



Tecton
ARCHITECTS

REGIONAL SCHOOL DISTRICT 17 DISTRICT MASTER PLAN

Presentation Update to Finance & Facilities Subcommittee
July 9, 2024



HKIMS

Capacity Analysis

Action Item	Grade/Population				
Move KES into HKIMS (2032-33 ~ Demographic Study 1/23)	PK 43 Students 2 CRs	K 61 Students 3 CRs	1 63 Students 3 CRs	2 65 Students 3 CRs	3 65 Students 3 CRs
Relocated 4-6 @ HKIMS (2032-33 ~ Demographic Study 1/23)	4 160 Students 8 CRs	5 162 Students 8 CRs	6 165 Students 8 CRs		

Killingworth Elementary: Total Enrollment

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
PK	0	35	38	44	44	44	44	44	44	44	44	44	44	44
K	44	54	58	50	53	54	53	54	55	56	58	61	62	61
1	56	45	54	64	54	56	57	55	56	57	58	60	62	63
2	49	56	49	57	66	56	58	59	57	58	59	61	63	65
3	56	47	55	50	56	65	57	59	60	58	59	61	63	65
Total PK-3	205	237	254	265	273	275	269	271	272	273	278	287	294	298

Grades PK – 3 (KES)
requires 15 classrooms

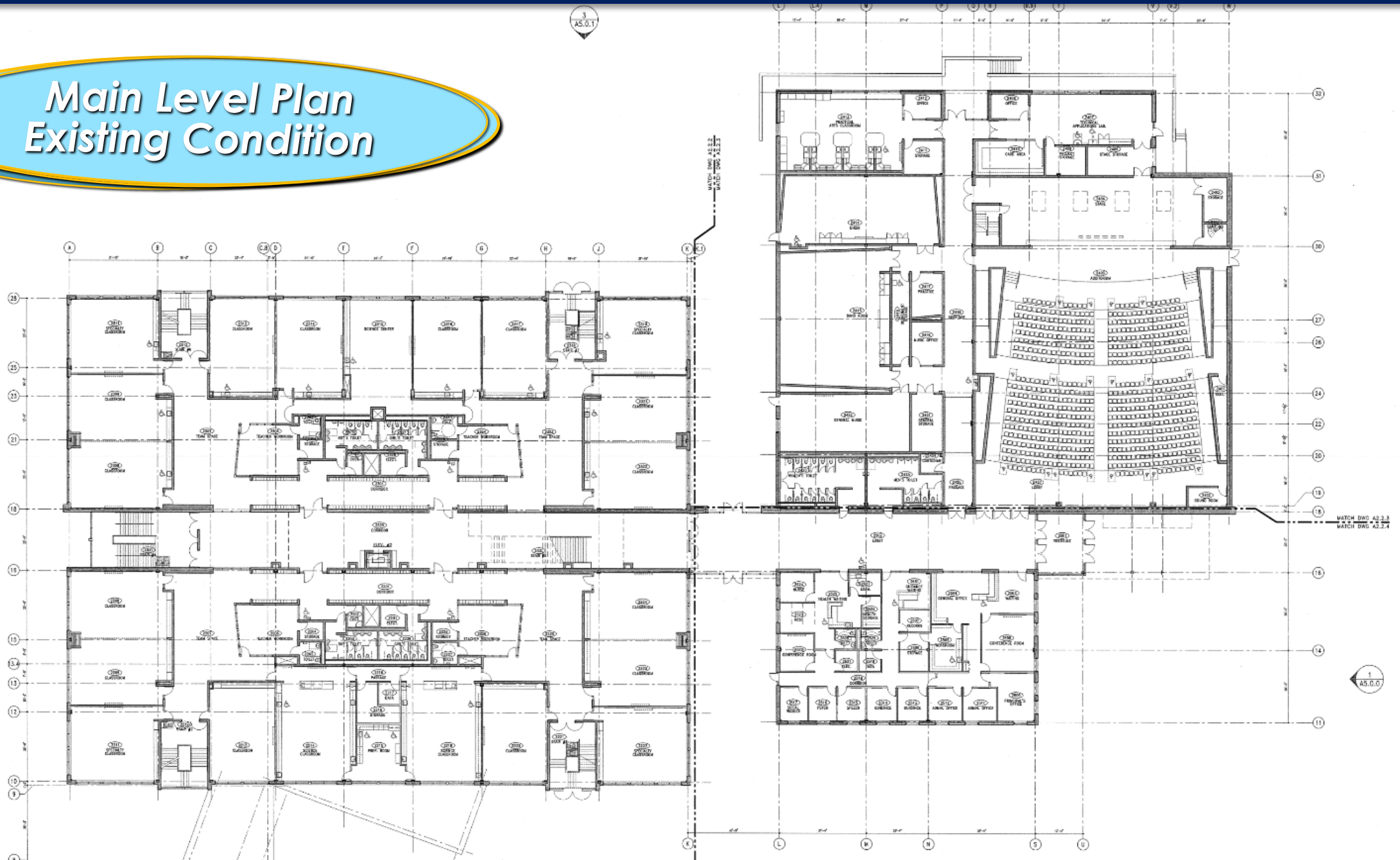
Regional School District 17: Total Enrollment

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
PK	0	35	38	44	44	44	44	44	44	44	44	44	44	44
K	134	127	134	132	135	136	134	136	138	140	143	150	152	148
1	125	129	125	144	139	142	143	139	141	143	145	149	154	156
2	126	122	141	130	148	143	147	148	144	146	148	151	155	160
3	142	121	121	146	130	148	146	150	151	147	149	152	155	159
Total: PK-3	527	534	559	596	596	613	614	617	618	620	629	646	660	667
4	121	139	130	130	152	135	154	152	156	157	153	153	157	160
5	144	114	147	134	133	155	139	159	157	161	162	158	158	162
Total 4-5	265	253	277	264	285	290	293	311	313	318	315	311	315	322
6	159	142	106	154	137	160	143	163	161	165	166	161	161	165
7	147	152	144	107	152	136	158	142	161	159	163	163	158	156
8	174	146	151	144	106	150	135	156	141	159	157	160	160	155
Total: 6-8	480	440	401	405	395	446	436	461	463	483	486	484	479	478

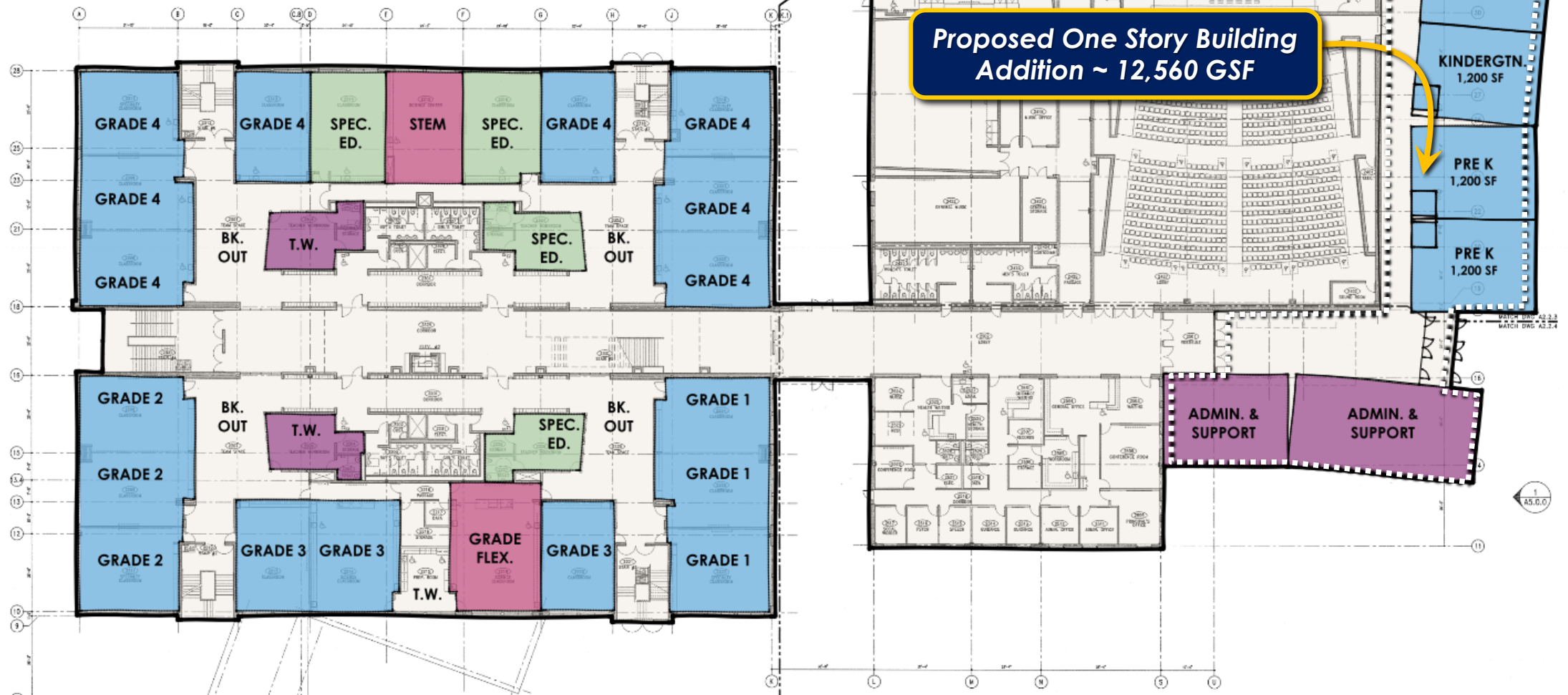
784 Students
(Currently house 808P)

