ANSONIA PUBLIC SCHOOLS
BOARD OF EDUCATION
Facilities Committee
Minutes

PLACE: DTL Conference Room, Central Office **DATE:** 16 October 2018 **TIME:** 7: 00P.M.
MEETING CALLED TO ORDER BY: John Izzo, chair

I. **OPENING**

A. **Pledge of Allegiance**

B. **Roll Call** – Mr. John Izzo called a quorum.

MEMBERS OF THE BOARD	PRESENT	ABSENT	LATE
Mr. John Izzo, chair	X		
Mr. Joe Jeanette	X		
Mr. Vincent Scarlata	X		
TOTAL	3	0	

Other attendees: Superintendent Dr. Carol Merlone, Dr. DiBacco, Board of Ed President, Mr. William Nimons.

II. **Review of Long Range Facilities Report.**
Mr. John Izzo read a statement.

Mr. Izzo introduced Ms. Rebecca Augur representing Milone & Macbroom and Mr. Bill Silver from Silver Petrucelli Architects. He asked to summarize the report. He said there are some suggestions that may be long range and if some minor changes that cannot wait.
Ms. Augur said the study of the facilities show several items that the buildings are lacking. Most are located at Ansonia Middle School. She said for a broad spectrum the plans and suggestions are long term. Mr. Bill Silver from Silver Petrucelli Architects, said there are numerous priority one faults. He said the number at Mead School would be about $140,000 to repair. He said Prendergast would be approximately $221,000. AMS is $112,000 for priority one repairs. The High School $388,000, which is mainly dugout and field repairs. He said priority threes and fours would be more long term fixes that can be put off for the future.
Dr. DiBacco asked Bob Evans, Facilities Director, if there are any other major needs he is aware of that are not on the list. Mr. Evans said he knows the high school is in desperate need of a roof. Mr. Evans said the price is close to $3 million. He said the current roof is twenty years old with a fifteen year warrantee. Mr. Evans said they see a very big problem with the boilers in the Middle School. He said they might have to do something immediately due to a flood which caused damage to the boilers.
Dr. DiBacco said he understands the Middle School building is a strong structure but the building is not anything to be desired due to the condition inside, access to the rear, the unsightly grounds and many other negative aspects. Dr. DiBacco said he would love to talk about the other proposals beside the quick, small fixes. He said there is no reason the school shouldn't have a playground, basketball courts or just a school yard for children in the area to play. Mr. Joe Jeanette said he agrees with Dr. DiBacco. He said the quick fixes are going to turn into very expensive fixes. Mr. Jeanette said the idea of a campus setting with the Middle and High Schools on one property would be great. Dr. DiBacco asked the team to give some detail on one of the options that included using the land of the High School. Mr. Izzo said taking a look at the configuration of the Middle School and the idea of a six through eighth grade would be an ideal transition. Dr. DiBacco agreed that this is the most educationally sound way to go for so many reasons. He said if the buildings were located on the same property, it would allow the children to form a connection and it would open up so many opportunities for the students. The committee reviewed this proposal from the packet (ATTACHMENT #1). Ms. Augur explained this proposal with the Middle School being located on the same property with an access road off Prindle Ave. Dr. DiBacco asked what the reimbursement rate would be for this proposal. Mr. Silver said approximately 50% of the reimbursement would most likely come from the state. Mr. Izzo said the priority one items are definitely something that should be looked at and asked Mr. Silver to give suggestions on which are most needed. He asked if again, we can consider the regionalization study, and it is unknown what the outcome may be. He said we would not want to spend thirty or forty million dollars and have an entire shift in the district. Dr. DiBacco said he does not see the capital budget increasing at all. He said the numbers

have been reduced for the past 15 years. He said money for preventative is just not there. Mr. Izzo said as far as the new roof at the high school he would rather patch for the next few years than try and find funding that is not there. Mr. Vinny Scarlatta said he would like to research the idea of new facilities. Dr. DiBacco said we have been nursing everything and there comes a point you wonder how long can it go on like this. He said Ansonia deserves to do something awesome. Dr. DiBacco said this is an amazing community but people move to places for the education system. He said faculty performance improves and attendance rates go up when students have new, beautiful schools. He said Ansonia is a very proud town and the Middle School building is just not something to be proud of. He said the high school is a beautiful, well maintained building. He said right now the classrooms are overfilled in all the other buildings. He asked the Board to make a decision with their heart because it was done before and there may be ways to find the money. Dr. DiBacco said looking at the population of the Hilltop area of residents sixty-five years and older, shows there will soon be enormous turn over. He said people buy houses when there is an attractive education system. He said property value will be worth something and go up when community shows we are investing in our future. He said Ansonia needs to rebrand ourselves. He said the band-aid idea is not going to work forever. Dr. DiBacco said when our kids want or need something, it can always be done. He said he couldn't be more proud going into the high school knowing what was put into that project. He said we all love our kids and we want them to have the best opportunity and the Middle School is not an example of that. Dr. DiBacco said he looked at the schools in Derby and the Middle School is not in any condition for any of our students to move into. He said their Middle School and High School have such low enrollment numbers, their students would easily fit into our schools. He said that would enable our children to stay home with us. Dr. DiBacco said he has been here long enough to feel he is a part of this community, and believes we need to step up our game, knowing young families move here for education. He said there are some plans out there and we should try and pursue them.
Mr. Scarlata said he agrees and the option for getting sixth through eighth grades together is what he likes the most. He said the pre-K should also be with the elementary students. Mr. Scarlatta said it will build community and our kids would stay grounded. He said the reality of getting our kids stable and not in chaos would prove to truly be about our kids and for education. Mr. Jeanette said he also agrees and it should at the least, be looked at and the kids should have a chance for the opportunity. Mr. Scarlata said the lot of the Middle School as well as the Board of Ed could prove to be valuable for the city if it was returned to them. He said we should at least consider talking to the city. Mr. Izzo said we spent the money for this report and agrees to take a look at options for possible funding. He said we also have to remember the timing of the Regionalization Project as well. Dr. DiBacco said consider the project and if the schools were to Regionalize, our students would most likely be the ones staying home. He said it would show we are investing in our public education.

Mr. Izzo asked if anyone from the public wished to speak.

Ms. Bev Tidmarsh, Ansonia resident, said twenty years ago when it came about, the entire town was on board and worked together. She said it truly was unbelievable how the community worked together. She said the grand opening of the High School had three thousand people attend. She said it was a very exciting time.

Mr. William Nimons asked what the next step will be.

Mr. Silva said he will gather all the priority ones and the committee should take them to the town. Mr. Izzo said this seems reasonable. He said it makes perfect sense. Dr. DiBacco said this Board has some very knowledgeable individuals who have the construction understanding of a project like this. He said you don't see a Board very often who can relate to projects of this caliber. He said we should at least have a projection plan with the hope of moving on. He said the immediate fixes cannot sustain.
Mr. Izzo asked if anyone else wished to speak. He thanked everyone for their time.

III. ADJOURNMENT

MOTION: To adjourn the meeting at 8:18p.m.

	MOTION	YES	NO	ABSTAIN
Mr. John Izzo, chair		X		
Mr. Joe Jeanette	2	X		
Mr. William Nimons	1	X		
TOTAL		3	0	

Respectfully submitted,

Cassie Venson
Recording Secretary
Date 10/20/2018

Ansonia Public Schools
Long-Range Facilities Study

October 4, 2018

Prepared for:
Ansonia Board of Education
42 Grove Street
Ansonia, CT 06401

MMI #4468-02-01

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ENGINEERING | PLANNING | LANDSCAPE ARCHITECTURE | ENVIRONMENTAL SCIENCE

in association with

SILVER / PETRUCELLI + ASSOCIATES
Architects / Engineers / Interior Designers

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1.0 EXECUTIVE SUMMARY

The Ansonia Public School District serves the City of Ansonia, a community of roughly 20,000 residents with public school students across four schools. As the District faces code compliance and deferred maintenance issues in its school facilities, it engaged Milone & MacBroom, in association with Silver Petrucelli + Associates to conduct an enrolment and facilities analysis to develop alternatives and recommendations for a Long-Range Facilities Plan. This Plan serves to align the District's facilities maintenance and investment with projected enrollment, and 21st century learning needs.

1.1 Existing Conditions Synopsis

Facilities

The Ansonia Public School System currently operates two elementary schools, serving grades K-6, one middle school, and one high school. The District's central office is located on a site comprised of a 1970s office building with disconnected portable classrooms. The two elementary schools were originally built in the 1960s. The middle school dates from the 1930s and was originally constructed as a high school. The current high school was built in 1999. The older facilities face code compliance issues (estimated at $26.2 million to address across all 4 buildings); a lack of usable outdoor space as well as safety issues with current bus and parent drop-off and pick-up layouts; improperly sized classrooms and shared spaces for the delivery of current programming.

Ansonia Public Schools Facilities

School	Year Built	Capacity	Gross Sq Ft	Class-rooms
Mead	1968	600	81,051	32
Prendergast	1965	650	87,052	35
Ansonia Middle	1936	700	134,211	35
Ansonia High	1999	700	165,420	35

Source: CT Department of Education Condition of School Facilities, 2013

Enrollment

Total enrollments for Ansonia Public School District have declined roughly 17% over the last decade, from 2,650 K-12 students in 2007-08 to 2,213 students in 2017-18. The best fit projection model projects a 5% decrease in elementary enrollments over the next five years, with an 11% decrease out ten years. The middle school is projected to increase 3% over the next five years but decrease by 4% overall out ten years. The high school is projected to decrease about 3% out five years, and to decrease by about 8% overall out ten years.

Long-Range Goals

Focus group meetings were held with Ansonia administrators and building leadership throughout the summer of 2018. Based on the analysis and discussion with Ansonia Public Schools administration and staff, the top issues to address in the long-range plan include:

- make efficient use of APS facilities,
- retain the ability to accommodate lower class sizes than the District currently averages,
- plan investments to increase long-term efficiency while addressing facilities conditions and site safety concerns.

Conditions and safety concerns are particularly prominent at the Middle School, so this plan explored alternatives to address concerns for that facility specifically.

1.2 Alternatives

Given the under-utilization of Ansonia Middle School, administrator's desire to explore a 6th-8th model, coupled with the code, safety and programming issues associated with the site and facilities, a range of alternatives to address the existing Middle School over the long-term were explored.

Three general alternative concepts with variations were developed. They included:

- Maintaining the existing AMS building
  - Expansion and alteration to house 7-8 graders and central offices, with or without PreK (order of magnitude construction estimate $26.6 million)
  - Renovate as new to house 6-8th graders, relocating PreK to elementary schools (order of magnitude construction estimate $53-60 million).

- Constructing a new middle school on the existing High School site
  - Three options for physical location of an 80,000 square feet 6th-8th grade middle school (order of magnitude construction estimate $36 million with additional site work and field costs).

- Constructing a new middle school on privately owned land
  - Two options were investigated for an 80,000 square feet 6th-8th grade middle school (order of magnitude construction estimate $36 million with additional site acquisition, site work and field costs).

