



Haddam-Killingworth High School

Facility Improvement Study

BOE MEETING

TUESDAY, MARCH 18, 2025

CENTRAL OFFICE BOARD ROOM



EDUCATIONAL SPECIFICATIONS & SPACE PROGRAMMING RECAP

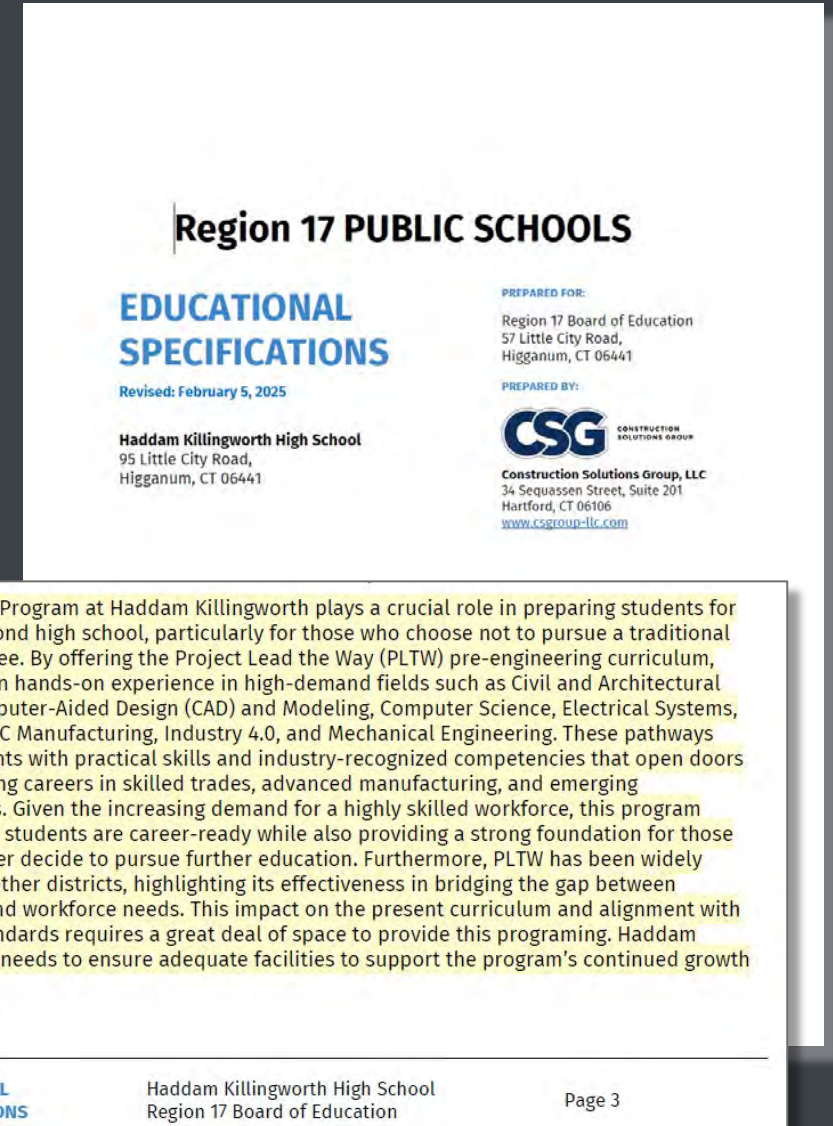


EDUCATIONAL SPECIFICATIONS

H-KHS Draft #5 Released February 5, 2025

ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

- Draft #5 incorporated BOE member request to add importance of Project Lead The Way (PLTW) program for HS students
- No other Educational Specification content revised since Draft #5
- No other Space Program content or square footage revisions since Draft #5





NEW CONSTRUCTION OPTION
(February 6, 2025)



NEW CONSTRUCTION OPTION

February 6, 2025 Floor Plans

BUILDING AREA – New Construction

First Floor Level =	46,467 SF
Second Floor Level =	32,776 SF
Third Floor Level =	27,100 SF
Total Building Area =	106,343 SF

BUILDING AREA – District Resources

First Floor Level =	57,206 SF
Second Floor Level =	43,906 SF
Total Building Area =	101,112 SF

TOTAL PROJECT SQUARE FOOTAGE

207,455 SF



Department Legend

- Academic Core Programs
- Administrative & Support Spaces
- Arts & Music Programs
- Building Services and Core Area
- Circulation & Interior Walls
- Common Areas
- Library / Media Center
- HK CUBS
- Physical Education Programs
- Special Education and Student Support
- Technical Education
- District Central Office Suite



RENOVATION OPTIONS (February 6, 2025)



RENOVATION OPTION

February 6, 2025 Floor Plans (Two-Story Revised Concept)

BUILDING AREA – New Addition (HS)

First Floor Level =	33,681 SF
Second Floor Level =	25,243 SF
Total Building Area =	58,924 SF

BUILDING AREA – Renovation (HS)

First Floor Level =	30,936 SF
Second Floor Level =	36,480 SF
Total Building Area =	67,416 SF

BUILDING AREA – Total HS Program

Total Area =	126,340 SF
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BUILDING AREA – District Resources

First Floor Level =	55,551 SF
Second Floor Level =	7,065 SF
Total District Resource Building Area	62,616 SF

TOTAL PROJECT SQUARE FOOTAGE

188,956 SF



NOT ESTIMATED

Department Legend

- Academic Core Programs
- Administrative & Support Spaces
- Arts & Music Programs
- Building Services and Core Area
- Circulation & Interior Walls
- Common Areas
- Library / Media Center
- HK CUBS
- Physical Education Programs
- Special Education and Student Support
- Technical Education
- District Central Office Suite



RENOVATION OPTION

February 6, 2025 Floor Plans (Three-Story New Concept)

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BUILDING AREA – New Addition (HS)

First Floor Level =	26,588 SF
Second Floor Level =	17,503 SF
Third Floor Level =	17,425 SF
Total Building Area =	61,516 SF

BUILDING AREA – Renovation (HS)

First Floor Level =	30,936 SF
Second Floor Level =	36,905 SF
Total Building Area =	67,841 SF

BUILDING AREA – Total HS Program

Total Area =	129,357 SF
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BUILDING AREA – District Resources

First Floor Level =	55,551 SF
Second Floor Level =	7,065 SF
Total District Resource Building Area	62,616 SF

TOTAL PROJECT SQUARE FOOTAGE

191,973 SF



Department Legend

- Academic Core Programs
- Administrative & Support Spaces
- Arts & Music Programs
- Building Services and Core Area
- Circulation & Interior Walls
- Common Areas
- Library / Media Center
- HK CUBS
- Physical Education Programs
- Special Education and Student Support
- Technical Education
- District Central Office Suite



SITE PLAN OPTIONS (February 6, 2025)



SITE ANALYSIS

Program and School Feedback

Tighe&Bond

**ANTINOZZI
ASSOCIATES**
ARCHITECTURE
+ INTERIORS

Vehicular Circulation

- Bus drop-off / pick-up traffic flow issues
- Parking not near athletic facilities
- Maintain quantity of parking spaces
- Visiting athletic team bus issues

Site Features

- Maintain existing well head locations
- Mind existing memorials & Pride Rock

Athletic Facilities

- New post-tension concrete Tennis Courts
- Separate baseball/tennis
- Maintain one softball field
- Convert one field to synthetic turf
- Maintain Cross Country trails
- Bring track & field sports together

Accessory Improvements

- New pressboxes @ each game field
- New scoreboards @ football/soccer
- Add visiting team track & field bleachers
- Add netting to prevent balls into water
- Add general athletics storage





SITE PLAN

Proposed Site Circulation

Tighe & Bond

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ARCHITECTURE
+ INTERIORS





SITE PLAN

Renovation Option

Tighe & Bond

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Existing building demolition
opens up northern part of the
site for additional athletic fields.





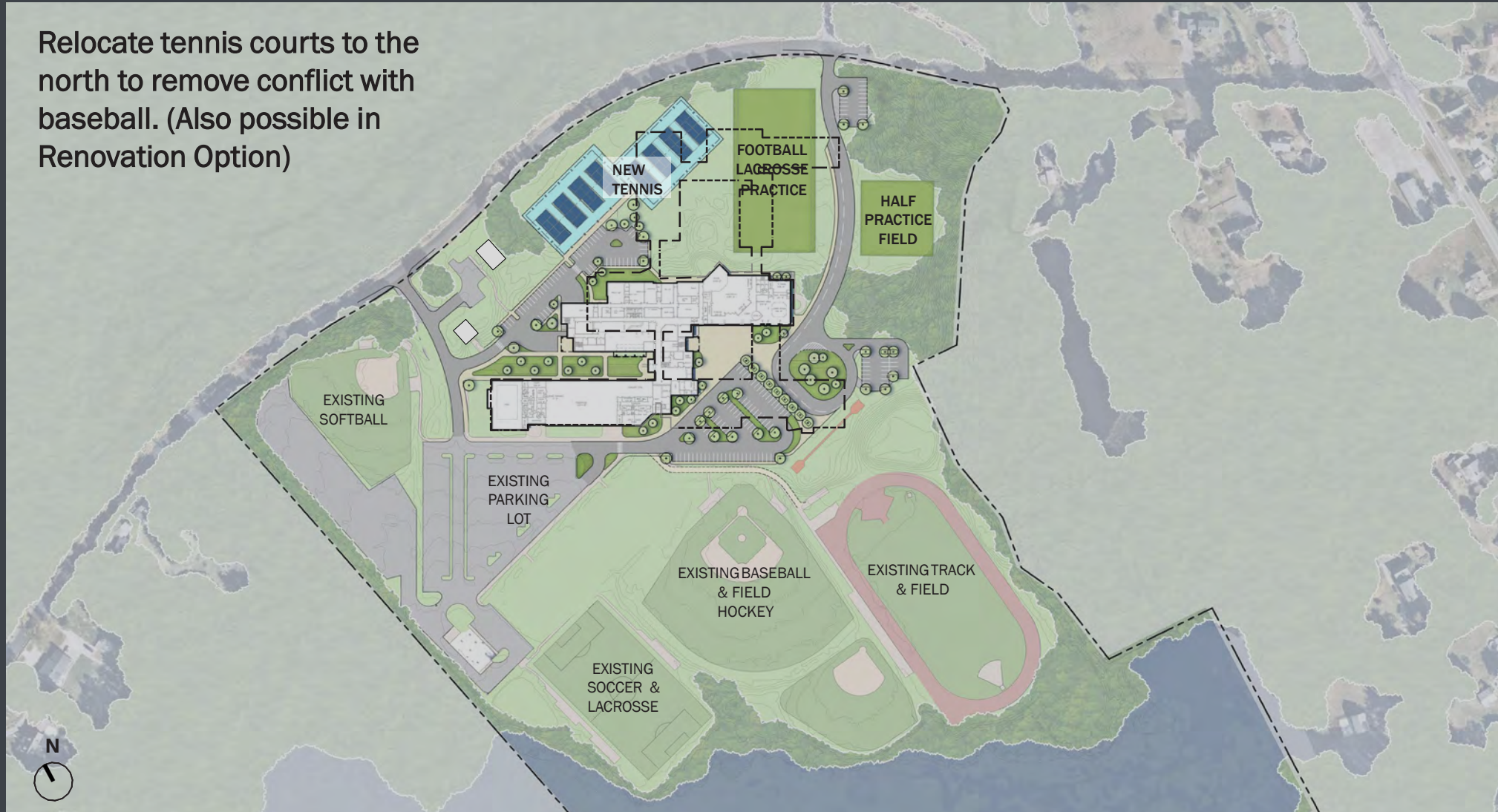
SITE PLAN

New Construction Option A

Tighe & Bond

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Relocate tennis courts to the north to remove conflict with baseball. (Also possible in Renovation Option)





