

Dr. Robert L. Mandell and Jacquelyn A. Mandell

Telephone 781-942-0190

441 Lowell St.
Reading, MA 01867

October 30, 2002
Reading School Building Committee

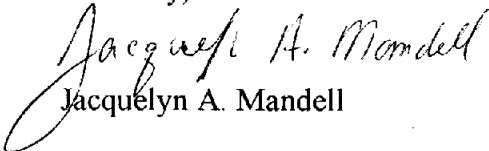
Dear Committee:

I would urge the committee to direct the architects to re-evaluate their proposal to demolish the Industrial Arts Wing of Reading High School. The Industrial Arts Wing is a sound structure and contains 47,575 to 47,950 square feet of space which could be utilized according to a presentation made by Drummey, Rosanne, and Anderson (DRA) to the building committee in 1996, but excluded from the final DRA 1997 high school feasibility study due to lack of SBC interest at that time.

DRA presented two plans (see attachment) which accommodated from 300-400 students depending on the design of the renovated space. The plan for 300 students (115 sq. ft. per student) renovated 47,575 square feet of space and included 17 core classrooms (1200 sq. ft. each), 2 Art and Music rooms (1200 and 1100 sq. ft.), 2 classrooms for Science and Computers (each 1200 sq. ft.), a library, a gym, 8 remedial ed rooms, 1 guidance room, parent and community space, a cafeteria and kitchen, 2 restrooms, nurses space, administrative office suite including a separate principal's and vice principal's office and the list continues. The space could be renovated as a self contained school within the Industrial Arts Wing. The second plan for 400 students utilized 47,950 square feet of space and used a slightly different layout to accommodate the added students. The projected cost in 1997 to renovate this space was \$6.0 million dollars. Allowing for a 5% yearly increase, the cost would be approximately \$ 7.5 million dollars or \$158.00 per square foot for renovating the space. This should be verified by the current architect.

In closing I would urge the committee to examine the attached DRA proposal for utilizing the Industrial Arts Wing of Reading Memorial High School. This space could be used not only as swing space during phasing of the high school renovation, but could also be used during the Barrows renovation as swing space allowing Barrows to be emptied during its renovation. In addition, this excess high school space rather than being destroyed could be used as a Care/Child Development Center as Flansburgh did in Lawrence, MA or as an early childhood learning laboratory as Flansburgh did in Ipswich, MA. Rather than destroying this building further possibilities should be explored.

Sincerely,


Jacquelyn A. Mandell

Executive Summary

Reading Memorial High School

Year Built: 1952

Additions and Renovations: 1969

Program Summary: Every classroom needs new finishes, heating, ventilation, and computer network. Most classrooms need to be enlarged up to 25%.

Gross Building Area: 340,000 s.f.

Current Enrollment: 1,031

Current Capacity: 1,680

Grades: 9-12

Renovation/Addition: \$24M

Schedule: Complete work by 2001

A) Educational Analysis

This school does not comply with state standards for classroom size, except in the Science Building, Building "C". The school is currently underpopulated, and extra space has been haphazardly assigned and occupied by faculty offices, storage, or sits under-utilized. Enrollment projections show an approximate 20% increase for the next five years to 1,280 students, then dropping slightly before leveling off at about 1,175. Because this population number is somewhat steady, it makes it easier to envision a long-term plan with a more efficient room layout that meets state classroom size standards and improves circulation. It is possible that the Industrial Arts wing of the 1952 building may not be needed for program spaces, and will be available to rent out to a community group or for early childhood care/classes.

B) Building Conditions

1. Site - The steep topography immediately surrounding the school creates difficult vehicle and pedestrian circulation. Parking areas are somewhat isolated and remote, considering the sprawl of the school campus. Generally, sporting fields need rejuvenation and adequate night lighting.

2. Architectural/Structural - The building is structurally sound. Ninety percent of the roofs are fairly new, and none exhibit leaking. There is some serious cracking of the concrete casing around the steel columns of the Science Wing, Building "C". The structure is not compromised, only the weather protection of the columns and wall intersection. The interior finishes and window systems of the whole school need replacing.

