



CHELMSFORD PUBLIC SCHOOLS

Comprehensive Facilities Assessment



School Committee Meeting July 19, 2016

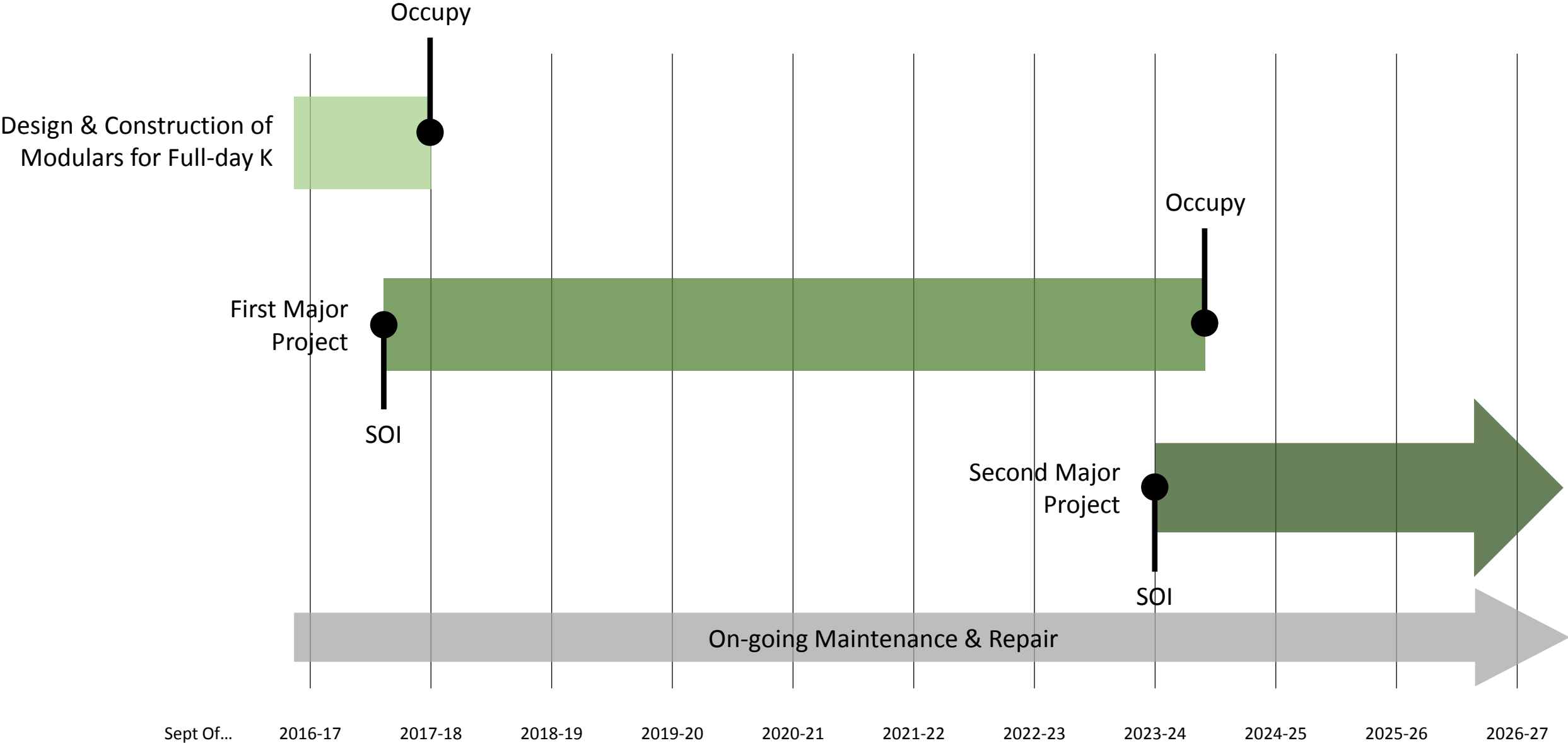
■ welcome

■ short-term options for full-day K

■ discussion and evaluation of full-day K
options



Potential Master Plan Timeline



Short-term Options for Full-Day K:

- A. Assumes 377 full time K students (peak in 2025)/ 19 students per classroom = 20 classroom**
- B. Total existing classrooms = 8**
- C. Additional classrooms needed = 12**



Short-term Options for Full-Day K:

- A. modular classrooms at each elementary school**
- B. modular classrooms at one school and convert Westlands to PK – K**
- C. rent space for remainder of full-day K program**
- D. providing for full-day K and community education**



Option A: Modular Classrooms at Each School

- 1) Connected :** If modular classrooms are attached to each of the existing buildings each facility will be required to be upgraded to meet current accessibility and fire protection requirements.
- 2) Not Connected :** If modular classrooms are detached from the existing school the required separation distance varies (10'-25') depending on the existing facility construction type. Covered walkways may be allowed.





BYAM ELEMENTARY SCHOOL



HARRINGTON ELEMENTARY SCHOOL





SOUTH ROW ELEMENTARY SCHOOL



CENTER ELEMENTARY SCHOOL -1





SOUTH ROW ELEMENTARY SCHOOL



CENTER ELEMENTARY SCHOOL - 2



Option A: Addition of 3 Modular Classrooms per School

1) 3 modular classrooms connected to each school

+/- \$58 mil

(includes escalation)

2) 3 modular classrooms not connected at each school

+/- \$7.9 mil

*** Costs do not include increase in operational costs**



Option B: Add modular classrooms at one school & convert Westlands to PK – K

This option does not consider the options for the re-location of Comm. Ed.

1) Center School : 4 modular classrooms connected

2) Westlands School :