SITE PLAN

New Construction Option B

Tighe & Bond

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Relocate the baseball field to the north to remove conflict with tennis. (Not possible in Renovation Option)





SITE PLAN

Site Plan Options – Summary

Renovation Option (Base Option)



- New practice fields to the north

New Construction Option A



- New practice fields and relocate tennis to the north

New Construction Option B (Alternate Option)



- New practice fields and relocate baseball to the north

Estimate Detail

New Building Option					Renovation Option					District Resource Space - New Option					District Resource Space - Renovation Option					
Element / Description		Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)	Element / Description		Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)	Element / Description		Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
11 52 00	Audio-Visual Equipment																			
	Large Format Projection Systems (Motorized) - Cafeteria / Media Center	2	EA	\$ 25,000.00	\$ 50,000.00				2	EA	\$ 25,000.00	\$ 50,000.00								
	Large Format Projection Systems (Motorized) - Fieldhouse			< N/A >							< N/A >									
	M-1 Interactive Monitor at Classrooms			< FF&E / Technology item >							< FF&E / Technology item >									
	Local Audio / Video for Classrooms in AV Package			< FF&E / Technology item >							< FF&E / Technology item >									
	Local Audio / Video for Conference rooms in AV Package			< FF&E / Technology item >							< FF&E / Technology item >									
	Sound System Allowance- Media Center	1	EA	\$ 25,000.00	\$ 25,000.00				1	EA	\$ 25,000.00	\$ 25,000.00								
	Sound System Allowance- Music	1	EA	\$ 12,500.00	\$ 12,500.00				1	EA	\$ 12,500.00	\$ 12,500.00								
	Sound System Allowance- Choral	1	EA	\$ 12,500.00	\$ 12,500.00				1	EA	\$ 12,500.00	\$ 12,500.00								
	Sound System Allowance- Student Dining	1	EA	\$ 25,000.00	\$ 25,000.00				1	EA	\$ 25,000.00	\$ 25,000.00								
	Sound System Allowance- Fieldhouse & Aux Gym	1	EA	\$ 50,000.00	\$ 50,000.00				1	EA	\$ 50,000.00	\$ 50,000.00								
	Assistive Listening with Induction Loop - In Electrical AV Systems			< Included >							< Included >									
	Subtotal Audio-Visual Equipment					\$ 175,000							\$ 175,000							
11 53 00	Laboratory Fume Hood																			
	Assumes 1 per prep room	7	LS	\$ 17,500.00	\$ 122,500.00				6	LS	\$ 17,500.00	\$ 105,000.00								
	Subtotal Laboratory Fume Hood					\$ 122,500							\$ 105,000							
11 61 00	Theater & Stage Equipment																			
	Stage curtains and rigging			< None identified >							< None identified >									
	Subtotal Theater & Stage Equipment					\$ -							\$ -							
11 66 00	Athletic Equipment																			
	Fieldhouse updates allowance			< None identified >							< None identified >									
	Subtotal Athletic Equipment					\$ -							\$ -							
11 90 00	Miscellaneous Equipment																			
	Kin	1	EA	\$ 5,500.00	\$ 5,500.00				1	EA	\$ 5,500.00	\$ 5,500.00								
	Kin Shelving	1	LS	\$ 3,500.00	\$ 3,500.00				1	LS	\$ 3,500.00	\$ 3,500.00								
	Automotive Equipment Package			< FF&E >							< FF&E >									
	Metals Equipment Package			< FF&E >							< FF&E >									
	Woodworking Equipment Package including dust collection			< FF&E >							< FF&E >									
	Computer Lab / Engineering			< FF&E >							< FF&E >									
	Science Prep room equipment package	4	EA	\$ 25,000.00	\$ 100,000.00				4	EA	\$ 25,000.00	\$ 100,000.00								
	Health Suite Equipment Package	1	LS	\$ 12,500.00	\$ 12,500.00				1	LS	\$ 12,500.00	\$ 12,500.00								
	OT/PT Equipment Package	1	LS	\$ 50,000.00	\$ 50,000.00				1	LS	\$ 50,000.00	\$ 50,000.00								
	SPED Transition Kitchen	1	LS	\$ 12,500.00	\$ 12,500.00				1	LS	\$ 12,500.00	\$ 12,500.00								
	Training Room Equipment / Ice machine / Tables	1	LS	\$ 50,000.00	\$ 50,000.00				1	LS	\$ 50,000.00	\$ 50,000.00								
	Weight Training Equipment	1	LS	\$ 35,000.00	\$ 35,000.00				1	LS	\$ 35,000.00	\$ 35,000.00								
	Multi-Function Device - Assumes in FF&E			< None identified >							< None identified >									
	Industrial Shelving units	50	EA	\$ 425.00	\$ 21,250.00				50	EA	\$ 425.00	\$ 21,250.00								
	Subtotal Miscellaneous Equipment					\$ 290,250							\$ 290,250							
12 20 00	Window Treatment																			
	Window Treatments - Historic	1	LS	\$ 125,000.00	\$ 125,000.00				1	LS	\$ 125,000.00	\$ 125,000.00								
	Subtotal Window Treatment					\$ 125,000							\$ 125,000							
12 35 53	Manufactured Casework																			
	Wenger Music Storage casework Choral - Allowance	1	LS	\$ 17,500.00	\$ 17,500.00				1	LS	\$ 17,500.00	\$ 17,500.00								
	Wenger Music Storage casework Instrumental - Allowance	1	LS	\$ 25,000.00	\$ 25,000.00				1	LS	\$ 25,000.00	\$ 25,000.00								
	Subtotal Manufactured Casework					\$ 42,500							\$ 42,500							
12 48 13	Entrance Mats & Frame																			
	WOM Walk off Mats	1,070	SF	\$ 17.95	\$ 19,206.50				440	SF	\$ 17.95	\$ 7,898.00								
	FG-1 Foot Grille			< None identified >							< None identified >									
	Subtotal Entrance Mats & Frame					\$ 19,207							\$ 7,898							
12 52 00	Seating																			
	Replace Natatorium Seating			N/A							N/A									
	Subtotal Seating					\$ -							\$ -							
13 00 00	Special Construction																			
	Undefined Heavy Renovation allowance			N/A							N/A									
	Undefined Light Renovation allowance			N/A							N/A									
	Pool Modifications - Replace Pool Alternative			N/A							N/A									
	Pool liner and deck repairs			N/A							N/A									
	Pool Filtration - Replace filter, pump tank, UV Filtration			N/A							N/A									
	Pool Chemical Control System			N/A							N/A									
	Pool Water level controller			N/A							N/A									
	Pool deck and safety equipment with ADA lift, new starting blocks			N/A							N/A									
	Greenhouse Panels			N/A							N/A									
	Greenhouse ventilation, irrigation and controls	1	LS	\$ 75,000.00	\$ 75,000.00				1	LS	\$ 75,000.00	\$ 75,000.00								
	Subtotal Special Construction					\$ 75,000							\$ 75,000							
14 20 00	Elevators																			
	Elevator - 2,500 LB MRL Single opening			< None identified >					3	Stop	\$ 80,000.00	\$ 240,000								
	Elevator - 3,500 LB MRL Double opening			< None identified >							< None identified >									
	Lift - Platform lift			< None identified >							< None identified >									
	Subtotal Elevators					\$ 270,000							\$ 240,000							

COST ESTIMATE PRESENTATION

(February 20, 2025)

COST ESTIMATE PRESENTATION
(February 20, 2025)

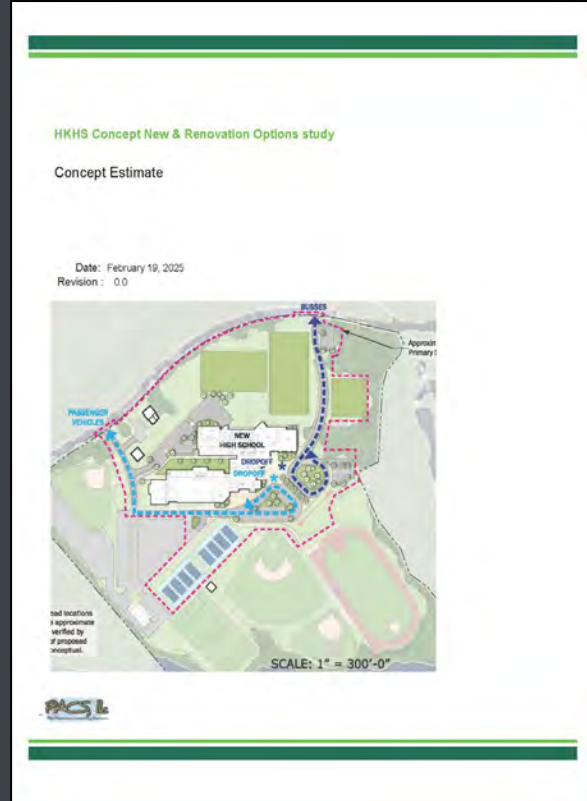
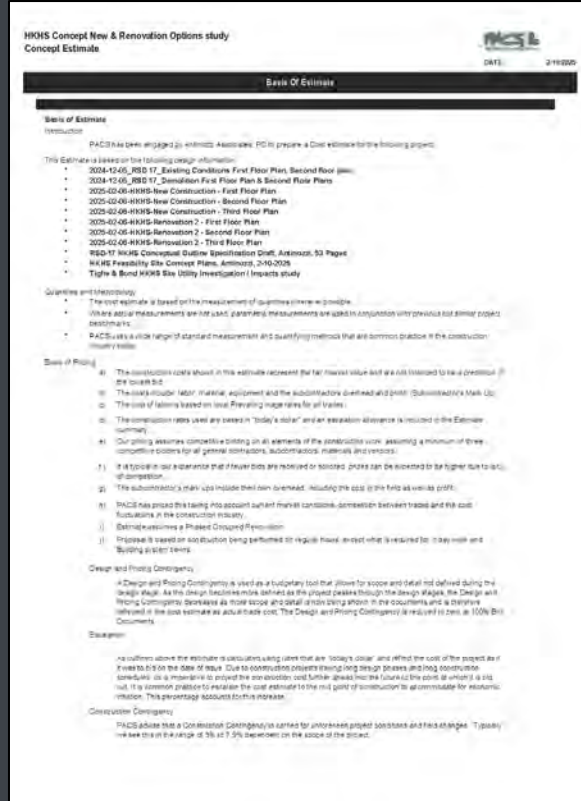


