


Date: March 3, 2023

To: Ms. Leslie Tarkington, Budget Committee Chair, Board of Estimate & Taxation
Ms. Nisha Arora, Budget Committee Member, Board of Estimate & Taxation
Ms. Laura Erickson, Budget Committee Member, Board of Estimate & Taxation
Ms. Leslie Moriarty, Budget Committee Member, Board of Estimate & Taxation

Cc: Mr. Dan Ozizmir, Chairman, Board of Estimate & Taxation
Mr. Joe Kelly, Chairman, Board of Education
Board of Estimate & Taxation Members
Board of Education Members
Greenwich Public Schools Administration
Old Greenwich School Building Committee Members

From: James Waters, Chairman, Old Greenwich School Building Committee 

The Old Greenwich School Building Committee (OGSBC) wishes to respond to a few statements from the BET Budget Committee's FY 2023-2024 Budget Consolidation meeting on Wednesday March 1, 2023. I am available to speak with BET members to resolve any open questions and concerns.

- *“If we had estimates of \$10 million to do a renovation, which is what I would have guessed to do HVAC and an elevator...”*

The OGSBC is concerned that pursuing a piecemeal approach to remedy the critical issues at OGS is significantly more costly to the Town. Installing an elevator (which will fail to bring the school into ADA compliance) and new HVAC, only to address at a later date other “must haves” like ADA compliance, fire code compliance, secure entryway, drainage, and adequate learning space is not fiscally sound. Additionally, unlike other schools, OGS is principal to an existing agreement Greenwich Public Schools signed with the US Department of Education, Office for Civil Rights (OCR).

Installing only an elevator, without completing the list of required ADA upgrades, will not make OGS ADA compliant. The OCR Resolution Agreement (OCR Complaint No. 01-21-1009) is provided in [Exhibit 1](#) and requires the BOE to submit Schematic Designs and construction schedules to the OCR for approval; these designs must be certified by an architect and fully address ADA compliance. Our architect, Silver Petrucelli & Associates (SP&A), confirms installing an elevator is not sufficient to fulfill this requirement. If this path is chosen by the BET, the OGSBC will work with the BOE on how to notify the OCR and the public that we are not following the terms set forth in the Resolution Agreement. We recommend consulting with the Town Attorney to understand the consequences of such a decision.

In addition to our architect and owner's rep, with their deep experience in CT school construction, our committee includes real estate, construction and architecture professionals. All advise that breaking apart a project of this magnitude and complexity into small projects, especially given the 121-year-old age of the building, is inefficient and will be more expensive and far more disruptive to the school, community, and project teams. In [Exhibit 2](#), with input from our project team, we explain how the BET funding the OGS renovation in this manner could increase project costs by ~50%. It may take a decade to finish the OGS renovation and cost the town \$50+ million to renovate a building that can be renovated next year (and last for several more decades) for much less. As noted in our previous response, this would not be a fiscally responsible approach.

- *“The idea that we’re going to spend \$35 million to address the bare minimum is fiscally irresponsible.”*

The OGS Ed Specs were created through a BET-funded 2020 feasibility study. During this, project scope and costs were rigorously challenged and reduced by nearly 40% from the Facilities Master Plan. The resulting Ed Specs focused solely on addressing the major challenges in the building and making it compliant. The Board of Education unanimously approved the Ed Specs in October 2021. The BET funded the OGS project last year at \$1 million, knowing the full scope of the OGS Ed Specs but unfortunately relying on outdated construction cost data.

The OGS Building Committee has put together comps of school renovation projects from the official School Building Project Priority List released by the State of Connecticut in 2021, 2022, and 2023. These comps are provided in [Exhibit 3](#). They show that the **average cost per square foot for school renovation projects in Connecticut from 2021-2023 is \$467/sq foot (median is \$487)**. The 2023 average is \$515/sq foot, the 2022 average was \$404, and the 2021 average was \$439.

