



HABEEB & ASSOCIATES  
ARCHITECTS

## CAPITAL ASSET ASSESSMENT

### Orleans Elementary School

46 Eldredge Park Way, Orleans, MA 02653

FINAL REPORT: July 27, 2023  
H&A JN 2222.01



150 LONGWATER DR  
NORWELL MA  
02061-1647  
781-871-9804

100 GROVE ST  
SUITE 303  
WORCESTER MA  
01605-2630  
774-206-3360

Elementary School Committee /  
Select Board Meeting August 2, 2023

habeebarch.com

D E D I C A T E D   T O   E X C E E D I N G   O U R   C L I E N T S '   E X P E C T A T I O N S

# ORLEANS ELEMENTARY SCHOOLS K-G5 STUDY

## Determining the Impact of Options for the Orleans Elementary School and Campus

### The Issue:

- Renovation of existing  
or
- Replacement of existing



# THE ASSIGNMENT

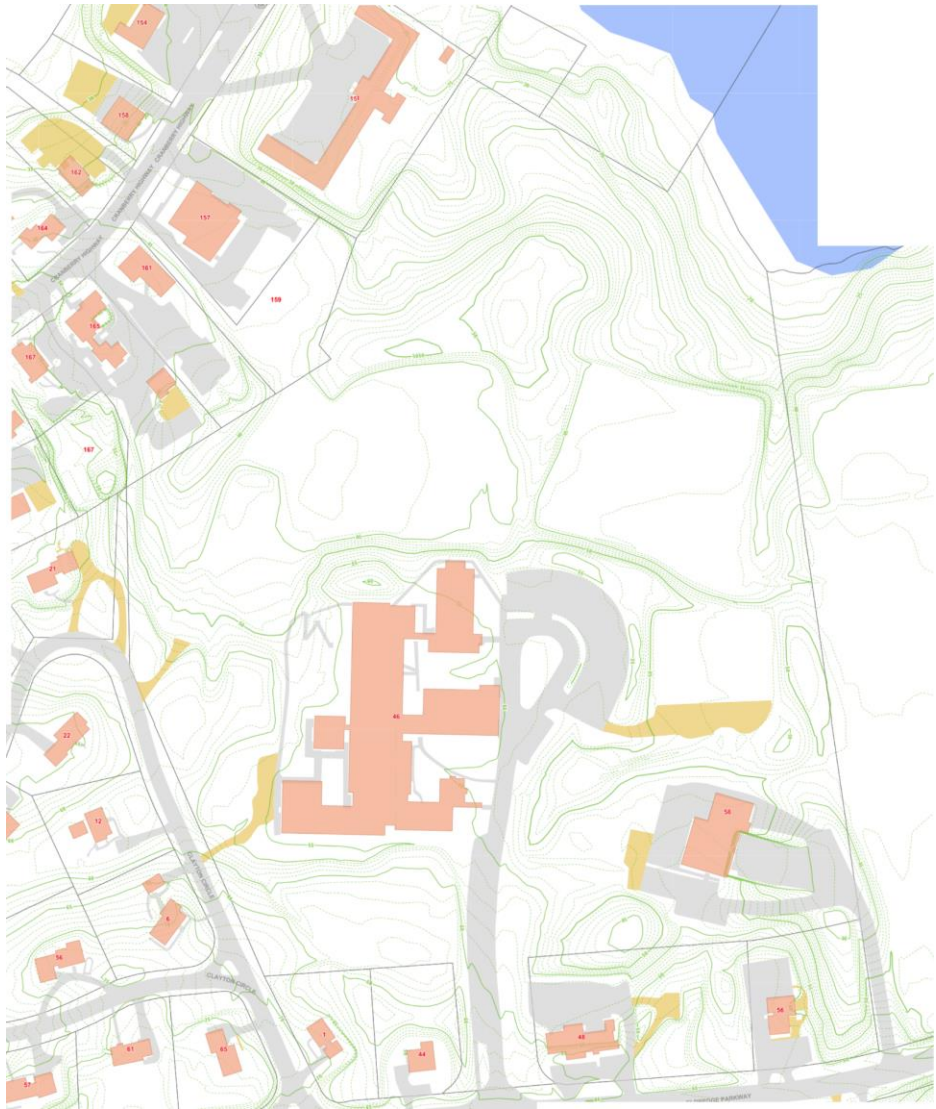
---

- Examine the Physical Conditions
- Assess the Educational Adequacy
- Develop Options and Costs



