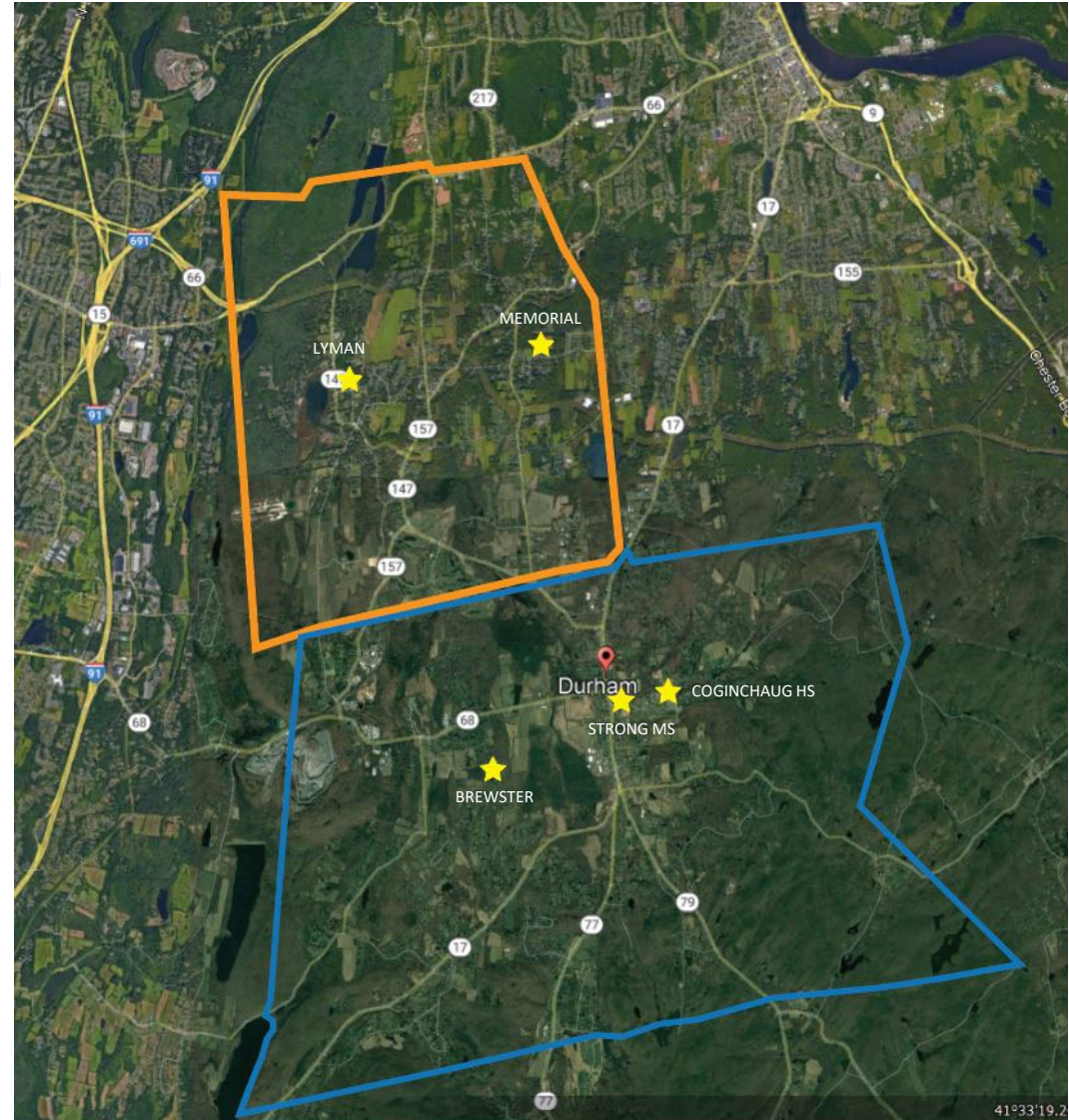


# Regional District #13 – Durham & Middlefield Facility Study

BOE & BC MEETING – March 13<sup>th</sup>, 2024



- ❖ R13 BOE Selects Three School Option
- ❖ Review with State OGA
- ❖ Present Option For Referendum
- ❖ State Grant Application 6/30/24



