

Regional School District 13 Facilities Restacking Study  
 Projections with Potential Grade Configurations - Option D

School Year	Brewster								total	Memorial						total	Strong			total	Coginchaugh				total	district total
	PK	K	1	2	3	4	5	K		1	2	3	4	5	6		7	8	9		10	11	12			
2018-2019	35	66	49	66	62	64	59	401	53	39	53	49	51	48	293	152	119	147	418	109	136	132	104	481	1593	
2019-2020	35	53	69	49	68	63	65	402	43	55	39	54	51	53	295	107	154	118	379	123	108	134	129	494	1570	
2020-2021	35	53	55	68	50	69	65	395	43	45	56	40	56	52	292	118	109	152	379	99	122	106	131	458	1524	
2021-2022	35	56	55	55	70	51	71	393	45	45	45	57	41	57	290	117	120	108	345	127	99	120	103	449	1477	
2022-2023	35	55	58	55	57	73	52	385	44	47	45	45	58	42	281	128	119	119	366	90	126	98	117	431	1463	
2023-2024	35	57	57	58	57	58	74	396	46	46	47	45	47	60	291	94	130	118	342	99	90	124	96	409	1438	
2024-2025	35	55	59	57	59	58	60	383	44	48	46	48	47	48	281	134	95	128	357	99	99	89	121	408	1429	
2025-2026	35	55	57	59	58	61	60	385	45	46	48	47	49	48	283	108	136	94	338	107	99	98	87	391	1397	
2026-2027	35	55	58	57	60	60	63	388	45	46	46	49	48	50	284	108	110	134	352	79	106	98	96	379	1403	

 High: Highest projections

 Low: Lowest Projections

\* Keeps 55% population of Contemporary at Brewster and 45% population ID at Memorial



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Regional School District 13 Facilities Restacking Study  
 Brewster Elementary School  
 General Classroom Utilization - Option D

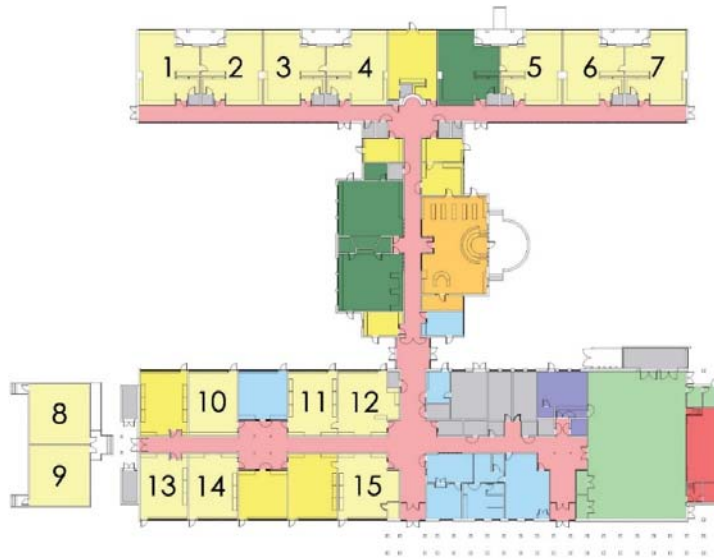
Grade Level	Oct. 2017 Enrollment Total	Projected 2019-2020 Enrollment (High)	Maximum Class Size Policy	Projected Minimum Sections	Projected Minimum Classroom Quantity	Projected Students Per Classroom
PreK	32	35	18	1.94	2.00	17.5
Kindergarten	55	53	18	2.94	3.00	17.7
Grade 1	60	69	18	3.83	4.00	17.3
Grade 2	51	49	20	2.45	3.00	16.3
Grade 3	66	68	22	3.09	4.00	17.0
Grade 4	0	63	22	2.86	3.00	21.0
Grade 5	0	65	25	2.60	3.00	21.7
<b>TOTAL</b>	<b>264</b>	<b>402</b>		<b>20</b>	<b>22</b>	

Grade Level	Oct. 2017 Enrollment Total	Projected 2024-2025 Enrollment (Low)	Maximum Class Size Policy	Projected Minimum Sections	Projected Minimum Classroom Quantity	Projected Students Per Classroom
PreK	32	35	18	1.94	2.00	17.5
Kindergarten	55	55	18	3.06	4.00	13.8
Grade 1	60	59	18	3.28	4.00	14.8
Grade 2	51	57	20	2.85	3.00	19.0
Grade 3	66	59	22	2.68	3.00	19.7
Grade 4	0	58	22	2.64	3.00	19.3
Grade 5	0	60	25	2.40	3.00	20.0
<b>TOTAL</b>	<b>264</b>	<b>383</b>		<b>19</b>	<b>22</b>	

Notes:

The projected minimum classroom quantity indicates the need for additional classrooms. Currently there are 15 classrooms, including the portables. There will be a need for 22 classrooms. Based on the 2019-2020 projections and the CT state standards, the state will allow for an addition of 11,220 gross square feet at the RSD 13 remembrance rate of 52.5% (includes removal of portables).