1.3 Conclusion

The Ansonia Board of Education should:

- Continue to address code compliance issues in the elementary and high school buildings.

- Consider the advantages and disadvantages to changes in the current grade structure of the system in order to determine the most appropriate course of action for the Ansonia Middle School.

- Plan for a significant construction project for Ansonia Middle School, whether a renovation or new construction, based on the Board's findings with respect to grade structure

2.0 EXISTING CONDITIONS

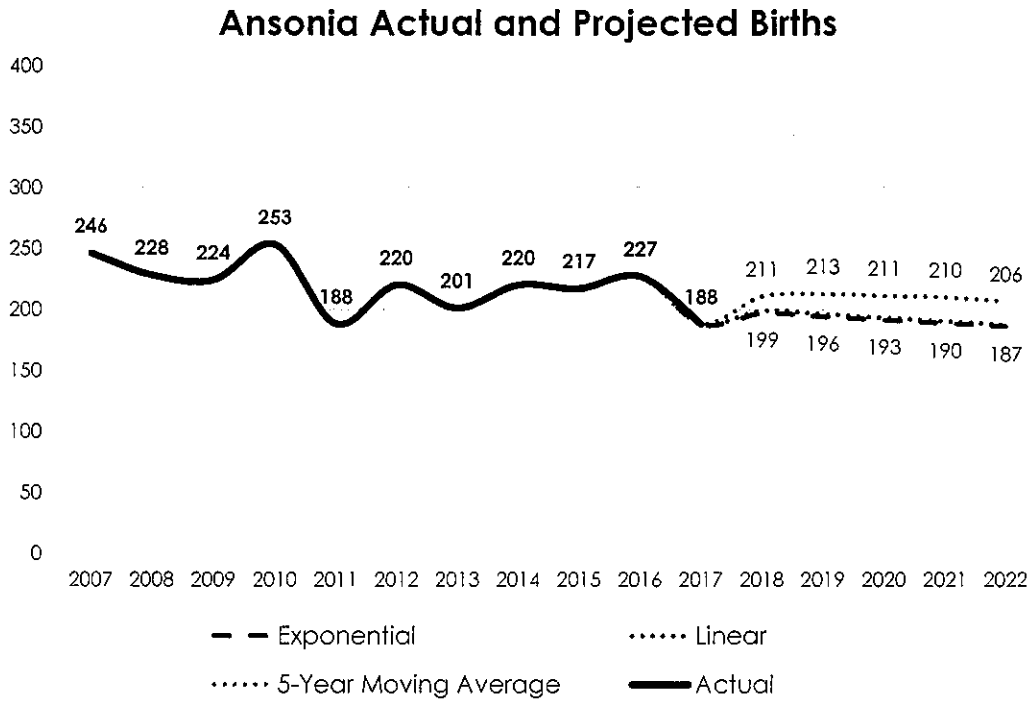
The Milone & MacBroom and Silver Petrucelli + Associates team evaluated enrollment trends and projections, facilities conditions and facilities utilization to establish priorities for long-term planning. The following summarizes the technical analyses of existing conditions in enrollment and facilities.

2.1 Enrollment Trends

Factors Affecting Enrollment

While Ansonia's overall population has increased slightly over the last decade and a half, from 18,554 in 2000 to an estimated 19,714 in 2015, the community is aging. This is especially apparent in the southeastern portion of the City which has the highest density of home ownership units and where more than 30% of households are headed by someone over the age of 65. This represents an area ripe for housing turn over in the next ten to fifteen years, and an area that will be attractive to young families.

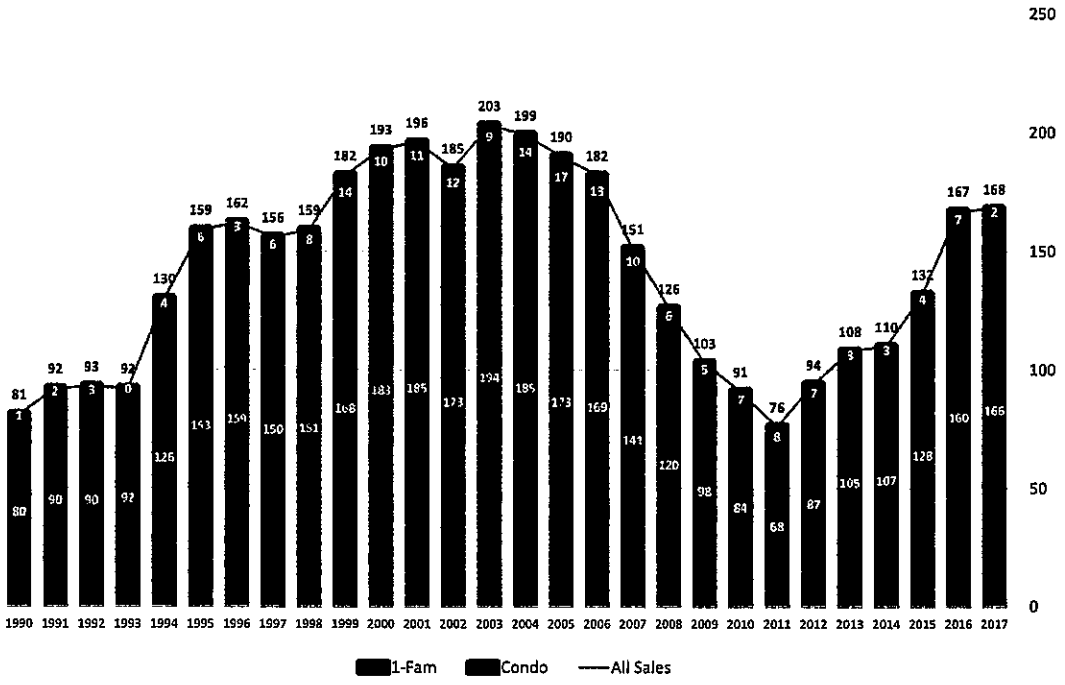
Average annual birth rates of approximately 240 per year during the late 2000s decreased to an average of approximately 210 per year since 2010, further contributing to the aging total population profile of the City.



Source: CT DPH, MMI projections

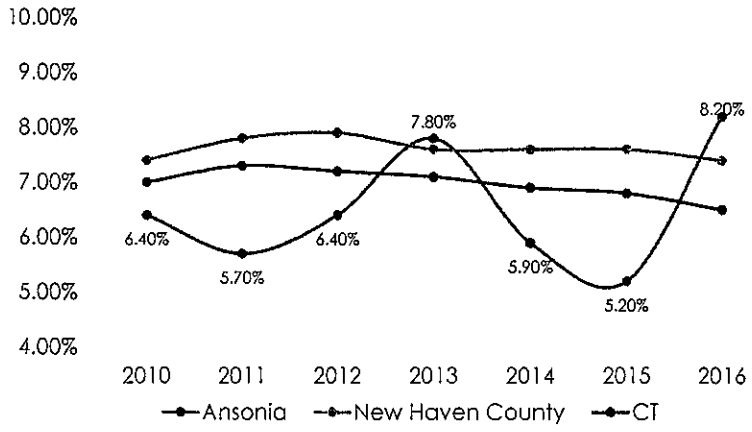
Housing sales have been on the rise in the City since 2011, as the housing market continues to recover from the Great Recession. While still below mid-2000s housing market boom levels of 190 – 200 sales per year, Ansonia had almost 170 sales per year in both 2016 and 2017.

Ansonia Housing Sales 1990-2017



Rental housing comprises approximately 40% of the City's housing stock and contributes to a more transient population. Local market area fluctuations in rental vacancy rates further contribute to transiency. Transiency in student enrollments is evident in historic enrollment patterns and can be tied back to the nature of the City's housing stock.

Rental Vacancy Rates

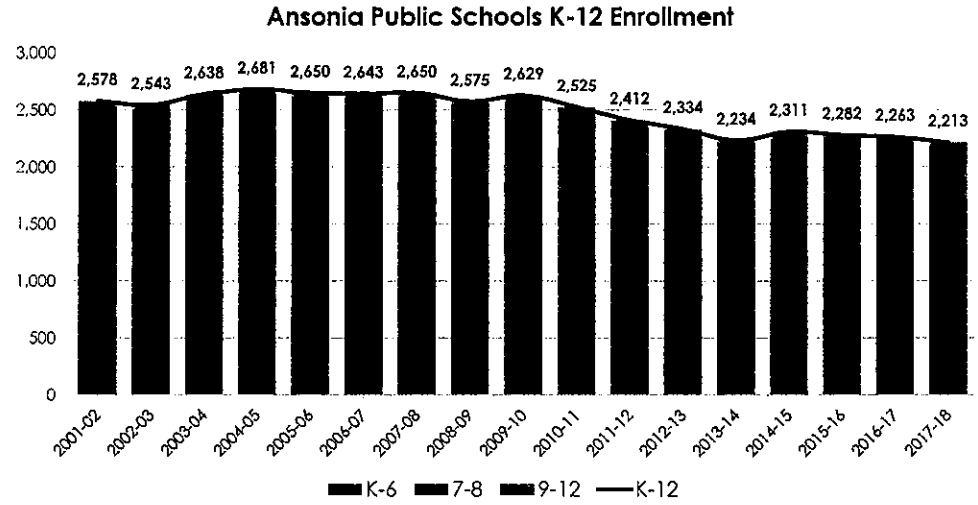


Source: U.S. Census

Enrollment History & Trends

Total enrollments for Ansonia Public School District have declined roughly 17% over the last decade, from 2,650 K-12 students in 2007-08 to 2,213 students in 2017-18. This decline occurred during a period of static total population. Average annual birth rates of approximately 240 per year during the late 2000s decreased to an average of approximately 210 per year since 2010.

Decreasing enrollment trends have started to plateau, with only a 4% overall K-12 decrease over the past three years. Middle school enrollment has been steady over the last three years, while elementary and high school enrollments have decreased 5% and 6% respectively over the last three years.



The following historical enrollment table shows the compounding effect of smaller incoming grade cohorts, where classes of around 200 are now replaced with classes of about 170.