# PHYSICAL CONDITION

## ORLEANS ELEMENTARY SCHOOL



# PHYSICAL CONDITION ASSESSMENT

- 5 Areas of Assessment
  - Site
  - Building Envelope & Energy Efficiency
  - Building Interiors
  - Mechanical & Fire Protection
  - Electrical, Fire Alarm, Data, Security



# PHYSICAL CONDITION

---

## Site



# PHYSICAL CONDITION

## Site



# PHYSICAL CONDITION

---

## Site





# PHYSICAL CONDITION

---

## Building Envelope



# PHYSICAL CONDITION

---

## Building Envelope



# PHYSICAL CONDITION

---

## Building Envelope



# PHYSICAL CONDITION

---

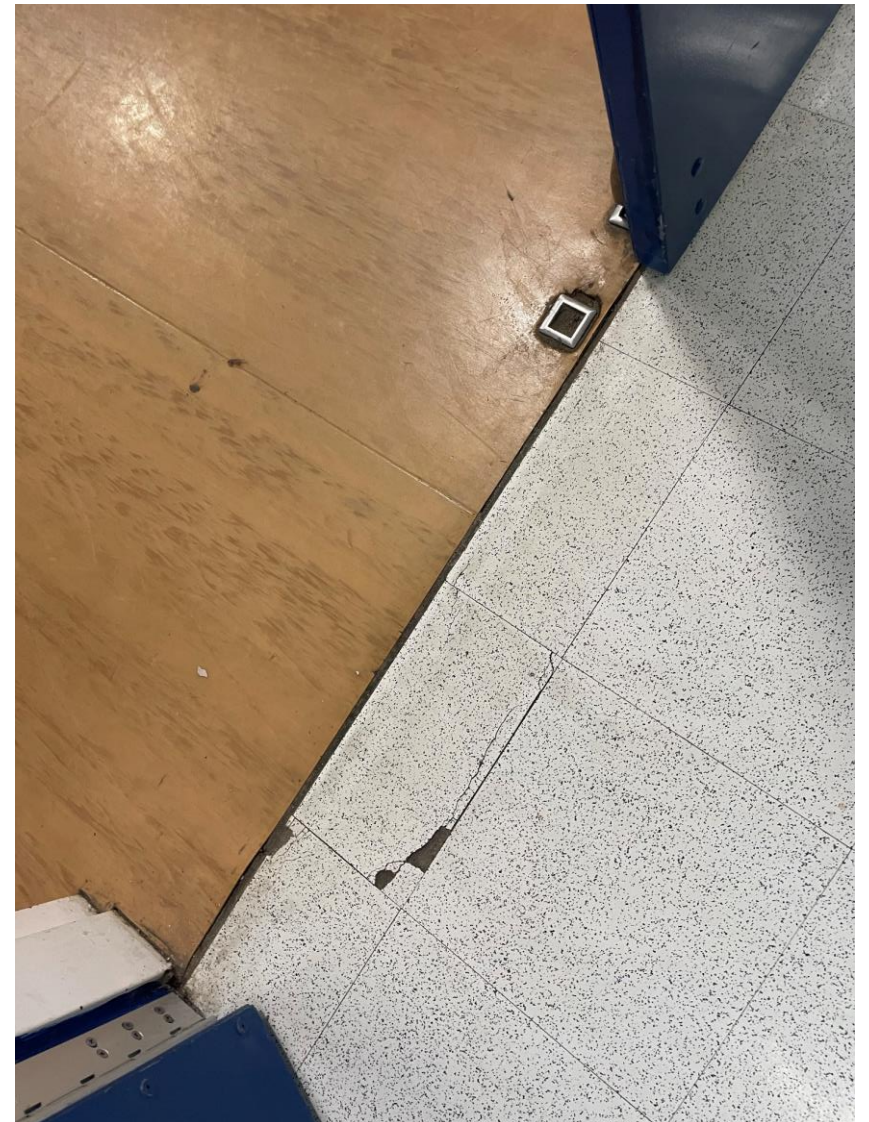
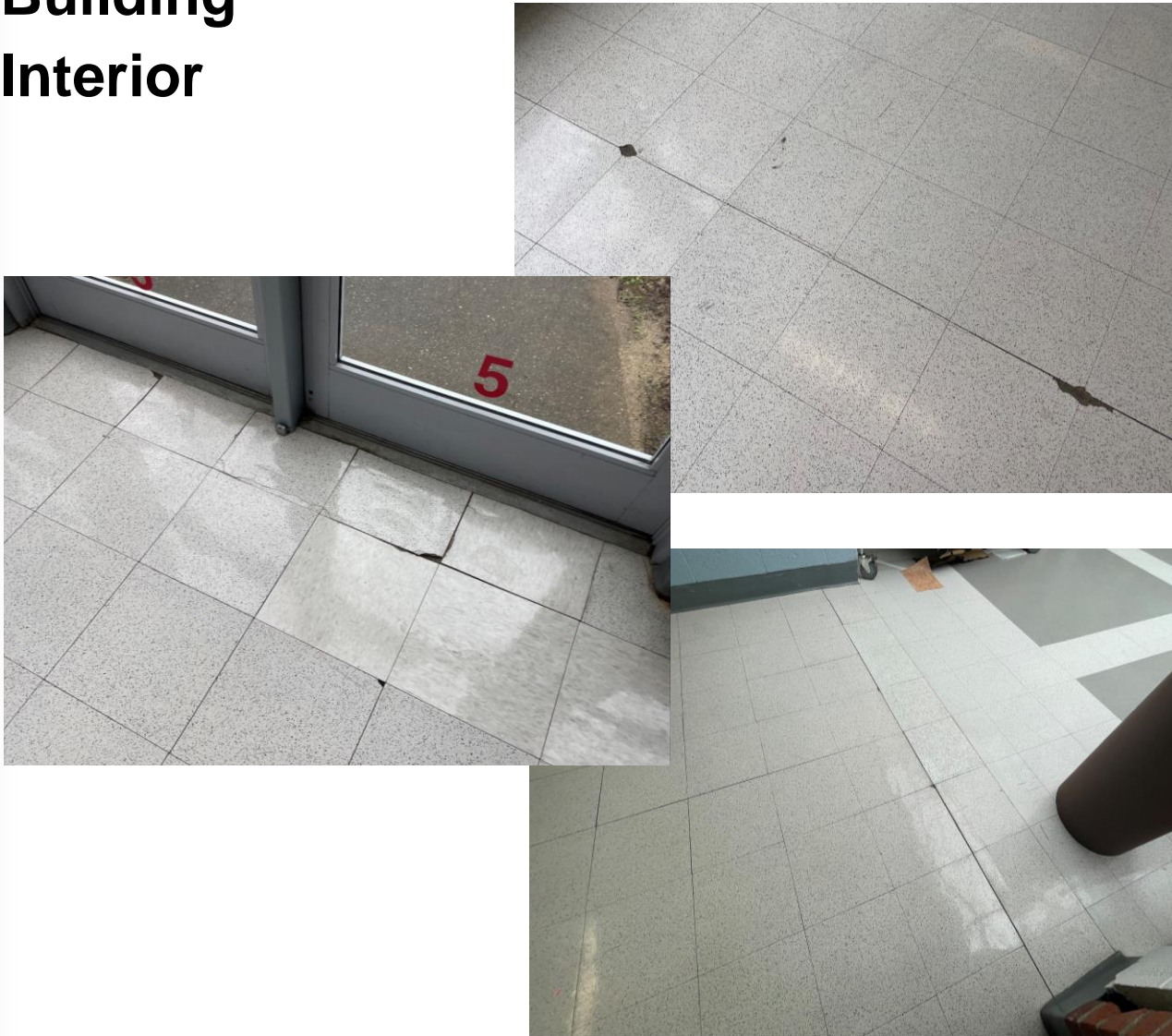
## Building Interior