Grades 4-6 requires 24
total classrooms

Main Level Plan Existing Condition

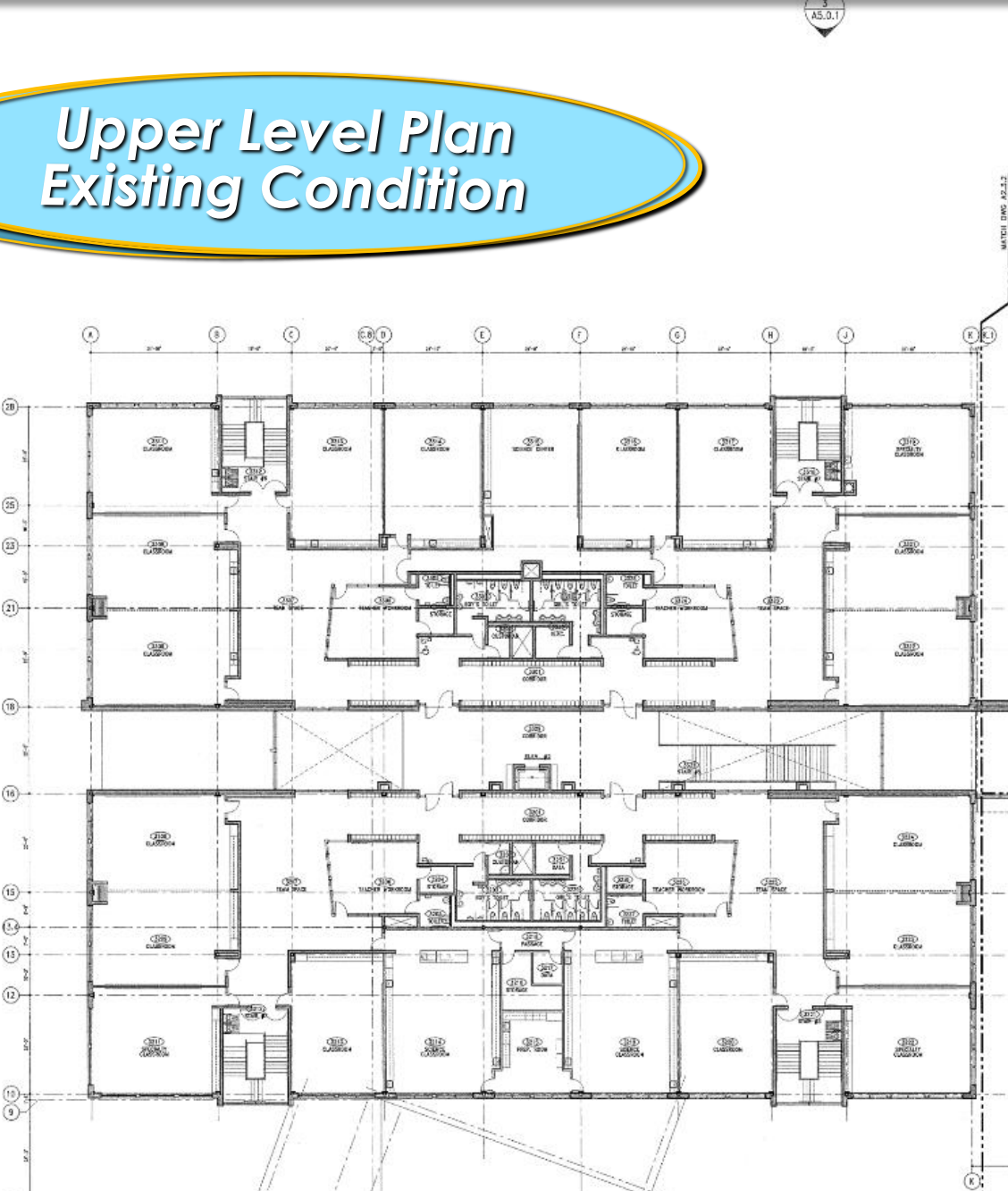
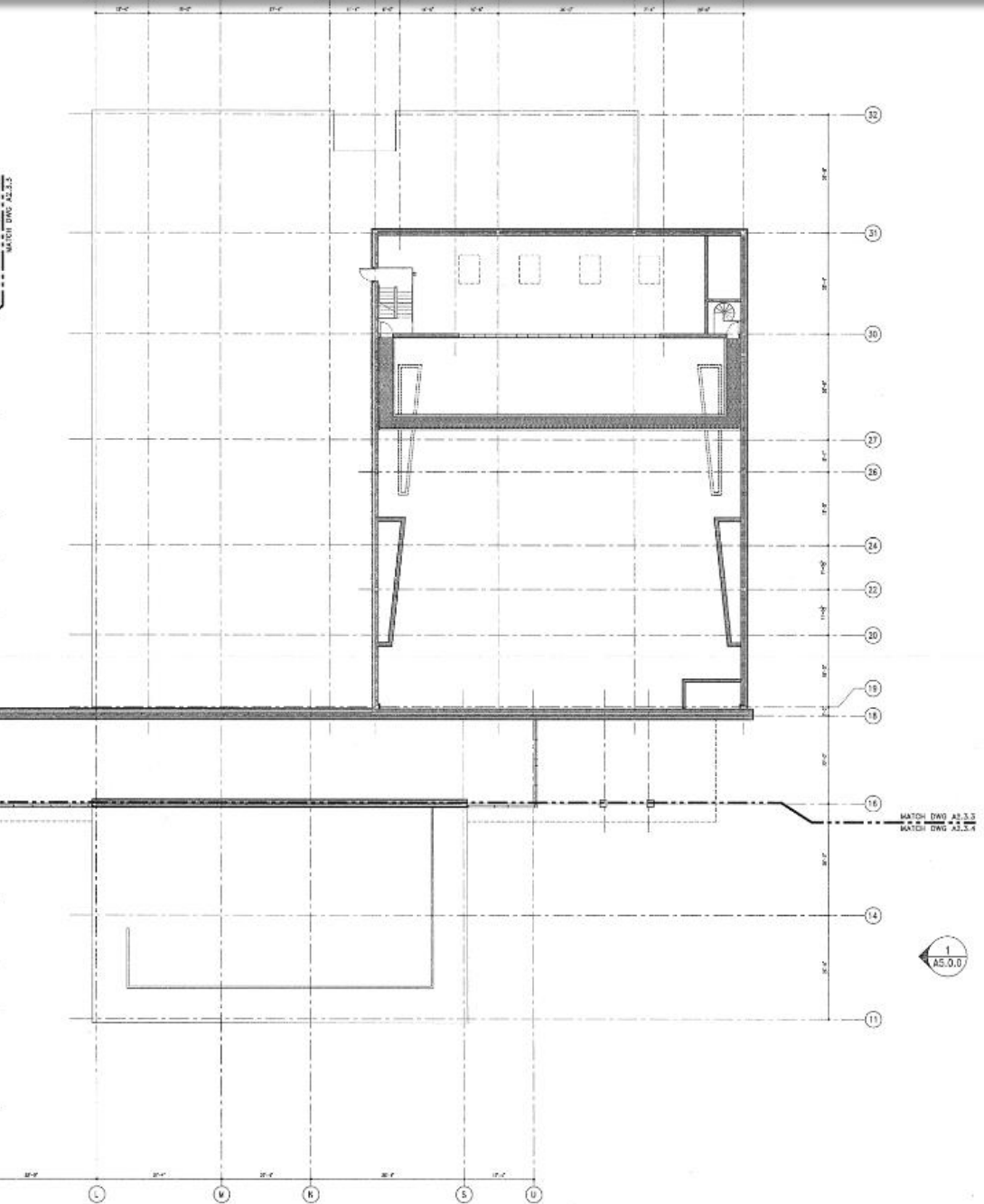