# 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     | 95  | 99  | 103   | 109 | 98  | 106 | 99  | 101 | 99    | 98  | 91  | 108 | 128   | 32  | 1,366 | 610 | 642  | 299 | 425  |
| 2022-23     | 2017       | 81     | 107   | 98  | 99  | 102 | 112 | 100 | 105 | 100 | 100   | 81  | 98  | 90  | 123   | 32  | 1,347 | 618 | 650  | 305 | 392  |
| 2023-24     | 2018       | 77     |   |     |   |     |     |     | 99  | 106 | 99    | 81  | 81  | 97  | 102   | 32  | 1,322 | 625 | 657  | 304 | 361  |
| 2024-25     | 2019       | 95     |   |     |   |     |     |     | 113 | 100 | 105   | 81  | 81  | 80  | 110   | 32  | 1,326 | 624 | 656  | 318 | 352  |
| 2025-26     | 2020       | 74     | <b>CAPACITY</b><br><b>BOE - STUDENTS / CR</b><br><b>PK – 16 X 2 CR = 32</b><br><b>KG – 18 X 7 CR = 126</b><br><b>1<sup>ST</sup> – 18 X 7 CR = 126</b><br><b>2<sup>ND</sup> – 20 X 6 CR = 120</b><br><b>3<sup>RD</sup> – 22 X 6 CR = 132</b><br><b>4<sup>TH</sup> – 24 X 5 CR = 120</b><br><b>5<sup>TH</sup> – 24 X 5 CR = 120</b><br><b>TOTAL 38 CR 776</b> |     | <b>HIGH BY GRADE</b><br><b>32</b><br><b>124</b><br><b>125</b><br><b>121</b><br><b>121</b><br><b>125</b><br><b>122</b><br><b>770</b> |     | 106 | 114 | 99  | 85  | 81    | 80  | 91  | 32  | 1,307 | 619 | 651   | 319 | 337  |     |      |
| 2026-27     | 2021       | 98     |   |     |   |     | 102 | 107 | 113 | 81  | 85    | 80  | 91  | 32  | 1,323 | 632 | 664   | 322 | 337  |     |      |
| 2027-28     | 2022       | 101    |   |     |   |     | 101 | 103 | 106 | 92  | 81    | 84  | 91  | 32  | 1,335 | 645 | 677   | 310 | 348  |     |      |
| 2028-29     | 2023       | 99     |   |     |   |     | 112 | 102 | 102 | 86  | 92    | 80  | 95  | 32  | 1,350 | 649 | 681   | 316 | 353  |     |      |
| 2029-30     | 2024       | 100    |   |     |   |     | 105 | 113 | 101 | 83  | 86    | 91  | 91  | 32  | 1,358 | 656 | 688   | 319 | 351  |     |      |
| 2030-31     | 2025       | 103    |   |     |   |     | 112 | 106 | 112 | 82  | 83    | 85  | 103 | 32  | 1,375 | 660 | 692   | 330 | 353  |     |      |
| 2031-32     | 2026       | 105    | 102   | 113 | 105   | 91  | 82  | 82  | 97  | 32  | 1,380 | 676 | 708 | 320 | 352   |     |       |     |      |     |      |
| 2032-33     | 2027       | 108    | 114   | 103 | 112   | 85  | 91  | 81  | 93  | 32  | 1,393 | 682 | 714 | 329 | 350   |     |       |     |      |     |      |

