

Regional District #13 – Durham & Middlefield Facility Study

B.O.E. & B.C. Presentation | August 09, 2023



PROJECT GOALS

EVALUATE THE EXISTING PK THRU 12TH GRADE SCHOOL FACILITIES AND DEVLOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE R#13 BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, OPTOMIZING 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	1,342	630	660	304	352
2025-26	2020	74												80	91	32	1,300	625	650	305	337
2026-27	2021	98												80	91	32	1,322	625	657	304	337
2027-28	2022	101												84	91	32	1,330	625	657	304	348
2028-29	2023	99												80	95	32	1,350	625	657	304	353
2029-30	2024	100												91	91	32	1,350	625	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

LOCATION & NUMBER OF PK STUDENTS

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

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	BREAKDOWN BY SCHOOL					642	299	425	
2022-23	2017	81	107	98	99	102	113	100	105	101	101	81						651	307	394	
2023-24	2018	77	101	111	98	99	105	116	9	STUDENTS / CR			BES STUDENTS / CR			MES STUDENTS / CR			662	307	368
2024-25	2019	95	108	105	111	98	102	108	11	PK – 16 X 2 CR = 32			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			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 ST – 18 X 7 CR = 126			1 ST – 18 X 4 CR = 72			1 ST – 18 X 3 CR = 54			677	329	352
2027-28	2022	101	110	116	100	111	107	117	10	2 ND – 20 X 6 CR = 120			2 ND – 20 X 3 CR = 60			2 ND – 20 X 3 CR = 60			693	316	365
2028-29	2023	104	118	114	116	100	115	110	11	3 RD – 22 X 5 CR = 110			3 RD – 22 X 3 CR = 66			3 RD – 22 X 2 CR = 44			705	325	372
2029-30	2024	105	114	122	114	115	103	118	10	4 TH – 24 X 5 CR = 120			4 TH – 24 X 3 CR = 72			4 TH – 24 X 2 CR = 48			718	331	369
2030-31	2025	108	117	118	122	113	119	105	11	5 TH – 24 X 5 CR = 120			5 TH – 24 X 3 CR = 72			5 TH – 24 X 2 CR = 48			726	346	373
2031-32	2026	111	121	121	118	121	117	122	10	TOTAL 37 CR 754			TOTAL 21 CR 430			TOTAL 18 CR 324			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

Proposed K-5 School Program - ED SPECIFICATIONS

Space Division	Quantity	Square Footage	Subtotal	Notes	%
GENERAL CLASSROOMS				existing range: 688-878	31%
Kindergarten	7	1,000	7,000	student storage separate from class,	
Restrooms	7	80	560	casework, supply storage, closed storage, sinks @ various heights,	
1st grade	7	900	6,300	rectangular layout, standing desks/flexible furniture, group area,	
Restrooms	7	80	560	space for Sped instruction in class,	
2nd - 5th grade	22	900	19,800	exterior doors, grade level pods, main street concept, team teaching with	
Grade level storage	6	100	600	movable v	
SUBTOTAL	36		34,820		
SPECIAL EDUCATION/PPS				existing ra	5%
Resource Rooms	8	800	6,400	locate 1 p	
OT/PT/Motor/Sensory	1	1,000	1,000	combine s	
Storage	1	120	120		
Speech and Language	2	400	800	1/2 size ro	
Counselor Offices	5	200	1,000	includes p	
Testing & Evaluation Offices	2	120	240	supports 1	
ABA	2	800	1,600		
ABA small learning area	2	200	400	near class	
Conference Room	1	400	400		
SUBTOTAL	24		11,960		
SPECIALS					5%
Art Room	2	1,200	2,400	existing classroom is 1414	
Kiln	1	150	150		
Art Storage	1	150	150		
Music Rooms	1	1,000	1,000	existing classroom is 966	
Music Storage	1	150	150		
Band Room	1	1,200	1,200	connect to stage/ black box theater	
Band Storage	1	250	250		
Practice Room	1	100	100		
SUBTOTAL	9		5,400		

CLASS SIZE TARGETS

PK – 16
 KG – 18
 1ST – 18
 2ND – 20
 3RD – 22
 4TH – 24 (20-24)
 5TH – 24 (21-25)
 6TH – 24 (21-25)
 7TH – 24 (22-26)
 8TH – 24 (22-26)

Space Division	Quantity	Square Footage	Subtotal	Notes	%
LEARNING COMMONS				exg: 2786	6%
Open Learning Commons	1	3,000	3,000	central location, books on wheels, no circulation desk, include sinks, outdoor gathering area, active learning, flexibility, small learning areas, sensory walls/paths	
Makers Space	1	600	600	greenscreen, podcasts	
Technology/multi use rooms	2	1,000	2,000	exg: 1067	
Offices	2	120	240		
Storage	2	250	500	shared btw. Class / Cardboard	
SUBTOTAL	8		6,340		
PHYSICAL EDUCATION					6%
Gymnasium	1	5,500	5,500	exg: 3742 / 74x42 court with 8' around	
Storage	2	300	600	large enough/code compliance	
PE/Health Classroom	1	800	800	connected or close to gym	
Office	1	120	120		
PHYSICAL EDUCATION	5		7,020		
AUDITORIUM/STAGE					2%
Platform	1	1,500	1,500		
Ramp	1	200	200		
Storage	1	400	400		
SUBTOTAL	3		2,100		
FOOD SERVICE				communal space, possible divider w/ gym	6%
Cafeteria	1	4,000	4,000	exg: 2069, Possibly 2 separate	
Service Line	2	250	500	possibly 2 sep. with kitchen in middle	
Kitchen	1	1,800	1,800	greener/less food waste	
Office	1	120	120		
Restroom	1	100	100		
Lockers	1	100	100		
Storage	1	400	400		
SUBTOTAL	8		7,020		

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													
SPACE STANDARDS WORKSHEET													
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 claimed for HVAC.
- Enter the existing square footage of your school constructed before 1959 remaining in completed project.
- Enter the square footage of the school built 1959 or later, as of the completion of construction.
- Note that all square foot calculations are measured to inside face of exterior walls.

Section 1.

Highest Proj 8

Pre-K and/or

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%

Section 2.

ESTIMATED COST \$0 M

ESTIMATED 2024 REIMBURSEMENT RATE 52.14%

ESTIMATED STATE FUNDING \$0 M

NET COST TO REGION 13 = \$0 M

Section 3.

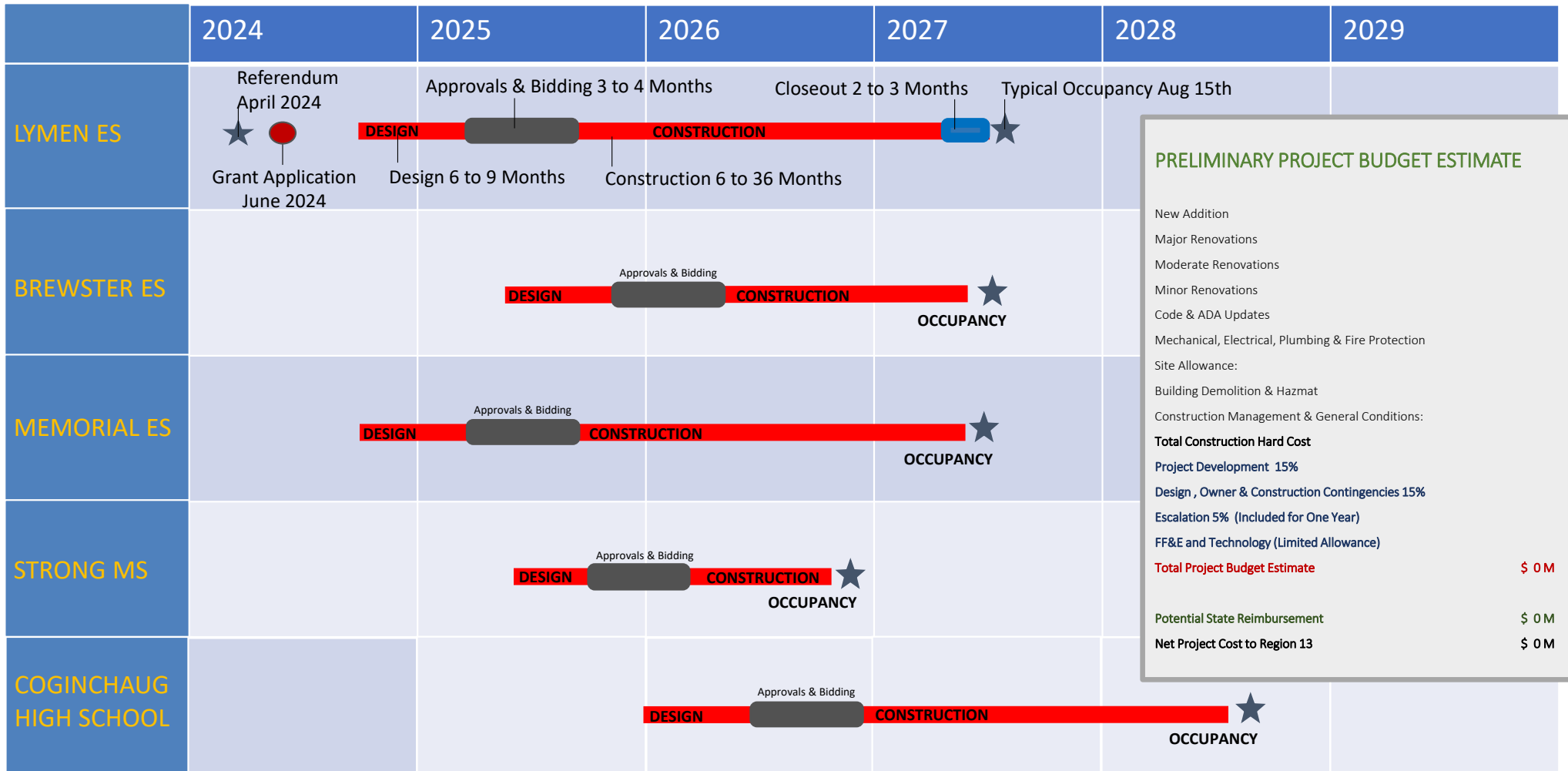
If line 2(e) is greater than line 3(e) there is no grant reduction

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.

Project Phasing, Schedule & Budget - Parameters



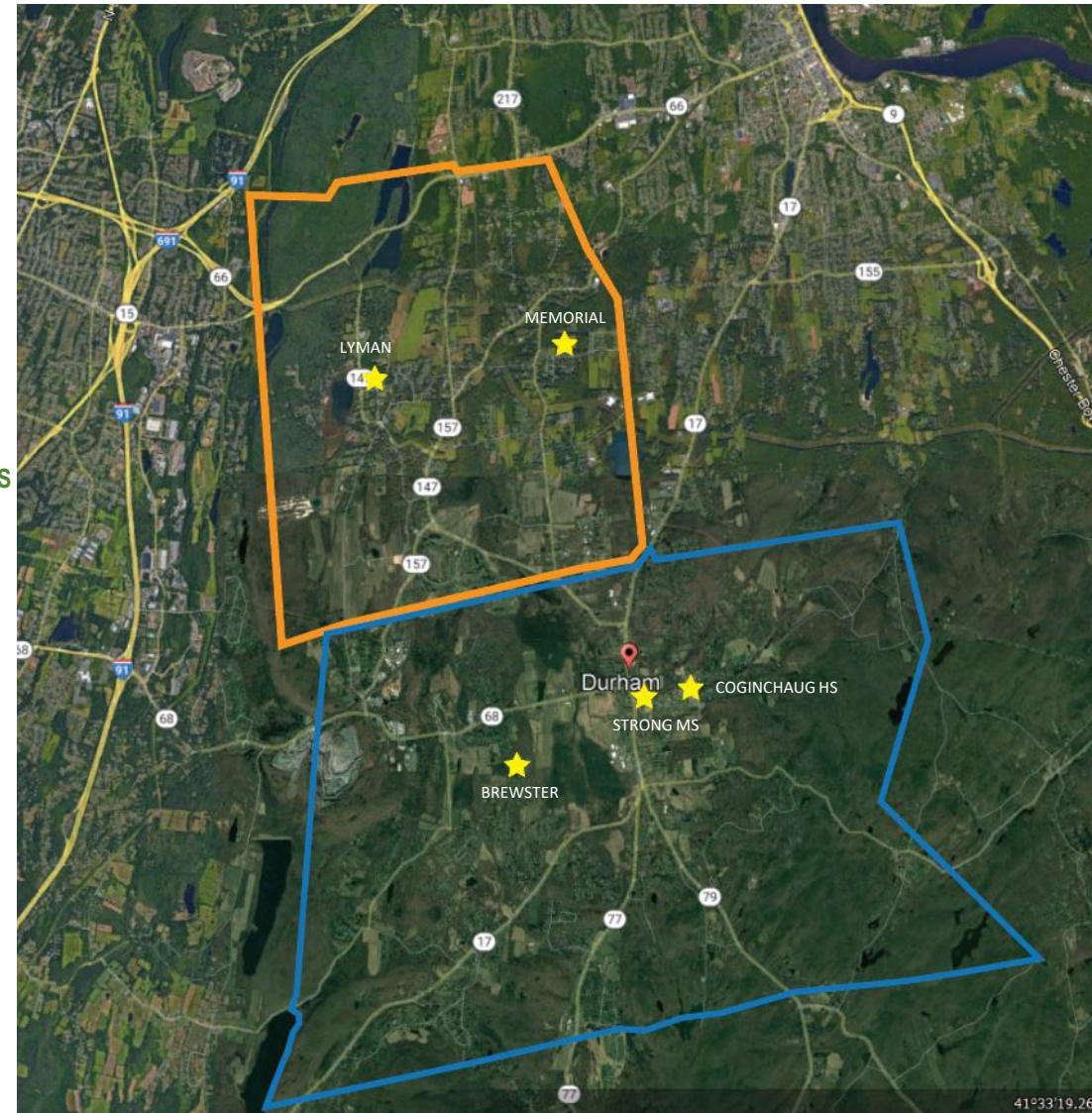
PRELIMINARY PROJECT BUDGET ESTIMATE

- New Addition
- Major Renovations
- Moderate Renovations
- Minor Renovations
- Code & ADA Updates
- Mechanical, Electrical, Plumbing & Fire Protection
- Site Allowance:
- Building Demolition & Hazmat
- Construction Management & General Conditions:
- Total Construction Hard Cost**
- Project Development 15%
- Design, Owner & Construction Contingencies 15%
- Escalation 5% (Included for One Year)
- FF&E and Technology (Limited Allowance)
- Total Project Budget Estimate** \$ 0 M
- Potential State Reimbursement \$ 0 M
- Net Project Cost to Region 13** \$ 0 M

OPTIONS analysis + prioritization

CONSTRUCTION COMPLEXITY & PHASES
 DISRUPTION TO EDUCATION
 CONSTRUCTION DURATION
 FUTURE READY SCHOOL
 FULLY ACCESSIBLE & CODE COMPLIANT
 SAFETY & SECURITY
 SEPARATE BUS & PARENT CIRCULATION
 ON SITE PARKING
 POTENTIAL FOR FUTURE EXPANSION
 ATHLETIC FIELDS
 ADA ACCESS TO ATHLETIC PROGRAMS
 LAND USE / WETLANDS IMPACT
 EXISTING BUILDING STATUS
 ENERGY EFFICIENCY
 DEMOLITION
 NEW CONSTRUCTION
 IMPACT OF HAZMAT
 HVAC ENHANCED VENTILATION
 NATURAL LIGHT TO CLASSROOMS
 TOTAL PROJECT COST
 STATE REIMBURSEMENT RATE 52.86%

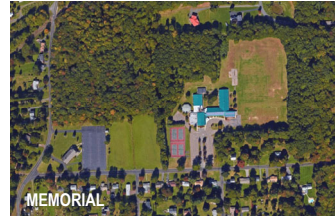
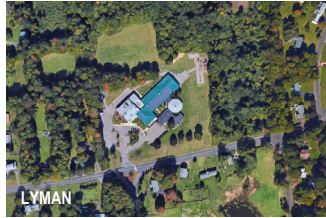
NUMBER OF PHASES
MINIMAL TO HIGH
18 TO 36 MONTHS
YES / NO
YES
MEETS SAFETY & SECURITY STANDARDS
ACHIEVED
MEETS ED SPEC
YES / NO
MEETS ED SPEC
FULLY ACCESSIBLE
LIMITED TO NO IMPACT
REPURPOSE / DEMOLISH - TBD
MEETS HIGH PERFORMANCE REQMTS.
REPURPOSE / DEMOLISH - TBD
AREA NSF
MINIMAL TO HIGH
YES
YES – ALL SPACES
\$ 0 MILLION
\$ 0 MILLION



41°33'19.26"

Grade Configuration Options

OPTIONS

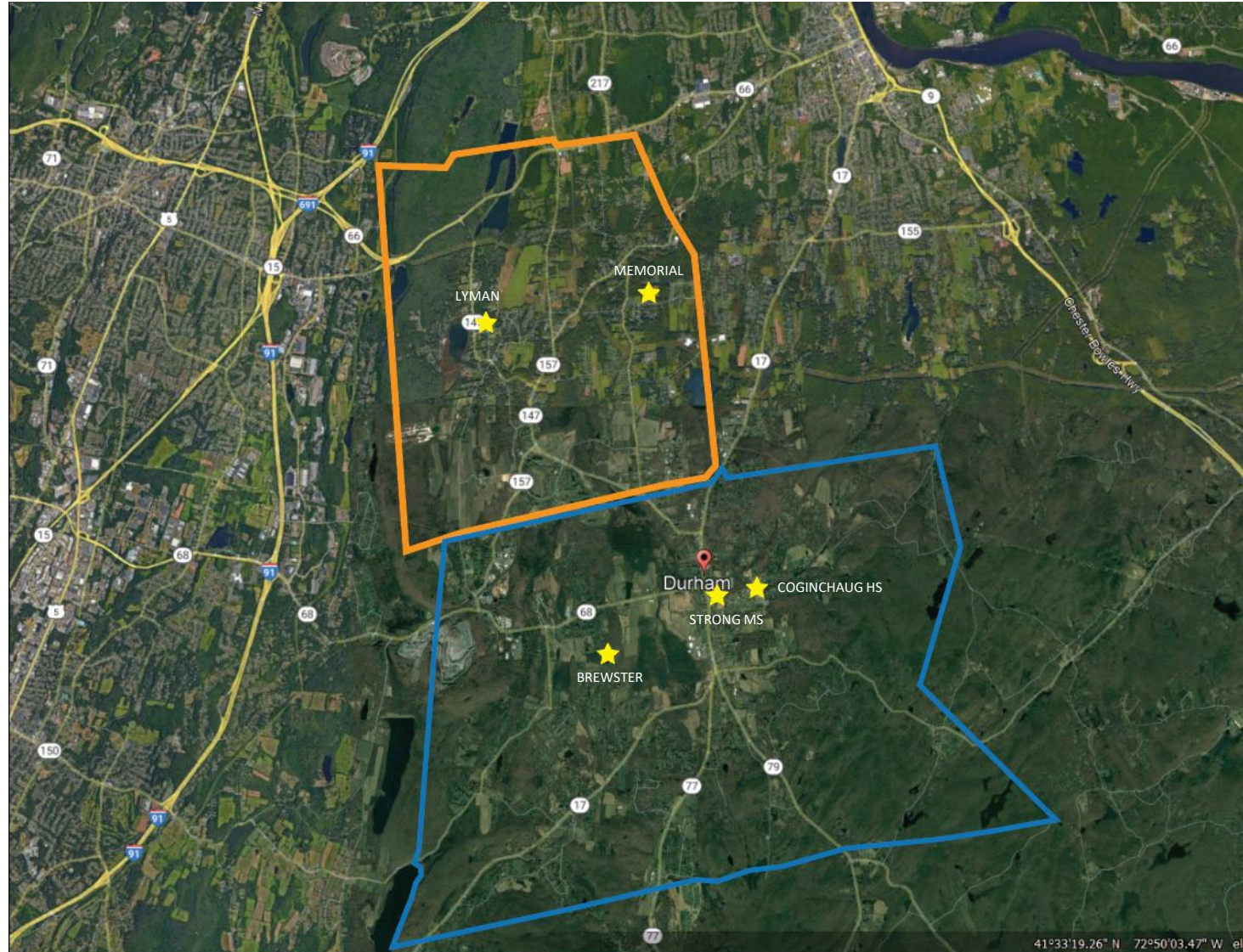


EXISTING	K-4	PK-2	3-5	6-8	9-12
OPTION 1	2-5	PK-1	2-5	6-8	9-12
OPTION 2	Repurpose	PK-1	2-5	6-8	9-12
OPTION 2A	Repurpose	PK-1 (Expanded PK)	2-5	6-8	9-12
OPTION 3	Repurpose	PK-5	PK-5	6-8	9-12
OPTION 4	Repurpose	PK-2	3-5	6-8	9-12
OPTION 5	Repurpose	PK-4	PK-4	5-8	9-12
OPTION 6	Repurpose	Repurpose	PK-3 RENO	4-6	7-12
OPTION 6A	Repurpose	Repurpose	PK-3 NEW	4-6	7-12
OPTION 7	Repurpose	Repurpose	PK-4	5-8	9-12
OPTION 8	Repurpose	Repurpose	PK-4	5-6 & BOE	7-12
OPTION 9	Repurpose	Repurpose	PK-4	5-7	8-12
OPTION 10	Repurpose	Repurpose	PK-5 RNV	6-8	9-12
OPTION 10A	Repurpose	Repurpose	PK-5 NEW	6-8	9-12

OPTION EXISTING

EVALUATE THE EXISTING PK THRU 12TH 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 - K THRU 4 GRADES
- ❖ BREWSTER ES - PK THRU 1 GRADE
- ❖ MEMORIAL ES – 3 THRU 5 GRADES
- ❖ STRONG MS – 6 THRU 8 GRADES
- ❖ COGINCHAUG HS - 9 THRU 12 GRADES



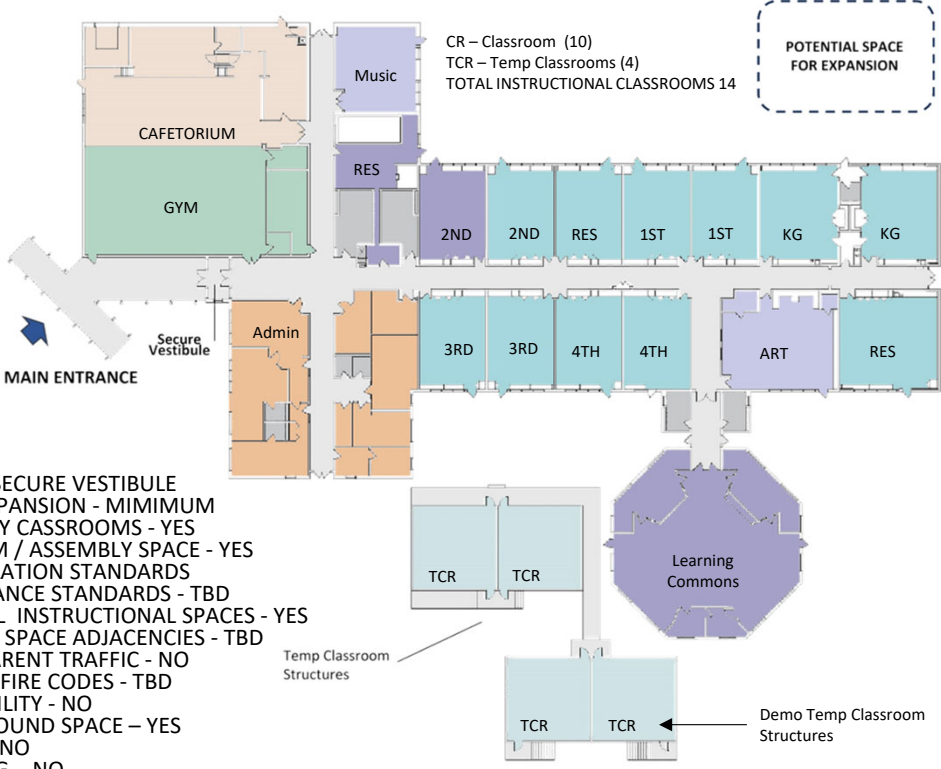
LYMAN SCHOOL – EXISTING CONDITIONS

RENOVATED K THRU 4TH GRADES

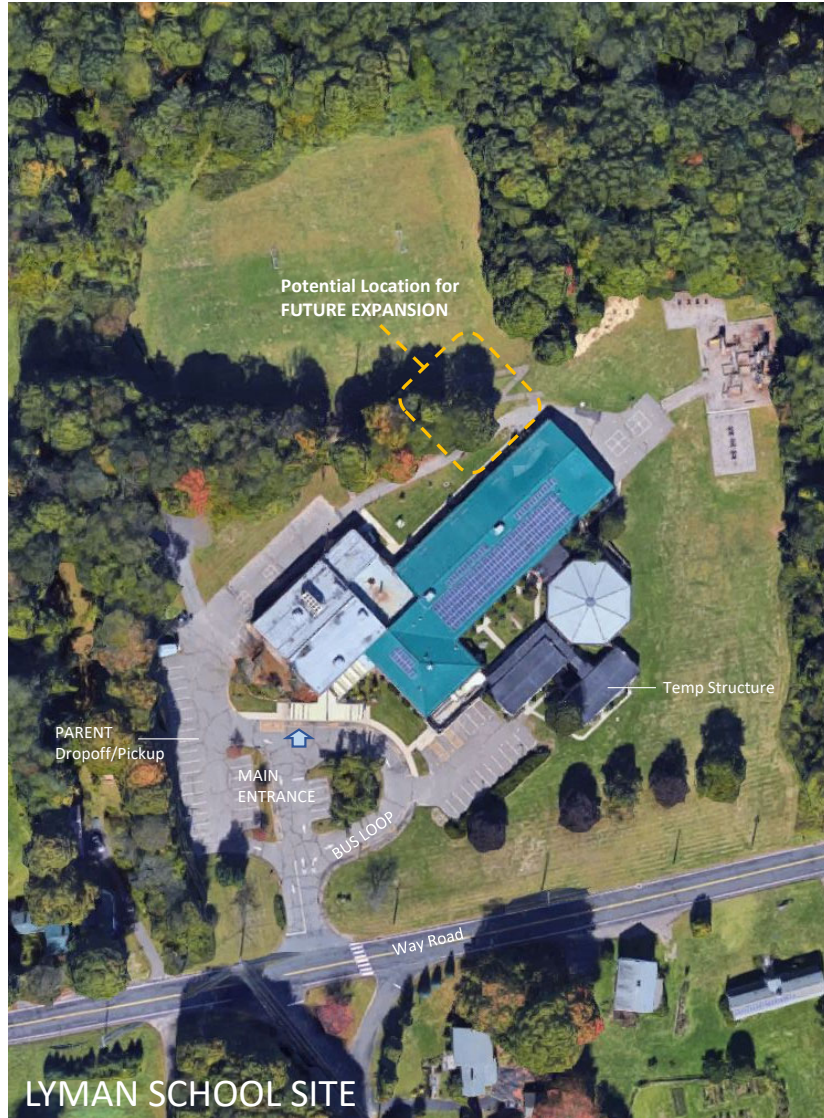
SITE AREA 14.5 AC
 TOTAL BUILDING AREA 35,145 SF
 ORIGINAL BUILDING – 1966
 TEMPORARY STRUTURES - 1999 & 2001 - 1,711 SF
 RENOVATIONS & ADDITIONS – 1996
 CAPACITY @ 100% UTILIZATION 200

STUDENTS / CR

PK – 16 / CR
KG – 18 X 2 CR = 36
1 ST – 18 X 2 CR = 36
2 ND – 20 X 2 CR = 40
3 RD – 22 X 2 CR = 44
4 TH – 24 X 2 CR = 48
TOTAL 10 204



- ❖ EFFICIENCY – NO
- ❖ SAFETY & SECURITY – SECURE VESTIBULE
- ❖ SPACE FOR FUTURE EXPANSION - MINIMUM
- ❖ PORTABLE/TEMPORARY CLASSROOMS - YES
- ❖ COMBINED CAFÉ / GYM / ASSEMBLY SPACE - YES
- ❖ MEETS ASHRAE VENTILATION STANDARDS
- ❖ MEET HIGH PERFORMANCE STANDARDS - TBD
- ❖ NATURAL LIGHT TO ALL INSTRUCTIONAL SPACES - YES
- ❖ MAINTAINS PROGRAM SPACE ADJACENCIES - TBD
- ❖ SEPARATE BUS AND PARENT TRAFFIC - NO
- ❖ MEET ALL BUILDING & FIRE CODES - TBD
- ❖ FULLY ACCESSIBLE FACILITY - NO
- ❖ APPROPRIATE PLAYGROUND SPACE – YES
- ❖ PARKING ADEQUACY - NO
- ❖ SPRINKLERED BUILDING – NO
- ❖ UPDATED MEP SYSTEMS - NO



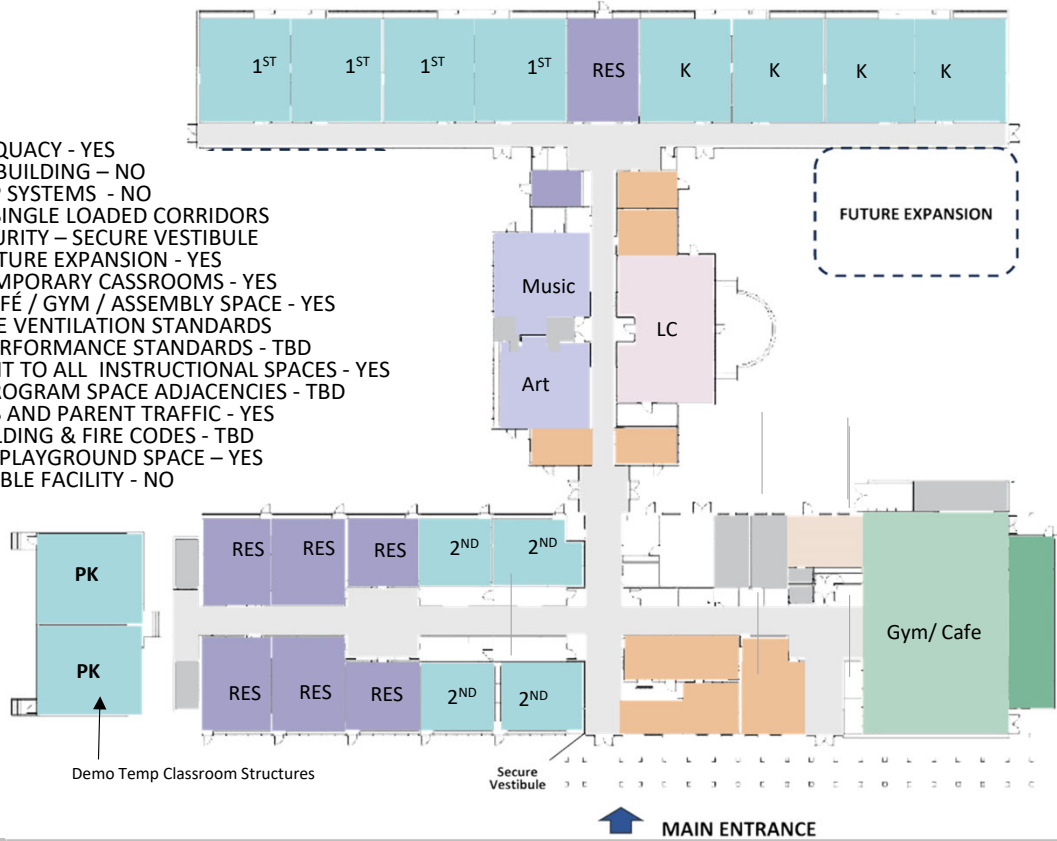
BREWSTER SCHOOL – EXISTING CONDITIONS

EXISTING PK THRU 2nd GRADES

SITE AREA 14.5 AC
 TOTAL BUILDING AREA 39,276 SF
 ORIGINAL BUILDING - 1955
 RENOVATIONS & ADDITIONS – 1960 & 1990 (1,711 SF)

STUDENTS / CR
 PK – 16 X 2 CR = 32
 K – 18 X 4 CR = 72
 1ST – 20 X 4 CR = 80
 2ND – 22 X 4 CR = 88

- ❖ PARKING ADEQUACY - YES
- ❖ SPRINKLERED BUILDING – NO
- ❖ UPDATED MEP SYSTEMS - NO
- ❖ EFFICIENCY – SINGLE LOADED CORRIDORS
- ❖ SAFETY & SECURITY – SECURE VESTIBULE
- ❖ SPACE FOR FUTURE EXPANSION - YES
- ❖ PORTABLE/TEMPORARY CLASSROOMS - YES
- ❖ COMBINED CAFÉ / GYM / ASSEMBLY SPACE - YES
- ❖ MEETS ASHRAE VENTILATION STANDARDS
- ❖ MEET HIGH PERFORMANCE STANDARDS - TBD
- ❖ NATURAL LIGHT TO ALL INSTRUCTIONAL SPACES - YES
- ❖ MAINTAINS PROGRAM SPACE ADJACENCIES - TBD
- ❖ SEPARATE BUS AND PARENT TRAFFIC - YES
- ❖ MEET ALL BUILDING & FIRE CODES - TBD
- ❖ APPROPRIATE PLAYGROUND SPACE – YES
- ❖ FULLY ACCESSIBLE FACILITY - NO

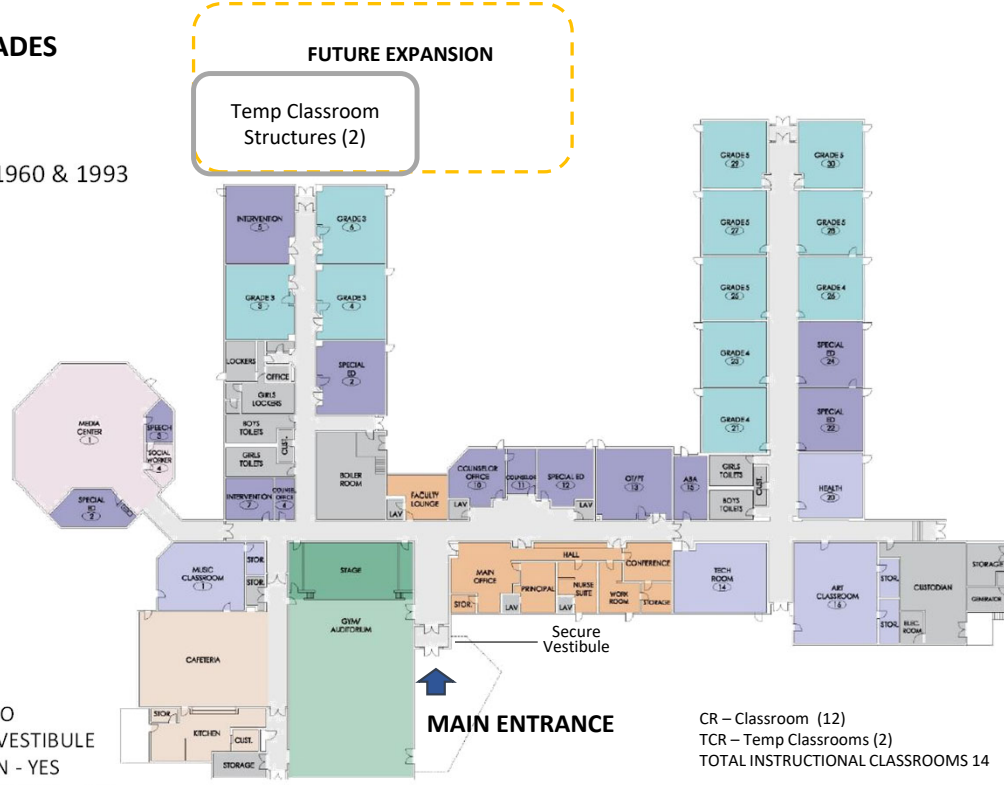


MEMORIAL SCHOOL – EXISTING CONDITIONS

EXISTING 3 THRU 5TH GRADES
 SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993

STUDENTS / CR
 PK – 12 / CR
 K – 18 / CR
 1ST – 20 / CR
 2ND – 22 / CR
 3RD – 22 X 3 CR = 66
 4TH – 22 X 3 CR = 66
 5TH – 24 X 5 CR = 96

- ❖ EFFICIENCY – YES
- ❖ PARKING ADEQUACY - NO
- ❖ SPRINKLERED BUILDING – NO
- ❖ UPDATED MEP SYSTEMS - NO
- ❖ FULLY ACCESSIBLE FACILITY - NO
- ❖ SAFETY & SECURITY – SECURE VESTIBULE
- ❖ SPACE FOR FUTURE EXPANSION - YES
- ❖ PORTABLE/TEMPORARY CASSROOMS - YES
- ❖ COMBINED CAFÉ / GYM / ASSEMBLY SPACE - NO
- ❖ MEETS ASHRAE VENTILATION STANDARDS
- ❖ MEET HIGH PERFORMANCE STANDARDS - TBD
- ❖ NATURAL LIGHT TO ALL INSTRUCTIONAL SPACES - YES
- ❖ MAINTAINS PROGRAM SPACE ADJACENCIES - TBD
- ❖ SEPARATE BUS AND PARENT TRAFFIC - YES
- ❖ MEET ALL BUILDING & FIRE CODES - TBD
- ❖ APPROPRIATE PLAYGROUND SPACE – YES



CR – Classroom (12)
 TCR – Temp Classrooms (2)
 TOTAL INSTRUCTIONAL CLASSROOMS 14



MEMORIAL SCHOOL SITE

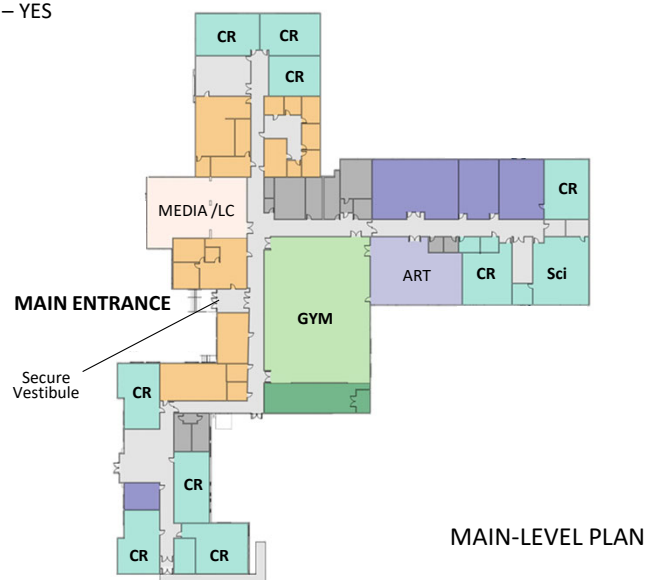
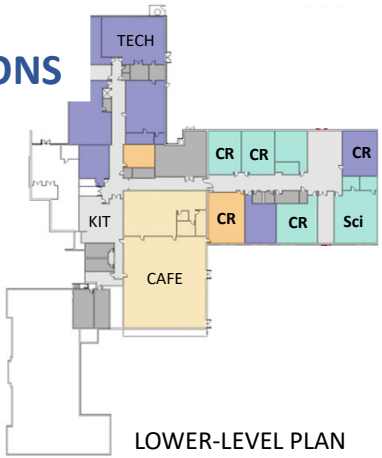
STRONG SCHOOL EXISTING CONDITIONS