STATE FORM 845-5E
WORK SHEET ONLY

EXHIBIT III-8

ELEMENTARY EDUCATIONAL SPECIFICATIONS

300 STUDENTS

READING

GRADES PK-K

PAGE ONE

TABLE A

BASIC EDUC	NUMBER	AREA	TOTAL	REDUC	AVAIL NO	AREA	TOTAL
1. PREKINDER. 1200-1300	2	1200	2400				
2. KINDERGAR. 1200-1300	15	1200	18000				
3. GEN CLASS 900-1000							
4. ART 1000-1200	1	1200	1200				
5. MUSIC 1000-1200	1	1000	1000				
A. ENSEMBLE up to 200	2	200	400				
B. PRACTICE 75-130	2	75	150				
6. SCIENCE A. COMPUTERS	1	1200	1200		1200		
1000-1200	1	1000	1000				
7. SHOP 1500-1800							
8. HOMEMAKING 1200-1400							
9. MEDIA/LIBRARY 1800-3000	1	2000	2000				
10. PHYS. EDUC. 1800-3000	2	2000	4000		400		
11. SPEC. NEEDS 12. REMEDIAL	1	1200	1200				
13. PARENTS CTR.	8	300	2400		400		
14. COMMUNITY	1		800				
SUBTOTAL	1		2000				
			37750		2000		

A second use for additional space in the school could be used for providing spaces for students to attend kindergarten a full day rather than a half day as current practiced in Reading. The trend is evident in nearly every State. An early childhood program would require about 47,575 net square feet.

14. CAFETERIA

SEATING

15. CAFETORIUM 1 1500 1500

SEATING

16. PLATFORM 1 600 600

A. STOR./CRAFT

1 600 600 200

17. GUIDANCE

1 200 200

18. COUNSELING

3 125 375

19. WAITING

1 200 200

20. HEALTH OFF.

1 200 200

A. EXAMINING RM.

1 300 300

B. REST AREA

2 100 200 100

C. TOILETS

2 50 100 50

300-750

21. KITCHEN

1 800 800

1300@ 300 meals

22. PRINCIPAL

1 200 200

A. ASSNT PRIN.

1 150 150

B. GEN. OFFICE

1 400 400

C. CONFERENCE

2 300 600 100 (1 for Spec. Needs)

up to 800

23. PLANNING

4 300 1200

A. FACULTY

2 300 600 100

24. TEACHERS' DINING

1 400 400 100

25. AUDITORIUM

SEATING

A. STAGE

26. P. E. LOCKERS

2000-3000

27. STORAGE

2 600 1200 400

TOTAL MISCELL.

9825 1250

BASIC EDUC.

MISCELL. SPACE

SUBTOTAL EDUC.

OTHER SPACE

(1.4 x Subtotal Educ.)