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State Project Number: Brewster - Option D  
 Local Educational Agency:  
 School Name:  
 Date:

Grade Configuration: PK - 5

PROJECTED STUDENT ENROLLMENT	Students	# Inst. Areas		Students	# Inst. Areas
8-Year Highest Projected Enrollment	8-Year	25		8-Year	25
Pre-Kindergarten	35	1.40	Grade 6		0.00
Kindergarten	53	2.12	Grade 7		0.00
Grade 1	69	2.76	Grade 8		0.00
Grade 2	49	1.96	Grade 9		0.00
Grade 3	68	2.72	Grade 10		0.00
Grade 4	63	2.52	Grade 11		0.00
Grade 5	65	2.60	Grade 12		0.00
<b>Total Student Enrollment</b>				<b>402</b>	<b>16.08</b>

REIMBURSEABLE SQUARE FOOTAGE	Students	SF/student	Total	SF/Student Range
SF/Student - Elementary School	402	124.86	50,194	104-125
SF/Student - Middle School	0			119-151
SF/ Student - High School	0			163-187
<b>Maximum Reimbursable Gross Square Feet</b>			<b>50,194</b>	

PROGRAM AREAS	New	Exist SF	Total SF	# Instr Area
Academic Core	0	0	0	0
Special Education	0	0	0	
Administration	0	0	0	
Media Center	0	0	0	
Visual Arts	0	0	0	0
Music	0	0	0	0
Performing Arts / Auditorium	0	0	0	0
Life Skills/Tech/Bus Education	0	0	0	0
Physical Education	0	0	0	0
Student Dining	0	0	0	
Food Service	0	0	0	
Custodial	0	0	0	
<b>Subtotal - Net Square Feet</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Building Services	0	0	0	
<b>Subtotal - Net SF including Building Services:</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Construction Factor	0.11	0.11	0.11	
<b>Total Gross SF Programmed - Funded</b>	<b>0</b>	<b>0</b>	<b>38,974</b>	

**Difference Between Max. Reimb. Gross SF and Gross SF Programmed (11,220)**

**Facility Gross Square Footage [Funded + Unfunded]**

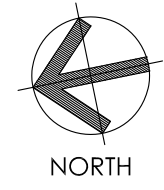
Total Gross SF Programmed - Funded	38,974
Auditorium - Unfunded SF	0
Natatorium - Unfunded SF	0
Other - Unfunded SF	0
<b>Total Gross SF of Facility</b>	<b>38,974</b>

PROGRAM LEGEND	
CLASSROOMS	18,752 NSF
SPECIALS	2,658 NSF
SPECIAL ED	3,422 NSF
MEDIA CENTER	1,579 NSF
PHYSICAL ED.	3,705 NSF
FOOD SERVICE	4,047 NSF
AUDITORIUM	688 NSF
ADMINISTRATION	3,058 NSF
BUILDING INFRA.	3,422 NSF
CIRCULATION	11,025 NSF
<b>TOTAL</b>	<b>52,356 NSF</b>

NET SQUARE FEET	
MAIN BUILDING	37,589 NSF
ADDITION	14,767 NSF
<b>TOTAL</b>	<b>52,356 NSF</b>

GROSS SQUARE FEET	
MAIN BUILDING	38,974 GSF
ADDITION 1	15,230 GSF
<b>TOTAL</b>	<b>54,204 GSF</b>

STATE REIMBURSABLE 50,194 GSF  
+4,010 GSF



**BREWSTER OPTION D FLOOR PLAN**  
SCALE: NTS



CUT BACK HARDSCAPE FOR ADDITION

CONNECT PATHWAYS

ADDITION

HARDSCAPE

EXISTING BREWSTER  
ELEMENTARY SCHOOL

DEMOLISH  
PORTABLES &  
CONNECT  
PATHWAYS

PLAYSCAPE

SERVICE DRIVE



BREWSTER OPTION D SITE PLAN  
SCALE: NTS

Regional School  
District 13  
Facilities Restacking Study

BREWSTER  
ELEMENTARY SCHOOL  
OPTION D

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## BREWSTER ELEMENTARY SCHOOL - OPTION D

