

## **Alternative Committee: Building at Current Sites**

### **Option One: Aggressive Build for Growth**

What follows is a highly aggressive plan to build at three of the four elementary sites in Belmont. The bond money allows for \$29.4 million for ADA, code, modernization, and growth.

Mandatory Measures:

ADA and code compliance - \$9.5 million

Modernization and Growth - ~\$19.9 million is left after mandatory measures have been addressed.

Estimated cost for the following proposed growth - \$9.7 million

Money left over for modernization: \$10.2 million - will this be enough??????????

#### **1) Cipriani:**

Build a new one story on Buena Vista side of school (the empty space adjacent to the sidewalk)

Adds: 4 classrooms

Cost: ~\$3.6 million

Bring in two portables to be placed where the covered lunch area is, relocate the covered lunch area. Option three in the master plan shows this as part of a major rebuild, but the two classrooms are permanent.

Adds: 2 classrooms

Cost: ~\$300,000 (I will use the similar cost estimate given for the portables at Central, while adding some cushion)

Since Cipriani needs three rooms to bring it to parity (science, Kindergarten, and staff workroom), the total net gain will be 3 classrooms.

Capacity at 25:1: ~375 (enrollment for 2011-2012 with grandfathering is 404, but in 2012-2013 it will be 383)

#### **2) Central:**

Build a new one story adjacent to the after school care, near the hill.

Adds: 4 classrooms

Cost: ~\$2.5 million

Bring in two portables to be placed where the playground area is, relocate the playground to the center of the blacktop.

Adds: 2 classrooms

Cost: ~\$500,000 - I am going to raise this cost estimate since there may be increased grading given the location, along with the relocation of the playground.

Since Central must have a teacher work room at ground level (rather than adding an elevator), the addition of 6 classrooms will give us a net gain of 5.

Capacity at 25:1: ~ 500 (enrollment for 2011-2012 with grandfathering is 456, 2012-13 is still 453, when this will be ready, we're in good shape for parity, but the site may be overcrowded.)

#### **3) Fox**

Build a new one story wing near the southeast part of the playground.

Adds: 4 classrooms

Place another portable near the two existing ones.

Adds 1 classroom. It's not clear if Fox needs a teacher workroom to bring it to parity, let's assume it does, so the total net gain is 4 classrooms.

Cost: ~\$2.8 million

Capacity at 25:1: ~ 500 (enrollment is currently 409, projected enrollment for 2013 is 439 - this excess capacity is good for overflow from Cipriani and for 20:1)

#### **4) Nesbit**

There are no proposals for new construction at Nesbit in the master plan, given they have parity and space with their current enrollment. However, with an increase in 20:1, the school will be in position to add classrooms.

Capacity at 25:1: ~420 (enrollment is currently 311, projected to be 331 in 2013)

#### **Total Costs for New Construction Addressing Growth and Parity for Option One:**

\$9.7 million

#### *Notes:*

*While it's clear that capacity can be addressed through building, most of this will not be in place for two years, so it does not address what to do for this upcoming year school year. Also, there is the question of overall site capacity, Central and Cipriani have the smallest amount of space, and they would see the most construction, and the increase in capacity, coupled with the extra traffic, will create logistical problems. In addition, the most pressing problem will be how this amount of growth compromises modernization money at the various sites. For example, new lighting at Cipriani costs nearly \$1 million, a new roof at Nesbit is \$1.5 million, while these may not be mandatory measures, they are good examples of priority one items that are costly and will require the usage of modernization money.*

#### **Option Two: A More Conservative Approach, reliance is primarily upon portables**

##### **1)Cipriani:**

Build a new one story on Buena Vista side of school (the empty space adjacent to the sidewalk)

Adds: 4 classrooms

Cost: ~\$3.6 million

Since Cipriani needs three rooms to bring it to parity (science, Kindergarten, and staff workroom), the total net gain will be 1 classroom.

Capacity at 25:1: ~325 (enrollment for 2011-2012 with grandfathering is 404, but in 2012-2013 it will be 383)

##### **2) Central:**

Bring in two portables to be placed where the playground area is, relocate the playground to the center of the blacktop.

Adds: 2 classrooms

Cost: ~\$600,000, net gain of one classroom

Capacity at 25:1: ~ 445 (enrollment for 2011-2012 with grandfathering is 456, 2012-13 is still 453)

### **3) Fox**

Place another portable near the two existing ones, add another two to three portables in lieu of permanent wing, dependent upon enrollment. Fox has space, so more portables can be added as needed.

Adds 1-2 classrooms.

Cost: ~\$500,000-\$750,000 (estimate)

Capacity at 25:1: ~ 450 (enrollment is currently 409, projected enrollment for 2013 is 439 - this excess capacity is good for overflow from Cipriani and for 20:1)

### **4) Nesbit**

There are no proposals for new construction at Nesbit in the master plan, given they have parity and space with their current enrollment. However, with an increase in 20:1, the school will be in position to add classrooms.

Capacity at 25:1: ~420 (enrollment is currently 311, projected to be 331 in 2013)

### Total Costs for New Construction Addressing Growth and Parity with 'Option Two':

~\$4.7 million

With reduced costs of the permanent structures and the scale back at Cipriani, this will leave \$15.2 million for modernization. While 'Option Two' does not entirely address the capacity issues at Cipriani or provide excess capacity for 20:1, it does provide for parity within the district, if sites are willing to cap their enrollment.