EXISTING 6 THRU 8TH GRADES
 SITE AREA 6 AC
 BUILDING AREA 74,79SF
 ORIGINAL BUILDING 1923
 RENOVATIONS & ADDITIONS 1960 & 1999

- ❖ EFFICIENCY – YES
- ❖ SAFETY & SECURITY – SECURE VESTIBULE
- ❖ SPACE FOR FUTURE EXPANSION - LIMITED
- ❖ PORTABLE/TEMPORARY CASSROOMS - NO
- ❖ COMBINED CAFÉ / GYM / ASSEMBLY SPACE - NO
- ❖ MEETS ASHRAE VENTILATION STANDARDS
- ❖ MEET HIGH PERFORMANCE STANDARDS - TBD
- ❖ NATURAL LIGHT TO ALL INSTRUCTIONAL SPACES - YES
- ❖ MAINTAINS PROGRAM SPACE ADJACENCIES - TBD
- ❖ SEPARATE BUS AND PARENT TRAFFIC - YES
- ❖ MEET ALL BUILDING & FIRE CODES - TBD
- ❖ FULLY ACCESSIBLE FACILITY - NO
- ❖ APPROPRIATE PLAYGROUND SPACE – YES
- ❖ PARKING ADEQUACY - NO
- ❖ SPRINKLERED BUILDING – YES
- ❖ UPDATED MEP SYSTEMS - NO

STUDENTS / CR
 PK – 16 / CR
 K – 18 / CR
 1ST – 20 / CR
 2ND – 22 / CR
 3RD – 22 / CR
 4TH – 22 / CR
 5TH – 24 / CR
 6th – 24 x 5 CR = 120
 7th – 24 x 5 CR = 120
 8th – 24 x 5 CR = 120

CR – Classroom (15)
 TOTAL INSTRUCTIONAL CLASSROOMS 15



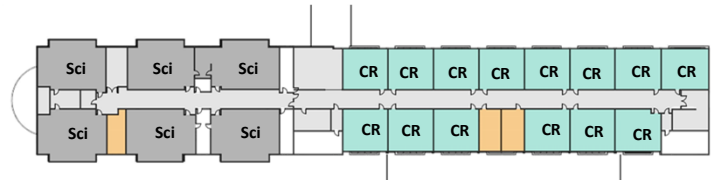
COGINCHAUG HIGH SCHOOL EXISTING CONDITIONS

EXISTING 9th THRU 12th GRADES

SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999

- ❖ EFFICIENCY – YES
- ❖ SAFETY & SECURITY – SECURE VESTIBULE
- ❖ SPACE FOR FUTURE EXPANSION - YES
- ❖ PORTABLE/TEMPORARY CASSROOMS - YES
- ❖ COMBINED CAFÉ / GYM / ASSEMBLY SPACE - NO
- ❖ MEETS ASHRAE VENTILATION STANDARDS
- ❖ MEET HIGH PERFORMANCE STANDARDS - TBD
- ❖ NATURAL LIGHT TO ALL INSTRUCTIONAL SPACES - NO
- ❖ MAINTAINS PROGRAM SPACE ADJACENCIES - TBD
- ❖ SEPARATE BUS AND PARENT TRAFFIC - YES
- ❖ MEET ALL BUILDING & FIRE CODES - TBD
- ❖ FULLY ACCESSIBLE FACILITY – NO/PARTIAL
- ❖ APPROPRIATE PLAYGROUND SPACE – YES
- ❖ PARKING ADEQUACY - NO
- ❖ SPRINKLERED BUILDING – YES
- ❖ UPDATED MEP SYSTEMS - NO

STUDENTS / CR
 9th – 24 x 5 CR = 120
 10th – 24 x 5 CR = 120
 11th – 24 x 5 CR = 120
 12th – 24 x 5 CR = 120
TOTAL 20 CR 480



SECOND-LEVEL PLAN



MAIN-LEVEL PLAN

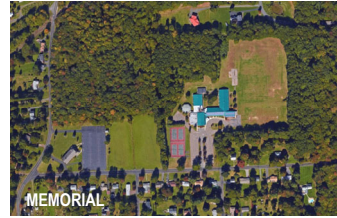
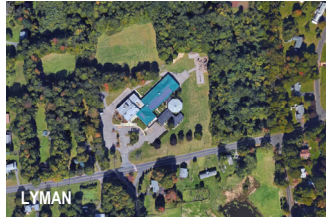
CR – Classroom (36)
 TOTAL INSTRUCTIONAL CLASSROOMS 36



EXISTING SITE

Grade Configuration Options

OPTIONS



EXISTING	K-4	PK-2	3-5	6-8	9-12
OPTION 1	2-5	PK-1	2-5	6-8	9-12
OPTION 2	Repurpose	PK-1	2-5	6-8	9-12
OPTION 2A	Repurpose	PK-1 (Expanded PK)	2-5	6-8	9-12
OPTION 3	Repurpose	PK-5	PK-5	6-8	9-12
OPTION 4	Repurpose	PK-2	3-5	6-8	9-12
OPTION 5	Repurpose	PK-4	PK-4	5-8	9-12
OPTION 6	Repurpose	Repurpose	PK-3 RENO	4-6	7-12
OPTION 6A	Repurpose	Repurpose	PK-3 NEW	4-6	7-12
OPTION 7	Repurpose	Repurpose	PK-4	5-8	9-12
OPTION 8	Repurpose	Repurpose	PK-4	5-6 & BOE	7-12
OPTION 9	Repurpose	Repurpose	PK-4	5-7	8-12
OPTION 10	Repurpose	Repurpose	PK-5 RNV	6-8	9-12
OPTION 10A	Repurpose	Repurpose	PK-5 NEW	6-8	9-12

OPTION ONE

EVALUATE THE EXISTING PK THRU 12TH 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 - 2 THRU 5 GRADES
- ❖ BREWSTER ES - PK THRU 1 GRADE
- ❖ MEMORIAL ES – 2 THRU 5 GRADES
- ❖ STRONG MS – 6 THRU 8 GRADES
- ❖ COGINCHAUG HS - 9 THRU 12 GRADES



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	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	113	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	106	92	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	102	86	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	101	83	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	112	82	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	105	91	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	114	103	112	85	91	81	93	32	1,393	682	714	329	350

HIGH PROJECTIONS - OPTION 2

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	107	102	107	98	91	108	128	32	1,366	610	642	299	425
2022-23	2017	81	107	98	99	102	113	100	105	100	100	81	99	91	123	32	1,352	619	651	307	394
2023-24	2018	77	101	111	98	99	105	116	99	106	99	81	81	97	102	32	1,337	630	662	307	368
2024-25	2019	95	108	105	111	98	102	108	107	102	107	81	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	109	117	101	88	84	84	94	32	1,358	645	677	329	352
2027-28	2022	101	110	116	100	111	107	117	109	117	101	88	84	84	94	32	1,374	661	693	316	365
2028-29	2023	104	118	114	116	100	115	110	111	117	101	88	84	84	94	32	1,402	673	705	325	372
2029-30	2024	105	114	122	114	115	103	118	111	117	101	88	84	84	94	32	1,418	686	718	331	369
2030-31	2025	108	117	118	122	113	119	105	111	117	101	88	84	84	94	32	1,445	694	726	346	373
2031-32	2026	111	121	121	118	121	117	122	111	117	101	88	84	84	94	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

PK -1 HIGH ENROLLMENT 274 IN YEAR 2031-32

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

LES STUDENTS / CR
 2ND – 20 X 2 CR = 40
 3RD – 22 X 2 CR = 44
 4TH – 24 X 2 CR = 48
 5TH – 24 X 2 CR = 48
TOTAL 8 CR 180

MES STUDENTS / CR
 2ND – 20 X 4 CR = 80
 3RD – 22 X 3 CR = 66
 4TH – 24 X 3 CR = 72
 5TH – 24 X 3 CR = 72
TOTAL 13 CR 290

2 -5 HIGH ENROLLMENT 478 IN YEAR 2031-32

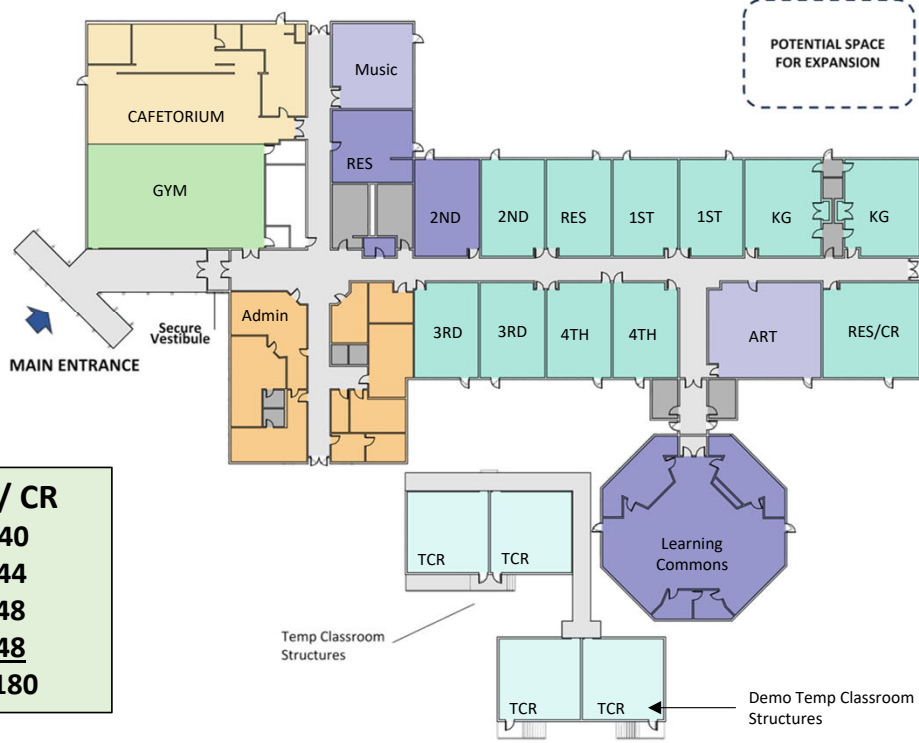
Eight Year Window

LYMAN SCHOOL – OPT 1 RENOVATED / CODE & ADA

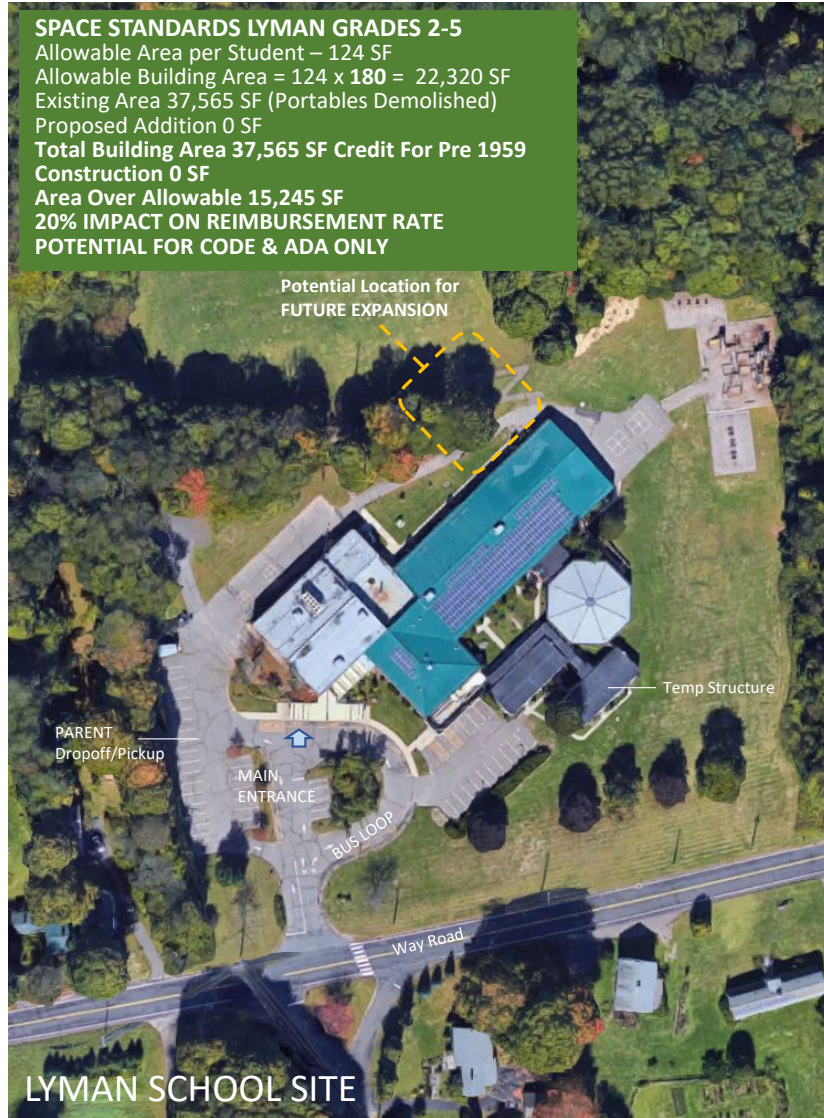
RENOVATED 2 THRU 5TH GRADES

SITE AREA 14.5 AC
 TOTAL BUILDING AREA 35,145 SF
 ORIGINAL BUILDING – 1966
 TEMPORARY STRUTURES - 1999 & 2001 - 1,711 SF
 RENOVATIONS & ADDITIONS – 1996
 CAPACITY @ 100% UTILIZATION 200
 HIGH ENROLLMENT 180

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



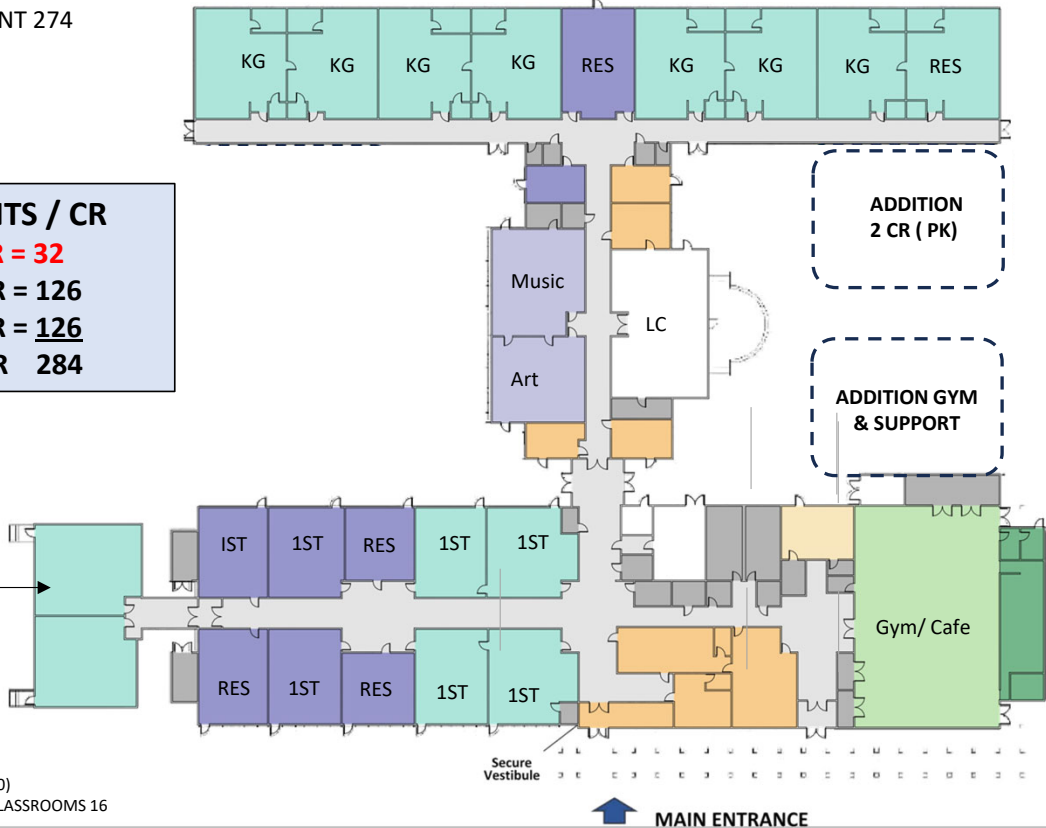
LES STUDENTS / CR	
2 ND	20 X 2 CR = 40
3 RD	22 X 2 CR = 44
4 TH	24 X 2 CR = 48
5 TH	24 X 2 CR = 48
TOTAL	8 CR = 180



BREWSTER SCHOOL – OPT 1 RENOVATIONS

EXISTING PK THRU 1ST GRADES
 SITE AREA 14.5 AC
 TOTAL BUILDING AREA 39,276 SF
 ORIGINAL BUILDING - 1955
 RENOVATIONS & ADDITIONS – 1960 & 1990 (1,711 SF)
 CAPACITY 284 @ 100% UTILIZATION
 HIGH ENROLLMENT 274

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



CR – Classroom (14)
 CR – New (2)
 TCR – Temp Classrooms (0)
 TOTAL INSTRUCTIONAL CLASSROOMS 16

BREWSTER SCHOOL SITE

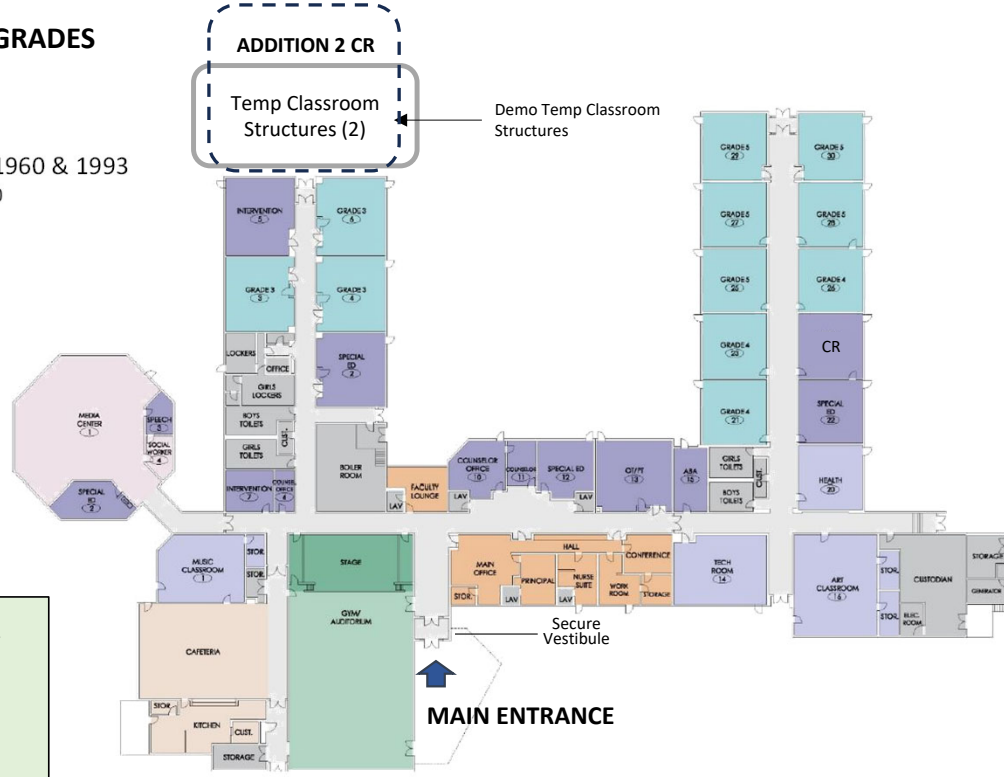


SPACE STANDARDS BREWSTER GRADES PK-1
 Allowable Area per Student – 124 SF
 Allowable Building Area = 124 x 274 = 33,976 SF
 Existing Area 37,565 SF (Portables Demolished)
 Proposed Addition 8,500 SF
Total Building Area 46,065 SF (42,565 SF)
 Credit For Pre 1959 Construction 3,500 SF
Area Over Allowable 8,589 SF
10% IMPACT ON REIMBURSEMENT RATE

MEMORIAL SCHOOL – OPTION 1 RENOVATED / CODE & ADA

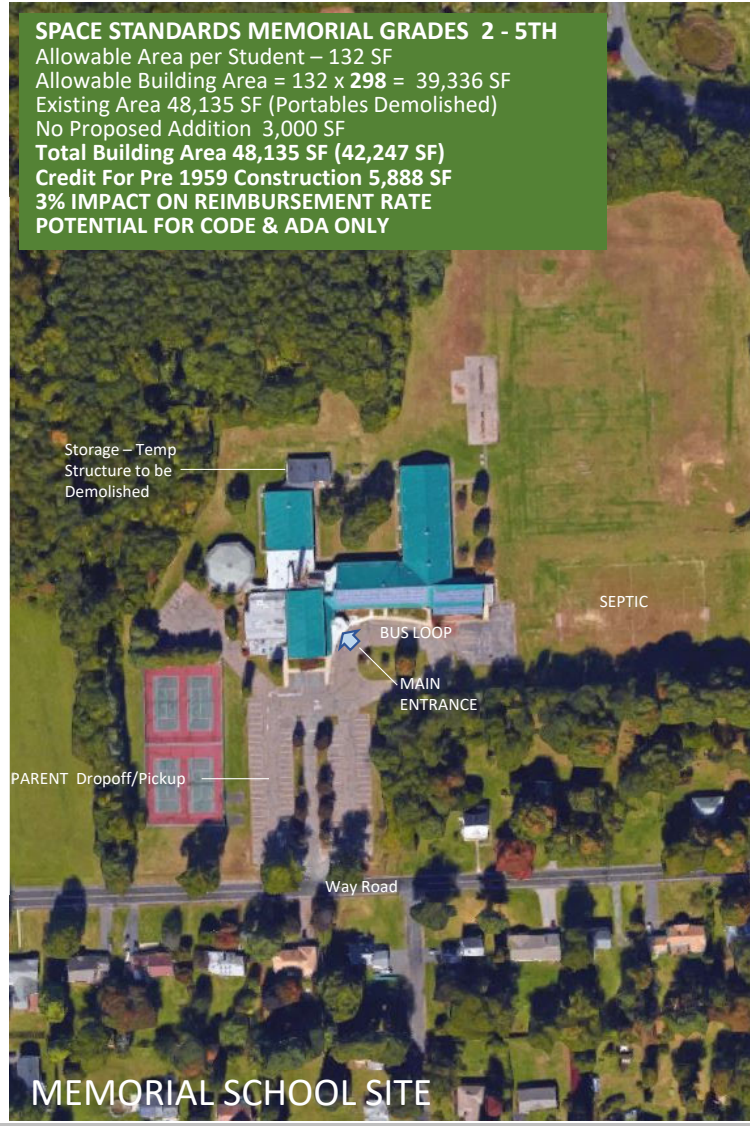
RENOVATED 2 THRU 5TH GRADES
 SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993
 CAPACITY @ 100% UTILIZATION 290
 HIGH ENROLLMENT 298

MES STUDENTS / CR	
2 ND	20 X 4 CR = 80
3 RD	22 X 3 CR = 66
4 TH	24 X 3 CR = 72
5 TH	24 X 3 CR = 72
TOTAL	13 CR 290



CR – Classroom (12)
 TCR – Temp Classrooms (2) To Be Demolished
 CR – Repurpose Existing Space for Classroom (1)
 TOTAL INSTRUCTIONAL CLASSROOMS 13

SPACE STANDARDS MEMORIAL GRADES 2 - 5TH
 Allowable Area per Student – 132 SF
 Allowable Building Area = 132 x 298 = 39,336 SF
 Existing Area 48,135 SF (Portables Demolished)
 No Proposed Addition 3,000 SF
Total Building Area 48,135 SF (42,247 SF)
Credit For Pre 1959 Construction 5,888 SF
3% IMPACT ON REIMBURSEMENT RATE
POTENTIAL FOR CODE & ADA ONLY

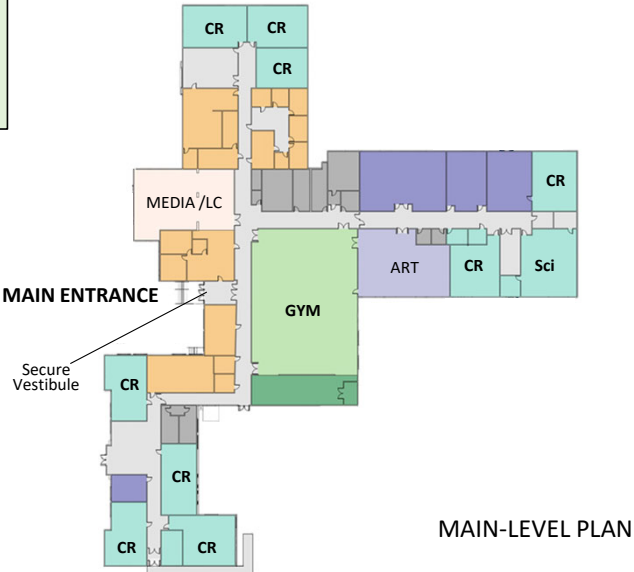
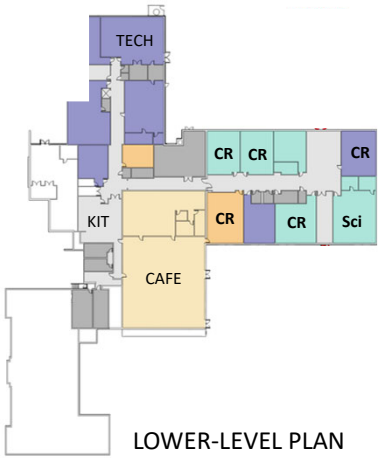


MEMORIAL SCHOOL SITE

STRONG SCHOOL – OPTION 1 CODE

EXISTING 6 THRU 8TH GRADES
 SITE AREA 6 AC
 BUILDING AREA 74,79SF
 ORIGINAL BUILDING 1923
 RENOVATIONS & ADDITIONS 1960 & 1999
 CAPACITY @ 100% UTILIZATION 360
 HIGH ENROLLMENT 346 IN 2030-31

STUDENTS / CR
 6th – 24 x 5 CR = 120
 7th – 24 x 5 CR = 120
 8th – 24 x 5 CR = 120
TOTAL 15 CR 360



CR – Classroom (15)
 TOTAL INSTRUCTIONAL CLASSROOMS 15

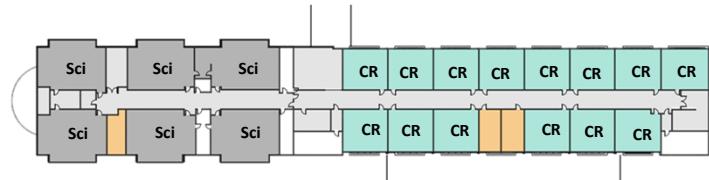


COGINCHAUG HIGH SCHOOL OPTION 1 CODE

EXISTING 9th THRU 12th GRADES

SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999
 CAPACITY @ 100% UTILIZATION 480
 HIGH ENROLLMENT 373 IN 2030-31

STUDENTS / CR		
9 th	- 24 x 5 CR =	120
10 th	- 24 x 5 CR =	120
11 th	- 24 x 5 CR =	120
12 th	- 24 x 5 CR =	120
TOTAL	20 CR	480



SECOND-LEVEL PLAN



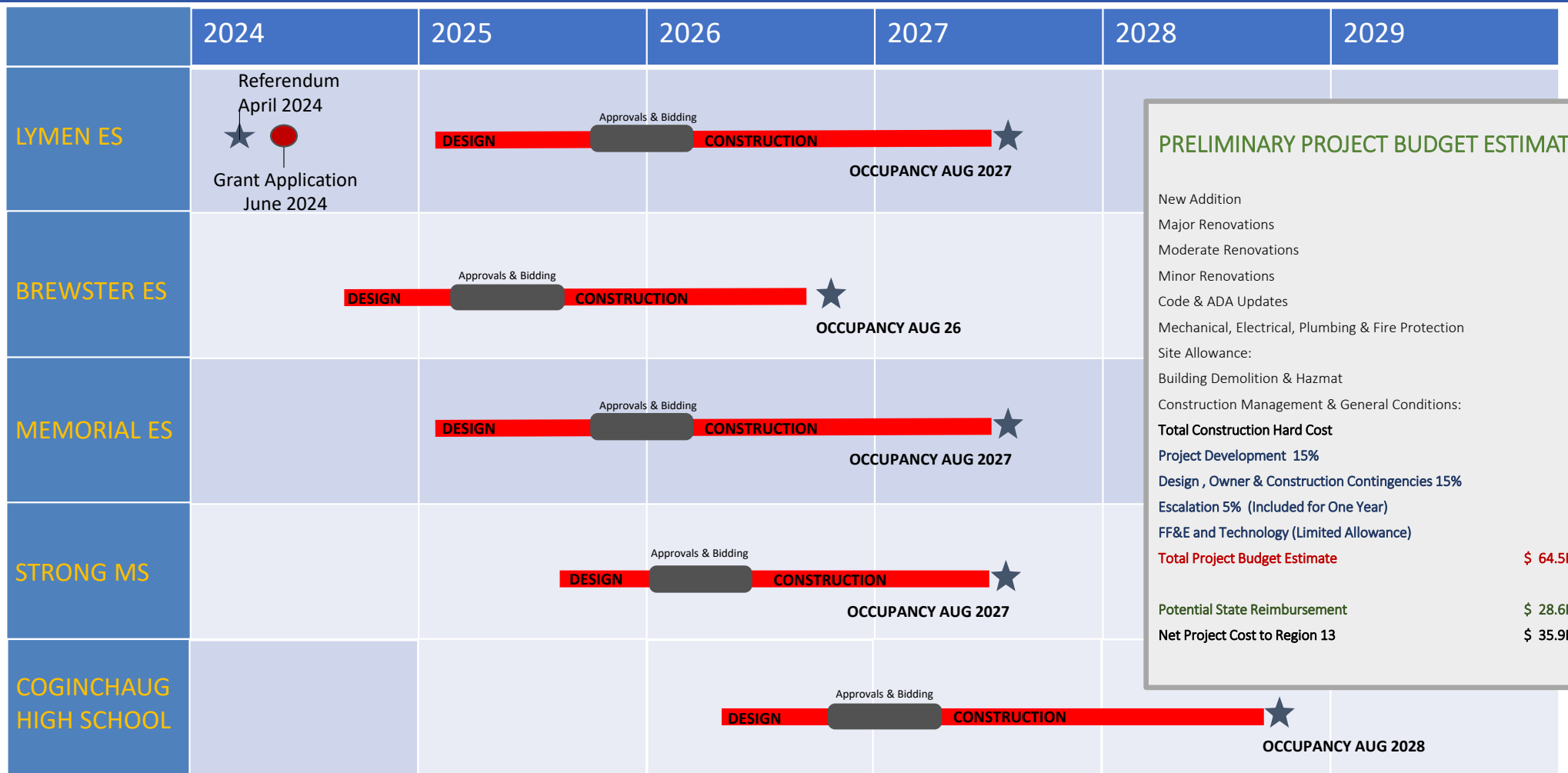
MAIN-LEVEL PLAN

CR – Classroom (36)
 TOTAL INSTRUCTIONAL CLASSROOMS 36



COGINCHAUG SCHOOL SITE

Project Phasing, Schedule & Budget – Option 1



PRELIMINARY PROJECT BUDGET ESTIMATE

- New Addition
- Major Renovations
- Moderate Renovations
- Minor Renovations
- Code & ADA Updates
- Mechanical, Electrical, Plumbing & Fire Protection
- Site Allowance:
- Building Demolition & Hazmat
- Construction Management & General Conditions:

Total Construction Hard Cost

Project Development 15%

Design, Owner & Construction Contingencies 15%

Escalation 5% (Included for One Year)

FF&E and Technology (Limited Allowance)

Total Project Budget Estimate \$ 64.5M+

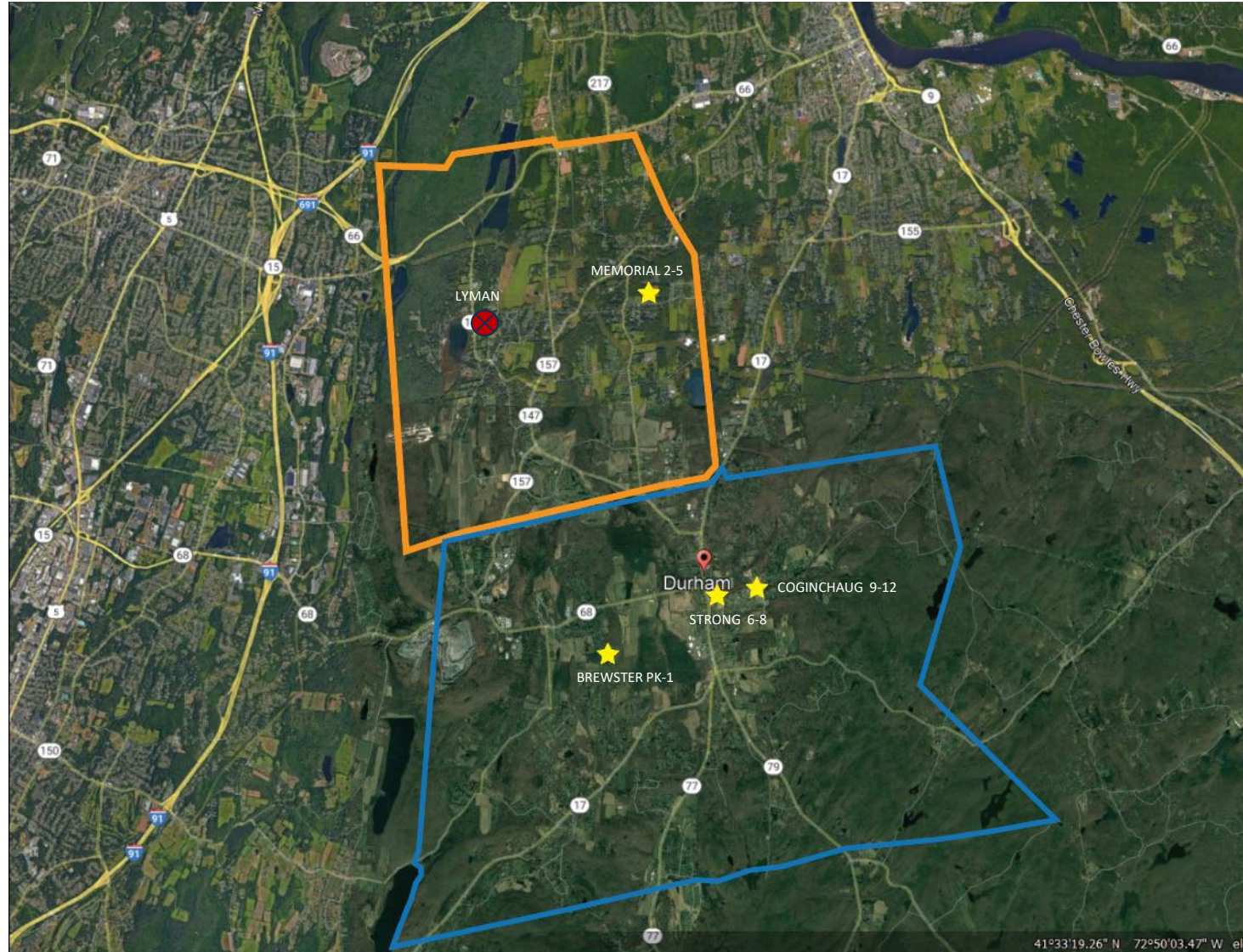
Potential State Reimbursement \$ 28.6M

Net Project Cost to Region 13 \$ 35.9M

OPTION TWO

EVALUATE THE EXISTING PK THRU 12TH 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 - PK THRU 1ST GRADES
- ❖ MEMORIAL ES – 2 THRU 5TH GRADES
- ❖ STRONG MS – 6 THRU 8 GRADES
- ❖ COGINCHAUG HS - 9 THRU 12 GRADES



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	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	113	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	106	92	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	102	86	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	101	83	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	112	82	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	105	91	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	114	103	112	85	91	81	93	32	1,393	682	714	329	350

HIGH PROJECTIONS

PK -1 HIGH ENROLLMENT 274 IN YEAR 2031-32

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	9	3	3	3	3	3	3	32	1,322	625	657	304	361
2024-25	2019	95	108	105	111	98	102	108	11	3	3	3	3	3	3	32	1,326	624	656	318	352
2025-26	2020	74	97	112	105	110	101	104	10	3	3	3	3	3	3	32	1,307	619	651	319	337
2026-27	2021	98	112	100	112	104	114	103	10	3	3	3	3	3	3	32	1,323	632	664	322	337
2027-28	2022	101	110	116	100	111	107	117	10	3	3	3	3	3	3	32	1,335	645	677	310	348
2028-29	2023	104	118	114	116	100	115	110	11	3	3	3	3	3	3	32	1,350	649	681	316	353
2029-30	2024	105	114	122	114	115	103	118	10	3	3	3	3	3	3	32	1,358	656	688	319	351
2030-31	2025	108	117	118	122	113	119	105	11	3	3	3	3	3	3	32	1,375	660	692	330	353
2031-32	2026	111	121	121	118	121	117	122	10	3	3	3	3	3	3	32	1,380	676	708	320	352
2032-33	2027	114	124	125	121	117	125	120	121	106	119	91	98	86	99	32	1,393	682	714	329	350

STUDENTS / CR
PK – 16 X 2 CR = 32
KG – 18 X 7 CR = 126
1ST – 18 X 7 CR = 126
2ND – 20 X 6 CR = 120
3RD – 22 X 5 CR = 110
4TH – 24 X 5 CR = 120
5TH – 24 X 5 CR = 120
TOTAL 37 CR 754

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

MES STUDENTS / CR
2ND – 20 X 6 CR = 120
3RD – 22 X 5 CR = 110
4TH – 24 X 5 CR = 120
5TH – 24 X 5 CR = 120
TOTAL 21 CR 470