Historical Enrollment Table

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	K-6	7-8	9-12	K-12	PK-12
2001-02	1996	246	208	219	203	219	237	239	215	191	210	187	180	149	121		1,540	401	637	2,578	2,578
2002-03	1997	240	190	212	210	206	233	217	235	212	191	190	161	162	124		1,503	403	637	2,543	2,543
2003-04	1998	246	224	200	201	219	220	218	234	233	221	179	177	154	158		1,516	454	668	2,638	2,638
2004-05	1999	249	235	224	202	206	217	228	209	255	224	201	167	172	141		1,521	479	681	2,681	2,681
2005-06	2000	253	249	234	182	208	197	209	218	204	249	228	179	149	144		1,497	453	700	2,650	2,650
2006-07	2001	246	234	259	220	184	199	191	214	200	204	250	187	168	133		1,501	404	738	2,643	2,643
2007-08	2002	243	229	234	233	223	190	186	182	203	211	239	184	174	162		1,477	414	759	2,650	2,650
2008-09	2003	282	224	233	203	216	216	184	180	191	211	233	175	152	157		1,456	402	717	2,575	2,575
2009-10	2004	255	199	249	199	213	218	208	185	184	197	246	206	165	160		1,471	381	777	2,629	2,629
2010-11	2005	237	204	213	201	193	215	203	200	180	184	206	207	173	146		1,429	364	732	2,525	2,525
2011-12	2006	251	174	212	194	189	188	204	187	187	182	188	157	174	176		1,348	369	695	2,412	2,412
2012-13	2007	246	176	199	181	193	188	186	201	185	189	172	158	132	174	91	1,324	374	636	2,334	2,425
2013-14	2008	228	165	193	169	177	168	178	184	205	188	184	147	139	137	104	1,234	393	607	2,234	2,338
2014-15	2009	224	197	192	176	170	183	182	180	189	211	170	187	132	142	104	1,280	400	631	2,311	2,415
2015-16	2010	253	206	191	173	172	169	184	180	172	191	192	169	160	123	100	1,275	363	644	2,282	2,382
2016-17	2011	188	180	185	176	167	178	169	177	185	175	171	194	147	159	101	1,232	360	671	2,263	2,364
2017-18	2012	220	177	177	175	180	179	183	169	178	188	132	168	168	139	91	1,240	366	607	2,213	2,304

2.2 Enrollment Projections

The cohort-survival methodology, with some modifications, was used to calculate all projections in this report. This is a standard methodology for projecting populations and student enrollments and relies on the recent past as a predictor of the future. It works well for stable populations, including those that are growing or declining at a steady rate.

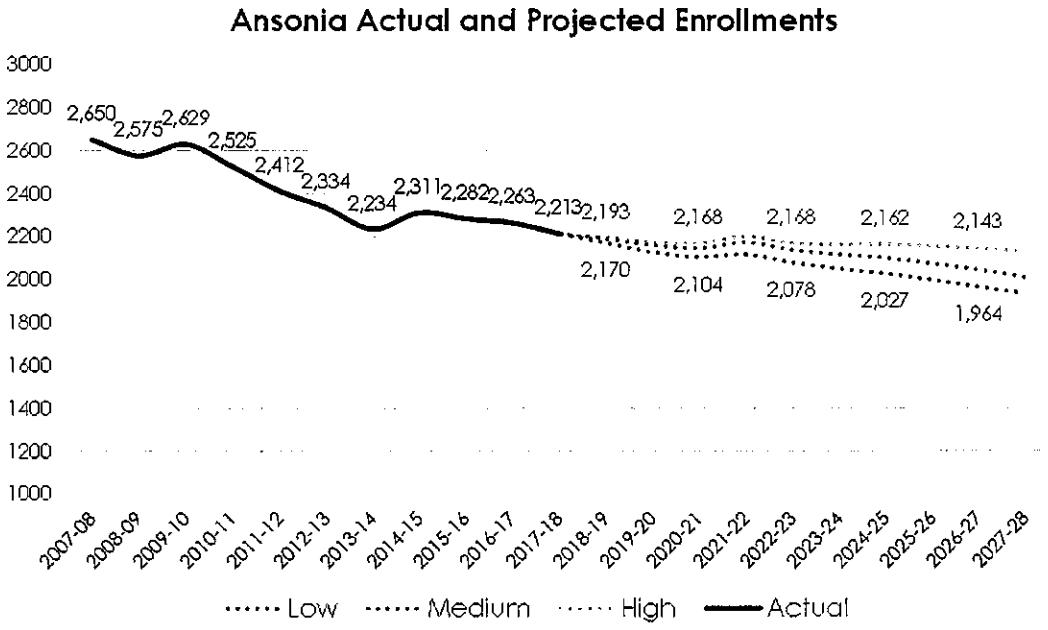
Persistency ratios were calculated from historic and current enrollments to determine growth or loss in a grade cohort as it progresses through the school system. Persistency ratios of 1.00 mean that the cohort remains the same as it advances from one grade to the next. A persistency ratio of 1.05 means the cohort increases by 5% or a class of 100 gains five additional students the next year. Enrollment data from 2001-02 through 2017-18 and birth data from 1996 to 2012 were used to calculate the birth-K and grade-to-grade persistency ratios shown in the following table.

Persistency Ratios

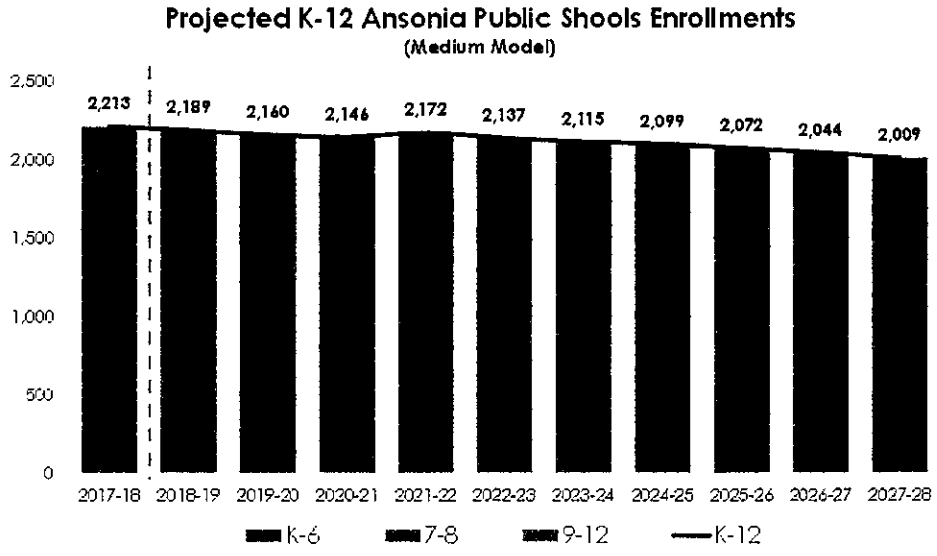
Year	Birth-K	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12	Est. of Migration
2002-03	0.7917	1.0192	0.9589	1.0148	1.0639	0.9156	0.9833	0.9860	1.0000	0.9048	0.8610	0.9000	0.8322	-1.4%
2003-04	0.9106	1.0526	0.9481	1.0429	1.0680	0.9356	1.0783	0.9915	1.0425	0.9372	0.9316	0.9565	0.9753	-0.3%
2004-05	0.9438	1.0000	1.0100	1.0249	0.9909	1.0364	0.9587	1.0897	0.9614	0.9095	0.9330	0.9718	0.9156	1.5%
2005-06	0.9842	0.9957	0.8125	1.0297	0.9563	0.9631	0.9561	0.9761	0.9765	1.0179	0.8905	0.8922	0.8372	-6.2%
2006-07	0.9512	1.0402	0.9402	1.0110	0.9567	0.9695	1.0239	0.9174	1.0000	1.0040	0.8202	0.9385	0.8926	-3.3%
2007-08	0.9424	1.0000	0.8996	1.0136	1.0326	0.9347	0.9529	0.9486	1.0550	1.1716	0.7360	0.9305	0.9643	-3.5%
2008-09	0.7943	1.0175	0.8675	0.9270	0.9686	0.9684	0.9677	1.0495	1.0394	1.1043	0.7322	0.8261	0.9023	-6.9%
2009-10	0.7804	1.1116	0.8541	1.0493	1.0093	0.9630	1.0054	1.0222	1.0314	1.1659	0.8841	0.9429	1.0526	-3.5%
2010-11	0.8608	1.0704	0.8072	0.9698	1.0094	0.9312	0.9615	0.9730	1.0000	1.0457	0.8415	0.8398	0.8848	-7.6%
2011-12	0.6932	1.0392	0.9108	0.9403	0.9741	0.9488	0.9212	0.9350	1.0111	1.0217	0.7621	0.8406	1.0173	-5.7%
2012-13	0.7154	1.1437	0.8538	0.9948	0.9947	0.9894	0.9853	0.9893	1.0107	0.9451	0.8404	0.8408	1.0000	-4.5%
2013-14	0.7237	1.0966	0.8492	0.9779	0.8705	0.9468	0.9892	1.0199	1.0162	0.9735	0.8547	0.8797	1.0379	-9.1%
2014-15	0.8795	1.1636	0.9119	1.0059	1.0339	1.0833	1.0112	1.0272	1.0293	0.9043	1.0163	0.8980	1.0216	0.6%
2015-16	0.8142	0.9695	0.9010	0.9773	0.9941	1.0055	0.9890	0.9556	1.0106	0.9100	0.9941	0.8556	0.9318	-3.2%
2016-17	0.9574	0.8981	0.9215	0.9653	1.0349	1.0000	0.9620	1.0278	1.0174	0.8953	1.0104	0.8698	0.9938	-2.1%
2017-18	0.8045	0.9833	0.9459	1.0227	1.0719	1.0281	1.0000	1.0056	1.0162	0.7543	0.9825	0.8660	0.9456	1.6%
Long Term Avg	**0.8467**	**1.0376**	**0.8995**	**0.9980**	**1.0019**	**0.9762**	**0.9841**	**0.9946**	**1.0136**	**0.9791**	**0.8807**	**0.8905**	**0.9503**	
5-Yr Avg	**0.8359**	**1.0222**	**0.9059**	**0.9898**	**1.0010**	**1.0127**	**0.9903**	**1.0072**	**1.0179**	**0.8875**	**0.9716**	**0.8738**	**0.9861**	
3-Yr Avg	**0.8587**	**0.9503**	**0.9228**	**0.9884**	**1.0336**	**1.0112**	**0.9837**	**0.9963**	**1.0147**	**0.8532**	**0.9957**	**0.8638**	**0.9570**	
3-Yr Wgt Avg	**0.8571**	**0.9526**	**0.9303**	**0.9960**	**1.0466**	**1.0150**	**0.9855**	**1.0047**	**1.0157**	**0.8272**	**0.9937**	**0.8655**	**0.9593**	
2-Yr Average	**0.8810**	**0.9407**	**0.9337**	**0.9940**	**1.0534**	**1.0140**	**0.9810**	**1.0167**	**1.0168**	**0.8248**	**0.9964**	**0.8679**	**0.9697**	

Migration was estimated by comparing the 1st through 4th grade cohorts of one year to the 2nd through 5th grade cohorts of the following year. Gains in enrollments in that grade grouping indicate in-migration, while loss indicates out-migration. The estimate of migration coupled with the fluctuations apparent in the persistency ratios indicate a relatively transient student population. Again, the relatively high proportion of rental housing stock and fluctuations in rental vacancy rates influence this transiency.

For long-range planning purposes, three projection models were prepared based on low, medium and high growth assumptions. The low growth model relies on longer-term trends (five-year persistency averages), while the high projection model relies on the most recent trends (two-year average persistency ratios), and the medium model reflects the three-year average persistency ratios. These models provide a range of anticipated enrollments to plan against; however, the medium projection model best fits the demographic and housing analysis and data.



As shown below, the medium projection model projects a 5% decrease in elementary enrollments over the next five years, with an 11% decrease out ten years. The middle school is projected to increase 3% over the next five years but decrease by 4% overall out ten years. The high school is projected to decrease about 3% out five years, and to decrease by about 8% overall out ten years.



