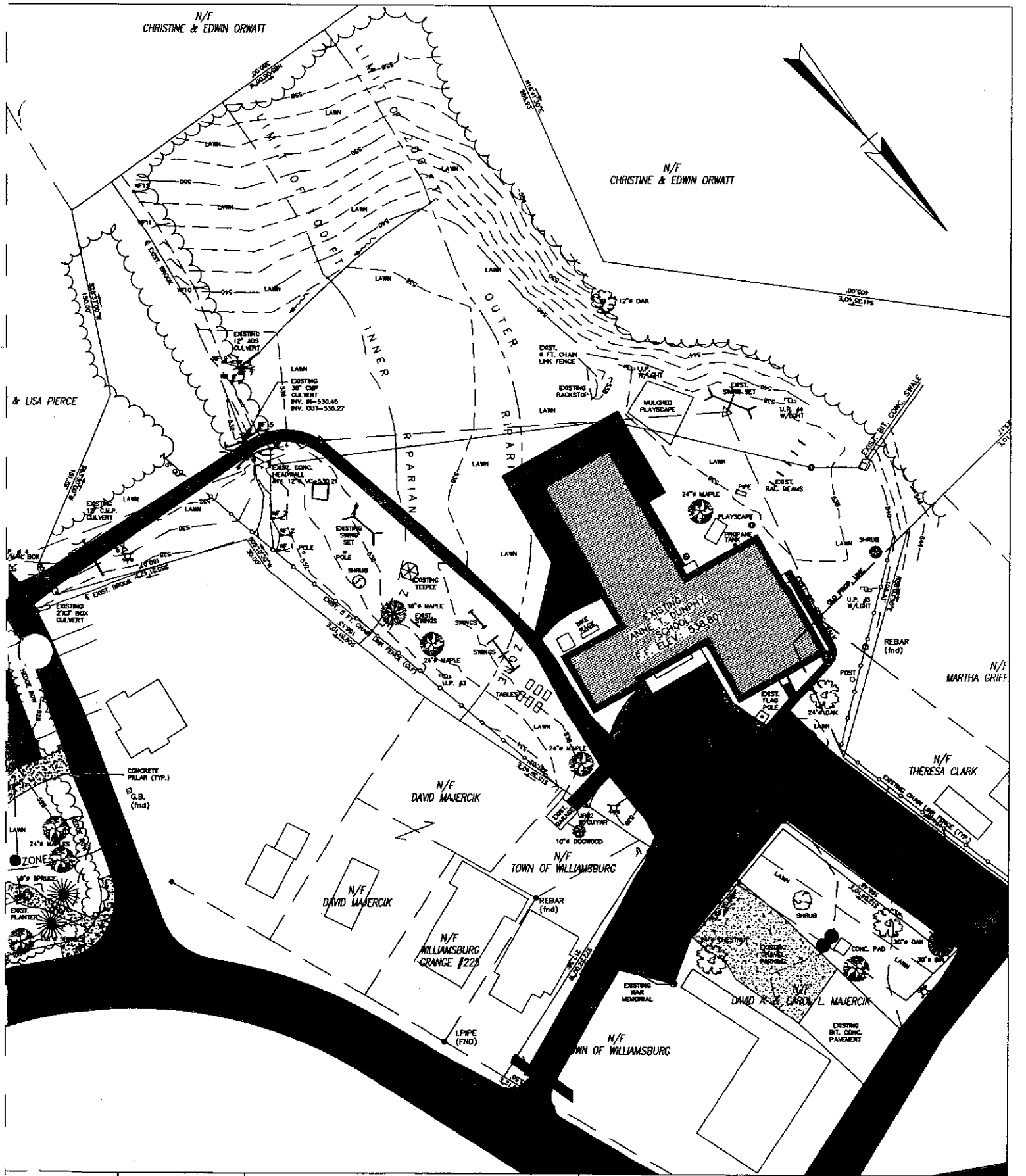
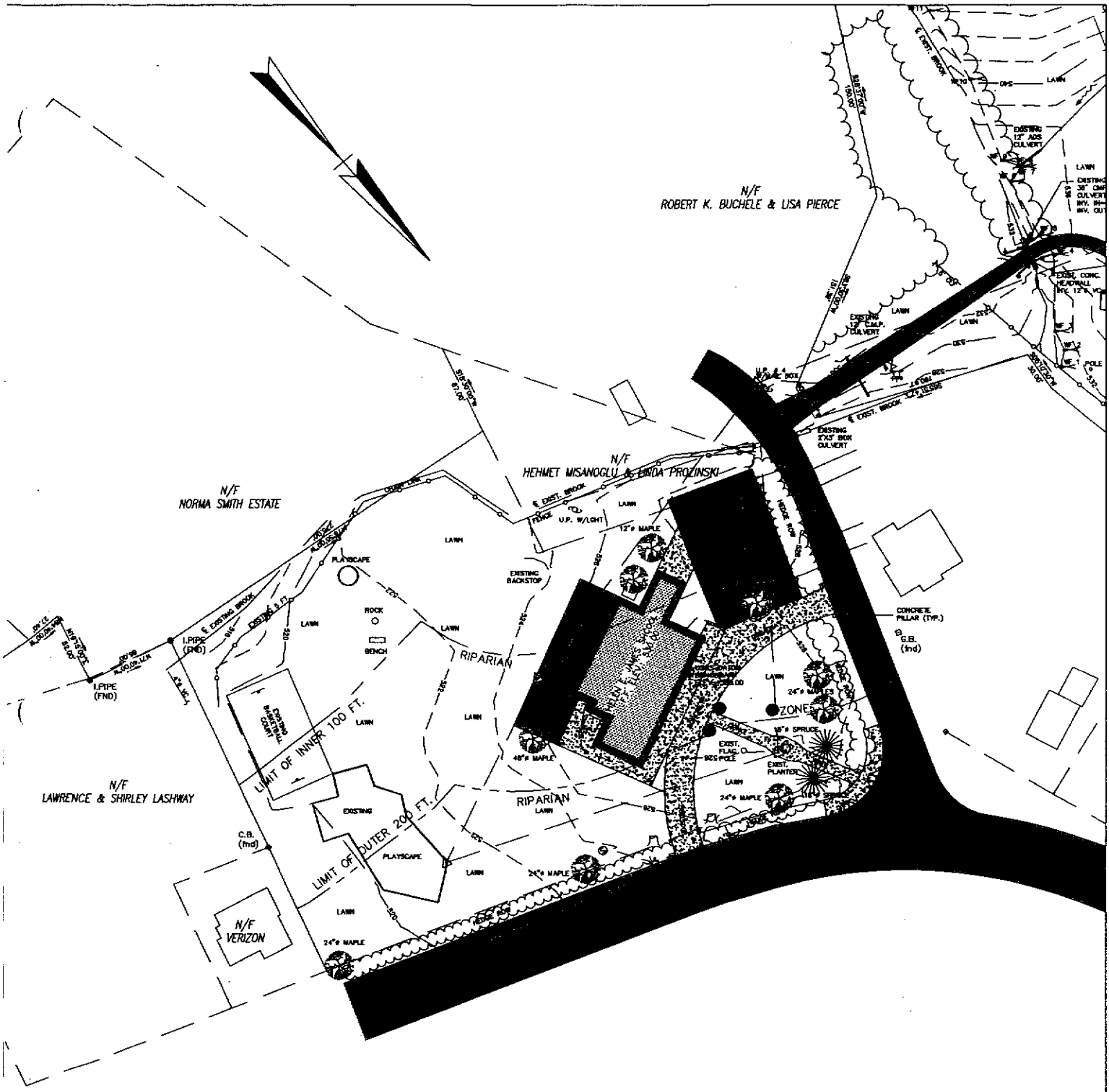
