

# Regional District #13 – Durham & Middlefield Facility Study

COMMUNITY FORUM #1 January 17, 2024





# PROJECT GOALS

EVALUATE THE EXISTING PK THRU 12<sup>TH</sup> GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE R#13 BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, OPTIMIZING SPACE UTILIZATION, PROVIDE APPROPRIATE GRADE CONFIGURATIONS, MAINTAIN PARITY, PROVIDE CODE & ADA COMPLIANCE AT EACH FACILITY, EVALUATE DEVELOPMENT OPTIONS THAT MINIMIZE DISRUPTION TO EDUCATION DURING CONSTRUCTION AND MAXIMIZE STATE REIMBURSEMENT FOR THE LOWEST NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ MINIMIZE DISRUPTION TO EDUCATION
- ❖ MAINTAIN SAFETY & SECURITY
- ❖ MEET THE EDUCATION SPECIFICATIONS
- ❖ PLAN FOR FUTURE EXPANSION
- ❖ INCREASE ONSITE PARKING
- ❖ MEET ASHRAE VENTILATION STANDARDS
- ❖ MEET HIGH PERFORMANCE STANDARDS
- ❖ PROVIDE NATURAL LIGHT TO INSTRUCTIONAL SPACES
- ❖ MAINTAIN PROGRAM SPACE ADJACENCIES
- ❖ SEPARATE BUS AND PARENT TRAFFIC
- ❖ MEET ALL BUILDING & FIRE CODES
- ❖ PROVIDE A FULLY ACCESSIBLE FACILITY
- ❖ PROVIDE AGE-APPROPRIATE PLAYGROUND SPACE
- ❖ PROVIDE APPROPRIATE FIELDS PER THE ED SPEC
- ❖ PROVIDE A COST-EFFECTIVE SOLUTION



41°33'19.26" N 72°50'03.47" W



# Enrollment Projections – August 2022

## MEDIUM PROJECTIONS

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12
2021-22	2016	71												108	128	32	1,366	610	642	299	425
2022-23	2017	81												90	123	32	1,347	618	650	305	392
2023-24	2018	77												97	102	32	1,322	625	657	304	361
2024-25	2019	95												80	110	32	1,322	630	657	304	352
2025-26	2020	74												80	91	32	1,300	630	657	304	337
2026-27	2021	98												80	91	32	1,322	630	657	304	337
2027-28	2022	101												84	91	32	1,330	630	657	304	348
2028-29	2023	99												80	95	32	1,350	630	657	304	353
2029-30	2024	100												91	91	32	1,350	630	657	304	351
2030-31	2025	103												85	103	32	1,375	660	692	330	353
2031-32	2026	105												82	97	32	1,380	676	708	320	352
2032-33	2027	108												81	93	32	1,393	682	714	329	350

**HIGH ENROLLMENT PROJECTIONS WILL MAXIMIZE SPACE STANDARDS AND REIMBURSEMENT**

**UTILIZE EFFICIENCY FACTOR OF 85% TO 95% BASED ON NUMBER OF FACILITIES**

**LOCATION & NUMBER OF PK STUDENTS**

## HIGH PROJECTIONS

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12	
2021-22	2016	71	95	99	103	109	98	106	99	101	99	98	<b>BREAKDOWN BY SCHOOL</b>				642	299	425			
2022-23	2017	81	107	98	99	102	113	100	105	101	101	81	<b>BREAKDOWN BY SCHOOL</b>				651	307	394			
2023-24	2018	77	101	111	98	99	105	116	9	<b>STUDENTS / CR</b>			3	<b>BES STUDENTS / CR</b>			<b>MES STUDENTS / CR</b>			662	307	368
2024-25	2019	95	108	105	111	98	102	108	11	PK – 16 X 2 CR = 32			3	PK – 16 X 1 CR = 16			PK – 16 X 1 CR = 16			664	323	362
2025-26	2020	74	97	112	105	110	101	104	10	KG – 18 X 7 CR = 126			8	KG – 18 X 4 CR = 72			KG – 18 X 3 CR = 54			661	325	350
2026-27	2021	98	112	100	112	104	114	103	10	1 <sup>ST</sup> – 18 X 7 CR = 126			3	1 <sup>ST</sup> – 18 X 4 CR = 72			1 <sup>ST</sup> – 18 X 3 CR = 54			677	329	352
2027-28	2022	101	110	116	100	111	107	117	10	2 <sup>ND</sup> – 20 X 6 CR = 120			6	2 <sup>ND</sup> – 20 X 3 CR = 60			2 <sup>ND</sup> – 20 X 3 CR = 60			693	316	365
2028-29	2023	104	118	114	116	100	115	110	11	3 <sup>RD</sup> – 22 X 5 CR = 110			9	3 <sup>RD</sup> – 22 X 3 CR = 66			3 <sup>RD</sup> – 22 X 2 CR = 44			705	325	372
2029-30	2024	105	114	122	114	115	103	118	10	4 <sup>TH</sup> – 24 X 5 CR = 120			6	4 <sup>TH</sup> – 24 X 3 CR = 72			4 <sup>TH</sup> – 24 X 2 CR = 48			718	331	369
2030-31	2025	108	117	118	122	113	119	105	11	5 <sup>TH</sup> – 24 X 5 CR = 120			5	5 <sup>TH</sup> – 24 X 3 CR = 72			5 <sup>TH</sup> – 24 X 2 CR = 48			726	346	373
2031-32	2026	111	121	121	118	121	117	122	10	<b>TOTAL 37 CR 754</b>			7	<b>TOTAL 21 CR 430</b>			<b>TOTAL 18 CR 324</b>			752	334	373
2032-33	2027	114	124	125	121	117	125	120	121	106	119	91	98	86	99	32	1,484	732	764	346	374	

Eight Year Window

# State OSCGR Project – AREA CALCULATIONS



DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)  
Office of School Construction Grants & Review (OSCG&R)

## PROJECT TYPE LIST

### FORM SCG-002

The following list indicates the Project Types available for grant reimbursement:

- A – alteration of existing facility
- AA – asbestos abatement
- CV – code violation
- CW – contaminated water
- E/A – combined extension & alteration (existing site)
- E – extension (existing site)
- EC – energy conservation
- EM – emergency repairs
- FC – fire code
- HC – handicapped codes
- IAQ – indoor air quality
- LA – lead abatement
- N – new construction (new site)
- O – outdoor athletic facilities
- OT – oil tank replacement
- P – purchases of facility and/or site
- PF – facility purchase
- PS – site acquisition
- RE – relocatable classrooms
- RR – roof replacement
- RNV – renovation
- Replacement - within new areas of an existing school property and/or site improvements (existing site)
- SD – sewage disposal
- SI – site improvement
- THSS – technical high school system project
- VE – Vo-Ag equipment purchase

**MAXIMIZE STATE  
REIMBURSEMENT FOR  
LOWEST NET COST TO  
REGION 13**

Project Number: TBD		LEA CODE: _____											
School Name: Middlefield Memorial School													
LEA Name: Regional District 13													
<b>SPACE STANDARDS WORKSHEET</b>													
This worksheet should be completed and submitted with the application for any N (new), E (extension), A (alteration, or RNV (renovation) project, or combination.													
State Standard Space Specifications Grades													
Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
				Allowable Square Footage per Pupil									
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

**Steps for completing Section 1:**

- In the field labeled "Projected Enrollment," enter your school's highest projected 8 year enrollment.
- Select "Yes" for each grade served or to be served in your school.
- Answer whether there is 1% additional space for each grade.
- Enter the existing square footage of your school.
- Enter the square footage of the school building.
- Note that all square foot calculations are in square feet.