The grade-by-grade medium growth model enrollment projections are shown in the following:

Medium-Growth Model Enrollment Projections

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	K-6	7-8	9-12	K-12	PK-12
2017-18	2012	220	177	177	175	180	179	183	169	178	188	132	168	168	139	91	1,240	366	607	2,213	2,304
2018-19	2013	201	172	169	165	174	188	182	180	170	181	167	128	147	166	100	1,230	351	608	2,189	2,289
2019-20	2014	220	189	164	157	164	182	191	179	181	173	161	162	112	145	100	1,226	354	580	2,160	2,260
2020-21	2015	217	186	180	153	156	172	185	188	180	184	153	156	142	111	100	1,220	364	562	2,146	2,246
2021-22	2016	227	195	177	167	152	164	174	182	189	183	164	149	137	140	100	1,211	372	589	2,172	2,272
2022-23	2017	188	161	185	165	166	159	166	172	183	193	162	159	130	135	100	1,175	376	586	2,137	2,237
2023-24	2018	199	170	154	172	164	174	162	164	172	187	171	158	139	128	100	1,160	358	596	2,115	2,215
2024-25	2019	196	168	162	143	172	172	177	159	164	176	166	166	138	137	100	1,153	340	607	2,099	2,199
2025-26	2020	193	165	160	151	142	180	174	174	160	167	156	161	145	136	100	1,147	327	598	2,072	2,172
2026-27	2021	190	163	158	149	150	149	182	172	175	163	148	151	141	143	100	1,123	338	584	2,044	2,144
2027-28	2022	187	160	155	147	148	157	151	180	173	178	144	144	132	139	100	1,099	351	560	2,009	2,109

School by school projections were prepared for the two elementary schools; however, due to the ad hoc placement of students, it is difficult to accurately project enrollments at the individual school level for these facilities.

School-by-School Projections

School	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Mead	566	597	583	565	600	609	620	634	639	625	626	614	612	598	585
Prendergast	661	680	688	665	638	621	607	586	573	549	534	538	535	525	514
TOTAL	1,227	1,277	1,271	1,230	1,238	1,230	1,226	1,220	1,211	1,175	1,160	1,153	1,147	1,123	1,099

3.0 SCHOOL FACILITIES

3.1 Conditions

Ansonia Middle School Aerial View

All facilities were evaluated for architectural, electrical, and mechanical code compliance issues. The details of those findings are contained in Appendix A to this report. Generally speaking, simply to address all code compliance at all four buildings, the District would need to invest roughly $26.2 million. Some of the issues noted are of a higher priority concern than others and are indicated as such in the Appendix.

The Middle School had the greatest extent of compliance concerns – spanning architectural, electrical and mechanical/ plumbing/ fire issues. In addition, student safety and wellbeing, as well as neighborhood concerns, were apparent at the Middle School due to an under-sized site with very limited outdoor space, parking, and drop-off area and poor site circulation.

While the elementary schools and the high school each had issues identified, they were not as significant as those at the Middle School.

3.2 Capacity and Utilization

The functional capacity and utilization of each building was calculated based on current program delivery, including current average class sizes. However, current class sizes are unusually high as a result of budgetary restrictions. In our opinion, average class sizes of 30, particularly at the elementary level are not optimal, and overstate the capacity of buildings, due to limits to core facilities such as cafeteria, gyms, media centers, etc. Therefore, targeted average class sizes were developed based on a review of effective and targeted average class sizes in other DRG H districts. These targeted average class sizes were used in the following calculations of functional capacity and utilization.

Targeted Average Class Sizes of Functional Capacity and Utilization

School	Total Full-Size Classrooms	K-12 Instructional Rooms†	PK Rooms	Science Rooms	Art, Music, Computer	Other Full-Size Classrooms	Functional Capacity*	2017-18 Enroll	% Utilization
Mead	33	28	1	0	2	2	730	612	83.9%
Prendergast	36	23	0	0	2	11	808	638	79.0%
TOTAL ELEMENTARY	**69**	**51**	**1**	**0**	**4**	**13**	**1,537**	**1,250**	**81.3%**
Ansonia Middle	**28**	**17**		**3**	**4**	**4**	**605**	**366**	**60.5%**
PreK at AMS			5				90	79	87.8%
Ansonia High	**42**	**27**	**0**	**3**	**4**	**8**	**813**	**607**	**74.6%**

* Elementary capacity calculated from number of K-12 instructional, PreK and Other classrooms, at an assumed **25** student loading level for K-12 and **18** student loading level for PK, and a 95% efficiency factor

* Middle School capacity calculated from number of K-12, Science and Other Full-Size Classrooms, a **28** student loading level for K-12 and 20 student loading level for PK, and a 90% efficiency factor

* High School capacity calculated from number of K-12 and other full-size rooms not used as shared spaces, at a **28**-student loading level and an 83% efficiency factor

† Only the new portables at Mead are included in the classroom counts, as all other portables have outlasted life expectancy

Assuming class sizes of 30 versus class sizes of 25 at the elementary level and 28 at the middle and high school level results in lower utilization rates of about 68% overall for the elementary system, 57% for the middle school and 70% for the high school; however, average class sizes of 30 unusually high, and not preferred.

Even with the PreK program located at the Middle School, the facility is underutilized at 61% utilization and the building itself is over-sized for the programming currently occupying it.

Based on these analyses and discussion with Ansonia Public Schools administration and staff, the top issues to address in a long-range plan include: make efficient use of APS facilities, retain the ability to accommodate lower class sizes than the District currently averages, and plan investments to increase long-term efficiency while addressing facilities conditions and site safety concerns.

3.3 Alternatives

Given the under-utilization of Ansonia Middle School, coupled with the code, safety and programming issues associated with the site and facilities, alternatives to address the existing Middle School over the long-term were explored. Some alternatives worked with the existing Middle School site and building, while others sought a new site for a new facility.

3.4 Existing AMS Facility

Two different approaches to re-using the existing school were explored: an expansion and alterations concept, and a renovate-as-new concept.

Expansion and Alterations

The option to expand and alter the current facility assumes that it remains a 7th – 8th grade school with a peak enrollment of 378 students. The expansion would help to accommodate new central administration offices within the building, as well as a revamped site design to improve student safety, circulation and bus drop off.

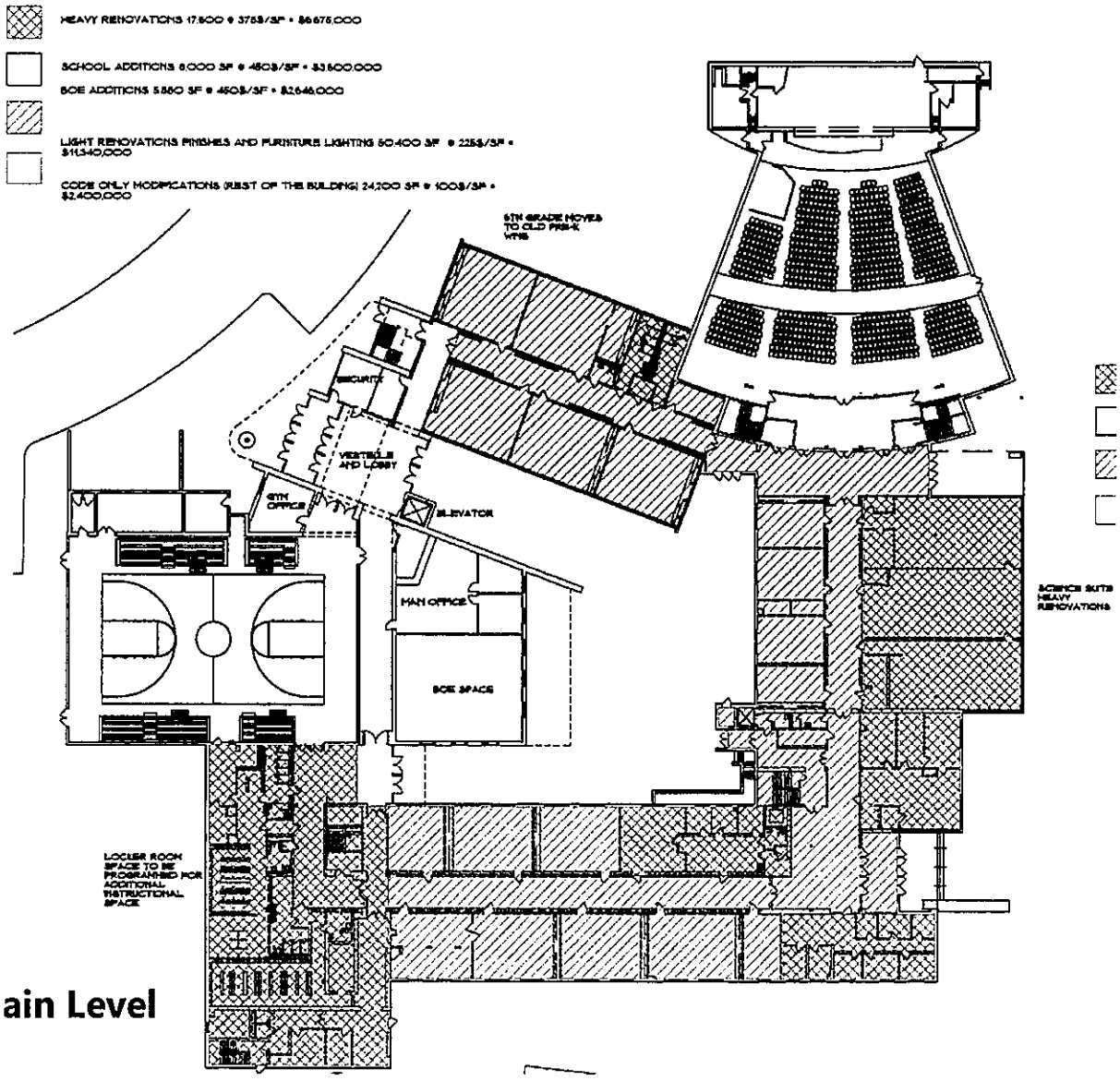
Expansion of Middle School

Site elements of this concept include:

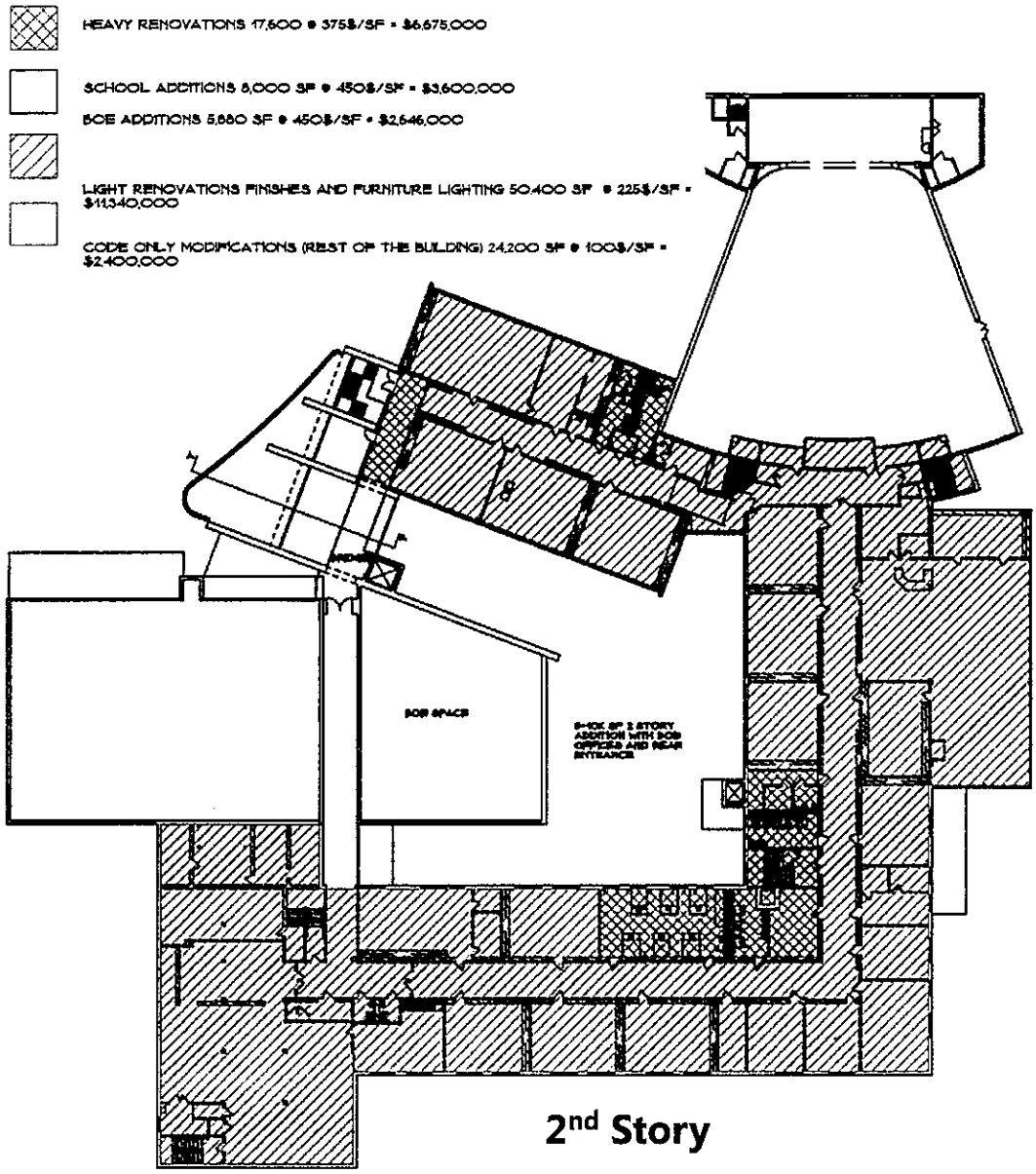
- Removal of the portables and baseball field
- Providing an additional bus loop off Day St.
- Providing re-organized parking (about 70 spaces) and improved circulation
- Repurposing current parking around portables to outdoor program space

The building itself would undergo a mixture of renovation and code compliance work, as well as an expansion to provide a new entrance from the rear, and central administration offices. (See sketches below.) The addition would also enclose the existing courtyard, improving student safety. This concept does not address the lack of outdoor P.E. space.

Ansonia Middle School Expansion/Alteration Concept



Main Level



With the relocation of Central Administration offices to the Middle School under this concept, there may be an opportunity to relocate PreK to its own facility at the Grove Street site. This concept would require a phased construction, at an estimated order of magnitude cost of $26.6 million.

Renovate as New

The renovate-as-new concept would reconfigure the current Middle School building to serve 6th – 8th graders because the building is over-sized for its current 7th – 8th grade enrollment. As a 6-8 middle school, the facility would serve a peak enrollment of 555 students. With the transfer of 6th graders to the middle school facility, the two elementary schools will have additional capacity to accommodate PreK within their buildings. This option would also require a phased construction. The estimated order of magnitude cost is $53 - $60 million for renovation. This alternative does not address central offices.

3.5 New Middle School Facility

A new Middle School facility could accommodate either the current 7th – 8th configuration or a 6th – 8th configuration with PreK relocated to the elementary schools. The 8-year projected peak enrollments that a new facility would need to accommodate are: 376 7th – 8th graders, or 555 6th – 8th graders.

The State's School Construction Standards and Guidelines outlines the following standards, which guided the development of concepts involving a new facility in terms of feasible sites and overall building size.

Connecticut School Construction Standards and Guidelines

Planning Factors	Facility Planning Standards
Funding Formula	As defined by the Office of School Construction Grants & Review
Student Enrollment	The 8-Year Highest Projected Enrollment (HPE)
Total Project Size - GSF	Highest Projected Enrollment (HPE) x SF/student = Gross Square Feet of Facility
Square Feet/Student	PreK-5 - 104-125 sq.ft./student 6-8 - 119-151 sq.ft./student 9-12 - 163-187 sq.ft./student
Grade Configuration	PreK through 5 Grades 6 through 8 Grades 9 through 12
Number of Students per Instructional Area	25 students per instructional area
Quantity, Size, and Types of Spaces	As defined in the Compilation of Space and approved by the Office of School Construction Grants & Review
Recommended Site Size	ES - 10 acres plus 1 per 100 students MS - 15 acres plus 1 per 100 students HS - 20 acres plus 1 per 100 students

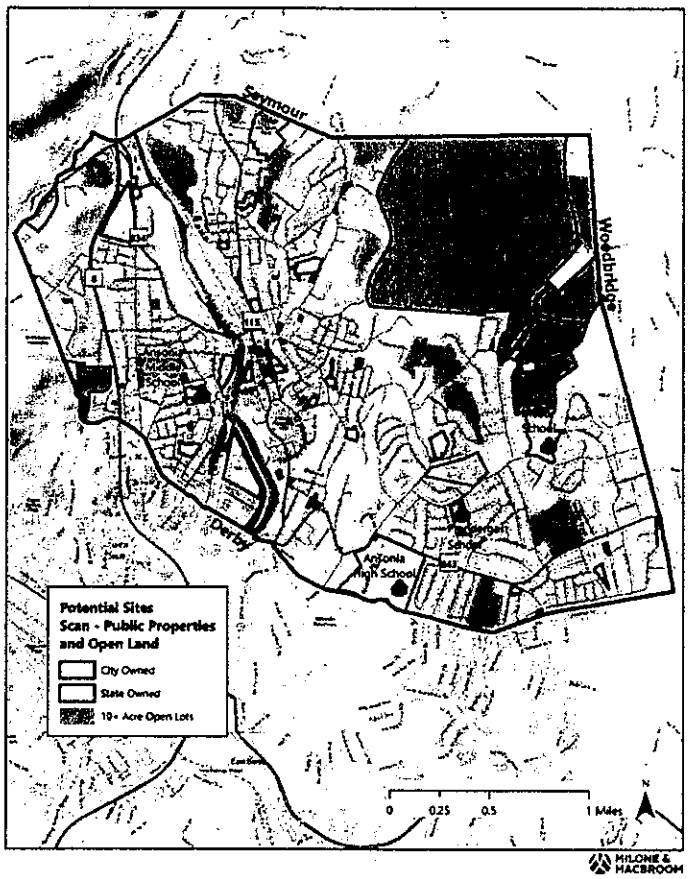
Source: Connecticut School Construction Standards and Guidelines, 2016

The following site selection criteria were used to set parameters on a search for feasible sites. City- and State-owned properties, as well as underdeveloped privately-owned parcels were reviewed against these criteria.

Site Selection Evaluation Criteria

Criteria	Minimum	Preferred
Site Suitability		
Acreage	15 Acres for 7-8 Middle, 17 Acres for 6-8 Middle	18 Acres for 7-8 Middle, 20 Acres for 6-8 Middle
Traffic Circulation	Fair	Good
Water	Available Within 200 ft	Available at Site
Sewer	Available Within 200 ft	Available at Site
Physical and Environmental Constraints	Avoidance of Wetlands and Reasonable Topo	Flat Site with Little Wetlands
Transportation Access	Reasonable Access	Collector or Minor Arterial Access
Location		
Geographically Central to City	Within Two Miles of Geographic Center	Within One Mile of Geographic Center
Demographically Central to Intended Service Area	Within One Mile of ≥20% of Intended Student Service Area	Within One Mile of ≥30% of Intended Student Service Area
Potential for Pedestrian Access	Fair	Good
Appurtenances		
Playgrounds/Fields	Town/School Owned Available Adjacent to Site	Sufficient Space On-Site
Compatibility with Surrounding Land Uses		
Adajcent Land Uses	Residential or Commercial/Industrial Uses that Do Not Conflict with School Operations	Civic Uses
Traffic Accommodations	Sufficient Level of Service for Primary Access	No Off-Site Improvements Needed
Site Disposition		
Ease of Gaining Site Control	Willing Seller if in Private Ownership	Already in City Control
Current Site Conditions	Limited Site Clean-up Required	Vacant
Compatibility with Town Plans		
Zoning	Permitted	Permitted
Development Area/ Economic Development Potential	Not Within City POCD Conservation Area	Limited Economic Development Potential

This exercise identified three potential locations, two of which are privately owned. These sites are identified and described in the map and table on the next page.



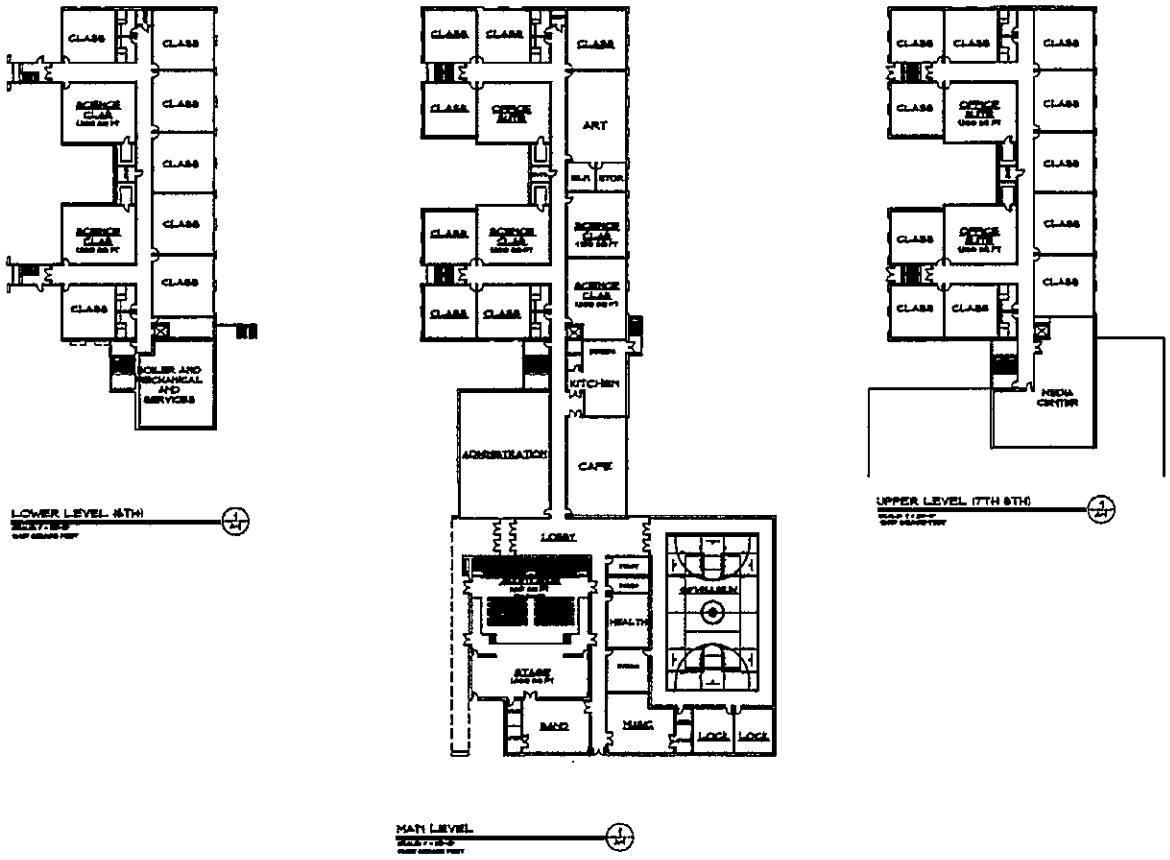
Potential Sites For "Test-Fit"