Main Level Plan Proposed Test Fit



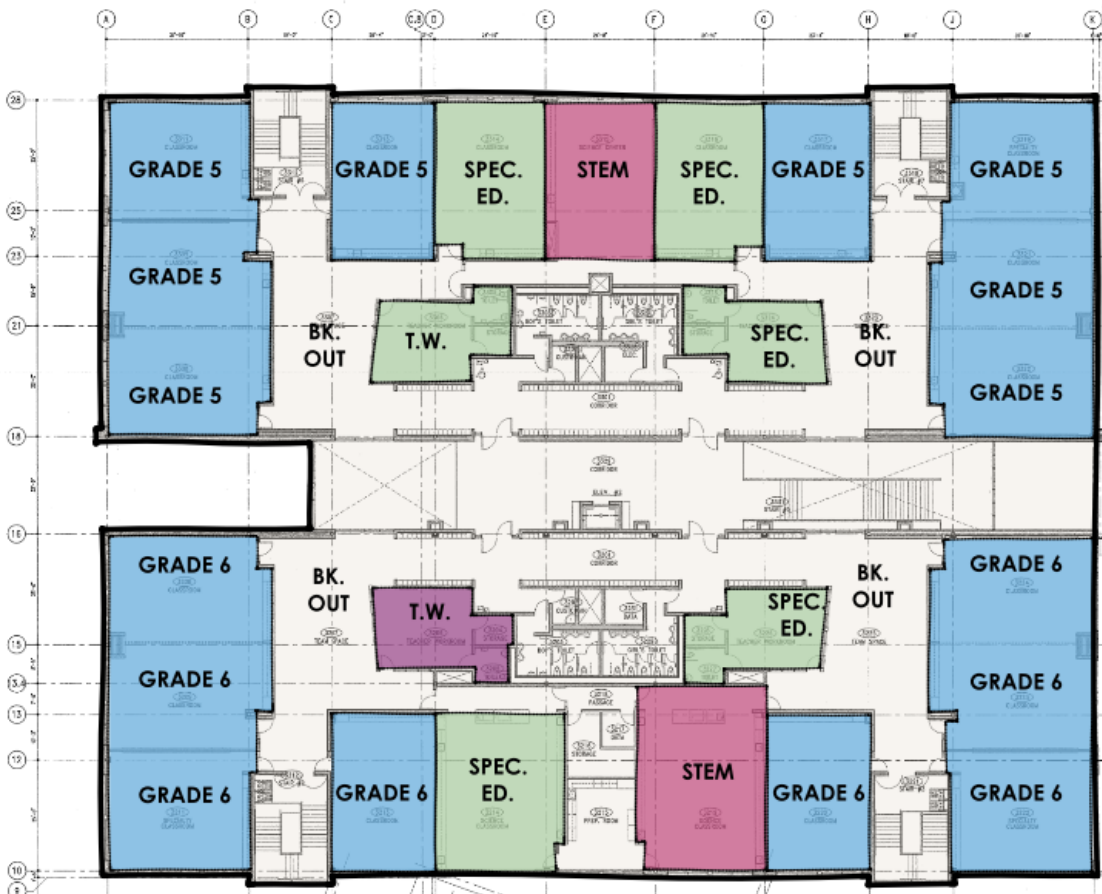
Upper Level Plan
Existing Condition

2
AS.0.0

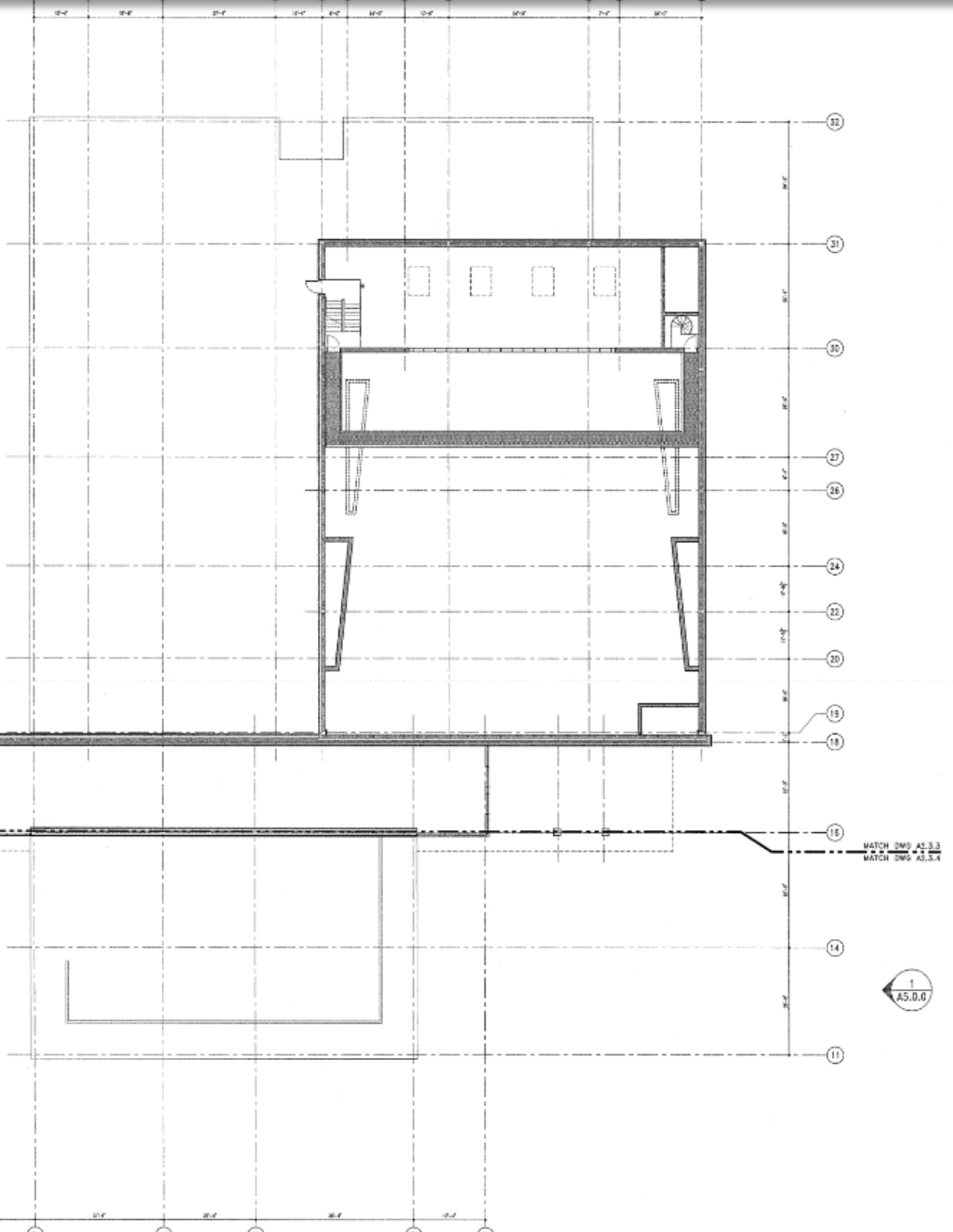


Upper Level Plan
Proposed Test Fit

2
A5.0.0



MATCH DWG A5.0.1
MATCH DWG A5.3.3



MATCH DWG A5.3.3
MATCH DWG A5.3.4

1
A5.0.0

Additions and Modifications to HKIMS (KES PK-3, HK 4-6)			Date:7/9/2024	
Grade Levels		Proj. Enr.	Highest Enrollment Period	
KES PK-3, HK 4-6		784	2032-33 (Highest Enrollment)	
OGA Max. Area Allowed		99,093	*with 1% mech increase	
Gross Building Area		106,525	GSF (7.5% gross up from OGA max. allow)	
Existing Building GSF		158,285		
Delta in allowable to actual		51,760	Overage is ineligible or requires space waiver	
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements (repave, lighting, sidewalks, play)	5.00	acre	\$525,000	\$2,625,000
Parking Lot & Vehicular Circ.	150	ea.	\$9,250	\$1,387,500
Drop off modifications	1	LS	\$750,000	\$750,000
Selective demolition of Classroom Building	76,594	sf	\$49.50	\$3,791,403
Modest Modifications @Classroom Building	76,594	sf	\$75.00	\$5,744,550
Targeted Modifications (Code, Age, Condition)	158,285	SF	\$50.00	\$7,914,250
New Building Addition for PK/K	12,560	sf	\$650.00	\$8,164,000
Bldg. Systems Strat. (Geothermal, Heat pump, etc.)	0	sf	\$24.00	\$0
Carbon Neutral & Netzero Premium	0	sf	\$18.00	\$0
Subtotal		Avg/sf	\$191.91	\$30,376,703
Soft Costs	19.5%			\$5,923,457
Cost Escalation (Mid Point 2028)	19.3%	4.5% x 3 years		\$6,988,456
Phasing & Logistics Costs for Occupied Site	3.00%			\$911,301
Portable / Modular Lease Costs	Not provided			\$0
Total Project Costs			\$414.93	\$44,199,917
State Reimbursement (Assumes 50% req. State Approval)			50.00%	(\$22,099,959)
Ineligibles**			2.00%	\$883,998
Estimated Total Cost to Haddam-Killingworth				\$22,983,957

Additions & Modifications to HKIMS

Total Population: 784P

Existing Building Area: 158,285 GSF

Area of Proposed Addition: 12,560 GSF

Site Improvements:

Targeted modifications to parking, drop off, and creation of age appropriate play area