**SPACE STANDARDS**

Allowable Area per Student – 124 SF

Allowable Building Area = Area x Max Student Enrollment

Existing Area 0 SF (Portables Demolished)

Proposed Addition 0 SF

**Total Building Area 0 SF**

**Credit For Pre 1959 Construction 0 SF**

**Area Over Allowable 0 SF**

**IMPACT ON REIMBURSEMENT RATE 0%**

**ESTIMATED COST \$0 M**

**ESTIMATED 2024 REIMBURSEMENT RATE 52.14%**

**ESTIMATED STATE FUNDING \$0 M**

**NET COST TO REGION 13 = \$0 M**

**Section 1.**  
Highest Proj 8-year enrollment: \_\_\_\_\_

Pre-K and/or K: Yes \_\_\_\_\_

1 Yes \_\_\_\_\_

2 Yes \_\_\_\_\_

3 Yes \_\_\_\_\_

4 Yes \_\_\_\_\_

5 Yes \_\_\_\_\_

**Section 2.**

(a) Total (grades Pre-K through 12) square footage of existing school building \_\_\_\_\_

(b) Number of grade levels \_\_\_\_\_

(c) Average [(a)/(b)] \_\_\_\_\_

(d) Extra 1% for HVA \_\_\_\_\_

(e) Maximum allowable square footage \_\_\_\_\_

**Section 3.**

(a) Existing area computed as follows:

(b) Multiply (a) by 80%	23,554
(c) Area (at completion of project) constructed 1959 or later	67,588
(d) Actual square footage at completion [(a) + (c)]	97,030
(e) Adjusted square footage for space standards computation [(b) + (c)]	91,142

If line 2(e) is greater than line 3(e) there is no grant reduction

If line 3(e) is greater than line 2(e), divide line 2(e) by line 3(e)

No grant reduction  
0.00% \*

\*This factor will be used to reduce total eligible costs because of space in excess of the maximum eligible for reimbursement. If a project exceeds the standards solely as the result of extraordinary programmatic requirements, the superintendent may submit a request to the Commissioner for a waiver. A detailed list of space allocations for all extraordinary programs with explanations must be included with the request.



# OPTION – A

## (5 Schools)

EVALUATE THE EXISTING PK THRU 12<sup>TH</sup> GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE R#13 BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, PROVIDE APPROPRIATE GRADE CONFIGURATIONS, MAINTAIN PARITY, PROVIDE CODE COMPLIANCE AT EACH FACILITY, MINIMIZE DISRUPTION TO EDUCATION DURING CONSTRUCTION AND MAXIMIZE STATE REIMBURSEMENT FOR THE LOWEST NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - Grades 2<sup>nd</sup>- 3<sup>rd</sup>
- ❖ BREWSTER ES - Grades PK – 1<sup>st</sup>
- ❖ MEMORIAL ES - Grades 4<sup>th</sup> – 5<sup>th</sup>
- ❖ STRONG MS - Grades 6<sup>th</sup>- 8<sup>th</sup>
- ❖ COGINCHAUG HS - Grades 9<sup>th</sup>-12<sup>th</sup>



41°33'19.26" N 72°50'03.47" W



# LYMAN SCHOOL – OPTION A INFRASTRUCTURE UPDATE, CODE & ADA – RENOVATE-AS-NEW

## UPDATED 2<sup>nd</sup> – 3<sup>rd</sup> GRADES

SITE AREA 14 AC  
 TOTAL BUILDING AREA 37,130 SF  
 ORIGINAL BUILDING – 1966  
 TEMPORARY STRUTURES - 1999 & 2001 – 3,696 SF  
 RENOVATIONS & ADDITIONS – 1996  
**CAPACITY @ 100% UTILIZATION 252**  
**HIGH ENROLLMENT 239**

CR – Classroom (10)  
 TCR – Temp Classrooms (4)  
 TOTAL INSTRUCTIONAL CLASSROOMS 14



LES STUDENTS / CR	
2 <sup>ND</sup>	20 X 6 CR = 120
3 <sup>RD</sup>	22 X 6 CR = 132
<b>TOTAL</b>	<b>12 CR 252</b>

**SPACE STANDARDS LYMAN GRADES 2-5**  
 Allowable Area per Student – 124 SF  
 Allowable Building Area = 124 x 239 = 29,636 SF  
 Existing Area 37,130 SF (Portables 3,696 SF)  
 Proposed Addition 0 SF  
**Total Final Building Area 33,434 SF**  
**Area Over Allowable 3,798 SF**  
**12% IMPACT ON REIMBURSEMENT RATE**