Middle School Alternative Sites Evaluation

Criteria	High School	64-78 Pulaski Hwy	119 Pulaski Hwy
Site Suitability			
Acreage	58	27	30
Test Fit of Building	Fair	Good	Good
Water	Available at Site	Available at Site	Available at Site
Sewer	Available at Site	Available at Site	Available at Site
Physical and Environmental Constraints	Wetlands and topo restrict portions of site	Small wetland gently sloped	Slopes and abutting floodplain
Transportation Access	Minor arterial	Minor arterial	Minor arterial
Location			
Geographically Central to City	1 mile to City Hall	1.7 miles to City Hall	1.5 miles to City Hall
Potential for Pedestrian Access	Poor	Poor	Poor
Appurtenances			
Playgrounds/Fields	Town/School Owned Available Adajcent to Site	Space On-Site for x	Space On-Site for x, if divide site with existing use
Compatibility with Surrounding Land Uses			
Adajcent Land Uses	Public School and Residential	Residential	Residential
Traffic Accommodations	Sufficient using existing access to fields off of Prindle	Sufficient	Sufficient
Site Disposition			
Ease of Gaining Site Control	City-owned	Two private owners	Non-profit ownership
Current Site Status	Fields	Residential	Park, Theater, Event venue
Compatibility with Town Plans			
Zoning	Permitted	Permitted	Permitted
Development Area/ Economic Development Potential	Not in a designated economic development area, some prime farmland soils	Not in a designated economic development area, some prime farmland soils	Not in a designated economic development area, no prime farmland soils

Finally, a potential new building layout was developed to accommodate an enrollment of 550 students at the State's maximum reimbursable gross square footage of 80,000 square feet. The layout shown below was used to test fit the three identified sites for their ability to accommodate a new middle school.

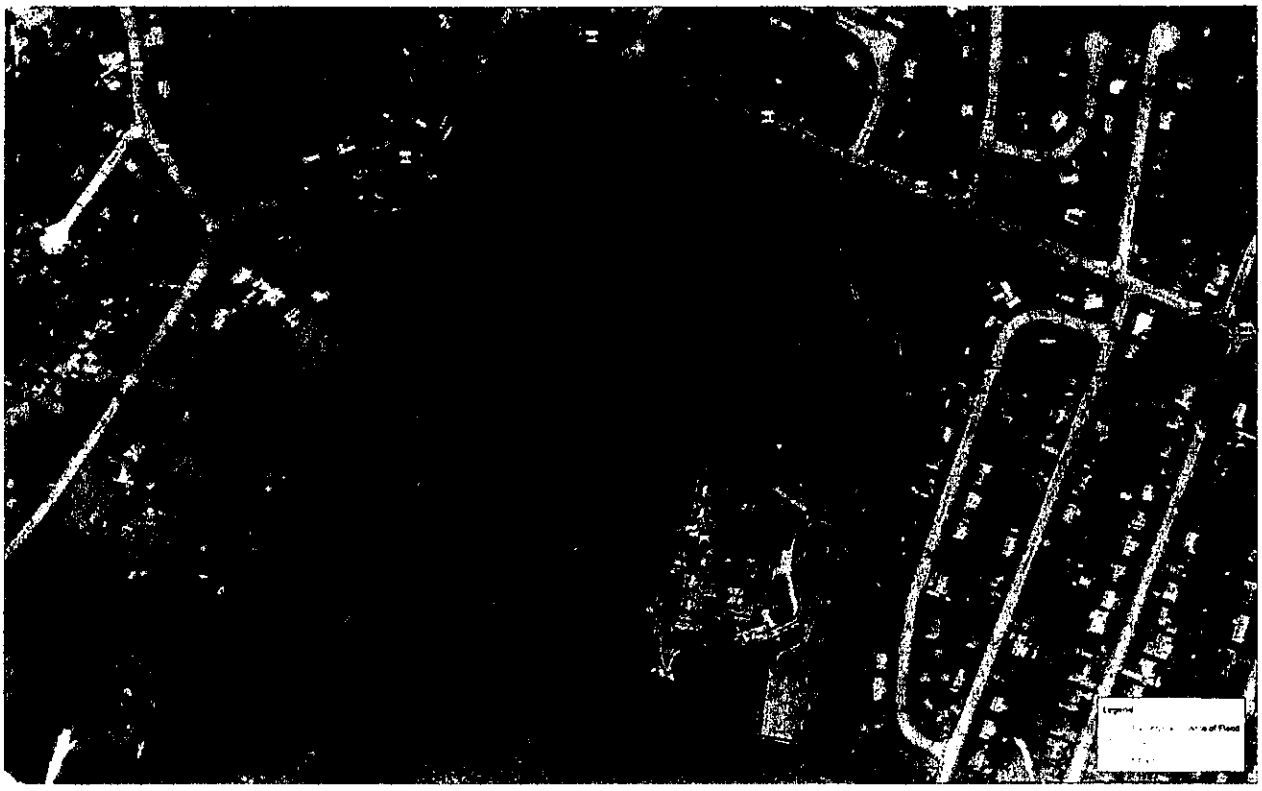
Lower, Main, and Upper Level Test Fits for New Layout



High School Campus Test Fits

Test fits of the existing high school campus demonstrated multiple options for accommodating a new building. Options 1a and 1b both locate the new schools immediately to the north of the existing high school building, at the current site of the baseball field. The field is replaced with a multi-purpose/ baseball field directly behind the High School, and new parking and circulation around both buildings is provided. The main difference between Options 1a and 1b is the provision of an emergency access/ pedestrian bridge over the reservoir to connect with the athletic fields and a secondary access on the west side of the site.

OPTION 1A


MILONE & MACBROOM
Ansonia High School
1 inch = 100 feet
0 50 100 200 Feet

OPTION 1B


MILONE & MACBROOM
Ansonia High School
1 inch = 100 feet
0 50 100 200 Feet

Option 2 on the High School site locates the new middle school on the west side of the reservoir on the current soccer field, which would be replaced directly behind the High School. Access for the Middle School would be off of Prindle Ave., with all parking and site circulation separated from the High School.

OPTION 2

The estimated order of magnitude cost of construction of a new middle school on the High School site is about $36 million regardless of which option. Additional costs would be incurred through site work, field replacement, and the potential pedestrian/ emergency access bridge (approximately $1.5 million).

Some considerations with any of the options on the High School campus include:

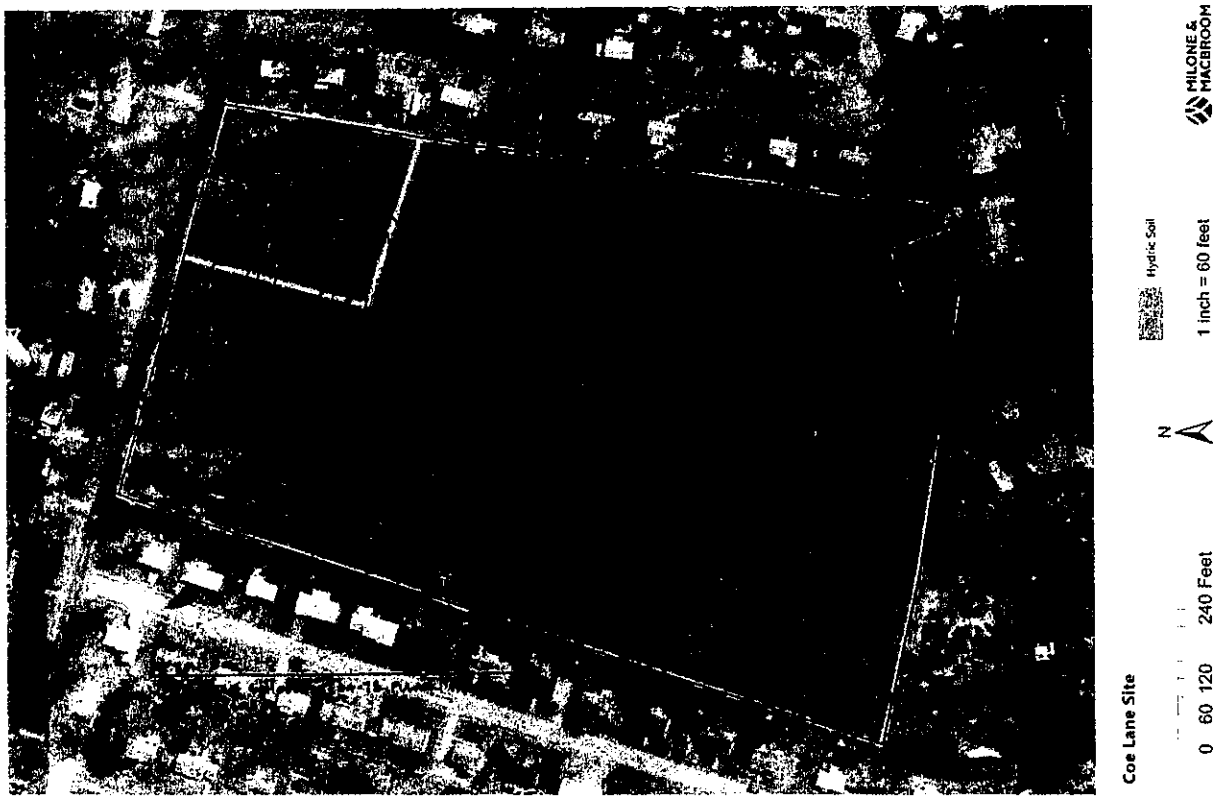
- Advantages and disadvantages of 6-8 configuration
- The School District already owns the property
- The property has ample room to accommodate field replacements
- Security and safety of campus settings
- The disposition of the current Middle School

Private Site Test Fits

Other options were on privately held lands. These lands were identified through a GIS scan of the City only. No property owners were contacted, and the likely disposition of these sites is unknown at this time.