Eight Year Window

2 -5 HIGH ENROLLMENT 478 IN YEAR 2031-32

BREWSTER SCHOOL – OPT 2 RENOVATIONS & ADDITIONS

EXISTING PK THRU 1ST GRADES

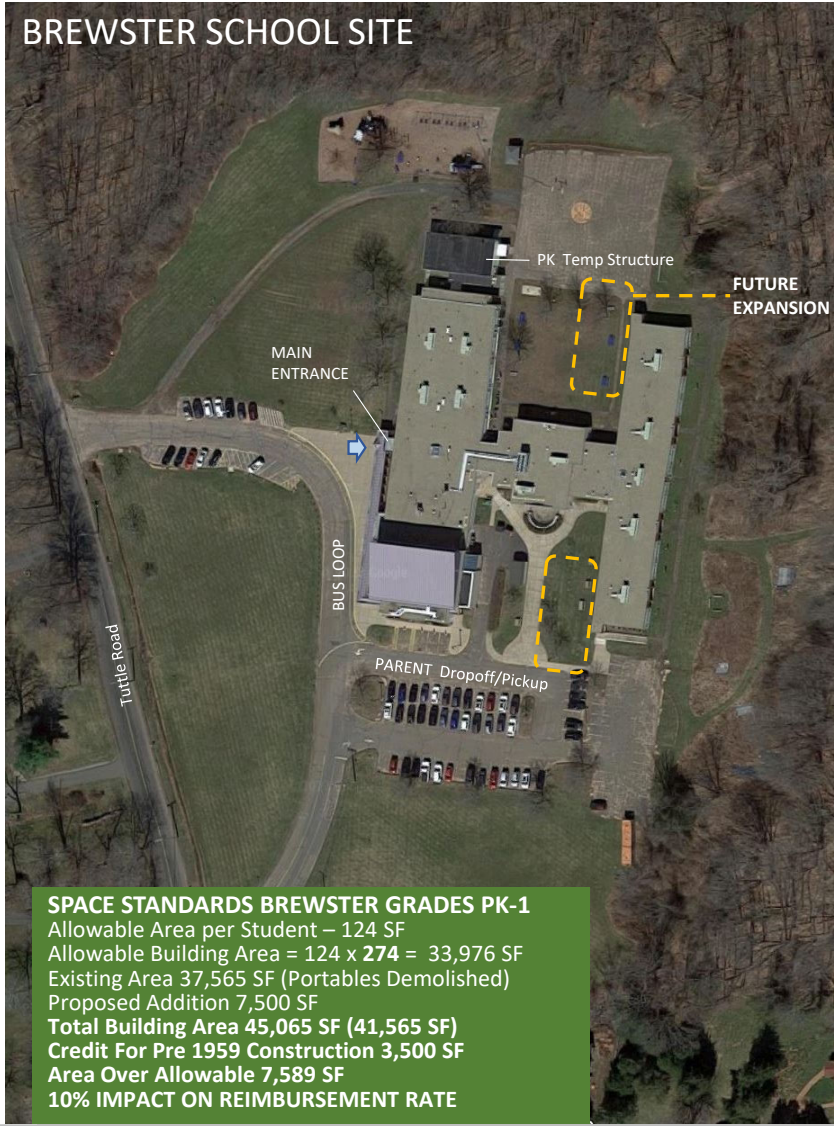
SITE AREA 14.5 AC
 TOTAL BUILDING AREA 39,276 SF
 ORIGINAL BUILDING - 1955
 RENOVATIONS & ADDITIONS – 1960 & 1990 (1,711 SF)
 CAPACITY 284 @ 100% UTILIZATION
 HIGH ENROLLMENT 274

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



CR – Classroom (14)
 CR – New (2)
 TCR – Temp Classrooms (0)
 TOTAL INSTRUCTIONAL CLASSROOMS 16

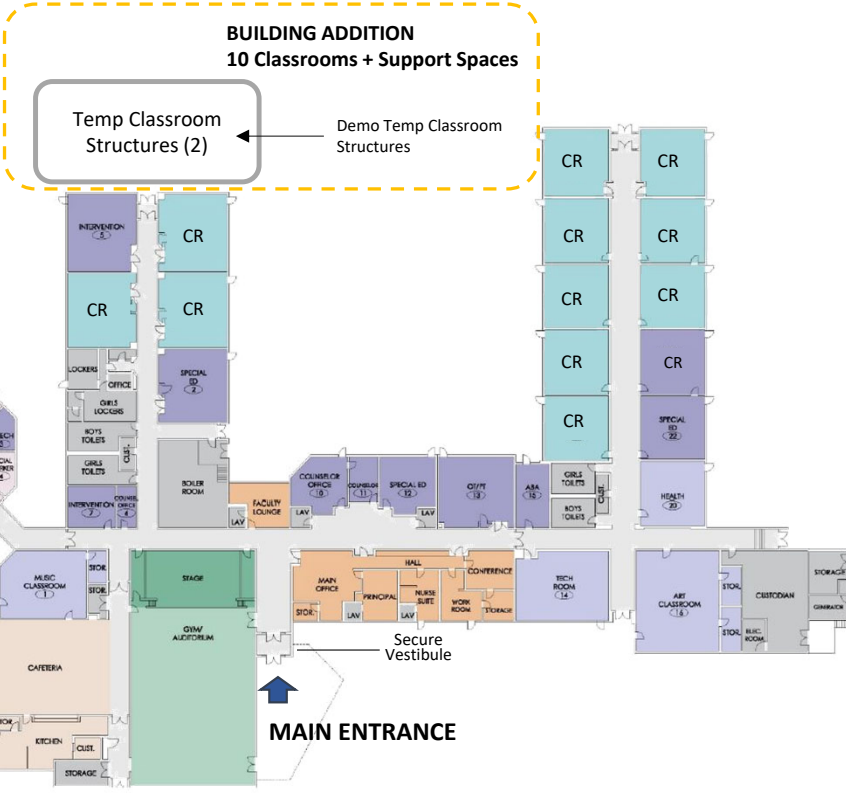
BREWSTER SCHOOL SITE



SPACE STANDARDS BREWSTER GRADES PK-1
 Allowable Area per Student – 124 SF
 Allowable Building Area = 124 x 274 = 33,976 SF
 Existing Area 37,565 SF (Portables Demolished)
 Proposed Addition 7,500 SF
Total Building Area 45,065 SF (41,565 SF)
Credit For Pre 1959 Construction 3,500 SF
Area Over Allowable 7,589 SF
10% IMPACT ON REIMBURSEMENT RATE

MEMORIAL SCHOOL – OPTION 2 RENOVATION & ADDITIONS

RENOVATED 2 THRU 5TH GRADES
 SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993
 CAPACITY @ 100% UTILIZATION 470
 HIGH ENROLLMENT 478 IN 2031-32



MES STUDENTS / CR		
2 ND	– 20 X 6 CR =	120
3 RD	– 22 X 5 CR =	110
4 TH	– 24 X 5 CR =	120
5 TH	– 24 X 5 CR =	120
TOTAL	21 CR	470

CR – Classroom (12)
 TCR – Temp Classrooms (2) To Be Demolished
 CR – Repurpose Existing Space for Classroom (1)
 TOTAL INSTRUCTIONAL CLASSROOMS 13

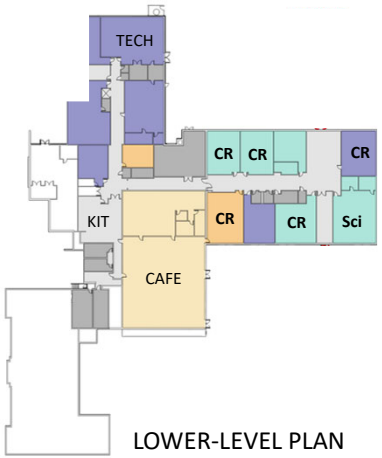
SPACE STANDARDS MEMORIAL GRADES 2 - 5TH
 Allowable Area per Student – 128 SF
 Allowable Building Area = 128 x 478 = 61,184 SF
 Existing Area 48,135 SF (Portables Demolished)
 Proposed Addition 13,500 SF
Total Building Area 61,635 SF
Credit For Pre 1959 Construction 5,888 SF
NOIMPACT ON REIMBURSEMENT RATE



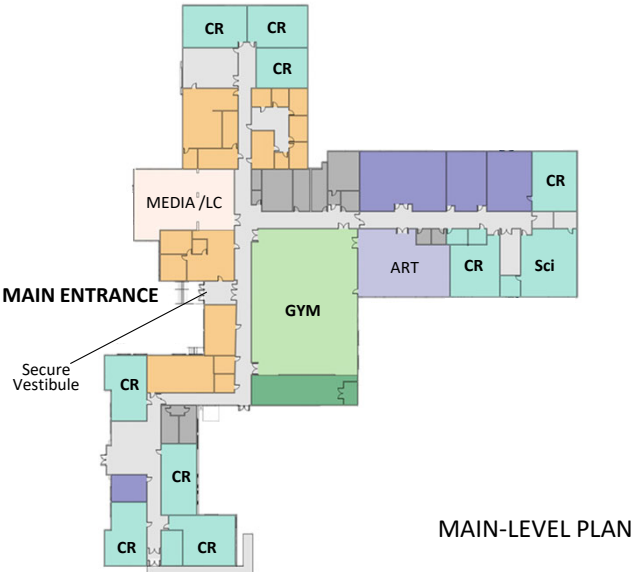
MEMORIAL SCHOOL SITE

STRONG SCHOOL – OPTION 2 CODE

EXISTING 6 THRU 8TH GRADES
 SITE AREA 6 AC
 BUILDING AREA 74,79SF
 ORIGINAL BUILDING 1923
 RENOVATIONS & ADDITIONS 1960 & 1999
 CAPACITY @ 100% UTILIZATION 360
 HIGH ENROLLMENT 346 IN 2030-31



STUDENTS / CR	
6th	24 x 5 CR = 120
7th	24 x 5 CR = 120
8th	24 x 5 CR = <u>120</u>
TOTAL	15 CR 360



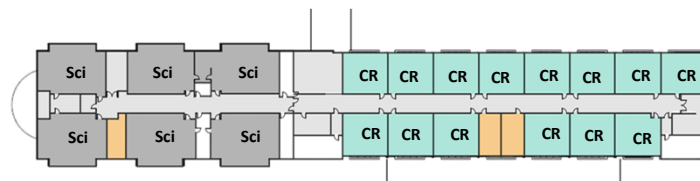
CR – Classroom (15)
 TOTAL INSTRUCTIONAL CLASSROOMS 15



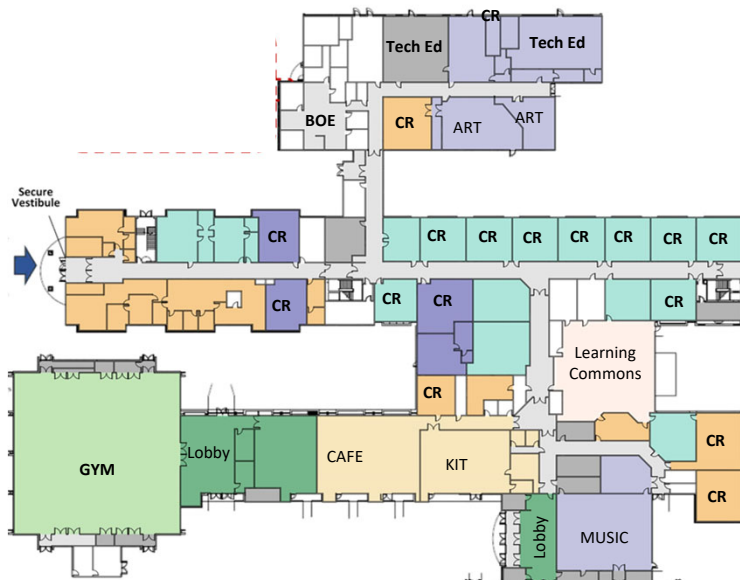
COGINCHAUG HIGH SCHOOL OPTION 2 CODE

EXISTING 9th THRU 12th GRADES

SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999
 CAPACITY @ 100% UTILIZATION 480
 HIGH ENROLLMENT 373 IN 2030-31



SECOND-LEVEL PLAN



MAIN-LEVEL PLAN

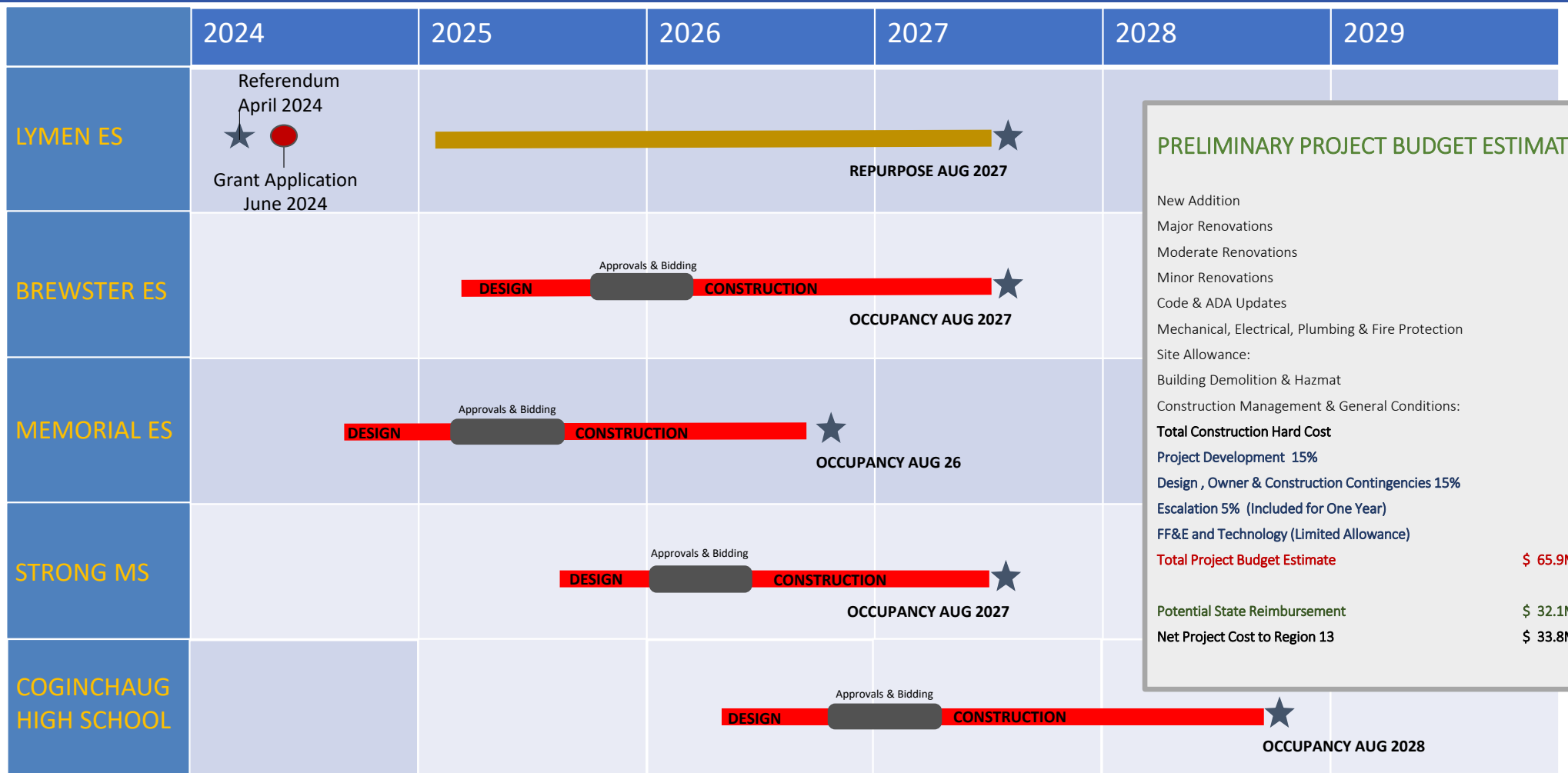
CR – Classroom (36)
 TOTAL INSTRUCTIONAL CLASSROOMS 36

STUDENTS / CR

9th – 24 x 5 CR = 120
 10th – 24 x 5 CR = 120
 11th – 24 x 5 CR = 120
 12th – 24 x 5 CR = 120
TOTAL 20 CR 480



Project Phasing, Schedule & Budget – Option 2



PRELIMINARY PROJECT BUDGET ESTIMATE

- New Addition
- Major Renovations
- Moderate Renovations
- Minor Renovations
- Code & ADA Updates
- Mechanical, Electrical, Plumbing & Fire Protection
- Site Allowance:
 - Building Demolition & Hazmat
 - Construction Management & General Conditions:

Total Construction Hard Cost

Project Development 15%

Design, Owner & Construction Contingencies 15%

Escalation 5% (Included for One Year)

FF&E and Technology (Limited Allowance)

Total Project Budget Estimate **\$ 65.9M+**

Potential State Reimbursement **\$ 32.1M**

Net Project Cost to Region 13 **\$ 33.8M**

OPTION TWO-A

EVALUATE THE EXISTING PK THRU 12TH 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 – PK- 1ST GRADES (EXPANDED PK)
- ❖ MEMORIAL ES – 2nd- 5th GRADES
- ❖ STRONG MS – 6th-8th GRADES
- ❖ COGINCHAUG HS - 9th- 12th GRADES



41°33'19.26" N 72°50'03.47" W el



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	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	113	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	106	92	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	102	86	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	101	83	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	112	82	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	105	91	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	114	103	112	85	91	81	93	32	1,393	682	714	329	350

HIGH PROJECTIONS

PK -1 HIGH ENROLLMENT 306 IN YEAR 2031-32

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	9	3	3	3	3	3	3	32	1,322	625	657	304	361
2024-25	2019	95	108	105	111	98	102	108	11	3	3	3	3	3	3	32	1,326	624	656	318	352
2025-26	2020	74	97	112	105	110	101	104	10	3	3	3	3	3	3	32	1,307	619	651	319	337
2026-27	2021	98	112	100	112	104	114	103	10	3	3	3	3	3	3	32	1,323	632	664	322	337
2027-28	2022	101	110	116	100	111	107	117	10	3	3	3	3	3	3	32	1,335	645	677	310	348
2028-29	2023	104	118	114	116	100	115	110	11	3	3	3	3	3	3	32	1,350	649	681	316	353
2029-30	2024	105	114	122	114	115	103	118	10	3	3	3	3	3	3	32	1,358	656	688	319	351
2030-31	2025	108	117	118	122	113	119	105	11	3	3	3	3	3	3	32	1,375	660	692	330	353
2031-32	2026	111	121	121	118	121	117	122	10	3	3	3	3	3	3	32	1,380	676	708	320	352
2032-33	2027	114	124	125	121	117	125	120	121	106	119	91	98	86	99	32	1,393	682	714	329	350

STUDENTS / CR
PK – 16 X 4 CR = 64
KG – 18 X 7 CR = 126
1ST – 18 X 7 CR = 126
2ND – 20 X 6 CR = 120
3RD – 22 X 5 CR = 110
4TH – 24 X 5 CR = 120
5TH – 24 X 5 CR = 120
TOTAL 39 CR 786

BES STUDENTS / CR
PK – 16 X 4 CR = 64
KG – 18 X 7 CR = 126
1ST – 18 X 7 CR = 126
TOTAL 18 CR 316

MES STUDENTS / CR
2ND – 20 X 6 CR = 120
3RD – 22 X 5 CR = 110
4TH – 24 X 5 CR = 120
5TH – 24 X 5 CR = 120
TOTAL 21 CR 470

Eight Year Window

2-5 HIGH ENROLLMENT 478 IN YEAR 2031-32

BREWSTER SCHOOL – OPT 2A RENOVATIONS & ADDITIONS

EXISTING PK THRU 1ST GRADES

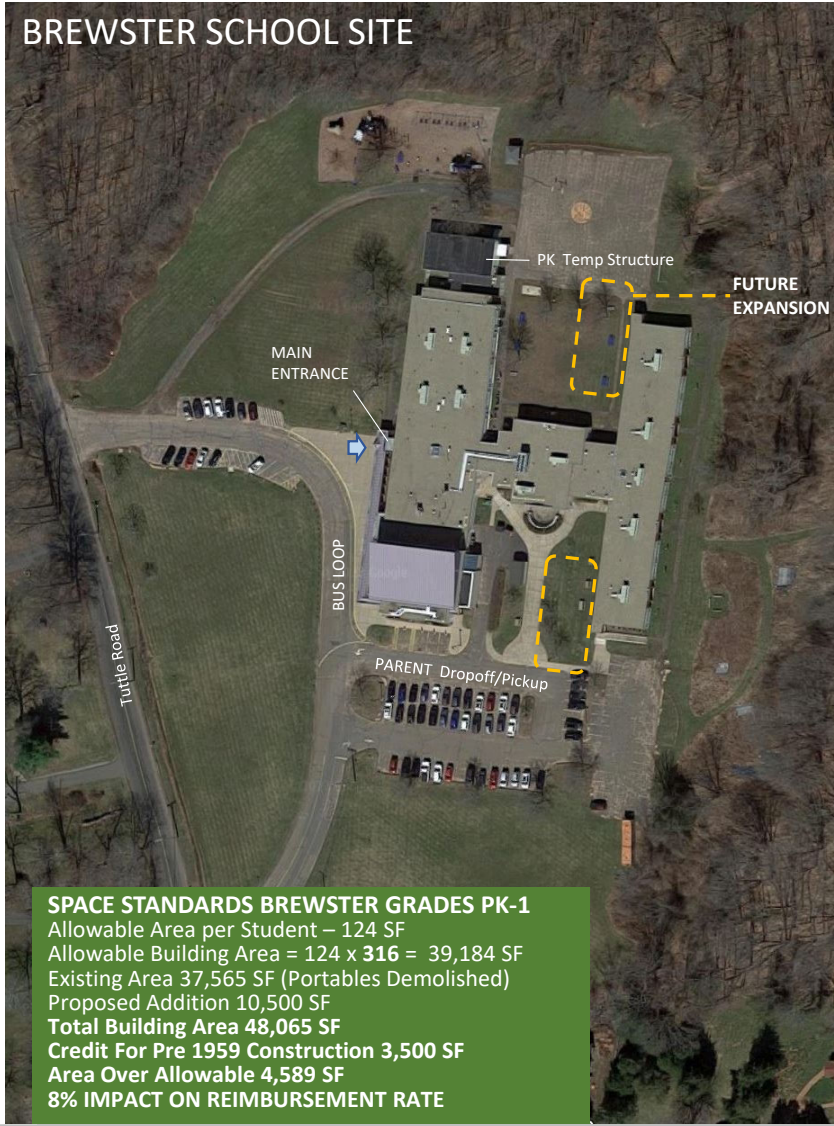
SITE AREA 14.5 A
 TOTAL BUILDING AREA 39,276 SF
 ORIGINAL BUILDING - 1955
 RENOVATIONS & ADDITIONS – 1960 & 1990 (1,711 SF)
 CAPACITY 284 @ 100% UTILIZATION
 HIGH ENROLLMENT 274

BES STUDENTS / CR	
PK	16 X 4 CR = 64
KG	18 X 7 CR = 126
1 ST	18 X 7 CR = 126
TOTAL	18 CR 316



CR – Classroom (14)
 CR – New (2)
 TCR – Temp Classrooms (0)
 TOTAL INSTRUCTIONAL CLASSROOMS 16

BREWSTER SCHOOL SITE

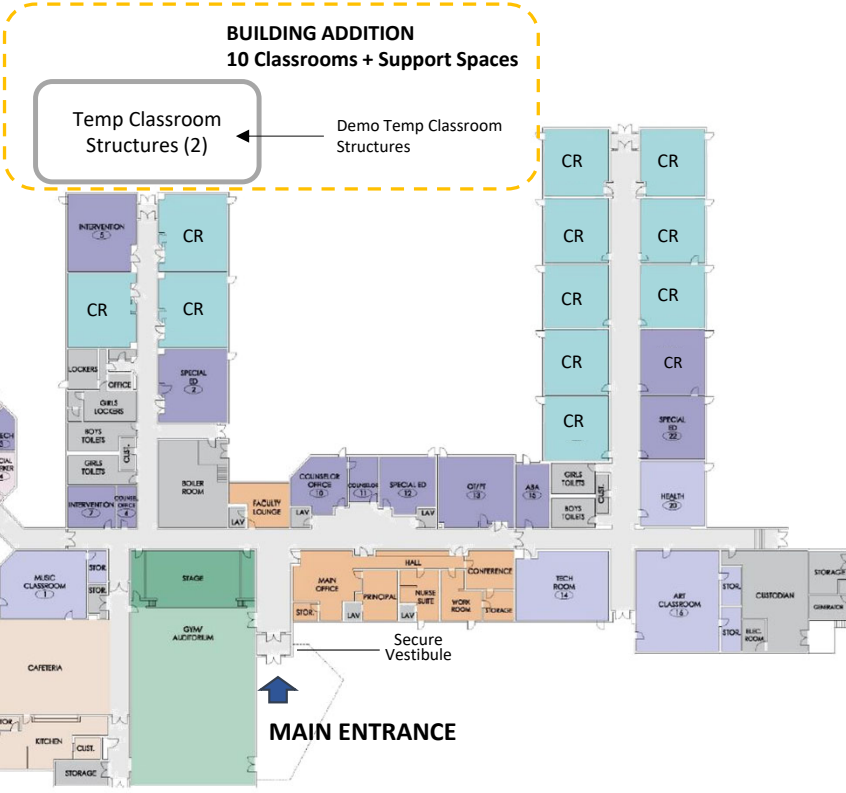


SPACE STANDARDS BREWSTER GRADES PK-1
 Allowable Area per Student – 124 SF
 Allowable Building Area = 124 x 316 = 39,184 SF
 Existing Area 37,565 SF (Portables Demolished)
 Proposed Addition 10,500 SF
Total Building Area 48,065 SF
 Credit For Pre 1959 Construction 3,500 SF
 Area Over Allowable 4,589 SF
8% IMPACT ON REIMBURSEMENT RATE



MEMORIAL SCHOOL – OPTION 2A RENOVATION & ADDITIONS

RENOVATED 2 THRU 5TH GRADES
 SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993
 CAPACITY @ 100% UTILIZATION 470
 HIGH ENROLLMENT 478 IN 2031-32



MES STUDENTS / CR		
2 ND	– 20 X 6 CR =	120
3 RD	– 22 X 5 CR =	110
4 TH	– 24 X 5 CR =	120
5 TH	– 24 X 5 CR =	<u>120</u>
TOTAL	21 CR	470

CR – Classroom (12)
 TCR – Temp Classrooms (2) To Be Demolished
 CR – Repurpose Existing Space for Classroom (1)
 TOTAL INSTRUCTIONAL CLASSROOMS 13

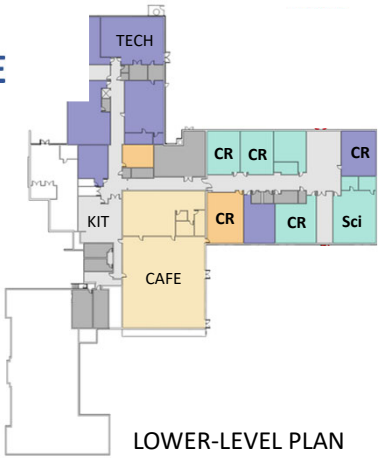
SPACE STANDARDS MEMORIAL GRADES 2 - 5TH
 Allowable Area per Student – 128 SF
 Allowable Building Area = 128 x 478 = 61,184 SF
 Existing Area 48,135 SF (Portables Demolished)
 Proposed Addition 12,500 SF
Total Building Area 60,635 SF
Credit For Pre 1959 Construction 5,888 SF
NOIMPACT ON REIMBURSEMENT RATE



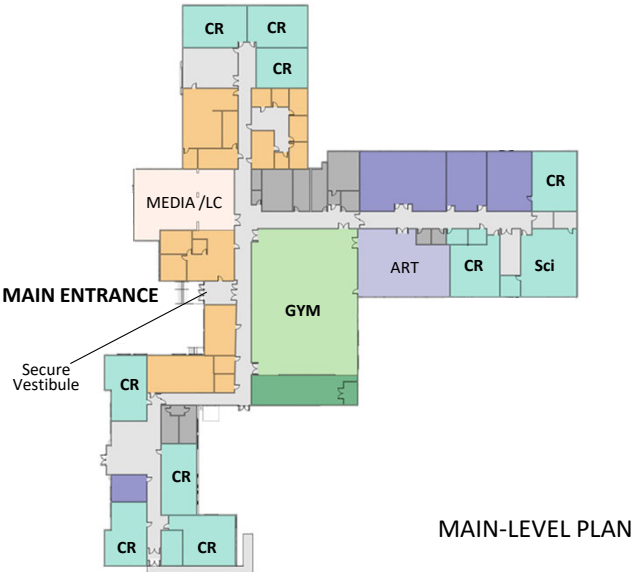
MEMORIAL SCHOOL SITE

STRONG SCHOOL – OPTION 2A CODE

EXISTING 6 THRU 8TH GRADES
 SITE AREA 6 AC
 BUILDING AREA 74,79SF
 ORIGINAL BUILDING 1923
 RENOVATIONS & ADDITIONS 1960 & 1999
 CAPACITY @ 100% UTILIZATION 360
 HIGH ENROLLMENT 346 IN 2030-31



STUDENTS / CR	
6th	24 x 5 CR = 120
7th	24 x 5 CR = 120
8th	24 x 5 CR = <u>120</u>
TOTAL	15 CR 360



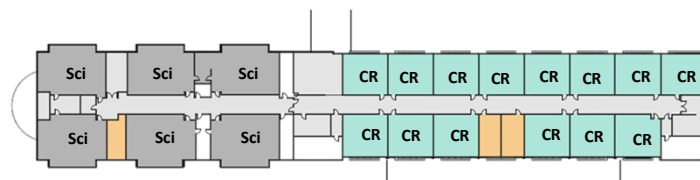
CR – Classroom (15)
 TOTAL INSTRUCTIONAL CLASSROOMS 15



COGINCHAUG HIGH SCHOOL OPTION 2A CODE

EXISTING 9th THRU 12th GRADES

SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999
 CAPACITY @ 100% UTILIZATION 480
 HIGH ENROLLMENT 373 IN 2030-31



SECOND-LEVEL PLAN



MAIN-LEVEL PLAN

CR – Classroom (36)
 TOTAL INSTRUCTIONAL CLASSROOMS 36

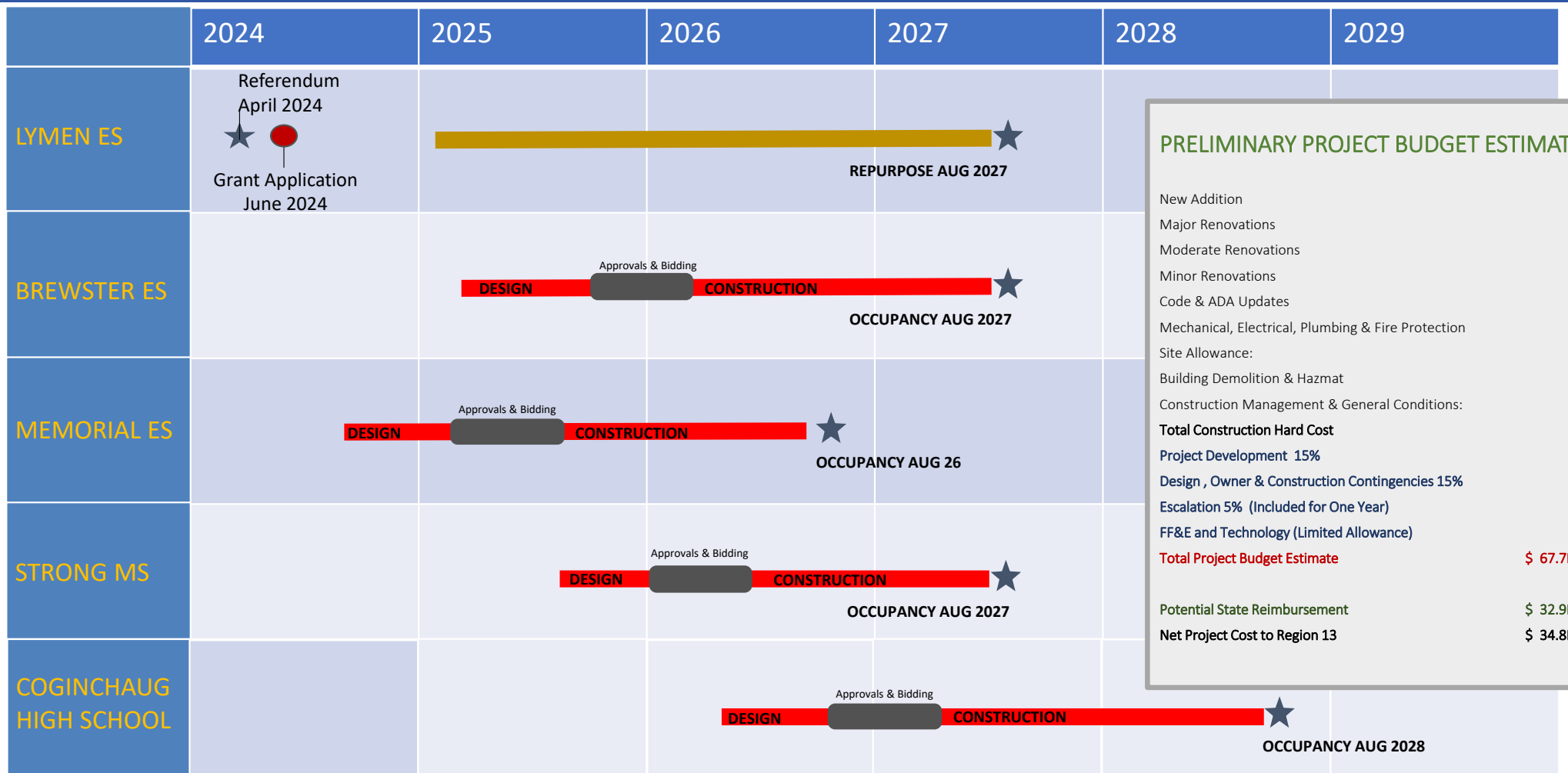
STUDENTS / CR

9th – 24 x 5 CR = 120
 10th – 24 x 5 CR = 120
 11th – 24 x 5 CR = 120
 12th – 24 x 5 CR = 120
TOTAL 20 CR 480



COGINCHAUG SCHOOL SITE

Project Phasing, Schedule & Budget – Option 2A



PRELIMINARY PROJECT BUDGET ESTIMATE

- New Addition
- Major Renovations
- Moderate Renovations
- Minor Renovations
- Code & ADA Updates
- Mechanical, Electrical, Plumbing & Fire Protection
- Site Allowance:
- Building Demolition & Hazmat
- Construction Management & General Conditions:

Total Construction Hard Cost

Project Development 15%

Design, Owner & Construction Contingencies 15%

Escalation 5% (Included for One Year)

FF&E and Technology (Limited Allowance)

Total Project Budget Estimate **\$ 67.7M+**

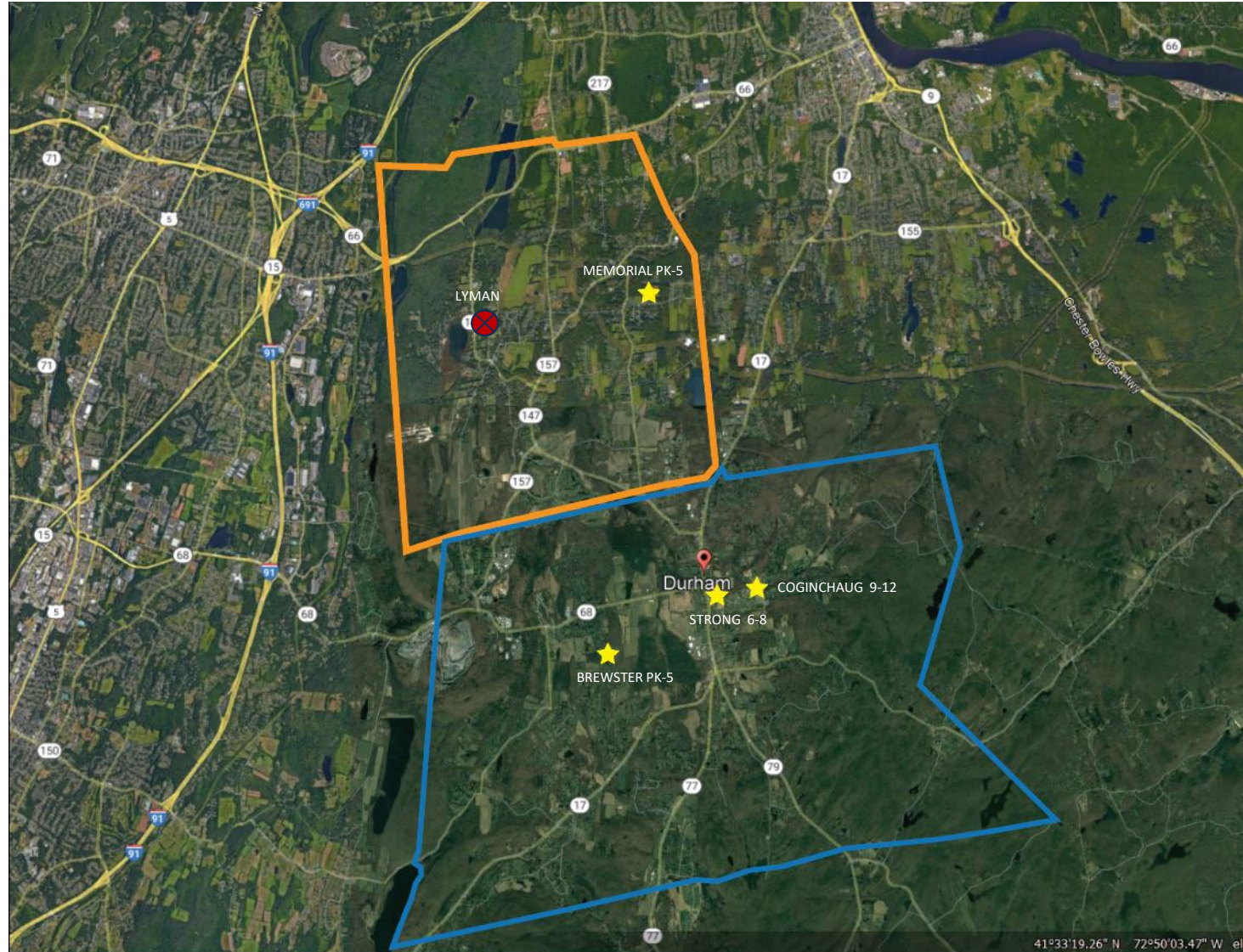
Potential State Reimbursement \$ 32.9M

Net Project Cost to Region 13 **\$ 34.8M**

OPTION THREE

EVALUATE THE EXISTING PK THRU 12TH 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 - PK THRU 5 GRADES
- ❖ MEMORIAL ES – PK THRU 5 GRADES
- ❖ STRONG MS – 6 THRU 8 GRADES
- ❖ COGINCHAUG HS - 9 THRU 12 GRADES



