

Madison New Elementary School Project

Board of Education
Revised Education Specifications
for Value Engineering / Value Management

01/10/2023 Meeting

Revised Education Specifications
Presented for Formal Vote and Approval
at This Meeting

Recall from 12/13/2022 BOE budget update for the New PreK-5:

After the estimating process for Schematic Design, the reconciled estimate projected that the construction cost would exceed budget by approximately \$9.9M (\$56.5M reconciled estimate vs \$46.6M budget).

At the 12/13/22 BOE meeting, four items were introduced that would yield cost savings, but would ultimately change the Education Specifications approved by the Board of Education:

- Eliminating radiant flooring in PreK / K
- Revising the makeup of kitchen equipment in the Education Specifications
- Consolidating in-classroom restrooms within Grades 1 and 2
- Reducing the programmatic square footage of 'perimeter' classrooms and adjacent spaces

01/10/2022 Update for BOE

At the 12/28/2022 School Building Committee (SBC) meeting, the SBC voted to approve over \$3M in Value Engineering/Value Management (VE/VM) measures to reduce the gap between the construction budget and estimate. Planned budget modifications covered an additional \$5M of difference

All but one of the approved VE/VM items were not related to the education specifications.

- e.g., the elimination of the bluestone pavers was approved

- e.g., the radiant flooring, kitchen equipment modifications, and grade 1 and 2 restroom consolidations governed by the ed specs were not approved

The one VE/VM item that was approved by the SBC was the net reduction in the size of some programmatic spaces and associated adjustments in gross square footage

- This item was selected to save an estimated \$250k by reducing the expected gross square footage of these spaces by approx. 1700sf

- Discussion included recognition of the impracticality of revisiting this item at a later time. The other three Ed Spec VE/VM items might still be considered at a later date should it be necessary to capture more cost savings.

- Discussion also included confirmation that use of the space would not be substantially impacted

ACTION ITEM for BOE

Despite the SBC approval, the authority to amend the Education Specifications ultimately lies with the BOE. The SBC approval motions were conditioned upon BOE approval of the revised Ed specs.

The revised Ed Specs that capture the changes in square footages are included for BOE review. Visuals are included in this document to help confirm understanding.

The action item presented to the BOE tonight is to review and potentially move to approve the Education Specifications dated 1/10/2023.

Blue areas targeted for changes in programmatic square footage as part of both value engineering/value management and to help align the size of classrooms to permit increased flexibility for school operations.

NEW ELEMENTARY ED SPECS SPACE SUMMARY					
Room Description	# of Students Per Room	Required # of Rooms	Square Feet Per Room	Total Area (Sq. Feet)	Target Size
GENERAL EDUCATION PROGRAMS					
Early Childhood: Full-Day Kindergarten	16-20	5	1,100	5,500	1000sf
Early Elementary: Grade 1 and 2	16-20	10	940	9,400	850sf
Intermediate: Grades 3-5	19-24	14	890	12,460	850sf
Visual Arts – Classroom	16-24	1	1,100	1,100	
Visual Arts - Kiln Room and Storage		1	350	350	
Music - Choral Room/General Music	16-24	1	1,000	1,000	950sf
Physical Education - Gymnasium		1	6,000	6,000	
Physical Education - Office and Storage		1	600	600	
Platform (Stage) Instrumental Music		1	900	900	
STEAM Classroom	16-24	1	1,100	1,100	
World Language Classroom	16-24	1	890	890	850sf
Media Center		1	2,600	2,600	
Reading/Math Coach Office		2	175	350	
Small group breakout rooms	1-5	2	125	250	
General Ed. Intervention Services (Math)	6-8	1	500	500	
General Ed. Intervention Services (Reading)	6-8	1	500	500	
TESOL Office		1	100	100	
Total				43,600	
SPECIAL EDUCATION PROGRAMS					
PreK Classroom	16-18	4	1,000	4,000	900sf
Pre-K ABA Classroom		1	400	400	
PreK OT/PT		1	500	500	
PreK Speech		1	250	250	
PreK Psychologist Office		1	300	300	435sf
FASE Classroom	4-8	1	890	890	850sf
Special Education Resource Room	4-8	4	700	2,800	
OT/PT Resource Room		1	500	500	
Related Services (Social Worker/Psychologist/Speech)		1	600	600	
Elementary SPED Coordinator/BCBA		1	150	150	
Total				10,390	
ADMINISTRATION AND SUPPORT FACILITIES					
Principal's Office		1	200	200	
Assistant Principal's Office		1	175	175	
Main Office Secretarial Area		1	700	700	500sf
Guidance Counselor's Office		1	200	200	
Conference Room		2	200	400	
Health Services		1	650	650	
Teacher Workroom		1	440	440	
Food Services – Cafeteria		1	2,400	2,400	
Food Services – Kitchen and Manager's Office		1	1,200	1,200	
Faculty Lounge		1	600	600	
Custodial Office Area		1	150	150	

Red areas targeted for re-alignment based on conversations with teacher liasons/administrative staff regarding office space

SD PHASE PLAN



F10 MAIN LEVEL FLOOR PLAN
1/16" = 1'-0"