a) 4 modular classrooms connected

b) 4 modular classrooms not connected

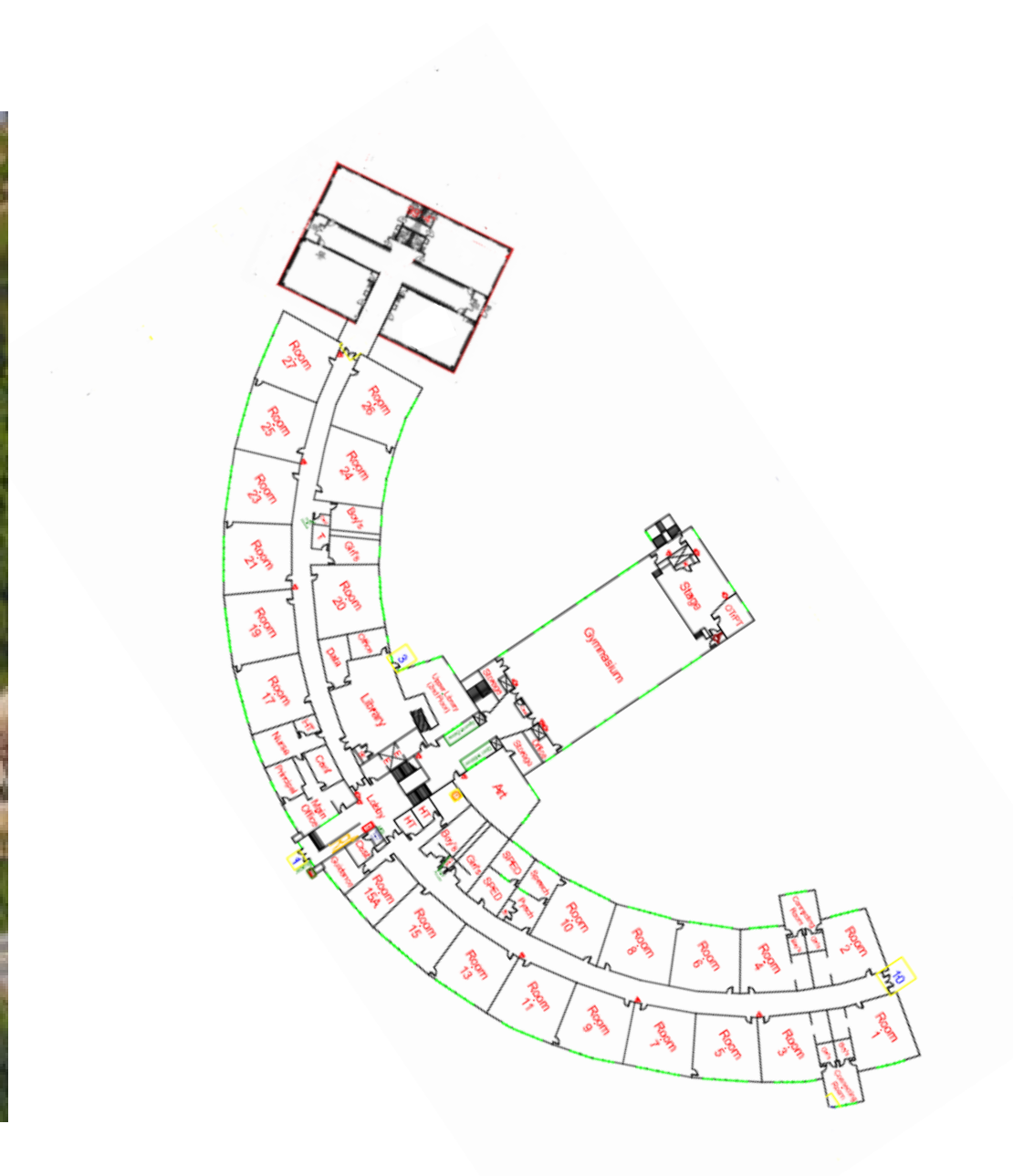
c) 6 modular classrooms connected

d) 6 modular classrooms not connected





CENTER ELEMENTARY SCHOOL

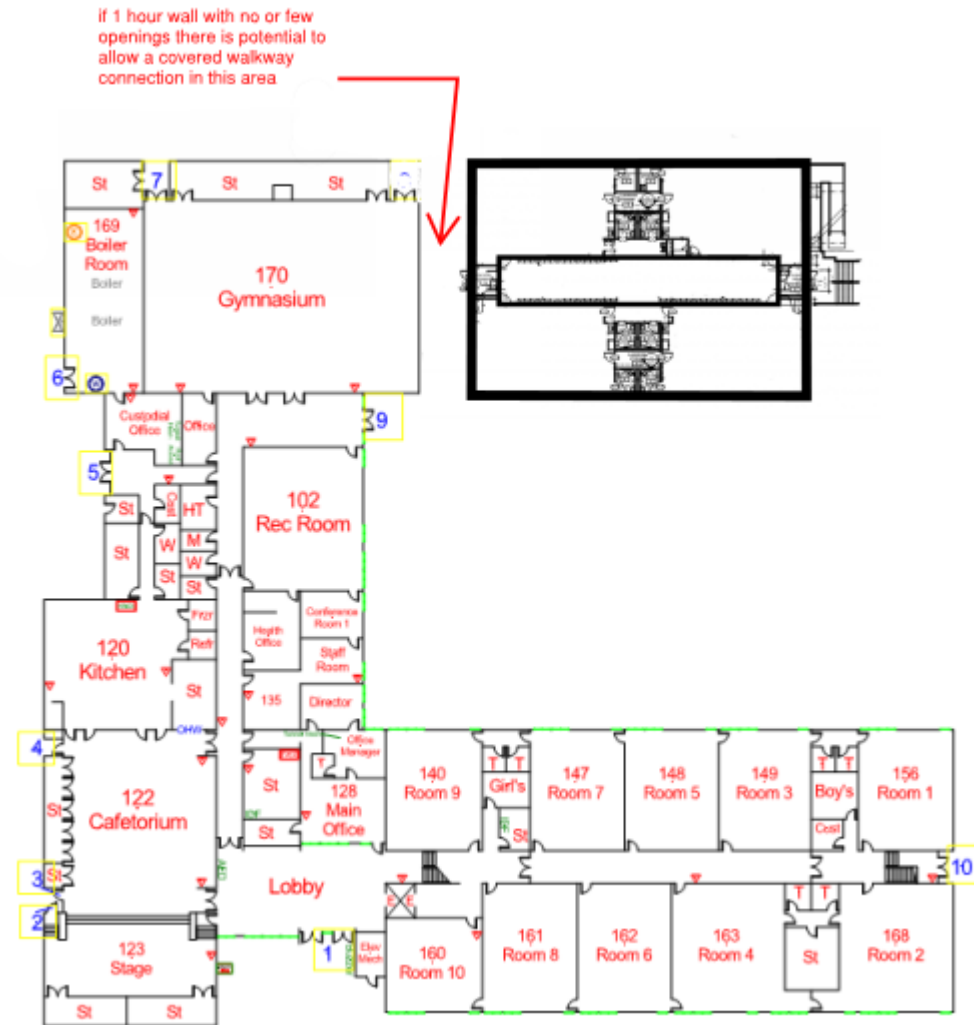


CENTER ELEMENTARY SCHOOL





WESTLANDS ELEMENTARY SCHOOL



WESTLANDS ELEMENTARY SCHOOL



Option B: Addition of Modular Classrooms at 1 School

- 1) 4 Modular classrooms connected to Center School
modular classrooms + site improvements at
Center and conversion of Westlands classrooms
to K.**

This option does not consider the cost for relocation of Community Education

+/- \$2.6 mil

*** Costs do not include increase in operational costs**



Option B: Addition of Modular Classrooms to 1 School

2a) 4 Modular classrooms connected to Westlands modular classrooms + building upgrades / renovation + site improvement

This option does not consider the options for the re-location of Comm. Ed.

+/- \$13.7 mil

2b) 4 Modular classrooms not connected to Westlands modular classrooms + site improvements

This option does not consider the options for the re-location of Comm. Ed.

+/- \$2.9 mil

*** Costs do not include increase in operational costs**



Option B: Addition of Modular Classrooms to 1 School

2c) 6 Modular classrooms connected to Westlands modular classrooms + building upgrades / renovation + site improvement

This option does not consider the options for the re-location of Comm. Ed.

+/- \$14.8 mil

2d) 6 Modular classrooms not connected to Westlands modular classrooms + site improvement