# PHYSICAL CONDITION

---

## Building Interior



# PHYSICAL CONDITION

---

## Building Interior



# PHYSICAL CONDITION

---

## Mechanical



# PHYSICAL CONDITION

---

## Mechanical





# PHYSICAL CONDITION

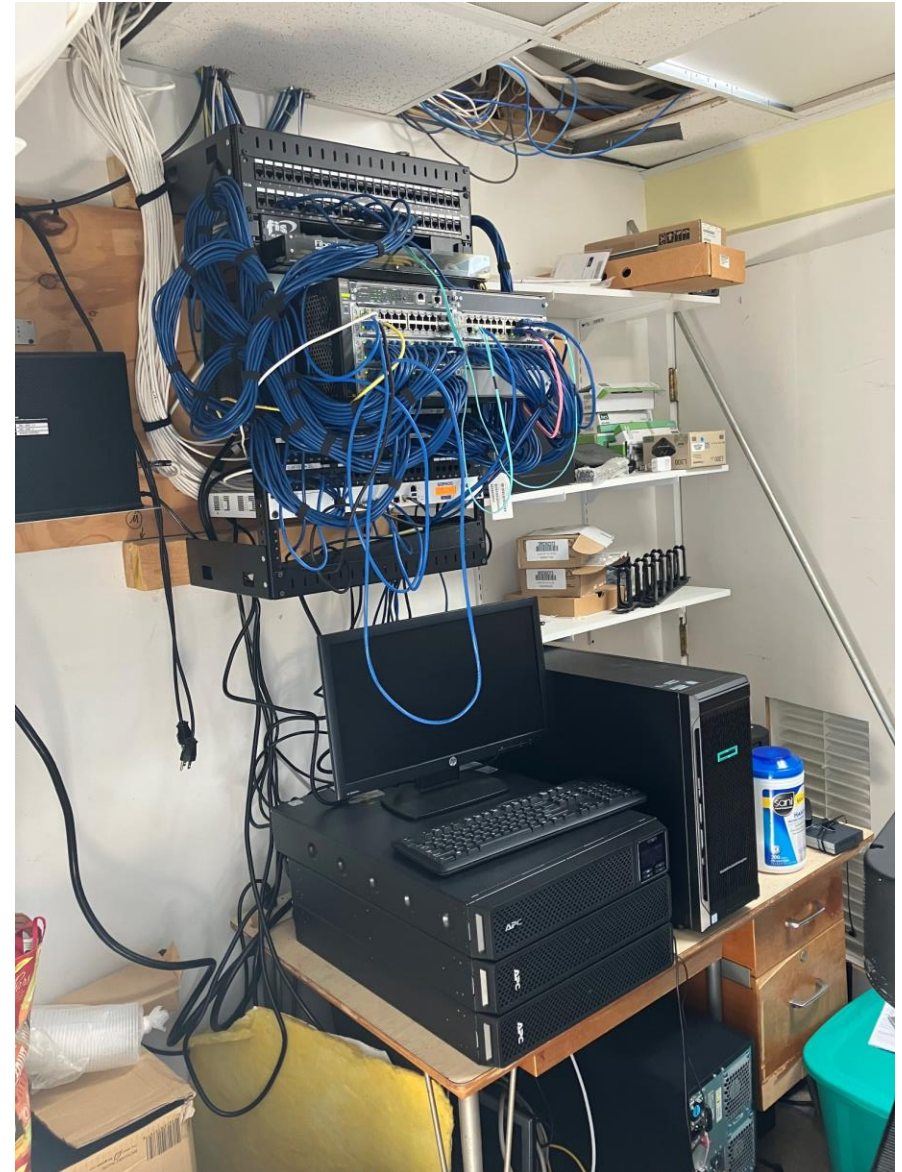
---

## Mechanical



# PHYSICAL CONDITION

## Electric



# PHYSICAL CONDITION

## Electric



# CURRENT ENROLLMENT

---

The elementary school enrollment population is not expected to increase significantly over the next two decades.

Enrollment by Grade (2022-23)							
	K	1	2	3	4	5	Total
<b>Orleans Elementary</b>	17	30	21	19	28	30	145

The mission of Orleans Elementary School is to educate all students to high standards of intellectual excellence and social and cultural awareness and to prepare them for a productive life within a dynamically changing society.

# OPTION 1: RENOVATION OF THE EXISTING FACILITY

	Priority 1	Priority 2	Priority 3	Total
<b>RENOVATION - Building Summary</b>				<b>Orleans Elementary School</b>
<b>1. SITE</b>	7,105,267	0	275,990	7,381,257
<b>2. BUILDING ENVELOPE</b>	7,342,595	2,696,928	257,725	10,297,248
<b>3. BUILDING INTERIORS</b>	4,500,795	169,000	1,600,820	6,270,615
<b>4. MECHANICAL</b>	1,777,880	173,212	5,344,300	7,295,392
<b>5. ELECTRICAL</b>	620,100	2,596,100	1,049,776	4,265,976
<b>1, 2 Total:</b>	21,346,637	5,635,240	8,528,611	35,510,488
<b>Total Inflated @ 5% Compounded Annually</b>	23,534,667	7,192,153	13,892,209	<b>44,619,029</b>

<sup>1</sup> Totals include Soft Costs (30%): Contingency, Administration and A/E Fees.

<sup>2</sup> Excludes approx. \$8M-11M Structural Modifications as described in the Executive Summary.

# OPTION 1: RENOVATE EXISTING

53,100 sf.