Test fits of 64-78 Pulaski highway demonstrate the feasibility of a new 6-8 middle school, three athletic fields and parking for approximately 150 parking spaces. While there is a large wetland in the southeast corner of the site, the majority of the conceptual development is outside of the upland review area.

64-78 Pulaski Highway



Additional costs associated with this site would include property acquisition (currently assessed at about $460,000 for both properties), and the cost of fields. Some considerations with respect to 64-78 Pulaski Highway as a new middle school site include:

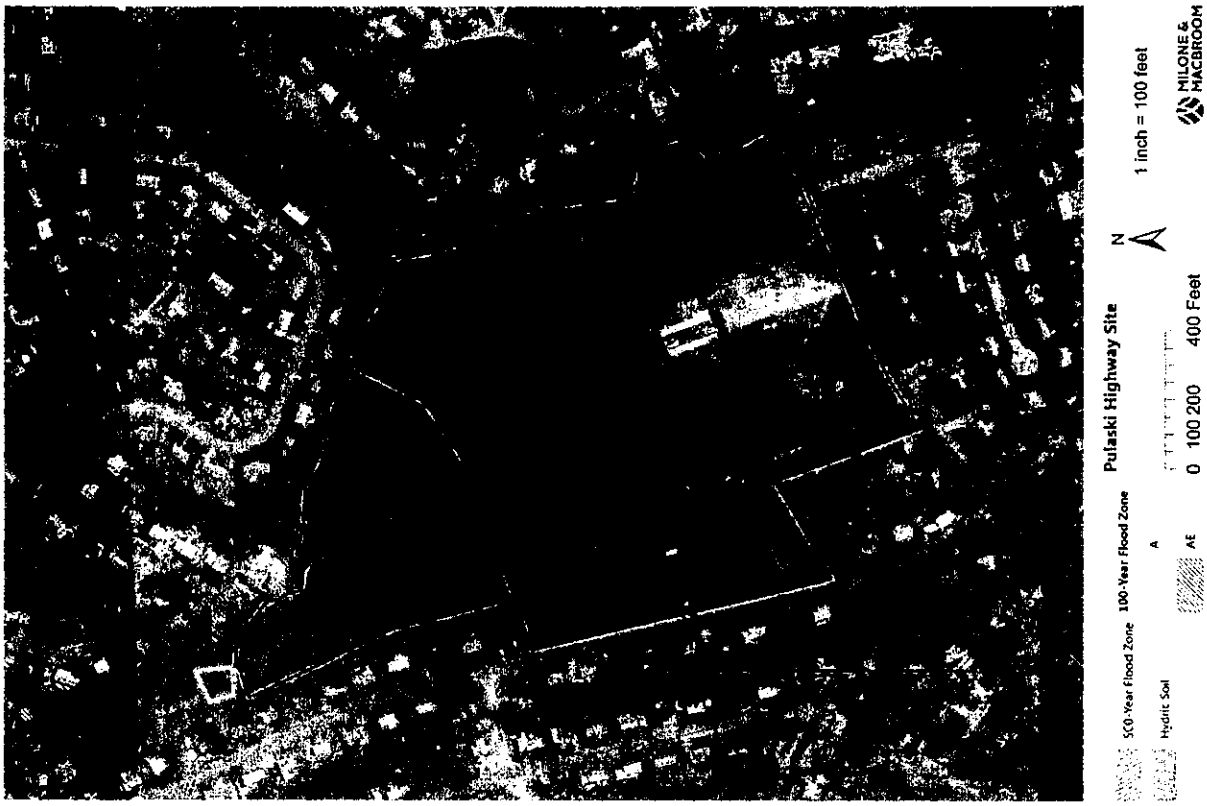
- Advantages and disadvantages of 6-8 configuration
- Negotiating acquisition with two property owners
- Potential additional athletic fields
- The disposition of the current Middle School

Test fits of 119 Pulaski Highway demonstrate the potential to accommodate an 80,000 square foot building, parking and a multi-use field on a subdivided portion of the property. The concept assumes that the already developed portion of the property remains. The site has more challenging topography than 64-78 Pulaski Highway. The property is known as Warsaw Park and is currently owned by a religious organization. The total assessed value, including park improvements, is about $1.3 million.

Some considerations with respect to the Warsaw Park site include:

- Advantages and disadvantages of 6-8 configuration
- Negotiating subdivision and acquisition
- Potential additional athletic fields
- The disposition of the current Middle School

Warsaw Park


Pulaski Highway Site
N
1 inch = 100 feet
MILONE & MACBROOM
500-Year Flood Zone
100-Year Flood Zone
A
AE
Hydric Soil
0 100 200 400 Feet

3.6 State of Connecticut Construction Grant Guidelines

Section 10-282 (18) of the Connecticut General Statutes (C.G.S.) defines "Renovations" as "a school building project to totally refurbish an existing building." There is a high standard for renovation projects to meet in order to be eligible for the school renovation construction grant:

- The renovated facility must have a useful life comparable to that of a new facility but cost less than building a new facility. A project can lose eligibility if the project costs increase to the point where there is no longer the required savings. A threshold of $450 per square foot is used for this criteria.
- The facility to be renovated must not have been awarded a renovation construction grant within the last twenty years.
- At least 75% of the facility to be renovated must be at least thirty years old.
- The entire facility must be brought into 100% compliance with all applicable codes, including ADA accessibility.
- The renovation must incorporate modern education technology capability throughout the facility.
- All existing building systems must have a useful life of 20 years, or comparable to a new system if less than 20 years.
- All new and replacement windows must be energy efficient.
- The site of the existing facility must be central to the area served, and adequate to provide the educational programs offered.

2018 State Reimbursement Rate for Ansonia Public Schools	
Renovation/Construction:	77.5%
New Construction:	67.5%

New school construction projects reimbursement rates are 10 percentage points lower than the reimbursement rate for renovation projects. While these rates are subject to change; the 2018 rates are shown at right and can assist the District in understanding its portion of the order of magnitude construction estimates of the various options presented in this report.

4.0 CONCLUSION

The Ansonia Board of Education should consider the findings in this report and establish a short- and long-term plan for addressing the issues identified. In the short-term, the Board should establish a plan for continuing to address code compliance issues in the elementary and high school buildings.

For longer-term planning, the Board needs to consider the educational advantages and disadvantages of the current grade configuration of schools in order to help determine the most appropriate course of action for addressing the Ansonia Middle School facility. The current facility is underutilized, has numerous code compliance issues and is on a site that poses safety concerns as well as limiting outdoor education. The Board of Education should plan for a significant middle school construction project whether a renovation or new construction, based on the Board's findings with respect to grade structure and further planning efforts.

APPENDIX

Ansonia Public Schools (FACILITIES LIST)

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
MEAD ELEMENTARY					
Asbestos Floor tile Abatement	The Last facilities report has identified 9X9 potentially ACM floor tile. Sampling and removals should be planned	$100,000.00	Approximately 15,000 SF	A	1
Tactile Warning Strips	All flush curb conditions should have them. Some areas deficient	$5,000.00		A	1
Kiln Room Not Separated	Add Fire Door, Caulking, and proper venting	$7,500.00	Kiln room is not utilized	A/M	3
Kitchen/Toilet renovations	Expand the toilet room for ADA with separate facilities and changing. Add accessible stations to dishwashing, and serving	$9,500.00	Accessible toilets re available outside of the kitchen area, however the changing area has a toilet and sink in it not separated by a door.	A	1
Window Replacement	Rear portions of the building Classroom 10-27 have ageing windows that doesn't meet today's energy codes	$240,000.00	Approximately 2400 sq. ft. of window @ 100$/SF	A	3
Roofing Replacement	Replace roofing that has reached end of life from the addition. The original building roofs have already been completed	$800,000.00	About 40,000 sf @ 20$/SF	A	2
Multiple Toilet Renovations	Replace urinals, Toilet partitions, sinks and finishes in gang toilets.	$300,000.00	150,000 EA. For one set of Girls/Boys	A/M/P	3
Accessible workstations	Some areas have been modified, but do not fully comply	$10,000.00	Minor modifications to casework and cabinetry and sink replacement. Similar to work done in faculty lounge.	A/P	1
Emergency Lighting Replacement	Wire egress lighting to generator	$20,000.00	Move egress circuits to generator panel	E	4
Complete LED Light Fixture Replacement	Replace all light fixtures in the building with LED fixtures	$532,000.00	Based off approximately 76,000 SF	E	4
Fire Alarm Device Supplement and Addition	Multiple rooms throughout the school don't have a horn or horn/strobe which by today's code is needed	$10,000.00	Approximately 20 rooms would need a device replaced or added	E	1
Occupancy Sensor assessment and replacement	Multiple rooms throughout the school were missing occupancy sensors which are required by today's code	$15,000.00	Adding occupancy sensors to rooms which don't have any, approximately 50 rooms	E	2
New Generator and Transfer Switch	Replace existing old generator and automatic transfer switch	$50,000.00	Replace existing in kind	E	4
Fire Alarm System Replacement	Replace existing system & devices with new	$60,000.00	Remove existing devices & replace with new in same location	E	4
Daylight Harvesting Sensor Addition	Adding daylight harvesting sensors to rooms with exterior windows to conserve energy	$14,000.00	Adding daylight harvesting sensors to rooms with exterior windows, approximately 40 devices	E	4
Mechanical roof units	Replace existing RTU's	$360,000.00	remove and replace with more efficient models	M	3
Mechanical	Dedicated exhaust system	$6,000.00	Provide dedicated exhaust	M	1
IT room	extra cooling	$10,000.00	Supplemental Cooling	M	2
	[illegible]	$2,648,000.00			

Ansonia Public Schools (FACILITIES LIST)