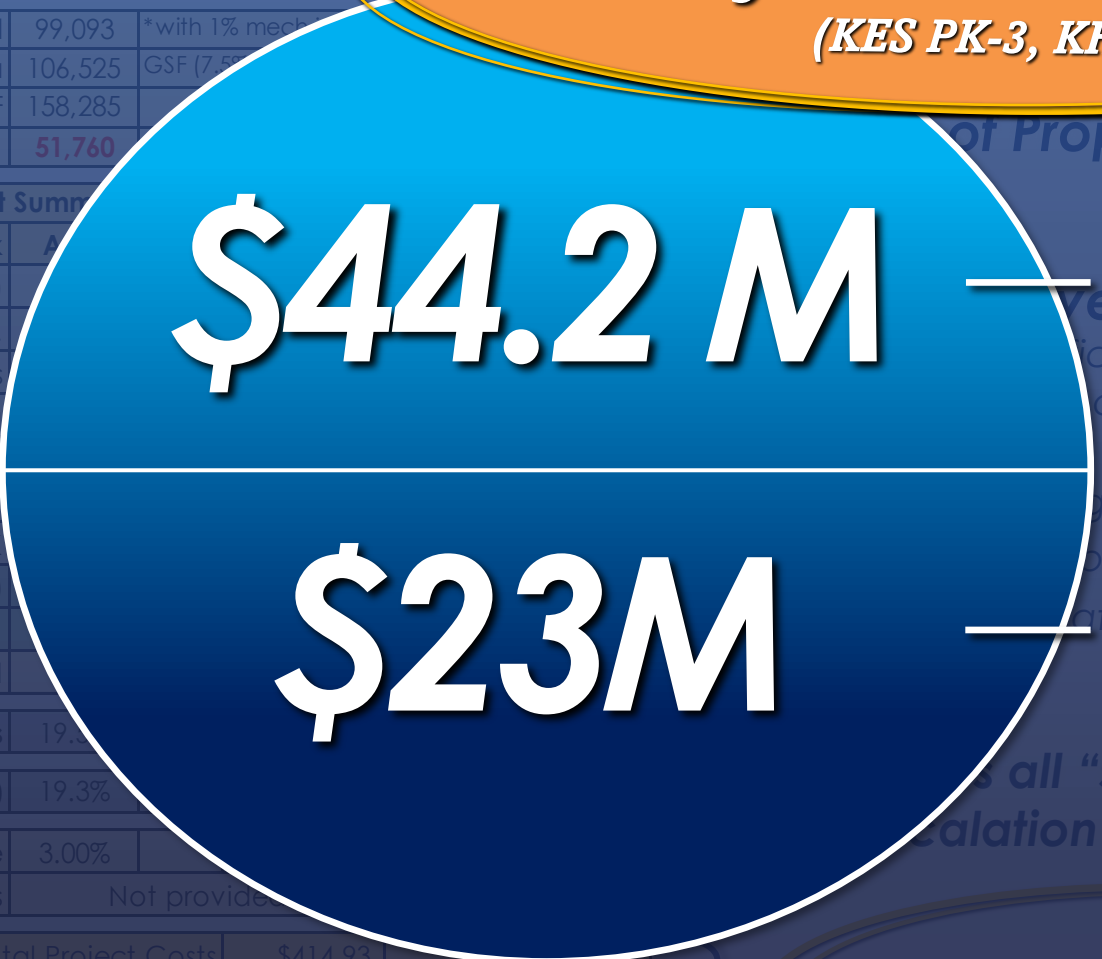
Building: Targeted modifications for code, age/condition, building addition to house PK/K. Limited modifications to the core space of building.

Includes all "soft costs" + 3 years of escalation at 4.5%

Total Project Costs: \$44.2M
Cost to HK RSD17: \$23M

Additions and modifications to HKIMS (KES PK-3, KH 4-6)

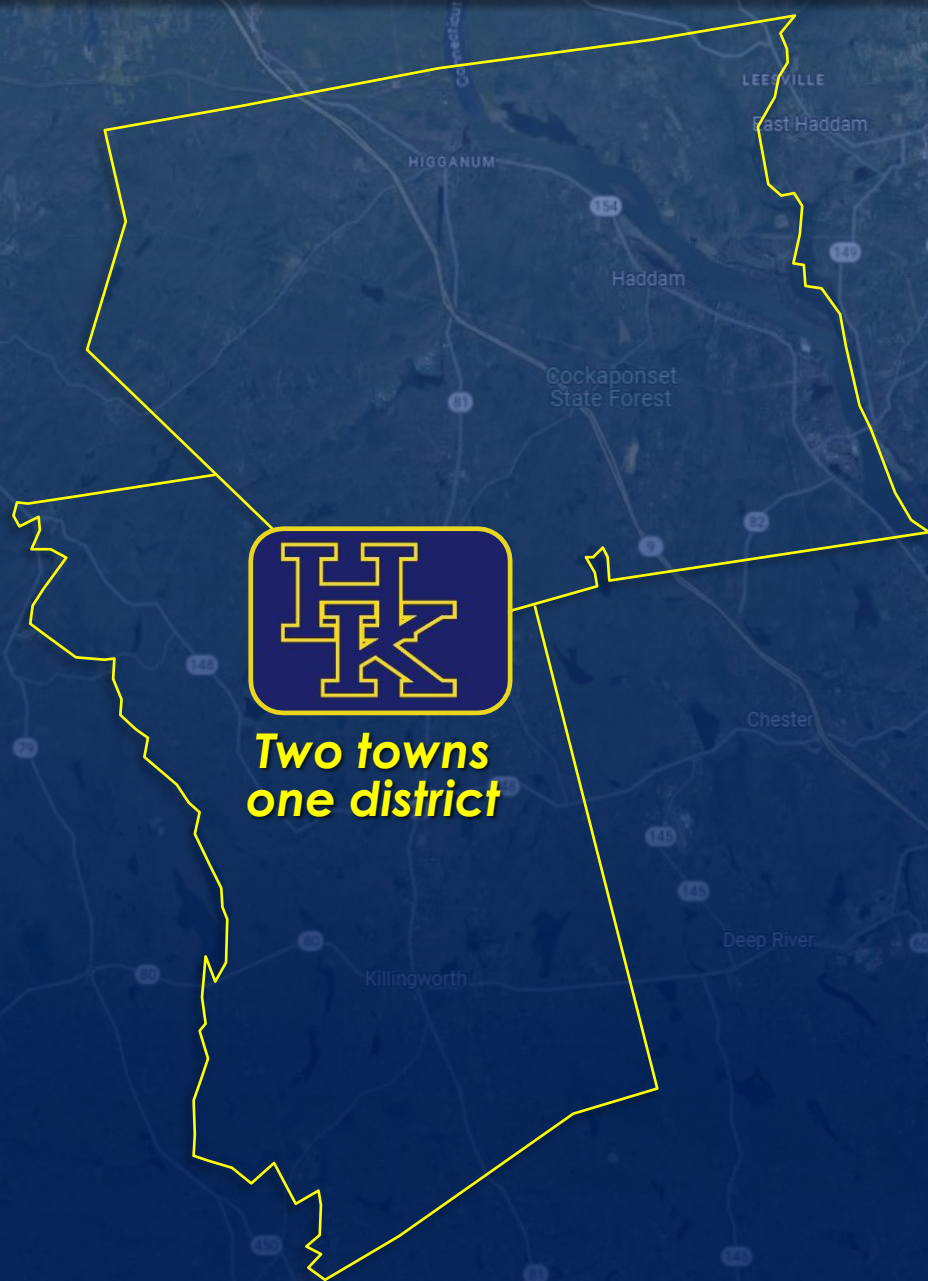
Additions and Modifications to HKIMS (KES PK-3, HK 4-6)			
Grade Levels	Proj. Enr.	Highest Enrollment	
KES PK-3, HK 4-6	784	2032-33 (Highest Enrollment)	
OGA Max. Area Allowed	99,093	*with 1% mechanical	
Gross Building Area	106,525	GSF (7,550 sq ft)	
Existing Building GSF	158,285		
Delta in allowable to actual	51,760		
Project Cost Summary			
Scope of work	Amount	Percentage	
Site Improvements (repave, lighting, sidewalks, play)			
Parking Lot & Vehicular Circ.			
Drop off modifications			
Selective demolition of Classroom Building			
Modest Modifications @Classroom Building			
Targeted Modifications (Code, Age, Condition)			
New Building Addition for PK/K			
Bldg. Systems Strat. (Geothermal, Heat pump, etc.)			
Carbon Neutral & Netzero Premium			
Subtotal			
Soft Costs	19.3%		
Cost Escalation (Mid Point 2028)	19.3%		
Phasing & Logistics Costs for Occupied Site	3.00%		
Portable / Modular Lease Costs		Not provided	
Total Project Costs	\$414.93		
State Reimbursement (Assumes 50% req. State Approval)	50.00%		(\$22,099,959)
Ineligibles**	2.00%		\$883,998
Estimated Total Cost to Haddam-Killingworth			\$22,983,957



Total project Cost

Anticipated cost to HK RSD17 based upon 50% state reimbursement

Total Project Costs: \$44.2M
Cost to HK RSD17: \$23M



HKHS

Grades 7-12, 855P

Action Item	Grade/Population					
Build New HKHS (7-12) ~ 855P (Demographic Study 1/23)	7 th 163 Students	8 th 160 Students	9 th 136 Students	10 th 135 Students	11 th 129 Students	12 th 132 Students

Regional School District 17: Total Enrollment

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
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9	164	146	123	130	122	95	128	115	133	120	135	133	136	136
10	138	164	139	130	129	121	94	127	114	132	119	134	132	135
11	181	135	155	136	127	126	119	92	124	112	129	117	131	129
12	164	180	139	158	137	128	127	120	93	125	113	130	118	132
Total: 9-12	647	625	556	554	515	470	468	454	464	489	496	514	517	532

Grades 7-12
Total ~ 855 Students

Grades 7th & 8th
323 Students

Grades 9 thru 12
532 Students

Action Item	Grade/Population					
Build New HKHS (7-12) ~ 855P (Demographic Study 1/23)	7 th 163 Students	8 th 160 Students	9 th 136 Students	10 th 135 Students	11 th 129 Students	12 th 132 Students

Project NumberTBD

School NameHKHS (JR/SR)

LEA NameHaddam Killingworth RSD17

LEA CODE:-

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

Projecte d Enrollme nt	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

Section 1.

Highest Proj 8-year enrollment855

Pre-K and/or K

6

7 Yes

8 Yes

9 Yes

10 Yes

11 Yes

12 Yes

Pre-K and/or K

6

7 170

8 170

9 170

10 184

11 184

12 184

Section 2.

