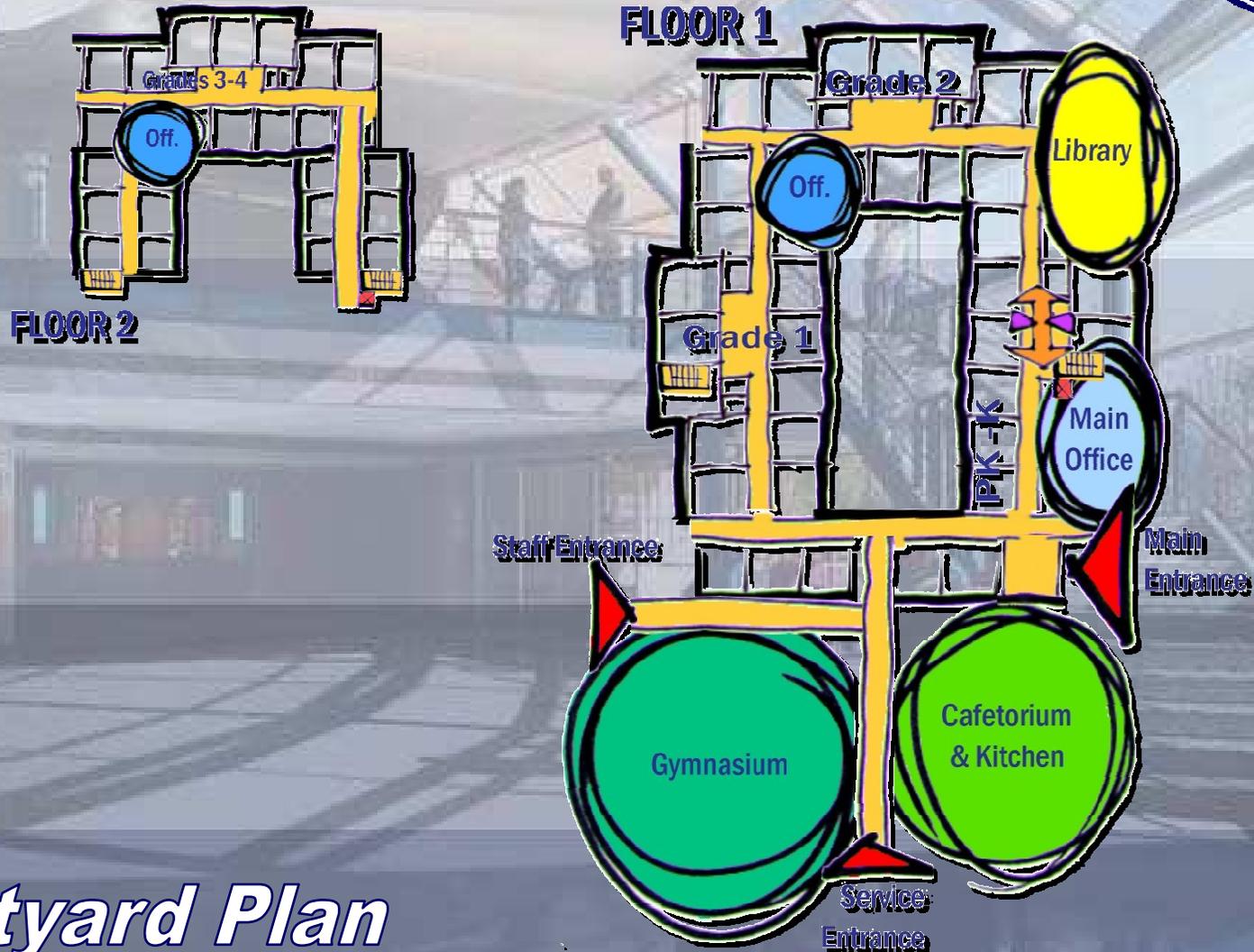


Two Wings Plan





OPTION D

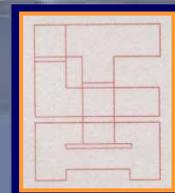


Courtyard Plan

OPTION D



Option	Title	Pros	Cons	Other
D	One New Elementary School and Renovated Middle School	<ul style="list-style-type: none"> - New facility with state of the art design and construction - Energy savings due to materials and systems employed - Staff savings in selected areas due to a single school location - Creation of a single school community - Design of building would address programmatic design of the program - 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 	<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"> - 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 a 96,000 sq. foot building at maximum state reimbursement

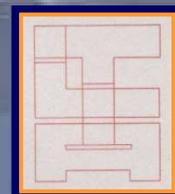


OPTION D

Revised 12/18/09



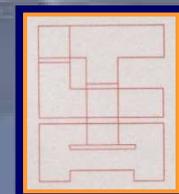
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Exterior – Interior Space Analysis

