

To: RSD17 Board of Education

Date: *March 17, 2025*

Submitted for Board meeting dated: *March 18, 2025*

Re: *HKHS Feasibility Study Team Meetings 2.20.25 and 3.6.25*

Purpose of the memo: *Informational*

Executive Summary:

Since the RSD17 Board of Education (BOE) last met on February 11, 2025, the HKHS Feasibility Study Team (HS-FST) met on Thursday, February 20th and March 6th in the Central Office Boardroom. Antinozzi Associates and ARCADIS will jointly present a brief overview presentation reflecting the summary content of both HS-FST meetings at the BOE meeting on March 18, 2025.

Please also find attached to this summary a detailed response dated March 5, 2025 related to questions posed by Suzanne Sack on March 1, 2025 by e-mail.

February 20, 2025

There was no formal slide presentation or graphic material provided as the focus of the meeting was to review the draft Construction Cost Estimate by Pan American Consulting Services (PACS) dated February 19, 2025, as well as the draft Project Budget Estimate by ARCADIS dated February 20, 2025. Tom Hardin from PACS reviewed the Construction Cost Estimate; Jack Butkus from ARCADIS reviewed the Project Budget Estimate.

In summary, the New Construction Option (in totality) was less expensive than the Renovation Option. The Construction Cost Estimate for the New Construction Option totaled \$138,949,437, and with the addition of estimated project soft costs, the Project Budget Estimate (or Referendum Total Value) totaled \$174,711,787. Factoring in State Reimbursement and eligible costs of \$71,197,503, local bonding required for the project would be \$103,514,284. The Construction Cost Estimate for the Renovation Option totaled \$146,141,655, and with the addition of estimated project soft costs, the Project Budget Estimate (or Referendum Total Value) totaled \$183,801,277. Factoring in State Reimbursement and eligible costs of \$75,796,741, local bonding required for the project would be \$108,004,536.

Alternates were discussed with the HS-FST including the extent of work in the Field House, athletic field relocation, pool depth, PV roof panels, and possible grant repayments. Estimates included a 10% Owner's Contingency. Other soft cost adjustments were not deemed to provide substantial reductions. Special legislation will be considered as an option to increase reimbursement. Site costs were questioned (20% of costs) and these costs include not just fields but all infrastructure required. The base site plan Option #1 was estimated and applied to each project option; site plan option #2 (baseball field relocation) was priced as an alternate. Other items discussed during the meeting included, but were not limited to, level of finishes estimated, why renovation is more costly, classroom sizes, what is included in the demolition costs, phasing/mobilization costs, District Resource scope, future District school facility projects, and how these conceptual design options addressed what the community wanted.

The HS-FST requested that the Design Team look at ways to reduce the costs through efficiencies, but to not reduce the 10% Owner Contingency line. It was unanimously agreed to focus on a value management process of the New Construction Option as 1) it was the originally preferred option of the HS-FST and 2) the project budget is lower than the Renovation Option. It was clarified that the entire Project Budget, not the net bonding amount (local cost after State reimbursement), will need to be asked at referendum.

March 6, 2025

A formal slide presentation with graphic material and content was prepared for discussion. It was directed by the HS-FST to begin the meeting with the financial bonding analysis. Several basic assumptions for each scenario were made regarding share of costs between Haddam and Killingworth, average assessment, annual budget/grand list growth rate, and anticipated bond issuance rates. Four scenarios were analyzed: New Construction Only, New Construction with Additional School Debt (projected), Renovation Only, and Renovation with Additional School Debt (projected). Variations in property tax outcomes between options were minimal, but in all cases the peak impact would be in 2030 with a sharp increase from 2028 – 2030 (due to minimal current debt service ending in 2030), then gradually decreases through 2050. It was noted that the project costs utilized for this analysis were based on the February 20, 2025 construction cost estimates and project budgets presented.

Construction Cost Estimates were re-reviewed by PACS and corrections were made due to a formula error in the foundation demolition lines, with some other minor corrections noted in the revised March 4, 2025 draft estimate. Despite the corrections, the New Construction Option remained less expensive than the Renovation Option, though the differential between the two was less. The Construction Cost Estimate for the New Construction Option revised to \$139,129,102, and with the addition of estimated project soft costs, the Project Budget Estimate (or Referendum Total Value) became \$175,739,995. Factoring in State Reimbursement and eligible costs of \$71,529,992, local bonding required for the project would be \$104,210,003. The Construction Cost Estimate for the Renovation Option revised to \$143,249,593, and with the addition of estimated project soft costs, the Project Budget Estimate (or Referendum Total Value) became \$181,214,277. Factoring in State Reimbursement and eligible costs of \$75,796,741, local bonding required for the project would be \$106,799,201.

Value Management opportunities were then reviewed based on discussions with the HS-FST on February 20 and Design Team recommendations. The total of 14 items identified equaled just over \$5.4M, assuming all items are removed from the project. In reviewing the Owner's Contingency, several levels from 5% - 9% were shown for comparative purposes. A potential savings was identified of just over \$10.2M with all 14 items removed, and an adjusted Owner's Contingency of 7%.