(a) Total (grades Pre-K through 12)

(b) Number of grades housed

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

(d) Extra 1% for HVAC (CGS10-286(c)(2))?

(e) Maximum allowable square footage per space standards [(c) x (d)]

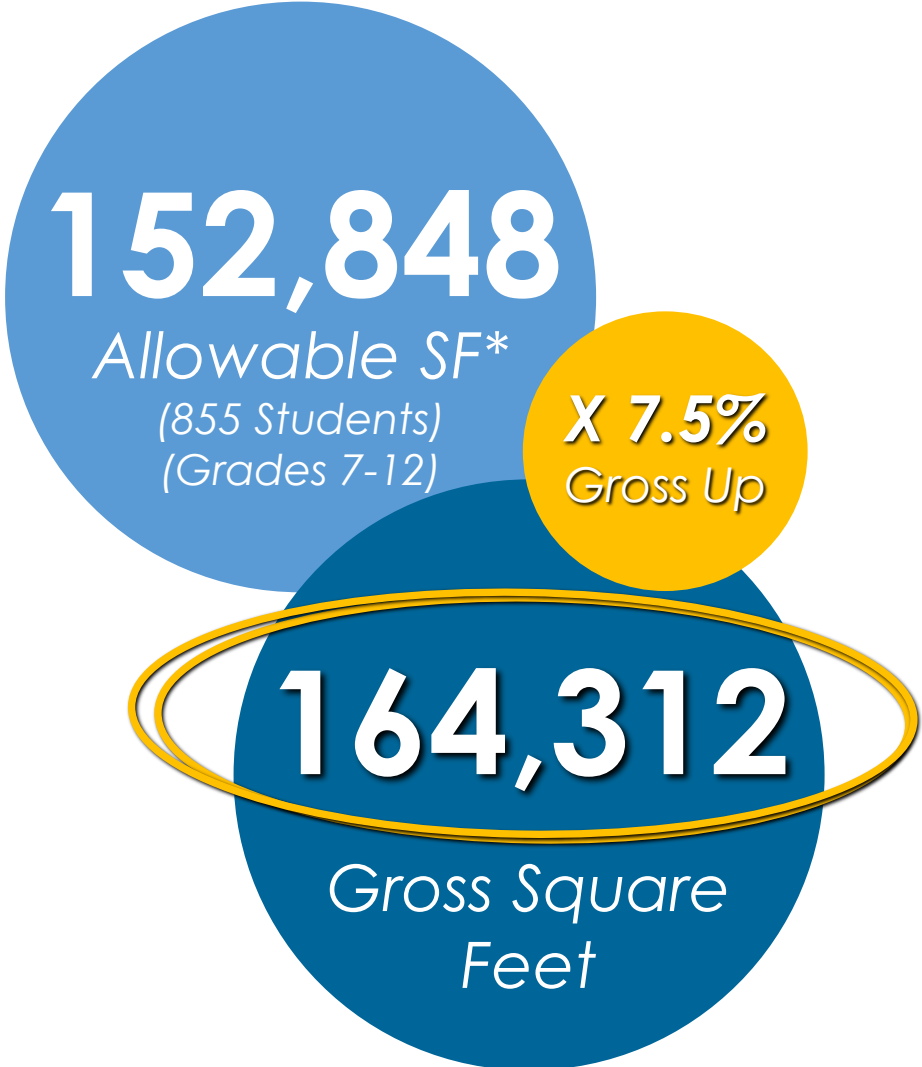
1,062

6

177

Yes

152,848



New HKHS (7-12)

New High School @ HKHS Campus (Grades 7-12)			Date: 7/8/2024		
Grade Levels		Proj. Enr.	Highest Enrollment Period		
Grades 7-12		855	2030-31, 2032-33 (Highest Enrollment)		
OGA Max. Area Allowed		152,848	*with 1% mech increase		
Gross Building Area		164,312	GSF (7.5% gross up from OGA max. allow)		
Existing Building GSF		210,837	Does not include area "A", 1954 bldg.		
Delta in allowable to actual		-			
Project Cost Summary					
Scope of work		Amt.	Unit	Cost/Unit	Cost
Site Improvements		22.50	acre	\$525,000	\$11,812,500
Premium for modifications to well		1.00	ls	\$1,250,000	\$1,250,000
Premium for modifications to septic		1.00	ls	\$1,750,000	\$1,750,000
Parking Lot & Vehicular Circ.		250	ea.	\$9,250	\$2,312,500
Bldg. "A" = Demolition + Haz. Mat. Rem.		61,266	sf	\$49.50	\$3,032,667
Bldg. "B" = Demolition + Haz. Mat. Rem.		87,507	sf	\$49.50	\$4,331,597
Bldg. "C" = Demolition + Haz. Mat. Rem.		76,012	sf	\$49.50	\$3,762,594
Bldg. "D" = Demolition + Haz. Mat. Rem.		0	sf	\$49.50	\$0
New Construction		164,312	sf	\$650.00	\$106,802,540
Bldg. Systems Strat. (Geothermal, Heat pump, etc.)		164,312	sf	\$24.00	\$3,943,478
Carbon Neutral & Netzero Premium		164,312	sf	\$18.00	\$2,957,609
Subtotal			Avg/sf	\$863.94	\$141,955,485
Soft Costs		19.5%			\$27,681,320
Cost Escalation (Mid Point 2027)		14.1%	4.5% x 3 years		\$23,946,970
Phasing & Logistics Costs for Occupied Site		1.25%			\$1,774,444
Portable / Modular Lease Costs		Not provided			\$0
Total Project Costs				\$1,188.95	\$195,358,218
State Reimbursement (Assumes 50% req. State Approval, CGS 10-285a)				50.00%	(\$97,679,109)
Ineligibles**				2.00%	\$3,907,164
Estimated Total Cost to Haddam-Killingworth					\$101,586,273

Total Population: 855P
New Building GSF: 164,312 SF

Site Improvements:

250 Parking spaces, modifications to well and septic, existing fields to be modified/improved.

Building: New building construction, removal of Buildings "A", "B", and "C". Does not include costs to alter/preserve field house (Building "D"), see separate cost table.

Includes all "soft costs" + 3 years of escalation at 4.5%

Total Project Costs: \$195.4M
Cost to HK RSD17: \$101.6M

New High School @ HKHS Campus (Grades 7-12)			
Grade Levels	Proj. Enr.	Highest Enrollment Per	
Grades 7-12	855	2030-31, 2032-33 (Highe	
OGA Max. Area Allowed	152,848	*with 1% mech	
Gross Building Area	164,312	GSF (7.5%	
Existing Building GSF	210,837	Do	
Delta in allowable to actual	-		
Project Cost Summary			
Scope of work			
Site Improvements			
Premium for modifications to well			
Premium for modifications to septic			
Parking Lot & Vehicular Circ			
Bldg. "A" = Demolition + Haz. Mat. Rem			
Bldg. "B" = Demolition + Haz. Mat. Rem			
Bldg. "C" = Demolition + Haz. Mat. Rem			
Bldg. "D" = Demolition + Haz. Mat. Rem			
New Construction			
Bldg. Systems Strat. (Geothermal, Heat pump, etc.)			
Carbon Neutral & Netzero Premium			
Subtotal			
Soft Costs	19.3%		
Cost Escalation (Mid Point 2027)	14.1%		
Phasing & Logistics Costs for Occupied Site	1.25%		
Portable / Modular Lease Costs	Not provided		
Total Project Costs	\$1,188.95		\$1,200,000,218
State Reimbursement (Assumes 50% req. State Approval, CGS 10-285a)	50.00%		(\$97,679,109)
Ineligibles**	2.00%		\$3,907,164
Estimated Total Cost to Haddam-Killingworth			\$101,586,273

*New HKHS
Grades 7-12, 855P*

\$195.4 M — *Total project Cost*

\$101.6 M — *Anticipated cost to HK
RSD17 based upon 50%
state reimbursement*

*Total Project Costs: \$195.4M
Cost to HK RSD17: \$101.6M*

RNV HKHS (7-12) Right size to allowable area

**Building Area
164,312 GSF**

Renovation of Haddam-Killingworth		Date: 7/9/2024		
Highest Enrollment Period				
Grades 7-12	855	2030-31, 2032-33 (Highest Enrollment)		
OGA Max. Area Allowed	152,848	*with 1% mech increase		
Gross Building Area	164,312	GSF (7.5% gross up from OGA max. allow)		
Renovated (Existing) Building GSF	210,837	Does not include area "A", 1954 bldg.		
Delta in allowable to actual	46,525	Overage is ineligible or requires space waiver		
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	22.50	acre	\$525,000	\$11,812,500
Premium for modifications to well	1.00	ls	\$1,250,000	\$1,250,000
Premium for modifications to septic	1.00	ls	\$1,750,000	\$1,750,000
Parking Lot & Vehicular Circ.	250	ea.	\$9,250	\$2,312,500
Bldg. "A" = Demolition + Haz. Mat. Rem.	61,266	sf	\$49.50	\$3,032,667
Sel. Demo & HM Rem. (portions of bldg. B, C, D)	164,312	sf	\$39.50	\$6,490,308
Comprehensive Renovation (allowable area)	164,312	sf	\$550.00	\$90,371,380
Demolition of excess area per OGA allowance	46,525	sf	\$49.50	\$2,303,007
Bldg. Systems Strat. (Geothermal, Heat pump, etc.)	164,312	sf	\$24.00	\$3,943,478
Carbon Neutral & Netzero Premium	164,312	sf	\$18.00	\$2,957,609
Subtotal		Avg/sf	\$598.68	\$126,223,450
Soft Costs	19.5%			\$24,613,573
Cost Escalation (Mid Point 2028)	19.3%	4.5% x 3 years		\$29,038,932
Phasing & Logistics Costs for Occupied Site	3.00%			\$3,786,703
Portable / Modular Lease Costs	Not provided			\$0
Total Project Costs			\$1,117.77	\$183,662,658
State Reimbursement (Assumes 50% req. State Approval)			50.00%	(\$91,831,329)
Ineligibles**			2.00%	\$3,673,253
Estimated Total Cost to Haddam-Killingworth				\$95,504,582