**INFRASTRUCTURE  
 CODE & ADA  
 UPDATES**  
 SPACE STANDARDS APPLICABLE

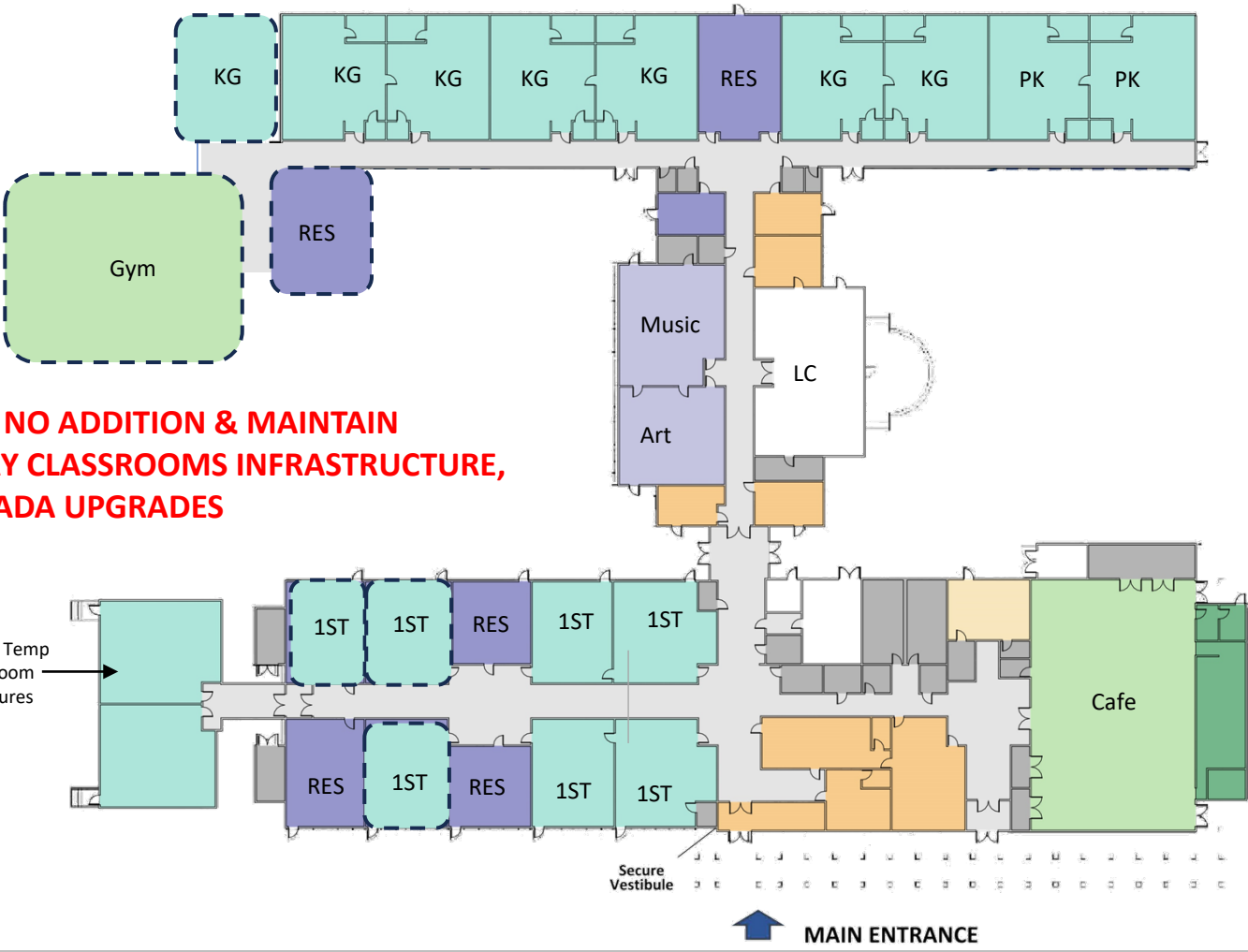
LYMAN SCHOOL SITE



# BREWSTER SCHOOL – OPTION A – RENOVATE-AS-NEW

## UPDATED PK – 1<sup>ST</sup> GRADES

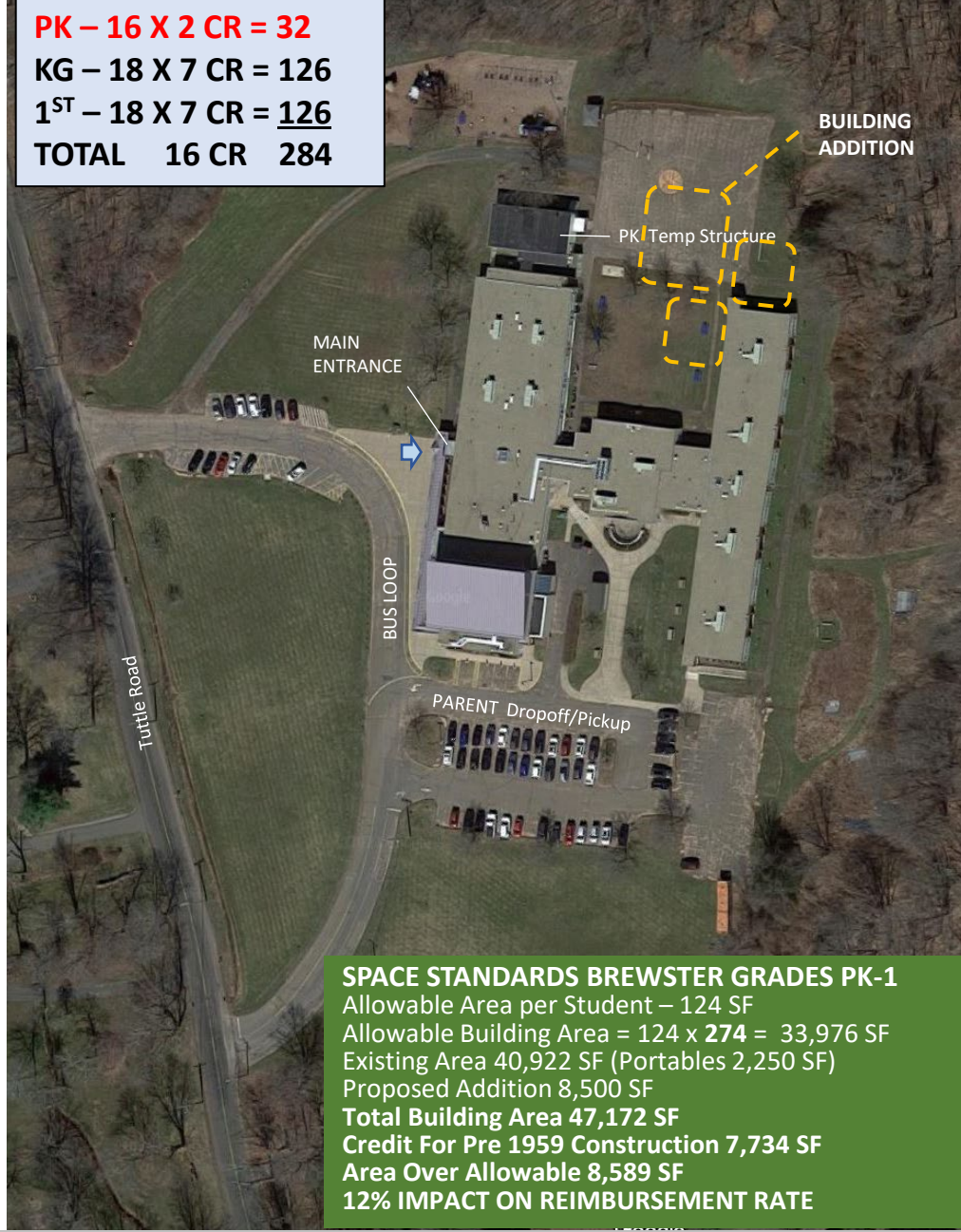
SITE AREA 14.5 AC  
 TOTAL BUILDING EXISTING AREA 40,922 SF  
 ORIGINAL BUILDING 38,672 SF - 1955  
 RENOVATIONS & ADDITIONS – 1960 & 1990 (1,711 SF)  
 CAPACITY 284 @ 100% UTILIZATION  
 HIGH ENROLLMENT 274



**OPTION – NO ADDITION & MAINTAIN TEMPORARY CLASSROOMS INFRASTRUCTURE, CODES & ADA UPGRADES**

<b>BES STUDENTS / CR</b>
<b>PK – 16 X 2 CR = 32</b>
<b>KG – 18 X 7 CR = 126</b>
<b>1<sup>ST</sup> – 18 X 7 CR = 126</b>
<b>TOTAL 16 CR 284</b>