Design Option Projects	Area or Quantity	Cost Per Sq ft	Percent	Subtotal	Totals
<b>ADDITION</b>					
8 classroom addition, Café, Toilets	15,230	\$ 500		<b>\$ 7,615,000</b>	
Anticipated Reimbursement			52.5%	\$ 3,997,875	
* reduction - exceed standards 2346 GSF			92.60%	\$ (85,760)	
Anticipated RSD 13 Share				\$ 3,702,885	\$ 3,702,885
<b>EXISTING CLASSROOM MODIFICATIONS</b>					
Portable demolition	1,800	\$ 30		\$ 54,000	
2 Classroom expansions	415	\$ 350		\$ 145,250	
1 Classroom modification - 2/3 spaces	1,303	\$ 350		\$ 456,050	
4 New classroom doors & wall demo	4	\$6,500		\$ 26,000	\$ 681,300
<b>OPTION TOTAL</b>					<b>\$ 4,384,185</b>



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PROGRAM LEGEND

CLASSROOMS	14,280 NSF
SPECIALS	4,072 NSF
SPECIAL ED	4,315 NSF
MEDIA CENTER	2,786 NSF
PHYSICAL ED.	3,742 NSF
FOOD SERVICE	2,944 NSF
AUDITORIUM	1,189 NSF
ADMINISTRATION	2,555 NSF
BUILDING INFRA.	5,008 NSF
CIRCULATION	10,921 NSF
<b>TOTAL</b>	<b>51,812 NSF</b>



NET SQUARE FEET	
MAIN BUILDING	48,147 NSF
ADDITION	3,665 NSF
<b>TOTAL</b>	<b>51,812 NSF</b>

GROSS SQUARE FEET	
MAIN BUILDING	49,496 GSF
ADDITION	4,079 GSF
<b>TOTAL</b>	<b>53,575 GSF</b>

STATE REIMBURSABLE	36,875 GSF
	+16,700 GSF



**MEMORIAL OPTION D FLOOR PLAN**  
SCALE: NTS



# Regional School District 13 Facilities Restacking Study Memorial Middle School General Classroom Utilization - Option D

Grade Level	Oct. 2017 Enrollment Total	Projected 2019-2020 Enrollment (High)	Maximum Class Size Policy	Projected Minimum Sections	Projected Minimum Classroom Quantity	Projected Students Per Classroom
Kindergarten	0	43	18	2.39	3.00	14.3
Grade 1	0	55	18	3.06	4.00	13.8
Grade 2	0	39	20	1.95	2.00	19.5
Grade 3	0	54	22	2.45	3.00	18.0
Grade 4	64	51	24	2.13	3.00	0.0
Grade 5	149	53	25	2.12	3.00	0.0
Grade 6	117	0	25	0.00	0.00	0.0
<b>TOTAL</b>	<b>330</b>	<b>295</b>		<b>12</b>	<b>18</b>	

Grade Level	Oct. 2017 Enrollment Total	Projected 2024-2025 Enrollment (Low)	Maximum Class Size Policy	Projected Minimum Sections	Projected Minimum Classroom Quantity	Projected Students Per Classroom
Kindergarten	0	44	18	2.44	3.00	14.7
Grade 1	0	48	18	2.67	3.00	16.0
Grade 2	0	46	20	2.30	3.00	15.3
Grade 3	0	48	22	2.18	3.00	16.0
Grade 4	64	47	24	1.96	2.00	0.0
Grade 5	149	48	25	1.92	2.00	0.0
Grade 6	117	0	25	0.00	0.00	0.0
<b>TOTAL</b>	<b>330</b>	<b>281</b>		<b>12</b>	<b>16</b>	

Notes: The projected minimum classroom quantity indicates a need for additional classrooms especially with the removal of portables. Currently there are 17 classrooms, including the portables. There will be a need for 18. This building exceeds the reimbersale square footage of the state.