Based on the project estimates the OGSBC provided the BET on February 23, 2023, the **OGS renovation is expected to cost \$35.9 million, or \$438/sq foot, if it starts in 2024**, well below the 3-year state average. If it starts in 2025, the estimated cost is \$38.0 million (\$464/sq foot). If starting in 2026, the estimated cost is \$40.8 million (\$498/sq foot). Costs for 2024 and 2025 are within the averages experienced across Connecticut the past three years but a 2026 construction start creeps above the recent average because of future cost escalations that are well understood by our construction professionals.

The OGSBC is commencing Schematic Design and anticipates professional estimates by May/June 2023. We will provide those estimates to the BET when available. The OGSBC remains hopeful these estimates come in under the \$35.9 million update which was provided to the BET last week. This assumes construction funding is provided in FY 2023-2024 and we begin construction in spring/summer 2024.

- *“I went back to my notes on Old Greenwich from last year at this time and it talked about a 10,000 square foot renovation, which...is \$3,500/sq foot.”*

The OGS Ed Specs call for selected renovations that touch much of the existing building and an addition of 10,000 square feet, for a total of 82,000 square feet. The renovation of the existing structure includes:

- Multiple modifications to comply with the Americans with Disabilities Act
- Construction of an accessible and secure front entrance
- Installation of a building-wide sprinkler system to comply with the fire code
- Installation of a building-wide HVAC system to comply with health and safety standards
- Permanent resolution of stormwater management, flooding, and sewage issues
- Replacement of four classrooms lost to accessibility and security improvements

The **estimated cost of the project is \$438/sq foot** vs. the average school renovation cost in Connecticut from 2021-2023 of \$467/sq foot. The cost of the 10,000 square foot addition is included in that figure.

- *“The real question that we need to ask the community is, do we want to start fresh, when we can spend \$35-40 million to build a similar sized school?”*

The OGS Building Committee has put together comps for new construction school projects, based on the official School Building Project Priority List released by the State of Connecticut in 2021, 2022, and 2023. These comps are provided in [Exhibit 4](#). They show the **average cost per square foot for new construction school projects from 2021-2023 in Connecticut is \$734/sq foot**. The 2023 average is \$772/sq foot vs the 2021 average of \$665/sq foot, with steep cost escalations (16%) the past two years.

If we apply the 2021-2023 CT average of \$734/sq foot to build an 82,000 square foot building (the same size as OGS will be after the contemplated renovation, before any model classroom analysis) the estimated cost today would be \$60.2 million. This assumes other towns included a sufficient 10% contingency for new construction and a customary 18% allowance for soft costs. Our project team, Morganti Group and SP&A, has weighed in and confirmed this data. Costs could well be \$3+ million higher based on the \$772/sq foot CT average in 2023. Morganti estimates an incremental \$1.5 million to demolish the current building (\$15/sq foot) and for abatement of hazardous materials. Based on the town's recent experience, we believe it prudent to budget an extra \$10 million to account for significantly reworking the OGS property and fields, addressing any required remediation, and ensuring the site and building are in full compliance with FEMA and local regulations for a new building in an AE flood zone. The grand total ballpark estimate would be **\$71.7 million or twice the cost of a renovation**. This does not account for costs for modular classroom units or busing 400+ OGS students to an alternate location during construction, which would likely be met with strong opposition from the community.

To arrive at an overall cost of \$35-40 million for a new building, using the 3-year state average of \$734/sq foot, would require building a school that is 48,000-55,000 square feet, a 40% shortfall. It would provide no funds for demolition, abatement, fields, flood zone or environmental compliance. This would be significantly inadequate for OGS where challenges are known and enrollment consistent at 400+ students.

If the BOE wanted to consider revising the OGS Ed Specs to focus on new construction, the OGSBC is standing by to assist. OGSBC members have discussed this at length from the very beginning, despite focusing on the Ed Specs per our mandate. While we understand tearing down a historic structure that is a key feature of Old Greenwich would be controversial, we will shift focus if that is what the BOE decides.