## BREWSTER SCHOOL SITE

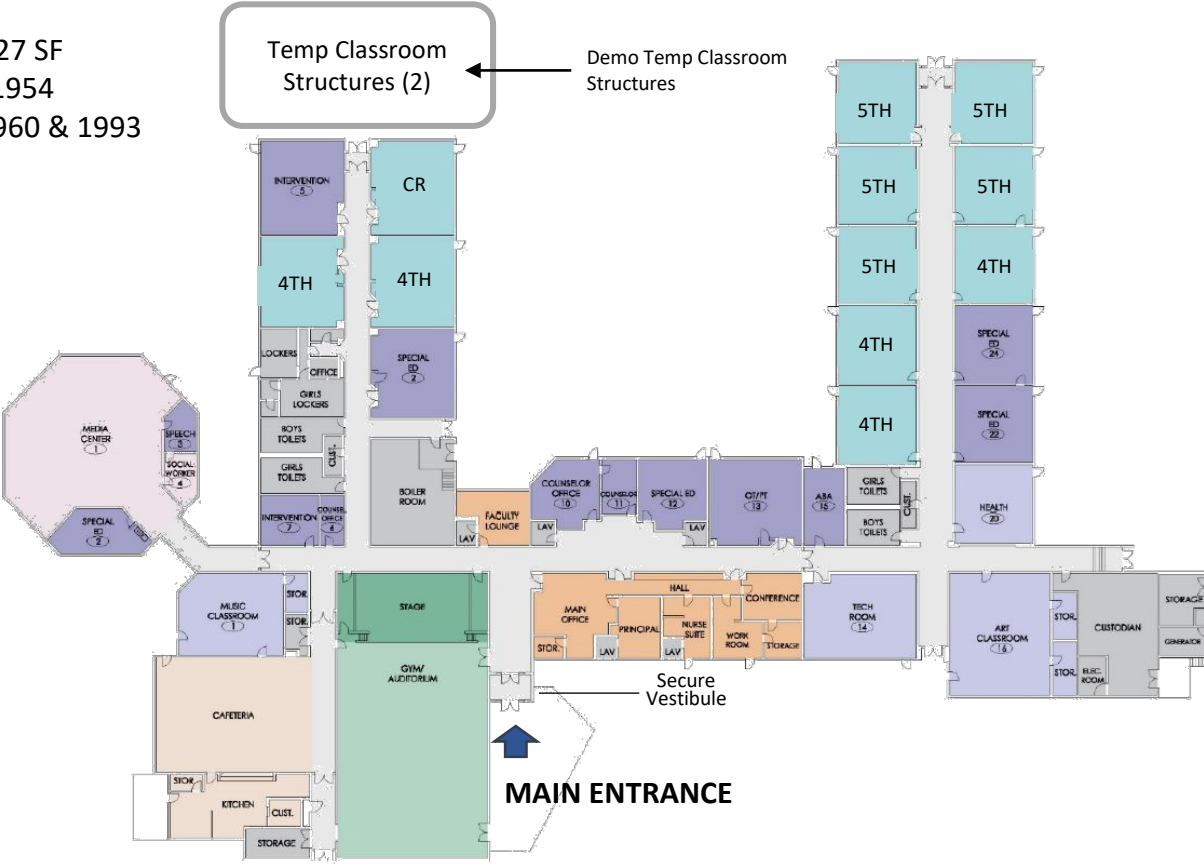


**SPACE STANDARDS BREWSTER GRADES PK-1**  
 Allowable Area per Student – 124 SF  
 Allowable Building Area = 124 x 274 = 33,976 SF  
 Existing Area 40,922 SF (Portables 2,250 SF)  
 Proposed Addition 8,500 SF  
**Total Building Area 47,172 SF**  
**Credit For Pre 1959 Construction 7,734 SF**  
**Area Over Allowable 8,589 SF**  
**12% IMPACT ON REIMBURSEMENT RATE**

# MEMORIAL SCHOOL – OPTION A - RENOVATE-AS-NEW

## RENOVATED 4<sup>th</sup> – 5<sup>th</sup> GRADES

SITE AREA 20 AC  
 EXISTING BUILDING AREA 52,127 SF  
 ORIGINAL BUILDING 49,877 - 1954  
 RENOVATIONS & ADDITIONS 1960 & 1993  
 CAPACITY @ 100% UTILIZATION 264  
 HIGH ENROLLMENT 239



MES STUDENTS / CR	
4 <sup>th</sup> – 24 X 5 CR =	120
5 <sup>th</sup> – 24 X 5 CR =	120
<b>TOTAL</b>	<b>8 CR 240</b>

**SPACE STANDARDS MEMORIAL GRADES 4th - 5TH**  
 Allowable Area per Student – 140 SF  
 Allowable Building Area = 140 x 239 = 33,460 SF  
 Existing Area 52,127 SF (Portables 2,250 SF)  
 Proposed Addition 0 SF  
**Total Final Building Area 49,877 SF**  
**Credit For Pre 1959 Construction 9,975 SF**  
**13% IMPACT ON REIMBURSEMENT RATE**

## MEMORIAL SCHOOL SITE



**INFRASTRUCTURE CODE & ADA UPDATES ONLY**  
 SPACE STANDARDS APPLICABLE







# OPTION – B

## (4 Schools)

EVALUATE THE EXISTING PK THRU 12<sup>TH</sup> GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE R#13 BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, PROVIDE APPROPRIATE GRADE CONFIGURATIONS, MAINTAIN PARITY, PROVIDE CODE COMPLIANCE AT EACH FACILITY , MINIMIZE DISRUPTION TO EDUCATION DURING CONSTRUCTION AND MAXIMIZE STATE REIMBURSEMENT FOR THE LOWEST NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - REPURPOSE
- ❖ BREWSTER ES - Grades PK – 2<sup>nd</sup>
- ❖ MEMORIAL ES – Grades 3<sup>rd</sup> – 5<sup>th</sup>
- ❖ STRONG MS – Grades 6<sup>th</sup> – 8<sup>th</sup>
- ❖ COGINCHAUG HS - Grades 9<sup>th</sup> – 12<sup>th</sup>



41°33'19.26" N 72°50'03.47" W



# BREWSTER SCHOOL – OPTION B - RENOVATE-AS-NEW

## PROPOSED PK – 2<sup>ND</sup> GRADES

SITE AREA 12 A  
 TOTAL BUILDING AREA 40,922 SF  
 ORIGINAL BUILDING 38,672 SF - 1955  
 RENOVATIONS & ADDITIONS – 1960 & 1990 (2,250 SF)  
 CAPACITY 404 @ 100% UTILIZATION  
 HIGH ENROLLMENT 392

## BREWSTER SCHOOL SITE



**SPACE STANDARDS BREWSTER GRADES PK-2**  
 Allowable Area per Student – 120 SF  
 Allowable Building Area = 120 x 392 = 47,040 SF  
 Existing Area 38,672 SF (Portables Demolished)  
 Proposed Addition 15,000 SF  
**Total Building Area 53,672 SF**  
 Credit For Pre 1959 Construction 7,734 SF  
 Area Over Allowable 0 SF  
**NO IMPACT ON REIMBURSEMENT RATE**

BES STUDENTS / CR		
PK	– 16 X 2 CR	= 32
KG	– 18 X 7 CR	= 126
1 <sup>ST</sup>	– 18 X 7 CR	= 126
2 <sup>ND</sup>	– 20 X 6 CR	= <u>120</u>
<b>TOTAL</b>	<b>22 CR</b>	<b>404</b>





# MEMORIAL SCHOOL – OPTION B - RENOVATE AS NEW

## RENOVATED 3<sup>RD</sup> - 5<sup>TH</sup> GRADES

SITE AREA 20 AC  
 TOTAL EXISTING BUILDING AREA 52,125 SF  
 ORIGINAL BUILDING 49,877 - 1954  
 RENOVATIONS & ADDITIONS 1960 & 1993 (2,250 PORTABLES)  
 CAPACITY @ 100% UTILIZATION 372  
 HIGH ENROLLMENT 360 IN 2031-32



**SPACE STANDARDS MEMORIAL GRADES 3 - 5**  
 Allowable Area per Student – 130.6 SF  
 Allowable Building Area = 130 x 360 = 47,040 SF  
 Existing Area 52,127 SF (Portables Demolished 2,250 SF)  
 Proposed Addition 8,000 SF  
**Total Building Area 57,877 SF**  
**Credit For Pre 1959 Construction 9,975 SF**  
**NO IMPACT ON REIMBURSEMENT RATE**



MES STUDENTS / CR	
3 <sup>RD</sup>	22 X 6 CR = 132
4 <sup>TH</sup>	24 X 5 CR = 120
5 <sup>TH</sup>	24 X 5 CR = <u>120</u>
<b>TOTAL</b>	<b>16 CR 372</b>



# OPTIONS B EVALUATION – (4 Schools)

## CONSTRUCTION IMPACT

CONSTRUCTION COMPLEXITY & PHASES  
 DISRUPTION TO EDUCATION  
 CONSTRUCTION DURATION  
 IMPACT OF HAZMAT ABATEMENT  
 DEMOLITION  
 EXISTING BUILDING STATUS

**NUMBER OF PHASES 5**  
**MODERATE**  
**36 MONTHS ELEMENTARY SCHOOLS**  
**MINIMAL**  
**PORTABLE CLASSROOMS DEMOLISHED**  
**ALL BUILDINGS UPDATED**

