

## Conversion of Middle School to Elementary School

### Space Needs

Classrooms - The current Middle School and current Elementary Schools have similar total Classroom areas. We feel there will probably be some reconfiguration of the spaces needed as well as some minor adjustments to the programming, but overall the spaces should be comparable. This area is still smaller than our model Elementary School and a classroom addition (4,000 sf) should be looked at for improved space utilization and future growth. A significant concern is the Kindergarten rooms which require coat storage and toilet rooms in or near the classrooms.

Teacher and Admin. Support – The Middle School has about 850 sf less space in this category than the existing Elementary School which has about 2,450 sf less than the model Elementary School. We suggest looking at a 3,000 sf addition for better space utilization.

Classroom Support Space – The Middle School has both a multi-purpose cafeteria and a gymnasium where the Elementary school only has a multi-purpose room. The Middle School exceeds the Model Elementary in this category because it has locker rooms which are not included in the model. We feel there is no significant costs needed in this category.

Facility Management Space – Areas are comparable between schools but are lower than the Model Elementary School. We recommend looking at a 1,300 sf addition for better space utilization.

### User Size

Based on the difference of size between elementary school students PK-4 and 5-8 we foresee converting items including: Marker/tack boards, counters, tables, pencil sharpeners, door knobs, coat hooks, lockers, drinking fountains, toilets, lavatories, soap dispensers, urinals. Certain other items can be brought over from the existing school or purchased including: Cabinets, Shelving, chairs, benches, desks, etc.

### Probable Costs to Convert

General Classroom reconfigurations -	\$100,000
Programming Modifications (Not studied)	0
Add Toilet Rooms / coat storage to 7 Kindergarten Classrooms -	\$200,000
4 Classroom addition (4,000 s.f.) -	\$840,000
Teacher and Admin Support addition (3,000 sf) -	\$630,000
Facility Management Space addition (1,300 sf)	\$230,000
User Size based Modifications –	\$125,000
Locker Rooms – \$30,000 / Modify Hall Lockers (600) - \$60,000	
Toilet Rooms – \$20,000 / Drinking Fountains - \$5,000	
Doors - \$10,000	
Playground -	\$75,000
Furniture – Assume re-use with some required purchases -	<u>\$50,000</u>
<b>Total</b>	<b><u>\$2,250,000</u></b>

## Area Comparisons

	Model Elementary School (550 students)		Existing Elementary School		Existing Middle School	
<b>Classroom Space</b>	30,350	40.42%	26,171	52.77%	26,847	40.58%
<b>Teacher + Admin. Support Space</b>	5,545	7.38%	3,096	6.24%	2,247	3.40%
<b>Classroom Support Space</b>	27,990	37.28%	13,767	27.76%	29,129	44.03%
<b>Facility Management Space</b>	3,160	4.21%	1,097	2.21%	1,859	2.81%
<b>Subtotal</b>	67,045		44,131		60,082	
<b>Walls</b>	8,045	10.71%	5,467	11.02%	6,077	9.19%
<b>Grand Total</b>	75,090		49,598		66,159	

## Conversion of High School to Middle School

### Space Needs

Classrooms - The current High School has approximately 4,850 sf more classroom area than the current Middle School. We feel there will probably be some reconfiguration of the spaces needed as well as some minor adjustments to the programming, but overall there should be sufficient classroom area. This area is still smaller than our Model Middle School by about 1,300 s.f.

Teacher and Admin. Support – The High School has more area (3,371) than the Middle School in this category but is still short of our Model Middle School of 5,775 sf. We recommend a 2,400 sf addition for better space utilization.

Classroom Support Space – The High School has about 9,700 sf more than our Model Middle School mostly due to the size of the gym, locker rooms, and cafeteria. We feel there is no significant costs needed in this category.

Facility Management Space – Areas are comparable between schools and this is not a significant cost concern.

### User Size

Based on the difference of size between Middle School and High School students we don't foresee converting very many items if any. The existing Middle School has been set-up for adult size user requirements which is working for the school. We have not included any costs for making user size changes.

### Probable Costs to Convert

General Classroom reconfigurations -	\$150,000
Classroom Space (add 1,300 sf)	\$300,000
Programming Modifications (Not studied)	0
Teacher and Admin Support addition (2,400 sf) -	\$575,000
User Size based Conversions –	0
Playground -	\$75,000
Furniture – Assume re-use with some required purchases -	<u>\$75,000</u>
<b>Total</b>	<b>\$1,175,000</b>

**Area Comparisons**

	<b>Model</b>		<b>Existing</b>		<b>Existing</b>	
	<b>Middle School</b>		<b>Middle School</b>		<b>High School</b>	
	<b>(550 students)</b>					
<b>Classroom Space</b>	33,000	40.00%	26,847	40.58%	31,699	34.98%
<b>Teacher + Admin. Support Space</b>	5,775	7.00%	2,247	3.40%	3,371	3.72%
<b>Classroom Support Space</b>	32,175	39.00%	29,129	44.03%	41,904	46.24%
<b>Facility Management Space</b>	<u>3,300</u>	4.00%	<u>1,859</u>	2.81%	<u>2,301</u>	2.54%
<b>Subtotal</b>	74,250		60,082		79,275	
<b>Walls</b>	<u>8,250</u>	10.00%	<u>6,077</u>	9.19%	<u>11,339</u>	12.51%
<b>Grand Total</b>	82,500		66,159		90,614	