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	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	111	98	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	106	111	100	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	106	111	106	81	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	111	106	111	81	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	106	111	106	81	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	111	106	111	81	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	106	111	106	81	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	111	106	111	81	91	81	93	32	1,393	682	714	329	350

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

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	105	116	81	81	97	102	32	1,337	630	662	307	368
2024-25	2019	95	108	105	111	98	102	108	111	105	108	81	81	80	110	32	1,349	632	664	323	362
2025-26	2020	74	97	112	105	110	101	104	106	104	104	81	81	80	91	32	1,336	629	661	325	350
2026-27	2021	98	112	100	112	104	114	103	106	103	103	81	81	80	91	32	1,358	645	677	329	352
2027-28	2022	101	110	116	100	111	107	117	106	107	117	81	81	84	91	32	1,374	661	693	316	365
2028-29	2023	104	118	114	116	100	115	110	106	107	110	81	81	84	91	32	1,402	673	705	325	372
2029-30	2024	105	114	122	114	115	103	118	106	107	118	81	81	84	91	32	1,418	686	718	331	369
2030-31	2025	108	117	118	122	113	119	105	106	107	105	81	81	84	91	32	1,445	694	726	346	373
2031-32	2026	111	121	121	118	121	117	122	106	107	105	81	81	84	91	32	1,459	720	752	334	373
2032-33	2027	114	124	125	121	117	125	120	121	106	119	91	91	86	99	32	1,484	732	764	346	374

BES STUDENTS / CR
PK – 16 X 1 CR = 16
KG – 18 X 5 CR = 90
1ST – 20 X 4 CR = 80
2ND – 22 X 4 CR = 88
3RD – 22 X 4 CR = 88
4TH – 24 X 3 CR = 72
5TH – 24 X 3 CR = 72
TOTAL 24 CR 506

MES STUDENTS / CR
PK – 16 X 1 CR = 16
KG – 18 X 2 CR = 36
1ST – 20 X 2 CR = 40
2ND – 22 X 2 CR = 44
3RD – 22 X 2 CR = 44
4TH – 24 X 2 CR = 48
5TH – 24 X 2 CR = 48
TOTAL 13 CR 276

Eight Year Window

PK-5 HIGH ENROLLMENT 752 IN YEAR 2031-32



BREWSTER SCHOOL – OPT 3 RENOVATIONS & ADDITIONS

PROPOSED PK THRU 5TH GRADES

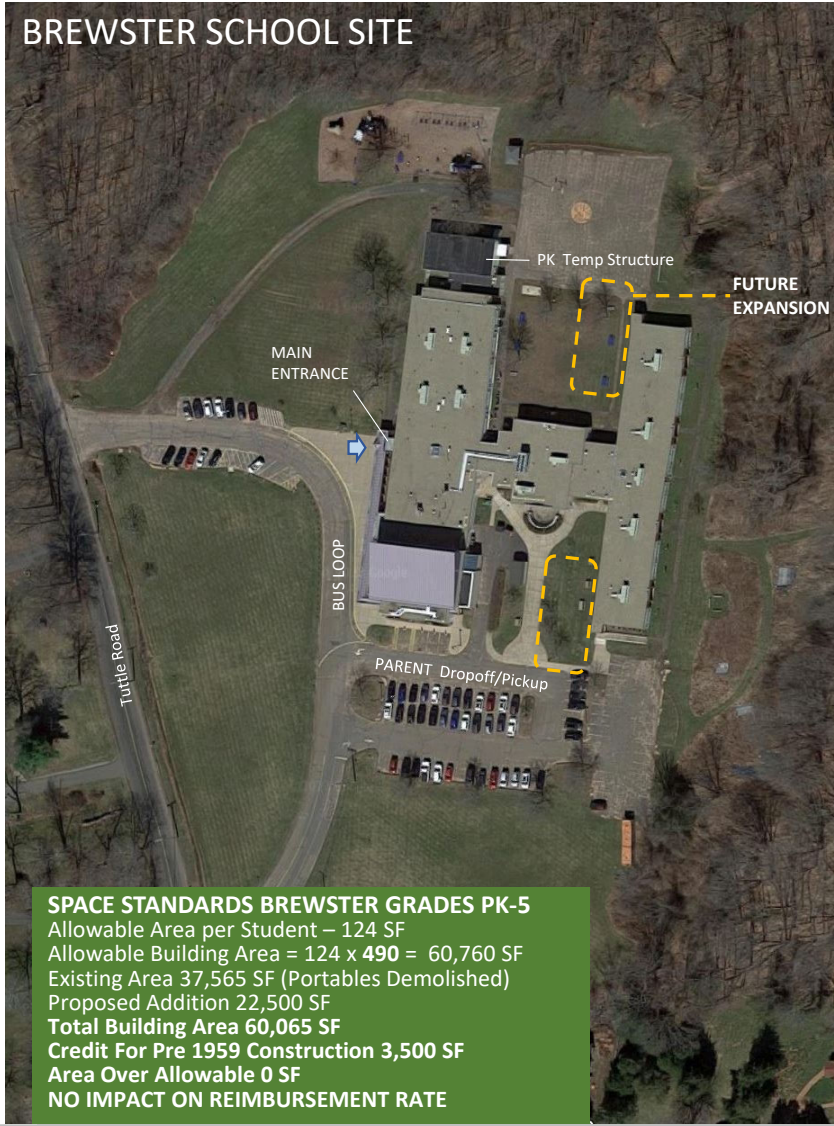
SITE AREA 14.5 A
 TOTAL BUILDING AREA 39,276 SF
 ORIGINAL BUILDING - 1955
 RENOVATIONS & ADDITIONS – 1960 & 1990 (1,711 SF)
 CAPACITY 506 @ 100% UTILIZATION
 HIGH ENROLLMENT 490

BES STUDENTS / CR	
PK	– 16 X 1 CR = 16
KG	– 18 X 5 CR = 90
1 ST	– 20 X 4 CR = 80
2 ND	– 22 X 4 CR = 88
3 RD	– 22 X 4 CR = 88
4 TH	– 24 X 3 CR = 72
5 TH	– 24 X 3 CR = 72
TOTAL	24 CR
	506



CR – Classroom (14)
 CR – New (2)
 TCR – Temp Classrooms (0)
 TOTAL INSTRUCTIONAL CLASSROOMS 16

BREWSTER SCHOOL SITE



SPACE STANDARDS BREWSTER GRADES PK-5
 Allowable Area per Student – 124 SF
 Allowable Building Area = 124 x 490 = 60,760 SF
 Existing Area 37,565 SF (Portables Demolished)
 Proposed Addition 22,500 SF
Total Building Area 60,065 SF
 Credit For Pre 1959 Construction 3,500 SF
 Area Over Allowable 0 SF
NO IMPACT ON REIMBURSEMENT RATE

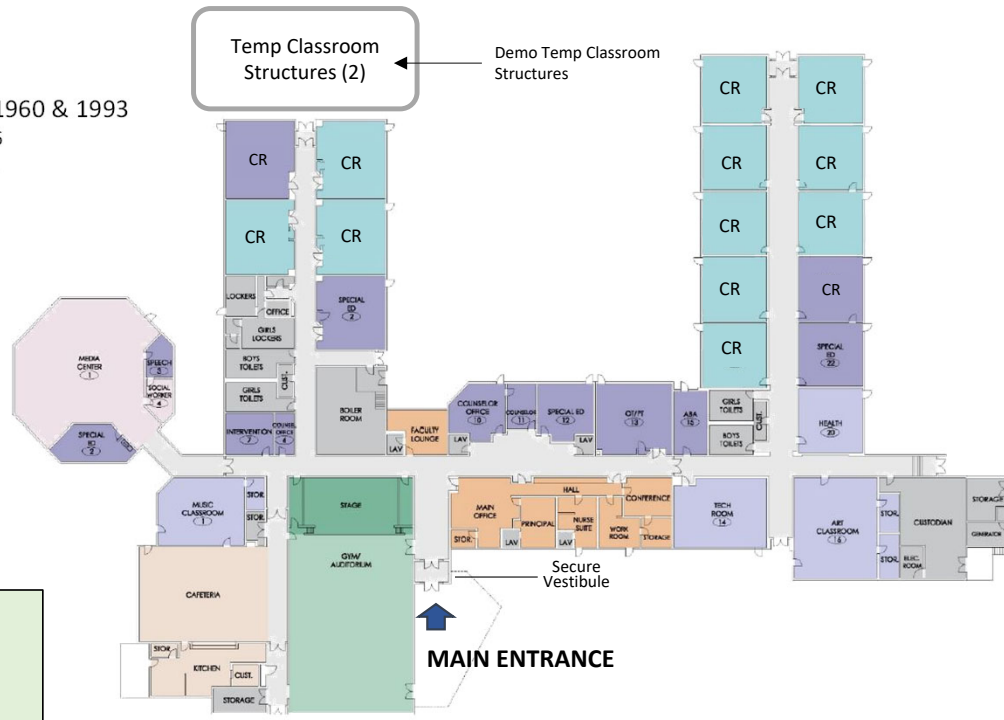


MEMORIAL SCHOOL – OPTION 3 MINOR RENOVATIONS CODE & ADA

RENOVATED PK THRU 5TH GRADES

SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993
 CAPACITY @ 100% UTILIZATION 276
 HIGH ENROLLMENT 262 IN 2031-32

MES STUDENTS / CR	
PK	16 X 1 CR = 16
KG	18 X 2 CR = 36
1 ST	20 X 2 CR = 40
2 ND	22 X 2 CR = 44
3 RD	22 X 2 CR = 44
4 TH	24 X 2 CR = 48
5 TH	24 X 2 CR = 48
TOTAL	13 CR 276



CR – Classroom (12)
 TCR – Temp Classrooms (2) To Be Demolished
 CR – Repurpose Existing Space for Classroom (1)
 TOTAL INSTRUCTIONAL CLASSROOMS 13

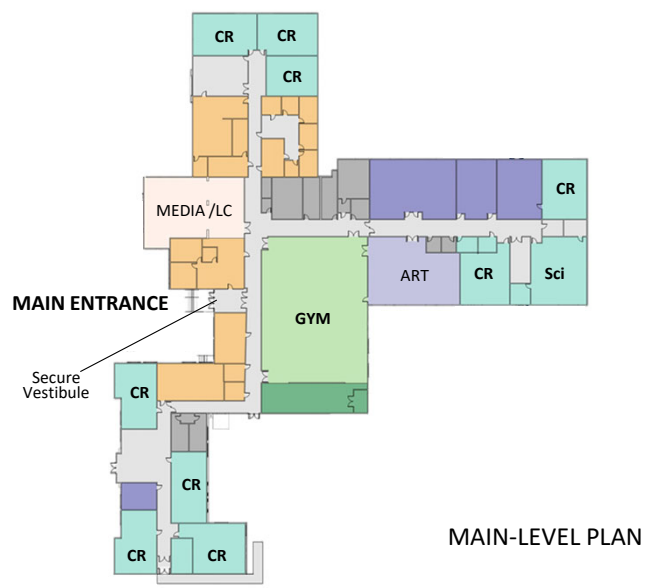
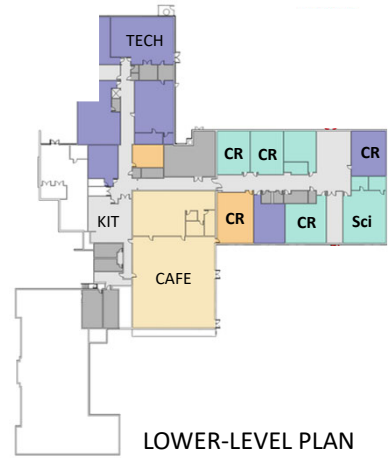


MEMORIAL SCHOOL SITE

STRONG SCHOOL – OPTION 3 ADDITIONS & RENOVATIONS

EXISTING 6 THRU 8TH GRADES
 SITE AREA 6 AC
 BUILDING AREA 74,79SF
 ORIGINAL BUILDING 1923
 RENOVATIONS & ADDITIONS 1960 & 1999
 CAPACITY @ 100% UTILIZATION 360
 HIGH ENROLLMENT 346 IN 2030-31

STUDENTS / CR		
6th	– 24 x 5 CR =	120
7th	– 24 x 5 CR =	120
8th	– 24 x 5 CR =	<u>120</u>
TOTAL	15 CR	360



CR – Classroom (15)
 TOTAL INSTRUCTIONAL CLASSROOMS 15

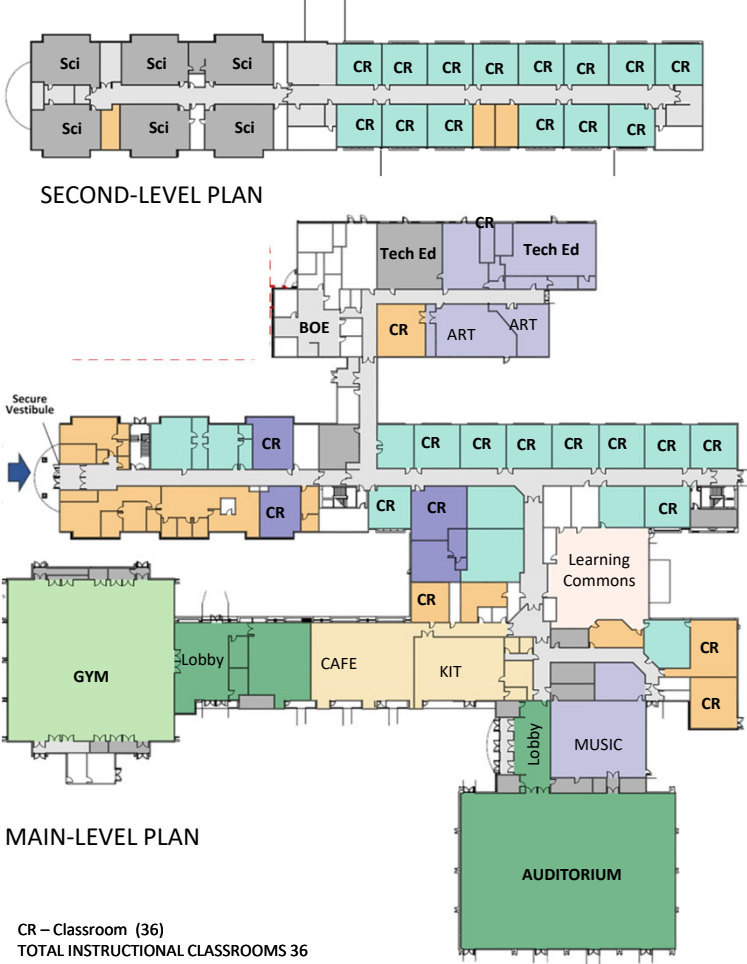


COGINCHAUG HIGH SCHOOL OPTION 3 CODE

EXISTING 9th THRU 12th GRADES

SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999
 CAPACITY @ 100% UTILIZATION 480
 HIGH ENROLLMENT 373 IN 2030-31

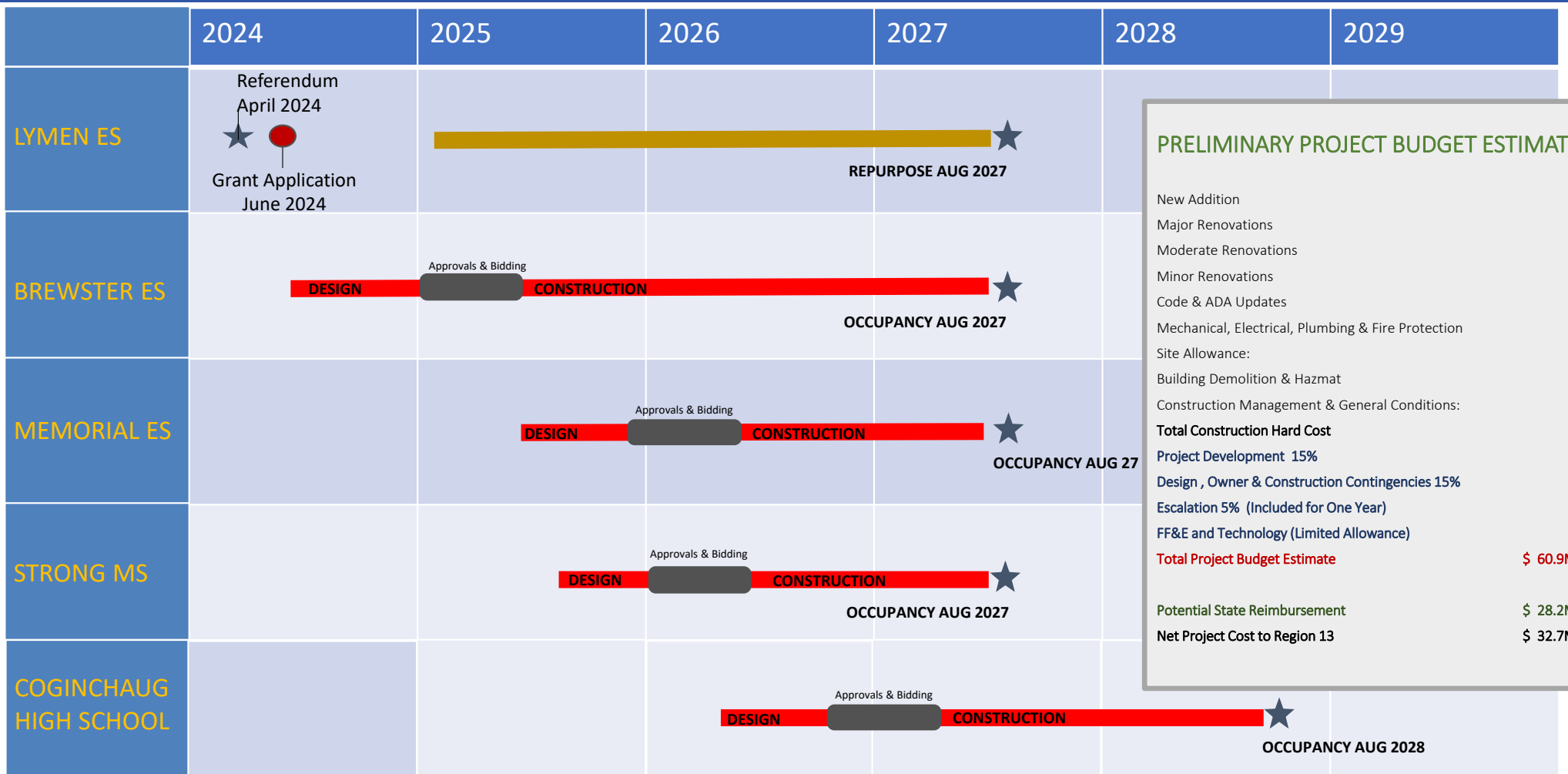
STUDENTS / CR	
9 th	– 24 x 5 CR = 120
10 th	– 24 x 5 CR = 120
11 th	– 24 x 5 CR = 120
12 th	– 24 x 5 CR = <u>120</u>
TOTAL	20 CR 480



**CODE & ADA
 UPDATES ONLY**
 SPACE STANDARDS NOT APPLICABLE



Project Phasing, Schedule & Budget – Option 3



PRELIMINARY PROJECT BUDGET ESTIMATE

- New Addition
- Major Renovations
- Moderate Renovations
- Minor Renovations
- Code & ADA Updates
- Mechanical, Electrical, Plumbing & Fire Protection
- Site Allowance:
 - Building Demolition & Hazmat
 - Construction Management & General Conditions:
- Total Construction Hard Cost**
- Project Development 15%
- Design, Owner & Construction Contingencies 15%
- Escalation 5% (Included for One Year)
- FF&E and Technology (Limited Allowance)
- Total Project Budget Estimate** **\$ 60.9M+**
- Potential State Reimbursement **\$ 28.2M**
- Net Project Cost to Region 13** **\$ 32.7M**

OPTION FOUR

EVALUATE THE EXISTING PK THRU 12TH 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 - PK THRU 2 GRADE
- ❖ MEMORIAL ES – 3 THRU 5 GRADES
- ❖ STRONG MS – 6 THRU 8 GRADES
- ❖ COGINCHAUG HS - 9 THRU 12 GRADES



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	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	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	113	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	106	92	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	102	86	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	101	83	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	112	82	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	105	91	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	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	STUDENTS / CR PK – 16 X 2 CR = 32 KG – 18 X 7 CR = 126 1ST – 18 X 7 CR = 126 2ND – 20 X 6 CR = 120 3RD – 22 X 6 CR = 132 4TH – 24 X 5 CR = 120 5TH – 24 X 5 CR = 120 TOTAL 33 CR 776			83	84	82	113	32	1,349	632	664	323	362
2025-26	2020	74	97	112	105	110	101	104				88	84	84	94	32	1,336	629	661	325	350
2026-27	2021	98	112	100	112	104	114	103				83	80	84	96	32	1,358	645	677	329	352
2027-28	2022	101	110	116	100	111	107	117				86	83	84	96	32	1,374	661	693	316	365
2028-29	2023	104	118	114	116	100	115	110	BES STUDENTS / CR PK – 16 X 2 CR = 32 KG – 18 X 7 CR = 126 1ST – 18 X 7 CR = 126 2ND – 20 X 6 CR = 120 TOTAL 22 CR 404			86	83	84	96	32	1,374	661	693	316	365
2029-30	2024	105	114	122	114	115	103	118				86	83	84	96	32	1,374	661	693	316	365
2030-31	2025	108	117	118	122	113	119	105				86	83	84	96	32	1,374	661	693	316	365
2031-32	2026	111	121	121	118	121	117	122				86	83	84	96	32	1,374	661	693	316	365
2032-33	2027	114	124	125	121	117	125	120	MES STUDENTS / CR 3RD – 22 X 6 CR = 132 4TH – 24 X 5 CR = 120 5TH – 24 X 5 CR = 120 TOTAL 16 CR 372			86	83	84	96	32	1,374	661	693	316	365
												86	83	84	96	32	1,374	661	693	316	365
												86	83	84	96	32	1,374	661	693	316	365
												86	83	84	96	32	1,374	661	693	316	365
												86	83	84	96	32	1,374	661	693	316	365

Eight Year Window

PK - 2 HIGH ENROLLMENT 392 IN YEAR 2031-32

3 - 5 HIGH ENROLLMENT 360 IN YEAR 2031-32

BREWSTER SCHOOL – OPT 4 RENOVATIONS & ADDITIONS

PROPOSED 3 THRU 5TH GRADES

SITE AREA 14.5 A
 TOTAL BUILDING AREA 39,276 SF
 ORIGINAL BUILDING - 1955
 RENOVATIONS & ADDITIONS – 1960 & 1990 (1,711 SF)
 CAPACITY 404 @ 100% UTILIZATION
 HIGH ENROLLMENT 360

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



CR – Classroom (14)
 CR – New (2)
 TCR – Temp Classrooms (0)
 TOTAL INSTRUCTIONAL CLASSROOMS 16

BREWSTER SCHOOL SITE



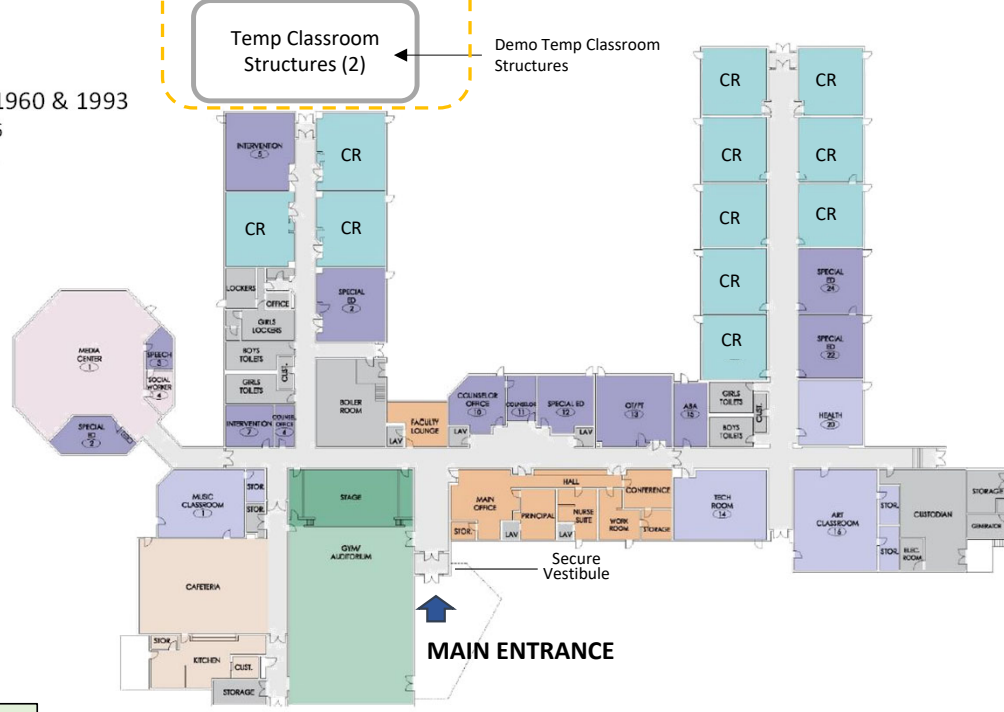
SPACE STANDARDS BREWSTER GRADES PK-1
 Allowable Area per Student – 120 SF
 Allowable Building Area = 120 x 360 = 43,200 SF
 Existing Area 37,565 SF (Portables Demolished)
 Proposed Addition 12,500 SF
Total Building Area 50,065 SF
 Credit For Pre 1959 Construction 3,500 SF
 Area Over Allowable 3,300 SF
4.5% IMPACT ON REIMBURSEMENT RATE



MEMORIAL SCHOOL – OPTION 4 RENOVATIONS & ADDITIONS

RENOVATED 3 THRU 5TH GRADES
 SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993
 CAPACITY @ 100% UTILIZATION 276
 HIGH ENROLLMENT 262 IN 2031-32

BUILDING ADDITION
 5 Classrooms + Support Spaces
 Temp Classroom Structures (2)



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

CR – Classroom (12)
 TCR – Temp Classrooms (2) To Be Demolished
 CR – Repurpose Existing Space for Classroom (1)
 TOTAL INSTRUCTIONAL CLASSROOMS 13

SPACE STANDARDS MEMORIAL GRADES 3 - 5TH
 Allowable Area per Student – 128 SF
 Allowable Building Area = 130 x 360 = 46,800 SF
 Existing Area 48,135 SF (Portables Demolished)
 Proposed Addition 8,000 SF
Total Building Area 56,135 SF
Credit For Pre 1959 Construction 5,888 SF
3% IMPACT ON REIMBURSEMENT RATE

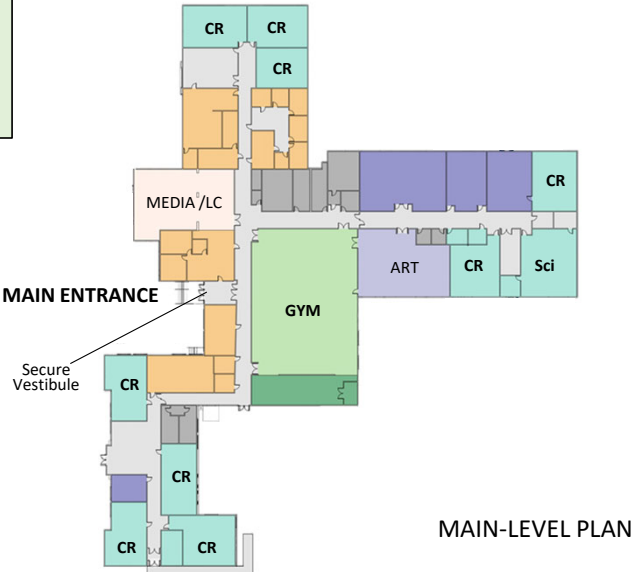
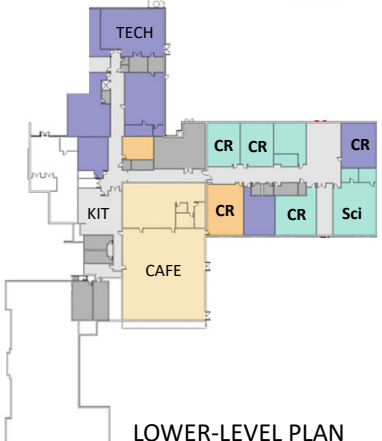


MEMORIAL SCHOOL SITE

STRONG SCHOOL – OPTION 4 ADDITIONS & RENOVATIONS

EXISTING 6 THRU 8TH GRADES
 SITE AREA 6 AC
 BUILDING AREA 74,79SF
 ORIGINAL BUILDING 1923
 RENOVATIONS & ADDITIONS 1960 & 1999
 CAPACITY @ 100% UTILIZATION 360
 HIGH ENROLLMENT 346 IN 2030-31

STUDENTS / CR		
6th	– 24 x 5 CR =	120
7th	– 24 x 5 CR =	120
8th	– 24 x 5 CR =	<u>120</u>
TOTAL	15 CR	360



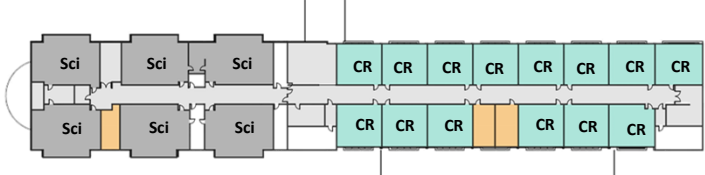
CR – Classroom (15)
 TOTAL INSTRUCTIONAL CLASSROOMS 15



COGINCHAUG HIGH SCHOOL OPTION 4 CODE

EXISTING 9th THRU 12th GRADES

SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999
 CAPACITY @ 100% UTILIZATION 480
 HIGH ENROLLMENT 373 IN 2030-31



SECOND-LEVEL PLAN



MAIN-LEVEL PLAN

CR – Classroom (36)
 TOTAL INSTRUCTIONAL CLASSROOMS 36

STUDENTS / CR

- 9th – 24 x 5 CR = 120
- 10th – 24 x 5 CR = 120
- 11th – 24 x 5 CR = 120
- 12th – 24 x 5 CR = 120
- TOTAL 20 CR 480**

CODE & ADA UPDATES ONLY

SPACE STANDARDS NOT APPLICABLE

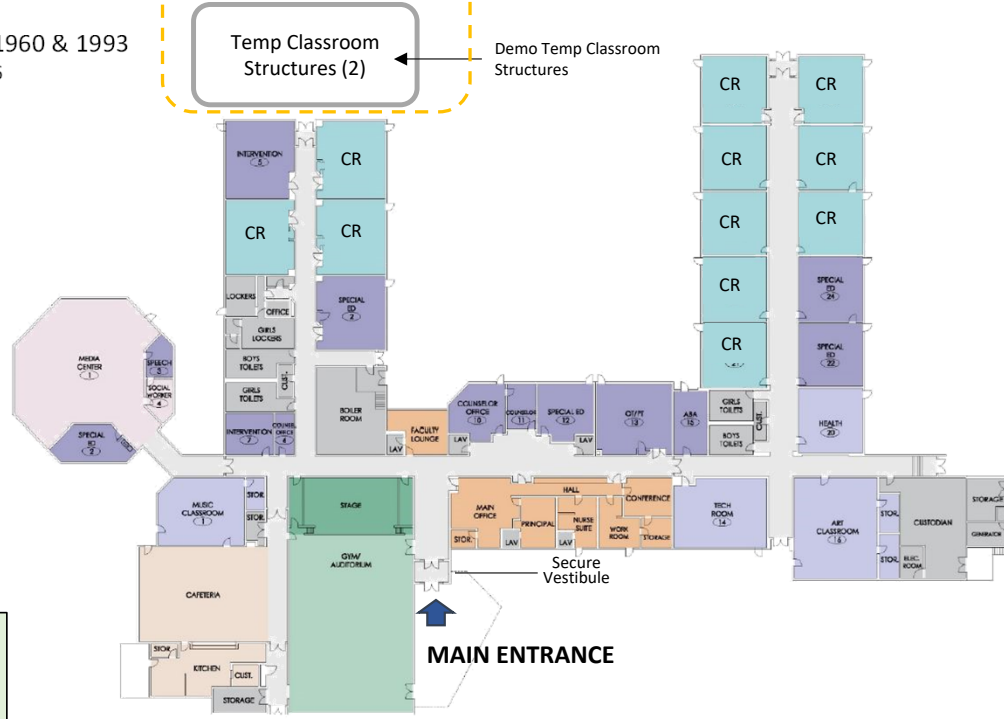


COGINCHAUG SCHOOL SITE

MEMORIAL SCHOOL – OPTION 4 RENOVATIONS & ADDITIONS

RENOVATED 3 THRU 5TH GRADES
 SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993
 CAPACITY @ 100% UTILIZATION 276
 HIGH ENROLLMENT 262 IN 2031-32

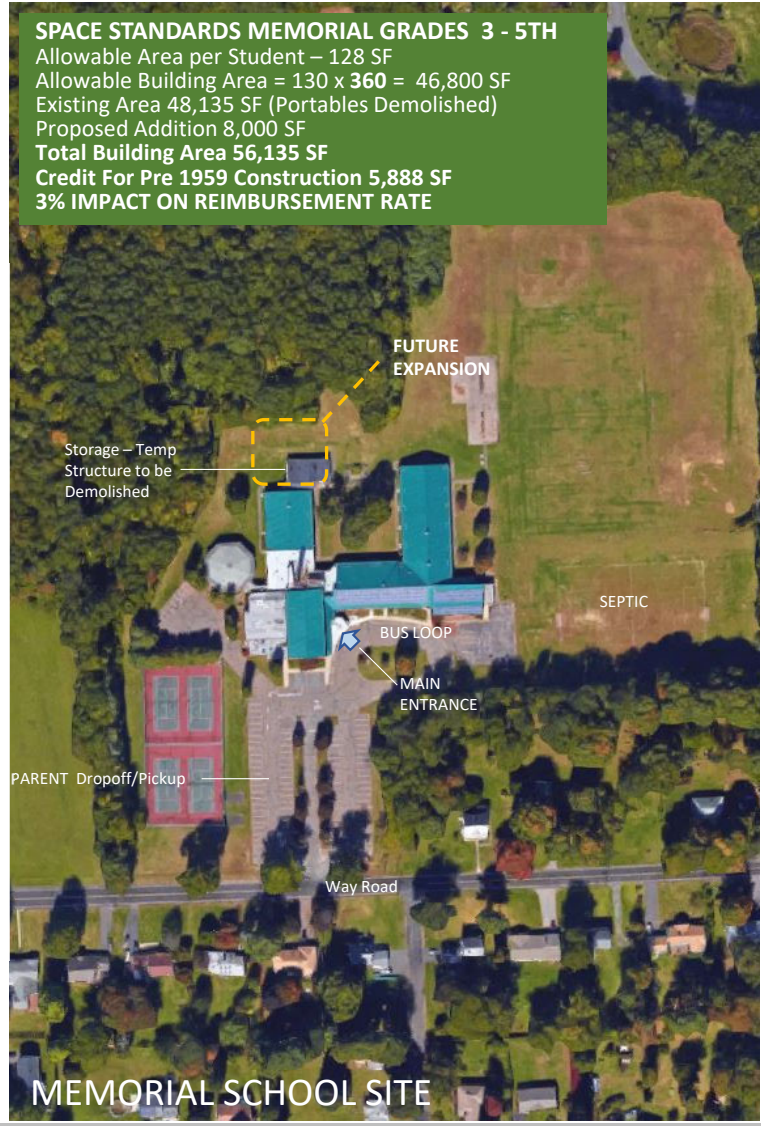
BUILDING ADDITION
 5 Classrooms + Support Spaces



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

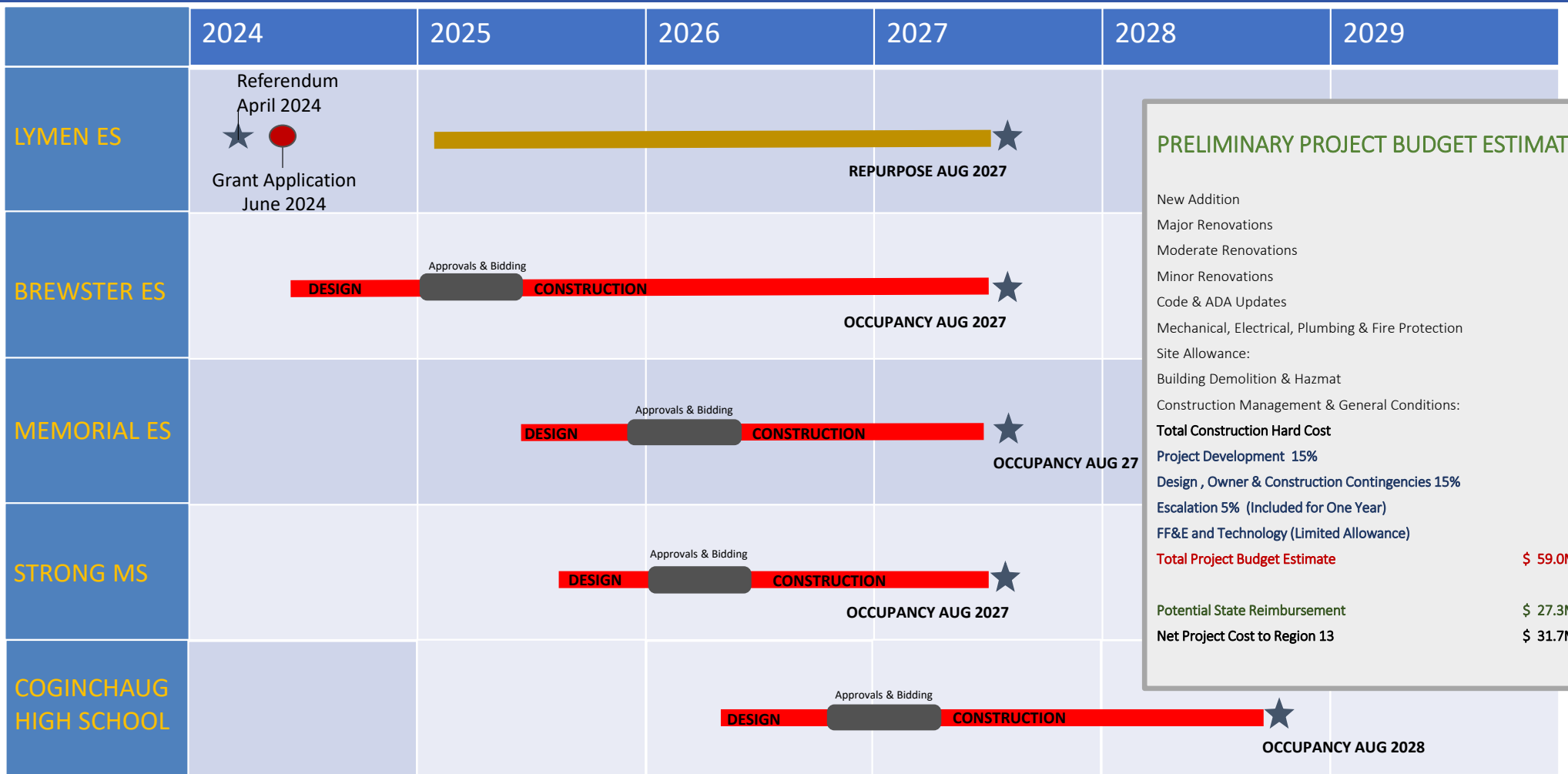
CR – Classroom (12)
 TCR – Temp Classrooms (2) To Be Demolished
 CR – Repurpose Existing Space for Classroom (1)
 TOTAL INSTRUCTIONAL CLASSROOMS 13