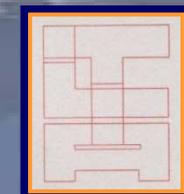
	09-10	OPTION A	OPTION B	OPTION C	OPTION D
EXTERIOR					
DG	12.00 Acres	12.00 Acres	12.00 Acres	12.00 Acres	
SE	16.00 Acres				
AV	22.00 Acres				
MMS	30.00 Acres				
Fields	✓	✓	✓	✓	✓
Playscape	✓	✓	✓	✓	✓
INTERIOR	Interior - Total Sq. Footage				
DG	37,446 sf	37,446 sf	53,311 sf	—	(Courtyard Plan) 97,587 sf
SE	38,072 sf	38,072 sf	50,772 sf	58,900 sf	
AV	34,520 sf	34,520 sf	48,105 sf	55,550	
MMS	110,433 sf	110,433 sf	116,197 sf	116,197 sf	
SCHOOL	#/Sq. Footage Per Room	Interior - Total Sq. Footage			
<i>Space</i>	PK Classrooms				
DG	950 sf	950 sf	950 - 1,200 sf	—	1,200 sf
SE	843 sf	843 sf	843 - 1,200 s.f.	843 - 1,200 s.f.	
AV	920 sf	920 sf	920 - 1,200 sf	920 - 1,200 sf	
<i>Space</i>	K Classrooms				
DG	950 sf	950 sf	1,200 sf	—	1,200 sf
SE	759 - 843 sf	759 - 843 sf	1,200 sf	1,200 sf	
AV	920 sf	920 sf	1,200 sf	1,200 sf	
<i>Space</i>	Gr. 1 Classrooms				
DG	798 sf	798 sf	798 sf	—	900 sf
SE	750 - 850 sf				
AV	774 sf	774 sf	774 sf	774 sf	





Exterior – Interior Space Analysis

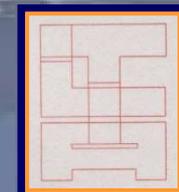
	Current 09-10	OPTION A	OPTION B	OPTION C	OPTION D
Space	Gr. 2 Classrooms				
DG	798 sf	798 sf	798 sf	—	900 sf
SE	750 - 850 sf				
AV	774 - 808 sf				
Space	Gr. 3 Classrooms				
DG	788 sf	788 sf	788 sf	—	900 sf
SE	789 sf	789 sf	789 sf	789 sf	
AV	774 sf	774 sf	774 sf	774 sf	
Space	Gr. 4 Classrooms				
DG	788 sf	788 sf	788 sf	—	900 sf
SE	789 - 885 sf				
AV	814 - 896 sf				
Space	Art	Art	Art	Art	Art
DG	759 sf	759 sf	759 sf	—	1,910 sf
SE	738 sf	738 sf	738 sf	738 sf	
AV	788 sf	788 sf	788 sf	788 sf	
Space	Music	Music	Music	Music	Music
DG	956 sf	956 sf	956 sf	—	2 @ 900 sf
SE	1,008 sf	1,008 sf	1,008 sf	1,008 sf	
AV	788 sf	788 sf	788 sf	788 sf	
Space	Phys. Ed.				
DG	1,642 sf	1,642 sf	1,642 sf	—	9,000 sf
SE	1,739 sf	1,739 sf	1,739 sf	3,765 sf	
AV	1,815 sf	1,815 sf	1,815 sf	3,528 sf	





Exterior – Interior Space Analysis

	Current 09-10	OPTION A	OPTION B	OPTION C	OPTION D
Space	Resource Rooms				
DG	730 - 950 sf	730 - 950 sf	730 - 950 sf	—	300 – 900 sf
SE	770 - 789 sf				
AV	502 sf	502 sf	502 sf	502 sf	
Space	Library/Media Center				
DG	788 sf	788 sf	788 sf	—	2,550 sf
SE	1,050 sf	1,050 sf	1,050 sf	2,550 sf	
AV	896 sf	896 sf	896 sf	2,550 sf	
Space	Kitchen	Kitchen	Kitchen	Kitchen	Kitchen
DG	904 sf	904 sf	904 sf	—	2,000 sf
SE	910 sf	910 sf	910 sf	910 sf	
AV	741 sf	741 sf	741 sf	741 sf	
Space	Cafeteria	Cafeteria	Cafeteria	Cafeteria	Cafeteria
DG	1,848 sf	1,848 sf	1,848 sf	—	5,800 sf
SE	2,026 sf	2,026 sf	2,026 sf	3,800 sf	
AV	1,713 sf	1,713 sf	1,713 sf	3,800 sf	
Space	Stage	Stage	Stage	Stage	Stage
DG	659 sf	659 sf	659 sf	—	800 sf
SE	719 sf	719 sf	719 sf	719 sf	
AV	681 sf	681 sf	681 sf	681 sf	
Space	Auditorium	Auditorium	Auditorium	Auditorium	Auditorium
MMS	5,078 sf				