## Existing School Capacity\*:

- 3 Kindergarten Classrooms x16 = 48 students
- 14 Grade 1-5 Classrooms x20 = 280 students
- Total **328** students

# OPTION 2: REPLACEMENT OF THE EXISTING FACILITY

	Projected Budget Total
<b>New RENOVATION - Orleans Elementary School</b>	
<b>1. NEW BUILDING CONSTRUCTION</b>	29,206,800
<b>2. TEMPORARY CLASSROOM COMPLEX</b>	4,200,000
<b>3. ABATEMENT OF EXISTING HAZARDOUS BUILDING MATERIALS</b>	1,200,000
<b>4. EXISTING BUILDING DEMOLITION</b>	800,000
<b>5. CIVIL ENGINEERING / LANDSCAPING</b>	6,600,000
<b><sup>1</sup>Total:</b>	42,006,800
<b><sup>1</sup>Total Inflated @ 5% Compounded Annually over 5 years</b>	<b>53,612,504</b>

<sup>1</sup>Totals include Soft Costs (30%): Contingency, Administration and A/E Fees.

# OPTION 2: REPLACEMENT OF THE EXISTING FACILITY

48,678 sf.

Orleans Elementary School	New		
	ROOM NFA <sup>1</sup>	# OF RMS	area totals
<b>CORE ACADEMIC SPACES</b>			<b>13,100</b>
Pre-Kindergarten w/ toilet		0	0
Kindergarten w/ toilet	1,200	2	2,400
General Classrooms - Grade 1-5	950	10	9,500
STE Room- Grade 3-5	1,080	1	1,080
STE Storage	120	1	120
<b>Total Core Academic Spaces</b>		<b>14</b>	
<b>SPECIAL EDUCATION</b>			<b>2,010</b>
Self-Contained SPED	950	1	950
Self-Contained SPED - toilet	60	1	60
Resource Room	500	1	500
Small Group Room / Reading	500	1	500
<b>Total Special Education Spaces</b>		<b>4</b>	
<b>SUPPORT SPACES</b>			<b>19,660</b>
<b>ART &amp; MUSIC</b>			2,425
<b>HEALTH &amp; PHYSICAL EDUCATION</b>			6,300
<b>MEDIA CENTER</b>			2,020
<b>DINING &amp; FOOD SERVICE</b>			4,740
<b>MEDICAL</b>			410
<b>ADMINISTRATION &amp; GUIDANCE</b>			1,865
<b>CUSTODIAL &amp; MAINTENANCE</b>			1,900
<b>OTHER</b>			0
Other (specify)			0
Total Building Net Floor Area (NFA)			<b>34,770</b>
Proposed Student Capacity / Enrollment			232
<b>NON-PROGRAMMED SPACES</b>		%of GFA	<b>13,908</b>
Remaining <sup>3</sup>		29%	<b>13,908</b>
<b>Total Building Gross Floor Area (GFA)<sup>2</sup></b>			<b>48,678</b>
Grossing factor (GFA/NFA)			<b>1.40</b>

## Recommended Classrooms\*:

- 2** Kindergarten Classrooms x16 = 32 students
  - 10** Grade 1-5 Classrooms x20 = 200 students
- Total 232 students**

<sup>1</sup> Individual Room Net Floor Area (NFA):

Includes the net square footage measured from the inside face of the perimeter walls and includes all specific spaces assigned to a particular program area including such spaces as non-communal toilets and storage rooms.

<sup>2</sup> Total Building Gross Floor Area (GFA)

<sup>3</sup> Remaining: Includes exterior walls, interior partitions, chases, and other areas not listed above. Do not calculate this area, it is assumed to equal the difference between the Total Building Gross Floor Area and area not accounted for above.



# THANK YOU!

---

## **Town of Orleans**

**Town Manager**

Kimberly Newman

**Director, Public Works and Natural Resources**

Thomas Daley

**Facilities Manager, Public Works and Natural Resources**

Ron Collins

## **Orleans School Committee**

**Committee Chair**

Gail Briere

**Committee Vice Chair**

Sassandra Roche

Ian Mack

Ginger Marks

Maxine Minkoff

## **Nauset Public Schools**

**Superintendent**

Brooke Clenchy

**Principal, Orleans Elementary School**

Elaine Pender

**Director of Business and Finance**

Giovanna Venditti

**Executive Assistant to the Superintendent**

Arlynn Consiglio

**Assistant Director of Finance and Operations**

Jim Nowack