This option does not consider the options for the re-location of Comm. Ed.

+/- \$4.0 mil

*** Costs do not include increase in operational costs**



Option C: Rental Space

- 1) Rental space for full day kindergarten program – approximately 41,000 SF**
 - a) Provide 12 sections @ 1000 / ea (2 sections remain at each elementary school)**
 - b) Area includes space for special education, art, music, multi-purpose room (gym / café), kitchen, nurse, admin, and some back of house space**
 - c) Area does NOT include space for library**



Option C: Rental Space

1) Rental space for full day kindergarten program – approximately 41,000 SF

Rent @ \$5 - \$8 / sq.ft = \$205,000 – 328,000

Minimum of 6 years = \$1.9 mil - \$2.7 mil

*** Costs do not include increase in operational costs**



Options That Provide for Community Education

A1 & A2 with modular classrooms at each school

C: Rental space for full-day kindergarten program

OTHER POTENTIAL SOLUTIONS

D1: Addition of 12 modular classrooms (216 students) to the Center School



**D1: Add all modular classrooms to Center School – Com Ed.
and PK remain at Westlands**

- 1) Addition of 12 modular classrooms**
- 2) Addition of 216 students to the Center School for
total of 646 students - 252 students Kindergarten
students**

**This solution would require additional administration,
special education, art, and music spaces as well as
additional lunch times**



D2: Add 4 modular classrooms to Center School, convert 8 classrooms at Westlands to K classrooms, add 6 modular classrooms to Westland for Com Ed.