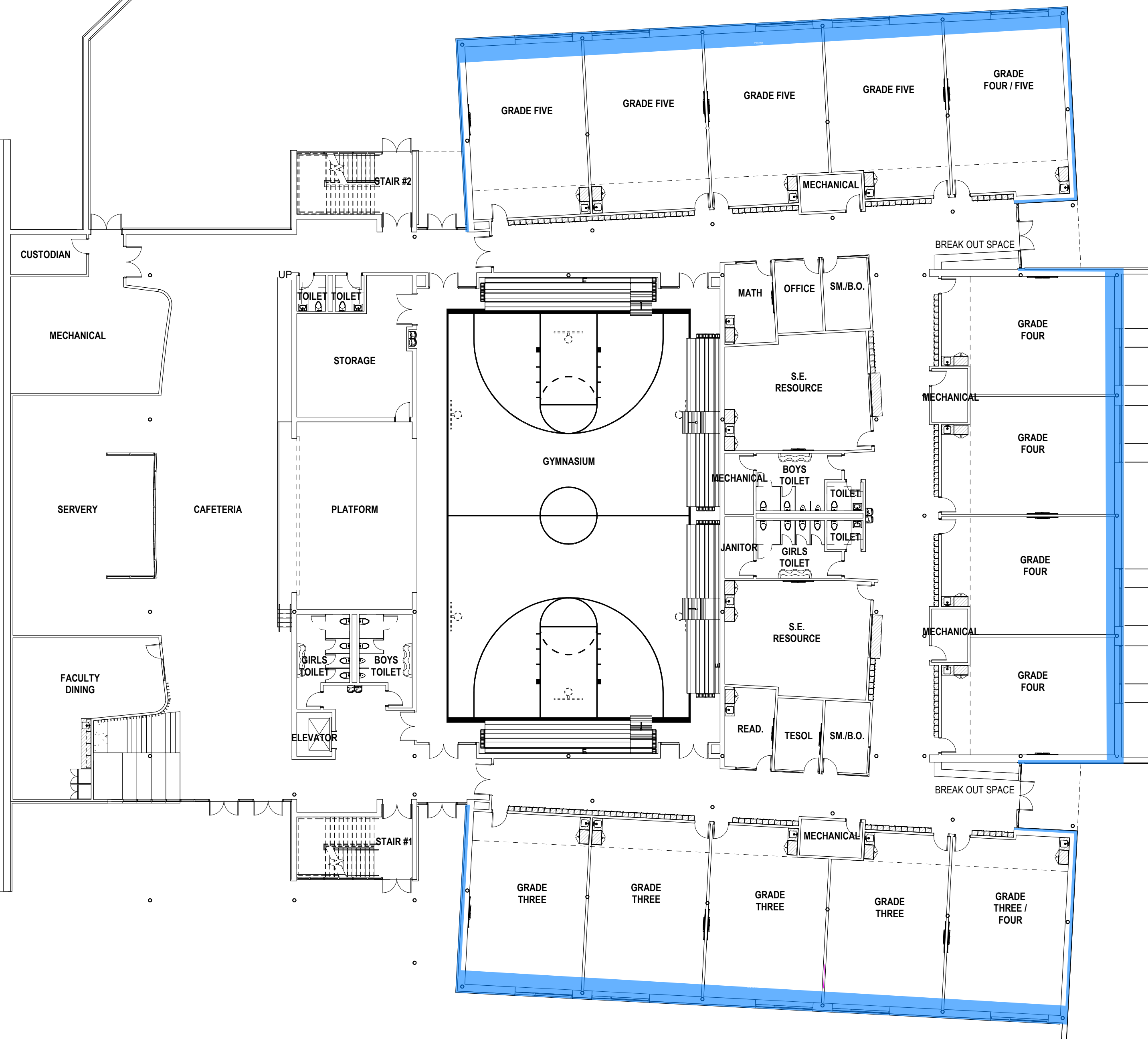
Main Office Secretarial Area

PreK School Psych

General Concept of Square Footage Reductions
Areas to be developed during Design Development Phase - not to final scale as shown here

Tighten exterior walls across perimeter of building, adjusting classroom square footages
Approx. 1700 gsf

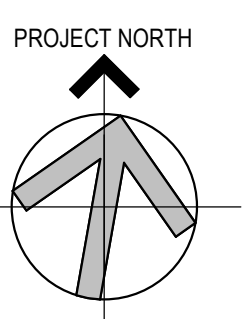
K10 LOWER LEVEL FLOOR PLAN
1/16" = 1'-0"



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Client/ Contractor
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Madison, CT, 06443

Project
NEW PK-5 ELEMENTARY SCHOOL
Mungertown Road
Madison, CT, 06443
STATE PROJECT NO. 076-TBD



Seals
ISSUED FOR SCHEMATIC DESIGN PHASE 1 OF TBD

Issues / Revisions	No.	Date	Description

Drawing Title
OVERALL FLOOR PLANS

Project Manager: PM Project No: MAD02AR
Project Architect: PA Production Leader: PL
Project Designer: ID Peer Reviewer: PR

Drawing Number
A2.00

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