SPACE STANDARDS MEMORIAL GRADES 3 - 5TH
 Allowable Area per Student – 128 SF
 Allowable Building Area = 130 x 360 = 46,800 SF
 Existing Area 48,135 SF (Portables Demolished)
 Proposed Addition 8,000 SF
Total Building Area 56,135 SF
 Credit For Pre 1959 Construction 5,888 SF
3% IMPACT ON REIMBURSEMENT RATE



MEMORIAL SCHOOL SITE

Project Phasing, Schedule & Budget – Option 4



PRELIMINARY PROJECT BUDGET ESTIMATE

- New Addition
- Major Renovations
- Moderate Renovations
- Minor Renovations
- Code & ADA Updates
- Mechanical, Electrical, Plumbing & Fire Protection
- Site Allowance:
 - Building Demolition & Hazmat
- Construction Management & General Conditions:

Total Construction Hard Cost

- Project Development 15%
- Design, Owner & Construction Contingencies 15%
- Escalation 5% (Included for One Year)
- FF&E and Technology (Limited Allowance)

Total Project Budget Estimate **\$ 59.0M+**

Potential State Reimbursement \$ 27.3M

Net Project Cost to Region 13 **\$ 31.7M**

OPTION FIVE

EVALUATE THE EXISTING PK THRU 12TH GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, APPROPRIATE GRADE CONFIGURATIONS, PARITY, CODE COMPLIANCE, DISRUPTION TO EDUCATION AND NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - REPURPOSE
- ❖ BREWSTER ES - PK THRU 4 GRADES
- ❖ MEMORIAL ES – PK THRU 4 GRADES
- ❖ STRONG MS – 5 THRU 8 GRADES
- ❖ COGINCHAUG HS - 9 THRU 12 GRADES



41°33'19.26" N 72°50'03.47" W el



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	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	113	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	106	91	91	91	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	102	95	95	95	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	101	91	91	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	112	103	103	103	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	105	97	97	97	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	114	103	112	93	93	93	93	32	1,393	682	714	329	350

SES STUDENTS / CR
 5TH – 24 X 5 CR = 120
 6TH – 24 X 5 CR = 120
 7TH – 24 X 5 CR = 120
 8TH – 24 X 5 CR = 120
TOTAL 20 CR 480

5 - 8 HIGH ENROLLMENT 456 IN YEAR 2031-32

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	105	116	83	83	83	83	32	1,322	625	657	304	361
2024-25	2019	95	108	105	111	98	102	108	108	108	108	83	83	83	83	32	1,326	624	656	318	352
2025-26	2020	74	97	112	105	110	101	104	104	104	104	88	88	88	88	32	1,307	619	651	319	337
2026-27	2021	98	112	100	112	104	114	103	103	103	103	88	88	88	88	32	1,323	632	664	322	337
2027-28	2022	101	110	116	100	111	107	117	106	106	106	96	96	96	96	32	1,335	645	677	310	348
2028-29	2023	104	118	114	116	100	115	110	110	110	110	96	96	96	96	32	1,350	649	681	316	353
2029-30	2024	105	114	122	114	115	103	118	108	108	108	89	89	89	89	32	1,358	656	688	319	351
2030-31	2025	108	117	118	122	113	119	105	105	105	105	86	86	86	86	32	1,375	660	692	330	353
2031-32	2026	111	121	121	118	121	117	122	104	119	111	97	97	97	97	32	1,380	676	708	320	352
2032-33	2027	114	124	125	121	117	125	120	121	106	119	91	91	91	91	32	1,393	682	714	329	350

STUDENTS / CR
 PK – 16 X 2 CR = 32
 KG – 18 X 7 CR = 126
 1ST – 18 X 7 CR = 126
 2ND – 20 X 6 CR = 120
 3RD – 22 X 6 CR = 132
 4TH – 24 X 5 CR = 120
TOTAL 33 CR 656

BES STUDENTS / CR
 PK – 16 X 1 CR = 16
 KG – 18 X 4 CR = 72
 1ST – 18 X 4 CR = 72
 2ND – 20 X 3 CR = 60
 3RD – 22 X 3 CR = 66
 4TH – 24 X 3 CR = 72
TOTAL 17 CR 358

MES STUDENTS / CR
 PK – 16 X 1 CR = 16
 KG – 18 X 3 CR = 54
 1ST – 18 X 3 CR = 54
 2ND – 20 X 3 CR = 60
 3RD – 22 X 3 CR = 66
 4TH – 24 X 2 CR = 48
TOTAL 15 CR 298

Eight Year Window

PK - 4 HIGH ENROLLMENT 630 IN YEAR 2031-32



BREWSTER SCHOOL – OPT 5 RENOVATIONS & ADDITIONS

PROPOSED PK THRU 4TH GRADES

SITE AREA 14.5 A
 TOTAL BUILDING AREA 39,276 SF
 ORIGINAL BUILDING - 1955
 RENOVATIONS & ADDITIONS – 1960 & 1990 (1,711 SF)
 CAPACITY 350 @ 100% UTILIZATION
 HIGH ENROLLMENT 340

BES STUDENTS / CR	
PK	16 X 1 CR = 16
KG	18 X 4 CR = 72
1 ST	18 X 4 CR = 72
2 ND	20 X 3 CR = 60
3 RD	22 X 3 CR = 66
4 TH	24 X 3 CR = 72
TOTAL	18 CR 358



CR – Classroom (14)
 CR – New (2)
 TCR – Temp Classrooms (0)
 TOTAL INSTRUCTIONAL CLASSROOMS 16



Regional School District #13 – Durham & Middlefield CT.

BOE & BC PRESENTATION

BREWSTER SCHOOL SITE



SPACE STANDARDS BREWSTER GRADES PK-4
 Allowable Area per Student – 124 SF
 Allowable Building Area = 124 x 340 = 42,160 SF
 Existing Area 37,565 SF (Portables Demolished)
 Proposed Addition 6,500 SF
Total Building Area 44,065 SF
 Credit For Pre 1959 Construction 3,500 SF
 Area Over Allowable 0 SF
NO IMPACT ON REIMBURSEMENT RATE

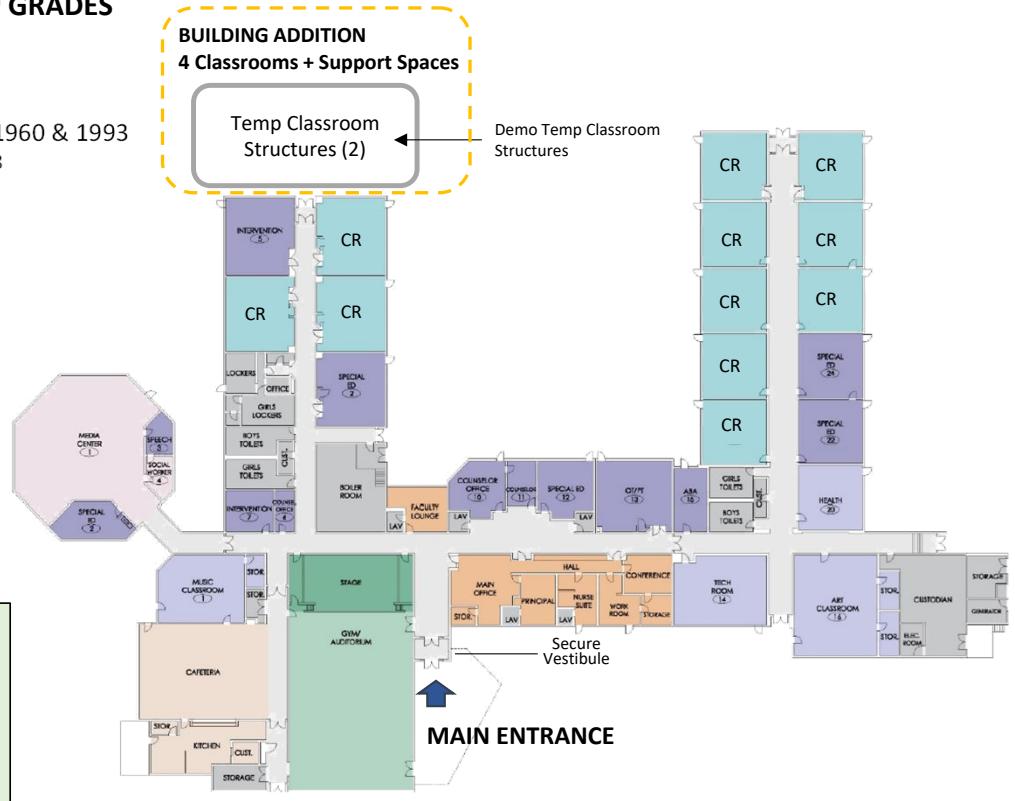
August 9, 2023

MEMORIAL SCHOOL – OPTION 5 ADDITIONS & RENOVATIONS

RENOVATED PK THRU 4TH GRADES

SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993
 CAPACITY @ 100% UTILIZATION 298
 HIGH ENROLLMENT 290 IN 2031-32

BUILDING ADDITION
 4 Classrooms + Support Spaces



MES STUDENTS / CR	
PK	16 X 1 CR = 16
KG	18 X 3 CR = 54
1 ST	18 X 3 CR = 54
2 ND	20 X 3 CR = 60
3 RD	22 X 3 CR = 66
4 TH	24 X 2 CR = 48
TOTAL	15 CR 298

CR – Classroom (12)
 TCR – Temp Classrooms (2) To Be Demolished
 CR – Repurpose Existing Space for Classroom (1)
 TOTAL INSTRUCTIONAL CLASSROOMS 13

SPACE STANDARDS MEMORIAL GRADES PK - 4TH
 Allowable Area per Student – 124 SF
 Allowable Building Area = 124 x 290 = 35,960 SF
 Existing Area 48,135 SF (Portables Demolished)
 Proposed Addition 5,500 SF
Total Building Area 53,635 SF
 Credit For Pre 1959 Construction 5,888 SF
4% IMPACT ON REIMBURSEMENT RATE

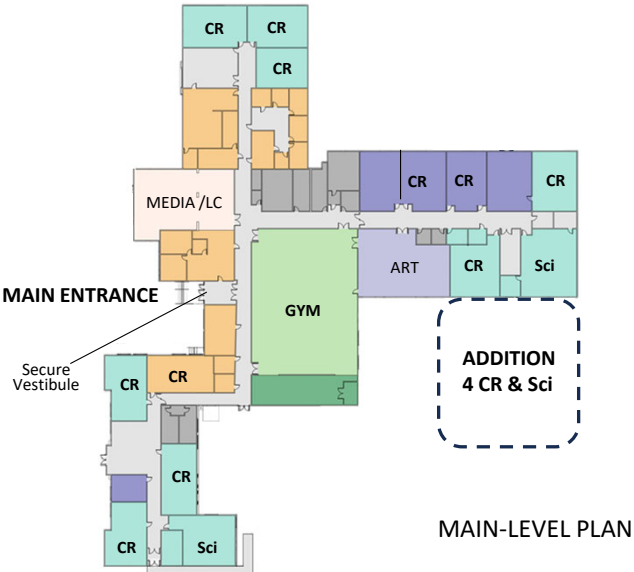
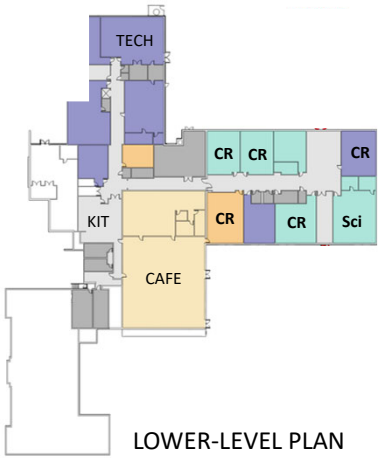


MEMORIAL SCHOOL SITE

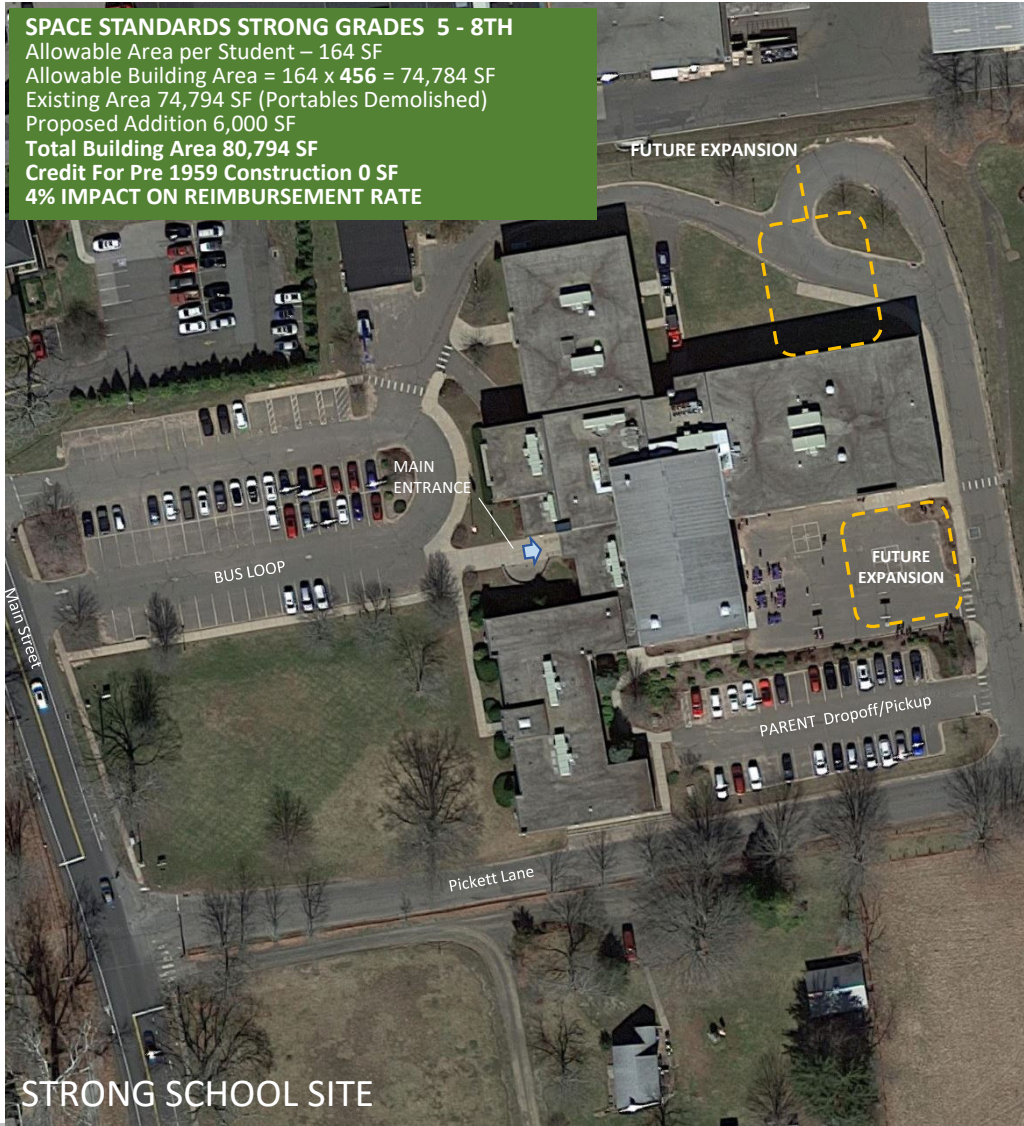
STRONG SCHOOL – OPTION 5 ADDITIONS & RENOVATIONS

EXISTING 5 THRU 8TH GRADES
 SITE AREA 6 AC
 BUILDING AREA 74,794 SF
 ORIGINAL BUILDING 1923
 RENOVATIONS & ADDITIONS 1960 & 1999
 CAPACITY @ 100% UTILIZATION 480
 HIGH ENROLLMENT 456 IN 2030-31

SES STUDENTS / CR	
5 TH	24 X 5 CR = 120
6 TH	24 X 5 CR = 120
7 TH	24 X 5 CR = 120
8 TH	24 X 5 CR = <u>120</u>
TOTAL	20 CR 480



CR – Classroom (15)
 TOTAL INSTRUCTIONAL CLASSROOMS 15

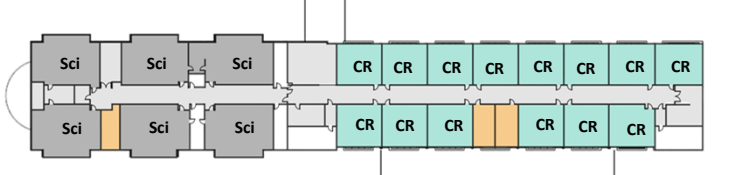


SPACE STANDARDS STRONG GRADES 5 - 8TH
 Allowable Area per Student – 164 SF
 Allowable Building Area = 164 x 456 = 74,784 SF
 Existing Area 74,794 SF (Portables Demolished)
 Proposed Addition 6,000 SF
Total Building Area 80,794 SF
 Credit For Pre 1959 Construction 0 SF
4% IMPACT ON REIMBURSEMENT RATE

COGINCHAUG HIGH SCHOOL OPTION 5 CODE

EXISTING 9th THRU 12th GRADES

SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999
 CAPACITY @ 100% UTILIZATION 480
 HIGH ENROLLMENT 373 IN 2030-31



SECOND-LEVEL PLAN



MAIN-LEVEL PLAN

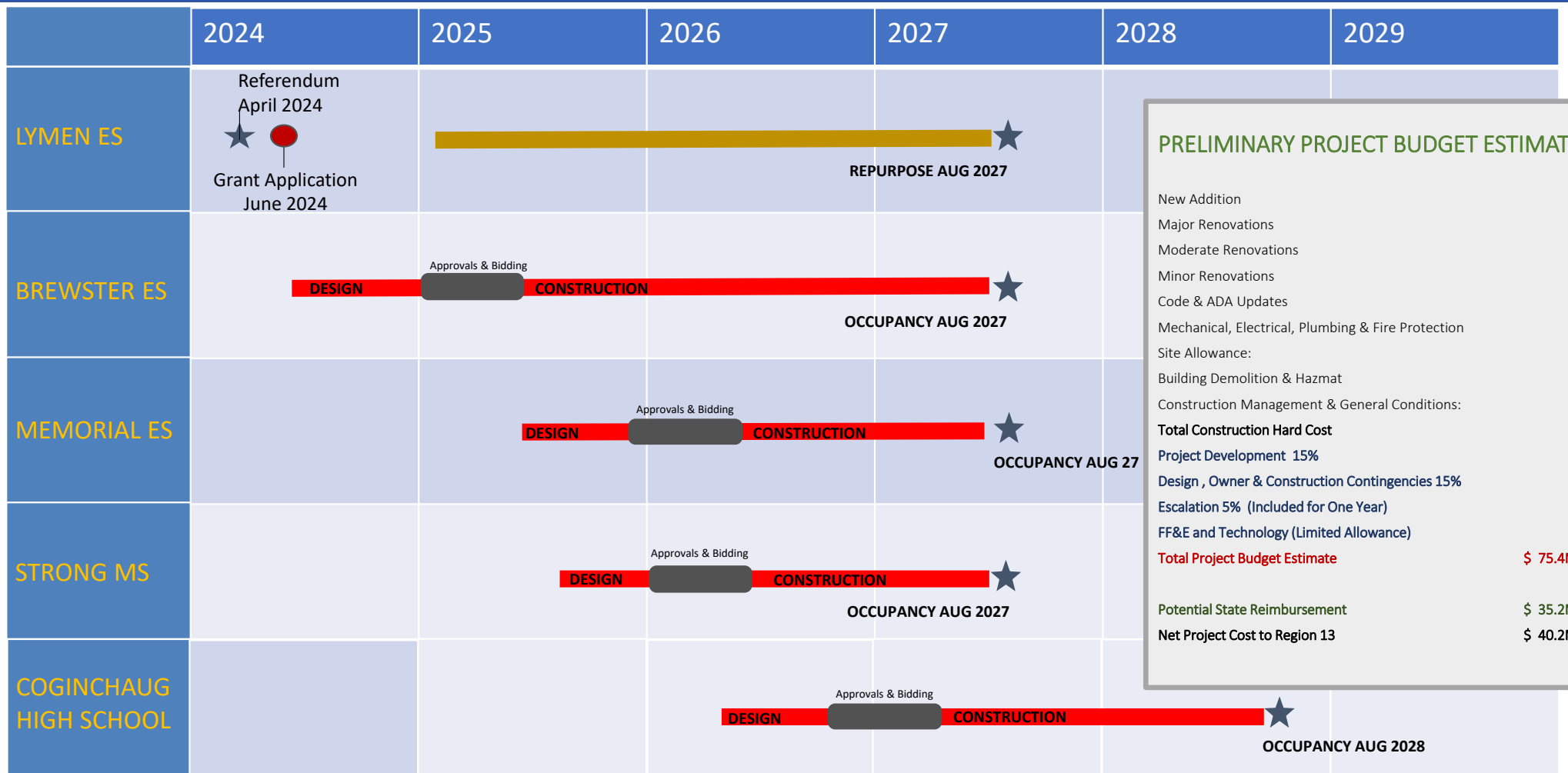
CR – Classroom (36)
 TOTAL INSTRUCTIONAL CLASSROOMS 36

STUDENTS / CR	
9 th	– 24 x 5 CR = 120
10 th	– 24 x 5 CR = 120
11 th	– 24 x 5 CR = 120
12 th	– 24 x 5 CR = <u>120</u>
TOTAL	20 CR 480



COGINCHAUG SCHOOL SITE

Project Phasing, Schedule & Budget – Option 5



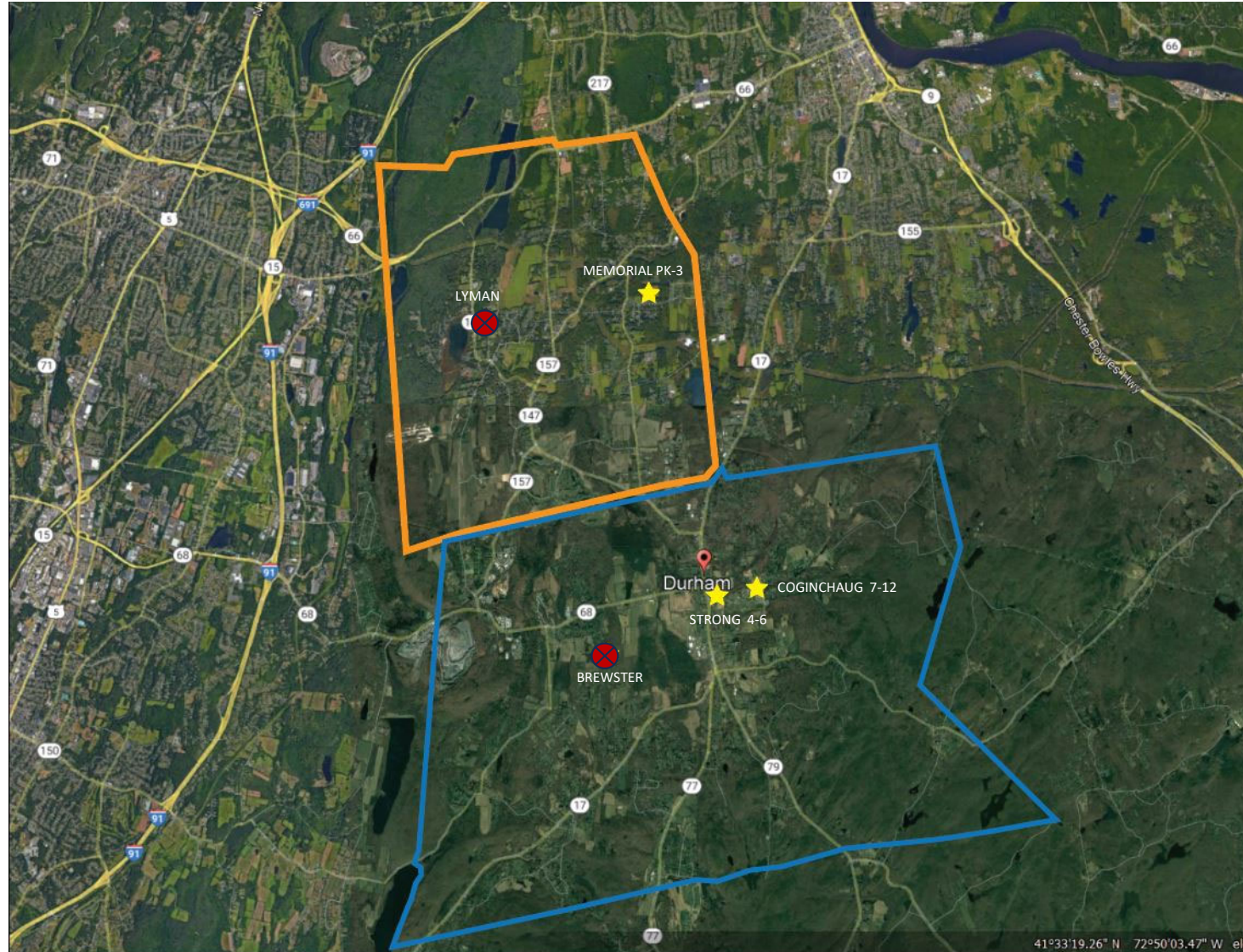
PRELIMINARY PROJECT BUDGET ESTIMATE

- New Addition
- Major Renovations
- Moderate Renovations
- Minor Renovations
- Code & ADA Updates
- Mechanical, Electrical, Plumbing & Fire Protection
- Site Allowance:
 - Building Demolition & Hazmat
 - Construction Management & General Conditions:
- Total Construction Hard Cost**
- Project Development 15%
- Design, Owner & Construction Contingencies 15%
- Escalation 5% (Included for One Year)
- FF&E and Technology (Limited Allowance)
- Total Project Budget Estimate** **\$ 75.4M+**
- Potential State Reimbursement **\$ 35.2M**
- Net Project Cost to Region 13** **\$ 40.2M**

OPTION SIX

EVALUATE THE EXISTING PK THRU 12TH GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, APPROPRIATE GRADE CONFIGURATIONS, PARITY, CODE COMPLIANCE, DISRUPTION TO EDUCATION AND NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - REPURPOSE
- ❖ BREWSTER ES - REPURPOSE
- ❖ MEMORIAL ES – PK THRU 3 GRADES
- ❖ STRONG MS – 4 THRU 6 GRADES
- ❖ COGINCHAUG HS - 7 THRU 12 GRADES



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	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	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	82	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	99	85	81	82	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	99	85	81	82	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	95	85	81	82	91	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	91	85	81	82	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	103	85	81	82	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	97	85	81	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	114	103	93	85	81	82	93	32	1,393	682	714	329	350

COGINCHAUG MS/HS STUDENTS / CR
 7th – 24 X 5 CR = 120
 8th – 24 X 5 CR = 120
 9th – 24 X 5 CR = 120
 10th – 24 X 5 CR = 120
 11th – 24 X 5 CR = 120
 12th – 24 X 5 CR = 120
TOTAL 30 CR 620

7th – 12th HIGH ENROLLMENT 503 IN YEAR 2031-32

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	88	84	84	94	32	1,358	645	677	329	352
2027-28	2022	101	110	116	100	111	107	117	102	105	109	86	84	84	96	32	1,374	661	693	316	365
2028-29	2023	104	118	114	116	100	115	110	116	104	105	86	84	84	96	32	1,388	673	705	325	372
2029-30	2024	105	114	122	114	115	103	118	109	118	104	86	84	84	96	32	1,402	686	718	331	369
2030-31	2025	108	117	118	122	113	119	105	117	111	118	86	84	84	96	32	1,416	694	726	346	373
2031-32	2026	111	121	121	118	121	117	122	104	119	111	86	84	84	96	32	1,430	720	752	334	373
2032-33	2027	114	124	125	121	117	125	120	121	106	119	86	84	84	96	32	1,444	732	764	346	374

MES STUDENTS / CR
 PK – 16 X 2 CR = 32
 KG – 18 X 7 CR = 126
 1ST – 18 X 7 CR = 126
 2ND – 20 X 6 CR = 120
 3RD – 22 X 6 CR = 132
TOTAL 28 CR 536

SES STUDENTS / CR
 4TH – 24 X 5 CR = 120
 5TH – 24 X 5 CR = 120
 6TH – 24 X 5 CR = 120
TOTAL 15 CR 360

PK - 3 HIGH ENROLLMENT 513 IN YEAR 2031-32

4th – 6th HIGH ENROLLMENT 343 IN YEAR 2031-32

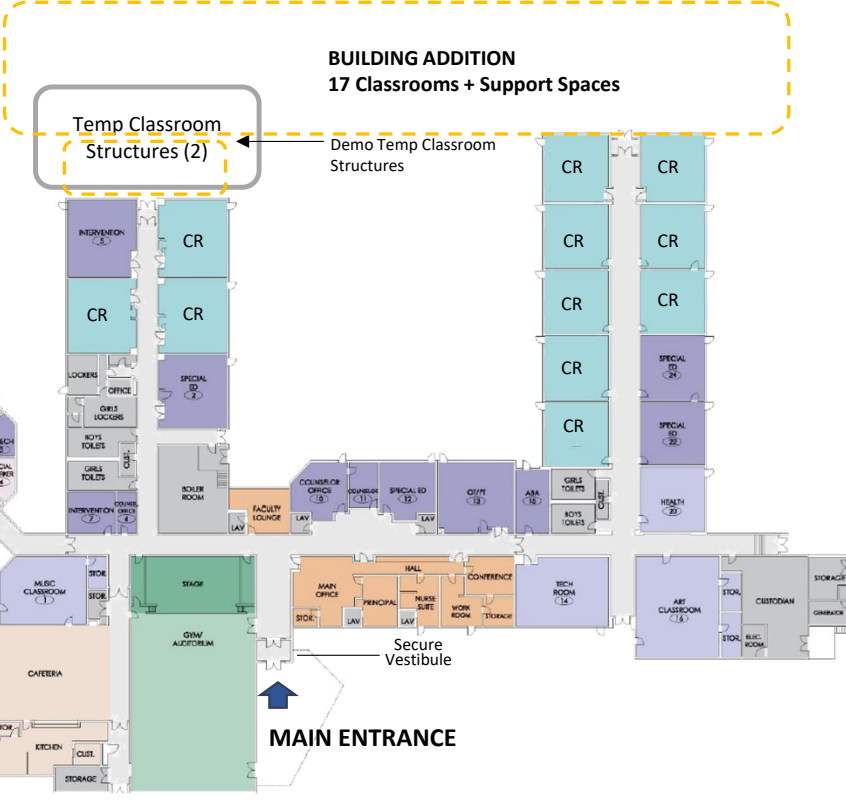
Eight Year Window



MEMORIAL SCHOOL – OPTION 6 ADDITIONS & RENOVATIONS

RENOVATED PK THRU 3rd GRADES

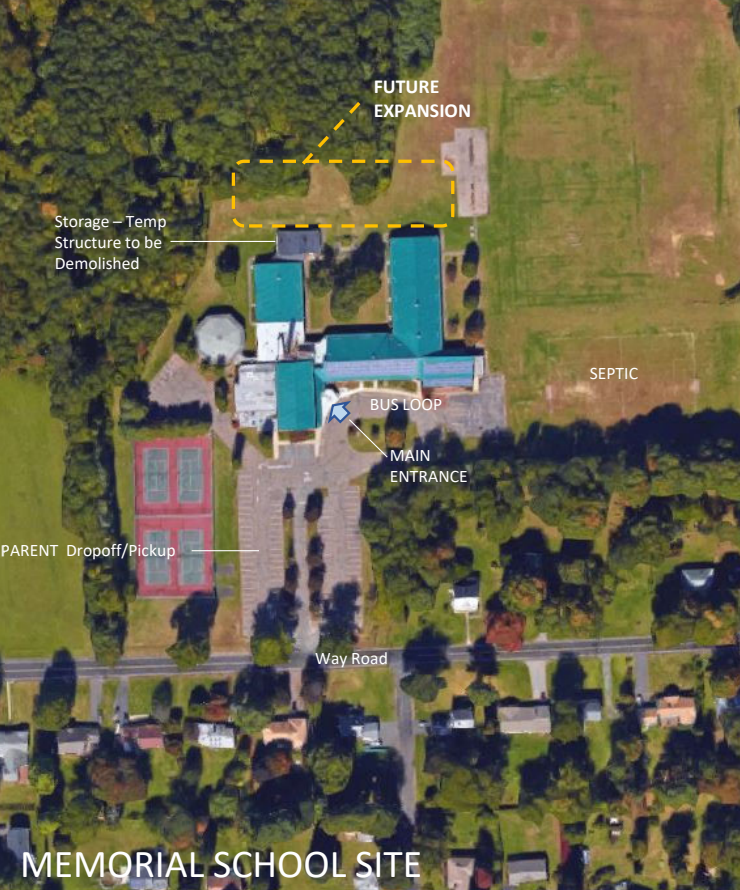
SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993
 CAPACITY @ 100% UTILIZATION 536
 HIGH ENROLLMENT 513 IN 2031-32



MES STUDENTS / CR	
PK	16 X 2 CR = 32
KG	18 X 7 CR = 126
1 ST	18 X 7 CR = 126
2 ND	20 X 6 CR = 120
3 RD	22 X 6 CR = 132
TOTAL	28 CR 536

CR – Classroom (12)
 TCR – Temp Classrooms (2) To Be Demolished
 CR – Repurpose Existing Space for Classroom (1)
 TOTAL INSTRUCTIONAL CLASSROOMS 13

SPACE STANDARDS MEMORIAL GRADES PK - 4TH
 Allowable Area per Student – 120 SF
 Allowable Building Area = 120 x 513 = 61,560 SF
 Existing Area 48,135 SF (Portables Demolished)
 Proposed Addition 30,000 SF
Total Building Area 78,135 SF
Credit For Pre 1959 Construction 5,888 SF
6% IMPACT ON REIMBURSEMENT RATE

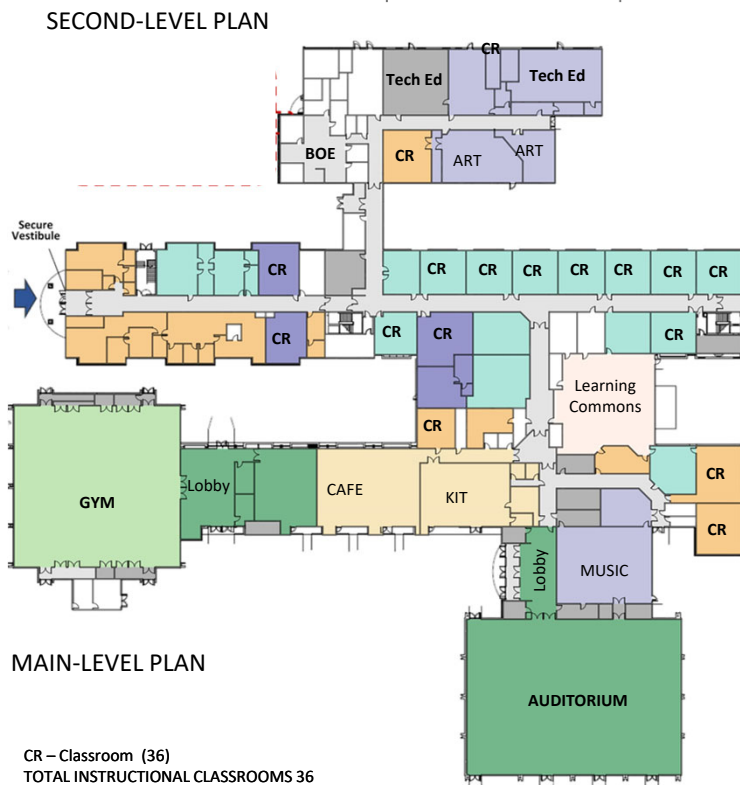
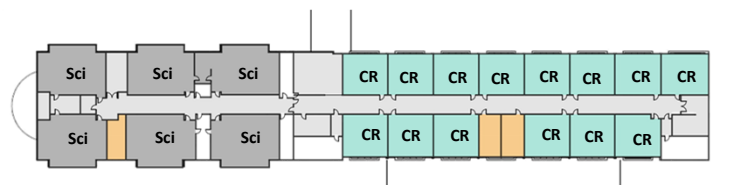