If the BET would prefer to fund a new construction OGS, the OGSBC respectfully asks the BET to communicate that to the BOE and provide \$2.5 million in A&E funding so we can begin that process in FY 2023-2024. We would also encourage the BET to insert a placeholder of \$71.7 million in the FY 2024-2025 budget. Since this input is coming two years after approval of Ed Specs, which would need to be revised, this could push construction to FY 2025-2026. Accordingly, a 6% cost escalation (\$4.3 million) should be added to \$71.7 million for a FY 2025-2026 construction estimate of \$76.0 million.

Conclusion

The OGSBC appreciates the opportunity to clarify misconceptions and provide the BET with concrete data to move forward based on facts. The OGSBC will be ready to start construction in spring/summer 2024 only if the BET provides construction funds in the FY 2023-2024 budget. We will provide professional estimates on our Schematic Design when available in May/June 2023.

If the BET decides not to provide construction funding in FY 2023-2024, the OGSBC respectfully requests an incremental \$1.1 million to complete pre-construction work on the project and an allocation of \$38.0 million in construction funding in FY 2024-2025. We don't believe planning on an interim appropriation is appropriate given the BET has been provided with credible data backed by professionals during budget deliberations on a high priority project for the town with unanimous support from the BOE.

If there are other areas the BET would like the OGSBC to explore - conducting an appraisal of OGS market value or conducting a scientific survey of Old Greenwich residents to assess interest in new construction school vs. alternatives - the OGSBC requests the BET provide funds to conduct such work.

We appreciate your interest in the Old Greenwich School renovation project; if you have additional questions, please let us know.

Exhibit 1 - Resolution Agreement to OCR Complaint No 01-21-1009

(Agreement on next page)

RESOLUTION AGREEMENT
Greenwich Public Schools
OCR Complaint No. 01-21-1009

Greenwich Public Schools (District) has voluntarily entered into this agreement (Agreement) to resolve the allegation in the above-referenced complaint. The District assures that it will take the following actions.

The District agreed to resolve this complaint prior to the completion of OCR's investigation pursuant to Section 302 of OCR's *Case Processing Manual*.

Action Item 1

The District will make modifications to policies, procedures, and structures to ensure that the District's services, programs, and activities located at the Old Greenwich School (School), when viewed in their entirety, are readily accessible to and usable by qualified individuals with disabilities, while the planning and renovation process described in Action Item 3 is ongoing. At a minimum, the District will:

- (A) Develop a policy to provide students with mobility impairments the opportunity to attend a similar program at an accessible location in the District (Designated School(s)), and to provide members of the public a procedure by which they may request that inaccessible programs at the School be relocated to an accessible space and/or facility, and
- (B) Review its compliance with the notice and signage requirements of 28 C.F.R. Section 35.163, and make any modifications necessary to ensure compliance.

Reporting Requirements:

- a. By **June 1, 2021**, the District will identify to OCR the Designated School(s) to which students with mobility impairments could be assigned, as well as documentation, such as building plans and/or schematics, to demonstrate that the Designated School(s) is accessible.
- b. By **June 1, 2021**, the District will provide, for OCR's review and approval, a draft policy (and/or amendments to current policies) to meet the requirements of Action Item 1(A).
- c. Within **30 days of OCR's approval of the policy required by Action Item 1(A)**, the District will disseminate this information through the School's website and other appropriate information channels, such as handbooks, etc.
- d. By **August 1, 2021**, the District will submit to OCR documentation showing completion of the modifications required by Action Item 1(B), including copies of invoices and photographs.

Action Item 2

The District will develop and/or make modifications to policies and procedures to allow interested persons to obtain information about the accessibility of all of the District's programs, activities, and facilities, and to request accommodations to those programs, activities, and facilities as needed. Such policies and procedures will:

- (A) Describe the current level of accessibility for persons with disabilities in the District;
- (B) Ensure that interested persons, including persons with impaired vision or hearing, can obtain information as to the existence and location of the District's accessible services, activities and facilities, as required by the Title II regulation at 28 C.F.R. Section 35.163(a);
- (C) Describe the District's practice of relocating programs and activities, when necessary, to make programs and activities accessible to persons with disabilities; and
- (D) Provide a procedure by which individuals may request that programs, activities, and services provided in the District be relocated to accommodate persons with disabilities, as needed.