1) Allows Community Ed to continue to share facility and resources with Pre-K school

**This solution combines B1 & B2d for a
+/- \$6.6 mil**

*** Costs do not include increase in operational costs**





CENTER ELEMENTARY SCHOOL

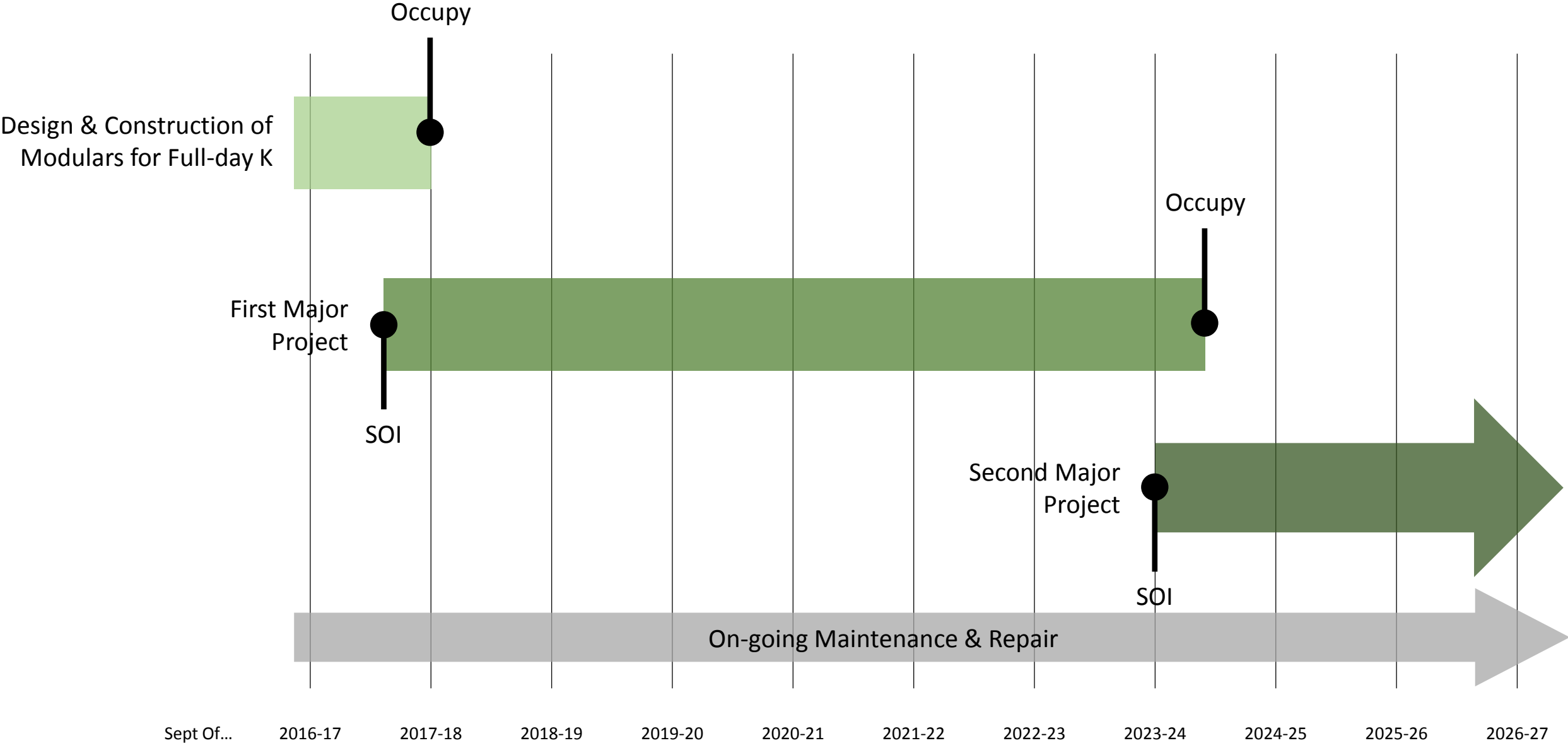


WESTLANDS ELEMENTARY SCHOOL



Option	Number of Modulars	Existing Building Upgrades Req'd	Cost Estimate
Option A (Connected)	12	✓	\$58M
Option A (Disconnected)	12		\$7.9M
Option B (Center School)	4		\$2.6M
Option B (Westlands School, Connected)	4	✓	\$13.7M
Option B (Westlands School, Disconnected)	4		\$2.9M
Option C			\$2.7M
Option D2	10		\$6.6M

Potential Master Plan Timeline



thank
you