After review of the value analysis presented, there was concern raised regarding the minimal cost adjustments presented and that larger reductions were expected which could be implemented to realize greater cost savings. Examples included relocating programs (CUBS) and/or the Central Office offsite. It did not appear that this exercise showed substantial savings. It was affirmed by the Design/OPM Team that this observation was correct. Unless significant changes (reductions) to the Educational Specifications are considered, savings will be minimal. The value management items discussed may add up to millions, but not tens of millions, and State reimbursement could be adversely affected.

The HS-FST was concerned about the proposed cost of the work and how that translates into the anticipated costs for Haddam and Killingworth homeowners. Some questioned the legitimacy of the costs in terms of comparisons to similarly sized projects in the state, and the nature of the project in comparison to a new building compliant with the Educational Specifications. Jack Butkus provided explanations in response to those questions, reviewing the history of how the HS-FST got to this point, and illustrating the difference between what is being proposed and a new building completely governed by the Educational Specifications. In addition, the estimator provided his experience and credentials within the context of the current economic conditions impacting construction around the state, and the many projects he has worked on from which he draws critical relevant data.

There was concern regarding the separation of this building project vote from the District budget vote and, if they were too close, there would be confusion and possible failure. The HS-FST expressed concern they did not feel they had enough of a command or understanding of the issues associated with the proposed project to make a recommendation to the full BOE. It was determined that the Design and OPM Team would make an overall presentation to the BOE at their March 18 meeting, and review all relevant information to assist the BOE in making decisions on next steps, including the pending referendum schedule.

There was further concern as to whether the public would have the opportunity to learn more about the details, despite the content of all the HS-FST meetings being posted to the website. Executing another series of public meetings was a consideration of the HS-FST to present each option, the details associated with each, the overall process, and proposed next steps.

Next Meeting Dates: *The HS-FST does not currently have any future scheduled meetings. This could change based upon the Board of Education's direction.*

CC: *Board Administrator, Superintendent of Schools*

To: High School Feasibility Study Team (HS-FST)
From: Antinozzi Associates / ARCADIS Team
Date: March 5, 2025
Re: Response to Suzanne Sack E-mail dated 3.1.25
Purpose of the memo: Informational

On Saturday, March 1, 2025, members of the HS-FST and the Design Team (Antinozzi Associates and ARCADIS) received e-mail correspondence from Suzanne Sack requesting additional information and clarification in preparation for the HS-FST Meeting on March 6, 2025.

In coordination with the Superintendent, Jack Butkus (ARCADIS), and the Design Team's construction cost estimator, Thomas Hardin (PACS), Antinozzi Associates is providing this response to address as many of the questions presented as possible. We expect there to be further discussion and clarification at the March 6 HS-FST Meeting.

All responses are in red.

PROCESS:

- 1) Please [ensure] that all recommendations are vetted with the study team through the guiding principles shared with the Study Team at the outset of the feasibility study (abbreviated below):
 - a) Current and futuristic needs
 - b) Meets or exceeds all standards for health, safety, security, and compliance
 - c) Least disruption to school operations
 - d) Enhances ability to implement strategic plan
 - e) Financially feasible to create and sustain, along with other capital needs (RSD17 and towns)

To the best of our Design Team's knowledge and understanding, the HS-FST has considered and addressed the guiding principles listed above as abbreviated.

- a) Current/futuristic needs have been addressed through the review and conceptual implementation of the Educational Specifications currently in draft form as of January 10, 2025. Until the final concept is approved by the BOE and RSD17 voters, the Design Team has implemented the intent of the Educational Specifications to greatest extent possible for consideration by the HS-FST and BOE.
- b) Until the final concept is approved by the BOE and RSD17 voters, the Design Team has conceptually incorporated vast improvements to the facility through conceptual drawings and specifications addressing items such as, but not limited to, Indoor Air Quality (IAQ), administrative efficiencies, limiting entry access points, space configuration and use separation, and ADA-compliance. Many of these standards will be evaluated and fully-developed at later stages of the school's design.
- c) Although school operations will be disrupted regardless of the option selected, either concept has the advantage of excess underutilized building square footage and site acreage so that swing space and staging of construction operations may be maximized.
- d) The rationale of the BOE's Strategic Plan is mentioned in the Educational Specifications and addresses how the incorporation of the program needs identified will enhance the Plan's implementation. This Plan, a five-year plan developed in 2022, states four objectives to the "Enhance District Infrastructure" priority below:



Strategic Priorities & Objectives: Enhance District Infrastructure

1. Strategically invest in District facilities through implementation of a Master Capital Plan
2. Ensure that annual and emergency maintenance and repair needs are prioritized and addressed
3. Improve technology infrastructure, equipment, and software that supports learning
4. Ensure sustainable and responsible environmental practices