RNV HKHS (7-12) RNV entire existing building

**Building Area
210,837 GSF**

Renovation of Haddam-Killingworth		Date: 7/9/2024		
Highest Enrollment Period				
Grades 7-12	855	2030-31, 2032-33 (Highest Enrollment)		
OGA Max. Area Allowed	152,848	*with 1% mech increase		
Gross Building Area	164,312	GSF (7.5% gross up from OGA max. allow)		
Renovated (Existing) Building GSF	210,837	Does not include area "A", 1954 bldg.		
Delta in allowable to actual	46,525	Overage is ineligible or requires space waiver		
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	22.50	acre	\$525,000	\$11,812,500
Premium for modifications to well	1.00	ls	\$1,250,000	\$1,250,000
Premium for modifications to septic	1.00	ls	\$1,750,000	\$1,750,000
Parking Lot & Vehicular Circ.	250	ea.	\$9,250	\$2,312,500
Bldg. "A" = Demolition + Haz. Mat. Rem.	61,266	sf	\$49.50	\$3,032,667
Sel. Demo & HM Rem. (portions of bldg. B, C, D)	210,837	sf	\$39.50	\$8,328,062
Comprehensive Renovation (space waiver)	210,837	sf	\$550.00	\$115,960,350
Bldg. Systems Strat. (Geothermal, Heat pump, etc.)	210,837	sf	\$24.00	\$5,060,088
Carbon Neutral & Netzero Premium	210,837	sf	\$18.00	\$3,795,066
Subtotal		Avg/sf	\$727.11	\$153,301,233
Soft Costs	19.5%			\$29,893,740
Cost Escalation (Mid Point 2028)	19.3%	4.5% x 3 years		\$35,268,440
Phasing & Logistics Costs for Occupied Site	3.00%			\$4,599,037
Portable / Modular Lease Costs	Not provided			\$0
Total Project Costs			\$1,357.56	\$223,062,450
State Reimbursement (Assumes 50% req. State Approval)			50.00%	(\$111,531,225)
Ineligibles**			2.00%	\$4,461,249
Estimated Total Cost to Haddam-Killingworth				\$115,992,474

RNV HKHS (7-12)
Right size to allowable area

Building Area
164,312 GSF

Renovation of Haddam-Killingworth High School			
Date: 7/9/2024			
Highest Enrollment Period			
Grades 7-12	855	2030-31, 2032-33 (Highest Enrollment)	
OGA Max. Area Allowed	152,848	* with 1% mech increase	
Gross Building Area	164,312	GSF (7.5% gross up from OGA max. allow)	
Renovated (Existing) Building GSF	210,837	Does not include area "A", 1954 bldg.	
Delta in allowable to actual	46,525	Overage is ineligible or requires space waiver	
Project Cost Summary			
	Unit	Cost/Unit	Cost
Premium		\$525,000	\$11,812,500
Premium		\$125,000	\$1,250,000
Premium		\$1,750,000	\$1,750,000
			\$2,312,500
Bldg. System			\$3,032,667
Sel. Demo & H		\$6,490,308	\$6,490,308
Compre		\$90,371,380	\$90,371,380
Demoliti		\$2,303,007	\$2,303,007
Bldg. Sy		\$3,943,478	\$3,943,478
		\$2,957,609	\$2,957,609
		\$126,223,450	\$126,223,450
		\$24,613,573	\$24,613,573
		\$27,033,732	\$27,033,732
Phasing & L		\$3,786,703	\$3,786,703
		\$0	\$0
		\$7.77	\$183,662,658
State Reimbu	50.00%	(\$91,831,329)	(\$91,831,329)
	2.00%	\$3,673,253	\$3,673,253
Estimated Total Cost to Haddam-Killingworth			\$95,504,582

\$183.7 M

\$95.5M

Total project Cost

*Anticipated cost to HK
RSD17 based upon 50%
state reimbursement*

RNV HKHS (7-12)
RNV entire existing building

Building Area
210,837 GSF

Renovation of Haddam-Killingworth High School				Date: 7/9/2024
Highest Enrollment Period				
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Project Cost Summary				
	Unit	Cost/Unit	Cost	
		\$525,000	\$11,812,500	
Premium		\$125,000	\$1,250,000	
Premium		\$1,750,000	\$1,750,000	
			\$2,312,500	
Bldg. System			\$3,032,667	
Sel. Demo & H		\$6,490,308	\$6,490,308	
Compre		\$90,371,380	\$90,371,380	
Bldg. System		\$2,303,007	\$2,303,007	
		\$3,943,478	\$3,943,478	
		\$2,957,609	\$2,957,609	
		\$126,223,450	\$126,223,450	
		\$24,613,573	\$24,613,573	
		\$27,033,732	\$27,033,732	
Phasing & L		\$3,786,703	\$3,786,703	
		\$0	\$0	
		\$7.77	\$223,062,450	
State Reimbu	50.00%	(\$91,831,329)	(\$91,831,329)	
	2.00%	\$3,673,253	\$3,673,253	
Estimated Total Cost to Haddam-Killingworth			\$115,992,474	

\$223 M

\$116 M

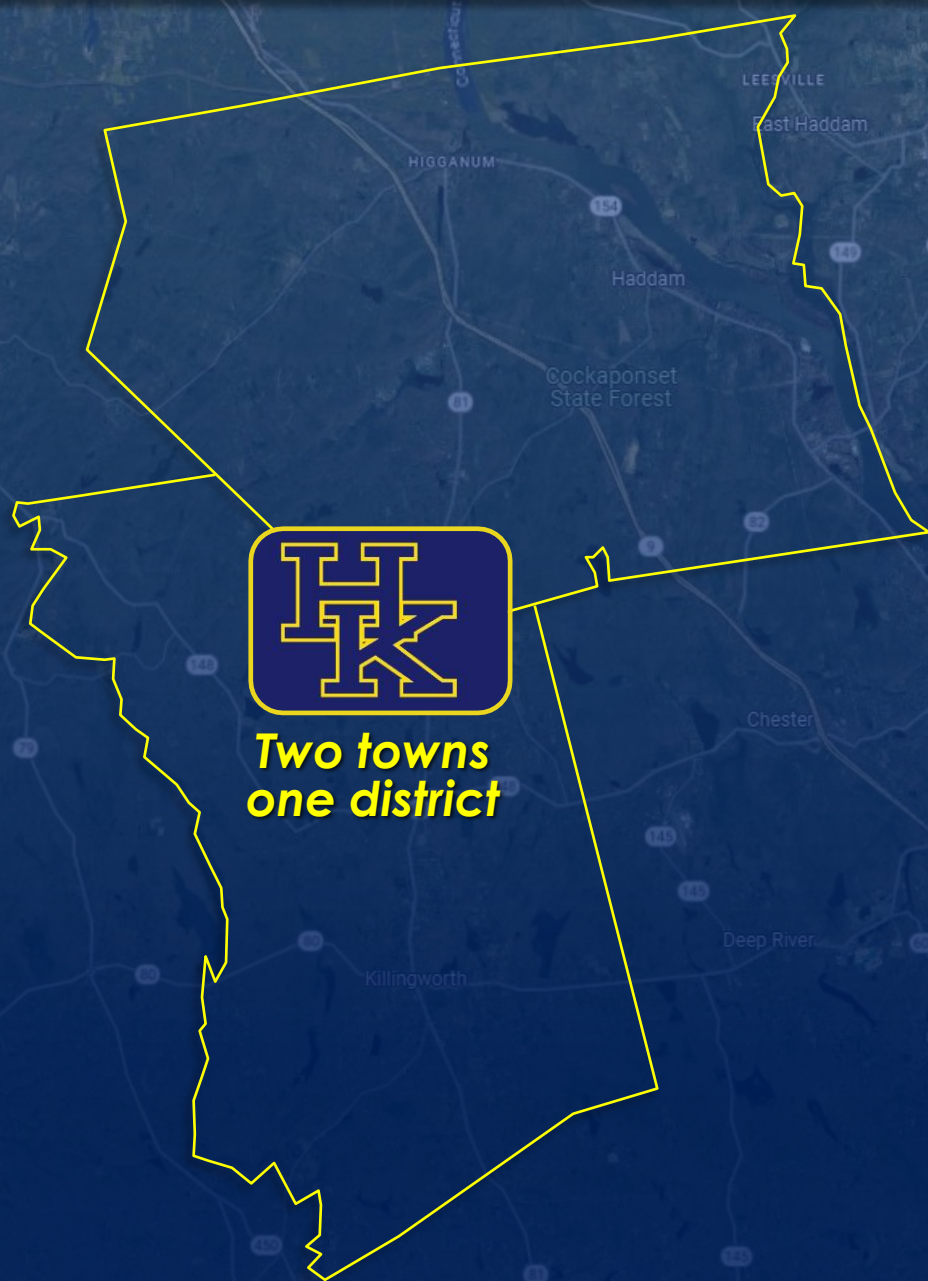
HK

50%

nt

\$223 M

\$116 M



HKHS

Grades 9-12, 532P

Action Item	Grade/Population			
Build New HKHS (9-12) ~ 532P (Demographic Study 1/23)	9 th 136 Students	10 th 135 Students	11 th 129 Students	12 th 132 Students