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State Project Number: Memorial - Option D  
 Local Educational Agency:  
 School Name:  
 Date:

Grade Configuration: K-5

PROJECTED STUDENT ENROLLMENT	Students	# Inst. Areas		Students	# Inst. Areas
<b>8-Year Highest Projected Enrollment</b>	<b>8-Year</b>	<b>25</b>		<b>8-Year</b>	<b>25</b>
Pre-Kindergarten		0.00	Grade 6		0.00
Kindergarten	43	1.72	Grade 7		0.00
Grade 1	55	2.20	Grade 8		0.00
Grade 2	39	1.56	Grade 9		0.00
Grade 3	54	2.16	Grade 10		0.00
Grade 4	51	2.04	Grade 11		0.00
Grade 5	53	2.12	Grade 12		0.00
<b>Total Student Enrollment</b>				<b>295</b>	<b>11.80</b>

REIMBURSEABLE SQUARE FOOTAGE	Students	SF/student	Total	SF/Student Range
SF/Student - Elementary School	295	125.00	36,875	104-125
SF/Student - Middle School	0			119-151
SF/ Student - High School	0			163-187
<b>Maximum Reimbursable Gross Square Feet</b>			<b>36,875</b>	

PROGRAM AREAS	New	Exist SF	Total SF	# Instr Area
Academic Core	0	0	0	0
Special Education	0	0	0	
Administration	0	0	0	
Media Center	0	0	0	
Visual Arts	0	0	0	0
Music	0	0	0	0
Performing Arts / Auditorium	0	0	0	0
Life Skills/Tech/Bus Education	0	0	0	0
Physical Education	0	0	0	0
Student Dining	0	0	0	
Food Service	0	0	0	
Custodial	0	0	0	
<b>Subtotal - Net Square Feet</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Building Services	0	0	0	
<b>Subtotal - Net SF including Building Services:</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Construction Factor	0.11	0.11	0.11	
<b>Total Gross SF Programmed - Funded</b>	<b>0</b>	<b>0</b>	<b>49,496</b>	

**Difference Between Max. Reimb. Gross SF and Gross SF Programmed** 12,621

Facility Gross Square Footage [Funded + Unfunded]	
Total Gross SF Programmed - Funded	49,496
Auditorium - Unfunded SF	0
Natorium - Unfunded SF	0
Other - Unfunded SF	0
<b>Total Gross SF of Facility</b>	<b>49,496</b>

## MEMORIAL SCHOOL - OPTION D

Design Option Projects	Area or Quantity	Cost Per Sq ft	Percent	Subtotal	Totals
<b>ADDITION</b>					
3 Kindergarten Class	4079	\$ 500		\$ 2,039,500	
Anticipated Reimbursement			52.5%	\$ 1,070,738	
* reduction - exceed standards 2346 GSF			68.8%	\$ (334,070)	
Anticipated RSD 13 Share				\$ 1,302,833	\$ 1,302,833
<b>EXISTING CLASSROOM MODIFICATIONS</b>					
Portable demolition	1800	\$ 30		\$ 54,000	\$ 54,000
<b>OPTION TOTAL</b>					<b>\$ 1,356,833</b>



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## Regional School District 13 Facilities Restacking Study Financial Comparison of Options