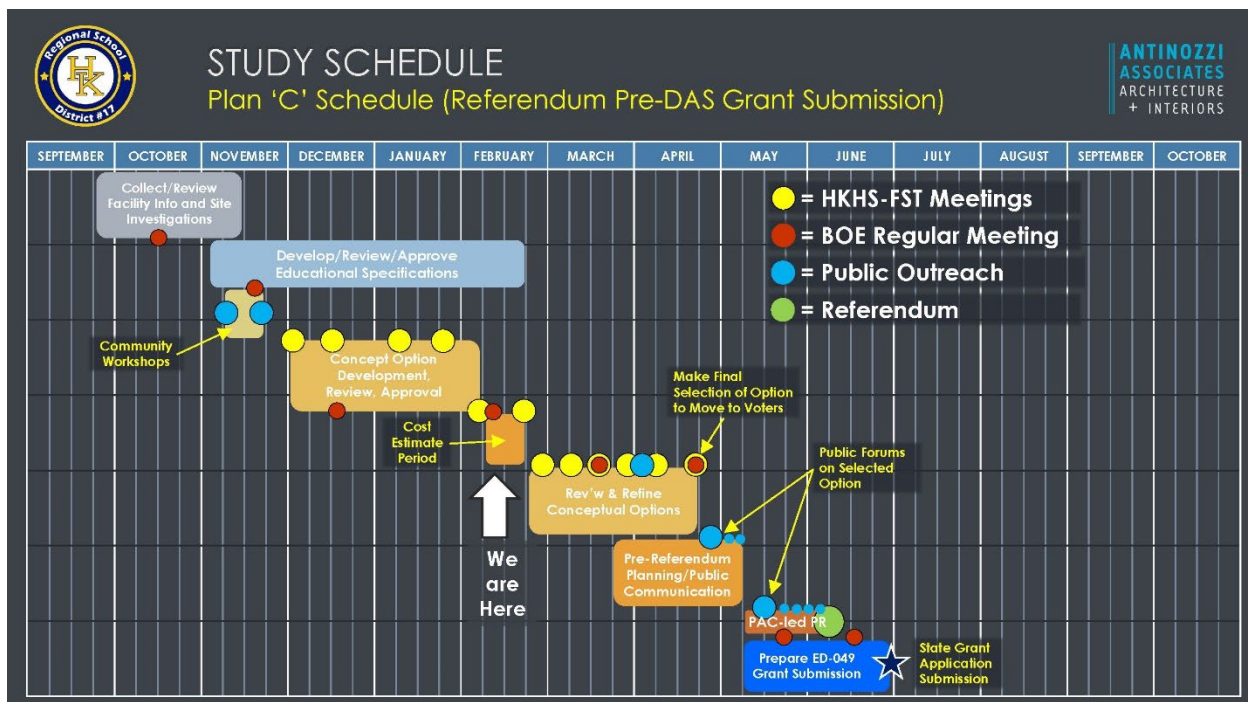
The future physical plant improvements conceptually implemented to date will meet these objectives.

- e) Though difficult to address “other capital needs,” RSD17 and the BOE has identified Haddam-Killingworth High School as the priority need based on the recent Facility Master Plan, and the HS-FST’s evaluation of New and Renovation Options are maximizing the most financially-feasible option of physical plant improvement for the community to support and fund.
- 2) We seem to be moving toward choosing one option to recommend to the Board, however, at the outset it was recommended that the Study Team present the options and/or a recommendation or just the two options and let the Board decide. Please lead the study team through this discussion to decide (when the time comes).

The HS-FST moved in the direction it was charged to do. Multiple options for both new construction and renovation have been developed, evaluated, revised, and narrowed to two options for cost estimation and consideration. It is common for an option to be preferred based on several different factors. Though the BOE will make the final decision, the HS-FST has evaluated two final options and making a recommendation, though not required, is certainly natural during the process.

- 3) Timeline:
 - a) Please confirm key dates moving forward if the Study Team believes its work on March 6 is complete.

If the HS-FST is complete with its work by March 6, 2025, then it is possible to say that you will be ahead of schedule when looking at a late Spring referendum and grant application. Please refer to the “Plan C” schedule image below that was shared at the February 11 BOE meeting. In short, the final BOE option selection could be made at the March BOE meeting rather than the April meeting. This could allow for greater time to communicate the proposed project to the Haddam and Killingworth community. However, please note there has been public sentiment that the community have an opportunity to provide input PRIOR to the BOE selection. The schedule below reflects that opportunity.



- b) Please provide the drop dead deadline the Team needs to deliver to BOE, and BOE drop dead date for approval to make late spring referendum and grant proposal

The HS-FST should deliver final options and/or recommendations to the BOE by Thursday, April 17 in preparation for the April 22, 2025 BOE Meeting. The absolute deadline for BOE approval is May 1, 2025.

- 4) Communication plan presented at the last BOE meeting did not include a plan for bringing in legislators - please add

The Superintendent has made contact with legislators several weeks ago; however, the importance of meeting with all six legislators, if possible, cannot be understated. Setting up an in-person/virtual meeting is in process for mid-March after we have all had a chance to review cost estimate revisions/savings and come closer to a final project cost estimate for each of the options.

- 5) Can you please provide the Study Team with the community feedback from the community survey completed a year ago?

Please refer to the following link:

<https://sites.google.com/rsd17.org/masterplanproject/survey-results>

AT THE MARCH 6TH MEETING:

- 6) Provide the adjustments for cost estimator, separating the costs for the schools and the "district resources"

Adjustments will be presented and discussed at the March 6 HS-FST meeting. The separation of costs between the high school program and "District Resources" were provided in the Cost

Estimate Summary provided at the February 20 HS-FST meeting, and will again be presented and discussed at the March 6 meeting.

- 7) Include what is in district resources (in blocks: fieldhouse, pool, tech, auditorium, CO, student services, Cubs, other (please list everything))

The District Resource spaces may be found in the Space Program provided as part of the Design Team presentation slides at the January 23 HS-FST meeting.