## 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 | 91 | 108 | 128 | 32 | 1,366 | 610 | 642  | 299 | 425  |
| 2022-23     | 2017       | 81     | 107 | 98  | 99  | 102 | 113 | 100 | 105 | 101 | 101 | 81 | 99 | 91  | 123 | 32 | 1,352 | 619 | 651  | 307 | 394  |
| 2023-24     | 2018       | 77     | 101 | 111 | 98  | 99  | 105 | 116 | 99  | 107 | 101 | 83 | 82 | 99  | 104 | 32 | 1,337 | 630 | 662  | 307 | 368  |
| 2024-25     | 2019       | 95     | 108 | 105 | 111 | 98  | 102 | 108 | 115 | 101 | 107 | 83 | 84 | 82  | 113 | 32 | 1,349 | 632 | 664  | 323 | 362  |
| 2025-26     | 2020       | 74     | 97  | 112 | 105 | 110 | 101 | 104 | 107 | 117 | 101 | 88 | 84 | 84  | 94  | 32 | 1,336 | 629 | 661  | 325 | 350  |
| 2026-27     | 2021       | 98     | 112 | 100 | 112 | 104 | 114 | 103 | 103 | 109 | 117 | 83 | 89 | 84  | 96  | 32 | 1,358 | 645 | 677  | 329 | 352  |
| 2027-28     | 2022       | 101    | 110 | 116 | 100 | 111 | 107 | 117 | 102 | 105 | 109 | 96 | 84 | 89  | 96  | 32 | 1,374 | 661 | 693  | 316 | 365  |
| 2028-29     | 2023       | 104    | 118 | 114 | 116 | 100 | 115 | 110 | 116 | 104 | 105 | 89 | 97 | 84  | 102 | 32 | 1,402 | 673 | 705  | 325 | 372  |
| 2029-30     | 2024       | 105    | 114 | 122 | 114 | 115 | 103 | 118 | 109 | 118 | 104 | 86 | 90 | 97  | 96  | 32 | 1,418 | 686 | 718  | 331 | 369  |
| 2030-31     | 2025       | 108    | 117 | 118 | 122 | 113 | 119 | 105 | 117 | 111 | 118 | 85 | 87 | 90  | 111 | 32 | 1,445 | 694 | 726  | 346 | 373  |
| 2031-32     | 2026       | 111    | 121 | 121 | 118 | 121 | 117 | 122 | 104 | 119 | 111 | 97 | 86 | 87  | 103 | 32 | 1,459 | 720 | 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
- E – extension (existing)
- EC – energy conservation
- EM – emergency repair
- FC – fire code
- HC – handicapped code
- IAQ – indoor air quality
- LA – lead abatement
- N – new construction (new building)
- O – outdoor athletic facility
- OT – oil tank replacement
- P – purchases of facilities
- PF – facility purchase
- PS – site acquisition
- RE – relocatable classroom
- 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

### SPACE STANDARDS

Max PK-5 Enrollment 764  
 Allowable Area per Student – 121.33 SF  
**Allowable Building Area = 92,699 NSF + 1% for HVAC = 93,625 NSF (98,307 GSF)**  
 Existing Area 49,500 G SF (After the Portables 2,250SF are Demolished)  
 Proposed Addition 50,350 NSF  
**Total Building Area after Construction 101,197 GSF**  
**Existing Pre 1959 Construction 37,242 NSF (80% = 29,794 NSF)**  
**Total Post 1959 Construction Area 96,414 NSF (Actual)**  
**Adjusted Area for Space Standards 88,965 NSF (Adjusted for Space Standards)**

Area Under Allowable 3,734 NSF  
**IMPACT ON REIMBURSEMENT RATE 0%**

**ESTIMATED 2024 REIMBURSEMENT RATE 52.14**

| 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  |
| 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:**  
 1. In the field labeled "Projected Enrollment," enter your school's highest projected 8 year enrollment.  
 2. Select "Yes" for each grade served or to be served in your school.

8-year enrollment: **764**

|       |     |    |                |     |
|-------|-----|----|----------------|-----|
| Pre-K | Yes | 6  | Pre-K and/or K | 6   |
| 1     | Yes | 8  | 1              | 116 |
| 2     | Yes | 9  | 2              | 116 |
| 3     | Yes | 10 | 3              | 116 |
| 4     | Yes | 11 | 4              | 116 |
| 5     | Yes | 12 | 5              | 148 |

(a) Total (grades Pre-K through 12) **728**  
 (b) Number of grades housed **6**  
 (c) Average [(a)/(b)] **121.33**  
 (d) Extra 1% for HVAC (CGS10-286(c)(2))? YES  
 (e) Maximum allowable square footage per space standard ((c) x 10%) **93,625 NSF NEW**

(a) Existing area constructed pre-1959 remaining at completion of project **37,242**  
 (b) Multiply (a) by 80% **29,794**  
 (c) Area (at completion of project) constructed 1959 or later **59,022**  
 (d) Actual square footage at completion [(a) + (c)] **96,264**  
 (e) Adjusted square footage for space standards computation [(b) + (c)] **88,816**

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.