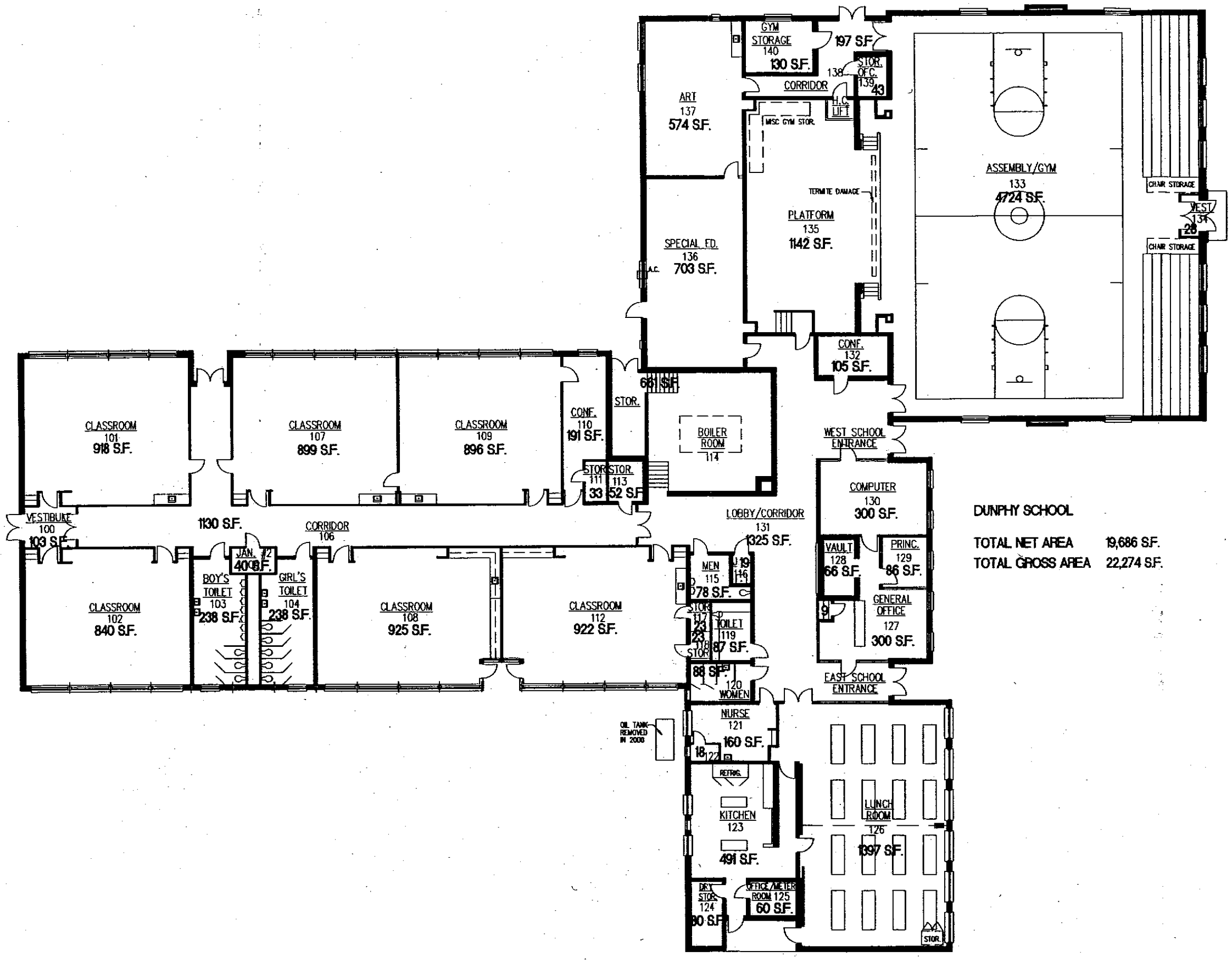


