

Winchester Public Schools
Mary P. Hinsdale Elementary School



Second Facility Assessment
April 16, 2018



Background and Study Process

This report is provided as an amendment to the original assessment submitted to the Winchester Public Schools on January 19, 2018, and results from the meeting held on March 20, 2018 that included Superintendent Melony M. Brady-Shanley, BOE Chairman Doug Pfenniger, Director of Finance and Business Services Nancy O'Dea-Wyrick, Winchester Director of Finance Bruce Stratford, and CREC representatives Gregg Blackstone, Lenell Kittlitz, and Kyle Lentini.

CREC conducted additional Hinsdale site assessments on Friday, March 23, 2018 and Monday March 26, 2018. The resulting information was reviewed along with as-built drawings and environmental reports provided by the district following our assessments.

Costs have been updated to reflect our discussions at the March meeting, the additional assessment information we gathered, and review of the drawings and environmental reports. Individual schedules are shown as follows:

- All Items – includes all current items of concern with revised costs, regardless of potential funding source
- Potential State Grant Items – includes items that are potentially eligible for State School Construction Grant Assistance; certain of these items will require discussions with State Department of Administrative Services Office of School Construction Grants and Review (DAS/OSCGR) prior to submitting the grant application for the following reasons:
 - Permission to submit as “Non-Priority List” grant – Non-Priority Grants may be approved by DAS/OSCGR at any time, whereas Priority List grants must be submitted by June 30 for inclusion in the Priority List which requires legislative approval in the following spring
 - DAS/OSCGR has shown some recent flexibility in interpreting whether certain items (i.e.: security; boiler replacement) can be included as eligible costs in Non-Priority List projects
- Cost Recap – reflects the total cost of all items, items potentially eligible for State Grant assistance, and the share of costs to be borne by Winchester

We have also included a separate schedule with items that have been removed from the original assessment; reasons for their removal are shown.

Alternates and Other Project Related Information for Consideration:

- An allowance for additional abatement beyond that shown in the Eagle December 2016 report should be considered
- Construction Project Management Fee = range of 2% - 4% based on final scope and schedule

Cost Estimate Summary – All Items

Item of Concern	Solution	Quantity	Measure	Cost Per Unit	Total Cost	Basis for State Grant Request	Comments
Parking Lot	Patch and Repair Parking Lot	1	Each	\$7,500	\$7,500		
Tunnel under school	Install New Bulkhead door	1	Each	\$3,000	\$3,000	safety	need DAS meeting for non-priority processing
Broken Boiler	Boiler Replacement	1	Each	\$80,000	\$80,000	20 year life	includes missing ductwork; may be grant eligible
Working Boiler	Boiler Tune-up	2	Each	\$3,750	\$7,500		
ADA Compliance	Install One-Stop Elevator	1	Each	\$190,000	\$190,000	ADA Compliance	INTERIOR elevator (rm 147); does not include assessment of pit area
Ceiling Tiles	Replace all Existing Ceiling Tiles with New	34,528	Sq. ft.	\$4	\$138,112		assumes reuse of existing grids with maintenance/painting
Paint	Repaint all Walls	117,500	Sq. ft.	\$1.10	\$129,250		
Bathroom fixtures	New Fixtures and Accessories throughout Building	70	Each	\$1,700	\$119,000		
2nd Floor Bathroom Floors	Remove and Replace with New Floors	150	Sq. ft.	\$26.74	\$4,011		excludes abatement (potential)
Packaged Terminal Air Conditioners	Remove and Replace with New Units	45	Each	\$5,500	\$247,500		may be replaced outside of this project (air-conditioning project proposal)
Classroom Doors	New Fire-Rated Doors, Hardware and Closers	108	Each	\$600	\$64,800		no need for fire rated in sprinkled facility unless its in a fire rated assembly; cost per door would be about \$600 with hardware
Main Office Drop-off Area	Relocate Main Office to Drop-Off Area of School	1	Each	\$45,000	\$45,000	security/safety - priority list	need DAS meeting for non-priority processing
Sprinkler System	Sprinkler Test	1	Each	\$3,000	\$3,000		
Fire Alarm	Fire Alarm Test	1	Each	\$2,000	\$2,000		
Gym Floor	Clean Vandalism and Refinish Gym Floor	2,500	Sq. ft.	\$3	\$7,500		
Classroom Technology	Relocate SmartBoards/Accessories from Batcheller	36	Each	\$1,300	\$46,800		any added electrical NOT included; amount covers transporting and reinstall ONLY
Tile floor throughout	Patch, Strip and Wax all Floors	30,446	Sq. ft.	\$1.47	\$44,756		
Exterior concrete staircase	Provide Repairs to Maintain Code Compliant Egress	1	Each	\$50,000	\$50,000	ADA Compliance	Repairs: re-do brick and patch concrete; New: install ramp and railings
Roof	Full Roof Replacement	1	Each	\$1,332,500	\$1,332,500	roof condition; age > 20 years	per SR Products assessment, December 7, 2017
Security - windows	Ballistic Film on windows - both floors				\$95,000	safety	need DAS meeting for non-priority processing
Security - Exterior Cameras	Install At Exits and Blind Spots	9	Each	\$450	\$4,050	safety	includes PD tie-in; need DAS meeting
Fuel Tank - Past Useful Life	Removal	2	Each	\$25,000	\$50,000		\$25K for each tank; does not include possible remediation
Exterior Maintenance	exterior paint/patch/brickwork	n/a	n/a	n/a	\$5,000		routine maintenance; not covered by grant
Hazardous Materials Abatement	per Eagle report December, 2016	n/a	n/a	n/a	\$108,479	hazmat	need DAS meeting for non-priority processing
Kindergarten and PreKindergarten Bathrooms	add separate bathrooms for each classroom	10	Each	\$80,000	\$800,000		not covered by grant
Total Estimated Cost of Renovations					\$3,584,758		
Architectural/Engineering Fees @8%						\$286,781	
Contingency @ 10%						\$358,476	
Total Project Cost						\$4,230,014	