MEMORIAL SCHOOL SITE

COGINCHAUG HIGH SCHOOL OPTION 6 RENOVATIONS & CODE

PROPOSED 7th THRU 12th GRADES

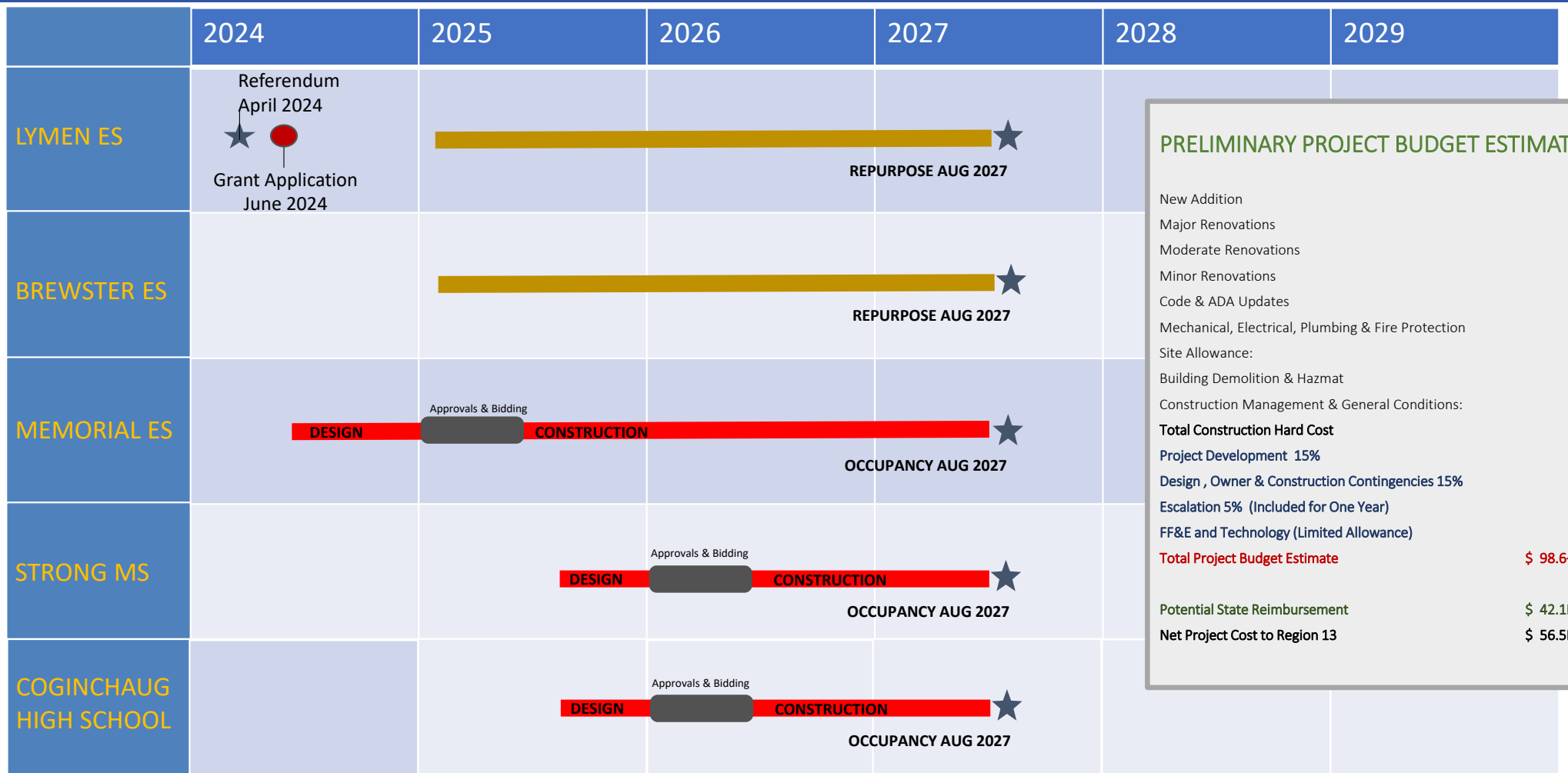
SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999
 CAPACITY @ 100% UTILIZATION 620
 HIGH ENROLLMENT 503 IN 2030-31



COGINCHAUG MS/HS STUDENTS / CR	
7th – 24 X 5 CR = 120	
8th – 24 X 5 CR = 120	
9th – 24 X 5 CR = 120	
10th – 24 X 5 CR = 120	
11th – 24 X 5 CR = 120	
12th – 24 X 5 CR = <u>120</u>	
TOTAL 30 CR	620



Project Phasing, Schedule & Budget – Option 6



PRELIMINARY PROJECT BUDGET ESTIMATE

- New Addition
- Major Renovations
- Moderate Renovations
- Minor Renovations
- Code & ADA Updates
- Mechanical, Electrical, Plumbing & Fire Protection
- Site Allowance:
- Building Demolition & Hazmat
- Construction Management & General Conditions:

Total Construction Hard Cost

Project Development 15%

Design , Owner & Construction Contingencies 15%

Escalation 5% (Included for One Year)

FF&E and Technology (Limited Allowance)

Total Project Budget Estimate **\$ 98.6+**

Potential State Reimbursement \$ 42.1M

Net Project Cost to Region 13 **\$ 56.5M**

OPTION SIX-A

EVALUATE THE EXISTING PK THRU 12TH GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, APPROPRIATE GRADE CONFIGURATIONS, PARITY, CODE COMPLIANCE, DISRUPTION TO EDUCATION AND NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - REPURPOSE
- ❖ BREWSTER ES - REPURPOSE
- ❖ MEMORIAL ES – PK THRU 3 GRADE NEW BUILDING
- ❖ STRONG MS – 4 THRU 6 GRADES
- ❖ COGINCHAUG HS - 7 THRU 12 GRADES



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	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	82	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	99	85	81	82	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	99	85	81	82	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	95	85	81	82	91	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	91	85	81	82	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	103	85	81	82	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	97	85	81	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	114	103	93	85	81	82	93	32	1,393	682	714	329	350

COGINCHAUG MS/HS STUDENTS / CR
 7th – 24 X 5 CR = 120
 8th – 24 X 5 CR = 120
 9th – 24 X 5 CR = 120
 10th – 24 X 5 CR = 120
 11th – 24 X 5 CR = 120
 12th – 24 X 5 CR = 120
TOTAL 30 CR 620

7th – 12th HIGH ENROLLMENT 503 IN YEAR 2031-32

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	88	84	84	94	32	1,358	645	677	329	352
2027-28	2022	101	110	116	100	111	107	117	102	105	109	86	84	84	96	32	1,374	661	693	316	365
2028-29	2023	104	118	114	116	100	115	110	116	104	105	86	84	84	96	32	1,382	673	705	325	372
2029-30	2024	105	114	122	114	115	103	118	109	118	104	86	84	84	96	32	1,390	686	718	331	369
2030-31	2025	108	117	118	122	113	119	105	117	111	118	86	84	84	96	32	1,398	694	726	346	373
2031-32	2026	111	121	121	118	121	117	122	104	119	111	86	84	84	96	32	1,406	720	752	334	373
2032-33	2027	114	124	125	121	117	125	120	121	106	119	86	84	84	96	32	1,414	732	764	346	374

MES STUDENTS / CR
 PK – 16 X 2 CR = 32
 KG – 18 X 7 CR = 126
 1ST – 18 X 7 CR = 126
 2ND – 20 X 6 CR = 120
 3RD – 22 X 6 CR = 132
TOTAL 28 CR 536

SES STUDENTS / CR
 4TH – 24 X 5 CR = 120
 5TH – 24 X 5 CR = 120
 6TH – 24 X 5 CR = 120
TOTAL 15 CR 360

PK - 3 HIGH ENROLLMENT 513 IN YEAR 2031-32

4th – 6th HIGH ENROLLMENT 343 IN YEAR 2031-32

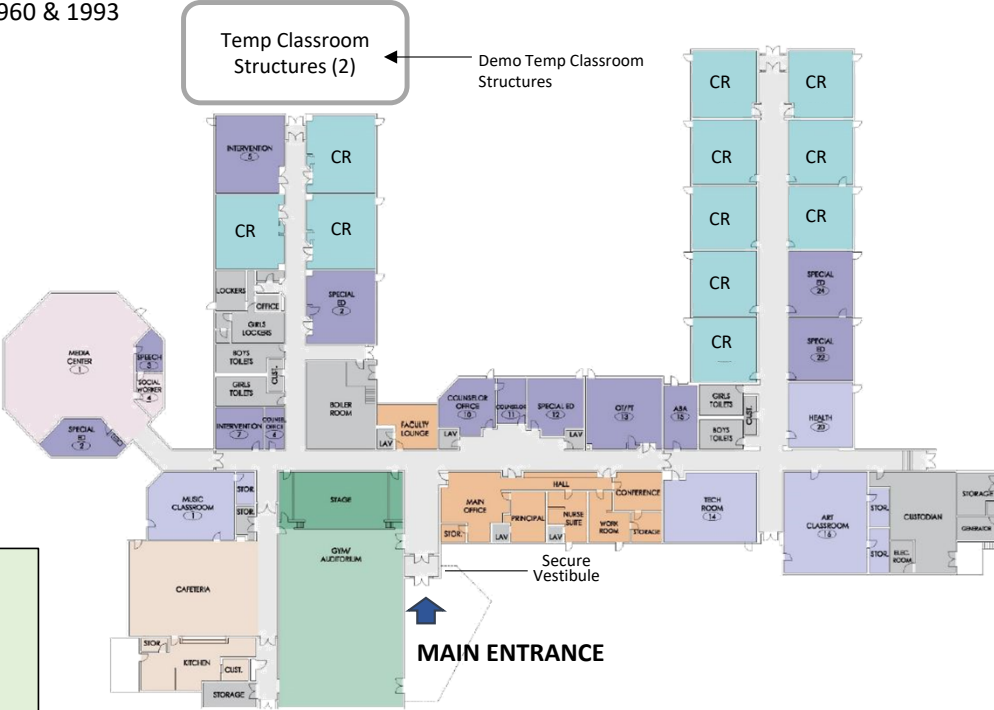
Eight Year Window



MEMORIAL SCHOOL – OPTION 6A NEW FACILITY

RENOVATED PK THRU 3rd GRADES

SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993
 CAPACITY @ 100% UTILIZATION 536
 HIGH ENROLLMENT 513 IN 2031-32



MES STUDENTS / CR	
PK	16 X 2 CR = 32
KG	18 X 7 CR = 126
1 ST	18 X 7 CR = 126
2 ND	20 X 6 CR = 120
3 RD	22 X 6 CR = 132
TOTAL	28 CR 536

CR – Classroom (12)
 TCR – Temp Classrooms (2) To Be Demolished
 CR – Repurpose Existing Space for Classroom (1)
 TOTAL INSTRUCTIONAL CLASSROOMS 13

SPACE STANDARDS MEMORIAL GRADES PK - 4TH
 Allowable Area per Student – 120 SF
 Allowable Building Area = 120 x 513 = 61,560 SF
 Existing Area 48,135 SF (Demolished)
 Proposed Addition 65,000 SF
Total Building Area 65,000 SF
 Credit For Pre 1959 Construction 0 SF
2% IMPACT ON REIMBURSEMENT RATE



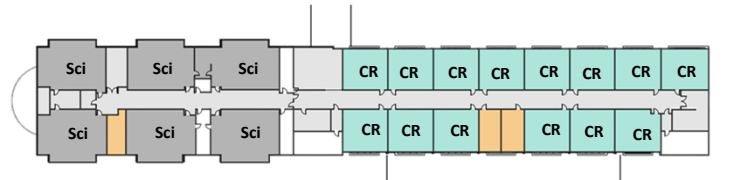
MEMORIAL SCHOOL SITE

COGINCHAUG HIGH SCHOOL OPTION 6A RENOVATIONS & CODE

PROPOSED 7th THRU 12th GRADES

SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999
 CAPACITY @ 100% UTILIZATION 720
 HIGH ENROLLMENT 503 IN 2030-31

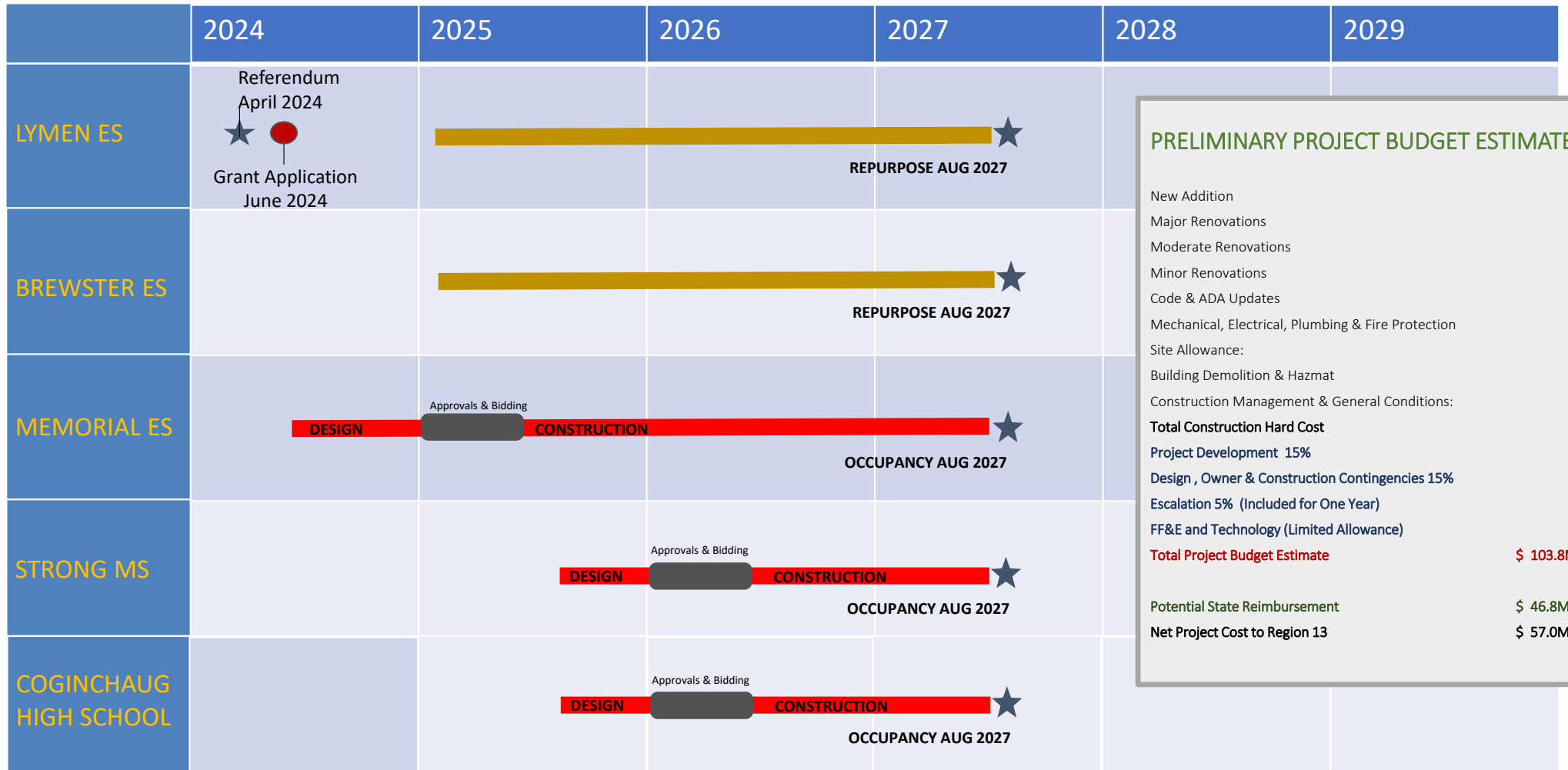
COGINCHAUG MS/HS STUDENTS / CR	
7th – 24 X 5 CR =	120
8th – 24 X 5 CR =	120
9th – 24 X 5 CR =	120
10th – 24 X 5 CR =	120
11th – 24 X 5 CR =	120
12th – 24 X 5 CR =	<u>120</u>
TOTAL 30 CR	720



CR – Classroom (36)
 TOTAL INSTRUCTIONAL CLASSROOMS 36



Project Phasing, Schedule & Budget – Option 6A



PRELIMINARY PROJECT BUDGET ESTIMATE

- New Addition
- Major Renovations
- Moderate Renovations
- Minor Renovations
- Code & ADA Updates
- Mechanical, Electrical, Plumbing & Fire Protection
- Site Allowance:
 - Building Demolition & Hazmat
 - Construction Management & General Conditions:

Total Construction Hard Cost

Project Development 15%

Design, Owner & Construction Contingencies 15%

Escalation 5% (Included for One Year)

FF&E and Technology (Limited Allowance)

Total Project Budget Estimate **\$ 103.8M+**

Potential State Reimbursement \$ 46.8M

Net Project Cost to Region 13 **\$ 57.0M**

OPTION SEVEN

EVALUATE THE EXISTING PK THRU 12TH GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, APPROPRIATE GRADE CONFIGURATIONS, PARITY, CODE COMPLIANCE, DISRUPTION TO EDUCATION AND NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - REPURPOSE
- ❖ BREWSTER ES - REPURPOSE
- ❖ MEMORIAL ES – PK THRU 5 GRADES
- ❖ STRONG MS – 5 THRU 8 GRADES
- ❖ COGINCHAUG HS - 9 THRU 12 GRADES



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	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	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	113	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	106	92	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	102	86	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	101	83	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	112	82	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	105	91	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	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	MES STUDENTS / CR PK – 16 X 2 CR = 32			88	84	84	94	32	1,336	629	661	325	350		
2026-27	2021	98	112	100	112	104	114	103				82	80	84	96	32	1,358	645	677	329	352		
2027-28	2022	101	110	116	100	111	107	117	KG – 18 X 7 CR = 126			96	96	96	96	32	1,374	661	693	316	365		
2028-29	2023	104	118	114	116	100	115	110				1ST – 18 X 7 CR = 126			102	102	102	102	32	1,402	673	705	325
2029-30	2024	105	114	122	114	115	103	118	2ND – 20 X 6 CR = 120						96	96	96	96	32	1,418	686	718	331
2030-31	2025	108	117	118	122	113	119	105				3RD – 22 X 6 CR = 132			111	111	111	111	32	1,445	694	726	346
2031-32	2026	111	121	121	118	121	117	122	4TH – 24 X 5 CR = 120						103	103	103	103	32	1,459	720	752	334
2032-33	2027	114	124	125	121	117	125	120				TOTAL 33 CR 656			99	99	99	99	32	1,484	732	764	346
										SES STUDENTS / CR 5 TH – 24 X 5 CR = 120 6 TH – 24 X 5 CR = 120 7 TH – 24 X 5 CR = 120 8 TH – 24 X 5 CR = 120 TOTAL 20 CR 480													

Eight Year Window

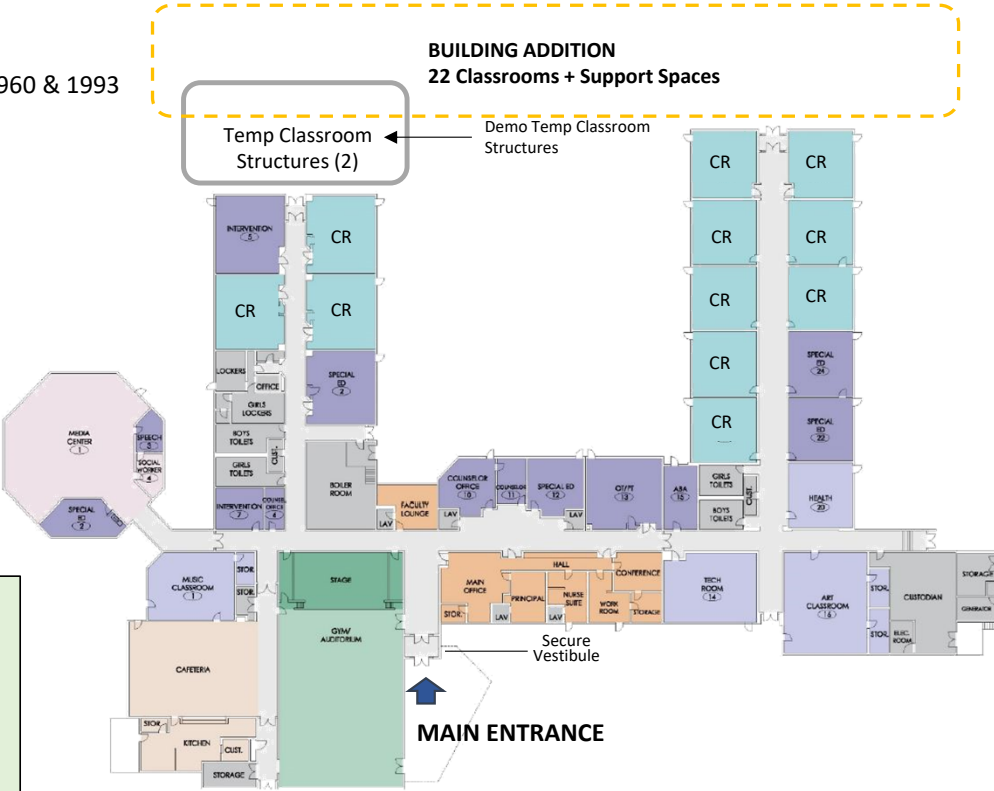
PK - 4 HIGH ENROLLMENT 630 IN YEAR 2031-32

5 - 8 HIGH ENROLLMENT 456 IN YEAR 2031-32

MEMORIAL SCHOOL – OPTION 7 ADDITIONS & RENOVATIONS

RENOVATED PK THRU 4TH GRADES

SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993
 CAPACITY @ 100% UTILIZATION 656
 HIGH ENROLLMENT 630 IN 2031-32



MES STUDENTS / CR	
PK	16 X 2 CR = 32
KG	18 X 7 CR = 126
1 ST	18 X 7 CR = 126
2 ND	20 X 6 CR = 120
3 RD	22 X 6 CR = 132
4 TH	24 X 5 CR = 120
TOTAL	33 CR 656

CR – Classroom (12)
 TCR – Temp Classrooms (2) To Be Demolished
 CR – Repurpose Existing Space for Classroom (1)
 TOTAL INSTRUCTIONAL CLASSROOMS 13

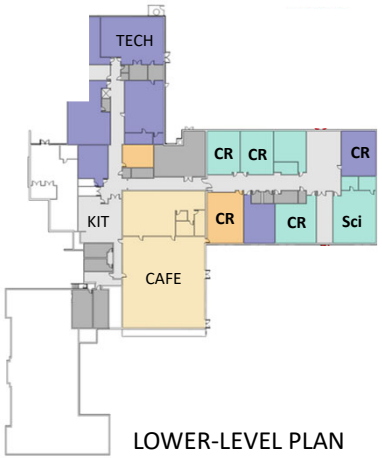
SPACE STANDARDS MEMORIAL GRADES PK - 4TH
 Allowable Area per Student – 120 SF
 Allowable Building Area = 120 x 630 = 75,600 SF
 Existing Area 48,135 SF (Portables Demolished)
 Proposed Addition 32,500 SF
Total Building Area 80,635 SF
 Credit For Pre 1959 Construction 5,888 SF
NO IMPACT ON REIMBURSEMENT RATE



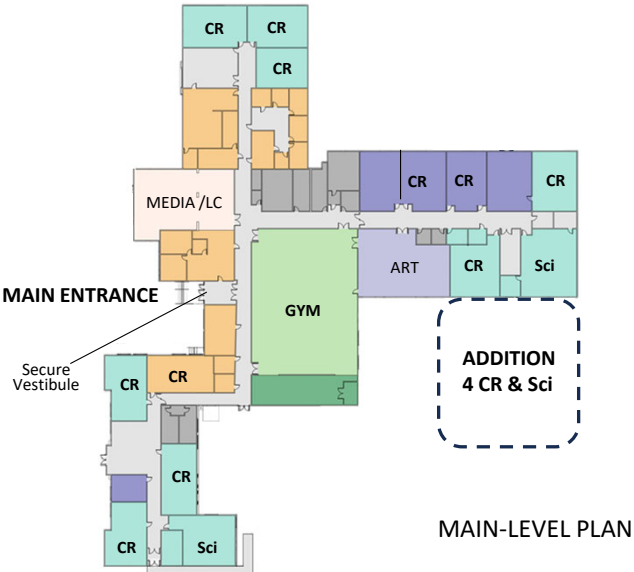
MEMORIAL SCHOOL SITE

STRONG SCHOOL – OPTION 7 ADDITIONS & RENOVATIONS

EXISTING 5 THRU 8TH GRADES
 SITE AREA 6 AC
 BUILDING AREA 74,794 SF
 ORIGINAL BUILDING 1923
 RENOVATIONS & ADDITIONS 1960 & 1999
 CAPACITY @ 100% UTILIZATION 480
 HIGH ENROLLMENT 456 IN 2030-31

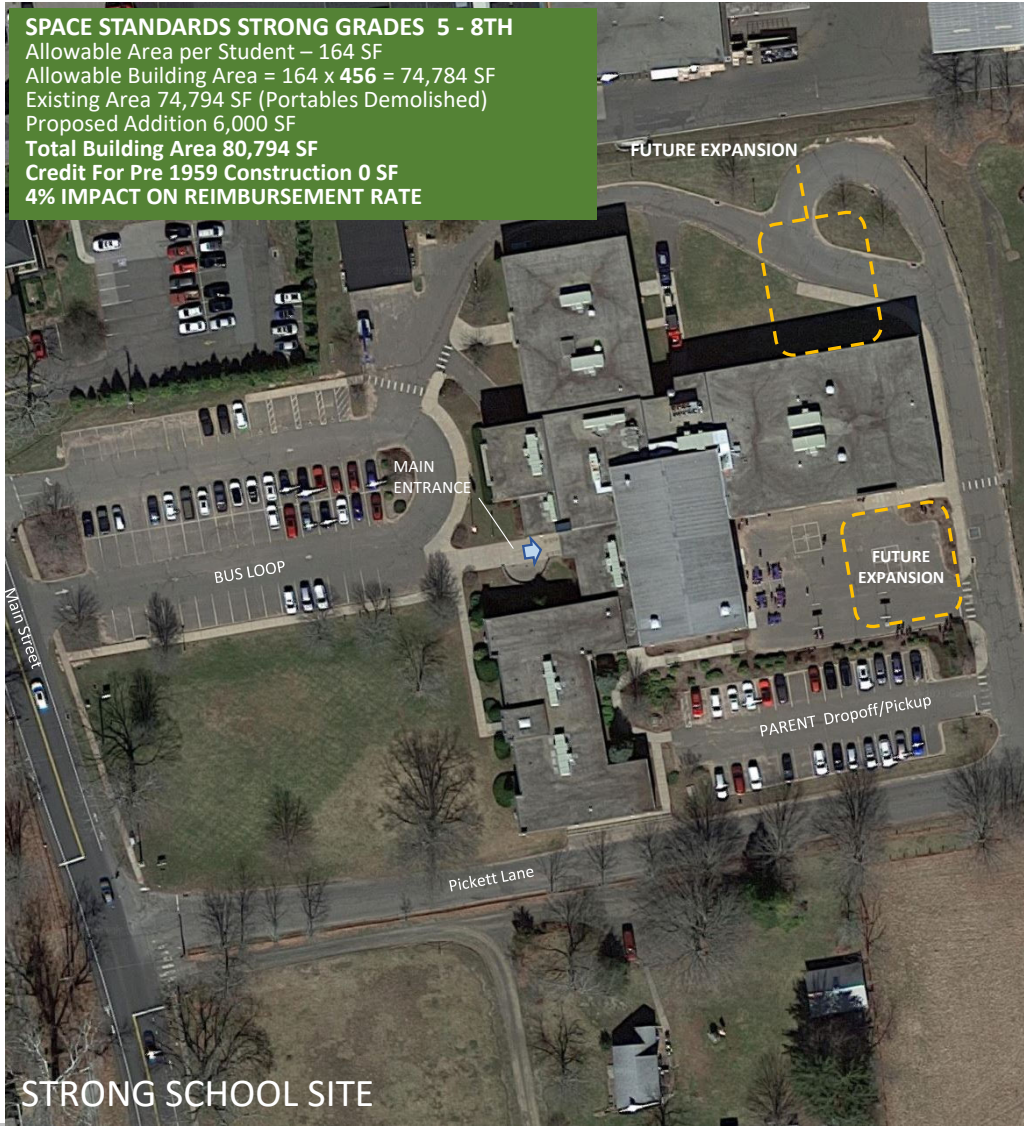


SES STUDENTS / CR	
5 TH	24 X 5 CR = 120
6 TH	24 X 5 CR = 120
7 TH	24 X 5 CR = 120
8 TH	24 X 5 CR = <u>120</u>
TOTAL	20 CR 480



CR – Classroom (15)
 TOTAL INSTRUCTIONAL CLASSROOMS 15

SPACE STANDARDS STRONG GRADES 5 - 8TH
 Allowable Area per Student – 164 SF
 Allowable Building Area = 164 x 456 = 74,784 SF
 Existing Area 74,794 SF (Portables Demolished)
 Proposed Addition 6,000 SF
Total Building Area 80,794 SF
 Credit For Pre 1959 Construction 0 SF
4% IMPACT ON REIMBURSEMENT RATE

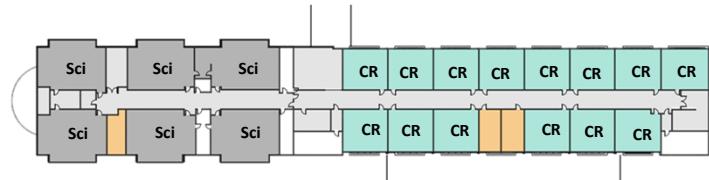


COGINCHAUG HIGH SCHOOL OPTION 7 CODE

EXISTING 9th THRU 12th GRADES

SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999
 CAPACITY @ 100% UTILIZATION 480
 HIGH ENROLLMENT 373 IN 2030-31

STUDENTS / CR	
9 th	– 24 x 5 CR = 120
10 th	– 24 x 5 CR = 120
11 th	– 24 x 5 CR = 120
12 th	– 24 x 5 CR = 120
TOTAL	20 CR 480



SECOND-LEVEL PLAN



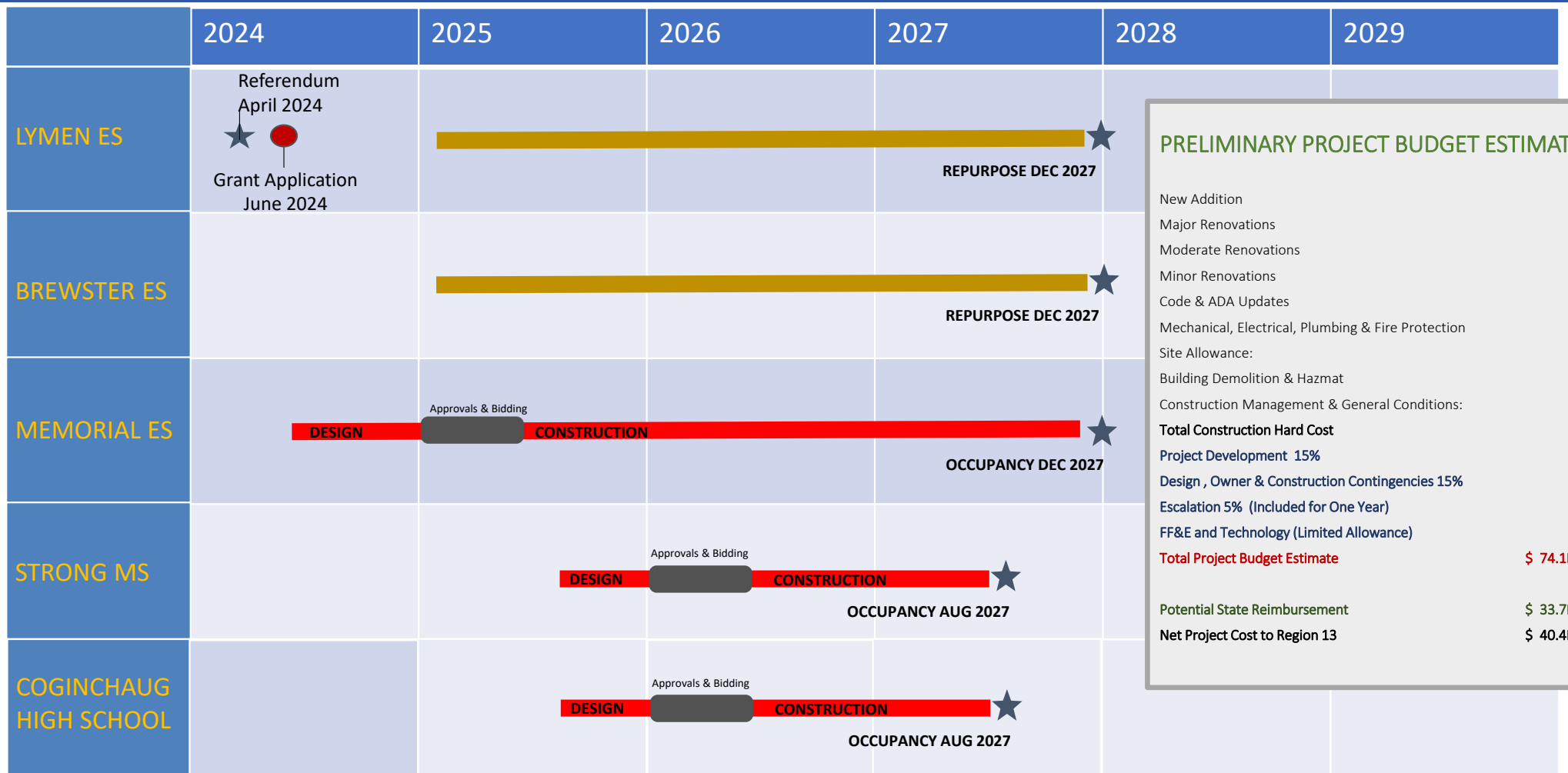
MAIN-LEVEL PLAN

CR – Classroom (36)
 TOTAL INSTRUCTIONAL CLASSROOMS 36



COGINCHAUG SCHOOL SITE

Project Phasing, Schedule & Budget – Option 7



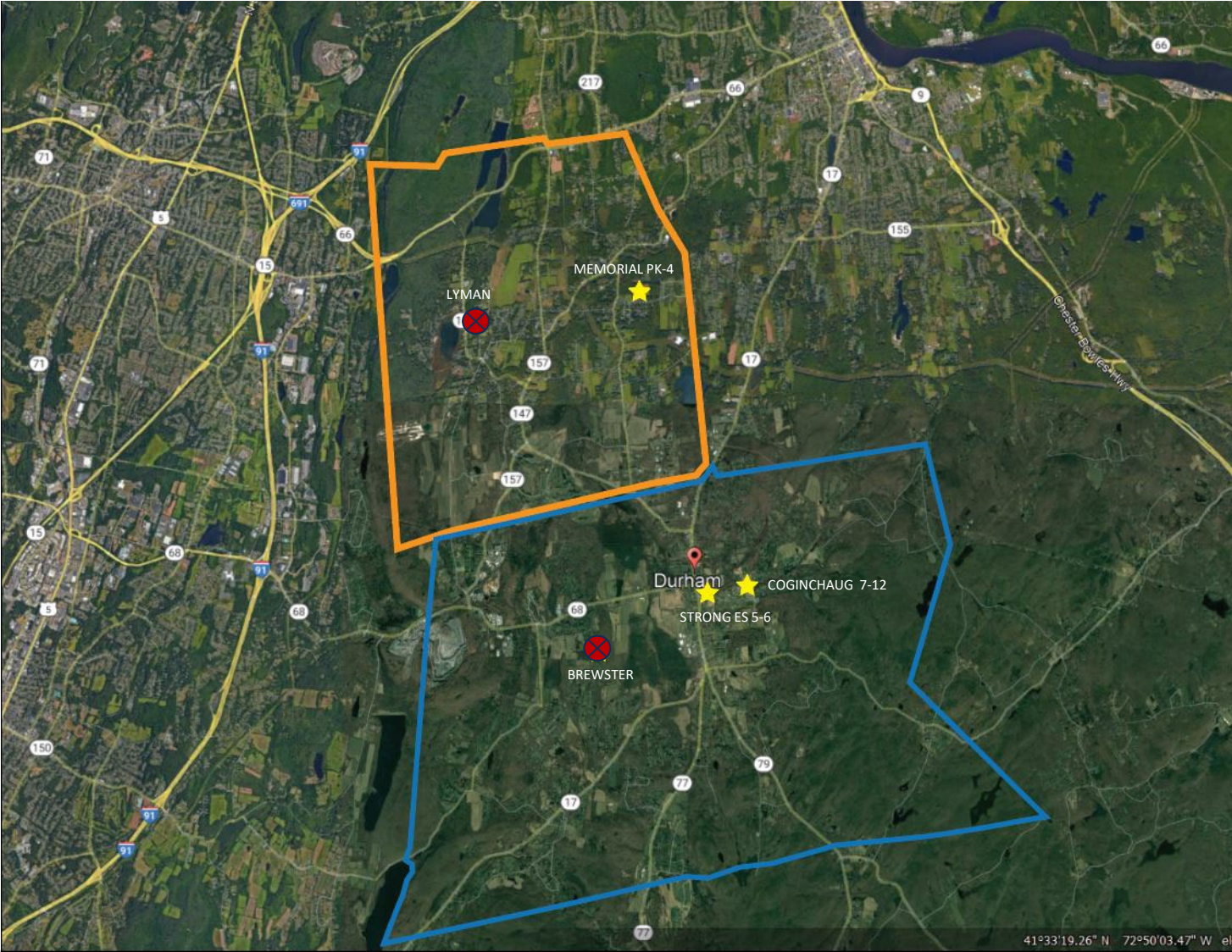
PRELIMINARY PROJECT BUDGET ESTIMATE

- New Addition
- Major Renovations
- Moderate Renovations
- Minor Renovations
- Code & ADA Updates
- Mechanical, Electrical, Plumbing & Fire Protection
- Site Allowance:
 - Building Demolition & Hazmat
 - Construction Management & General Conditions:
- Total Construction Hard Cost**
- Project Development 15%
- Design, Owner & Construction Contingencies 15%
- Escalation 5% (Included for One Year)
- FF&E and Technology (Limited Allowance)
- Total Project Budget Estimate** **\$ 74.1M+**
- Potential State Reimbursement \$ 33.7M
- Net Project Cost to Region 13** **\$ 40.4M**

OPTION EIGHT

EVALUATE THE EXISTING PK THRU 12TH GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, APPROPRIATE GRADE CONFIGURATIONS, PARITY, CODE COMPLIANCE, DISRUPTION TO EDUCATION AND NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - REPURPOSE
- ❖ BREWSTER ES - REPURPOSE
- ❖ MEMORIAL ES – PK THRU 4 GRADES
- ❖ STRONG ES – 5 THRU 6 GRADES
- ❖ COGINCHAUG SECONDARY - 7 THRU 12 GRADES



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	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	82	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	99	85	81	82	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	99	85	81	82	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	99	85	81	82	91	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	99	85	81	82	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	103	85	81	82	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	103	85	81	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	114	103	103	85	81	82	93	32	1,393	682	714	329	350

COGINCHAUG MS/HS STUDENTS / CR
 7th – 24 X 5 CR = 120
 8th – 24 X 5 CR = 120
 9th – 24 X 5 CR = 120
 10th – 24 X 5 CR = 120
 11th – 24 X 5 CR = 120
 12th – 24 X 5 CR = 120
TOTAL 30 CR 620