.372 SK L-2	SCALE: 1"=100' DATE 14NOV02 DRWN MJS CHKD TFN	EXISTING CONDITIONS PLAN ANNE T. DUNPHY SCHOOL WILLIAMSBURG, MASSACHUSETTS	Alderman & MacNeish ARCHITECTS AND ENGINEERS 594 RIVERDALE ROAD, WEST SPRINGFIELD, MASS 01089



372 SK L-3	SCALE: 1"=100' DATE 14NOV02 DRWN MJS CHKD TFN	EXISTING CONDITIONS PLAN HELEN E. JAMES SCHOOL WILLIAMSBURG, MASSACHUSETTS	Alderman & MacNeish ARCHITECTS AND ENGINEERS 594 RIVERDALE ROAD, WEST SPRINGFIELD, MASS 01089



DUNPHY SCHOOL

TOTAL NET AREA	19,686 S.F.
TOTAL GROSS AREA	22,274 S.F.

FIRST FLOOR PLAN

SCALE: 1" = 20' - 0"

CALLED NORTH

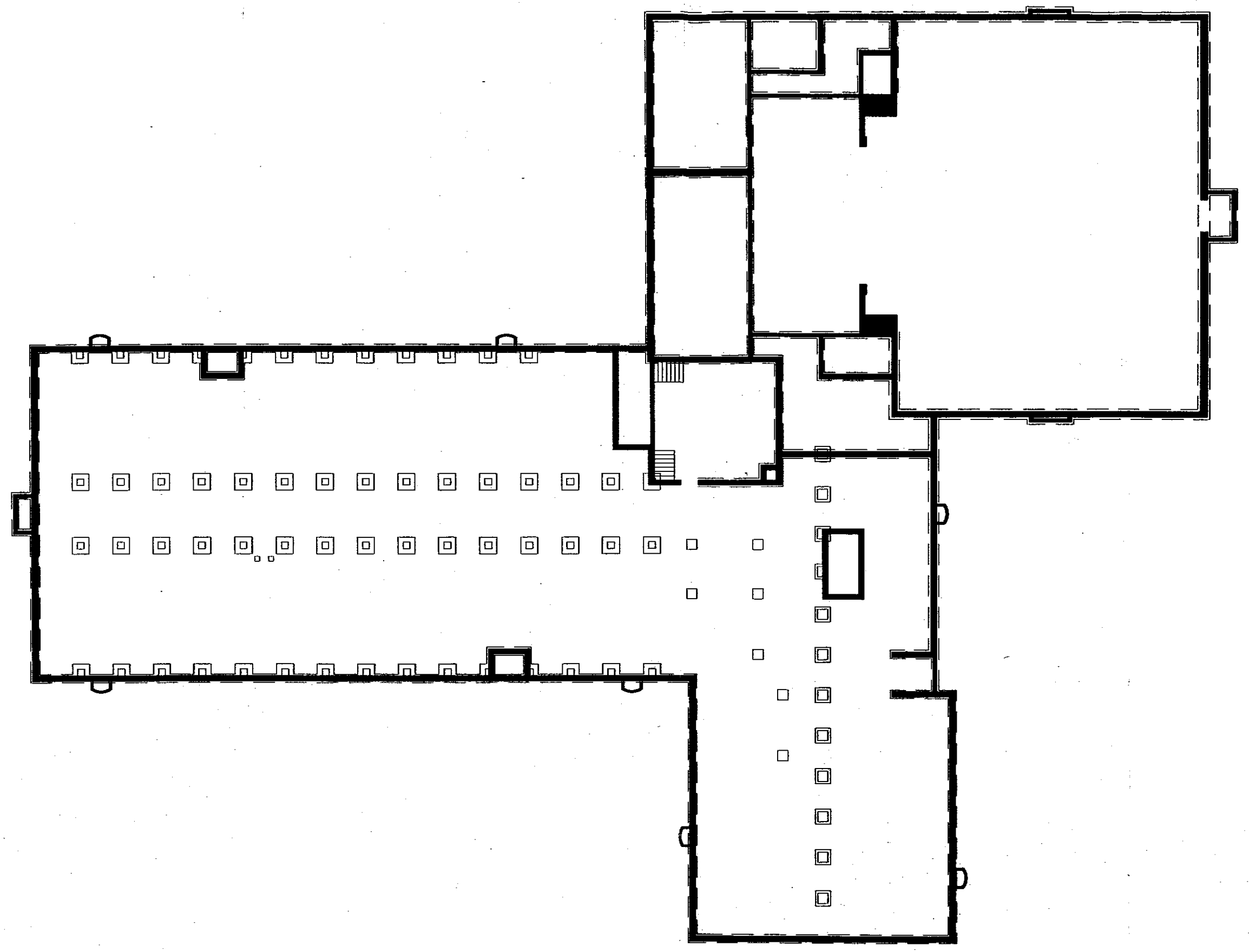
ANNE T. DUNPHY SCHOOL
WILLIAMSBURG, MASSACHUSETTS

FIRST FLOOR PLAN

Alderman & MacNeish ARCHITECTS AND ENGINEERS
594 RIVERDALE ROAD, WEST SPRINGFIELD, MASSACHUSETTS 01089

SCALE: 1/16"=1'-0
DATE: 23OCT02
DRWN: YMS
CHKD: MLS

2372
STUDY
A1.1



LOWER LEVEL FLOOR PLAN
SCALE: NONE

CALLED NORTH

MEZZANINE FLOOR PLAN

ANNE T. DUNPHY SCHOOL

WILLIAMSBURG, MASSACHUSETTS

Alderman & MacNeish ARCHITECTS AND ENGINEERS
594 RIVERDALE ROAD, WEST SPRINGFIELD, MASSACHUSETTS 01089

SCALE: NONE
DATE: 01DEC02
DRWN: YMS
CHKD: MLS

2372
STUDY
A1.2

OFFICE

PRESCHOOL
1452 S.F.