Reporting Requirements:

- a. By **August 1, 2021**, the District will provide, for OCR's review and approval, draft policies and procedures (and/or amendments to current policies and procedures) to meet the requirements of Action Item 2.
- b. Within **30 days of OCR's approval of these policies and procedures**, the District will disseminate this information through its website and other appropriate information channels, such as handbooks, etc.

Action Item 3

If the District accepts a proposal from the Feasibility Study Committee for a large-scale renovation of the School, the District will ensure that the final Schematic Design for the project is fully compliant with the 2010 Americans with Disabilities Act Standards (2010 ADA Standards). The District will also ensure that the newly-renovated School is in full compliance with the 2010 ADA Standards by the date that the School begins to serve students.

Reporting Requirements:

- a. Within **15 days of the District's acceptance of the Feasibility Study Committee proposal**, the District will provide OCR a copy of the accepted proposal.

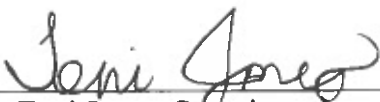
- b. Within **15 days of the completion of the Schematic Design**, the District will provide OCR a copy of the Schematic Design for OCR’s review and approval.¹
- c. Within **15 days of the District’s acceptance of the Schematic Design**, the District will provide OCR a schedule for completion of the construction process specifying the major remaining steps in that process and the anticipated timeline for completing those steps.²
- d. Within **15 days of the date that the newly-renovated School begins to serve students**, the District will inform OCR that the School is operational and provide its written assurance that the School is fully compliant with the 2010 ADA Standards.

In the event that unforeseen circumstances render it impracticable to complete the actions specified above before the dates provided, or if unforeseen circumstances make the proposed actions technically unfeasible, the District will notify OCR to request to re-negotiate the time frame or the proposed actions, as applicable.

The District understands that by signing this Agreement, it agrees to provide data and other information in a timely manner in accordance with the reporting requirements of the Agreement. Further, the District understands that during the monitoring of this Agreement, if necessary, OCR may visit the District, interview staff and students, and request such additional reports or data as are necessary for OCR to determine whether the District has fulfilled the terms and obligations of this Agreement. Upon the District’s satisfaction of the commitments made under the Agreement, OCR will close the case.

The District understands and acknowledges that OCR may initiate proceedings to enforce the specific terms and obligations of this Agreement and/or the applicable statute(s) and regulation(s). Before initiating such proceedings, OCR shall give the District written notice of the alleged breach and sixty (60) calendar days to cure the alleged breach.

The Agreement will become effective immediately upon the signature of the District’s representative below.

By: 
Dr. Toni Jones, Superintendent

Date: 4.9.2021

¹ If the District intends to deviate from the Schematic Design provided to OCR in a manner that may affect the accessibility of the School at any time prior to completion of construction, the District will, *at least 15 days prior to implementing the planned deviation*, provide OCR a copy of the revised Schematic Design, a written explanation of the planned deviation, and a written assurance that the revised Schematic Design provides for a renovated building that is fully compliant with the 2010 ADA Standards.

² If there are changes to the project’s schedule, the District will, *within 15 days of the change*, provide OCR with an updated schedule and a written explanation for the change in the anticipated timeline of the project.

Exhibit 2 - Answers Previously Provided to the BET on a Piecemeal Approach

Can we just do ADA at OG now and a major renovation later?

The OGSBC has specifically discussed this approach with our project team and it is not advisable because costs would increase exponentially. To start with, the EdSpecs call for a limited rather than a major renovation. More importantly, the OGSBC and its project team believe an integrated, phased approach - addressing multiple areas of the EdSpecs through design - can help solve several of these challenges simultaneously for less money. A piecemeal approach to the project (doing ADA now and other aspects of the renovation later) will not be a cost effective use of taxpayers funds: it will cost more and lead to a waste of taxpayer funds.