COST ESTIMATE

February 19, 2025 Construction Cost Draft Estimate



ANTINOZZI ASSOCIATES
ARCHITECTURE
+ INTERIORS



Basis of Estimate									
Item	Unit	Quantity	Unit Price	Amount	Item	Unit	Quantity	Unit Price	Amount
1.00	Sq. Ft.	100,000	\$138.94	\$13,894,000	2.00	Sq. Ft.	100,000	\$146.14	\$14,614,000
3.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	4.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
5.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	6.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
7.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	8.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
9.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	10.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
11.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	12.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
13.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	14.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
15.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	16.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
17.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	18.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
19.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	20.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
21.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	22.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
23.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	24.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
25.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	26.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
27.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	28.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
29.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	30.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
31.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	32.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
33.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	34.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
35.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	36.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
37.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	38.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
39.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	40.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
41.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	42.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
43.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	44.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
45.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	46.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
47.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	48.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
49.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	50.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
51.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	52.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
53.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	54.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
55.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	56.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
57.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	58.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
59.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	60.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
61.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	62.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
63.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	64.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
65.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	66.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
67.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	68.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
69.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	70.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
71.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	72.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
73.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	74.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
75.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	76.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
77.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	78.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
79.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	80.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
81.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	82.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
83.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	84.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
85.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	86.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
87.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	88.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
89.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	90.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
91.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	92.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
93.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	94.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
95.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	96.00	Sq. Ft.	100,000	\$32.97	\$3,297,000
97.00	Sq. Ft.	100,000	\$104.45	\$10,445,000	98.00	Sq. Ft.	100,000	\$113.16	\$11,316,000
99.00	Sq. Ft.	100,000	\$34.49	\$3,449,000	100.00	Sq. Ft.	100,000	\$32.97	\$3,297,000

		New Building Option		Renovation Option		District Resource Space - New Option		District Resource Space - Renovation Option	
TOTAL CONSTRUCTION COST		\$	104,458,005	\$	113,165,076	\$	34,491,432	\$	32,976,579

New Construction Option = \$138,949,437

Renovation Option = \$146,141,655



COST ESTIMATE

Project Budget Draft Estimate (New Construction)



ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

Regional School District #17 Haddam-Killingworth High School NEW Budget Detail

JJB DRAFT 022025
Enrollment 532 Students Grades 9-12
Approx net building area 106,343 s.f.

DRAFT

Description of Services	Budget
Architectural and Engineering Services A/E Fees	
Total A & E Services Fees	
Owner's Oversight Fees	
Project Management	
Commissioning Agent	
Environmental Consultant - Included in A/E Fees	
Threshold Reviewer	
3rd Party Code Reviewer	
Testing and Inspections	
Special Inspector	
Moving Services	
Owner's Oversight Fees	
City Professional Fees	
Insurance/Builders Risk	
City Professional Fees	
Administrative Fees	
Printing / Advertising / Legal Notices	
State Permit Fees - In GMP	
Legal Fees	
Bond Counsel	
Grant Reimbursement for Prior Work	
Other Administrative Costs	
Administrative Fees	
Total Other Professional Fees	
Construction Costs	
Construction Manager (incl. Pre-Con)	
TBD	
Total Construction Costs	
Furniture, Fixtures, Equipment & Technology	
Furniture & Equipment	
Technology Equipment & Hardware	
Total FF&E/Technology Costs	
Owner Contingency at 10% of Above	
Total Project Cost	\$131,231,172

High School Costs Total	\$ 131,231,172
Less Ineligible Lines	\$ (2,475,000)
Eligible Subtotal	\$ 128,756,172
5% Ineligible Allow.	\$ (6,437,809)
Net Eligible @ 50% Rate	\$ 122,318,363
State Funds	\$ 61,159,182
Local Bonding	\$ 70,071,990
Referendum Total Value	\$ 174,711,787
Local Bonding Total	\$ 103,514,284

District Svcs. Costs Total	\$ 43,480,615
Less Ineligible Lines	\$ (1,214,000)
Eligible Subtotal	\$ 42,266,615
5% Ineligible Allow.	\$ (2,113,331)
Net Eligible @ 25% Rate	\$ 40,153,284
State Funds	\$ 10,038,321
Local Bonding	\$ 33,442,294
State Funding Total	\$ 71,197,503

Authorized Project Cost	\$43,480,615
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COST ESTIMATE

Project Budget Draft Estimate (Renovation)



ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

Regional School District #17
Central Office and District Resources with RNV
Budget Detail

JJB DRAFT 022025
Approx net building area 62,616 s.f.

Description of Services	Budget
Architectural and Engineering Services A/E Fees	
Total A & E Services Fees	
Owner's Oversight Fees	
Project Management	
Commissioning Agent	
Environmental Consultant - included in A/E Fees	
Threshold Reviewer	
3rd Party Code Reviewer	
Testing and Inspections	
Special Inspector	
Moving Services	
Owner's Oversight Fees	
City Professional Fees	
Insurance/Builders Risk	
City Professional Fees	
Administrative Fees	
Printing / Advertising / Legal Notices	
State Permit Fees	
Legal Fees	
Bond Counsel	
Grant Reimbursement for Prior Work	
Other Administrative Costs	
Administrative Fees	
Total Other Professional Fees	
Construction Costs	
Construction Manager (incl. Pre-Con)	
TBD	
Total Construction Costs	
Furniture, Fixtures, Equipment & Technology	
Furniture & Equipment	
Technology Equipment & Hardware	
Total FF&E/Technology Costs	
Owner Contingency at 10% of Above	
Authorized Project Cost	\$42,294,383

High School Costs Total	\$ 141,506,894
Less Ineligible Lines	\$ (2,475,000)
Eligible Subtotal	\$ 139,031,894
5% Ineligible Allow.	\$ (6,951,595)
Net Eligible @ 50% Rate	\$ 132,080,299
State Funds	\$ 66,040,150
Local Bonding	\$ 75,466,744
Referendum Total Value	\$ 183,801,277
Local Bonding Total	\$ 108,004,536

Regional School District #17
Haddam-Killingworth High School RNV
Budget Detail

JJB DRAFT 022025
Enrollment 532 Students Grades 9-12
Approx net building area 129,357 s.f.

Description of Services	Budget

District Svcs. Costs Total	\$ 42,294,383
Less Ineligible Lines	\$ (1,214,000)
Eligible Subtotal	\$ 41,080,383
5% Ineligible Allow.	\$ (2,054,019)
Net Eligible @ 25% Rate	\$ 39,026,364
State Funds	\$ 9,756,591
Local Bonding	\$ 32,537,792
State Funding Total	\$ 75,796,741

Authorized Project Cost	\$141,506,894
-------------------------	---------------

Estimate Detail

New Building Option					Renovation Option					District Resource Space - New Option					District Resource Space - Renovation Option						
Element / Description		Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
11 52 00	Audio-Visual Equipment																				
	Large Format Projection Systems (Motorized) - Cafeteria / Media Center	2	EA	\$ 25,000.00	\$ 50,000.00		2	EA	\$ 25,000.00	\$ 50,000.00		< None identified >					< None identified >				
	Large Format Projection Systems (Motorized) - Fieldhouse			< N/A >					< N/A >						\$ 50,000.00	\$ 50,000.00				\$ 50,000.00	\$ 50,000.00
	M-1 Interactive Monitor at Classrooms			< FF&E / Technology Item >					< FF&E / Technology Item >						< None identified >					< None identified >	
	Local Audio / Video for Classrooms in AV Package			< FF&E / Technology Item >					< FF&E / Technology Item >						< None identified >					< None identified >	
	Local Audio / Video for Conference rooms in AV Package			< FF&E / Technology Item >					< FF&E / Technology Item >						< None identified >					< None identified >	
	Sound System Allowance- Media Center	1	EA	\$ 25,000.00	\$ 25,000.00		1	EA	\$ 25,000.00	\$ 25,000.00		< None identified >					< None identified >				
	Sound System Allowance- Music	1	EA	\$ 12,500.00	\$ 12,500.00		1	EA	\$ 12,500.00	\$ 12,500.00		< None identified >					< None identified >				
	Sound System Allowance- Choral	1	EA	\$ 12,500.00	\$ 12,500.00		1	EA	\$ 12,500.00	\$ 12,500.00		< None identified >					< None identified >				
	Sound System Allowance- Student Dining	1	EA	\$ 25,000.00	\$ 25,000.00		1	EA	\$ 25,000.00	\$ 25,000.00		< None identified >					< None identified >				
	Sound System Allowance- Fieldhouse & Aux Gym	1	EA	\$ 50,000.00	\$ 50,000.00		1	EA	\$ 50,000.00	\$ 50,000.00		< None identified >					< None identified >				
	Assistive Listening with Induction Loop - In Electrical AV Systems			< Included >					< Included >						< None identified >					< None identified >	
	Subtotal Audio-Visual Equipment					\$ 175,000					\$ 175,000					\$ 50,000					\$ 50,000
11 53 00	Laboratory Fume Hood																				
	Assumes 1 per prep room	7	LS	\$ 17,500.00	\$ 122,500.00		6	LS	\$ 17,500.00	\$ 105,000.00		< None identified >					< None identified >				
	Subtotal Laboratory Fume Hood					\$ 122,500					\$ 105,000					\$ -					\$ -
11 61 00	Theater & Stage Equipment																				
	Stage curtains and rigging			< None identified >					< None identified >						< None identified >					< None identified >	
	Subtotal Theater & Stage Equipment					\$ -					\$ -					\$ -					\$ -
11 66 00	Athletic Equipment																				
	Fieldhouse updates allowance			< None identified >					< None identified >			1	LS	\$ 100,000	\$ 100,000		1	LS	\$ 100,000	\$ 100,000	
	Subtotal Athletic Equipment					\$ -					\$ -					\$ 100,000					\$ 100,000
11 90 00	Miscellaneous Equipment																				
	Klin	1	EA	\$ 5,500.00	\$ 5,500.00		1	EA	\$ 5,500.00	\$ 5,500.00		< None identified >					< None identified >				
	Klin Shelving	1	LS	\$ 3,500.00	\$ 3,500.00		1	LS	\$ 3,500.00	\$ 3,500.00		< None identified >					< None identified >				
	Automotive Equipment Package			< FF&E >					< FF&E >			< None identified >					< None identified >				
	Metals Equipment Package			< FF&E >					< FF&E >			< None identified >					< None identified >				
	Woodworking Equipment Package including dust collection			< FF&E >					< FF&E >			< None identified >					< None identified >				
	Computer Lab / Engineering			< FF&E >					< FF&E >			< None identified >					< None identified >				
	Science Prep room equipment package	4	EA	\$ 25,000.00	\$ 100,000.00		4	EA	\$ 25,000.00	\$ 100,000.00		< None identified >					< None identified >				
	Health Suite Equipment Package	1	LS	\$ 12,500.00	\$ 12,500.00		1	LS	\$ 12,500.00	\$ 12,500.00		< None identified >					< None identified >				
	OT/PT Equipment Package	1	LS	\$ 50,000.00	\$ 50,000.00		1	LS	\$ 50,000.00	\$ 50,000.00		< None identified >					< None identified >				
	SPED Transition Kitchen	1	LS	\$ 12,500.00	\$ 12,500.00		1	LS	\$ 12,500.00	\$ 12,500.00		< None identified >					< None identified >				
	Training Room Equipment / Ice machine / Tables	1	LS	\$ 50,000.00	\$ 50,000.00		1	LS	\$ 50,000.00	\$ 50,000.00		< None identified >					< None identified >				
	Weight Training Equipment	1	LS	\$ 35,000.00	\$ 35,000.00		1	LS	\$ 35,000.00	\$ 35,000.00		< None identified >					< None identified >				
	Multi-Function Device - Assumes in FF&E			< None identified >					< None identified >			< None identified >					< None identified >				
	Industrial Shelving units	50	EA	\$ 425.00	\$ 21,250.00		50	EA	\$ 425.00	\$ 21,250.00		< None identified >					< None identified >				
	Subtotal Miscellaneous Equipment					\$ 290,250					\$ 290,250					\$ -					\$ -
12 20 00	Window Treatment																				
	Window Treatments - Historic	1	LS	\$ 125,000.00	\$ 125,000.00		1	LS	\$ 125,000.00	\$ 125,000.00		1	LS	\$ 25,000.00	\$ 25,000.00		1	LS	\$ 25,000.00	\$ 25,000.00	
	Subtotal Window Treatment					\$ 125,000					\$ 125,000					\$ 25,000					\$ 25,000
12 35 53	Manufactured Casework																				
	Wenger Music Storage casework Choral - Allowance	1	LS	\$ 17,500.00	\$ 17,500.00		1	LS	\$ 17,500.00	\$ 17,500.00		< None identified >					< None identified >				
	Wenger Music Storage casework Instrumental - Allowance	1	LS	\$ 25,000.00	\$ 25,000.00		1	LS	\$ 25,000.00	\$ 25,000.00		< None identified >					< None identified >				
	Subtotal Manufactured Casework					\$ 42,500					\$ 42,500					\$ -					\$ -
12 48 13	Entrance Mats & Frame																				
	WOM Walk off Mats	1,070	SF	\$ 17.95	\$ 19,206.50		440	SF	\$ 17.95	\$ 7,898.00		625	SF	\$ 17.95	\$ 11,218.75		1,950	SF	\$ 17.95	\$ 37,822.50	
	FG-1 Foot Grille			< None identified >					< None identified >			< None identified >					< None identified >				
	Subtotal Entrance Mats & Frame					\$ 19,207					\$ 7,898					\$ 11,219					\$ 27,823
12 52 00	Seating																				
	Replace Natatorium Seating			N/A					N/A			400	LF	\$ 125	\$ 50,000		400	LF	\$ 125	\$ 50,000	
	Subtotal Seating					\$ -					\$ -					\$ 50,000					\$ 50,000
13 00 00	Special Construction																				
	Undefined Heavy Renovation allowance			N/A					N/A			10,649	SF	\$ 40	\$ 425,960		6,917	SF	\$ 40	\$ 276,680	
	Undefined Light Renovation allowance			N/A					N/A			11,014	SF	\$ 25	\$ 275,350		7,555	SF	\$ 25	\$ 188,875	
	Pool Modifications - Replace Pool Alternative			N/A					N/A			< See Alternative >					< See Alternative >				
	Pool liner and deck repairs			N/A					N/A			1	LS	\$ 10,000	\$ 10,000		1	LS	\$ 10,000	\$ 10,000	
	Pool Filtration - Replace filter, surge tank, UV Filtration			N/A					N/A			1	LS	\$ 20,000	\$ 20,000		1	LS	\$ 20,000	\$ 20,000	
	Pool Chemical Control System			N/A					N/A			1	LS	\$ 25,000	\$ 25,000		1	LS	\$ 25,000	\$ 25,000	
	Pool Water level controller			N/A					N/A			1	LS	\$ 500	\$ 500		1	LS	\$ 500	\$ 500	
	Pool deck and safety equipment with ADA lift, new starting blocks			N/A					N/A			< None identified >					< None identified >				
	Greenhouse Panels			N/A					N/A			< None identified >					< None identified >				
	Greenhouse ventilation, irrigation and controls	1	LS	\$ 75,000.00	\$ 75,000.00		1	LS	\$ 75,000.00	\$ 75,000.00		< None identified >					< None identified >				
	Subtotal Special Construction					\$ 75,000					\$ 197,250					\$ 1,173,810					\$ 945,556
14 20 00	Elevators																				
	Elevator - 2,500 LB MRL Single opening			< None identified >			3	Stop	\$ 80,000	\$ 240,000		< None identified >					< None identified >				
	Elevator - 3,500 LB MRL Double opening			< None identified >					< None identified >			< None identified >					< None identified >				
	Lift - Platform lift			< None identified >					< None identified >			< None identified >					< None identified >				
	Subtotal Elevators					\$ 270,000					\$ 240,000					\$ 0.00					\$ -