3RD GRADE
752 S.F.

73 S.F.
UP

TOILET
45 S.F.

54 S.F

ELEV. MACH.
92 S.F.

STAIR 1

DN

UP

354 S.F.

CORRIDOR
921 S.F.

STORAGE ROOM-A
126 S.F.

STORAGE ROOM-B
120 S.F.

STORAGE
71 S.F.

107 S.F.
STAIR 2

UP

STORAGE
57 S.F.

DN

BOILER ROOM
477 S.F.

WORKSHOP
279 S.F.

MEN
61 S.F.

WOMEN
61 S.F.

69 S.F.

STOR.
38 S.F.

HEALTH
271 S.F.

STORAGE/COUNSELOR
399 S.F.

COMPUTER LAB
370 S.F.

DN

CALLED NORTH

WILLIAMSBURG, MASSACHUSETTS

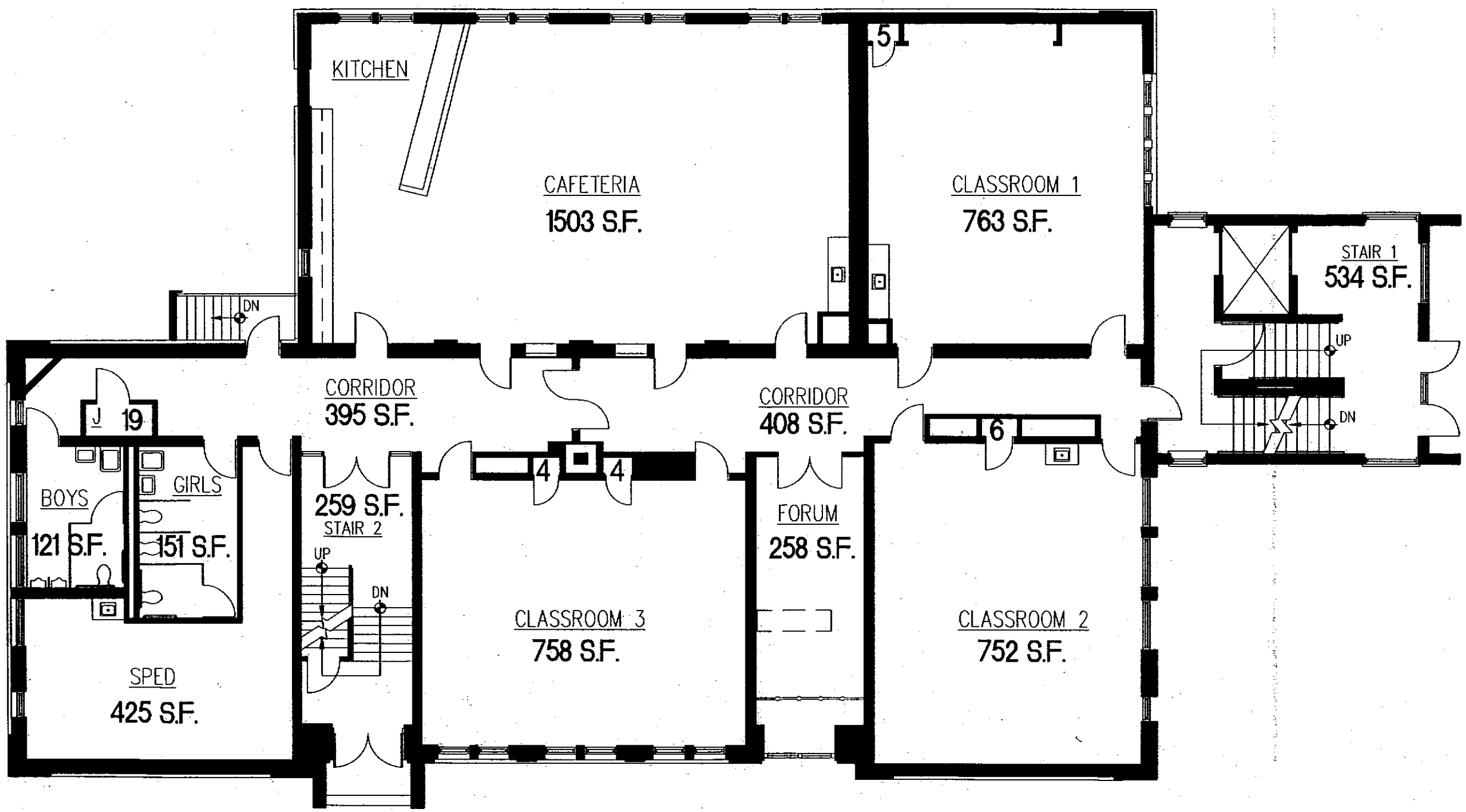
HELEN E. JAMES SCHOOL

LOWER FLOOR PLAN

Alderman & MacNeish ARCHITECTS AND ENGINEERS