## EDUCATIONAL PROGRAM

FUTURE READY SCHOOL  
 SEPARATE BUS & PARENT CIRCULATION  
 ADEQUATE ON-SITE PARKING  
 POTENTIAL FOR FUTURE EXPANSION  
 ATHLETIC FIELDS / PLAYGROUNDS  
 ADA ACCESS TO ATHLETIC PROGRAMS

**NO**  
**ACHIEVED**  
**YES**  
**YES**  
**MEETS ED SPEC**  
**FULLY ACCESSIBLE**

## HEALTH & SAFETY

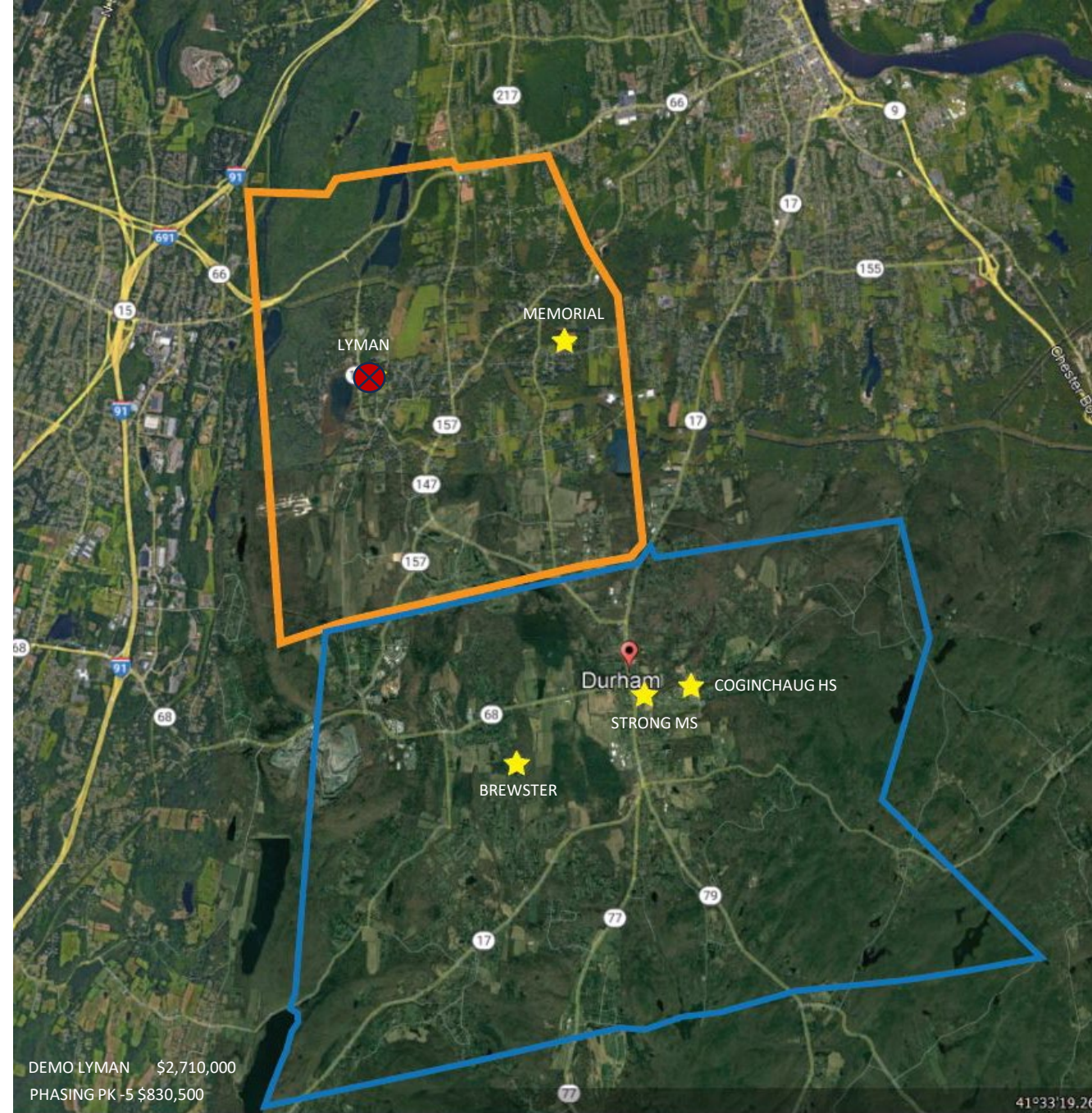
FULLY ACCESSIBLE & CODE COMPLIANT  
 SAFETY & SECURITY  
 LAND USE / WETLANDS IMPACT  
 ENERGY EFFICIENCY  
 NEW CONSTRUCTION  
 HVAC ENHANCED VENTILATION  
 NATURAL LIGHT TO CLASSROOMS

**YES**  
**MEETS SAFETY & SECURITY STANDARDS**  
**NO IMPACT**  
**MEETS HIGH PERFORMANCE REQMTS.**  
**LIMITED (AT BREWSTER ONLY)**  
**YES**  
**YES – AT INSTRUCTIONAL SPACES**

## FINANCIAL IMPACT

TOTAL PROJECT COST  
 GEN 2024 REIMBURSEMENT RATE 51.43%  
**NET CONSTRUCTION COST TO REGION 13**  
 10-YEAR OPERATING COST SAVINGS  
**10-YEAR INCREASE IN DEBT SERVICE (P&I)**  
**TOTAL PROJECT COST**

**Brewster/ Memorial**  
**\$ 73,875,000**  
**\$ 35,880,000 – EST 51.43%**  
**\$ 37,995,000**  
**\$ 14,426,000 – ESTIMATED SAVINGS**  
**\$ 2,486,484**  
**\$ 26,055,484**





# OPTION – C

## (3 Schools)

EVALUATE THE EXISTING PK THRU 12<sup>TH</sup> GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE R#13 BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, PROVIDE APPROPRIATE GRADE CONFIGURATIONS, MAINTAIN PARITY, PROVIDE CODE COMPLIANCE AT EACH FACILITY , MINIMIZE DISRUPTION TO EDUCATION DURING CONSTRUCTION AND MAXIMIZE STATE REIMBURSEMENT FOR THE LOWEST NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - REPURPOSE
- ❖ BREWSTER ES - REPURPOSE
- ❖ MEMORIAL ES – Grades PK – 5<sup>th</sup> Renovation
- ❖ STRONG MS – Grades 6<sup>th</sup> – 8<sup>th</sup>
- ❖ COGINCHAUG HS - Grades 9<sup>th</sup> – 12<sup>th</sup>