37750 2000

9825 1250

47575 3250

66605 4550

ALLOWABLE

STUDENTS X IIS

300 115 34500

1. SPECIAL NEEDS

1500

2.TBE/ESL
3. REMEDIAL
4. CHAPTER I
5. GUIDANCE
6. COLLABOPR.
7. COMMUNITY
SUBTOTAL

2400

575

2800
7275

TOTAL GROSS
ALLOWABLE AREA

41775

DIFFERENCE FROM ALLOWABLE

-24830

SUGGESTED
4550

DESIRED STORAGE

1. ART
2. MUSIC
3. COMPUTERS
4. GYM
5. KITCHEN
6. OFFICE
7. SPEC. NEEDS
8. TECH SHOP
TOTAL

300
200
200
400
400
200
200

1900

**EXHIBIT III-8
ELEMENTARY EDUCATIONAL SPECIFICATIONS**

**STATE FORM 645-5E
WORK SHEET ONLY**

**READING
COLLABORATIVE**

**300 STUDENTS
100 STUDENTS**

TABLE A BASIC EDUC	NUMBER	AREA	TOTAL	REDUCED	AVAIL NO.	AREA	TOTAL
1. PREKINDER 1200-1300	2	1200	2400				
2. KINDERGARTEN 1200-1300	15	1200	18000				
3. GENERAL CLASS 900-1000	1	1200	1200				
4. ART 1000-1200	1	1000	1000				
5. MUSIC 1000-1200	2	200	400				
A. ENSEMBLE up to 200	2	75	150				
B. PRACTICE 75-130	1	1200	1200				
6. SCIENCE A. COMPUTERS 1000-1200	1	1000	1000			1200	
7. SHOP 1500-1800							
8. HOME MAKING 1200-1400							
9. MEDIA LIBRARY 1800-3000	1	2000	2000				
10. PHYS. EDUC 1800-3000	2	2000	4000			400	
11. SPEC. NEEDS 12. REMEDIAL	1 8	1200 300	1200 2400				
13. PARENTS CTR. 14. COMMUNITY	1 1		900 2000			400	
15. COLLABORATIVE OFFICE/CONF.	9 1	900 1200	9000 1200				
SUBTOTAL			47950			2000	

Another important use of space could be for a collaborative among school district which could greatly reduce the cost of separate operating programs in a single school district. This would require an additional 10,200 net square feet.

TABLE B
MISCELLANEOUS

14. CAFETERIA SEATING	1	1500	1500	
15. CAFETORIUM SEATING	100			
16. PLATFORM	1	600	600	
A. STOR./CRAFT	1	600	600	200
17. GUIDANCE	1	200	200	
18. COUNSELING	3	125	375	
19. WAITING	1	200	200	
20. HEALTH OFF.	1	200	200	
A. EXAMINING RM.	1	300	300	
B. REST AREA	2	100	200	100
C. TOILETS	2	50	100	50
300-750				
21. KITCHEN	1	800	800	
1300@ 300 meals				
22. PRINCIPAL	1	200	200	
A. ASSNT PRIN.	1	150	150	
B. GEN. OFFICE	1	400	400	100
C. CONFERENCE	2	300	600	(1 for Spec. Needs)
up to 800				
23. PLANNING	4	300	1200	200
A. FACULTY	2	300	600	100
24. TEACHERS' DINING	1	400	400	100
25. AUDITORIUM SEATING				
A. STAGE				
26. P. E. LOCKERS				
2000-3000				
27. STORAGE	2	600	1200	400
TOTAL MISCELL.			9825	1250
BASIC EDUC.			47950	2000
MISCELL. SPACE			9825	1250
SUBTOTAL EDUC.			57775	3250
OTHER SPACE	(1.4 x Subtotal Educ.)		80885	4550
ALLOWABLE STUDENTS X IIS	400	115	46000	

1. SPECIAL NEEDS		1500	
2. TB/E/SL			
3. REMEDIAL		2400	
4. CHAPTER I			
5. GUIDANCE		575	
6. COLLABOR.	10	900	
OFFICE	1	1200	
7. COMMUNITY		1200	
SUBTOTAL		2800	
		17475	
TOTAL GROSS			
ALLOWABLE AREA		63475	
DIFFERENCE FROM ALLOWABLE		-17410	
DESIRED STORAGE			SUGGESTED
1. ART	300		4550
2. MUSIC	200		
3. COMPUTERS	200		
4. GYM	400		
5. KITCHEN	400		
6. OFFICE	200		
7. SPEC. NEEDS	200		
8. TECH SHOP			
9. COLLABORATIVE	400		
TOTAL	2300		

Each of these options should be considered by the committees in Reading and officials of the Town and the State for the improvements in educational opportunities and the long-range economies in future operating school budgets; not only in Reading, but also in neighboring towns and State reimbursements.