594 RIVERDALE ROAD, WEST SPRINGFIELD, MASSACHUSETTS 01089

SCALE: NONE
DATE: 01DEC02
DRWN: YMS/SM
CHKD: MLS

2372
STUDY
A2.1



CALLED NORTH

MAIN FLOOR PLAN

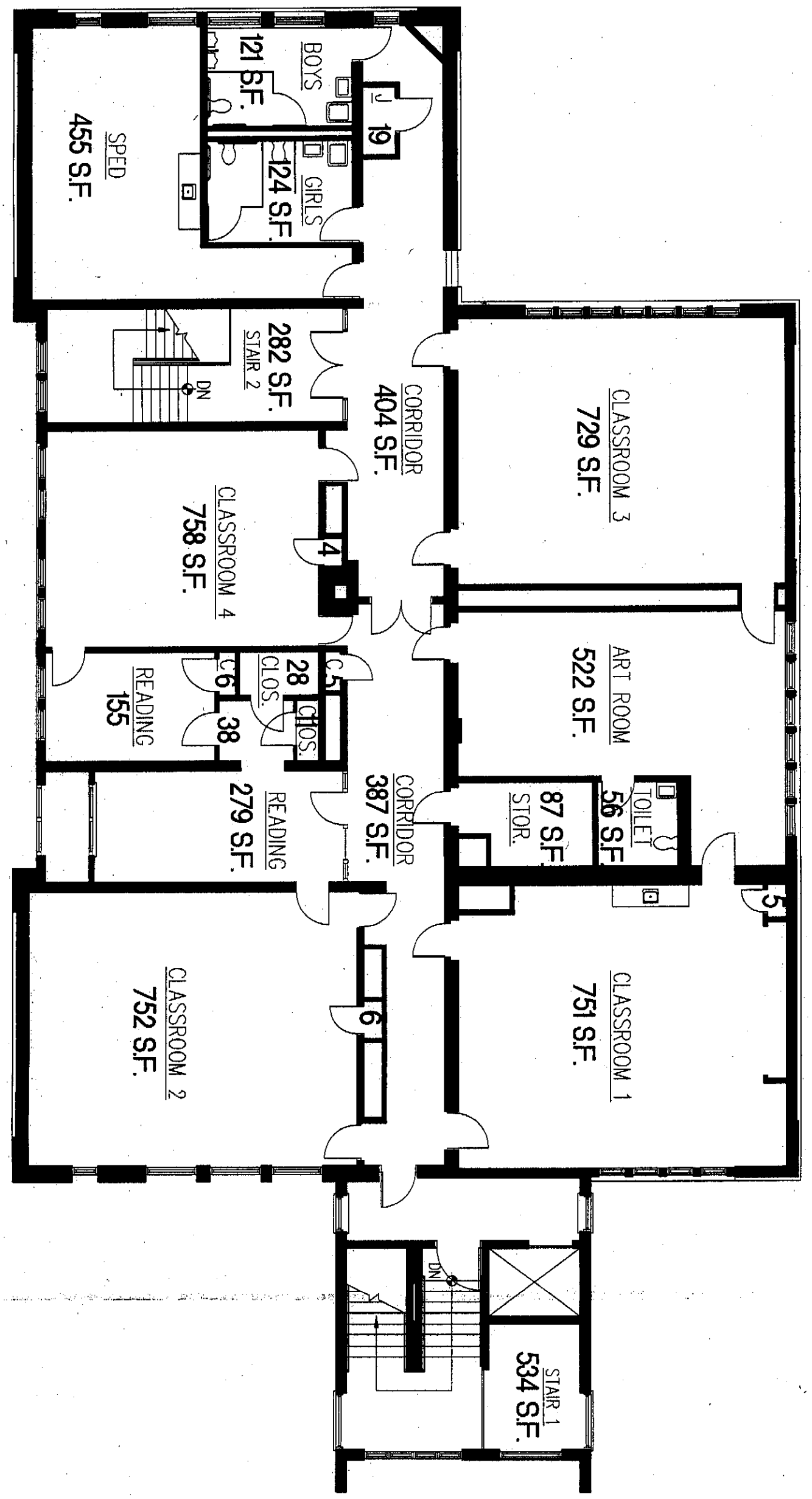
HELEN E. JAMES SCHOOL

WILLIAMSBURG, MASSACHUSETTS

Alderman & MacNeish ARCHITECTS AND ENGINEERS
594 RIVERDALE ROAD, WEST SPRINGFIELD, MASSACHUSETTS 01089

SCALE: NONE
DATE: 01DEC02
DRWN: YMS/SM
CHKD: MLS

2372
STUDY
A2.2



CALLED NORTH

UPPER FLOOR PLAN

HELEN E. JAMES SCHOOL

WILLIAMSBURG, MASSACHUSETTS

2372
STUDY
A2.3

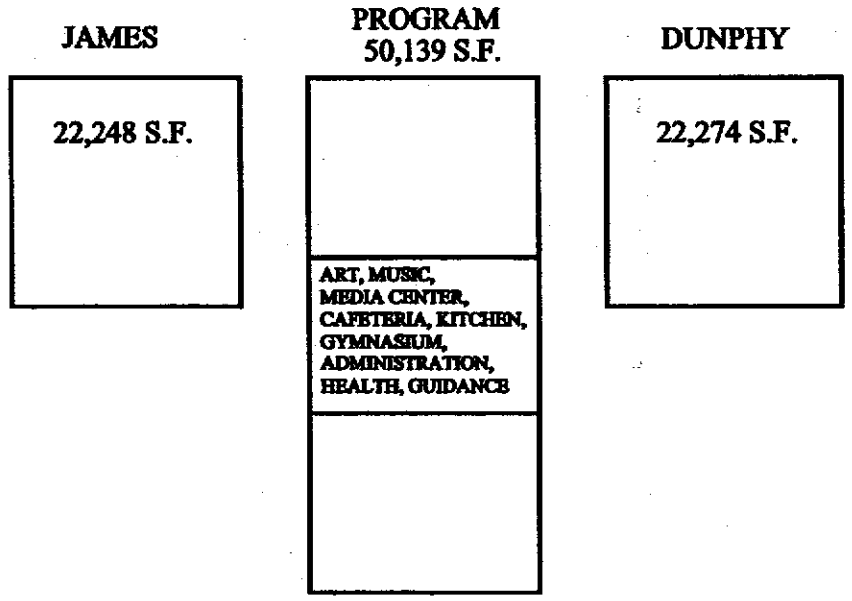
SCALE: NONE
DATE: 01DEC02
DRWN: YMS/SM
CHKD: MLS