- 8) Please provide revised bonding schedule for the options (update spreadsheet) – please verify with each town what the “average or typical” house assessment is

We have provided the project costs shared at the February 20 HS-FST meeting with Matt Spoerndle (Phoenix Advisors) to update the bonding analysis spreadsheet prior to the March 6 HS-FST meeting. He will confirm the appropriate assessment figures.

- a) Please add elementary and middle school capital plan costs that are **not** anticipated to be funded through the “reserve account for school expenses” (former capital fund). Please enter them in the year planned to be expected

RSD 17 has provided this information to Matt (Phoenix) to project upcoming school bonding expectations.

- 9) Please provide the requested “alternatives” options for space reduction

Based on the Educational Specifications and conceptual options developed, it is in the Design Team’s opinion that very little, if any, space reductions can be made to the current conceptual designs and specifications without resulting in programmatic reductions expressed during the Educational Specification development process.

- 10) Please provide a “broad brush” sequence of the implementation of each option, i.e.:

- a) Prepare school operations swing space
 - i. Move CO, student services, Cubs, etc.
 - ii. Build out space as needed
 - iii. Etc. etc.

Please see the images on the next page for reference. These are the diagrams we provided the cost estimator for guidance regarding high-level phasing logistics.

- New Construction Option:
 - o Mass abatement/demolition of Tech Ed, Boiler Room, Music, and Dining/Kitchen wing and bridge to Field House.
 - o Provide portable boilers/pumps to maintain occupied spaces during first phase of construction.
 - o Construct all new high school program space.
 - o Phasing of existing areas to be renovated for District Resource space (Field House, Locker Rooms, Auditorium, Natatorium, Media Center conversion to C.O. and CUBS) to be determined based on construction and school year schedules.
 - o Upon occupying new construction, remove existing academic building, main entry/stair, administrative offices, and bridge.
 - o Upon occupying newly-renovated/relocated District Resource spaces, remove former middle school wing.
 - o Site construction to include new circulation access and drop-off entry plaza, new parking areas, existing parking lot improvements, new practice fields (at former middle school location)
- Renovation Option:
 - o Mass abatement and selective demolition of Tech Ed, Boiler Room, Music, and Dining/Kitchen spaces and abate/remove bridge to Field House.
 - o Construct new high school classrooms and administrative offices
 - o Renovate-as-new Tech Ed, Boiler Room, Music, and Dining/Kitchen wing; renovate Media Center (upper-level)
 - o Phasing of existing areas to be renovated for District Resource space (Field House, Locker Rooms, Auditorium, Natatorium, lower-level Media Center conversion to C.O.) to be determined based on construction and school year schedules.
 - o Upon occupying new high school classrooms/administrative offices, remove existing academic building, main entry/stair, administrative offices, and bridge.
 - o Upon occupying newly-renovated/relocated District Resource spaces, remove former middle school wing.
 - o Site construction to include new circulation access and drop-off entry plaza, new parking areas, existing parking lot improvements, new practice fields (at former middle school location)

- b) Prepare remaining assets for sustainability when construction begins (Pool, Auditorium, Temporary heat, Etc.)

Preparation of assets for these spaces will be the responsibility of the future Design and Construction Management Team involved in the project's development and construction.

- c) And so on...

QUESTIONS:

- 11) What is the Regional Educational Service Center? What SF does it take? (Feb 6th memo, it's mentioned)

The RESC is a relabeling of the former "Oak Hill" space and would be approximately 5,000 SF of space coordinated with LEARN to expand regional services for 18-22 year-old programming, possibly assist in increasing reimbursement from the State, and expand revenue sources for the District.

- 12) Can we separate District Resources that are school based and ones that are CO, Student Services and Cubs, other spaces?

Not really. It would be a challenge to separate the services shared by the high school and the District based on the justifications the State will need to entertain when considering reimbursement. The best we can do is separate them per the two Educational Specifications we are basing the project on.

- 13) Please confirm that cost escalation is included in the cost estimates.

Yes. The estimate anticipates a 4% annual trade cost increase over a 24-month period. Please reference the PACS summary page with the itemized costs above the "Total Construction Cost".

- 14) Based on the current workload in the school building business, will we be coming into a crowded market of buyers or are things slow or slowing down?

Per our cost estimator, it is his understanding from design firm clients in CT that the market appears to be slowing down. It is impossible to be able to predict out 18-36 months, but currently the market is stable and many firms in the school market remain busy and competitive. Current bid results are starting to show a softening on subcontractor pricing with the largest recent reductions in structural steel which has seen a 40% reduction over the last couple of years. Mechanical systems are still seeing a market premium based on funding the State provided for mechanical-only upgrades. This source has dried up and the mechanical costs should be coming back down when this glut of mechanical projects has been completed.

- 15) What are the trends? What has the state done in the last year and what is it saying about what it's going to be like in future? (for reimbursements and space waivers)

If simply speaking about State reimbursements and space waivers, reimbursement percentages remain stable and do not fluctuate much year-to-year. They are not expected to improve. Space waivers are more difficult than ever to obtain, unless the justification by a District is clearly defined and the need is proven.