# MEMORIAL PK-5 SCHOOL –OPTION C1

## Renovate-As-New Facility Unoccupied Site



MAIN ENTRANCE FIRST FLOOR PLAN



Google

# MEMORIAL PK-5 SCHOOL – OPTION C2 NEW Facility – Unoccupied Site

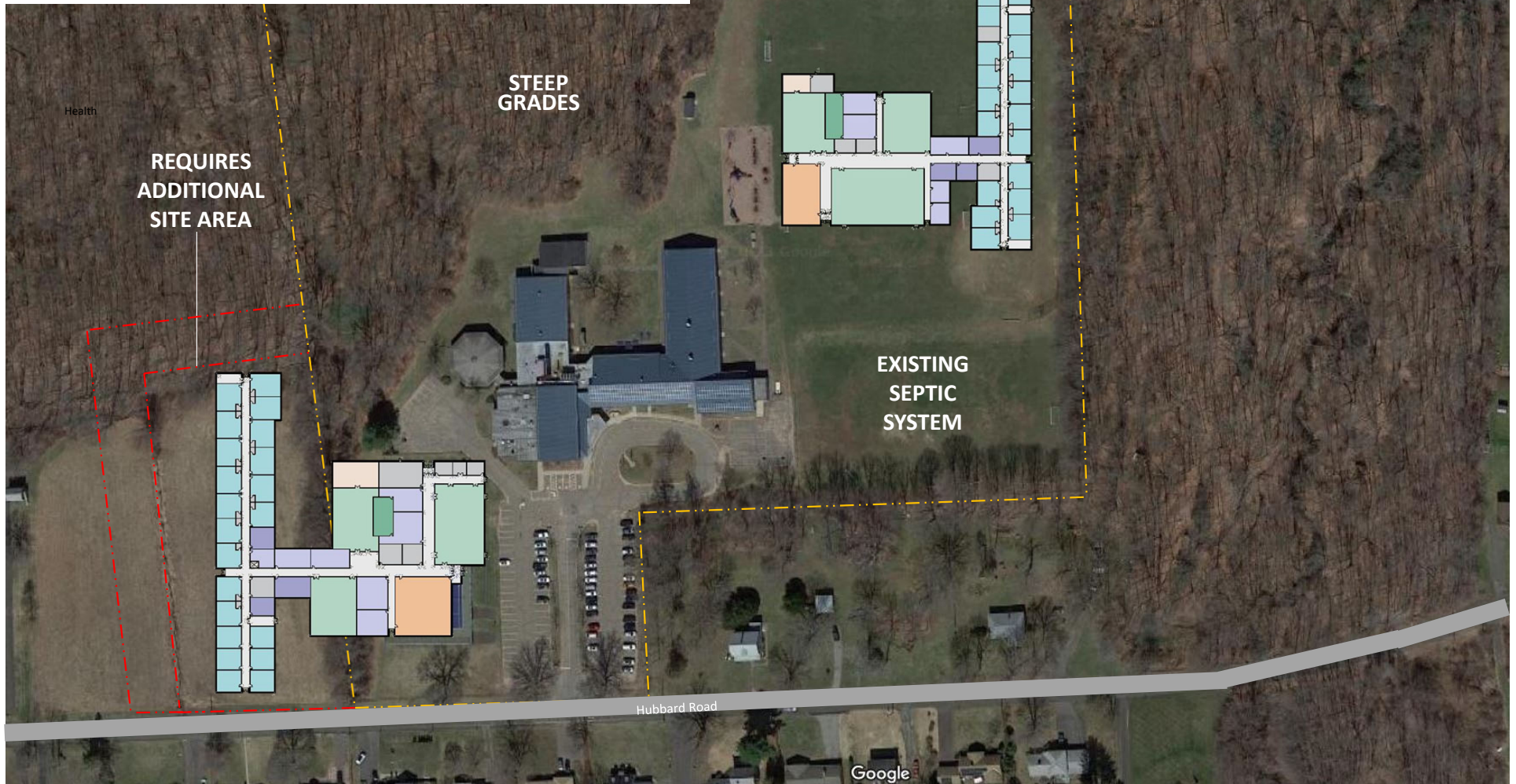