COST / BONDING ANALYSIS
(March 6, 2025)

COST / BONDING ANALYSIS
(March 6, 2025)



FINANCIAL BONDING ANALYSIS

New Construction



ASSUMPTIONS

% Share of RSD17 Costs:

- Haddam = 59.16%
- Killingworth = 40.84%

Average Assessment:

- Haddam = \$292,508
- Killingworth = \$380,328

Annual Budget Growth Rate:

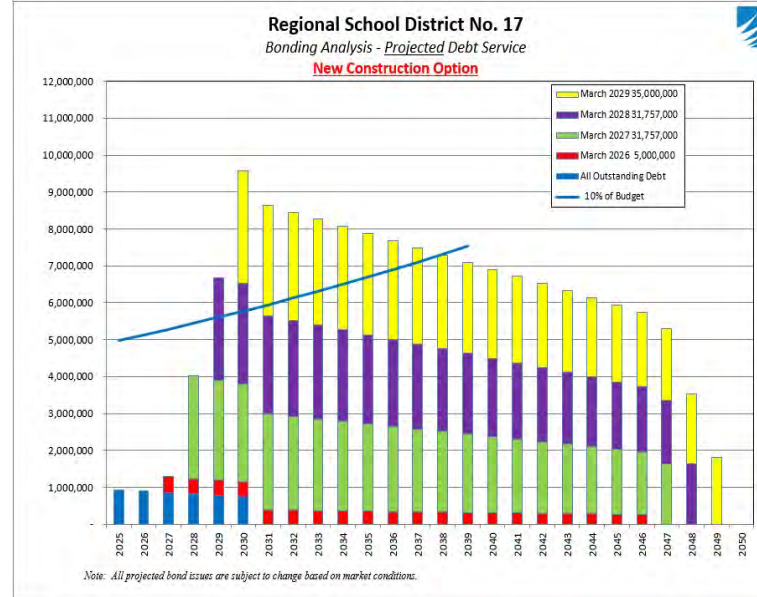
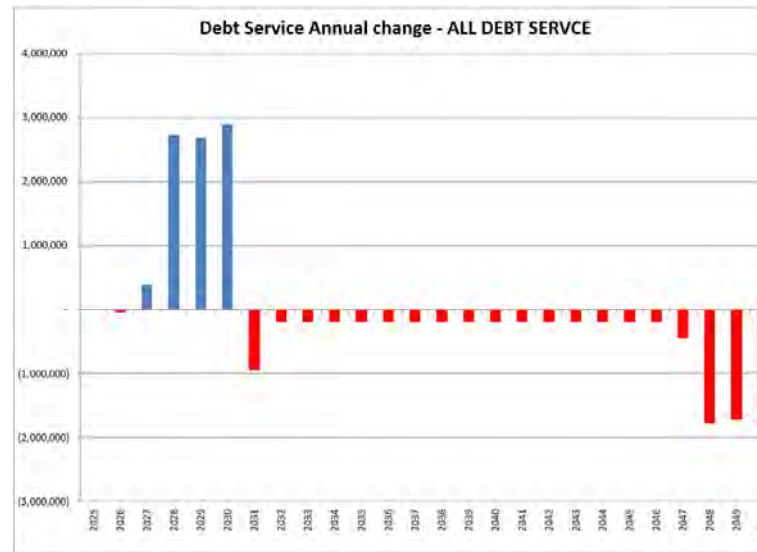
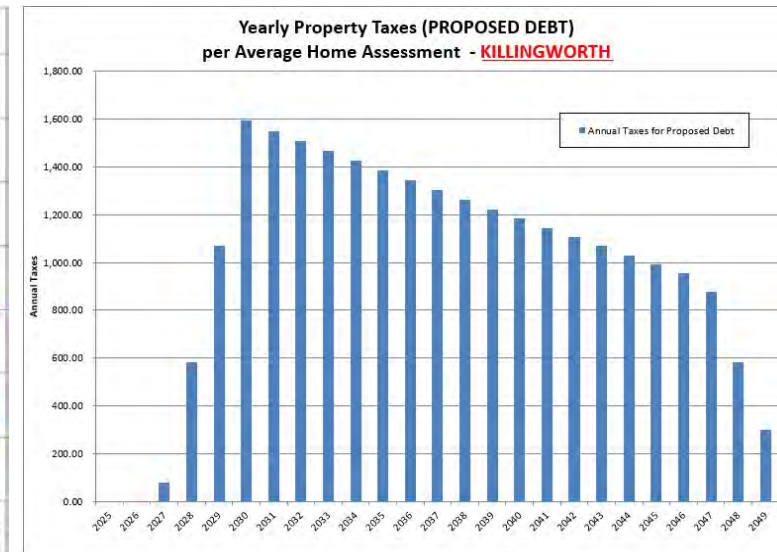
3.00%

Grand List Growth Rate:

0.50%

Bond Issuance Rates:

- March 2026 = 3.50%
- March 2027-2029 = 3.75%



	\$292,508	\$380,328
Property Tax for Median Assessment	Haddam	Killingworth
	0.00	0.00
	0.00	0.00
	72.67	77.78
	543.55	581.79
	999.68	1,069.99
	1,489.01	1,593.75
	1,449.18	1,551.11
	1,409.71	1,508.86
	1,370.59	1,467.00
	1,331.83	1,425.51
	1,293.42	1,384.40
	1,255.36	1,343.66
	1,217.64	1,303.29
	1,180.27	1,263.29
	1,143.24	1,223.66
	1,106.56	1,184.39
	1,070.20	1,145.48
	1,034.19	1,106.93
	998.50	1,068.73
	963.14	1,030.89
	928.11	993.39
	893.41	956.25
	820.34	878.04
	543.33	581.54
	278.17	297.74
	0.00	0.00
	0.00	0.00
	0.00	0.00
	0.00	0.00
	23,392	25,037



FINANCIAL BONDING ANALYSIS

New Construction w/ Additional School Debt



ASSUMPTIONS

% Share of RSD17 Costs:

- Haddam = 59.16%
- Killingworth = 40.84%

Average Assessment:

- Haddam = \$292,508
- Killingworth = \$380,328

Annual Budget Growth Rate:

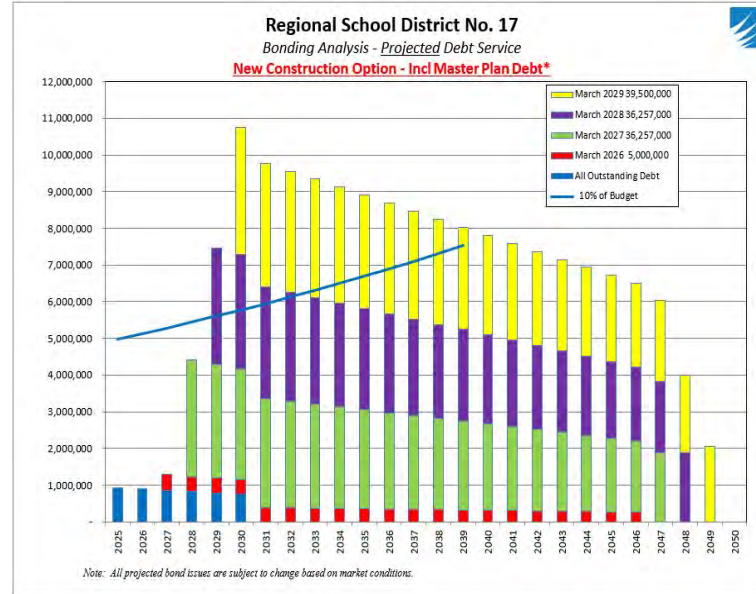
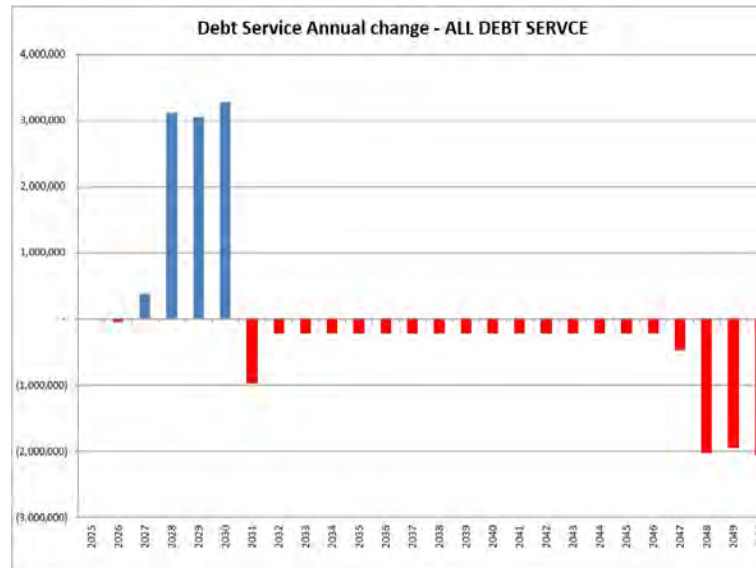
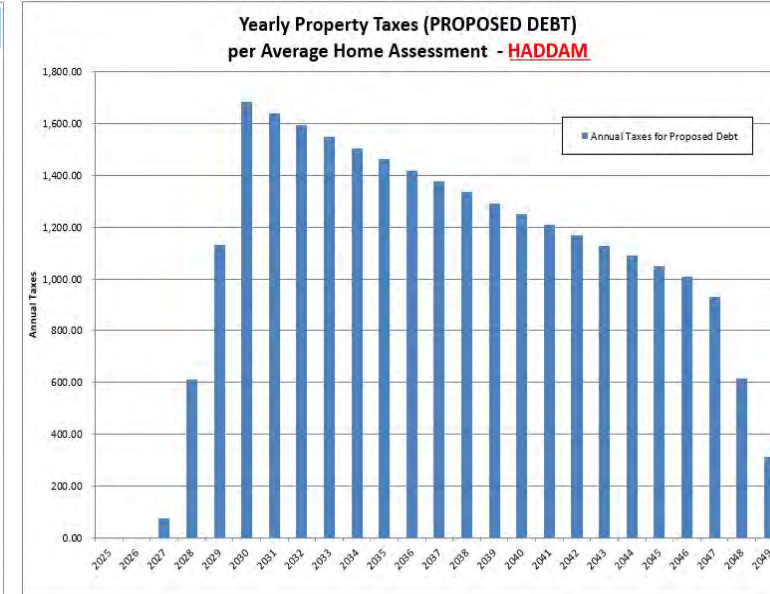
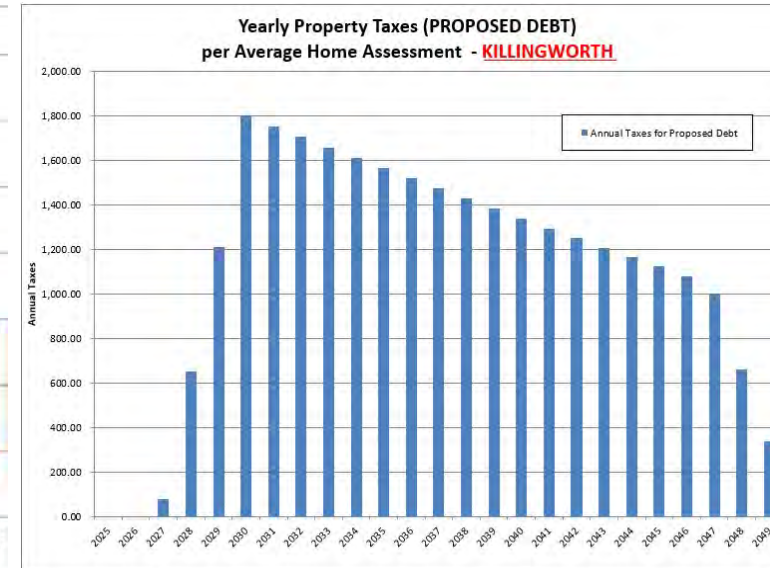
3.00%

Grand List Growth Rate:

0.50%

Bond Issuance Rates:

- March 2026 = 3.50%
- March 2027-2029 = 3.75%



	\$292,508	\$380,328
Property Tax for Median Assessment		
Haddam	Killingworth	
0.00	0.00	
0.00	0.00	
72.67	77.78	
610.54	653.49	
1,131.56	1,211.15	
1,683.72	1,802.15	
1,638.67	1,753.94	
1,594.04	1,706.16	
1,549.80	1,658.81	
1,505.97	1,611.90	
1,462.53	1,565.41	
1,419.49	1,519.34	
1,376.85	1,473.69	
1,334.59	1,428.46	
1,292.71	1,383.64	
1,251.23	1,339.24	
1,210.12	1,295.24	
1,169.39	1,251.64	
1,129.03	1,208.45	
1,089.05	1,165.65	
1,049.44	1,123.25	
1,010.19	1,081.25	
932.63	998.23	
616.51	659.88	
313.94	336.02	
0.00	0.00	
0.00	0.00	
0.00	0.00	
0.00	0.00	
26,445	28,305	



FINANCIAL BONDING ANALYSIS

Renovation Construction



ASSUMPTIONS

% Share of RSD17 Costs:

- Haddam = 59.16%
- Killingworth = 40.84%

Average Assessment:

- Haddam = \$292,508
- Killingworth = \$380,328

Annual Budget Growth Rate:

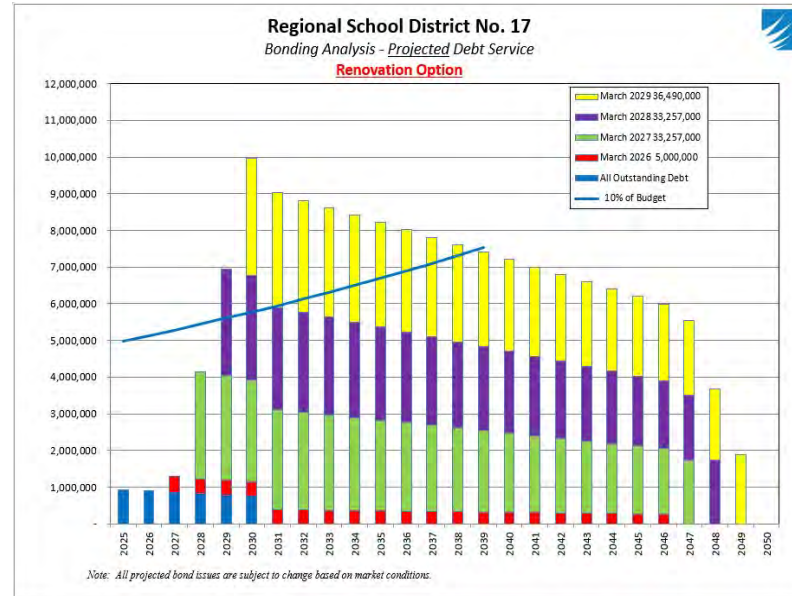
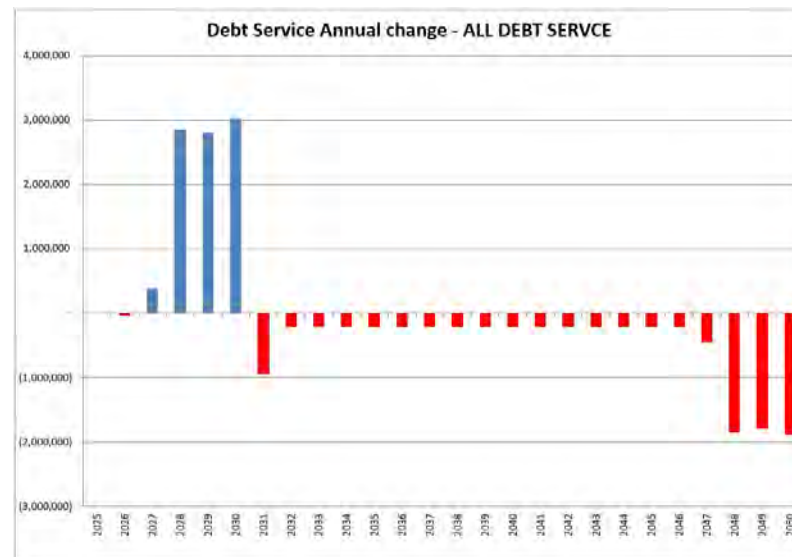
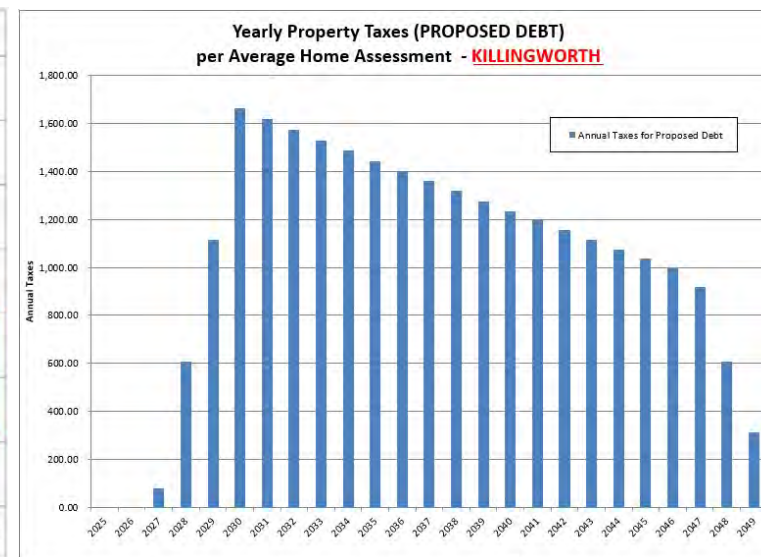
3.00%

Grand List Growth Rate:

0.50%

Bond Issuance Rates:

- March 2026 = 3.50%
- March 2027-2029 = 3.75%



	\$292,508	\$380,328
Property Tax for Median Assessment	Haddam	Killingworth
	0.00	0.00
	0.00	0.00
	72.67	77.78
	565.88	605.69
	1,043.64	1,117.04
	1,553.77	1,663.06
	1,512.20	1,618.57
	1,471.01	1,574.48
	1,430.19	1,530.79
	1,389.74	1,487.50
	1,349.66	1,444.60
	1,309.94	1,402.08
	1,270.59	1,359.96
	1,231.59	1,318.22
	1,192.95	1,276.86
	1,154.67	1,235.89
	1,116.73	1,195.28
	1,079.15	1,155.06
	1,041.91	1,115.20
	1,005.02	1,075.71
	968.46	1,036.58
	932.25	997.82
	857.68	918.01
	567.64	607.57
	290.01	310.41
	0.00	0.00
	0.00	0.00
	0.00	0.00
	0.00	0.00
	24,407	26,124



FINANCIAL BONDING ANALYSIS

Renovation Construction w/ Additional School Debt



ASSUMPTIONS

% Share of RSD17 Costs:

- Haddam = 59.16%
- Killingworth = 40.84%

Average Assessment:

- Haddam = \$292,508
- Killingworth = \$380,328

Annual Budget Growth Rate:

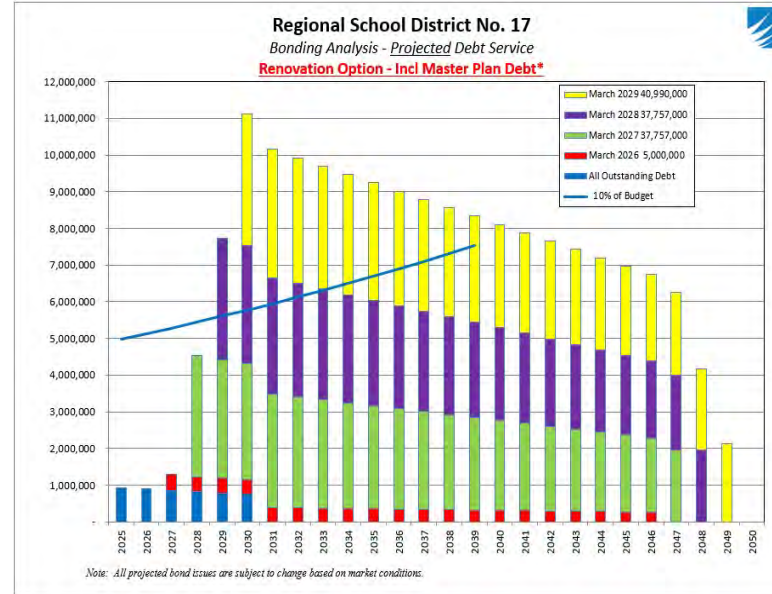
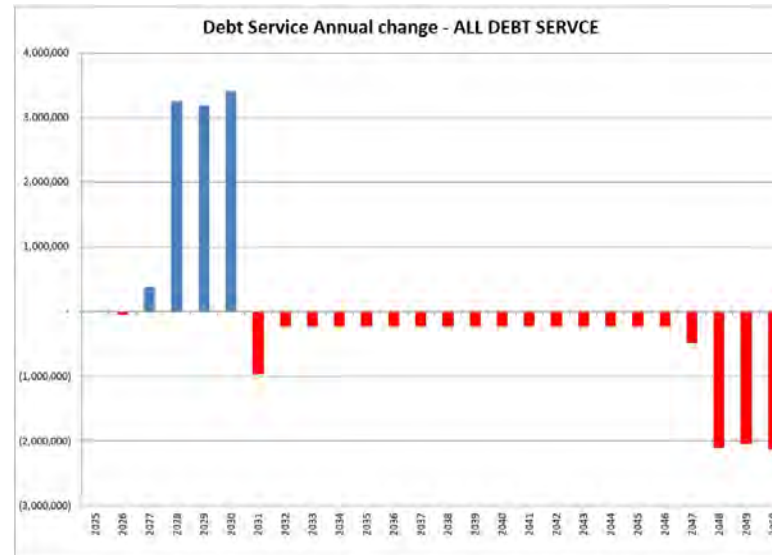
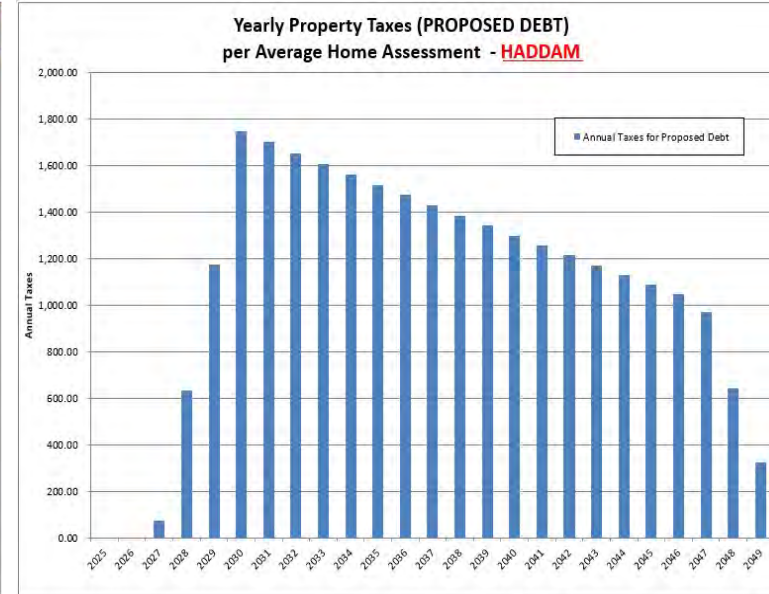
3.00%

Grand List Growth Rate:

0.50%

Bond Issuance Rates:

- March 2026 = 3.50%
- March 2027-2029 = 3.75%



	\$292,508	\$380,328
Property Tax for Median Assessment	Haddam	Killingworth
	0.00	0.00
	0.00	0.00
	72.67	77.78
	632.87	677.39
	1,175.52	1,258.20
	1,748.47	1,871.46
	1,701.69	1,821.39
	1,655.34	1,771.77
	1,609.40	1,722.61
	1,563.88	1,673.89
	1,518.78	1,625.61
	1,474.08	1,577.77
	1,429.79	1,530.36
	1,385.91	1,483.39
	1,342.42	1,436.85
	1,299.34	1,390.73
	1,256.65	1,345.04
	1,214.35	1,299.77
	1,172.44	1,254.91
	1,130.92	1,210.47
	1,089.79	1,166.44
	1,049.03	1,122.82
	969.97	1,038.20
	640.83	685.90
	325.78	348.69
	0.00	0.00
	0.00	0.00
	0.00	0.00
	0.00	0.00
	27,460	29,391



COST ESTIMATE REVISION

March 4, 2025 Correction/Error Check



ANTINOZZI ASSOCIATES
ARCHITECTURE
+ INTERIORS



New Building Option											
Renovation Option											
District Resource Space - New Option											
District Resource Space - Renovation Option											
TOTAL CONSTRUCTION COST											
\$ 104,080,354											
\$ 109,726,204											
\$ 35,048,748											
\$ 33,523,389											

New Building Option											
Renovation Option											
District Resource Space - New Option											
District Resource Space - Renovation Option											
TOTAL CONSTRUCTION COST											
\$ 104,080,354											
\$ 109,726,204											
\$ 35,048,748											
\$ 33,523,389											

New Building Option

Renovation Option

District Resource Space -
New Option

District Resource Space -
Renovation Option

TOTAL CONSTRUCTION COST

\$

104,080,354

\$

109,726,204

\$

35,048,748

\$

33,523,389

946.185038

914.385031

March 4th Revisions - PACS was asked to review the estimate detail with Design Consultants to ensure accuracy in the estimate. During a detailed review of the estimate spreadsheet / formulas a few errors were found in the Demolition portion of the project. A unit cost for demolition of Foundations below grade was carried at \$5 per SF of footprint for the new construction, but errantly included \$60 for that item in the Renovation. This error resulted in a significant reduction in the Demolition costs for the Renovation option of \$2,328,480. There were 2 line items for Heavy selective demolition that the calculation formula was not extending, resulting in \$425,972 being added to Each of the District Resource Space estimates.

Based on feedback from the design Team, corrections were made to Primary electrical entrance length, quantity of Catch basins and Unit price for Water Clarity Units. The Ecopod system (part of the Septic pre-treatment system) was also adjusted to accommodate the magnitude of the project.

New Construction Option = \$139,129,102

Renovation Option = \$143,249,593



PROJECT REFERENDUM COSTS

March 6, 2025 Draft Report (New Construction)



ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

Note: Values presented are initial calculations without the study committee's input on project alternates, bonding cost verification and other items which will be finalized prior to acceptance votes. Construction costs per revised PACS, LLC estimate dated March 5, 2025, Demolition correction and error check, and soft costs derived by Arcadis-US from historical data from similar projects.

New High School Option

High School Costs Total	\$ 131,603,419	District Svcs. Costs Total	\$ 44,136,576
Deduct Ineligible Line Items	\$ (2,475,000)	Deduct Ineligible Line Items	\$ (1,214,500)
Eligible Subtotal	\$ 129,128,419	Eligible Subtotal	\$ 42,922,076
5% Ineligible Allow.	\$ (6,456,421)	5% Ineligible Allow.	\$ (2,146,104)
Net Eligible @ 50% Rate	\$ 122,671,998	Net Eligible @ 25% Rate	\$ 40,775,972
State Funds	\$ 61,335,999	State Funds	\$ 10,193,993
Local Bonding	\$ 70,267,420	Local Bonding	\$ 33,942,583
Referendum Total Value	\$ 175,739,995		
Local Bonding Total	\$ 104,210,003	State Funding Total	\$ 71,529,992





PROJECT REFERENDUM COSTS

March 6, 2025 Draft Report (Renovation)



ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

Note: Values presented are initial calculations without the study committee's input on project alternates, bonding cost verification and other items which will be finalized prior to acceptance votes. Construction costs per revised PACS, LLC estimate dated March 5, 2025, Demolition correction and error check, and soft costs derived by Arcadis-US from historical data from similar projects.