- 16) Is there anything in this project that requires highly customized or unique specifications that are particularly costly? Did we consider alternatives?

The Natatorium, shared District Resource spaces (i.e. larger Field House and Auditorium), and Tech. Ed. Classrooms (just to name the major areas) are not standard program spaces in a high school project. Though justifiable, these spaces are more customized and unique, and alternatives would most likely mean removal from the project.

- 17) What does salvage PV components for reuse mean? (under alternatives in site plan)

PV means "Photovoltaic" and refers to the solar panels utilized at the high school. Since the grant is paid off, it would make the most sense to attempt to salvage these panels to the greatest extent possible rather than completely discard. Any salvaged amount will not be fully known until the project is further developed.

- 18) Please explain \$1.2 million for temporary facilities and controls for District Resource space - is this for HS resources or CO offices or both?

Temporary Facilities are basically the cost for the CM to conduct business and may be found in Division 1 of the project specifications (not Educational Specifications) to cover all the requirements identified in the project specifications. CM staff costs are typically covered in their General Conditions and all other costs related to running the project are in their General Requirements. These range from \$12.50/SF to \$20/SF based on the complexity of the project and the CM. It is applied based on historic costs and based on a SF basis. The SF area for "District Resources" has been applied to each option based on the area outlined in the documents provided.

19) Why does the renovation option have more than twice the demolition costs as the new?

Typically, selectively demolishing areas and the separation required due to occupied and/or active construction areas increases cost versus the complete removal of a building. In response to this question, our cost estimator re-reviewed the estimate for the demolition items and there was a discrepancy in the foundation removal costs, and an adjustment in the SF cost of foundation demolition/removal did not update as expected. This will be fully explained at the March 6 HS-FST meeting as the discrepancy resulted in a reduced demolition cost, and overall Renovation Option construction cost of about \$2.3M. Despite the discrepancy, the Renovation Option remains significantly higher than the New Construction Option.

20) What does phasing and logistical phasing premiums mean/include?

This is an item that would be carried in specific line items of the estimate if we were in later design phases and a Phasing/Logistics Plan had been prepared by a CM. The costs that would be carried would include: preparation of existing school spaces to relocate students; add temporary classrooms (portables); provide temporary drive aisles or working platforms around the site to accommodate trailers staging areas under multiple mobilizations; pre-ordering and procurement of long-lead electrical and mechanical equipment; rental of temporary heating and power generation equipment; back-feeding of systems to accommodate out of order construction; temporary protection and life safety costs such as temp egress corridors or partitions to segregate students/population from work zones; temp parking and transportation, etc. For feasibility and concept level estimates, these tend to be identified as a single line-item percentage, rather than spread around the appropriate trades such as General trades, Carpentry, MEP, or Site items.

21) What is General Conditions - Staff (28 MO New/32 MO Renovation)?

As mentioned above, CM staff costs are typically covered in their General Conditions. It is anticipated (and common) that renovation will have a longer construction period than new construction.

- a) Is it correct to say that the cost to build the buildings is approx. \$80M and that professional fees and contingencies are additional 36/7%? \$27M?
- b) And, \$25M for District Assets to build and 50% in professional fees and contingencies? \$9-11M

Regarding the two bullets below, we would refer the HS-FST to the budget detail sheets provided on February 20, 2025 which clarify the construction costs vs. project costs for both options.

22) When the old MS gym disappears, will we make the field house available to the community?

This would be the expectation, however, it is probable that there will be a reduction of programs that could be held in the Field House due to school hours and school activities which would take precedent.

EDUCATIONAL SPECIFICATIONS:

23) Is a backup generator included in the estimate or did we go with a backup battery?

Yes.

24) Is the 18-22 year-old space a standard size for our size school district? It seems large at 800 SF (10 workstations - when did we last have 10 students in this program at one time?)

These spaces have been sized based on the expected collaborative strategic approach with LEARN and enhancing the programmatic needs as stated earlier, as well as program efficiencies and possible revenue.

25) What is the difference between the SPED life skills and the 18-22 program? Is it possible for them to use the same space? Isn't 18-22 a summer program?

It is anticipated that the SPED and 18-22 year-old program would require separate spaces based upon the approach to specific programming for the high school students and those as part of the LEARN collaboration.

26) Speech and language and SPED testing space the same at 200 SF? Why is that? Seems that SPED is set for one student and Speech for 4?

This program space and sizing/quantity will be rechecked, but will not substantially change costs.

27) TV studio seems small at 800 SF.

The size of the TV Studio was informed by staff through the Educational Specification process.

28) Could you add, in the space program matrix, at the back of the specifications, a column with the state standard SF space for each item? We have columns for existing, ideal and would like to add a column for state standard as a column.

This column has been added to both the HS and District Resource Space Programs and have been added to this response in the following pages for reference.

29) We have 4 classes set aside for Cubs, is that how many classrooms they occupy now?

CUBS currently occupies five classrooms.

30) How many students are currently with CUBS in child development program?

62 students.