MAIN ENTRANCE FIRST FLOOR PLAN

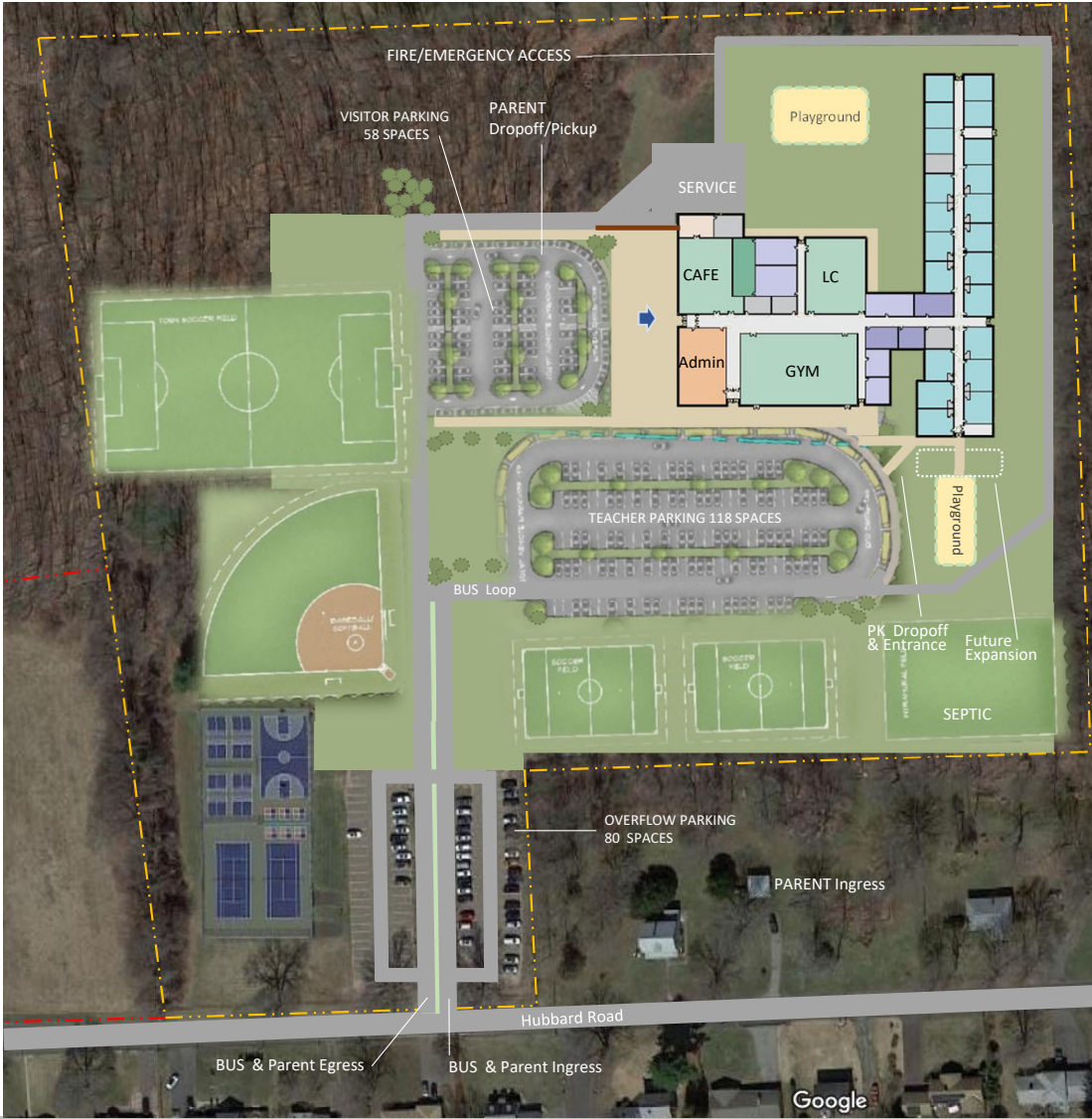


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# MEMORIAL NEW PK-5 SCHOOL – OPTION C3 EVALUATION - **Occupied Site**



