

# **Costing out the Superintendent's Facilities Recommendations**

**There's a reason he didn't put numbers  
to the proposals.**

**Richard H. Girard May 20, 2021**

# The Methodology behind the Math

## It was taken from their own documents

- Dr. Goldhardt's recommendations contained the revised and final facilities study conducted by MGT Consulting Group
- That study identified the median per square foot cost of new construction in New England as:
  - \$387.50 for a high school
  - \$400.36 for an elementary school
- It also identified the number of square feet that should exist per child as:
  - 193 per high school student
  - 214.2 per elementary school student

# The Methodology behind the Math

## What I did with the numbers in their own documents

- For new construction, I multiplied the recommended or an estimated number of students by the recommended amount of square footage per student, then multiplied it by the per square foot cost.
- For most renovations, I used the amounts in the facilities study.
- For other renovations, I used the building square footage (where available) and multiplied it by 1/2 of the new construction cost.
- For the estimated number of students, I used the figures contained in the Davis Demographic Study, which was also contained in the documents provided by Superintendent Goldhardt.

# “Mega” Manchester High School

It was the centerpiece of the recommendations

- 3,500 students (comfortably) times
- 193 square feet per student equals
- 675,500 square feet times
- \$387.75 per square foot equals
- **\$261,925,125**
- NOTE: the MGT Facilities Study recommended closing Central and renovating West to handle both populations at a total cost of \$8,874,088.

# Renovate Memorial to be the new MST

The plan is to have capacity for 1,000 students

- Memorial has 182,528 square feet
- $1/2$  the new construction cost is  $387.75/2$  or \$194
- $\$194 * 182,528$  equals
- **35,410,432**
- Note, this is in the ballpark of the number given by a prior architect in response to Mayor Craig's attempt to relocate MST to West during the redistricting discussions in the last term.

# Renovate the Classical and PA Buildings

Central becomes the home of an “arts” school and district offices

- The MGT Facilities Study pegged the full renovation cost of Central High at \$16,738,939. If the Classical and PA buildings are 1/2 of Central’s space, then the estimated cost of these renovations would be **\$8,369,470**.
- If we apply 1/2 of the construction cost (\$194) times 1/2 of Central’s total square footage (135,031), the estimated renovation cost is **\$26,196,014**.
- Note: The facilities study provided the total square footage for Central, not the individual square footage of its four buildings, thus the 50% estimates.

# Renovate MST to be the new PRE-K

**It will make 21 elementary classrooms available**

- MST's is a high school with very specialized space. Renovations are likely to be extensive to convert this very specialized building into space suitable for children aged 3 to 5. Nonetheless, we will adhere to our general approach to estimates.
- MST has 110,000 square feet.
- 1/2 the cost of new elementary construction is \$200.18 per square foot.
- Therefore, the cost to renovate MST to be a new Pre-K school is:
- **\$22,019,800**

# Elementary Remodeling Costs

Goldhardt's recommendations were matched  
with the facilities study estimates

- Jewett St.: \$1,234,511
- Parker Varney: \$3,414,595
- Green Acres: \$4,223,851
- \*Webster: \$3,253,427
- \*Smyth Rd.: \$4,835,572
- \*Goldhardt called for “extensive remodeling” of these schools but did not define whether or not that went beyond what was recommended in the facilities study.



# New Elementary Schools

Compared to the MGT study's renovation costs.

- The new Gossler Park would be a bigger, two story school to alleviate crowding at Northwest.
- Estimate 500 students at 214.2 square feet per student equals
- 107,100 square feet times \$400.36 per square foot equals
- **\$42,878,556**
- MGT estimate to completely renovate: \$4,598,321
- Difference: \$38,280,235!

# New Elementary Schools

Compared to the MGT study's renovation costs.

- The new Henry Wilson School would be much bigger to handle current enrollment.
- Estimate 600 students at 214.2 square feet per student equals
- 128,520 square feet times \$400.36 per square foot equals
- **\$51,454,267**
- MGT estimate to completely renovate: \$3,520,916
- Difference: \$47,933,351!

# New Elementary Schools

## Compared to the MGT study's renovation costs.

- Goldhardt recommends closing Weston and combining it with McDonough on the McDonough site. Suggests either renovation with addition or new building. We use new building as there is insufficient information to estimate renovation plus addition.
- Estimate 900 students at 214.2 square feet per student equals
- 192,780 square feet times \$400.36 per square foot equals
- **\$77,181,400**
- MGT estimate to completely renovate Weston: \$1,465,876
- MGT estimate to complete renovate McDonough: \$3,201,751
- Difference: \$72,513,773!

# Total Estimated Cost of Recommendations

Please be seated...

- \$516,201,006 to

- \$534,027,550

- Range considers the different estimates given for the renovations to Central, which don't consider the recommended demolition costs or the recommended renovation to the Burns Building to be "affordable housing" for district teachers.

# Is there precedent for such a program?

**There is and we're still paying for it.**

- In 2003, the Board of School Committee and the Board of Mayor and Aldermen approved a massive “upgrade” program that renovated and expanded all three high schools and put additions on to the middle schools.
- Despite the fact that all three high schools continue to incur ongoing repair and maintenance costs and have a combined renovation cost of over \$30 million identified in the MGT study...
- The taxpayers will continue to pay annual debt service in the amount of \$7.4 million until fiscal 2028...another 7 years, to pay for this 2003 project that cost “only” \$100,000,000 +/-
- Folks, we need to rethink these recommendations!