Location/Item	Action	Range of Const. Cost	Remarks	Priority	Rank
FRENCH ELEMENTARY					
Roofing Replacement	Replace roofing that has reached end of life from the addition. The original building roofs have already been completed	$930,000.00	About 46,500 sf @ 20$/SF	A	2
Tactile Warning Strips	All flush curb conditions should have them. Some areas deficient	$5,000.00		A	1
Sand Stair and Install railings	Replace ladders for OSHA And Add railings at portable roof	$10,000.00	Approximately 5 ladders	A	1
Accessible workstations	Some areas have been modified, but do not fully comply	$10,000.00	Minor modifications to casework and cabinetry and sink replacement. Similar to work done in faculty lounge.	A/P	1
Portable Classroom Renovations	Exterior, roofing, ceilings, flooring, wall repairs, door and hardware replacement	$150,000.00	Approximately 100$/SF. Portables are beyond their expected life and should be removed if possible.	A/P/E	1
Sand Stair and Install railings	Stair is a second means of egress from the patio and requires handrails both sides.	$3,300.00	Treads are visibly worn and require maintenance and staining.	A	1
Kiln Room Not Separated	Add Fire Door, Caulking, and proper venting	$5,000.00	Kiln room is not utilized	A/M	3
Multiple Toilet Renovations	Replace urinals, Toilet partitions, sinks and finishes in gang toilets.	$450,000.00	150,000 EA. For one set of Girls/Boys	A/M/P	2
Accessible workstations	Some areas have been modified, but do not fully comply, such as science labs.	$10,000.00	Minor modifications to casework and cabinetry and sink replacement.	A/P	1
Elevator Modernization	upgrade cab, replace call buttons and required fixtures to meet current elevator codes	$150,000.00	2 stop passenger elevator only	A/M/E/P	2
Kitchen/Toilet renovations	Expand the toilet room for ADA with separate facilities and changing. Add accessible stations to dishwashing, and serving	$8,000.00	Accessible toilets re available outside of the kitchen area, however the changing area has a toilet and sink in it not separated by a door.	A	1
Emergency Lighting Addition	Add new twin-head emergency fixtures to areas to meet current code for egress lighting	$11,000.00	Approximately 20 devices	E	1
Complete LED Light Fixture Replacement	Replace all light fixtures in the building with LED fixtures	$567,000.00	Based off approximately 81,000 SF	E	4
Fire Alarm Device Supplement and Addition	Multiple rooms throughout the school don't have a horn or horn/strobe which by today's code is needed	$10,000.00	Approximately 20 rooms would need a device replaced or added	E	1
Exterior Emergency Egress Lighting and Signage	Install new self-contained emergency light fixtures at each egress door	$3,750.00	Approximately 10 signs to be added	E	1
Occupancy Sensor assessment and replacement	Multiple rooms throughout the school were missing occupancy sensors which are required by today's code	$15,000.00	Adding occupancy sensors to rooms which don't have any, approximately 50 rooms	E	2
Fire Alarm System Replacement	Replace existing system & devices with new	$65,000.00	Remove existing devices & replace with new in same location	E	4
Daylight Harvesting Sensor Addition	Adding daylight harvesting sensors to rooms with exterior windows to conserve energy	$20,000.00	Adding daylight harvesting sensors to rooms with exterior windows, approximately 55 devices	E	4
Mechanical roof units	Replace existing RTU's	$360,000.00	remove and replace with more efficient models	M	3
Mechanical Boilers	Boilers	$80,000.00	remove and replace with more efficient models	M	2
Chiller	Replace system	$200,000.00	remove and replace in same space	M	2
		$3,063,050.00			

Ansonia Public Schools (FACILITIES LIST)

Accessibility from Parking	Not enough ADA spaces for population. No safe route from parking to entrance.	$15,000.00	Should be included with any larger site project. Current parking should not be modified as is.	A	1
Locker Room Renovations	Locker rooms and Toilet Facilities were partially modified for accessibility. Heavy Renovations are required to comply with current codes if analyzed as comparable to new.	$2,500,000.00	6,500 SQ. FT. @ 375$ per sq. ft. refer to floor plan	A/M/E/P	2
Furniture, Flooring, and Casework replacement of main classroom areas	Some areas have been replaced such as teacher's lounge, etc.	$11,340,000.00	Approximately 50,400 sq. ft. @ 100/sq. ft. for furniture and 125/Sq. Ft. casework/flooring/ceilings/painting and lighting	A/E	3
Roof Repairs	Roof has been replaced recently, but some areas growing foliage and make minor patches and repairs	$10,000.00	cut back	A	1
Replace Piping Insulation	Removing and replace existing and patch where possible	$1,000.00		P	1
Hand Wash Sink Nurses suite	Replace fixtures with renovation or for ADA see A section	$2,500.00		A/P	1
Stairwell Pressurization	Add Gravity Ventilators with a local thermostat	$3,500.00	(2) @ 1,750 each. Not Tied to BMS	A/E/M	1
Science Lab Renovations	Three Science Labs require complete renovations	$1,452,000.00	3,800 SQ. FT. @ 375$ per sq. ft. refer to floor plan	A/M/E/P	3
Elevator Modernization	upgrade cab, replace call buttons and required fixtures to meet current elevator codes	$150,000.00	2 stop passenger elevator only. Can be coupled with other renovation projects	A/M/E/P	3
Auditorium Railings/Accessible seating/Seat replacement	Install and modify handrails to comply with code. Remove seats and provide dispersed accessible seating.	$12,000.00	could be coupled with a full seating replacement for 950 seats @ 180$/seat for 171,000	A	1
Stage Fire Curtain	Install a rated fire curtain for separation from the stage with fusible link.	$25,000.00	estimate assumes infrastructure is sufficient and is for the curtain and hardware only	A	1
Accessible workstations	Some areas have been modified, but do not fully comply	$20,000.00	Minor modifications to casework and cabinetry and sink replacement.	A/P	1
Kiln Room Not Separated	Add Fire Door, Caulking, and proper venting	$7,500.00	Kiln room is not utilized	A/M	3
Window Replacement	Rear portions of the building in science and media center and classrooms in the same wing	$130,000.00	Approximately 1300 sq. ft. of window @ 100$/SF	A	2
Fire Alarm Device Supplement and Addition	Multiple rooms throughout the school don't have a horn or horn/strobe or smoke/heat detector which by today's code is needed	$20,000.00	Approximately 40 devices to be replaced or added	E	1
Exterior Emergency Egress Lighting and Signage	Install new self-contained emergency light fixtures at each egress door	$3,750.00	Approximately 10 signs to be added	E	1
Occupancy Sensor assessment and replacement	Multiple rooms throughout the school were missing occupancy sensors which are required by today's code	$18,000.00	Adding occupancy sensors to rooms which don't have any, approximately 60 rooms	E	2
Fire Alarm System Replacement	Replace existing system & devices with new	$80,000.00	Remove existing devices & replace with new in same location	E	4
Daylight Harvesting Sensor Addition	Adding daylight harvesting sensors to rooms with exterior windows to conserve energy	$26,250.00	Adding daylight harvesting sensors to rooms with exterior windows, approximately 75 devices	E	4
Clock and Bell System Replacement	Clock & bell system is aging & should be replaced at some point	$50,000.00	Should be a one for one replacement in all room swath a clock & bell system	E	4
Mechanical roof units	Replace existing RTU's	$300,000.00	remove and replace with more efficient models	M	3
Mechanical Boilers	Boilers	$80,000.00	remove and replace with more efficient models	M	2
Chiller	Replace system	$200,000.00	remove and replace in same space	M	2
		$16,431,500.00			

Ansonia Public Schools (FACILITIES LIST)

Issue Item		Order of Magnitude Cost	Remarks	System	Rank 1=High
Dugouts and Bleachers for Softball	title IX because baseball has it	$1,100,000.00	from voluntary list	A	1
Handrail extensions required at stairs	several stairwells need additional railings and extensions mainly on second floor	$50,000.00	from voluntary list	A	1
Nolan Field Service Counter	counter is not accessible	$5,000.00	from voluntary list	A	1
modify ramp in instrumental music room	used for accessibility		from voluntary list	A	1
Power assist doors and gates	3 power assist doors need to be purchased and installed	$10,500.00	from voluntary list	A/E	1
replace or modify handrails in foreign language room 230S	to be included in a proposed construction project by director of maintenance	$2,500.00	from voluntary list	A/E	1
Accessible route from parking	Tactile warning and striping required at walkway from parking	$12,000.00	parking by portables is ok. Parking across the drive needs work	A/E	1
Accessible workstations	Some areas have been modified, but do not fully comply	$8,000.00	Minor modifications to casework and cabinetry and sink replacement.	A/P	1
Portable Classroom Renovations	Exterior, roofing, ceilings, flooring, wall repairs, door and hardware replacement	$150,000.00	Approximately 100$/SF Portables are beyond their expected life (20 years) and should be demolished	A/P/E	3
Add roof railings at portable units for mechanical within 10'-0" of the edge	violation of code for servicing	$5,000.00		A/E	1
Kitchen renovations	Add accessible stations to dishwashing, and serving	$3,500.00	clear wheelchair access	A	1
Dispersed ADA seating in lecture hall	existing has stairs only with only accessible locations in front of the classroom	$10,000.00	could be technically infeasible.	A	1
Add required tactile signage at area of refuge	existing has two way-voice communication but not the proper signage or markings on the floor	$4,000.00	approximately $1,000 ea. For 4 stairs typical	A	1

Ansonia Public Schools (FACILITIES LIST)

Issue/Item	Action	Range Of Const. Cost	Remarks	System	Rank Order
Roofing Replacement	roof has reached beyond end of it's warranty form original construction	$1,960,000.00	88,000 sq. ft.@ 20$/sq. ft. and 200,000 to remove and reinstall solar panels	A/E	2
Emergency Lighting Replacement	Add new twin-head emergency fixtures to areas to meet current code for egress lighting	$16,500.00	Approximately 30 devices	E	1
Fire Alarm Device Supplement and Addition	Multiple rooms throughout the school don't have a horn or horn/strobe which by today's code is needed	$15,000.00	Approximately 30 devices	E	1
Exterior Emergency Egress Lighting and Signage	Install new self-contained emergency light fixtures at each egress door	$6,000.00	Approximately 15 signs to be added	E	1
Occupancy Sensor assessment and replacement	Multiple rooms throughout the school were missing occupancy sensors or they're old & should be replaced	$30,000.00	approximately 100 devices	E	2
GFCI Receptacle Replacement	Replace existing receptacles located within 5' of sinks with GFCI receptacles as required by code	$2,000.00	Approximately 20 devices	E	4
Daylight Harvesting Sensor Addition	Adding daylight harvesting sensors to rooms with exterior windows to conserve energy	$30,000.00	Adding daylight harvesting sensors to rooms with exterior windows, approximately 85 devices	E	4
Stairwell Lighting Replacement	Replace existing stairwell lighting with efficient LED lighting to meet egress lighting code requirements	$25,000.00	Approximately 50 Fixtures	E	1
Aisle Lighting Addition	Add aisle lighting in auditorium to cover egress lighting code requirements	$15,000.00	Aisle lighting to be added to the ends of all aisle seats	E	1
Mechanical roof units	Replace existing RTU's	$450,000.00	remove and replace with more efficient models	M	3
Mechanical Boilers	Boilers	$40,000.00	remove and replace with more efficient models	M	2
Controls	Replace system	$200,000.00	Remove and replace to get a system from one vendor and sole sourcing for problems and maintenance	M	4
		$4150,000.00			

ESTIMATED COSTS ARE BASED ON 2017 CONST COSTS. ESCALATE 4% PER YEAR.

ESTIMATES DERIVED W/ OUT INPUT FROM BUILDING, FIRE OR HEALTH DEPTS.
COST ESTIMATES BASED ON HISTORICAL DATA FOR COMPARABLE PROJECTS.

ESTIMATES ARE PRE-CONCEPTUAL : USE FOR ORDER OF MAGNITUDE COSTING AND BUDGETING ONLY.

LEGEND	RANK (SUGGESTED PRIORITY)
A - ARCHITECTURAL	1,2,3 PRIORITY. 1 is HIGHEST
E - ELECTRICAL	
M - MECHANICAL	

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