Important factors weighing against a piecemeal approach:

- 1) The EdSpecs were specifically designed to focus solely on addressing critical deficiencies at the school. Addressing one area but not others would prolong these deficiencies and could open the town up to legal liability.
- 2) Each year there will be cost escalations that compound. In addition, there will be duplicative costs to mobilize and demobilize contractors and that cost will multiply each time you begin and end smaller projects.
- 3) State reimbursement (anticipated at 13-20% of construction costs or \$3-4 million) would be at risk as the state Department of Administrative Services specifically rejects grant applications for “failure to comply with State Fire Marshall or Department of Public Health requirements” or “failure to comply with school safety infrastructure standards”. The OGS EdSpecs call for addressing all of these items.
- 4) A piecemeal approach will be much more disruptive to the OGS students and faculty; it could take 4-6 years to complete and necessitate modular classroom units to house students as different projects are ongoing.
- 5) Design costs will increase as the oversight of the project would become disjointed and lack efficiency.

Specific examples of why a piecemeal approach is not advisable for the OGS renovation:

- Installing only an elevator will NOT make the building ADA compliant. In addition to the main entrance not being accessible, an elevator would not reach all classrooms including the two in the ground floor “dip” and the two on the other side of it (the “dip” involves three steps going down and five steps going up on the other side). Lack of ADA accessibility will also not be resolved within classrooms, bathrooms, the main entryway and routes of egress. This continued lack of compliance will mean that the building fails to come into compliance with ADA as required by the Office of Civil Rights and the US Department of Justice. It would also violate the BOE’s 2021 Resolution Agreement with the US Department of Education’s Office of Civil Rights (OCR Complaint No. 01-21-1009).
- If the OGS renovation was broken up into smaller projects over time, as one project is completed, walls will be closed up only to have to be torn down again or moved a year or two later. This will lead to added costs to the Town.
- Wiring installed during one project will have to be pulled out and relocated or enhanced depending on electrical load. This will lead to added costs to the Town.
- The Town will repetitively pay for ramp up and close out costs of the contractors and subcontractors (permitting, staging, rentals, storage, insurance, scheduling, etc.). This will lead to added costs to the Town.
- The Town will also have to pay for architects to review existing projects and generate new designs to account for work done previously. Architectural and engineering reviews will be an

additional expense that will repetitively occur prior to the commencement of each “project.” This will lead to added costs to the Town.

- With the potential for years between piecemeal projects, a legal review of contracts will be required multiple times instead of one time with an integrated approach. This will lead to added costs to the Town.

The OGSBC chose its architect (SP&A) because of their thoughts on creating an integrated design. Examples of benefits of an integrated approach, as envisioned in the EdSpecs, include:

- The committee’s architect believes we can address an important portion of ADA accessibility, flooding/sewage in the building, and a single-secure entryway at the same time through a thoughtful design for the main building entryway. This will lower costs to the Town.
- Addressing ADA and a single-secure entryway simultaneously will bring the building into compliance with CT state school security standards requiring a single secure entryway, eliminating the risk to our children and teachers.
- Installing a required sprinkler system in the building, while workers are already in the building, will save on costs and bring the building up to the current fire code, facilitating building department approvals. This will lower costs to the Town.
- Installing HVAC equipment, while workers are already in the building, will save on costs and would eliminate the need to open classroom windows in the winter to help with air circulation and resolve health and safety issues for children and teachers. This will lower costs to the Town.
- Building four new classrooms to replace areas lost to the resolution of ADA compliance, the construction of a single-secure entryway, and the movement of other spaces in the building would mean OGS is able to serve a continued strong enrollment of ~400+ students. This addition will also help with the construction phasing without the need for modular units. This will lower costs to the Town.