# MEMORIAL NEW PK - 5 SCHOOL – OPTION C3 NEW Facility - Occupied Site

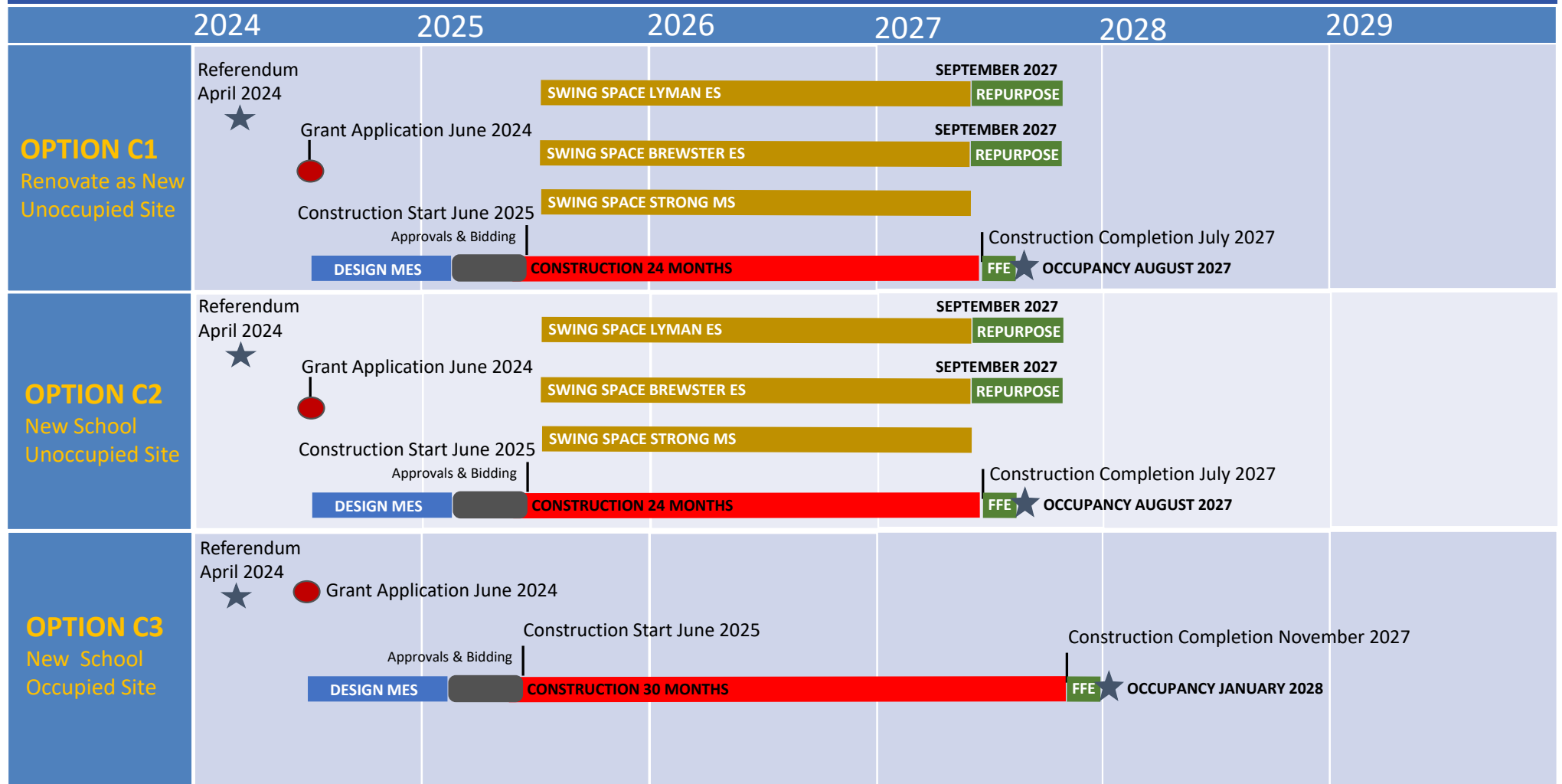




# COMPARISON OF ELEMENTARY 3 SCHOOL OPTIONS AT MEMORIAL SITE

| CONSTRUCTION IMPACT                                  | OPT C1 - RENO UNOCCUPIED SITE          | OPT C2 - NEW UNOCCUPIED SITE           | OPT C3 - NEW OCCUPIED SITE             |
|--|--|--|--|
| CONSTRUCTION COMPLEXITY & PHASES                     | 1 PHASES FOR ELEMENTARY                | 1 PHASES FOR ELEMENTARY                | 2 PHASES FOR ELEMENTARY                |
| DISRUPTION TO EDUCATION                              | LOW                                    | LOW                                    | MODERATE                               |
| CONSTRUCTION DURATION ELEMENTARY SCHOOLS             | 24 - 30 MONTHS                         | 24 - 30 MONTHS                         | 30 - 36 MONTHS                         |
| IMPACT OF HAZMAT ABATEMENT ON CONSTRUCTION           | MINIMAL                                | MINIMAL                                | MODERATE                               |
| DEMOLITION   | PORTABLES DEMOLISHED                   | PORTABLES DEMOLISHED                   | PORTABLES DEMOLISHED                   |
| EXISTING BUILDINGS STATUS                            | BREWSTER & LYMAN REPURPOSED            | BREWSTER & LYMAN REPURPOSED            | BREWSTER & LYMAN REPURPOSED            |
| <b>EDUCATIONAL PROGRAM</b>                           |  |  |  |
| FUTURE READY SCHOOL                                  | PARTIAL                                | YES                                    | YES                                    |
| SEPARATE BUS & PARENT CIRCULATION                    | ACHIEVED                               | ACHIEVED                               | ACHIEVED                               |
| ADEQUATE ON-SITE PARKING                             | MEETS ED SPEC                          | MEETS ED SPEC                          | MEETS ED SPEC                          |
| POTENTIAL FOR FUTURE EXPANSION                       | YES                                    | YES                                    | YES                                    |
| ATHLETIC FIELDS / PLAYGROUNDS                        | MEETS ED SPEC                          | MEETS ED SPEC                          | MEETS ED SPEC                          |
| ADA ACCESS TO ATHLETIC PROGRAMS                      | YES                                    | YES                                    | YES                                    |