**OPTION C - NO STUDENTS AT MEMORIAL DURING CONSTRUCTION**

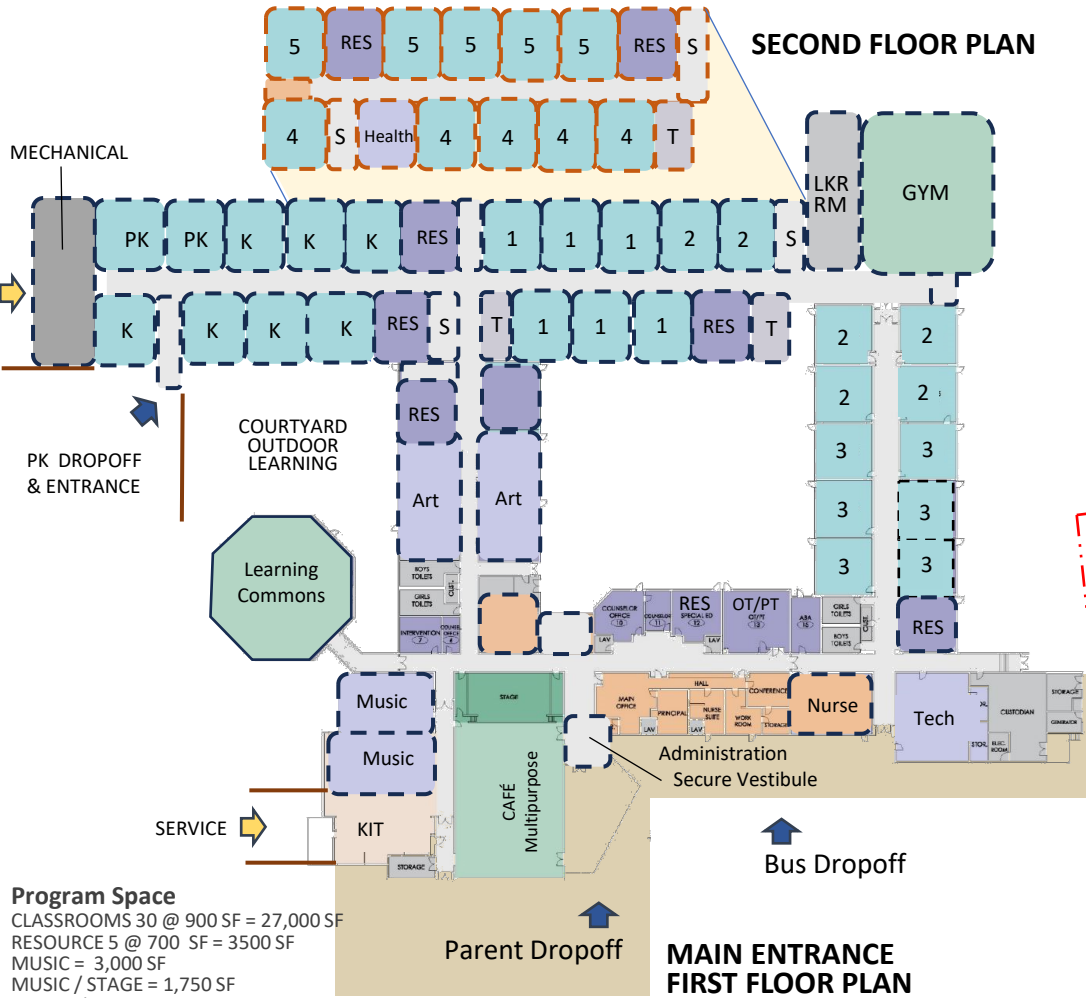




# MEMORIAL PK-5 SCHOOL – OPTION C

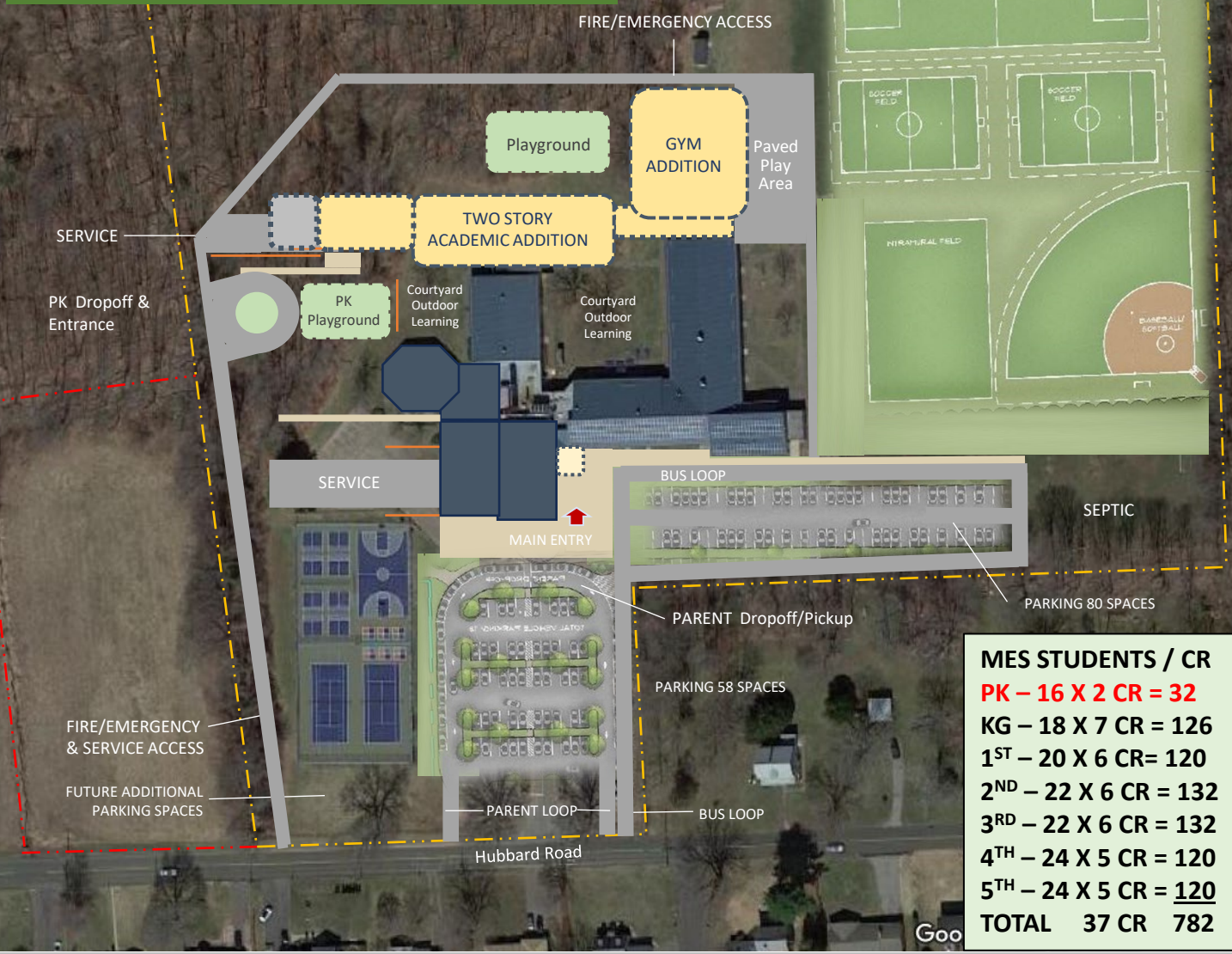
## Renovate-As-New

Grades PK- 5<sup>th</sup>



**Program Space**  
 CLASSROOMS 30 @ 900 SF = 27,000 SF  
 RESOURCE 5 @ 700 SF = 3500 SF  
 MUSIC = 3,000 SF  
 MUSIC / STAGE = 1,750 SF  
 ADMIN / VESTIBULE = 1,000 SF  
 TECHNOLOGY = 750 SF  
 KITCHEN = 2,500 SF  
 CAFÉ = EXISTING SF  
 SUB-TOTAL = 39,500 SF  
 GROSSUP = 11,000 SF  
**TOTAL AREA 50,500 SF**

**SPACE STANDARDS MEMORIAL GRADES PK - 5TH**  
 Allowable Area per Student – 120.5 SF  
 Allowable Building Area = 124.5 x 752 = 100,377 SF  
 Existing Area 52,127 SF (Portables Demolished 2,250 SF)  
 Proposed Addition 50,500 SF  
**Total Building Area 100,077 SF**  
 Credit For Pre 1959 Construction 9,975 SF  
**NO IMPACT ON REIMBURSEMENT RATE**