SPACE PROGRAM MATRIX

Summary: Proposed Building Program

Haddam Killingworth High School

Projected Enrollment:532

Academic Core Programs							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Academic Core Classrooms	26	900	800	20,800	28	22,039	
Science: General/Physics	3	1,200	1,100	3,300	3	3,222	
Science: Chemistry	2	1,200	1,100	2,200	1	1,001	
Science: Biology	2	1,200	1,100	2,200	2	2,287	
Science: Greenhouse	1	N/A	300	300	1	381	
Science Prep Workrooms	3	300	300	900	2	1,248	
Teacher Prep Workroom/Copy	4	300	400	1,600	9	2,724	Existing: "Offices"
Bookroom Closets	4	200	200	800	1	143	State Standard: used "Instructional Mat'l Storage"
In-School Suspension Room	1	400	300	300	-	-	
Seminar Room		N/A			1	4,643	Existing: includes both floors
Student Activities Room		N/A			1	1,119	
Subtotal	46			32,400	49	38,807	

Special Education Programs							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
				-			
Special Education Resource Rooms	5	450	500	2,500	6	4,929	Existing: may include "Transition", "Life Skills"
Special Education Transition Program 18-22 yrs.	1	900	800	800	-	in above?	State Standard: used "Self-contained Classroom"
Special Education Life Skills	1	900	900	900	-	in above?	State Standard: used "Self-contained Classroom"
OT/PT Room	1	200	500	500	-	in above?	
Speech and Language Office	1	200	200	200	1	885	State Standard: used "OT/PT Room"; Existing: in MS wing
Special Education Testing Office	1	200	200	200	2	1,770	State Standard: used "OT/PT Room"; Existing: in MS wing
Small Office		200			1	148	State Standard: used "OT/PT Room"; Existing: in Sp. Ed. wing
Subtotal	10			5,100	10	7,732	

Physical Education Programs							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
							See District Resource Education Specification/Space Program
Subtotal							

Food Services							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Student Dining Area	1	3,100	3,200	3,200	1	6,347	State Standard & Ideal: Based on 3 waves, 17.5 - 18 SF/student Existing: includes Sr & Jr. areas
Staff Dining Lounge	1	600	500	500	1	1,808	
Kitchen: Preparation Area	1	N/A	1,200	1,200	1	1,230	
Kitchen: Dry Food Storage	1	N/A	300	300	1	314	
Kitchen: Cooler/Freezer	1	N/A	300	300	1	200	Existing: approximate SF
Kitchen: Dish Washing	1	N/A	200	200	1	345	
Restroom/Locker Room	1	140	120	120	2	161	
Food Services Office	1	75	100	100	2	154	State: used "Dietician Office"); Existing: incl. 53 SF stor. closet
Subtotal	8			5,920	10	10,559	

Arts and Music Programs							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Instrumental/Band Room	1	1,200	1,100	1,100	1	1,717	
Chorus Room	1	1,500	1,100	1,100	1	1,182	
Piano/Guitar Lab	1	N/A	500	500	-	-	No State Standard
Practice Rooms		80			5	295	

Music Storage	1	200	300	300	3	200	State Standard: Library/Storage combined
Music Library		200			1	194	State Standard: Library/Storage combined
Music Office		120			2	265	
Art Room: Ceramics	1	1,500	1,100	1,100	1	1,508	State: used "HS Art Room"; Existing: "Pottery", "Clay" in shop area
Office/Storage		150			2	237	State: used "Kiln/Ceramic Storage"; Existing: in "Pottery" & "Clay" area
Kiln Room	1	64	200	200	1	64	
Art Room: Drawing and Painting	1	1,500	800	800	1	1,660	State: used "HS Art Room"
Art Office		N/A			1	101	
Photography Studio		2,101			1	2,101	No State Standard; Existing: incl. Office (88 SF)
Art Room: Dark Room	1	N/A	500	500	1	242	
Art Storage	1	150	200	200	1	139	Existing: part of "Photography Studio"
Subtotal	9			5,800	22	9,905	

Library / Media Center							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Media Center/Reading Area/Circulation	1	1,862	3,000	3,000	1	4,678	State Standard: Based on 10% enrollment x 35 SF/student
Library/Media Specialist Office	1	120	120	120	1	222	
Periodical/Student Work Area	1	150	300	300	-	-	
TV Studio	1	200	800	800	1	938	State Standard: used "Multimedia Prod'n Room"
Dial Access/Equipment		150			2	492	Adjacent to "TV Studio"
Workroom/Storage	1	150	150	150	4	1,064	Existing: includes "Comp.", "Work", "Media", "AV Repair"
Subtotal	5			4,370	9	7,394	

Career and Technical Education *							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Application Lab - Wood	1	1,200	1,200	1,200	1	2,305	In MS wing
Maintenance Shop		N/A			1	1,046	Existing: in MS wing
Application lab - Auto	1	1,200	1,500	1,500	1	3,173	Existing: includes "Office" and "Storage"
Application Lab - Metal	1	1,200	1,200	1,200	1	3,439	Existing: includes "Fnsh" and "Storage"
Application Lab - Culinary	1	1,200	600	600	1	640	Existing: "Coffee Shop"
Culinary Related Classroom	1	900	500	500	1	1,325	State: used typ. classroom; Existing: "Home Econ."; incl. Office (238 SF)
Computer Lab - Engineering	1	900	800	800	2	2,388	State: used typ. classroom; Existing: "Tech. Ed."; "Graphics"; excl. "Court" (1,201 SF)
Storage	2	120	200	400	-	-	Included in areas above
Student Project Storage	2	120	125	250	-	-	Included in areas above
Robotics		N/A			1	712	Exist.; per Tech. Ed. Dir., part of Metal Shop
							* State Standard for all Application Labs = 1,200 SF
Subtotal	10			6,450	9	15,028	