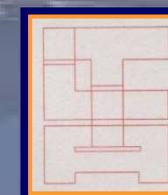




PK-4 Staffing

CERTIFIED STAFF:	Current 09-10	OPTION A	OPTION B	OPTION C	OPTION D
PK teachers	3.0	3.0	3.0	3.0	3.0
K teachers	7.0	7.0	7.0	7.0	7.0
1 teachers	7.0	7.0	7.0	7.0	7.0
2 teachers	8.0	7.0	7.0	7.0	7.0
3 teachers	8.0	7.0	7.0	7.0	7.0
4 teachers	8.0	7.0	7.0	7.0	7.0
Art	1.8	1.8	1.8	1.5	1.5
Music	2.4	2.4	2.4	2.0	2.0
Physical Education	3.0	3.0	3.0	2.5	2.5
Technology	1.0	1.0	1.0	1.0	1.0
W. Language	2.4	2.4	2.4	2.0	2.0
SpEd/Title I	7.5	7.5	7.5	6.0	5.0
SpEd/Self-Contained	1.0	1.0	1.0	1.0	1.0
Enrichment	3.0	3.0	3.0	2.0	2.0
Literacy Coach	1.5	1.5	1.5	2.0	2.0
Psychologist	3.0	3.0	3.0	2.0	2.0
Speech	3.0	3.0	3.0	2.0	2.0
PreK-4 Librarian	0.5	0.5	0.5	0.5	0.0
PreK-4 Library/Media Specialist					1.0
Principals	3.0	3.0	3.0	2.0	2.0
TOTAL CERTIFIED	74.1	71.1	71.1	64.5	64.0
NONCERTIFIED STAFF:	Current 09-10	OPTION A	OPTION B	OPTION C	OPTION D
Office Secretary	4.5	4.5	4.5	3.0	3.0
SpEd Secretary	1.5	1.5	1.5	1.0	1.0
Nurse	3.0	3.0	3.0	2.0	1.5
PreK	6.0	6.0	6.0	6.0	6.0
Kindergarten	7.0	7.0	7.0	7.0	7.0
Classroom	8.0	8.0	8.0	8.0	8.0
Library	3.0	3.0	3.0	2.0	1.0
Technology	1.0	1.0	1.0	1.0	1.0
SpEd Inst. Asst.	27.0	27.0	27.0	27.0	27.0
Food Service	4.5	4.5	4.5	3.5	3.5
Custodian	6.0	6.0	6.0	5.0	5.0
TOTAL NONCERTIFIED	71.5	71.5	71.5	65.5	64.0
TOTAL STAFFING	145.6	142.6	142.6	130.0	128.0

* Based on 2013/2014 Enrollment

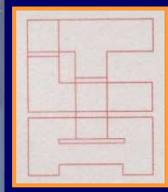




Project Timeline

Activity	Fall 2010 Referendum	
	Start	Finish
Referendum		By 11/5/10
State Grant Application Due		06/30/11
State Grant Approval (Estimated)		06/01/12
Option B Design (all schools, 16 months)	01/01/11	05/01/12
Option B State Approvals (Goodwin, Southeast, 2 months)	08/01/12	10/01/12
Option B Bidding and Award (Goodwin, Southeast, 2 months)	10/01/12	12/01/12
Option B Construction (Goodwin, Southeast, 15 months)	12/15/12	03/15/13
Option B State Approvals (Vinton, MMS, 2 months)	10/01/12	12/01/12
Option B Bidding and Award (Vinton, MMS, 2 months)	12/01/12	02/01/13
Option B Construction (Vinton, MMS, 15 months)	07/01/13	10/01/14
Option D Design, (New School, MMS, 12 Months)	01/01/11	01/01/12
Option D State Approvals (New School, MMS, 2 months)	08/01/12	10/01/12
Option D Bidding and Award (New School, MMS, 2 months)	10/01/12	12/01/12
Option D Construction (New School, MMS, 19 months)	12/15/12	07/15/14

* Option C Timeline Similar to Option B Timeline





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

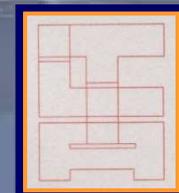


Re-Use of Former Schools

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

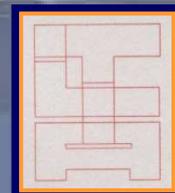




Re-Use of Former Schools



Former Use: Buchanan School
Current Use: Buchanan Library

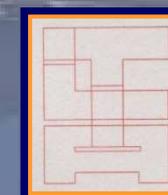




Re-Use of Former Schools



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





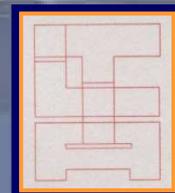
Re-Use of Former Schools



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



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





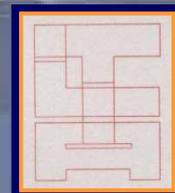
Re-Use of Former Schools



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**

