

Chippewa Co.

MAYNARD SCHOOL BUILDING REUSE STUDY

BUILDING CONDITION AND PROGRAM STUDY – MONDAY APRIL 18, 2022



ENGAN ASSOCIATES
ARCHITECTS | INTERIOR DESIGNERS
shared vision. innovative design.

MAYNARD, MINNESOTA

CHIPPEWA COUNTY
MINNESOTA



PROGRAM STUDY

PRAIRIE FIVE

- Interest in keeping Chippewa County Family Services in the same location as Prairie Five
- Shared spaces
 - Public meeting space that can be open to public during nonbusiness hours
 - Main entrance
 - Reception
 - Lobby
 - Corridors
 - Staff Break Room
- Enclosed, open, or hotel offices for 30 staff
 - Dispatch Office houses 7-9 employees and should be located in an open office setting so as to be able to hear one another
- Reuse of existing kitchen
- A portion of the existing cafeteria could be for pick up and return of food containers for remote sites



PROGRAM STUDY

DAYCARE

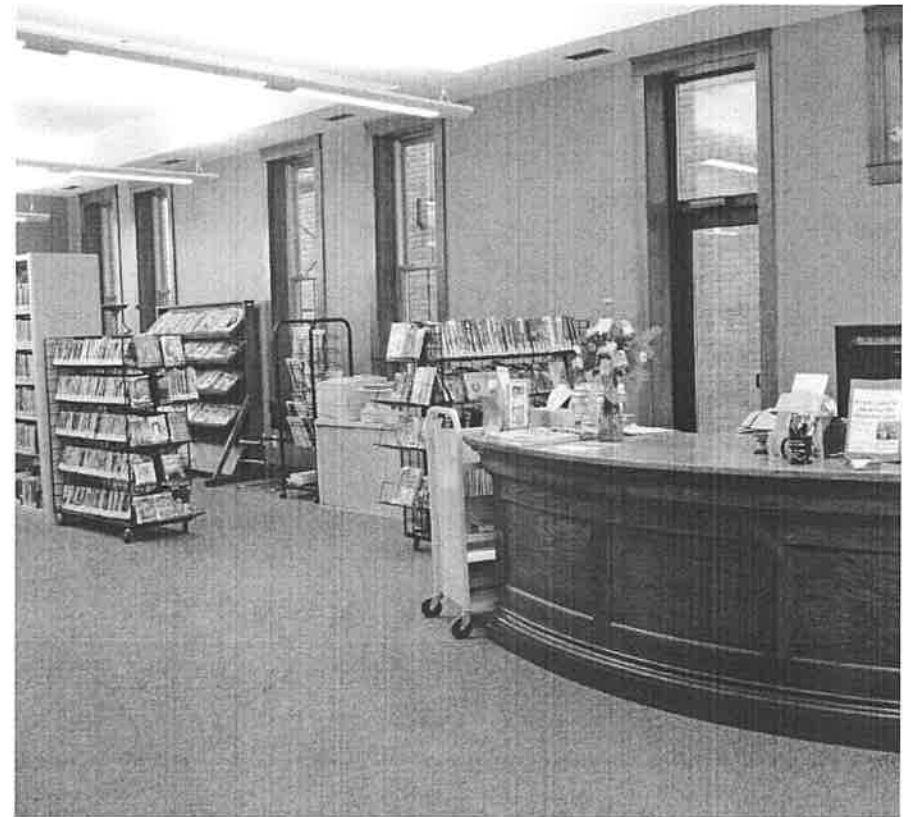
- Asset for the community
- Meals could be provided for children out of Prairie Five kitchen
- Existing Gym could provide indoor play space



PROGRAM STUDY

UNASSIGNED SPACE – POTENTIAL USES

- Assets for the community
 - Library
 - Community Fitness Center
- Assets for the school
 - Football games will continue to be played at the field in Maynard
 - Lockers could be used by the football program



ESTIMATE OF PROBABLE COST FOR COUNTY HUMAN SERVICES

Componants	Per SQ FT	14,000 SQ FT	20,000 SQ FT
Substructure	\$2.00	\$28,000.00	\$40,000.00
Building Enclosure	\$30.00	\$420,000.00	\$600,000.00
Interior Finishes	\$27.00	\$378,000.00	\$540,000.00
Building Services	\$72.50	\$1,015,000.00	\$1,450,000.00
Site	\$10.00	\$140,000.00	\$200,000.00
Built-in Equipment	\$10.00	\$140,000.00	\$200,000.00
Subtotal		\$2,121,000.00	\$3,030,000.00
General Requirments, Profit & Overhead		\$530,250.00	\$757,500.00
Non-Construction		\$212,100.00	\$303,000.00
Contigency		\$212,100.00	\$303,000.00
Total		\$3,075,450.00	\$4,393,500.00