Renovated High School Option

High School Costs Total	\$ 138,276,045	District Svcs. Costs Total	\$ 42,937,979
Deduct Ineligible Line Items	\$ (2,475,000)	Deduct Ineligible Line Items	\$ (1,214,500)
Eligible Subtotal	\$ 135,801,045	Eligible Subtotal	\$ 41,723,479
5% Ineligible Allow.	\$ (6,790,052)	5% Ineligible Allow.	\$ (2,086,174)
Net Eligible @ 50% Rate	\$ 129,010,993	Net Eligible @ 25% Rate	\$ 39,637,305
State Funds	\$ 64,505,496	State Funds	\$ 9,909,326
Local Bonding	\$ 73,770,549	Local Bonding	\$ 33,028,653
Referendum Total Value	\$ 181,214,024		
Local Bonding Total	\$ 106,799,201	State Funding Total	\$ 74,414,823





VALUE MANAGEMENT OPPORTUNITIES

March 6, 2025 Draft Report

RSD #17: NEW HKHS and BE Project

Proposal	Base Cost	Quantity	Add Construction Markups	Total Value	Accept / Reject /	
					Bid Alternate	
Reduce Qty. of Press Boxes from 4 to 1 (Stadium field only)	\$ 325,000	3.00	29.5%	\$ 1,262,625		
Reduce Power and Data to Press Boxes from 4 to 1	\$ 62,500	3.00	29.5%	\$ 242,813		
Eliminate Elevator at Stadium Press Box (not a code requirement)	\$ 500,000	1.00	29.5%	\$ 647,500		
Install Sod vs. Artificial Turf at Stadium Field, Keep Drainage	\$ 600,000	1.00	29.5%	\$ 777,000		
Delete Skylight at Cafeteria - Roof Infill Only	\$ 117,500	1.00	29.5%	\$ 152,163		
Delete Loading Dock Equipment - At-Grade Loading Area	\$ 12,500	1.00	29.5%	\$ 16,188		
Reduce Fume Hoods From 7 to 2 (Chemistry Classes Only)	\$ 17,500	5.00	29.5%	\$ 113,313		
Eliminate New Scoreboards	\$ 40,000	2.00	29.5%	\$ 103,600		
Eliminate Tennis Court Replacement (Surface, 10' Fence and Nets)	\$ 890,964	1.00	29.5%	\$ 1,153,798		
Eliminate Safety Netting Between Tennis Courts and Baseball	\$ 281,250	1.00	29.5%	\$ 364,219		
Eliminate New Bleachers at Stadium Field	\$ 130,000	1.00	29.5%	\$ 168,350		
Eliminate New Athletics Storage Building	\$ 218,750	1.00	29.5%	\$ 283,281		
Eliminate Utilities to New Athletics Storage Building	\$ 62,500	1.00	29.5%	\$ 80,938		
Reuse Existing Football Goalposts	\$ 17,500	2.00	29.5%	\$ 45,325		
Subtotal				\$ 5,411,111	*	

		High School	District	Starting Total		
Starting Owner's Contingency @ 10%		\$ 11,963,947	\$ 4,012,416	\$ 15,976,363		
Reduce Owner's Contingency from 10% to:		High School	District	Proposed Total	Net Savings from Starting Value	
	9%	\$ 10,767,552	\$ 3,611,174	\$ 14,378,727	\$ 1,597,636	
	8%	\$ 9,571,158	\$ 3,209,933	\$ 12,781,090	\$ 3,195,273	
Most current projects carry an	7%	\$ 8,374,763	\$ 2,808,691	\$ 11,183,454	\$ 4,792,909	
Owner Contingency in the range	6%	\$ 7,178,368	\$ 2,407,450	\$ 9,585,818	\$ 6,390,545	
of 5% to 7% of total costs	5%	\$ 5,981,974	\$ 2,006,208	\$ 7,988,182	\$ 7,988,182	

Note: Potential Savings Vary With V.M. Choices

Potential Savings Using (*) Values \$ 10,204,020



RESPONSE TO QUESTIONS/CLARIFICATIONS

March 1, 2025 E-Mail to HS-FST (S. Sack)

**ANTINOZZI
ASSOCIATES**
ARCHITECTURE
+ INTERIORS

- E-mail received March 1, 2025 with questions and clarifications requested prior to HS-FST Meeting on March 6, 2025
- Response by Antinozzi Associates with Administration, Arcadis, Cost Estimator input on March 5, 2025
- Questions/Clarifications centered on:
 - Process (guiding principles, option selection, timeline, Legislative communication)
 - Specific Questions for March 6 (cost adjustments, bonding, possible space reductions, phasing)
 - General Questions (District Resource space clarifications, trends, cost justifications)
 - Educational Specifications (clarifications)

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.

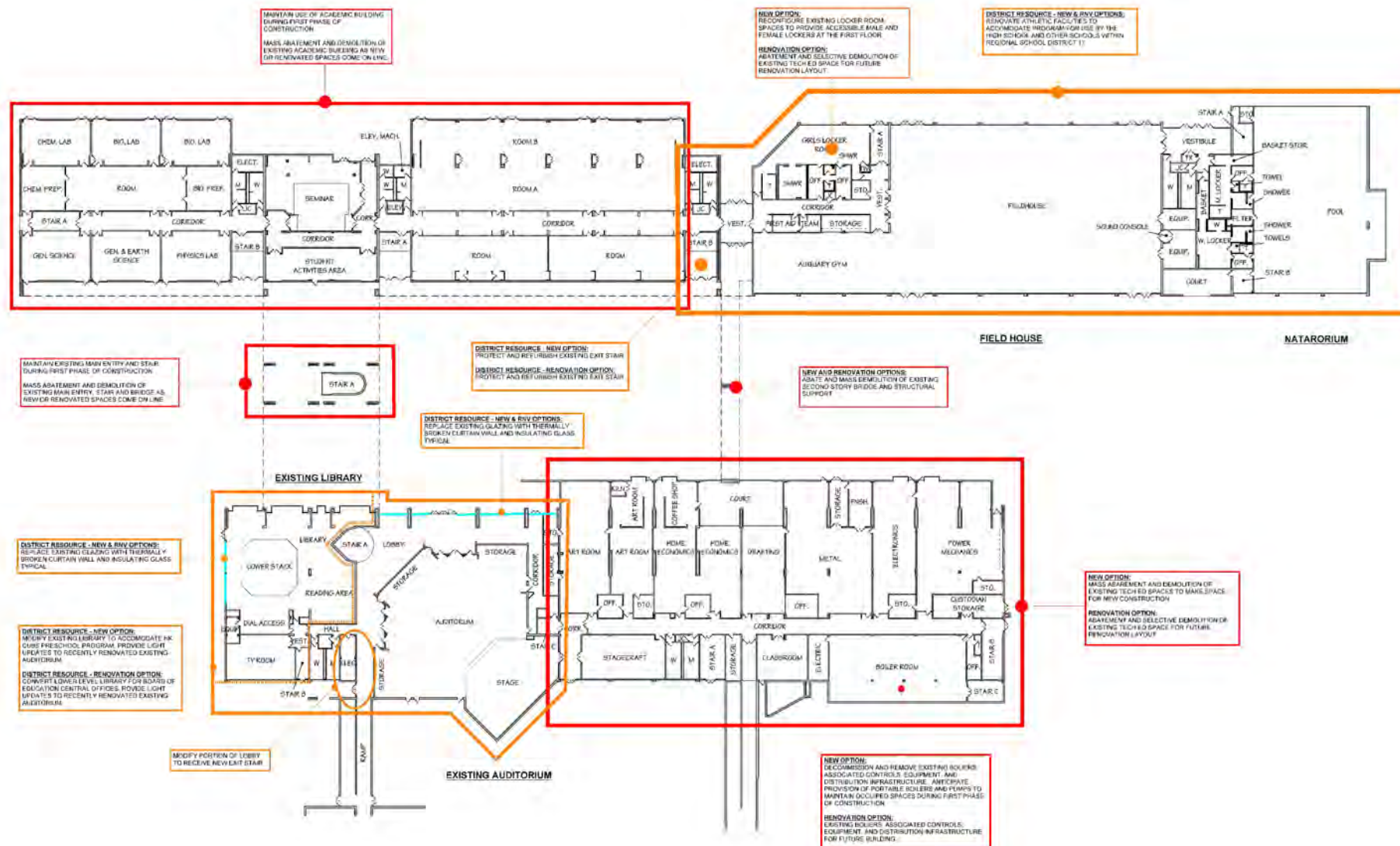
- a) Current/futuristic needs have been addressed through the review and conceptual implementation of the Educational Specifications currently in draft form as of January 10, 2025. Until the final concept is approved by the BOE and RSD17 voters, the Design Team has implemented the intent of the Educational 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:



RESPONSE TO QUESTIONS/CLARIFICATIONS

Sequence of Construction (Phasing Plan shared with PACS)

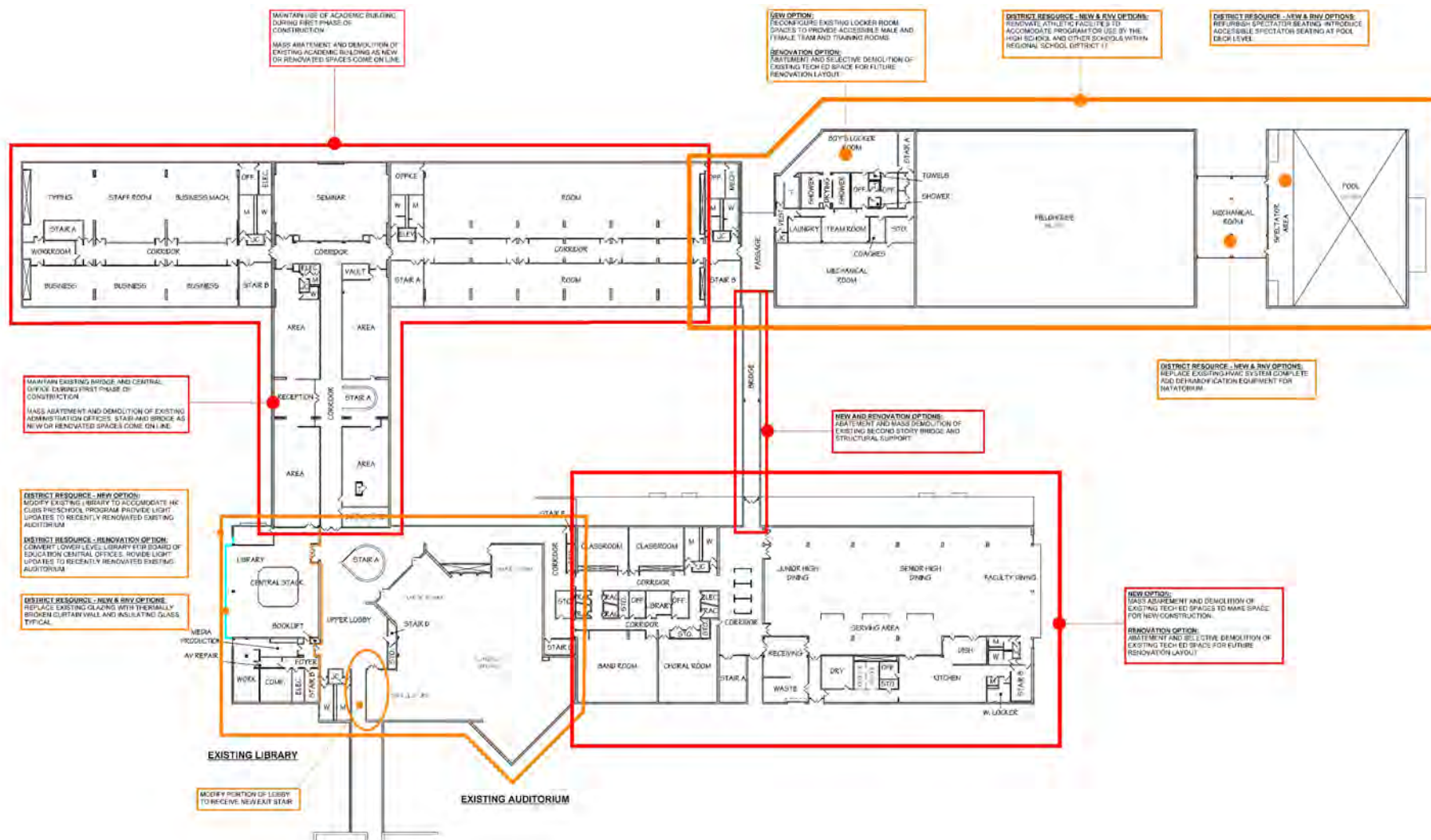
ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS





RESPONSE TO QUESTIONS/CLARIFICATIONS

Sequence of Construction (Phasing Plan shared with PACS)