**EXHIBIT II-3
PROJECTED ENROLLMENTS
READING, MASSACHUSETTS**

7/25/9-6

YEAR BIRTH GRADES	FACTOR	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	
1.034	297	307	283	267	298	289	289	289	289	289	289	289	289	289	
PK															
K	1.11	323	317	293	276	308	299	299	299	299	299	299	299	299	
1	1	321	359	352	325	306	342	332	332	332	332	332	332	332	
2	1.01	347	321	359	352	325	306	342	332	332	332	332	332	332	
3	1.01	352	350	324	362	356	328	310	345	335	335	335	335	335	
4	1.01	340	356	354	327	366	359	331	313	349	338	338	338	338	
5	0.98	335	343	359	358	331	369	363	335	316	352	342	342	342	
SPEC.		27	27	27	27	27	27	27	27	27	27	27	27	27	
K-5		2045	2073	2068	2027	2019	2031	2003	1982	1989	2015	2004	2004	2004	-41
6	1	307	328	337	352	350	324	362	356	328	309	345	335	335	
7	0.99	281	307	328	337	352	350	324	362	356	328	309	345	335	
8	0.96	290	278	304	325	333	348	347	321	358	352	325	306	342	
6-8		3	3	3	3	3	3	3	3	3	3	3	3	3	
		881	916	972	1016	1038	1026	1036	1042	1045	993	982	990	1015	134
9	0.98	262	278	267	292	312	320	334	333	308	344	338	312	294	
10	0.95	274	257	273	262	286	306	313	328	326	302	337	331	305	
11	0.98	236	260	244	259	249	272	290	298	311	310	287	320	315	
12		241	231	255	239	254	244	266	285	292	305	304	281	314	
9-12		18	18	18	18	18	18	18	18	18	18	18	18	18	
		1031	1045	1057	1070	1119	1159	1223	1261	1256	1279	1284	1262	1246	215
PK-12		3957	4035	4096	4113	4176	4216	4262	4285	4290	4287	4271	4256	4265	308

EXHIBIT II-3 Projection for future enrollments will be progressing from grades K-5 to the higher grades. The middle grades will increase by nearly 200 students and the high will exceed 200 students by the first few years of the next century. Each of these increases will be caused by students already attending school in 1996.

READING PUBLIC SCHOOLS
OCTOBER 1, 2002

	K	First	Second	Third	Fourth	Fifth	Total
Barrows	65	71	79	65	62	52	394
Birch Meadow	96	78	83	94	79	109	539
Eaton	88	86	93	74	81	97	519
Killam	72	101	99	77	86	99	534
Total	321	336	354	310	308	357	1986
Elementary							

	Six	Seven	Eight	Total
Coolidge	162	178	154	494
Parker	182	184	166	532
Total	344	362	320	1026
Middle				

Middle																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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The above enrollment includes the following SPED/SEEM enrollments:

SPED/SEEM	5	5			1			3	1	1				1	6	23
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Menu of Options with Costs

LIFE SAFETY	CONSTRUCTION	ASBESTOS/LEAD	PRIORITY
Sprinkle entire building	\$952,000		Must do
Install new fire alarm	493,000		Must do
Replace corridor lighting, replace ballasts	250,000	19,500	Must do
Repair concrete columns on Bldg. C and bridges	100,000		Must do
	\$1,814,500		
ACCESSIBILITY			
Ramps			Must do
Door width			Must do
Hardware			Must do
Install slip-resistant flooring			Must do
Bathroom fixtures			Must do
	\$500,000		
AGING SYSTEMS/COMFORT/TECHNOLOGY			
Heating and ventilation, replace pipe insulation	\$1,398,000	\$138,200	Must do
Upgrade electrical	1,190,000		Must do
Replace windows & remove lead paint	689,000	86,125	Must do
Upgrade plumbing	1,398,000		Must do
Install computer network & video network	1,289,000		
	\$6,188,325		
<i>Subtotal, work that must be done</i>	<i>\$8,502,825</i>		
Replace telephone system	\$319,000		Should do
Air conditioning to main office, library, auditorium, lecture hall, computer areas	199,000		Should do
Upgrade remaining lighting, replace ballasts	737,000	58,500	Should do
Renovate finishes & remove asbestos & lead paint	6,844,890	270,912	Should do
	\$8,429,302		
OUTDATED PROGRAM/SPACE NEEDS			
Remodel to increase room size, increase efficiency and remove asbestos & lead paint	\$1,385,000	\$67,728	Should do
Build addition(s) and Band Room	744,000		Should do
Improve parking	145,000		Should do
Add connector to Bldg. C	120,000		Should do
	\$2,461,728		
<i>Subtotal, work that should be done</i>	<i>\$10,891,030</i>		
TOTAL RECOMMENDED WORK	\$19,393,855		
OTHER			
Site improvements	\$200,000		Optional
Renovate athletic fields	375,000		Optional
Replace lockers	84,000		Optional
Early Childhood Center	6,797,427		Optional
Collaborative	2,385,000		Optional
Teacher Training Center	185,000		Optional
<i>Subtotal, work that is optional</i>	<i>\$10,026,427</i>		
TOTAL ALL WORK	\$29,420,282		