| <b>HEALTH &amp; SAFETY</b>                           |  |  |  |
| FULLY ACCESSIBLE & CODE COMPLIANT                    | YES                                    | YES                                    | YES                                    |
| SAFETY & SECURITY TO STANDARDS                       | YES                                    | YES                                    | YES                                    |
| LAND USE / WETLANDS IMPACT                           | NO IMPACT                              | NO IMPACT                              | NO IMPACT                              |
| ENERGY EFFICIENCY & HVAC ENHANCED VENTILATION        | MEETS HPSB                             | MEETS HPSB                             | MEETS HPSB                             |
| NEW CONSTRUCTION / TOTAL                             | 50,500 NSF / 96,414 NSF (101,355 GSF)  | 93,625 NSF (98,300 GSF)                | 93,625 NSF (98,300 GSF)                |
| NATURAL LIGHT TO CLASSROOMS                          | YES                                    | YES                                    | YES                                    |
| <b>FINANCIAL IMPACT PK-5 SCHOOLS</b>                 |  |  |  |
| TOTAL PROJECT COST                                   | \$ 73,290,300 - \$723 PER GSF          | \$ 79,350,500 - \$807 PER GSF          | \$ 83,048,500 - \$807 PER GSF          |
| GEN 2024 REIMBURSEMENT RATE 51.43% (2.5% INELIGIBLE) | <u>\$ 35,808,500 – EST 48.86%</u>      | <u>\$ 30,891,150 – EST 38.93%</u>      | <u>\$ 32,330,750 – EST 38.93%</u>      |
| NET CONSTRUCTION COST TO REGION 13                   | \$ 37,481,800                          | \$ 48,495,350                          | \$ 50,717,750                          |
| 10-YEAR OPERATING COST SAVINGS                       | <b>\$ 28,992,000 ESTIMATED SAVINGS</b> | <b>\$ 28,992,000 ESTIMATED SAVINGS</b> | <b>\$ 28,992,000 ESTIMATED SAVINGS</b> |
| 10-YEAR INCREASE IN DEBT SERVICE (P&I)               | <u>\$ 2,486,484</u>                    | <u>\$ 2,486,484</u>                    | <u>\$ 2,486,484</u>                    |
| TOTAL PK-5 PROJECT COST                              | <b>\$ 10,976,284</b>                   | <b>\$ 21,953,834</b>                   | <b>\$ 24,212,234</b>                   |

# Project Schedule & Phasing



# NEXT STEPS / QUESTIONS

- ❖ Review with State OGA
- ❖ Select New vs Renovate as New
- ❖ Present Option For Referendum
- ❖ State Grant Application 6/30/24