MES STUDENTS / CR	
PK	16 X 2 CR = 32
KG	18 X 7 CR = 126
1 <sup>ST</sup>	20 X 6 CR = 120
2 <sup>ND</sup>	22 X 6 CR = 132
3 <sup>RD</sup>	22 X 6 CR = 132
4 <sup>TH</sup>	24 X 5 CR = 120
5 <sup>TH</sup>	24 X 5 CR = 120
<b>TOTAL</b>	<b>37 CR 782</b>



# OPTION C EVALUATION – (3 Schools)

## CONSTRUCTION IMPACT

CONSTRUCTION COMPLEXITY & PHASES  
 DISRUPTION TO EDUCATION  
 CONSTRUCTION DURATION  
 IMPACT OF HAZMAT ABATEMENT  
 DEMOLITION  
 EXISTING BUILDING STATUS

**NUMBER OF PHASES 5**  
**LOW / MODERATE**  
**36 MONTHS ELEMENTARY SCHOOLS**  
**MINIMAL**  
**PORTABLE CLASSROOMS DEMOLISHED**  
**REPURPOSE LYMAN & BREWSTER**

## EDUCATIONAL PROGRAM

FUTURE READY SCHOOL  
 SEPARATE BUS & PARENT CIRCULATION  
 ADEQUATE ON-SITE PARKING  
 POTENTIAL FOR FUTURE EXPANSION  
 ATHLETIC FIELDS / PLAYGROUNDS  
 ADA ACCESS TO ATHLETIC PROGRAMS

**YES**  
**ACHIEVED**  
**MEETS ED SPEC**  
**YES**  
**MEETS ED SPEC**  
**FULLY ACCESSIBLE**

## HEALTH & SAFETY

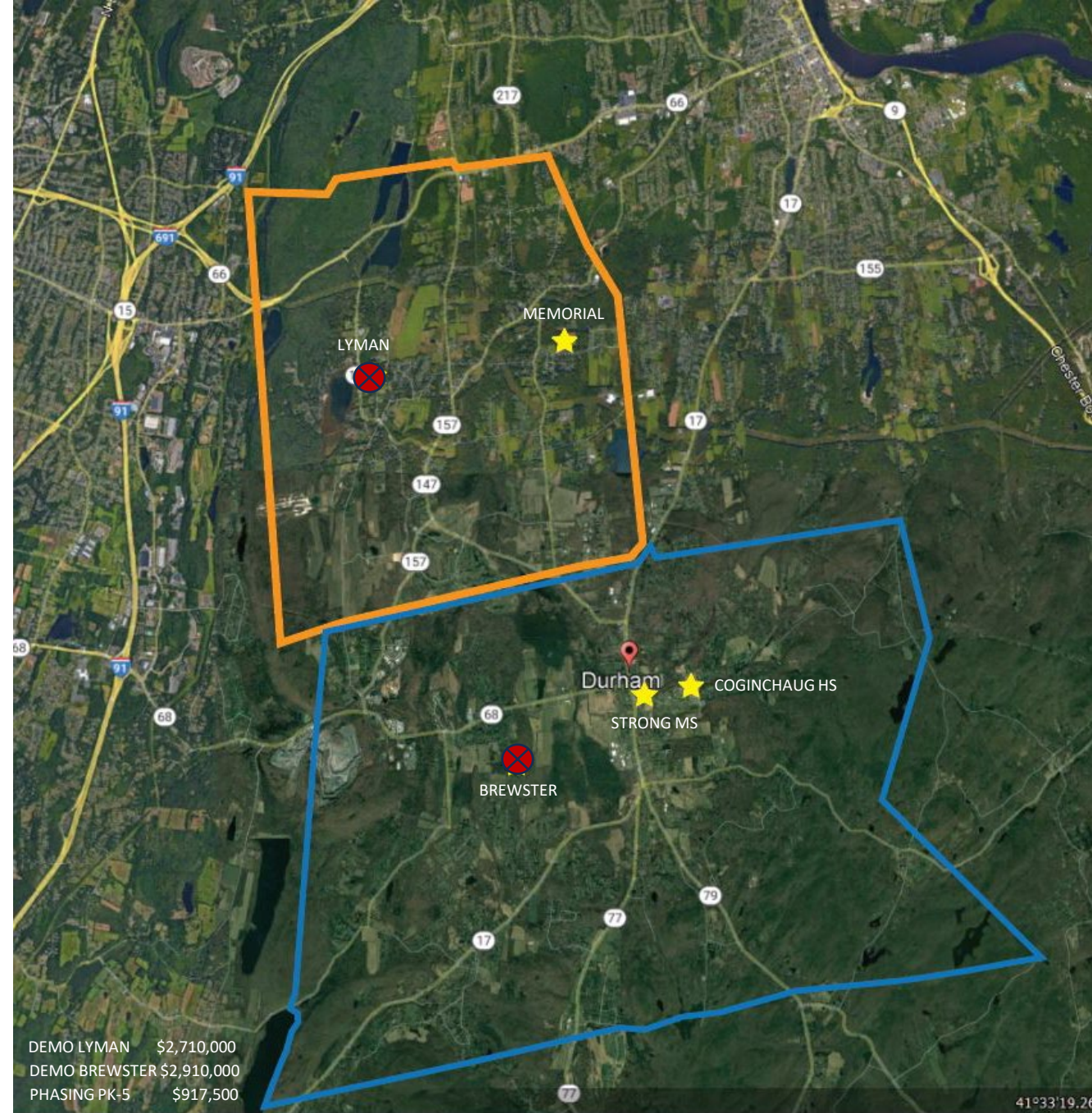
FULLY ACCESSIBLE & CODE COMPLIANT  
 MEETS SAFETY & SECURITY  
 LAND USE / WETLANDS IMPACT  
 ENERGY EFFICIENCY  
 NEW CONSTRUCTION  
 HVAC ENHANCED VENTILATION  
 NATURAL LIGHT TO CLASSROOMS

**YES**  
**YES**  
**NO IMPACT**  
**MEETS HIGH PERFORMANCE REQMTS.**  
**MAJOR (AT MEMORIAL ONLY)**  
**YES**  
**YES – AT INSTRUCTIONAL SPACES**