Performing Arts Programs							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
							See District Resource Education Specification/Space Program
Subtotal							

Administration and Support Services							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Main Office: Reception, Secretarial Area, Storage	1	400	600	600	1	579	State Standard: combines Reception & Secretarial Areas
Principal's Office	1	150	250	250	1	1,111	Existing: "Admin" area at NW of wing
Assistant Principal's Office	1	120	200	200	1	1,415	Existing: "Admin" area at NE of wing
Athletic Director's Office	1	120	200	200	1	1,334	Existing: "Admin" area at SE of wing
Security Office	1	120	100	100	1	1,447	Existing: "Admin" area at SW of wing
Conference Room	1	250	300	300	1	685	In MS wing; adjacent to Spec. Ed. areas
Mall/Work/Copy Room	1	200	200	200	-	-	
Counselor Waiting Area	1	N/A	150	150	-	-	
School Counselor Office	4	120	125	500	1	379	In Sp. Ed. wing
Social Worker Office	1	120	150	150	-	-	

School Psychologist Office	1	120	125	125	1	320	In Sp. Ed. wing
College/Career Center	1	200	400	400	-	-	
Health Suite	1	350	800	800	-	-	
Bookstore		200			1	272	
Vault		80			1	125	
Subtotal	16			3,975	10	7,667	

Building Services and Core Area							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Facilities Office	1	120	100	100	1	197	In MS wing; in BOE office area as "Facilities Manager"
General Building Storage	1	250	800	800	6	1,173	State Standard: used "Central Storage Area"
Men's Public Toilet Room	3	60	150	450	12	1,773	State Standard: only single restroom SF provided
Women's Public Toilet Room	3	60	150	450	12	1,832	State Standard: only single restroom SF provided
Boy's Toilet Rooms	4	60	200	800	-	-	State: only single restroom SF provided; Existing: incl. in areas above
Girl's Toilet Rooms	4	60	200	800	-	-	State: only single restroom SF provided; Existing: incl. in areas above
Staff Toilet Rooms	6	60	75	450	-	-	State: only single restroom SF provided; Existing: incl. in areas above
All Inclusive Toilet Room	3	60	75	225	-	-	State Standard: only single restroom SF provided
Custodial Office	1	100	100	100	1	492	Existing: in shop area
Custodial Closets	5	50	50	250	10	456	
Mechanical & Water Service Room	1	N/A	600	600	3	3,148	Exist.: incl. "Boiler" (2,950 SF), "Mech. Room" (136 SF); Elev. Mach. (62 SF)
Fire Sprinkler Room	1	N/A	300	300	-	-	
Main Electrical Room	1	N/A	300	300	1	293	Existing: in shop area
Electrical Closets	2	50	150	300	7	908	
MDF Room	1	64	300	300	1	313	Existing: 1 of 2 "IT" Rooms
IDF Room	1	64	150	150	1	259	Existing: 1 of 2 "IT" Rooms
Deliveries and Receiving	1	120	300	300	2	893	Existing: includes "Waste" area
Subtotal	39			6,675	57	11,737	

Circulation (Corridors, Stairs, Elevator) & Interior Walls							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Circulation (Corridors, Stairs, Elevator)		N/A	0.2178	16,850	N/A	35,233	Existing: 1st Floor = 18,044 SF; 2nd Floor = 17,189 SF
Interior Partitions & Chases		N/A	0.06	4,642	0.06	6,530	Existing: assumes same factor as "Ideal"
Subtotal				21,492	0	41,763	

Total Building Area	Ideal Area (SF)	Existing Area (SF)
Total Program Areas	70,690	97,092
Total Building Services and Core Area	6,675	11,737
Total Circulation (Corridors, Stairs, Elevator) & Interior Walls	21,492	41,763
Grand Total	98,857	150,592

SPACE PROGRAM MATRIX

Summary: Proposed Building Program

Projected Enrollment: **Not Applicable**

Haddam Killingworth Central Offices and District Resources

Central Office							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Reception / Waiting	1	N/A	400	400	-	-	Seating for four (4) visitors; one (1) receptionist
Board of Education Conference Room	1	N/A	800	800	1	862	Table to seat 12-14 persons; public seating
"Community Room"	1	N/A	1,200	1,200	1	1,200	Replaces/maintains "Community Room" in HS
Operations Assistant	1	N/A	150	150	1	245	Typical office
Superintendent's Office	1	N/A	300	300	1	371	Office plus conference area for six (6) people
Assistant Superintendent	1	N/A	300	300	1	481	Office plus conference area for six (6) people
Board of Education Assistants	1	N/A	250	250	1	897	Two (2) workstations in one space
Human Resources Office	1	N/A	200	200	1	640	Office plus conference area for two (2) people
Finance Director	1	N/A	300	300	1	840	Office plus conference area for six (6) people
Finance Department	1	N/A	400	400	1	840	Four (4) cubicle work areas w/ vertical files/check printer
Finance Department Storage	1	N/A	200	200			New: Floor to ceiling shelving; fire-rated; Exist: spread out areas
Facilities Manager	1	N/A	150	150	1	197	
Technology Director	1	N/A	150	150	1	885	Typical office
Technology Storage	1	N/A	150	150			Floor to ceiling shelving
Food Service Director	1	N/A	150	150	1	871	
Office (NE corner unidentified)					1	982	
Office (NW corner unidentified)					1	524	
HS Conference Room					1	885	In HS Program
Centralized Work Room / Copy	1	N/A	200	200	1	145	Two copiers; mail services (in-house?); counter/storage
Board of Education File Storage	1	N/A	500	500	4	2,121	New: Incl. safe, personnel filing; Exist.: spread out areas
Subtotal	17			5,800	19	11,786	Existing does not include "Community Room"