Alderman & MacNeish ARCHITECTS AND ENGINEERS
594 RIVERDALE ROAD, WEST SPRINGFIELD, MASSACHUSETTS 01089

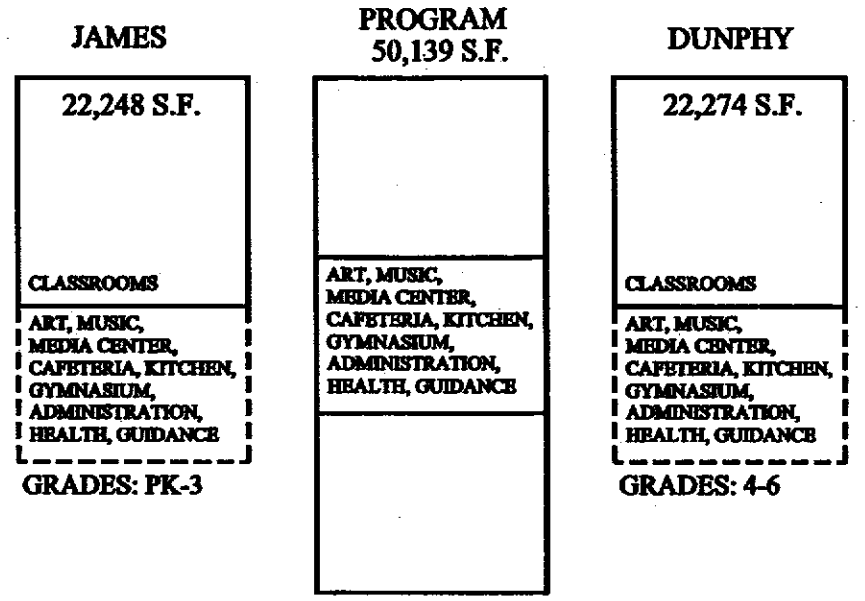
WILLIAMSBURG FEASIBILITY STUDY
WILLIAMSBURG, MASSACHUSETTS

PUBLIC FORUM - NOVEMBER 21, 2002

BASELINE

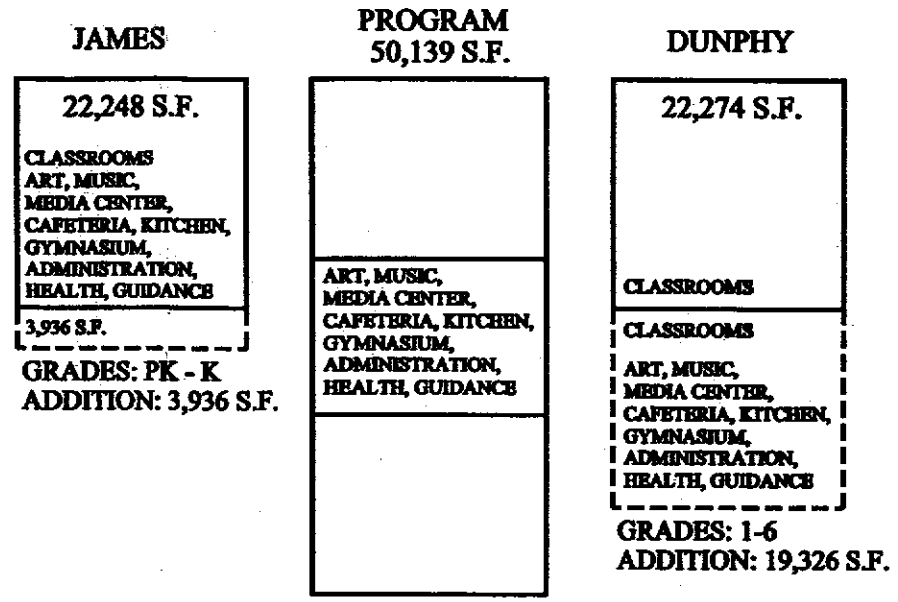


OPTION "A"



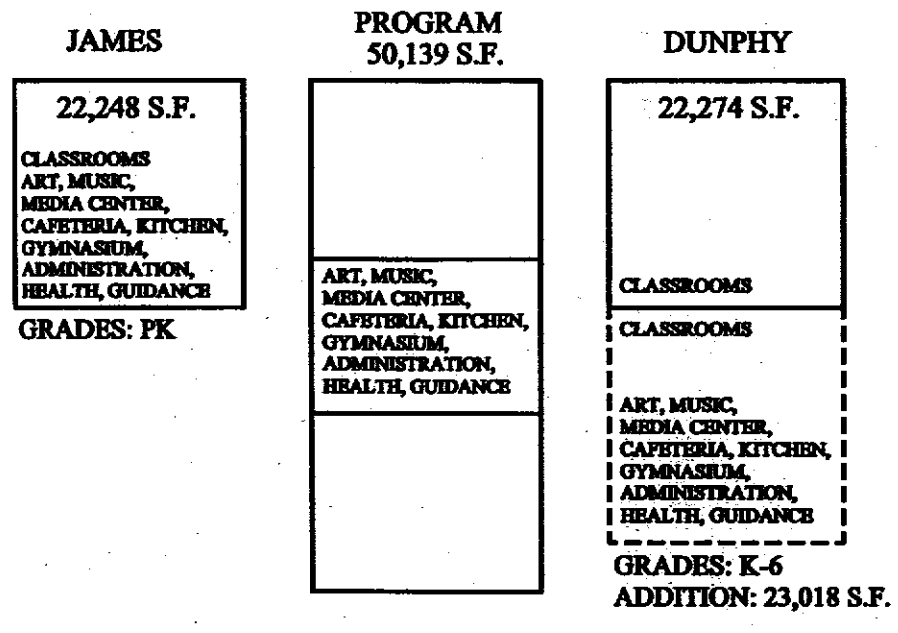
TOTAL PROJECT COST: $11,508,203

OPTION "B"