Regional School District 17: Total Enrollment

	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
PK	0	35	38	44	44	44	44	44	44	44	44	44	44	44
K	134	127	134	132	135	136	134	136	138	140	143	150	152	148
1	125	129	125	144	139	142	143	139	141	143	145	149	154	156
2	126	122	141	130	148	143	147	148	144	146	148	151	155	160
3	142	121	121	146	130	148	146	150	151	147	149	152	155	159
Total:PK-3	527	534	559	596	596	613	614	617	618	620	629	646	660	667
4	121	139	130	130	152	135	154	152	156	157	153	153	157	160
5	144	114	147	134	133	155	139	159	157	161	162	158	158	162
Total 4-5	265	253	277	264	285	290	293	311	313	318	315	311	315	322
6	159	142	106	154	137	160	143	163	161	165	166	161	161	158
7	147	152	144	107	152	136	158	142	161	159	163	163	158	158
8	174	146	151	144	106	150	135	156	141	159	157	160	160	155
Total: 6-8	480	440	401	405	395	446	436	461	463	483	486	484	479	478
9	164	146	123	130	122	95	128	115	133	120	135	133	136	136
10	138	164	139	130	129	121	94	127	114	132	119	134	132	135
11	181	135	155	136	127	126	119	92	124	112	129	117	131	129
12	164	180	139	158	137	128	127	120	93	125	113	130	118	132
Total: 9-12	647	625	556	554	515	470	468	454	464	489	496	514	517	532

Grades 9-12
Total ~ 532 Students

Grade/Population

12th
132 Students

The infographic consists of three overlapping circles. The top-left circle is light blue and contains the text '100,210 Allowable SF* (532 Students) (Grades 9-12)'. The top-right circle is yellow and contains the text 'X 7.5% Gross Up'. The bottom circle is dark blue and contains the text '107,726 Gross Square Feet'. A yellow oval ring encircles the bottom circle.

100,210
Allowable SF*
(532 Students)
(Grades 9-12)

X 7.5%
Gross Up

107,726
Gross Square
Feet

New HKHS (9-12)

New High School @ HKHS Campus (Grades 9-12)			Date: 7/8/2024		
Grade Levels		Proj. Enr.	Highest Enrollment Period		
Grades 9-12		532	2032-33 (Highest Enrollment)		
OGA Max. Area Allowed		100,210	*with 1% mech increase		
Gross Building Area		107,726	GSF (7.5% gross up from OGA max. allow)		
Existing Building GSF		210,837	Does not include area "A", 1954 bldg.		
Delta in allowable to actual		-			
Project Cost Summary					
Scope of work		Amt.	Unit	Cost/Unit	Cost
Site Improvements		18.27	acre	\$525,000	\$9,589,144
Premium for modifications to well		1.00	ls	\$1,250,000	\$1,250,000
Premium for modifications to septic		1.00	ls	\$1,750,000	\$1,750,000
Parking Lot & Vehicular Circ.		200	ea.	\$9,250	\$1,850,000
Bldg. "A" = Demolition + Haz. Mat. Rem.		61,266	sf	\$49.50	\$3,032,667
Bldg. "B" = Demolition + Haz. Mat. Rem.		87,507	sf	\$49.50	\$4,331,597
Bldg. "C" = Demolition + Haz. Mat. Rem.		76,012	sf	\$49.50	\$3,762,594
Bldg. "D" = Demolition + Haz. Mat. Rem.		0	sf	\$49.50	\$0
New Construction		107,726	sf	\$650.00	\$70,021,738
Bldg. Systems Strat. (Geothermal, Heat pump, etc.)		107,726	sf	\$24.00	\$2,585,418
Carbon Neutral & Netzero Premium		107,726	sf	\$18.00	\$1,939,064
Subtotal			Avg/sf	\$929.32	\$100,112,221
Soft Costs		19.5%			\$19,521,883
Cost Escalation (Mid Point 2027)		14.1%	4.5% x 3 years		\$16,888,283
Phasing & Logistics Costs for Occupied Site		1.25%			\$1,251,403
Portable / Modular Lease Costs		Not provided			\$0
Total Project Costs				\$1,278.93	\$137,773,789
State Reimbursement (Assumes 50% req. State Approval)				50.00%	(\$68,886,895)
Ineligibles**				2.00%	\$2,755,476
Estimated Total Cost to Haddam-Killingworth					\$71,642,371

Total Population: 532P
New Building GSF: 107,726 SF

Site Improvements:

200 Parking spaces, modifications to well and septic, existing fields to be modified/improved.

Building: New building construction, removal of Buildings "A", "B", and "C". Does not include costs to alter/preserve field house (Building "D"), see separate cost table.

Includes all "soft costs" + 3 years of escalation at 4.5%

Total Project Costs: \$137.8M
Cost to HK RSD17: \$71.6M

New High School @ HKHS Campus (Grades 9-12)			
Grade Levels	Proj. Enr.	Highest Enrollment Period	
Grades 9-12	532	2032-33 (Highest Enrollment)	
OGA Max. Area Allowed	100,210	*with 1% mechanical	
Gross Building Area	107,726	GSF (7,550 SF)	
Existing Building GSF	210,837	Delta in allowable to actual	
Delta in allowable to actual			
Project Cost Summary			
Scope of work			
Site Improvements			
Premium for modifications to well			
Premium for modifications to septic			
Parking Lot & Vehicular Circulation			
Bldg. "A" = Demolition + Haz. Mat. Removal			
Bldg. "B" = Demolition + Haz. Mat. Removal			
Bldg. "C" = Demolition + Haz. Mat. Removal			
Bldg. "D" = Demolition + Haz. Mat. Removal			
New Construction			
Bldg. Systems Strat. (Geothermal, Heat pump, etc.)			
Carbon Neutral & Netzero Premium			
Subtotal			
Soft Costs			
Cost Escalation (Mid Point 2027)			
Phasing & Logistics Costs for Occupied Site			
Portable / Modular Lease Costs			
Total Project Costs			
State Reimbursement (Assumes 50% req. State Approval)			
Ineligibles**			
Estimated Total Cost to Haddam-Killingworth			