Central Office Student Services							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
District Director	1	N/A	350	350		N/A	Office plus conference area for six (6) people
Secretary/Assistant to Director	1	N/A	300	300		N/A	Typical office w/ storage/central copy area
Assistant Director	1	N/A	150	150		N/A	Typical office
BCBA Shared Office Space	1	N/A	150	150		N/A	Typical office shared by three (3) transient people
Effective School Solutions	1	-	-	-	1	885	In HS Program
Student Services	3	-	-	-	3	1,750	In HS Program
Youth & Family / AP Testing	1	-	-	-	1	885	In HS Program
Guidance / AP Testing	1	-	-	-	1	885	In HS Program
Guidance / Speech Therapy	1	-	-	-	1	885	In HS Program
Subtotal	11			950	7	5,290	

Day Care Services (CUBS)							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Director's Office	1	N/A	250	250		N/A	Office plus conference area for 2-3 people
Infants Room	1	N/A	600	600		N/A	Eight (8) kids w/ cribs, cubby space
Toddler Room	1	N/A	700	700		N/A	Eight (8) kids w/ cot storage, kitchen area, cubby space
PreK (3) Classroom	1	1,200	750	750		N/A	18 kids; Cubby space; sinks, microwaves, counters
PreK (4) Classroom	1	1,200	850	850		N/A	20 kids; Cubby space; sinks, microwaves, counters
Toilet Room	1	60	300	300		N/A	For full classroom use
Adult Toilet Room	1	60	75	75		N/A	Unisex
						3,344	Note: access to gym is desired
Subtotal	7			3,525	-	3,344	

Region Educational Service Center/Resident State Trooper							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Space dedicated to 18- to 22-year old program	1	N/A	5,100	5,100	1	5,100	Space formerly allocated to Oak Hill; cost share with LEARN?
Resident State Trooper	-	N/A	-	-	1	477	Not part of program; only entered for existing SF purposes
Subtotal	1			5,100	2	5,577	

District Field House & Natatorium							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Field House / Gymnasium	1	10,000	14,874	14,874	1	14,874	
Auxiliary Gym	1	7,000	2,700	2,700	1	2,700	
Training Room	1	300	300	300	1	300	
Multi-use P.E. Room - Weight Room	1	1,500	1,200	1,200	1	1,200	
Student Locker Room	2	400	500	1,000	2	1,000	
Student Locker Room - Team Room	2	N/A	300	600	2	600	
Student Restroom/Shower	2	200	300	600	2	600	
Physical Education Storage	1	200	350	350	1	350	
P.E. Athletic Office (Teachers)	2	120	100	200	2	200	
Staff Shower	2	80	80	160	2	160	
Athletic Storage	1	200	500	500	1	500	
Laundry	1	N/A	60	60	1	60	
Pool	1	N/A	7,315	7,315	1	7,315	
Pool Spectator Area	1	N/A	1,190	1,190	1	1,190	
Subtotal	19			31,049	19	31,049	

Performing Arts Programs							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Auditorium	1	N/A	4,927	4,927	1	4,927	State Standard: Seating based on 50% enrollment (266)
Stage and Wing Space	1	600	2,125	2,125	1	2,125	
Control Room (Auditorium)	1	100	125	125	1	125	
General Performing Arts Storage	1	200	300	300	1	1,200	
Make-up/Dressing Room	1	200	150	150	-	-	
Costume Storage	1	200	75	75	-	-	
Subtotal	6			7,702	4	8,377	

Building Services and Core Area							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Men's Public Toilet Room	1	60	75	75	1	216	State Standard: only single restroom SF provided; Existing: C.O. only
Women's Public Toilet Room	1	60	150	150	1	216	State Standard: only single restroom SF provided; Existing: C.O. only
Custodial Closets	1		50	50	1	59	Part of HS Program
Electrical Closets	1		50	50		N/A	Part of HS Program
IDF Room	1		50	50		N/A	Part of HS Program
Subtotal	5			375	3	491	

Circulation (Corridors, Stairs, Elevator) & Interior Walls							
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:
Circulation (Corridors, Stairs, Elevator)		N/A	0.20	10,975		N/A	
Interior Partitions & Chases		N/A	0.06	3,293		N/A	
Subtotal				14,268	-	-	

Total Building Area		Ideal Area (SF)	Existing Area (SF)
Total Program Areas		54,501	65,423
Total Building Services and Core Area		375	491
Total Circulation, Interior Partitions & Chases		14,268	-
Grand Total		69,144	65,914