## FINANCIAL IMPACT

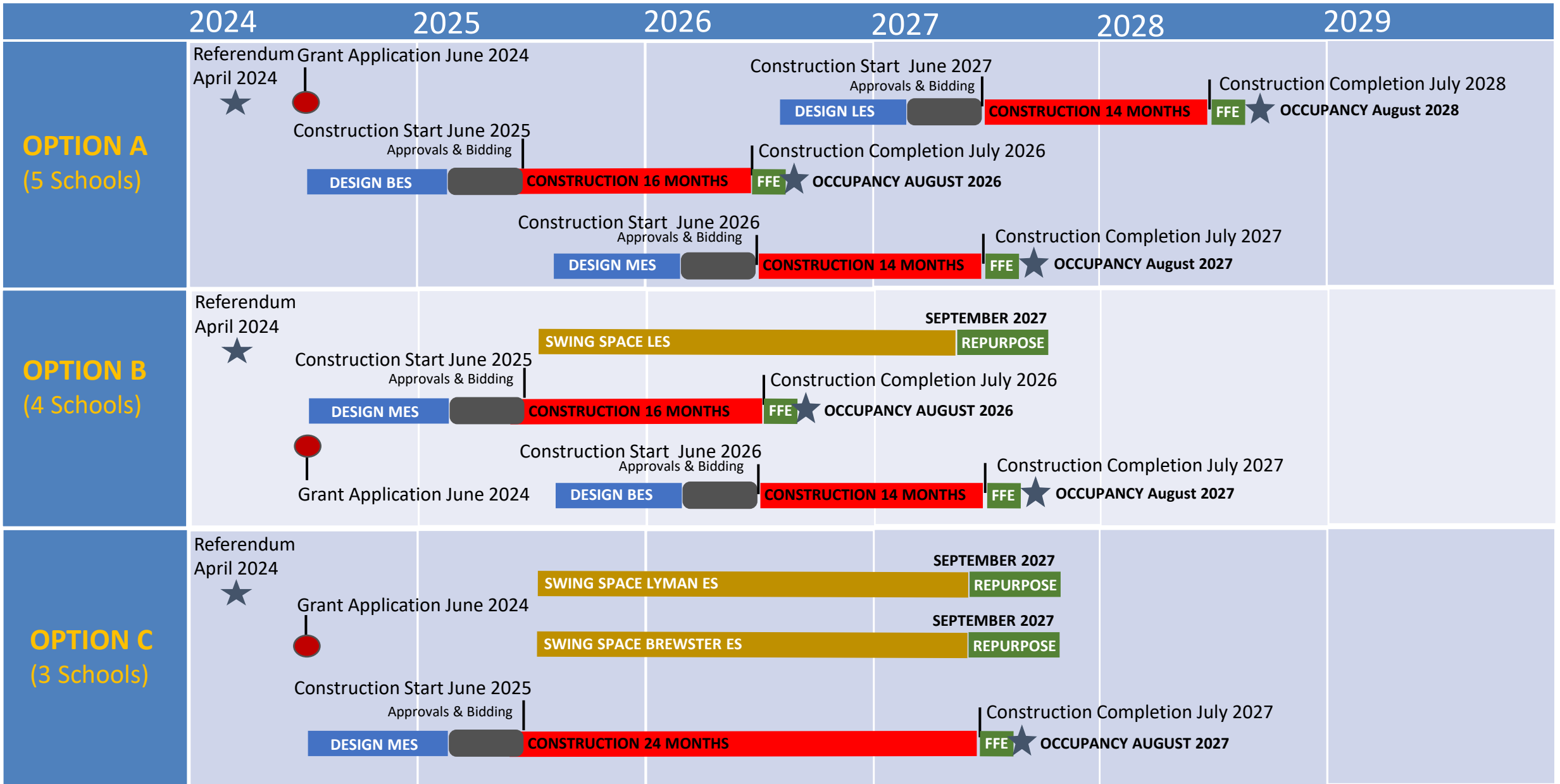
TOTAL PROJECT COST  
 GEN 2024 REIMBURSEMENT RATE 51.43%  
**NET CONSTRUCTION COST TO REGION 13**  
 10-YEAR OPERATING COST SAVINGS  
**10-YEAR INCREASE IN DEBT SERVICE (P&I)**  
**TOTAL PROJECT COST**

**Memorial**  
**\$ 72,965,000**  
**\$ 35,650,000 – EST 51.43%**  
**\$ 37,315,000**  
**\$ 28,992,000 – ESTIMATED SAVINGS**  
**\$ 2,486,484**  
**\$ 10,809,484**





# Project Schedule & Phasing – Elementary Schools





# COMPARISON OF ELEMENTARY SCHOOL OPTIONS

## CONSTRUCTION IMPACT

CONSTRUCTION COMPLEXITY & PHASES  
 DISRUPTION TO EDUCATION  
 CONSTRUCTION DURATION ELEMENTARY SCHOOLS  
 IMPACT OF HAZMAT ABATEMENT ON CONSTRUCTION  
 DEMOLITION  
 EXISTING BUILDINGS STATUS

## OPTION- A - 5 SCHOOLS

**3 PHASES FOR ELEMENTARY**  
**HIGH / MODERATE**  
**48 MONTHS**  
**MODERATE**  
**PORTABLES DEMOLISHED**  
**ALL UPDATED**

## OPTION- B - 4 SCHOOLS

**2 PHASES FOR ELEMENTARY**  
**MODERATE**  
**36 MONTHS**  
**MODERATE**  
**PORTABLES DEMOLISHED**  
**LYMAN REPURPOSED \$2.7M**

## OPTION- C - 3 SCHOOLS

**1 PHASES FOR ELEMENTARY**  
**LOW**  
**36 MONTHS**  
**MINIMAL**  
**PORTABLES DEMOLISHED**  
**BREWSTER & LYMAN REPURPOSED \$5.6M**

## EDUCATIONAL PROGRAM

FUTURE READY SCHOOL  
 SEPARATE BUS & PARENT CIRCULATION  
 ADEQUATE ON-SITE PARKING  
 POTENTIAL FOR FUTURE EXPANSION  
 ATHLETIC FIELDS / PLAYGROUNDS  
 ADA ACCESS TO ATHLETIC PROGRAMS

**NO**  
**ACHIEVED**  
**MEETS ED SPEC**  
**YES**  
**MEETS ED SPEC**  
**YES**

**NO**  
**ACHIEVED**  
**MEETS ED SPEC**  
**YES**  
**MEETS ED SPEC**  
**YES**

**YES**  
**ACHIEVED**  
**MEETS ED SPEC**  
**YES**  
**MEETS ED SPEC**  
**YES**

## HEALTH & SAFETY

FULLY ACCESSIBLE & CODE COMPLIANT  
 SAFETY & SECURITY TO STANDARDS  
 LAND USE / WETLANDS IMPACT  
 ENERGY EFFICIENCY & HVAC ENHANCED VENTILATION  
 NEW CONSTRUCTION  
 NATURAL LIGHT TO CLASSROOMS

**YES**  
**YES**  
**NO IMPACT**  
**MEETS HPSB**  
**8,500 SF**  
**YES**

**YES**  
**YES**  
**NO IMPACT**  
**MEETS HPSB**  
**23,000 SF**  
**YES**

**YES**  
**YES**  
**NO IMPACT**  
**MEETS HPSB**  
**50,500 SF**  
**YES**

## FINANCIAL IMPACT PK-5 SCHOOLS

TOTAL PROJECT COST  
 GEN 2024 REIMBURSEMENT RATE 51.43%  
**NET CONSTRUCTION COST TO REGION 13**  
 10-YEAR OPERATING COST SAVINGS  
**10-YEAR INCREASE IN DEBT SERVICE (P&I)**  
 TOTAL PK-5 PROJECT COST

**\$ 66,750,000**  
**\$ 30,200,000 – EST 45%**  
**\$ 36,550,000**  
**\$ 0.00 ESTIMATED SAVINGS**  
**\$ 2,486,484**  
**\$ 39,036,484**

**\$ 73,875,000**  
**\$ 35,880,000 – EST 51.43%**  
**\$ 37,995,000**  
**\$ 14,426,000 ESTIMATED SAVINGS**  
**\$ 2,486,484**  
**\$ 26,055,484**

**\$ 72,965,000**  
**\$ 35,650,000 – EST 51.43%**  
**\$ 37,315,000**  
**\$ 28,992,000 ESTIMATED SAVINGS**  
**\$ 2,486,484**  
**\$ 10,809,484**



# NEXT STEPS / QUESTIONS

- ❖ **Community Presentation**
- ❖ **Community Feedback**
- ❖ **R13 BOE Selects Final Option**
- ❖ **Final Report**
- ❖ **Present Option For Referendum**
- ❖ **State Grant Application 6/30/24**