7th – 12th HIGH ENROLLMENT 503 IN YEAR 2031-32

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	101	107	83	84	84	94	32	1,336	629	661	325	350
2026-27	2021	98	112	100	112	104	114	103	103	101	107	83	84	84	96	32	1,358	645	677	329	352
2027-28	2022	101	110	116	100	111	107	117	102	101	107	83	84	84	96	32	1,374	661	693	316	365
2028-29	2023	104	118	114	116	100	115	110	116	101	107	83	84	84	96	32	1,402	673	705	325	372
2029-30	2024	105	114	122	114	115	103	118	109	101	107	83	84	84	96	32	1,418	686	718	331	369
2030-31	2025	108	117	118	122	113	119	105	117	101	107	83	84	84	96	32	1,445	694	726	346	373
2031-32	2026	111	121	121	118	121	117	122	104	101	107	83	84	84	96	32	1,459	720	752	334	373
2032-33	2027	114	124	125	121	117	125	120	121	101	107	83	84	84	96	32	1,484	732	764	346	374

MES STUDENTS / CR
 PK – 16 X 2 CR = 32
 KG – 18 X 7 CR = 126
 1ST – 18 X 7 CR = 126
 2ND – 20 X 6 CR = 120
 3RD – 22 X 6 CR = 132
 4TH – 24 X 5 CR = 120
TOTAL 33 CR 656

SES STUDENTS / CR
 5TH – 24 X 5 CR = 120
 6TH – 24 X 5 CR = 120
TOTAL 10 CR 240

Eight Year Window

PK - 4 HIGH ENROLLMENT 630 IN YEAR 2031-32

5 - 6 HIGH ENROLLMENT 226 IN YEAR 2031-32

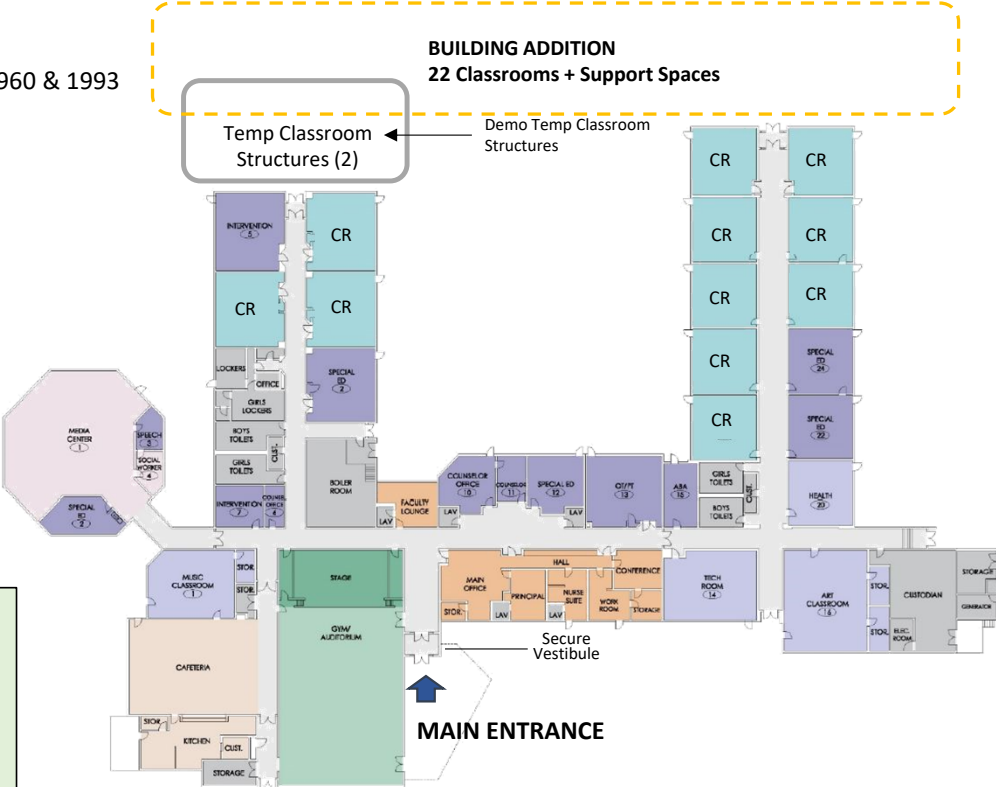


MEMORIAL SCHOOL – OPTION 8 ADDITIONS & RENOVATIONS

RENOVATED PK THRU 4TH GRADES
 SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993
 CAPACITY @ 100% UTILIZATION 656
 HIGH ENROLLMENT 630 IN 2031-32

SPACE STANDARDS MEMORIAL GRADES PK - 4TH

Allowable Area per Student – 120 SF
 Allowable Building Area = 120 x 630 = 75,600 SF
 Existing Area 48,135 SF (Portables Demolished)
 Proposed Addition 32,500 SF
Total Building Area 80,635 SF
Credit For Pre 1959 Construction 5,888 SF
NO IMPACT ON REIMBURSEMENT RATE



MES STUDENTS / CR	
PK – 16 X 2 CR = 32	
KG – 18 X 7 CR = 126	
1 ST – 18 X 7 CR = 126	
2 ND – 20 X 6 CR = 120	
3 RD – 22 X 6 CR = 132	
4 TH – 24 X 5 CR = <u>120</u>	
TOTAL 33 CR 656	

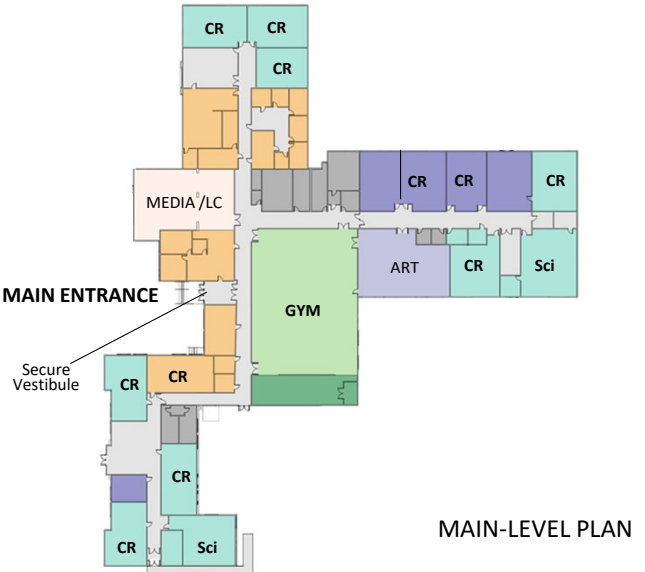
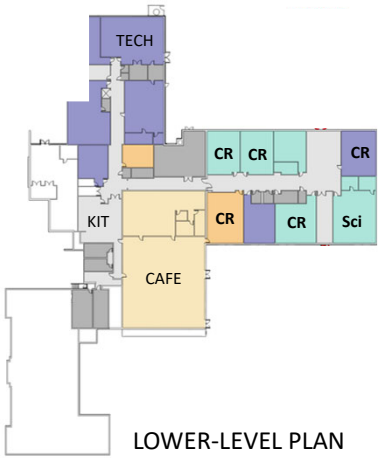
CR – Classroom (12)
 TCR – Temp Classrooms (2) To Be Demolished
 CR – Repurpose Existing Space for Classroom (1)
TOTAL INSTRUCTIONAL CLASSROOMS 13



STRONG SCHOOL – OPTION 8 RENOVATIONS CODE & ADA

EXISTING 4 THRU 6TH GRADES
 SITE AREA 6 AC
 BUILDING AREA 74,794 SF
 ORIGINAL BUILDING 1923
 RENOVATIONS & ADDITIONS 1960 & 1999
 CAPACITY @ 100% UTILIZATION 360
 HIGH ENROLLMENT 343 IN 2030-31

SES STUDENTS / CR
 5TH – 24 X 5 CR = 120
 6TH – 24 X 5 CR = 120
TOTAL 10 CR 240



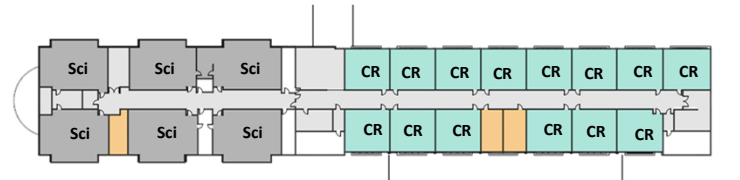
CR – Classroom (15)
 TOTAL INSTRUCTIONAL CLASSROOMS 15



COGINCHAUG HIGH SCHOOL OPTION 8 RENOVATIONS & CODE

PROPOSED 7th THRU 12th GRADES

SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999
 CAPACITY @ 100% UTILIZATION 720
 HIGH ENROLLMENT 503 IN 2030-31



SECOND-LEVEL PLAN



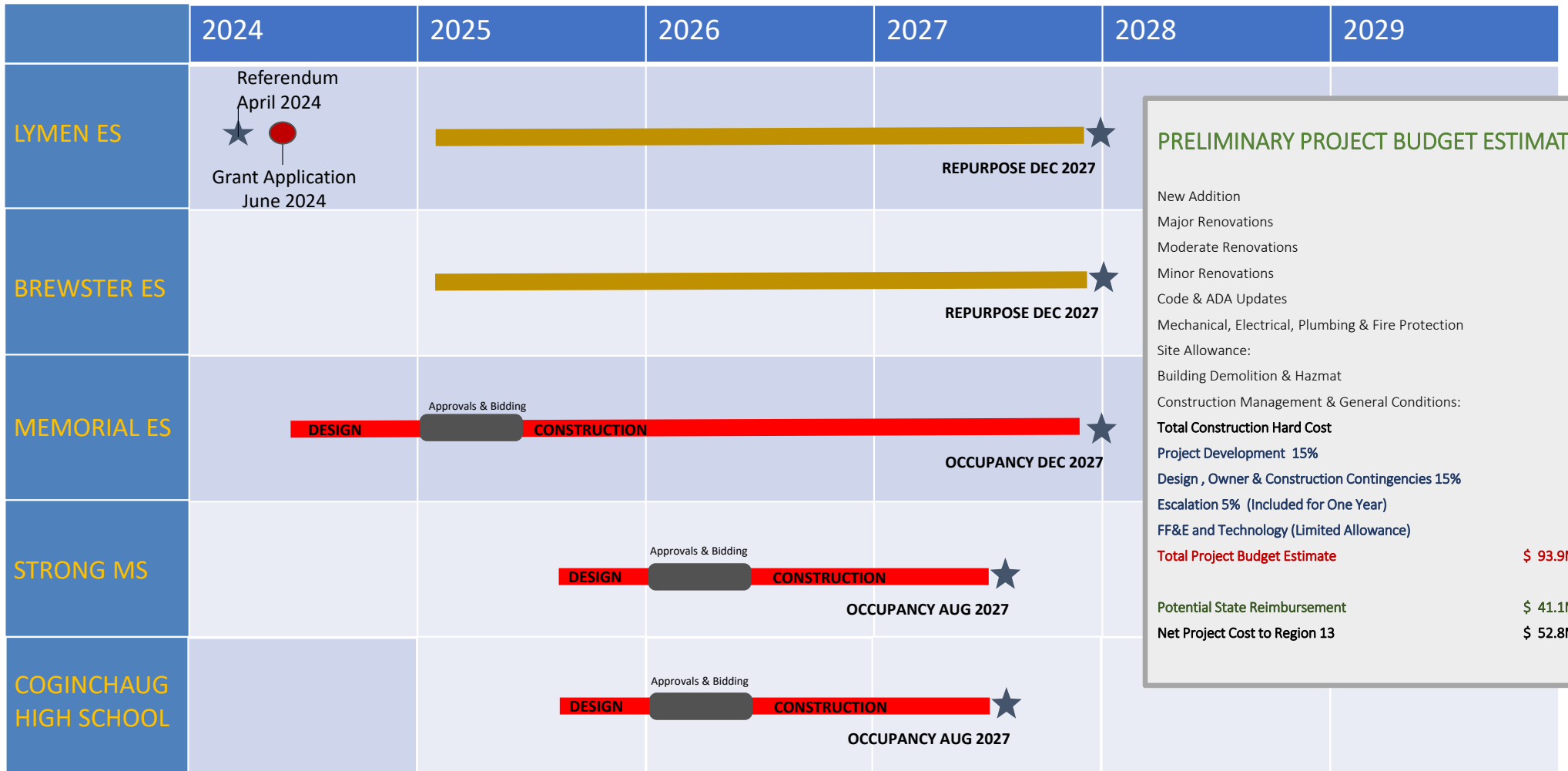
MAIN-LEVEL PLAN

CR – Classroom (36)
 TOTAL INSTRUCTIONAL CLASSROOMS 36

COGINCHAUG MS/HS STUDENTS / CR	
7th	24 X 5 CR = 120
8th	24 X 5 CR = 120
9th	24 X 5 CR = 120
10th	24 X 5 CR = 120
11th	24 X 5 CR = 120
12th	24 X 5 CR = <u>120</u>
TOTAL	30 CR 720



Project Phasing, Schedule & Budget – Option 8



PRELIMINARY PROJECT BUDGET ESTIMATE

- New Addition
- Major Renovations
- Moderate Renovations
- Minor Renovations
- Code & ADA Updates
- Mechanical, Electrical, Plumbing & Fire Protection
- Site Allowance:
 - Building Demolition & Hazmat
 - Construction Management & General Conditions:
- Total Construction Hard Cost**
- Project Development 15%
- Design, Owner & Construction Contingencies 15%
- Escalation 5% (Included for One Year)
- FF&E and Technology (Limited Allowance)
- Total Project Budget Estimate** **\$ 93.9M+**
- Potential State Reimbursement **\$ 41.1M**
- Net Project Cost to Region 13** **\$ 52.8M**

OPTION NINE

EVALUATE THE EXISTING PK THRU 12TH GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, APPROPRIATE GRADE CONFIGURATIONS, PARITY, CODE COMPLIANCE, DISRUPTION TO EDUCATION AND NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - REPURPOSE
- ❖ BREWSTER ES - REPURPOSE
- ❖ MEMORIAL ES – PK THRU 4 GRADES
- ❖ STRONG MS – 5 THRU 7 GRADES
- ❖ COGINCHAUG HS - 8 THRU 12 GRADES



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	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	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	113	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	106	92	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	102	86	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	101	83	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	112	82	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	105	91	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	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	MES STUDENTS / CR PK – 16 X 2 CR = 32 KG – 18 X 7 CR = 126 1ST – 18 X 7 CR = 126 2ND – 20 X 6 CR = 120 3RD – 22 X 6 CR = 132 4TH – 24 X 5 CR = 120 TOTAL 33 CR 656			81	99	91	123	32	1,352	619	651	307	394
2023-24	2018	77	101	111	98	99	105	116				83	82	99	104	32	1,337	630	662	307	368
2024-25	2019	95	108	105	111	98	102	108				83	84	82	113	32	1,349	632	664	323	362
2025-26	2020	74	97	112	105	110	101	104				88	84	84	94	32	1,336	629	661	325	350
2026-27	2021	98	112	100	112	104	114	103				83	89	84	96	32	1,358	645	677	329	352
2027-28	2022	101	110	116	100	111	107	117	86	84	80	96	32	1,374	661	693	316	365			
2028-29	2023	104	118	114	116	100	115	110	86	84	80	96	32	1,374	661	693	316	365			
2029-30	2024	105	114	122	114	115	103	118	86	84	80	96	32	1,374	661	693	316	365			
2030-31	2025	108	117	118	122	113	119	105	117	111	118	96	32	1,402	673	705	325	372			
2031-32	2026	111	121	121	118	121	117	122	104	119	111	96	32	1,418	686	718	331	369			
2032-33	2027	114	124	125	121	117	125	120	121	106	119	99	32	1,445	694	726	346	373			
									103	32	1,459	720	752	334	373						
									99	32	1,484	732	764	346	374						

Eight Year Window

PK - 4 HIGH ENROLLMENT 630 IN YEAR 2031-32

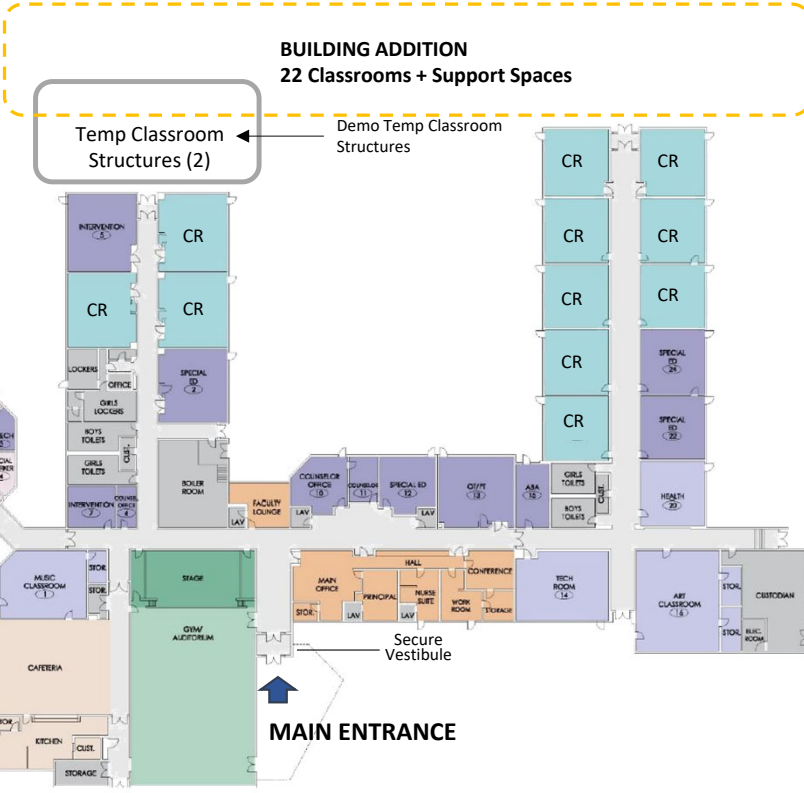
5 - 7 HIGH ENROLLMENT 345 IN YEAR 2031-32

MEMORIAL SCHOOL – OPTION 9 ADDITIONS & RENOVATIONS

RENOVATED PK THRU 4TH GRADES

SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993
 CAPACITY @ 100% UTILIZATION 656
 HIGH ENROLLMENT 630 IN 2031-32

MES STUDENTS / CR	
PK – 16 X 2 CR =	32
KG – 18 X 7 CR =	126
1 ST – 18 X 7 CR =	126
2 ND – 20 X 6 CR =	120
3 RD – 22 X 6 CR =	132
4 TH – 24 X 5 CR =	120
TOTAL	33 CR 656



CR – Classroom (12)
 TCR – Temp Classrooms (2) To Be Demolished
 CR – Repurpose Existing Space for Classroom (1)
 TOTAL INSTRUCTIONAL CLASSROOMS 13

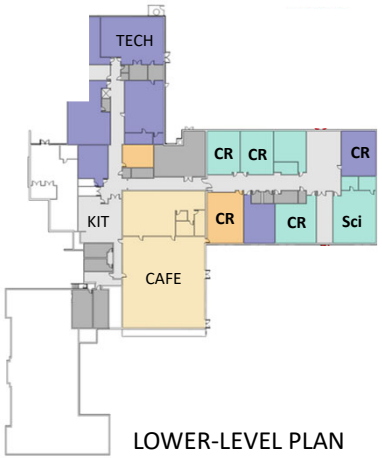
SPACE STANDARDS MEMORIAL GRADES PK - 4TH
 Allowable Area per Student – 120 SF
 Allowable Building Area = 120 x 630 = 75,600 SF
 Existing Area 48,135 SF (Portables Demolished)
 Proposed Addition 32,500 SF
Total Building Area 80,635 SF
 Credit For Pre 1959 Construction 5,888 SF
NO IMPACT ON REIMBURSEMENT RATE



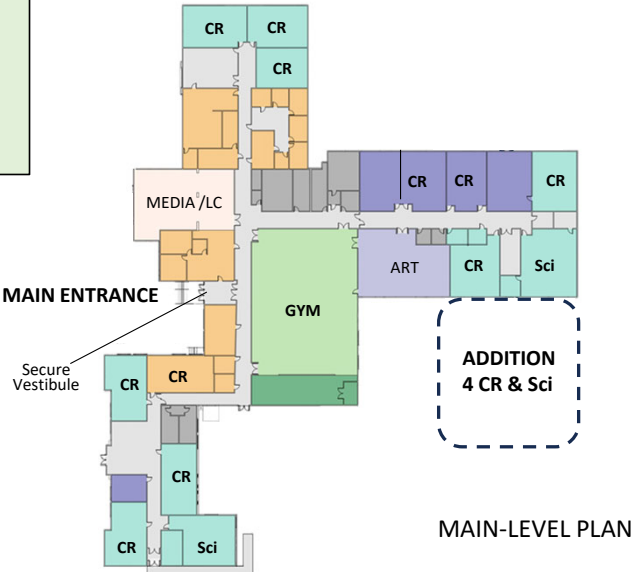
MEMORIAL SCHOOL SITE

STRONG SCHOOL – OPTION 9 ADDITIONS & RENOVATIONS

EXISTING 5 THRU 7TH GRADES
 SITE AREA 6 AC
 BUILDING AREA 74,794 SF
 ORIGINAL BUILDING 1923
 RENOVATIONS & ADDITIONS 1960 & 1999
 CAPACITY @ 100% UTILIZATION 360
 HIGH ENROLLMENT 345 IN 2030-31

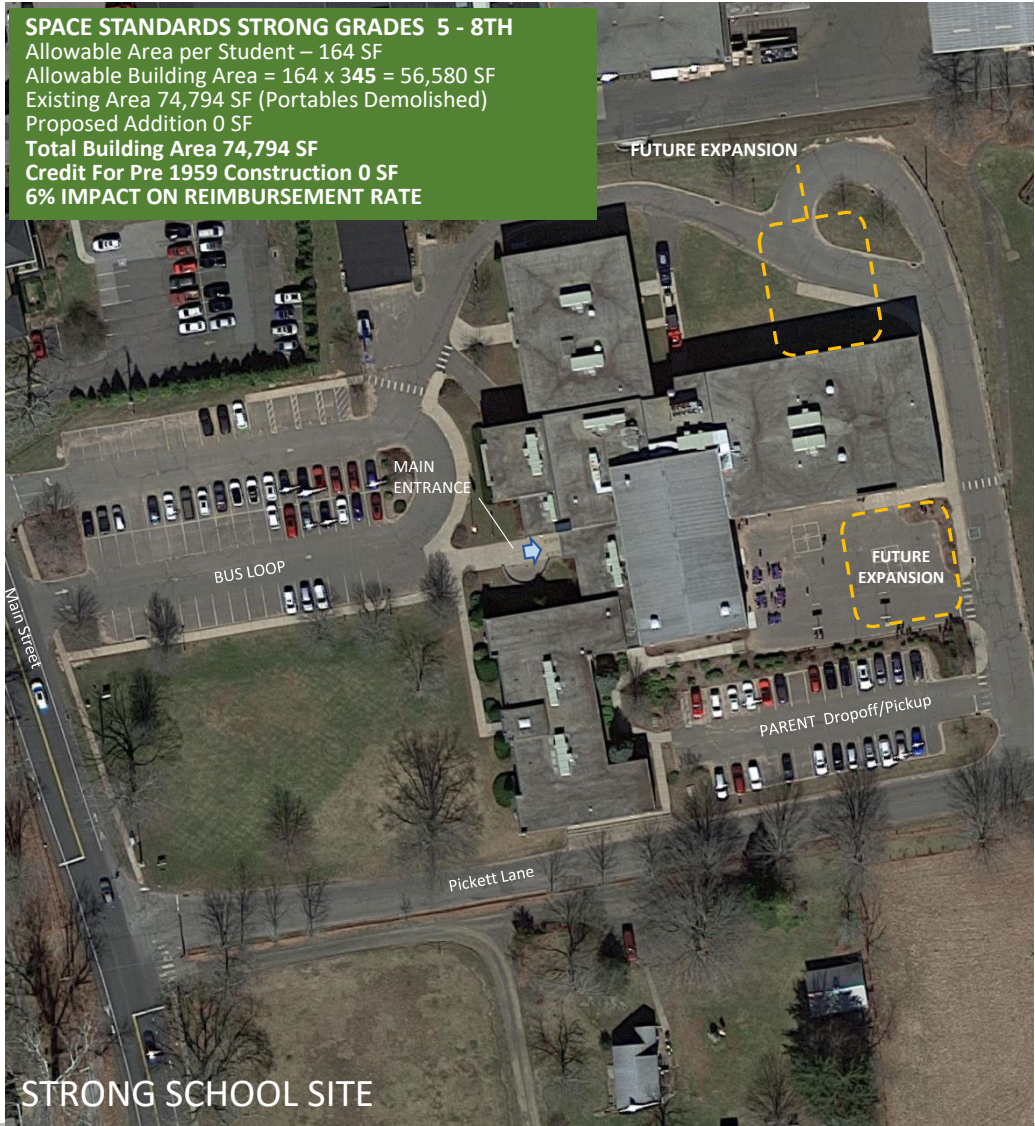


SES STUDENTS / CR
 5TH – 24 X 5 CR = 120
 6TH – 24 X 5 CR = 120
 7TH – 24 X 5 CR = 120
TOTAL 20 CR 360



CR – Classroom (15)
 TOTAL INSTRUCTIONAL CLASSROOMS 15

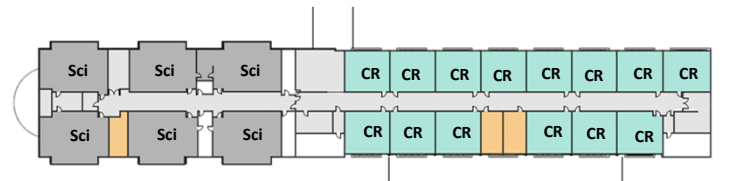
SPACE STANDARDS STRONG GRADES 5 - 8TH
 Allowable Area per Student – 164 SF
 Allowable Building Area = 164 x 345 = 56,580 SF
 Existing Area 74,794 SF (Portables Demolished)
 Proposed Addition 0 SF
Total Building Area 74,794 SF
 Credit For Pre 1959 Construction 0 SF
6% IMPACT ON REIMBURSEMENT RATE



COGINCHAUG HIGH SCHOOL OPTION 9 RENOVATIONS & CODE

PROPOSED 8th THRU 12th GRADES

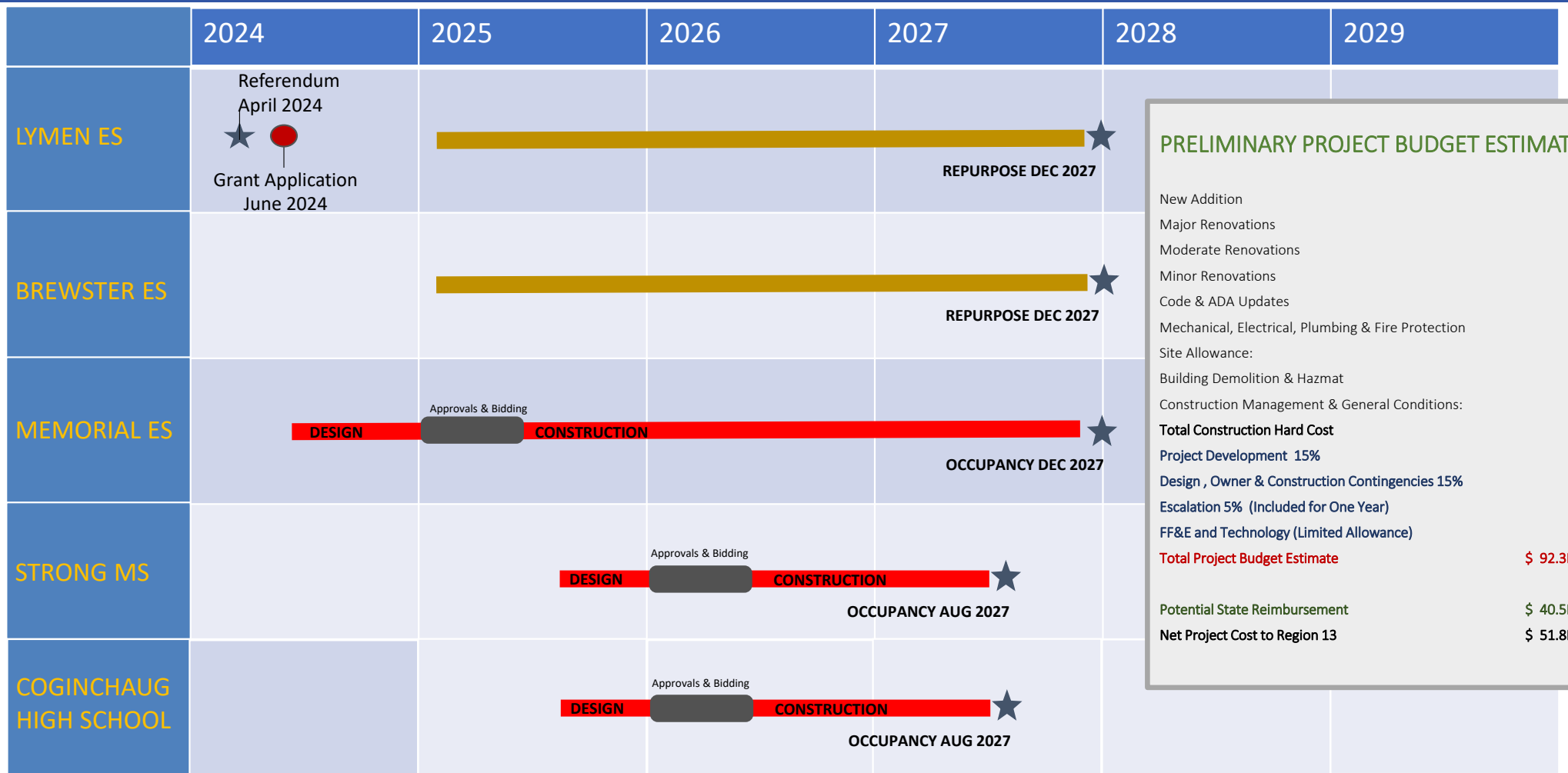
SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999
 CAPACITY @ 100% UTILIZATION 600
 HIGH ENROLLMENT 491 IN 2030-31



COGINCHAUG MS/HS STUDENTS / CR	
8th – 24 X 5 CR =	120
9th – 24 X 5 CR =	120
10th – 24 X 5 CR =	120
11th – 24 X 5 CR =	120
12th – 24 X 5 CR =	<u>120</u>
TOTAL	25 CR 600



Project Phasing, Schedule & Budget – Option 9



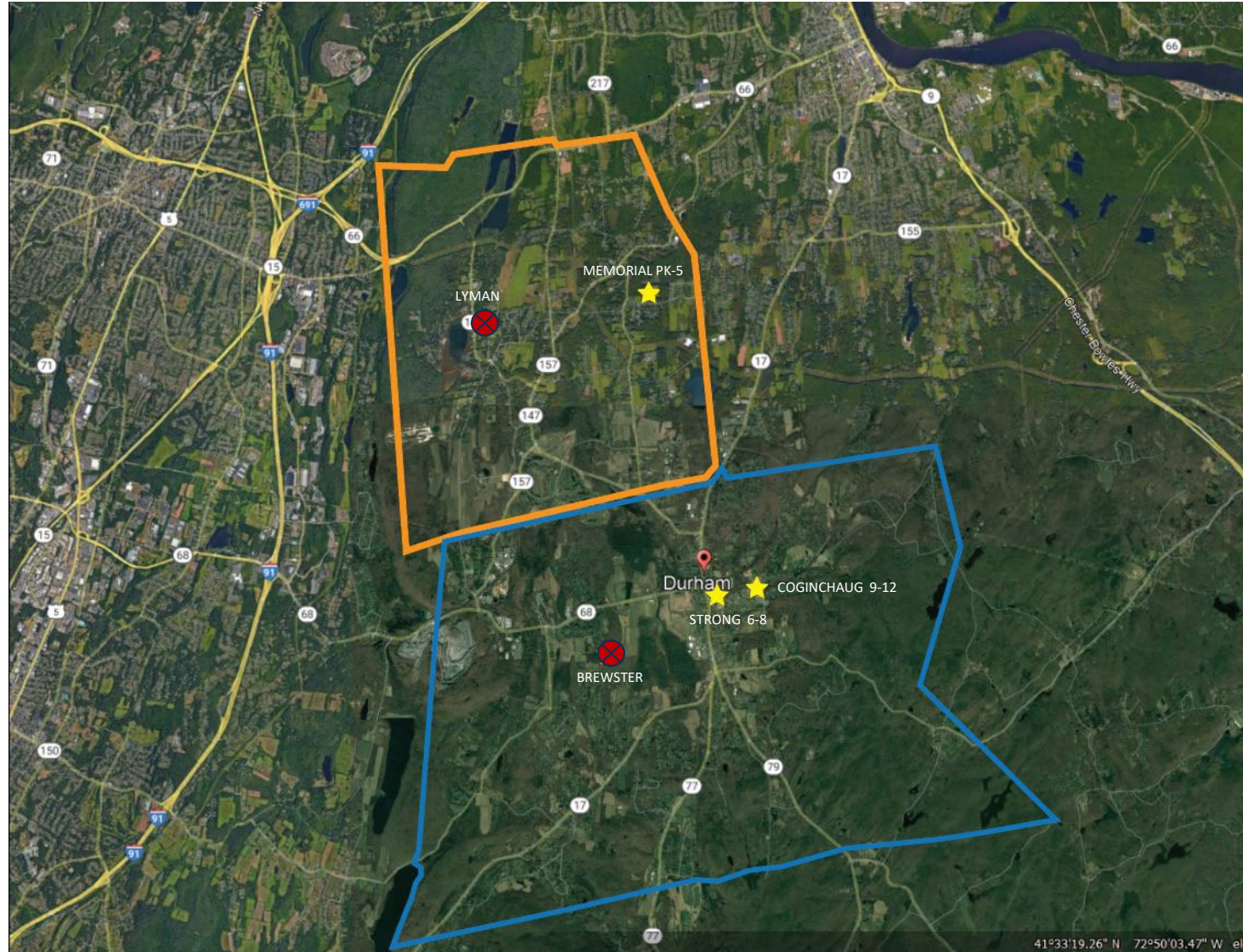
PRELIMINARY PROJECT BUDGET ESTIMATE

- New Addition
- Major Renovations
- Moderate Renovations
- Minor Renovations
- Code & ADA Updates
- Mechanical, Electrical, Plumbing & Fire Protection
- Site Allowance:
 - Building Demolition & Hazmat
 - Construction Management & General Conditions:
- Total Construction Hard Cost**
- Project Development 15%
- Design, Owner & Construction Contingencies 15%
- Escalation 5% (Included for One Year)
- FF&E and Technology (Limited Allowance)
- Total Project Budget Estimate** **\$ 92.3M+**
- Potential State Reimbursement \$ 40.5M
- Net Project Cost to Region 13** **\$ 51.8M**

OPTION TEN

EVALUATE THE EXISTING PK THRU 12TH 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 – PK THRU 5 GRADES
- ❖ STRONG MS – 6 THRU 8 GRADES
- ❖ COGINCHAUG HS - 9 THRU 12 GRADES



41°33'19.26" N 72°50'03.47" W el



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	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	113	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	106	92	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	102	86	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	101	83	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	112	82	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	105	91	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	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	100	107	101	83	84	82	113	32	1,349	632	664	323	362
2025-26	2020	74	97	112	105	110	101	104	100	104	101	83	84	84	94	32	1,336	629	661	325	350
2026-27	2021	98	112	100	112	104	114	103	100	103	101	83	89	84	96	32	1,358	645	677	329	352
2027-28	2022	101	110	116	100	111	107	117	100	103	101	83	84	89	96	32	1,374	661	693	316	365
2028-29	2023	104	118	114	116	100	115	110	100	103	101	83	89	84	102	32	1,402	673	705	325	372
2029-30	2024	105	114	122	114	115	103	118	100	103	101	83	90	97	96	32	1,418	686	718	331	369
2030-31	2025	108	117	118	122	113	119	105	100	103	101	83	87	90	111	32	1,445	694	726	346	373
2031-32	2026	111	121	121	118	121	117	122	100	103	101	83	86	87	103	32	1,459	720	752	334	373
2032-33	2027	114	124	125	121	117	125	120	100	103	101	83	91	98	99	32	1,484	732	764	346	374

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

PK-5 HIGH ENROLLMENT 752 IN YEAR 2031-32

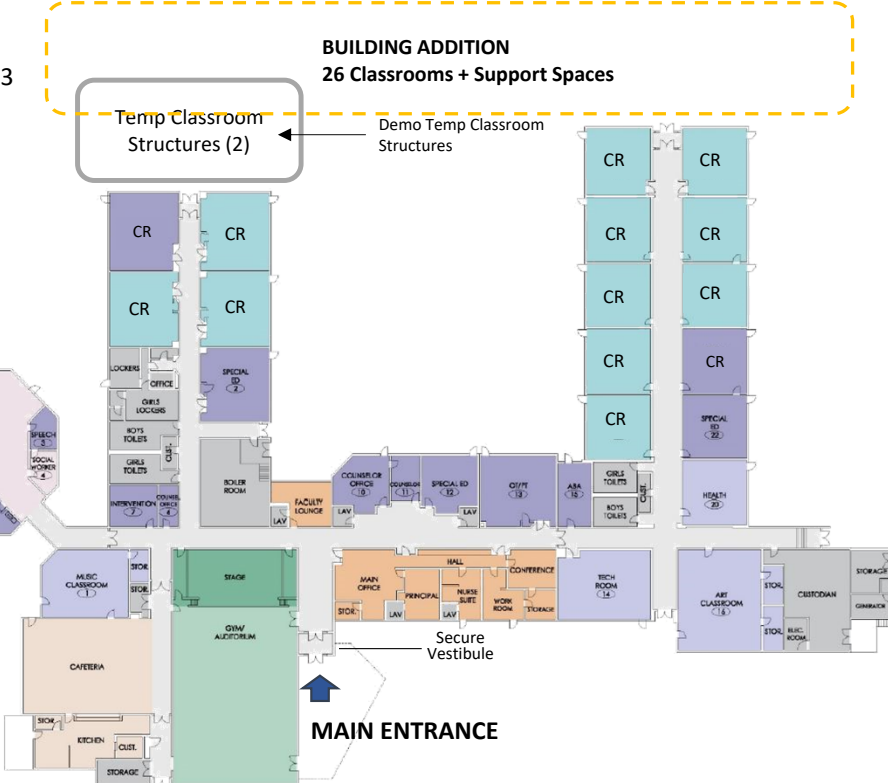
Eight Year Window

MEMORIAL SCHOOL – OPTION 10 RENOVATIONS & ADDITIONS

RENOVATED PK THRU 5TH GRADES

SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993
 CAPACITY @ 100% UTILIZATION 782
 HIGH ENROLLMENT 752 IN 2031-32