RESPONSE TO QUESTIONS/CLARIFICATIONS

Add State Standard SF Column (HS Space Program)

- Per request of HS-FST member, State Standard square footage column added to compare HS “ideal” space areas

SPACE PROGRAM MATRIX

Academic Core Programs									
Space	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes		
Classroom	1	120	120	120	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	14			3,975	10	7,667			

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	4	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	1,632	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
Girls 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	Exists 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	

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	16,217	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	

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	16,217	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 Area		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	



RESPONSE TO QUESTIONS/CLARIFICATIONS

Add State Standard SF Column (District Resources Space Program)

- State Standard square footage column also added to District Resource space program to compare “ideal” space areas

SPACE PROGRAM MATRIX									
Summary: Proposed Building Program									
Location: Glenview Center Office and District Resources									
Prepared By: Antinuzzi Associates									
Central Office									
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:		
Reception / Waiting	1	400	400	400	1	400	Waiting for bus or other, one (1) receptionist		
Board / Executive Conference Room	1	600	600	600	1	600	Open to hall to 2 Executive public meeting		
Community Room	1	1,000	1,000	1,000	1	1,000	Open to hall to 2 Executive public meeting		
Operations Assistant	1	100	100	100	1	100	Typical office		
Superintendent's Office	1	600	600	600	1	600	Office plus conference room for 10 people		
Assistant Superintendent	1	400	400	400	1	400	Office plus conference room for 10 people		
Board of Education Secretary	1	200	200	200	1	200	Typical office		
Human Resources Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Finance Director	1	400	400	400	1	400	Office plus conference room for 10 people		
Finance Department	1	400	400	400	1	400	Office plus conference room for 10 people		
Finance Department Director	1	400	400	400	1	400	Office plus conference room for 10 people		
Facilities Director	1	400	400	400	1	400	Office plus conference room for 10 people		
Technology Director	1	400	400	400	1	400	Office plus conference room for 10 people		
Information Technology	1	400	400	400	1	400	Office plus conference room for 10 people		
Food Service Director	1	400	400	400	1	400	Office plus conference room for 10 people		
Office (HS) (one individual)	1	400	400	400	1	400	Office plus conference room for 10 people		
HS Conference Room	1	400	400	400	1	400	Office plus conference room for 10 people		
Combined Rest Room - Camp	1	400	400	400	1	400	Office plus conference room for 10 people		
Board of Education Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Subtotal		17		5,000	17	5,000	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:		
Student Services	1	400	400	400	1	400	Office plus conference room for 10 people		
Secretary/Assistant to Director	1	400	400	400	1	400	Office plus conference room for 10 people		
Assistant Director	1	400	400	400	1	400	Typical office		
HS & Student Office Space	1	400	400	400	1	400	Office plus conference room for 10 people		
Student Services	1	400	400	400	1	400	Office plus conference room for 10 people		
Student & Family / Job Training	1	400	400	400	1	400	Office plus conference room for 10 people		
Guidance / Job Training	1	400	400	400	1	400	Office plus conference room for 10 people		
Guidance / Student Services	1	400	400	400	1	400	Office plus conference room for 10 people		
Subtotal		11		4,000	11	4,000			
Day Care Services (CIBS)									
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1	400	400	400	1	400	Office plus conference room for 10 people		
Director's Office	1								

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	60	60	120	2	120			
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 Rooms (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			

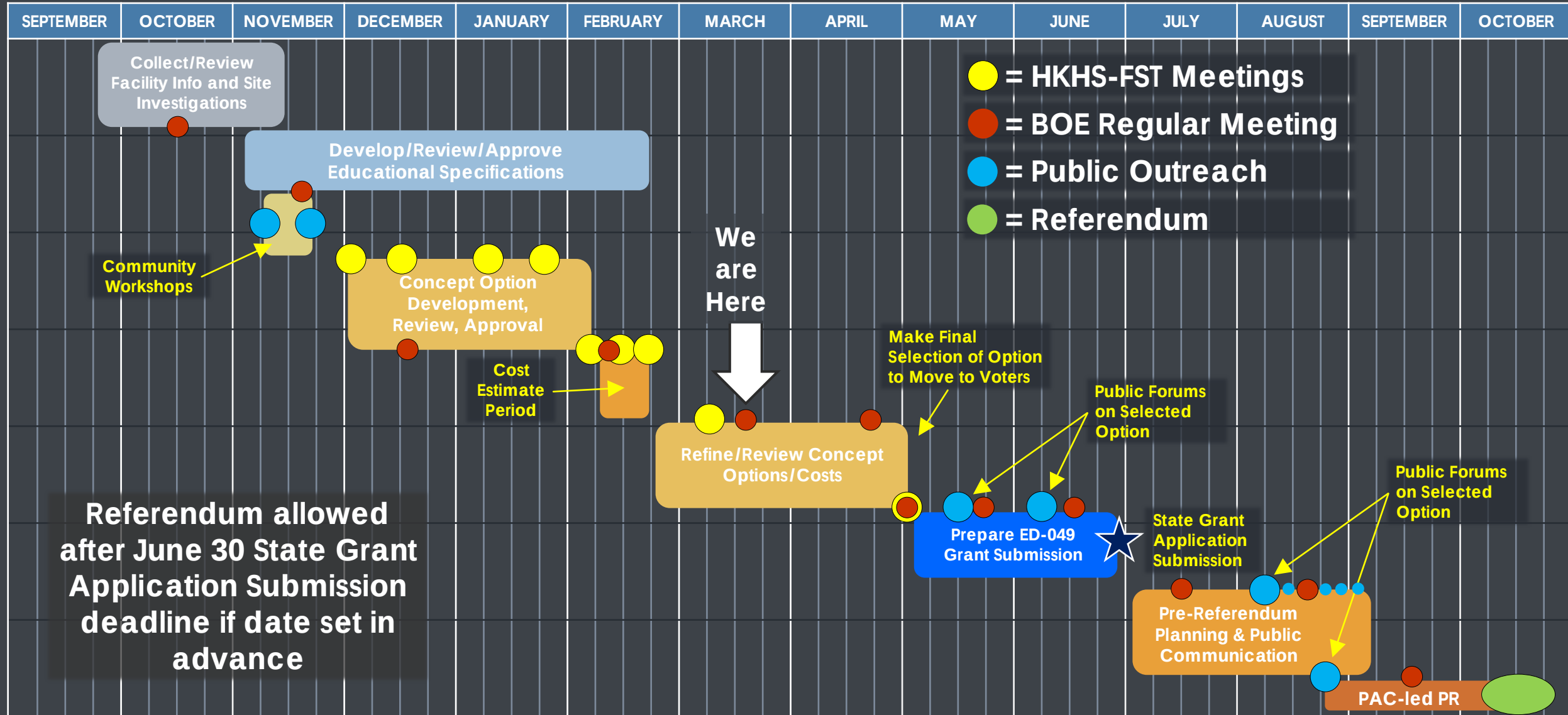
Circulation (Corridors, Stairs, Elevator) & Interior Walls									
Spaces	Qty.	State Standard (SF)	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Existing Quantity	Existing Area (SF)	Notes:		
Circulation (Corridors, Stairs, Elevator)		N/A	10,200	10,975		N/A			
Interior Partitions & Chases		N/A	3,000	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	



RESPONSE TO QUESTIONS/CLARIFICATIONS

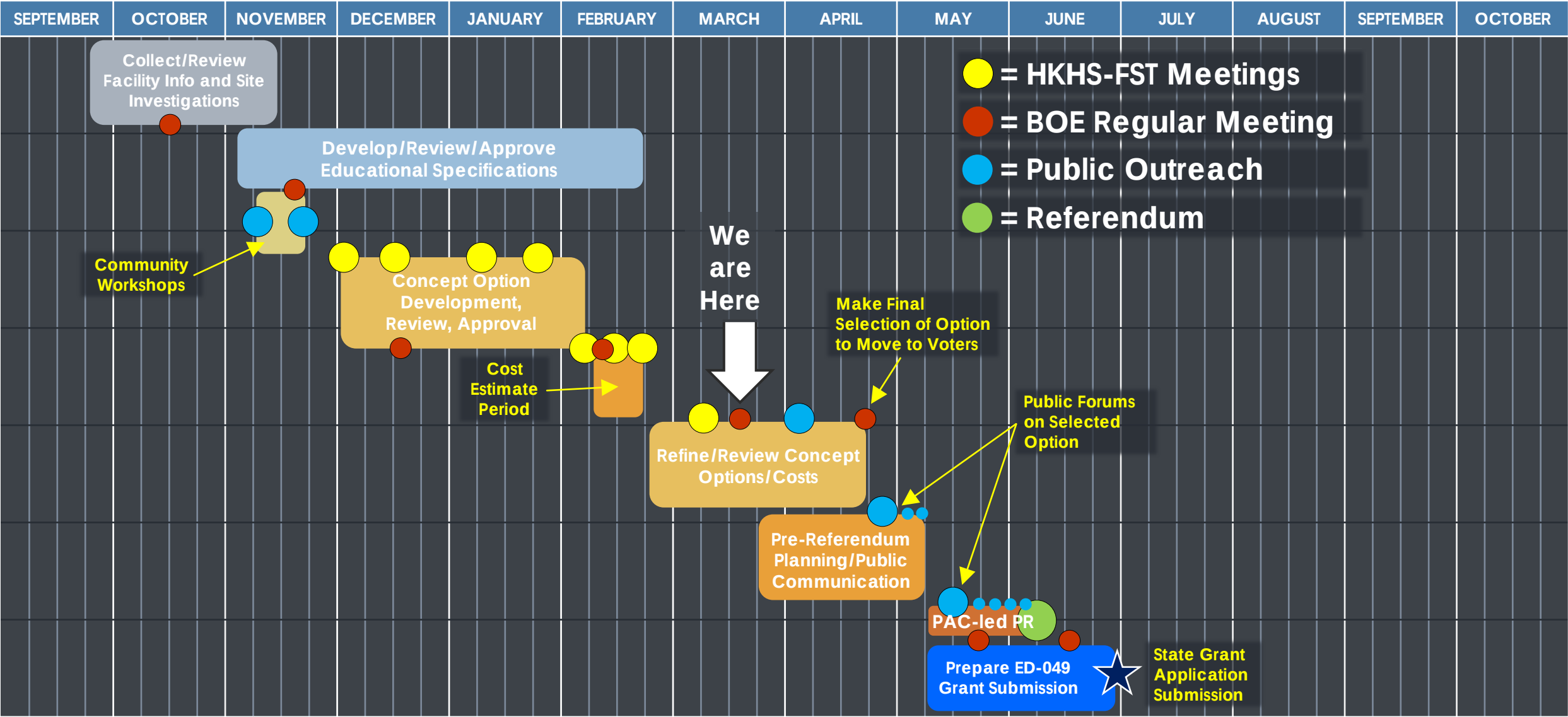
Plan 'B' Schedule – Fall Referendum (February 11 BOE Meeting)





RESPONSE TO QUESTIONS/CLARIFICATIONS

Plan 'C' Schedule – June Referendum (February 11 BOE Meeting)



Haddam-Killingworth High School

Facility Improvement Study

BOE MEETING

TUESDAY, MARCH 18, 2025

QUESTIONS / DISCUSSION