

February 7, 2011  
Revised February 8, 2011



The Honorable Mayor Craig Cates  
525 Angela Street  
Key West, FL 33040

and

Dr. Joseph P. Burke, Superintendent  
Monroe County School District  
241 Trumbo Road  
Key West, FL 33040

**RE: Glynn Archer School Joint Use Analysis**

Dear Mayor Cates and Dr. Burke:

In accordance with your request, I have analyzed the space available at Glynn Archer Elementary School for purposes of accommodating the Monroe County School District's Administrative offices. I evaluated City and School District Space needs and inter-department relationships in order to make the most efficient use of existing space without sacrificing inter-departmental efficiencies. For purposes of designing School District spaces, I used the current School District office space sizes, provided by the District. The program is as follows:

	<b>Current</b>	<b>2/8/2011 Program Meeting</b>	<b>At Glynn Archer</b>
Superintendent Suite	3349 sq. ft.	2,000	2,000
Supt. Planning Room	357 sq. ft.		
Kitchen area	100 sq. ft.		
Bath/storage	100 sq. ft.	500	Joint Use
Board Room	1610 sq. ft.	1,500	Joint Use
Human Resources	1921 sq. ft.	1,500	1,500
Mail Room	824 sq. ft.	800	Joint Use
Payroll	1015 sq. ft.	850	850
Insurance	670 sq. ft.	650	650
Purchasing	1966 sq. ft.	1,500	1,500
Finance	2163 sq. ft.	2,100	2,100
ESE	2075 sq. ft.	2,100	2,100
T&L	2308 sq. ft.	2,100	2,100
T&L Conference area	642 sq. ft.	600	Joint Use
Total Net Area	19,100 sq. ft.	16,200	10,700

The schematic design analysis prepared from February 4 through February 6 was based on the District's current areas. In a February 8 program analysis meeting between Dr. Joseph Burke, Fred Sims and Bert Bender, spaces were reduced substantially, as shown above. A formal programming process would likely lead to further reductions.

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Support spaces such as circulation, toilets, mechanical, walls, lobby, break rooms and similar spaces will add from 30% to 35% to the net space needs, say a factor of 1.325 on average.

16,200 x 1.325 equals 21,500 square feet of gross building area will be required for a new stand alone facility.

The existing gymnasium, adjacent building and space between them represent a total of 10,880 square feet available. The gymnasium is of sufficient height to allow the insertion of an intermediate floor of 5,616 square feet for a potential floor area of 16,496 square feet within the existing building envelope. This is a shortfall of 8800 square feet over the School District's space needs. However, there is an opportunity for joint use of a number of spaces as follows:

- Superintendent planning/conf/kitchen, etc.
- Board Room Mail Room
- T&L Conference area
- Bathrooms
- Circulation space
- Mechanical spaces
- Break Room

Relocating the City Building, Licensing, Planning, and Code Compliance to the gymnasium allows us to locate some District offices in the school for a more efficient use of existing Glynn Archer space. The accompanying schematic plans added 670 sq. ft. to the gymnasium envelope on the second floor for the elevator/stair lobby and a break room, bringing the total gymnasium annex area to 17, 166 square feet, a savings of 8,130 square feet over a new stand alone building.

**COSTS:**

For general comparison purposes, D.L. Porter Constructors used the same unit pricing methodology that was used on the previous Glynn Archer analysis.

Rehabilitation costs @ \$226.68/s.f. (includes some new construction & elevator) are taken from the D.L. Porter estimates, breakdown attached.

New City Hall costs are taken from Michael Ingram \$367/s.f.

Gymnasium Annex: 17,200 s.f. @ \$226.68/s.f.....	\$3,830,920
Structural contingency @ 5%.....	191,545
General contingency @ 10%.....	<u>383,090</u>
TOTAL CONSTRUCTION COST .....	\$4,405,555

Gymnasium Annex: 14,200 s.f. @ \$226.68/s.f.....	\$3,220,000
Structural contingency @ 5%.....	161,000
General contingency @ 10%.....	<u>322,000</u>
TOTAL CONSTRUCTION COST .....	\$3,703,000

New Stand Alone Building: 21,500 s.f. @ \$367/s.f. ....	\$7,890,500
General Contingency @ 10% .....	<u>789,050</u>
TOTAL CONSTRUCTION COST .....	\$8,679,550

The previous estimates included A/E fees and other soft costs at about 10% of the construction cost of each project. Additionally, if the School Board was to build a new stand alone facility, it is likely that site development costs would increase the cost disparity since those costs are already included at Glynn Archer. A side by side comparison yields the following for the School District offices.

	Reduced Program @ Glynn Archer Joint Use Renovate	@ Glynn Archer Joint Use Renovate	New Construction Location Unknown
General Construction	\$3,220,000	\$3,830,920	\$7,890,500
General Contingency @ 10%	322,000	383,090	789,050
5% Renovation Structural Contingency	161,000	191,545	-0-
5% Additional Site Development	-0-	-0-	394,525
Subtotal	\$3,703,000	4,405,555	9,074,075
A/E Fees (assumes LEED certified buildings)	\$367,000	400,000	900,000
<b>Total</b>	<b>4,070,000</b>	<b>4,805,555</b>	<b>9,974,075</b>

Based on this methodology, a joint use rehabilitation will add \$4,000,000 to the Glynn Archer cost, but save taxpayers about \$6,000,000 over a new stand alone District office building. The Glynn Archer project cost will increase by about \$4,000,000.

Please call if you have any questions.

Sincerely,



Bert L. Bender, Architect

BLB/ddk

Attachments: Schematic Plans (5 pages)  
 Portion of previous Glynn Archer Report