Gr

\$137.8

\$71.6

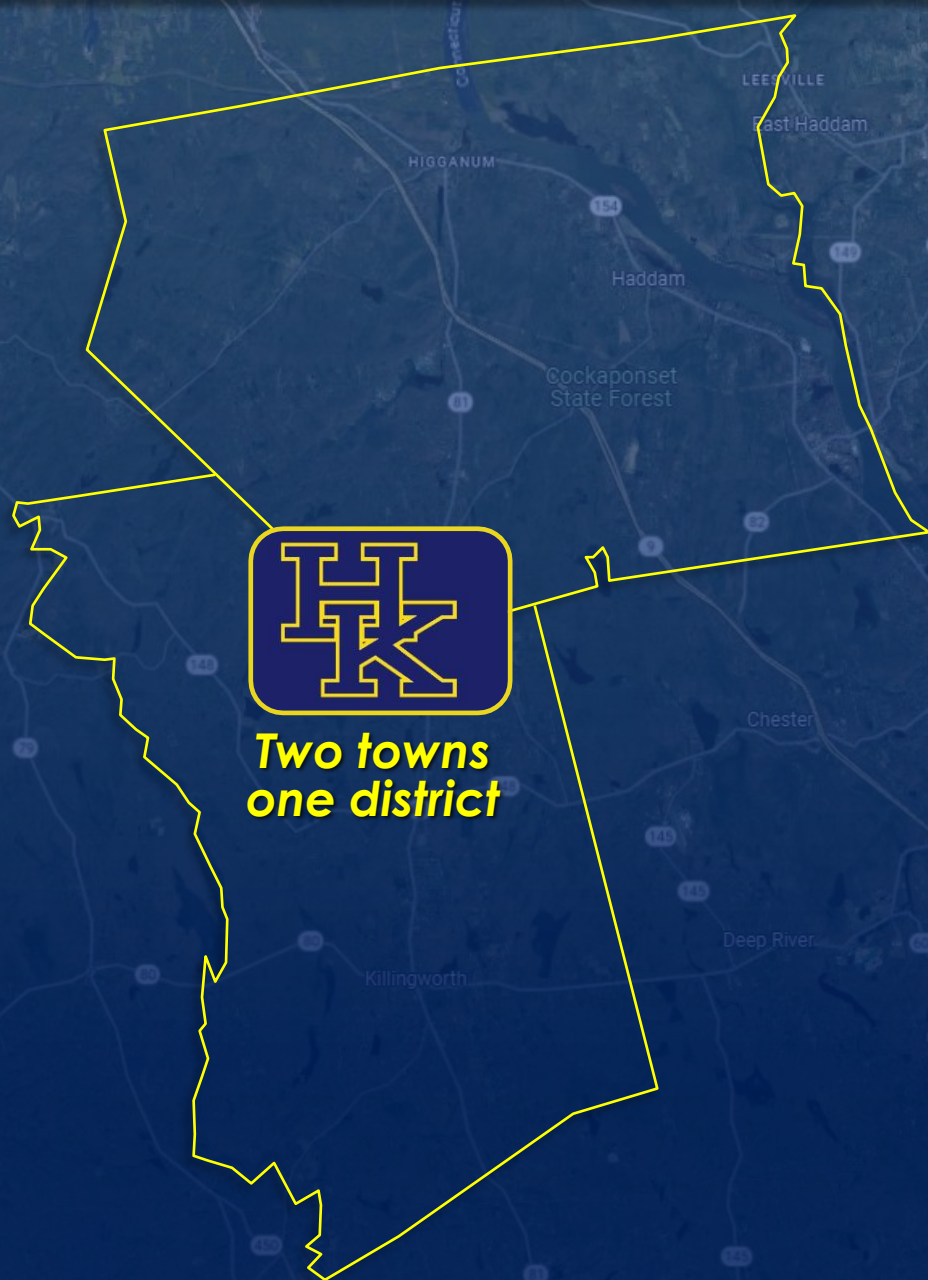
*New HKHS
Grades 9-12, 532P*



Total project Cost

Anticipated cost to HK RSD17 based upon 50% state reimbursement

*Total Project Costs: \$137.8M
Cost to HK RSD17: \$71.6M*



HKHS

*Alternate Options for
Field House/Pool
(Building “D”)*

	Alternate 1	Alternate 2	Alternate 3	Alternate 4
Options	Separate / No Modifications	Separate / Targeted Modifications	Separate & Renovate	Demolition of building
Scope of Work	Separate for stand alone building (new utility entrance) and limited to no modifications.	Separate for stand alone building (new utility entrance) targeted modifications (code, life safety, envelope)	Separate for stand alone building (new utility entrance) and fully renovate building.	Remove existing structure in its entirety, replace with field and/or parking.
Cost (TPC vs. Cost to HK/ RSD17)	9.6M TPC 5.1M Cost to HK	14M TPC 7M Cost to HK	30.1M TPC 15.7M Cost to HK	2.9 TPC 1.5M Cost to HK

Note to table above:

- 1. One of the Alternate options above shall be added to the TPC for HKHS new construction (9-12 or 7-12)
- 2. Costs above reflect anticipated 50% reimbursement from state, requires OGA space waiver approval
- 3. Costs do not include PCB removal.



BES

New vs. RNV

New BES (K-3), 369P

**Building Area
48,077 GSF**

New BES School Construction (K-3)				Date: 7/8/2024	
Grade Levels		Proj. Enr.	Highest Enrollment Period		
K-3		369	2032-33 (Highest Enrollment)		
OGA Max. Area Allowed		44,723	*with 1% mech increase		
Gross Building Area		48,077	GSF (7.5% gross up from OGA max. allow)		
Existing Building GSF		68,665			
Delta in allowable to actual		20,588	Overage is ineligible or requires space waiver		
Project Cost Summary					
Scope of work		Amt.	Unit	Cost/Unit	Cost
Site Improvements		17.50	acre	\$525,000	\$9,187,500
Premium for modifications to well		1.00	ls	\$1,250,000	\$1,250,000
Premium for modifications to septic		1.00	ls	\$1,750,000	\$1,750,000
Parking Lot & Vehicular Circ.		165	ea.	\$9,250	\$1,526,250
Building Demolition + Haz. Mat. Rem.		68,665	sf	\$49.50	\$3,398,918
New Construction		48,077	sf	\$600.00	\$28,846,335
Bldg. Systems Strat. (Geothermal, Heat pump, etc.)		48,077	sf	\$24.00	\$1,153,853
Carbon Neutral & Netzero Premium		48,077	sf	\$18.00	\$865,390
Subtotal			Avg/sf	\$997.94	\$47,978,246
Soft Costs		19.5%			\$9,355,758
Cost Escalation (Mid Point 2027)		14.1%	4.5% x 3 years		\$8,093,619
Phasing & Logistics Costs for Occupied Site		1.25%			\$599,728
Portable / Modular Lease Costs		Not provided			\$0
Total Project Costs				\$1,373.36	\$66,027,351
State Reimbursement (Assumes 50% req. State Approval)				50.00%	(\$33,013,676)
Ineligibles**				2.00%	\$1,320,547
Estimated Total Cost to Haddam-Killingworth					\$34,334,223

RNV BES (K-3), 369P

**Building Area
68,665 GSF**

RNV Renovate as New at BES (K-3)				Date: 7/8/2024	
Grade Levels		Proj. Enr.	Highest Enrollment Period		
K-3		369	2032-33 (Highest Enrollment)		
OGA Max. Area Allowed		44,723	*with 1% mech increase		
Gross Building Area		48,077	GSF (7.5% gross up from OGA max. allow)		
Existing Building GSF		68,665			
Delta in allowable to actual		20,588	Overage is ineligible or requires space waiver		
Project Cost Summary					
Scope of work	Amt.	Unit	Cost/Unit	Cost	
Site Improvements	17.50	acre	\$525,000	\$9,187,500	
Premium for modifications to well	1.00	ls	\$1,250,000	\$1,250,000	
Premium for modifications to septic	1.00	ls	\$1,750,000	\$1,750,000	
Parking Lot & Vehicular Circ.	165	ea.	\$9,250	\$1,526,250	
Selective Demolition + Haz. Mat. Rem.	68,665	sf	\$39.50	\$2,712,268	
Comprehensive Renovation (space waiver)	68,665	sf	\$500.00	\$34,332,500	
Bldg. Systems Strat. (Geothermal, Heat pump, etc.)	68,665	sf	\$24.00	\$1,647,960	
Carbon Neutral & Netzero Premium	68,665	sf	\$18.00	\$1,235,970	
Subtotal		Avg/sf	\$1,115.76	\$53,642,448	
Soft Costs	19.5%			\$10,460,277	
Cost Escalation (Mid Point 2028)	19.3%	4.5% x 4 years		\$12,340,967	
Phasing & Logistics Costs for Occupied Site	3.00%			\$1,609,273	
Portable / Modular Lease Costs	Not provided			\$0	
Total Project Costs			\$1,623.49	\$78,052,965	
State Reimbursement (Assumes 50% req. State Approval)			50.00%	(\$39,026,483)	
Ineligibles**			2.00%	\$1,561,059	
Estimated Total Cost to Haddam-Killingworth				\$40,587,542	

New BES (K-3), 369P

Building Area
48,077 GSF

New BES School Construction (K-3)			Date: 7/8/2024	
Grade Levels		Proj. Enr.	Highest Enrollment Period	
K-3		369	2032-33 (Highest Enrollment)	
OGA Max. Area Allowed		44,723	*with 1% mech increase	
Gross Building Area		48,077	GSF (7.5% gross up from OGA max. allow)	
Existing Building GSF		68,665		
Delta in allowable to actual		20,588	Overage is ineligible or requires space waiver	
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
		acre	\$525,000	\$9,187,500
Premium			\$1,250,000	\$1,250,000
Premium			\$1,750,000	\$1,750,000
			\$9,250	\$1,526,250
			\$19.50	\$3,398,925
			\$20,846.37	\$20,846,370
Bldg. S			\$1,153.853	\$1,153,853
			\$865.390	\$865,390
				\$47,978,246
				\$9,355,758
				\$8,093,619
Phas			\$373.36	\$66,334,225
			50.00%	(\$33,013,676)
			2.00%	\$1,320,541
				\$34,334,225

\$66 M

\$34.3 M

\$66 M

\$34.3 M

Total project Cost

Anticipated cost to HK
RSD17 based upon 50%
state reimbursement

RNV BES (K-3), 369P

Building Area
68,665 GSF

RNV Renovate as New at BES (K-3)			Date: 7/8/2024	
Grade Levels	Proj. Enr.	Highest Enrollment Period		
K-3	369	2032-33 (Highest Enrollment)		
OGA Max. Area Allowed	44,723	*with 1% mech increase		
Gross Building Area	48,077	GSF (7.5% gross up from OGA max. allow)		
Existing Building GSF	68,665			
Delta in allowable to actual	20,588	Overage is ineligible or requires space waiver		
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Preparation		acre	\$525,000	\$9,187,500
Premium for parking			\$250,000	\$1,250,000
Premium for landscaping			\$1,750,000	\$1,750,000
Professional Fees			\$9,250	\$1,526,250
Selective Demolition			\$19.50	\$2,712,268
Comprehensive Construction			\$20,846.37	\$34,332,500
Bldg. Systems & Controls			\$1,647,960	\$1,647,960
Construction Contingency			\$1,235,970	\$1,235,970
				\$53,642,448
				\$10,460,277
				\$12,340,967
				\$1,609,273
				\$0
				\$78,052,965
State Reimbursement		100%		(\$39,026,483)
		2.00%		\$1,561,059
Estimated Net Cost				\$40,587,542

HK 50% ent

\$78 M

\$40.6 M

\$78 M

\$40.6 M



Tecton
ARCHITECTS

REGIONAL SCHOOL DISTRICT 17 DISTRICT MASTER PLAN

Presentation Update to Finance & Facilities Subcommittee
July 9, 2024