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



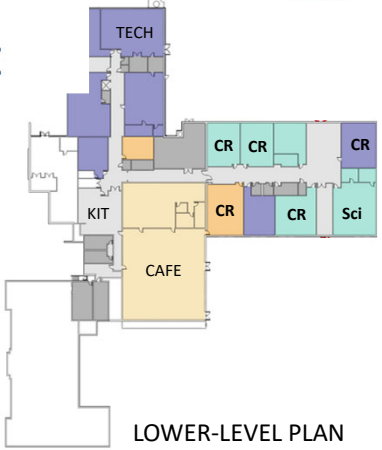
CR – Classroom (12)
 TCR – Temp Classrooms (2) To Be Demolished
 CR – Repurpose Existing Space for Classroom (1)
 TOTAL INSTRUCTIONAL CLASSROOMS 13

SPACE STANDARDS MEMORIAL GRADES PK - 4TH
 Allowable Area per Student – 124 SF
 Allowable Building Area = 124 x 752 = 93,248 SF
 Existing Area 48,135 SF (Portables Demolished)
 Proposed Addition 50,000 SF
Total Building Area 98,135 SF
 Credit For Pre 1959 Construction 5,888 SF
NO IMPACT ON REIMBURSEMENT RATE

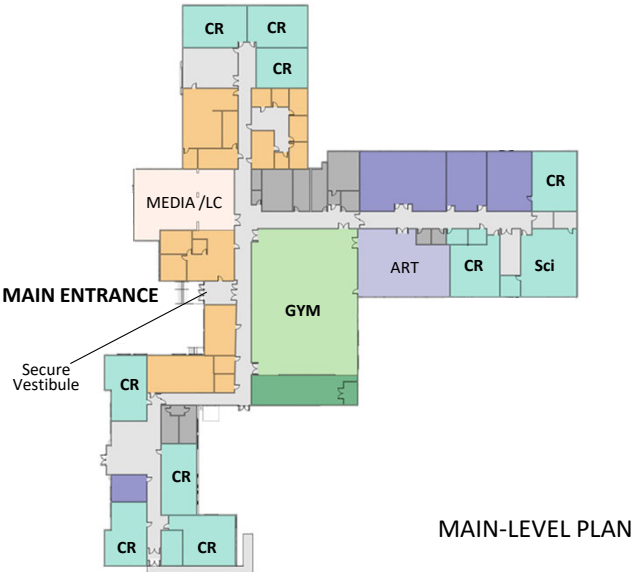


STRONG SCHOOL – OPTION 10 CODE & ADA

EXISTING 6 THRU 8TH GRADES
 SITE AREA 6 AC
 BUILDING AREA 74,795SF
 ORIGINAL BUILDING 1923
 RENOVATIONS & ADDITIONS 1960 & 1999
 CAPACITY @ 100% UTILIZATION 360
 HIGH ENROLLMENT 346 IN 2030-31



STUDENTS / CR	
6th	24 x 5 CR = 120
7th	24 x 5 CR = 120
8th	24 x 5 CR = 120
TOTAL	15 CR 360



CR – Classroom (15)
 TOTAL INSTRUCTIONAL CLASSROOMS 15

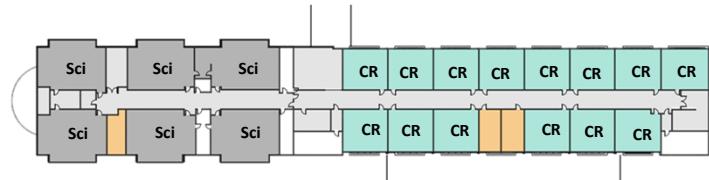


COGINCHAUG HIGH SCHOOL OPTION 10 CODE & ADA

EXISTING 9th THRU 12th GRADES

SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999
 CAPACITY @ 100% UTILIZATION 480
 HIGH ENROLLMENT 373 IN 2030-31

STUDENTS / CR	
9 th	– 24 x 5 CR = 120
10 th	– 24 x 5 CR = 120
11 th	– 24 x 5 CR = 120
12 th	– 24 x 5 CR = <u>120</u>
TOTAL	20 CR 480



SECOND-LEVEL PLAN



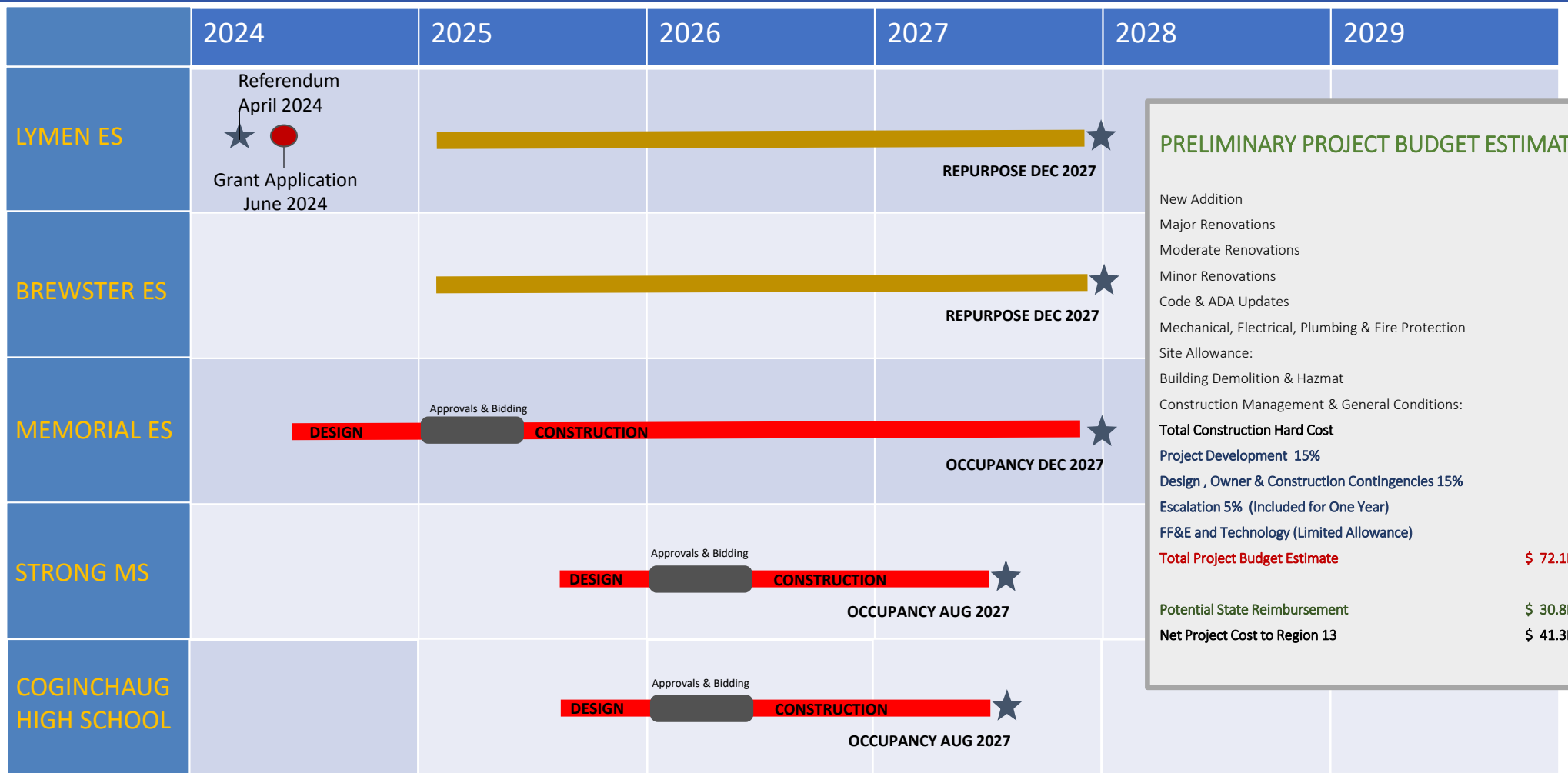
MAIN-LEVEL PLAN

CR – Classroom (36)
 TOTAL INSTRUCTIONAL CLASSROOMS 36



COGINCHAUG SCHOOL SITE

Project Phasing, Schedule & Budget – Option 10



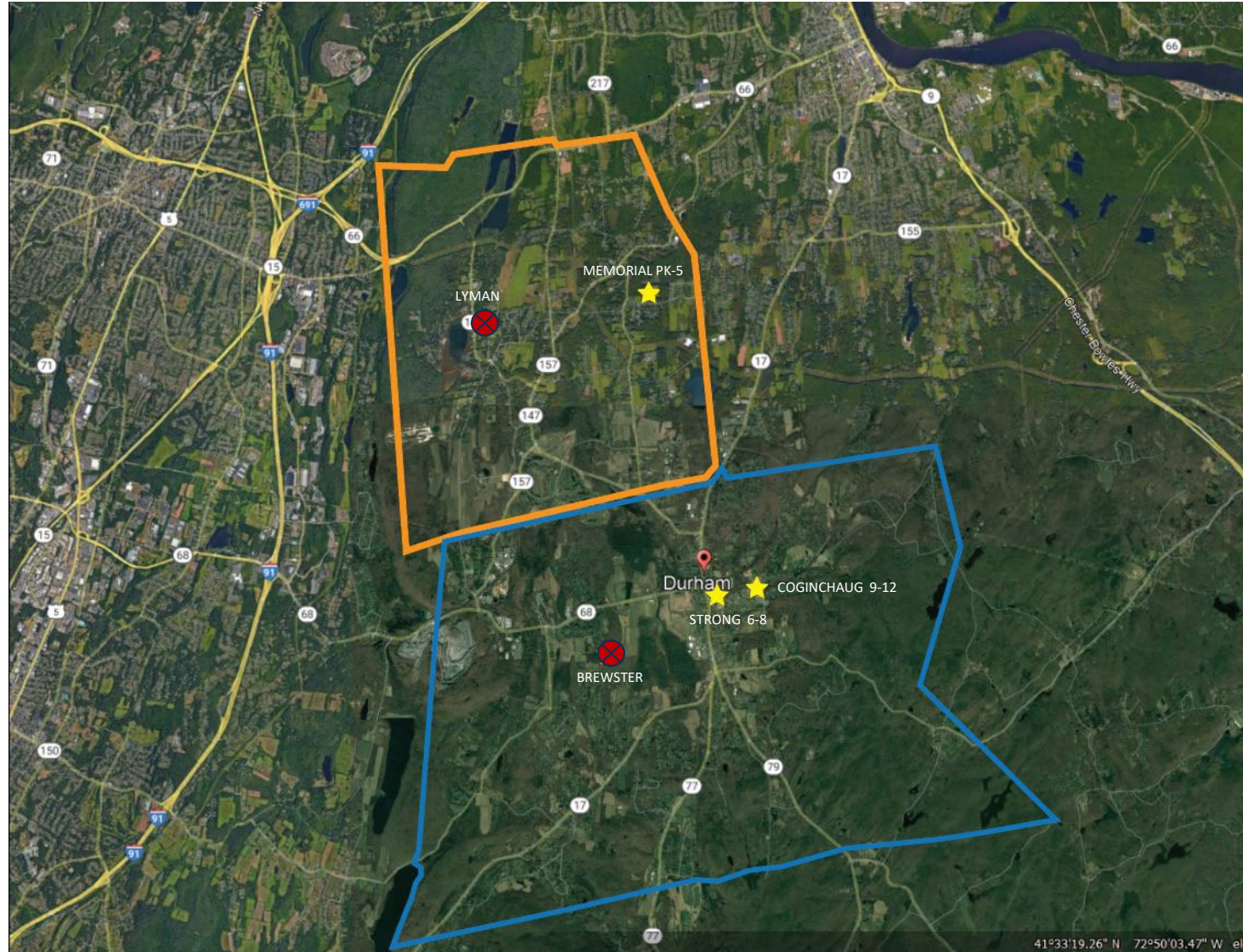
PRELIMINARY PROJECT BUDGET ESTIMATE

- New Addition
- Major Renovations
- Moderate Renovations
- Minor Renovations
- Code & ADA Updates
- Mechanical, Electrical, Plumbing & Fire Protection
- Site Allowance:
 - Building Demolition & Hazmat
 - Construction Management & General Conditions:
- Total Construction Hard Cost**
- Project Development 15%
- Design, Owner & Construction Contingencies 15%
- Escalation 5% (Included for One Year)
- FF&E and Technology (Limited Allowance)
- Total Project Budget Estimate** **\$ 72.1M+**
- Potential State Reimbursement \$ 30.8M
- Net Project Cost to Region 13** **\$ 41.3M**

OPTION TEN-A

EVALUATE THE EXISTING PK THRU 12TH 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 – PK THRU 5 GRADES - NEW
- ❖ STRONG MS – 6 THRU 8 GRADES
- ❖ COGINCHAUG HS - 9 THRU 12 GRADES



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	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	113	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	106	92	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	102	86	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	101	83	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	112	82	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	105	91	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	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	100	107	101	83	84	82	113	32	1,349	632	664	323	362
2025-26	2020	74	97	112	105	110	101	104	100	104	101	83	84	84	94	32	1,336	629	661	325	350
2026-27	2021	98	112	100	112	104	114	103	100	103	101	83	89	84	96	32	1,358	645	677	329	352
2027-28	2022	101	110	116	100	111	107	117	100	103	101	83	84	89	96	32	1,374	661	693	316	365
2028-29	2023	104	118	114	116	100	115	110	100	103	101	83	97	84	102	32	1,402	673	705	325	372
2029-30	2024	105	114	122	114	115	103	118	100	103	101	83	90	97	96	32	1,418	686	718	331	369
2030-31	2025	108	117	118	122	113	119	105	100	103	101	83	87	90	111	32	1,445	694	726	346	373
2031-32	2026	111	121	121	118	121	117	122	100	103	101	83	86	87	103	32	1,459	720	752	334	373
2032-33	2027	114	124	125	121	117	125	120	100	103	101	83	91	98	99	32	1,484	732	764	346	374

MES STUDENTS / CR
PK – 16 X 2 CR = 32
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1ST – 20 X 6 CR = 120
2ND – 22 X 6 CR = 132
3RD – 22 X 6 CR = 132
4TH – 24 X 5 CR = 120
5TH – 24 X 5 CR = 120
TOTAL 37 CR 782

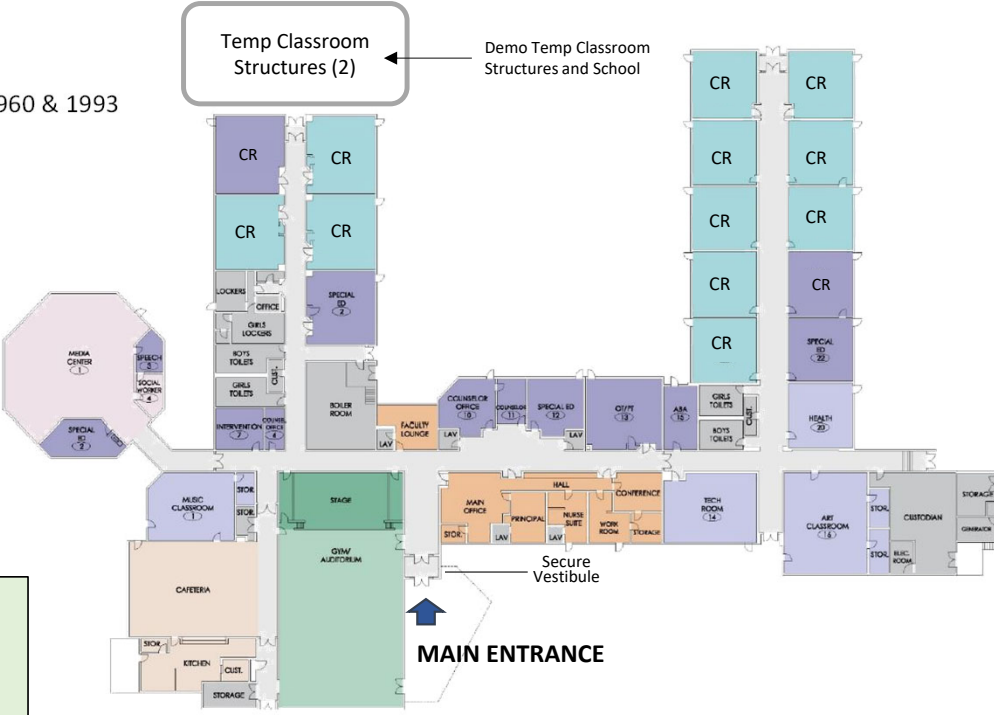
PK-5 HIGH ENROLLMENT 752 IN YEAR 2031-32

Eight Year Window

MEMORIAL SCHOOL – OPTION 10A NEW SCHOOL

RENOVATED PK THRU 5TH GRADES

SITE AREA 20 AC
 BUILDING AREA 49,846 SF
 ORIGINAL BUILDING 1954
 RENOVATIONS & ADDITIONS 1960 & 1993
 CAPACITY @ 100% UTILIZATION 782
 HIGH ENROLLMENT 752 IN 2031-32



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

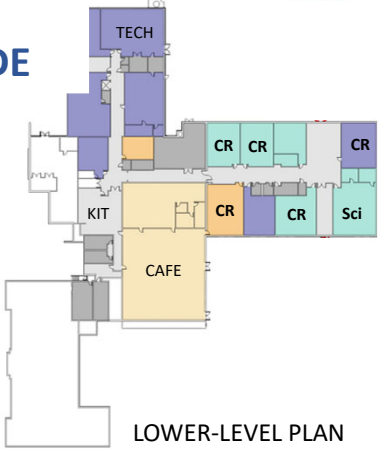
CR – Classroom (12)
 TCR – Temp Classrooms (2) To Be Demolished
 CR – Repurpose Existing Space for Classroom (1)
 TOTAL INSTRUCTIONAL CLASSROOMS 13

SPACE STANDARDS MEMORIAL GRADES PK - 4TH
 Allowable Area per Student – 124 SF
 Allowable Building Area = 124 x 752 = 93,248 SF
 Existing Area 48,135 SF (Portables & Building Demolished)
 New Proposed School 93,248 SF
Total Building Area 93,248 SF
 Credit For Pre 1959 Construction 0 SF
NO IMPACT ON REIMBURSEMENT RATE

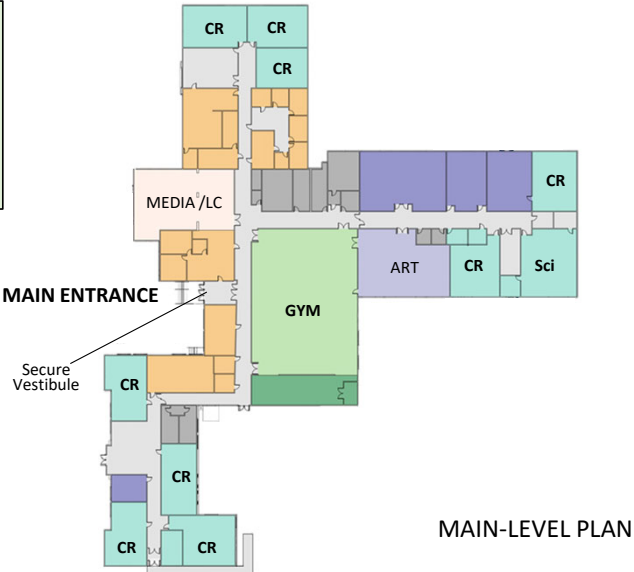


STRONG SCHOOL – OPTION 10A CODE & ADA

EXISTING 6 THRU 8TH GRADES
 SITE AREA 6 AC
 BUILDING AREA 74,79SF
 ORIGINAL BUILDING 1923
 RENOVATIONS & ADDITIONS 1960 & 1999
 CAPACITY @ 100% UTILIZATION 360
 HIGH ENROLLMENT 346 IN 2030-31



STUDENTS / CR	
6th	24 x 5 CR = 120
7th	24 x 5 CR = 120
8th	24 x 5 CR = <u>120</u>
TOTAL	15 CR 360



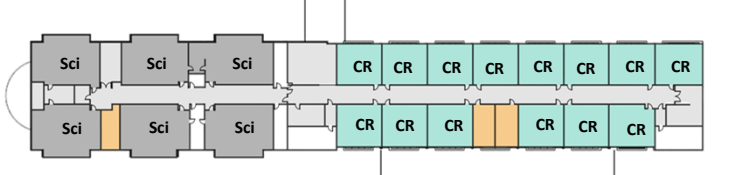
CR – Classroom (15)
 TOTAL INSTRUCTIONAL CLASSROOMS 15



COGINCHAUG HIGH SCHOOL OPTION 10A CODE & ADA

EXISTING 9th THRU 12th GRADES

SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999
 CAPACITY @ 100% UTILIZATION 480
 HIGH ENROLLMENT 373 IN 2030-31



SECOND-LEVEL PLAN



MAIN-LEVEL PLAN

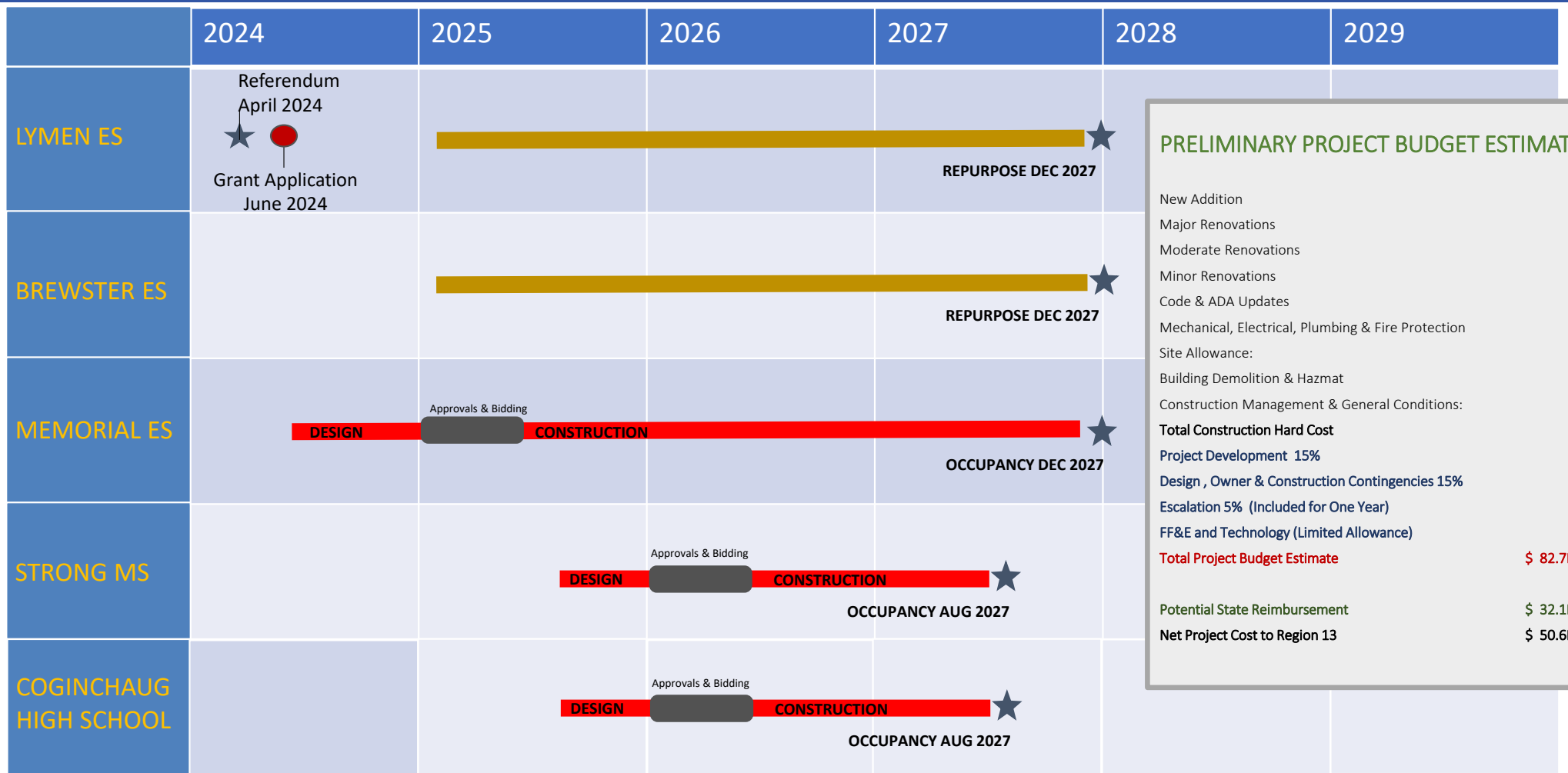
CR – Classroom (36)
 TOTAL INSTRUCTIONAL CLASSROOMS 36

STUDENTS / CR	
9 th	– 24 x 5 CR = 120
10 th	– 24 x 5 CR = 120
11 th	– 24 x 5 CR = 120
12 th	– 24 x 5 CR = <u>120</u>
TOTAL	20 CR 480



COGINCHAUG SCHOOL SITE

Project Phasing, Schedule & Budget – Option 10



PRELIMINARY PROJECT BUDGET ESTIMATE

- New Addition
- Major Renovations
- Moderate Renovations
- Minor Renovations
- Code & ADA Updates
- Mechanical, Electrical, Plumbing & Fire Protection
- Site Allowance:
 - Building Demolition & Hazmat
 - Construction Management & General Conditions:
- Total Construction Hard Cost**
- Project Development 15%
- Design, Owner & Construction Contingencies 15%
- Escalation 5% (Included for One Year)
- FF&E and Technology (Limited Allowance)
- Total Project Budget Estimate** **\$ 82.7M**
- Potential State Reimbursement **\$ 32.1M**
- Net Project Cost to Region 13** **\$ 50.6M**

Project Selection Criteria

OPTIONS analysis + prioritization

CONSTRUCTION COMPLEXITY & PHASES
 DISRUPTION TO EDUCATION
 CONSTRUCTION DURATION
 FUTURE READY SCHOOL
 FULLY ACCESSIBLE & CODE COMPLIANT
 SAFETY & SECURITY
 SEPARATE BUS & PARENT CIRCULATION
 ON SITE PARKING
 POTENTIAL FOR FUTURE EXPANSION
 ATHLETIC FIELDS
 ADA ACCESS TO ATHLETIC PROGRAMS
 LAND USE / WETLANDS IMPACT
 EXISTING BUILDING STATUS
 ENERGY EFFICIENCY
 DEMOLITION / REPURPOSE
 NEW CONSTRUCTION
 IMPACT OF HAZMAT
 HVAC ENHANCED VENTILATION
 NATURAL LIGHT TO CLASSROOMS
TOTAL PROJECT COST
NET COST TO R13
 BASE STATE REIMBURSEMENT RATE 52.86%

OPTION 1

LYMAN	2-5
BREWSTER	PK-1
MEMORIAL	2-5
STRONG	6-8
COGINCHAUG	9-12

MULTIPLE PHASES
MODERATE TO HIGH
30 TO 36 MONTHS
YES
YES
IMPROVED
ENHANCED
MEETS ED SPEC
YES
MEETS ED SPEC
FULLY ACCESSIBLE
LIMITED TO NO IMPACT
MAINTAIN ALL
MEETS HIGH PERFORMANCE REQMTS.
NONE
MINOR ADDITIONS
MODERATE
YES
IMPROVED
\$ 64.5 MILLION
\$ 35.9 MILLION

OPTION 2

LYMAN	Repurpose
BREWSTER	PK-1
MEMORIAL	2-5
STRONG	6-8
COGINCHAUG	9-12

MULTIPLE PHASES
MODERATE TO HIGH
24 TO 36 MONTHS
YES
YES
IMPROVED
IMPROVED
MEETS ED SPEC
LIMITED
MEETS ED SPEC
IMPROVED FULLY ACCESSIBLE
LIMITED TO NO IMPACT
LYMAN TBD
MEETS HIGH PERFORMANCE REQMTS.
LYMAN
MAJOR ADDITIONS
MODERATE
YES
IMPROVED
\$ 65.9 MILLION
\$ 33.8 MILLION

OPTION 2A

LYMAN	Repurpose
BREWSTER	PK-1
MEMORIAL	2-5
STRONG	6-8
COGINCHAUG	9-12

MULTIPLE PHASES
MODERATE TO HIGH
30 TO 36 MONTHS
YES
YES
IMPROVED
IMPROVED
MEETS ED SPEC (NOT OPTION 3A)
LIMITED
MEETS ED SPEC
IMPROVED FULLY ACCESSIBLE
LIMITED TO NO IMPACT
LYMAN TBD
MEETS HIGH PERFORMANCE REQMTS.
LYMAN
MAJOR ADDITIONS
MODERATE
YES
IMPROVED
\$ 67.7 MILLION
\$ 34.8 MILLION

Project Selection Criteria

OPTIONS analysis + prioritization

CONSTRUCTION COMPLEXITY & PHASES
 DISRUPTION TO EDUCATION
 CONSTRUCTION DURATION
 FUTURE READY SCHOOL
 FULLY ACCESSIBLE & CODE COMPLIANT
 SAFETY & SECURITY
 SEPARATE BUS & PARENT CIRCULATION
 ON SITE PARKING
 POTENTIAL FOR FUTURE EXPANSION
 ATHLETIC FIELDS
 ADA ACCESS TO ATHLETIC PROGRAMS
 LAND USE / WETLANDS IMPACT
 EXISTING BUILDING STATUS
 ENERGY EFFICIENCY
 DEMOLITION / REPURPOSE
 NEW CONSTRUCTION
 IMPACT OF HAZMAT
 HVAC ENHANCED VENTILATION
 NATURAL LIGHT TO CLASSROOMS
TOTAL PROJECT COST
NET COST TO R13
 BASE STATE REIMBURSEMENT RATE 52.86%

OPTION 3

	Repurpose
LYMAN	PK-5
BREWSTER	PK-5
MEMORIAL	PK-5
STRONG	6-8
COGINCHAUG	9-12

MULTIPLE PHASES
MODERATE TO HIGH
30 TO 36 MONTHS
YES
YES
IMPROVED
ENHANCED
MEETS ED SPEC
YES
MEETS ED SPEC
FULLY ACCESSIBLE
LIMITED TO NO IMPACT
LYMAN TBD
MEETS HIGH PERFORMANCE REQMTS.
LYMAN
MAJOR ADDITION
MODERATE
YES
YES – ALL SPACES
\$ 60.9 MILLION
\$ 32.7 MILLION

OPTION 4

	Repurpose
LYMAN	PK-2
BREWSTER	PK-2
MEMORIAL	3-5
STRONG	6-8
COGINCHAUG	9-12

HIGH - MULTIPLE PHASES
MODERATE TO HIGH
24 TO 30 MONTHS
YES
YES
IMPROVED
IMPROVED
MEETS ED SPEC
LIMITED
MEETS ED SPEC
FULLY ACCESSIBLE
LIMITED IMPACT
LYMAN TBD
MEETS HIGH PERFORMANCE REQMTS.
LYMAN
MULTIPLE ADDITIONS
MODERATE
YES
IMPROVED
\$ 59.0 MILLION
\$ 31.7 MILLION

OPTION 5

	Repurpose
LYMAN	PK-4
BREWSTER	PK-4
MEMORIAL	PK-4
STRONG	5-8
COGINCHAUG	9-12

HIGH - MULTIPLE PHASES
MODERATE TO HIGH
30 TO 36 MONTHS
YES
YES
IMPROVED
IMPROVED
MEETS ED SPEC (NOT OPTION 3A)
VERY LIMITED
OVERLAPPING FIELDS
IMPROVED FULLY ACCESSIBLE
LIMITED IMPACT
LYMAN & BREWSTER TBD
MEETS HIGH PERFORMANCE REQMTS.
LYMAN
MULTIPLE ADDITIONS
MODERATE
YES
IMPROVED
\$ 75.4 MILLION
\$ 40.2 MILLION

Project Selection Criteria

OPTIONS analysis + prioritization

CONSTRUCTION COMPLEXITY & PHASES
 DISRUPTION TO EDUCATION
 CONSTRUCTION DURATION
 FUTURE READY SCHOOL
 FULLY ACCESSIBLE & CODE COMPLIANT
 SAFETY & SECURITY
 SEPARATE BUS & PARENT CIRCULATION
 ON SITE PARKING
 POTENTIAL FOR FUTURE EXPANSION
 ATHLETIC FIELDS
 ADA ACCESS TO ATHLETIC PROGRAMS
 LAND USE / WETLANDS IMPACT
 EXISTING BUILDING STATUS
 ENERGY EFFICIENCY
 DEMOLITION / REPURPOSE
 NEW CONSTRUCTION
 IMPACT OF HAZMAT
 HVAC ENHANCED VENTILATION
 NATURAL LIGHT TO CLASSROOMS
TOTAL PROJECT COST
NET COST TO R13
 BASE STATE REIMBURSEMENT RATE 52.86%

OPTION 6

LYMAN	Repurpose
BREWSTER	Repurpose
MEMORIAL SITE	PK-3 RENO
STRONG	4-6
COGINCHAUG	7-12

HIGH - MULTIPLE PHASES
MODERATE TO HIGH
24 TO 36 MONTHS
YES
YES
IMPROVED
ENHANCED
MEETS ED SPEC
YES
MEETS ED SPEC
FULLY ACCESSIBLE
LIMITED TO NO IMPACT
LYMAN & BREWSTER TBD
MEETS HIGH PERFORMANCE REQMTS.
LYMAN & BREWSTER
MAJOR ADDITION AT MEMORIAL
MODERATE
YES
YES – ALL SPACES
\$ 98.6 MILLION
\$ 56.5 MILLION

OPTION 6A

LYMAN	Repurpose
BREWSTER	Repurpose
MEMORIAL	PK-3 NEW
STRONG	4-6
COGINCHAUG	7-12

HIGH - MULTIPLE PHASES
MODERATE
24 TO 30 MONTHS
YES
YES
IMPROVED
IMPROVED
MEETS ED SPEC
YES
MEETS ED SPEC
IMPROVED FULLY ACCESSIBLE
LIMITED TO NO IMPACT
LYMAN & BREWSTER TBD
MEETS HIGH PERFORMANCE REQMTS.
LYMAN & BREWSTER
NEW SCHOOL AT MEMORIAL
MODERATE
YES
YES – ALL SPACES
\$ 103.8 MILLION
\$ 57.0 MILLION

OPTION 7

LYMAN	Repurpose
BREWSTER	Repurpose
MEMORIAL	PK-4
STRONG	5-8
COGINCHAUG	9-12

HIGH - MULTIPLE PHASES
MODERATE TO HIGH
30 TO 36 MONTHS
YES
YES
IMPROVED
IMPROVED
MEETS ED SPEC
VERY LIMITED
MEETS ED SPEC
IMPROVED FULLY ACCESSIBLE
LIMITED TO NO IMPACT
LYMAN & BREWSTER TBD
MEETS HIGH PERFORMANCE REQMTS.
LYMAN & BREWSTER
MAJOR ADDITION AT MEMORIAL
MODERATE
YES
IMPROVED
\$ 74.1 MILLION
\$ 40.4 MILLION

Project Selection Criteria

OPTIONS analysis + prioritization

CONSTRUCTION COMPLEXITY & PHASES
 DISRUPTION TO EDUCATION
 CONSTRUCTION DURATION
 FUTURE READY SCHOOL
 FULLY ACCESSIBLE & CODE COMPLIANT
 SAFETY & SECURITY
 SEPARATE BUS & PARENT CIRCULATION
 ON SITE PARKING
 POTENTIAL FOR FUTURE EXPANSION
 ATHLETIC FIELDS
 ADA ACCESS TO ATHLETIC PROGRAMS
 LAND USE / WETLANDS IMPACT
 EXISTING BUILDING STATUS
 ENERGY EFFICIENCY
 DEMOLITION / REPURPOSE
 NEW CONSTRUCTION
 IMPACT OF HAZMAT
 HVAC ENHANCED VENTILATION
 NATURAL LIGHT TO CLASSROOMS
 TOTAL PROJECT COST
 STATE REIMBURSEMENT RATE 52.86%
 STATE REIMBURSEMENT RATE 52.86%

OPTION 8

LYMAN	Repurpose
BREWSTER	Repurpose
MEMORIAL SITE	PK-4
STRONG	5-6 & BOE
COGINCHAUG	7-12

MULTIPLE PHASES
MODERATE
24 TO 36 MONTHS
YES
YES
IMPROVED
ENHANCED
MEETS ED SPEC
YES
MEETS ED SPEC
FULLY ACCESSIBLE
LIMITED TO NO IMPACT
LYMAN & BREWSTER TBD
MEETS HIGH PERFORMANCE REQMTS.
LYMAN & BREWSTER
MAJOR ADDITION AT MEMORIAL
MODERATE
YES
YES – ALL SPACES
\$ 93.9 MILLION
\$ 52.8 MILLION

OPTION 9

LYMAN	Repurpose
BREWSTER	Repurpose
MEMORIAL	PK-4
STRONG	5-7
COGINCHAUG	8-12

HIGH - MULTIPLE PHASES
MODERATE
24 TO 36 MONTHS
YES
YES
IMPROVED
IMPROVED
MEETS ED SPEC
LIMITED
MEETS ED SPEC
IMPROVED FULLY ACCESSIBLE
LIMITED TO NO IMPACT
LYMAN & BREWSTER TBD
MEETS HIGH PERFORMANCE REQMTS.
LYMAN & BREWSTER
MAJOR ADDITION AT MEMORIAL
MODERATE
YES
YES – ALL SPACES
\$ 92.3 MILLION
\$ 51.8 MILLION

OPTION 10 / 10A

LYMAN	Repurpose
BREWSTER	Repurpose
MEMORIAL	PK-5 RENO / NEW
STRONG	6-8
COGINCHAUG	9-12

HIGH - MULTIPLE PHASES FOR RENO
MODERATE TO HIGH
30 TO 36 MONTHS
YES
YES
IMPROVED
IMPROVED
MEETS ED SPEC (NOT OPTION 3A)
LIMITED
OVERLAPPING FIELDS
IMPROVED FULLY ACCESSIBLE
LIMITED TO NO IMPACT
LYMAN & BREWSTER TBD
MEETS HIGH PERFORMANCE REQMTS.
LYMAN & BREWSTER
MAJOR ADDITION AT MEMORIAL
MODERATE
YES
YES – ALL SPACES
\$ 72.1 MILLION / \$ 82.7 M
\$ 41.3 MILLION / \$ 50.6 M

NEXT STEPS / QUESTIONS

- ❖ Shortlist Options
- ❖ Community Presentation
- ❖ Presentation Comparing Options
- ❖ Community Feedback
- ❖ Final Report
- ❖ Select Option For Referendum
- ❖ State Grant Application 6/30/24