Configuration Options	Brewster Main building: 38,974 GSF, Portable: 1,800 GSF				Memorial Main building: 49,496 GSF Portable: 1,800 GSF		Strong Main building: 77,582 GSF		Coginchaug Main building: 138,579 GSF, Portables: 3,600 GSF				Min Total	Max Total
<b>Option A</b> B=PK-2: 361 students M=3-5: 354 students S=6-8: 418 students C=9-12: 494 students	<b>A-1</b> 6 class add 1 location, demo portables	<b>A-2</b> 6 class add 2 locations, demo portables	<b>A-3</b> New portables, likely no funding	<b>A-4</b> Relocate existing portables	<b>A-1</b> Renovate locker room into classroom	<b>A-2</b> Status Quo	<b>A-1</b> Renovate part of FCS into life skills	<b>A-2</b> Status Quo	<b>A-1</b> Expand programs & some classrooms	<b>A-2</b> Convert tech wing to town/other	<b>A-3</b> Convert NE wing to town/other, demo port.	<b>A-4</b> Status Quo	Options: BA-4, MA-2, SA-2, CA-4	Options: BA-1, MA-1, SA-1, CA-1
	\$3,093,000	\$3,061,000												
	\$2,151,734	\$2,135,275	\$1,976,620	\$1,667,300	\$345,900	\$0	\$170,450	\$0	\$1,533,600	\$2,511,600	\$1,420,750	\$0	\$1,667,300	\$4,201,684
<b>Option B</b> B=PK-1: 255 students M=2-4: 345 students S=5-7: 379 students C=8-12: 628 students	<b>B-1</b> Interior modifications & demo portables	<b>B-2</b> Status Quo			<b>B-1</b> Renovate locker room convert large SPED to 2	<b>B-2</b> Status Quo	<b>B-1</b> Renovate part of FCS into life skills	<b>B-2</b> Status Quo	<b>B-1</b> Move 8th grade into NE wing				Options: BB-2, MB-2, SB-2, CB-1	Options: BB-1, MB-1, SB-1, CB-1
	\$681,300	\$0			\$427,450	\$0	\$170,450	\$0	\$103,350				\$103,350	\$1,382,550
<b>Option C1</b> B=C PK-4: 342 students M=ID k-4: 245 students S=5-7: 379 students C=8-12: 628 students	<b>C1-1</b> 6 class add 1 location, demo portables				<b>C1-1</b> Demo portable, Create K toilets		<b>C1-1</b> Renovate part of FCS into life skills	<b>C1-2</b> Status Quo	<b>C1-1</b> Move 8th grade into NE wing				Options: BC1-1, MC1-1, SC1-2, CC1-1	Options: BC1-1, MC1-1, SC1-1, CC1-1
	\$3,061,000													
	\$770,623				\$204,000		\$170,450	\$0	\$103,350				\$1,077,973	\$1,248,423
<b>Option C2</b> B=PK-4: 309 students M=K-4: 278 students S=5-7: 379 students C=8-12: 628 students	<b>C2-1</b> 5 class add & demo portables	<b>C2-2</b> 3 class add, keep portables	<b>C2-3</b> Relocate exg. portables & Interior modifications		<b>C2-1</b> Reno lock rm, Demo port., Create K toilets	<b>C2-2</b> Create K toilets	<b>C2-1</b> Renovate part of FCS into life skills	<b>C2-2</b> Status Quo	<b>C2-1</b> Move 8th grade into NE wing				Options: BC2-3, MC2-2, SC2-2, CC2-1	Options: BC2-1, MC2-1, SC2-1, CC2-1
	\$2,685,000	\$1,530,500	\$1,147,300		\$495,900	\$150,000	\$170,450	\$0	\$103,350				\$1,400,650	\$3,454,700
<b>Option C3</b> B=K-4: 274 students M=PK-4: 313 students S=5-7: 379 students C=8-12: 628 students	<b>C3-1</b> 3 class add, demo portables	<b>C3-2</b> Interior modifications			<b>C3-1</b> Reno lock room, Create 6 K/PK toilets	<b>C3-2</b> Reno lock rm, Demo port., K 4 toilets & 2 class Pk add	<b>C3-1</b> Renovate part of FCS into life skills	<b>C3-2</b> Status Quo	<b>C3-1</b> Move 8th grade into NE wing				Options: BC3-2, MC3-1, SC3-2, CC3-1	Options: BC3-1, MC3-2, SC3-1, CC3-1
	\$1,584,500	\$627,300			\$591,900	\$1,899,400	\$170,450	\$0	\$103,350				\$1,322,550	\$3,757,700
<b>Option C4</b> B=PK-3: 252 students M=K-4: 335 students S=5-7: 379 students C=8-12: 628 students	<b>C4-1</b> Interior modifications	<b>C4-2</b> Status Quo			<b>C4-1</b> Reno lock rm, Create 3 K toilets		<b>C4-1</b> Renovate part of FCS into life skills	<b>C4-2</b> Status Quo	<b>C4-1</b> Move 8th grade into NE wing				Options: BC4-2, MC4-1, SC4-2, CC4-1	Options: BC4-1, MC4-1, SC4-1, CC4-1
	\$627,300	\$0			\$441,900		\$170,450	\$0	\$103,350				\$545,250	\$1,343,000
<b>Option D</b> B=PK-5: 402 students M=K-5: 295 students S=6-8: 418 students C=9-12: 494 students	<b>D-1</b> 8 class, café & toilets add, demo portables				<b>D-1</b> 3 Kindergarten classroom addition		<b>D-1</b> Renovate part of FCS into life skills	<b>D-2</b> Status Quo	<b>D-1</b> Expand programs & some classrooms	<b>D-2</b> Convert tech wing to town/other	<b>D-3</b> Convert NE wing to town/other, demo port.	<b>D-4</b> Status Quo	Options: BD1, MD-1, SD-2, CD-1	Options: BD-1, MD-1, SD-1, CD-2
	\$8,296,300				\$2,093,500									
	\$4,384,185				\$1,356,833		\$170,450	\$0	\$1,533,600	\$2,511,600	\$1,420,750	\$0	\$5,741,018	\$8,423,068