Exhibit 3 - Connecticut School Renovation Comps

(Data on next page)

Exhibit 3 - Connecticut School Renovation Comps - 2021-2023

Grant Priority List	Town	Type	Grades	Name	New/Reno/Addition	Design Enrollment	Budget	Sq. ft	Cost per sq. ft
2023	Hartford	Elementary	Gr. Pk-5	ELAMS	Reno	406	94,571,305	141,875	\$667
2023	Hartford	Elementary	Gr. Pk-5	Parkville Community School	Reno	351	60,888,341	96,971	628
2023	Regional SD No. 18	Elementary	Gr. K-5	Mile Creek Elemntary	Reno	461	24,911,028	67,124	371
2023	Hartford	Middle	Gr. 6-8	McDonough Middle	Reno	379	59,859,491	84,100	712
2023	Darien	Elementary	Gr. K-5	Hindley Elemnetary	Reno/Addition	492	27,550,000	66,195	416
2023	Darien	Elementary	Gr. K-5	Holmes Elemnetary	Reno/Addition	460	25,600,000	72,485	353
2023	Darien	Elementary	Gr. K-5	Royle Elementary	Reno/Addition	409	29,100,000	64,680	450
2023	ACES - Meriden	Elementary/Middle/High	Gr. K-12	ACES @ Chase	Reno	800	69,624,095	133,044	523
2022	Simsbury	Elementary	Gr. K-8	Latimer Lane School	Reno/Addition	519	36,792,406	68,237	539
2022	Manchester	Elementary	Gr. K-4	Keeney Elementary	Reno/Addition	368	23,800,000	60,700	392
2022	Milford	Elementary	Gr. Pk-5	Pumpkin Delight Elementar	Reno/Addition	287	15,060,750	53,500	282
2021	Hartford	Elementary	Gr. Pk-4	Betances Learning Lab Magnet School	Reno	440	43,709,774	75,980	575
2021	Hartford	Elementary	Gr. Pk-5	Fred D. Wish Museum School	Reno	465	49,320,000	91,365	540
2021	Killingly	Elementary	Gr. 2-4	Killingly Memorial School	Reno	564	34,000,000	78,389	434
2021	Newington	Elementary	Gr. Pk-4	Anna Reynolds Elementary School	Reno	443	35,500,000	61,819	574
2021	Hartford	Elementary/Middle	Gr. Pk-8	E.B. Kennelly School	Reno	620	51,416,225	89,376	575
2021	Westport	Middle	Gr. 6-8	Coyletown Middle School	Reno	453	32,372,235	136,360	237
2021	Danbury	Elementary	Gr. Pk-5	Ellsworth Avenue School Annex	Reno/Addition	694	9,600,000	68,294	141
AVERAGE						478	\$40,204,203	83,916	\$467
AVERAGE - 2023						470	49,013,033	90,809	515
AVERAGE - 2022						391	25,217,719	60,812	404
AVERAGE - 2021						526	36,559,748	85,940	439
MEDIAN						457	\$34,750,000	74,233	\$487
MEDIAN - 2023						435	44,479,746	78,293	487
MEDIAN - 2022						368	23,800,000	60,700	392
MEDIAN - 2021						465	35,500,000	78,389	540
2024	Greenwich	Elementary	Gr. Pk-5	Old Greenwich School	Reno/Addition	408	\$35,910,265	82,000	\$438
2025	Greenwich	Elementary	Gr. Pk-5	Old Greenwich School	Reno/Addition	408	38,064,881	82,000	464
2026	Greenwich	Elementary	Gr. Pk-5	Old Greenwich School	Reno/Addition	408	40,848,773	82,000	498

Assumptions baked into OGS estimate:

1. See OGSBC project update from February 23, 2023

Notes: This list only includes Priority A&B Additions and Renovations

Sources: <https://portal.ct.gov/-/media/DAS/Office-of-School-Construction-Grants/Task-191---School-Construction-Property-List-Projects/2023-Priority-List.pdf>
<https://portal.ct.gov/-/media/DAS/Office-of-School-Construction-Grants/Task-191---School-Construction-Property-List-Projects/2021-12-15-School-Construction-Priority-List---Governor.pdf>
<https://portal.ct.gov/-/media/DAS/Office-of-School-Construction-Grants/Task-191---School-Construction-Property-List-Projects/2021-Priority-List.pdf>

Exhibit 4 - Connecticut School New Construction Comps

(Data on next page)

Exhibit 4 - Connecticut School New Construction Comps - 2021-2023

Grant Priority List	Town	Type	Grades	Name	New/Reno/Addition	Design Enrollment	Budget	Sq. ft	Cost per sq. ft
2023	Cheshire	Elementary	Gr. K-6	Norton Elementary	New	661	\$76,656,200	91,484	\$838
2023	Cheshire	Elementary	Gr. Pk-6	North End Elementary	New	790	89,942,900	109,967	818
2023	Madison	Elementary	Gr. Pk-5	Jeffrey Elementary	New	640	61,148,600	78,527	779
2023	Norwalk	Elementary	Gr. Pk-5	SoNo Elementary School	New	686	76,000,000	86,332	880
2023	Stamford	Elementary/Middle	Gr. K-8	Roxbury Elementary	New	850	86,000,000	115,992	741
2023	Farmington	High	Gr. 9-12	Farmington High School	New	1,382	141,366,047	271,648	520
2023	Stamford	High	Gr. 9-12	Westhill High School	New	2,458	301,313,888	428,921	702
2023	Bristol	Middle	Gr. 6-8	Northeast Middle School	New	748	89,068,965	125,664	709
2023	Cromwell	Middle	Gr. 6-8	Cromwell Middle School	New	478	80,000,000	83,313	960
2021	Norwalk	Elementary	Gr. Pk-5	Cranberry Elementary	New	497	45,000,000	62,288	722
2021	South Windsor	Elementary	Gr. Pk-5	Pleasant Valley Elementary	New	803	58,500,000	94,607	618
2021	West Haven	Elementary	Gr. Pk-4	Washington Elementary	New	438	38,803,926	52,560	738
2021	North Branford	High	Gr. 9-12	North Branford High School	New	524	66,242,390	102,000	649
2021	Torrington	Middle/High	Gr. 7-12	Torrington Middle/High School	New	1,571	159,575,000	268,641	594
AVERAGE						895	\$97,829,851	140,853	\$734
AVERAGE 2023						966	111,277,400	154,650	772
AVERAGE 2021						767	73,624,263	116,019	665
MEDIAN						717	\$78,328,100	98,304	\$730
MEDIAN - 2023						748	86,000,000	109,967	779
MEDIAN - 2021						524	58,500,000	94,607	649
2025	Greenwich	Elementary	Gr. Pk-5	Old Greenwich School	New	408	\$71,657,021	82,000	\$734
2026	Greenwich	Elementary	Gr. Pk-5	Old Greenwich School	New	408	75,956,443	82,000	778

Assumptions baked into OGS estimate:

1. OGS renovation at average new construction cost per sq foot of \$734, if start construction in FY 2024-2025. Assumes 6% cost escalations if project deferred until FY 2025-2026.
2. Assumes \$15/sq foot to demolish current OGS (\$1.05m), \$450,000 for abatement, and \$10 million for reworking OGS property, flood zone compliance, and potential soil remediation

Notes This list only includes Priority A&B New Construction

Sources <https://portal.ct.gov/-/media/DAS/Office-of-School-Construction-Grants/Task-191---School-Construction-Property-List-Projects/2023-Priority-List.pdf>
<https://portal.ct.gov/-/media/DAS/Office-of-School-Construction-Grants/Task-191---School-Construction-Property-List-Projects/2021-12-15-School-Construction-Priority-List.pdf>
<https://portal.ct.gov/-/media/DAS/Office-of-School-Construction-Grants/Task-191---School-Construction-Property-List-Projects/2021-Priority-List.pdf>