Cost Estimate Summary – Potential State Grant Project Items

Item of Concern	Solution	Quantity	Measure	Cost Per Unit	Total Cost	Basis for State Grant Request	Comments
Tunnel under school	Install New Bulkhead door	1	Each	\$3,000	\$3,000	safety	need DAS meeting for non-priority processing
Broken Boiler	Boiler Replacement	1	Each	\$80,000	\$80,000	20 year life	includes missing ductwork; need DAS meeting - may be grant eligible
ADA Compliance	Install One-Stop Elevator	1	Each	\$190,000	\$190,000	ADA Compliance	INTERIOR elevator (rm 147); does not include assessment of pit area
Main Office Drop-off Area	Relocate Main Office to Drop-Off Area of School	1	Each	\$45,000	\$45,000	security/safety - priority list	need DAS meeting for non-priority processing
Exterior concrete staircase	Provide Repairs to Maintain Code Compliant Egress	1	Each	\$50,000	\$50,000	ADA Compliance	Repairs: re-do brick and patch concrete; New: install ramp and railings
Roof	Full Roof Replacement	1	Each	\$1,332,500	\$1,332,500	roof condition; age > 20 years	per SR Products assessment, December 7, 2017
Security - windows	Ballistic Film on windows - both floors				\$95,000	safety	need DAS meeting for non-priority processing
Security - Exterior Cameras	Install At Exits and Blind Spots	9	Each	\$450	\$4,050	safety	includes PD tie-in; need DAS meeting
Hazardous Materials Abatement	per Eagle report December, 2016	n/a	n/a	n/a	\$108,479	hazmat	need DAS meeting for non-priority processing
Total Estimated Cost of Renovations					\$1,908,029		
Architectural/Engineering Fees @8%						\$152,642	
Contingency @ 10%						\$190,803	
Total Project Cost						\$2,251,474	

Note: items in red require a meeting with DAS/OSGR seeking their approval for inclusion in a Non-Priority List grant request

Cost Estimate Summary – Recap

Total Project Cost - All Items	\$4,230,014	
Potential State Construction Grant Items	\$2,251,474	
Total, Non-State Grant Items		\$1,978,540
Potential State Construction Grant Items	\$2,251,474	
Potential State Construction Grant Reimbursement @ 70%	\$1,576,032	
Local Share - Cost to Winchester		\$675,442
Total Cost to Winchester, All Items		\$2,653,982

Project Items Removed from Original Assessment

Item of Concern	Solution	Comments
Tunnel under school	Waterproof Concrete	improved ventilation should resolve
Lighting Upgrade	Provide Building Lighting Upgrade with Eversource	outside of this project scope
Stage Egress	Add Proper, Code Compliant Egress	not needed; qualifies as "platform" under code
Gym Ceiling	Install New Acoustical Ceiling	in acceptable condition

Conclusion and Next Steps

The preceding cost estimates are revised based on the March 20 meeting discussions, our second Hinsdale assessment, and updated review of probable capital costs, with an eye toward maximizing potential State reimbursement. Following final determination by Winchester stakeholders and decision-makers, CREC recommends making repairs and renovations at the Hinsdale facility as soon as practicable to facilitate transferring students for the start of the 2020-2021 school year. We estimate that the full scope of work delineated in the Cost Estimate Summary – All Items on page 2 of this report can be completed within the Spring 2018 – August 2020 timeframe. Adhering to this schedule will allow critical repairs and renovations to be completed at Hinsdale before students occupy the school, in order to provide a safe and supportive learning environment.

CREC is available to assist in procurement of design and construction professional services, review of design/space programming, construction administration/oversight, filing for DAS/OSCGR school construction grant funds, construction financial and closeout/audit assistance and other construction related needs as the projects move forward.