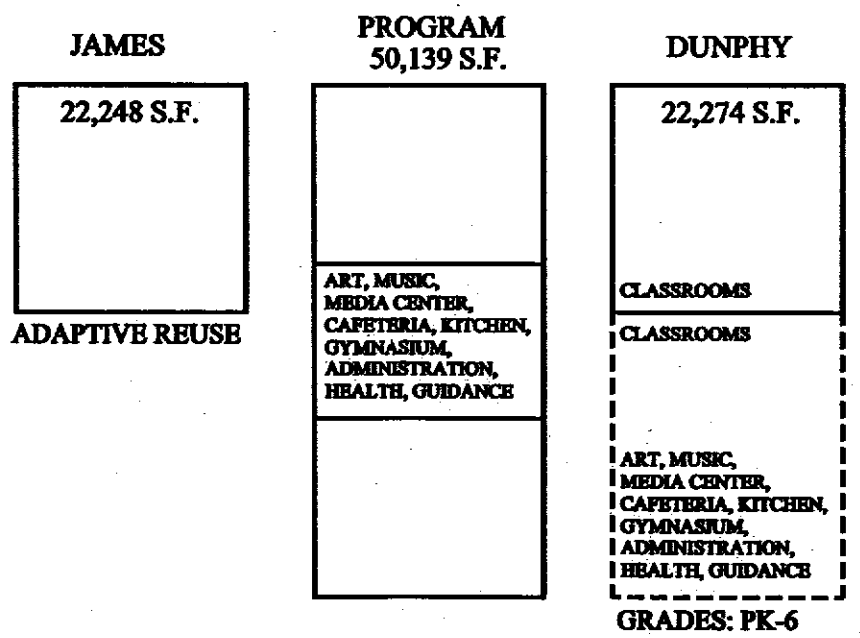
TOTAL PROJECT COST: $10,571,062

OPTION "C"



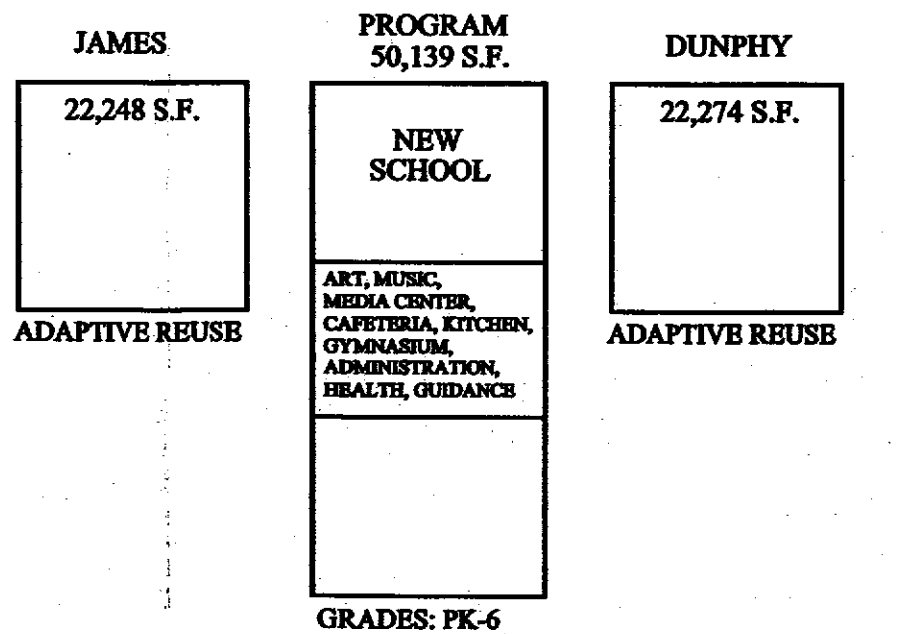
TOTAL PROJECT COST: $10,528,850

OPTION "D"



TOTAL PROJECT COST: $7,903,367

OPTION "E"



TOTAL PROJECT COST: $8,674,047

ALDERMAN & MACNEISH
ARCHITECTS AND ENGINEERS

Public Forum **November 21, 2002**

			Educational Needs: Spacial requirements as established by Baseline Understandings									
			Facility Needs: Complete Renovation of Buildings									
			School	Grades	Sq. Foota	Sub Total	Sub Total	Total	Base	Renov. Incentive Points Only		
Option "A"	Yes	Yes										
			Additions and Alterations to Both Schools:									
			James	PK-3								
				Addition	14,952	$2,586,696						
				Renovation	22,248	$3,464,014						
							$6,050,710					
			Dunphy	4,5, & 6								
				Addition	13,727	$2,374,771						
				Renovation	22,274	$3,082,722						
							$5,457,493					
								$11,508,203	61.50%	2%	State Share	$7,307,709
											Town Share	$4,200,494
Option "B"	Yes	Yes										
			Additions & Alterations to the Dunphy School and the James School									
			James	PK & K								
				Addition	3,936	$680,928						
				Renovation	22,248	$3,464,014						
							$4,144,942					
			Dunphy	1st - 6th Grades								
				Addition	19,326	$3,343,398						
				Renovation	22,274	$3,082,722						
							$6,426,120					
								$10,571,062	61.50%	2%	State Share	$6,712,624
											Town Share	$3,858,438
Option "C"	Yes	Yes										
			Additions & Alterations to the Dunphy School and Renovations Only to the James School									
			James	PK Only								
				Addition	0	$0						
				Renovation	22,248	$3,464,014						
							$3,464,014					
			Dunphy	K - 6th								
				Addition	23,018	$3,982,114						
				Renovation	22,274	$3,082,722						
							$7,064,836					
								$10,528,850	61.50%	2%	State Share	$6,685,820
											Town Share	$3,843,030
Option "D"	Yes	Yes										
			Addition and Alterations to the Dunphy School with Adaptive Reuse of the James School									
			James	Adaptive Reuse								
				Addition	0	$0						
				Renovation	0	$0						
							$0					
			Dunphy	PK, K, 1st - 6th grades								
				Addition	27,865	$4,820,645						
				Renovation	22,274	$3,082,722						
							$7,903,367					
								$7,903,367	61.50%	2%	State Share	$5,018,638
											Town Share	$2,884,729
Option "E"	Yes	Yes										
			Construct New Elemetary School Note: This option loses (2) incentive points									
				PK, K, 1st - 6th								
				New	50,139	$8,674,047						
								$8,674,047	61.50%	0%	State Share	$5,334,539
											Town Share	$3,339,508

PROGRAM SPACE NEEDS:

General Classrooms {900 - 1000 s.f.}
1 - Pre-Kindergarten @ 1200 s.f.
2 - Kindergarten @ 1200 s.f./ea.
2 - Grade 1 Classrooms @ 900 s.f./ea.
2 - Grade 2 Classrooms @ 900 s.f./ea.
2 - Grade 3 Classrooms @ 900 s.f./ea.
2 - Grade 4 Classrooms @ 900 s.f./ea.
2 - Grade 5 Classrooms @ 900 s.f./ea.
2 - Grade 6 Classrooms @ 900 s.f./ea.

Special Education Classrooms {As needed}
1 - Collaborative @ 900 s.f.
1 - Title I @ 920 s.f.
1 - Special Education @ 920 s.f.

Specialty Classrooms {1000 - 1200 s.f.}
1 - Art Classroom @ 1000 s.f.
1 - Music Classroom @ 1000 s.f.

Media Center / Library {1800 - 3000}
1 - Library, Reading Rm., Comp. Lab @ 3000 s.f.
(Office 150 s.f., AV 200 s.f., Computers 650 s.f., Reading 2,000 s.f.)

Cafeteria
{15 s.f./pupil, not more than 1/2 no less than 1/3 total capacity}
1- Cafeteria @ 2455 s.f. (2 Seatings)
(234 x 15/2 = 1,755 s.f. + 700 s.f. Stage)

Kitchen {1300 s.f. for first 300 students}
1 - Kitchen @ 1680 s.f.
(Basic = 1,300 s.f., Office 100 s.f., Toilet/Locker 80 s.f., Storage 200 s.f.)

Gymnasium {3000 s.f./station}
1 - Gymnasium @ 6400 s.f.
(Regulation size)

Administration {up to 800 s.f.}
1 - Administration @ 800 s.f.
(Principal 150 s.f., General Off. 300 s.f., Conference 250 s.f., Storage/Tlt. 100 s.f.)

Health Area {300-750 s.f.}
1 - Health Area @ 440 s.f.
(Office 100 s.f., Rest Areas (2) 100 s.f., Waiting/Exam = 200 s.f.)

Guidance {as needed}
1 - Guidance @ 400 s.f.

NON EDUCATIONAL SPACE

(Walls, Chases, Toilets, Storage, Corridors, Janitor's Closets, Electrical Rooms, Technology Rooms, Boiler Room)

TOTAL SQUARE FOOTAGE OF BUILDING

Area = 50,139 Square Feet

COMPLETE RENOVATION OF THE BUILDING

Includes: site improvements, new floors, doors, windows, millwork, shelving, marker-boards, tack-boards, lockers, ceilings, roofs, painting, plumbing, fire protection, HVAC, lighting, electrical service, complete Code compliance, HVAC, data, technology wiring, furnishings, equipment

RENOVATION PROJECT COST ANALYSIS

Building	Max. Allowable/ s.f.	Renovation Cost / s.f.
James	$173.00	$155.70
Dunphy	$173.00	$138.40

WILLIAMSBURG FEASIBILITY STUDY

Williamsburg, Massachusetts

PROJECT COSTS INCLUDE {$173.00/S.F.}:

1. **Construction Costs (75%)**
   a. Site Development
   b. Utilities
   c. Building
   d. General Contractors OH&P
2. **Non Construction Costs (25%)**
   a. Furnishing & Equipment
   b. Technology Wiring & Computers
   c. Advertising & Printing
   d. Construction Testing
   e. Construction Contingencies
   f. Clerk of the Works / Project Manager
   g. Survey & Borings
   h. Bond Costs
   i. Architects Fees
   j. Consultant Fees

** Land Acquisition is not reimbursable by SBAB*

STATE (SBAB) REIMBURSEMENTS

61.5% Base Reimbursement

2-4% **1. Maintenance Rating**
   a. 2 Points for one approved major repair project on old list (Un-funded Repair List - FY88-00)
   b. 4 Points for two or more major repair projects on list described above

2% **2. Project Manager = 2 Points**

5% **3. Complete Renovations = 5 Points**

4% **4. Major Repairs = 4 Points**
(These projects will not be eligible for any other category incentive point)

5% **5. Addition/Renovation = 5 Points,** prorated on renovated square footage

0% **6. New Construction = 0 Points**

2% **7. Energy Efficiency = 2 Points**
(Projects must participate in Green Schools Pilot Program)

-% **8. Innovative Community Use** = Case by Case basis (3 Points Maximum

-% **9. Non-State Fundraising = .5% for every 1% of project cost raised**

5-10% **10. Racial Desegregation = 5-10 Points**
(does not apply)

BASELINE UNDERSTANDINGS

(Educational / Needs / Program)

1. Projected Enrollment (PK-6)
   a. Currently = 214
   b. Future (10 Yrs.) = 234/222 F.T.E.
2. 30 students/grade = 2 Classrooms/grade
3. Provide recommended SBAB Square Footage
4. Specialty Programs Include: Collaborative, Art, Music Special Needs (OT/PT, Speech, Testing, Resource Room, Counseling)

ALDERMAN & MACNEISH Architects and Engineers
594 Riverdale Road, West Springfield, MA 01089
Phone: (413) 739-4758 Fax: (413) 737-0500