

Marlborough School District

Educational Facility Assessment and Long-Term Capital Plan

MARLBOROUGH BOARD OF EDUCATION PRESENTATION

JANUARY 9, 2025 | 7:00 PM

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS

ANTINOZZI ASSOCIATES
Facility Assessment Team



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Antinozzi Associates
Architecture + Interior Design

CES
MEP/FP Engineering

Pan American Consulting Services
Cost Consultant

CLA Engineers, Inc.
Site/Civil/Geotechnical/Survey

CSG (Construction Solutions Group)
Educational Specifications/Programming

e2 Engineers
Structural Engineering

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PROJECT APPROACH

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PROJECT APPROACH

Existing Conditions Assessment: Recommended Priorities



A

YEAR 1

- Demolish Canopy Structure, and construct new 2-Story Vestibule
- Moisture infiltration at Gymatorium Stage
- Roof replacement project (including replacement of skylights and roof hatches, and new roof drain inserts)

B

YEARS 2 - 3

- Upgrade Electric Service & Switchgear /
- New underground electric service.
- Mechanical System upgrades - Classrooms
  - Install VRF Heat Pumps and Split system units in classrooms
  - Install DOAS units & Associated ductwork for Classroom
  - Replace impacted ceilings & lighting.
- Replace AHU's (RTU's) throughout, new Controls Package – BMS/DDC Gymatorium & Stage
  - Original Gym
  - Admin**
  - Cafeteria
  - Media Center
  - Computer Lab
  - Art
  - Building B Core
  - Boiler room (combustion air
  - Replace impacted ceilings & lighting
- Clean & reconfigure ductwork as new AHU are replaced (Areas with more severe work – ceiling configurations etc. – may be delayed and completed simultaneously with Mechanical upgrade scope of work).
- Fire Suppression Sprinkler System Infrastructure
  - Fire water service line
  - Fire water storage
  - Sprinkler riser assemblies
  - Fire Pump & fire pump building
- Fire Suppression Sprinkler System – Distribution system (implement simultaneously with mechanical upgrades)

C

YEARS 4 - 5

- Remove oil tanks (2 UST & 2 day tanks – one in each boiler room along with pumps) / Convert existing boilers to gas / Install new Propane Tank & Pad / Replace water heater to make gas fired (propane) (or simply replace the burner – for the one installed in 2021) / Provide new gas piping
- Window replacement project
- Replace / Add new window treatments throughout
- Renovate Gang Toilet Rooms
- Replace exhaust Fans
  - General
  - Toilet rooms
  - Kitchen
- Add strainers to Janitor sinks (Inexpensive fix that can be completed immediately)

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PROJECT APPROACH

Existing Conditions Assessment: Recommended Priorities









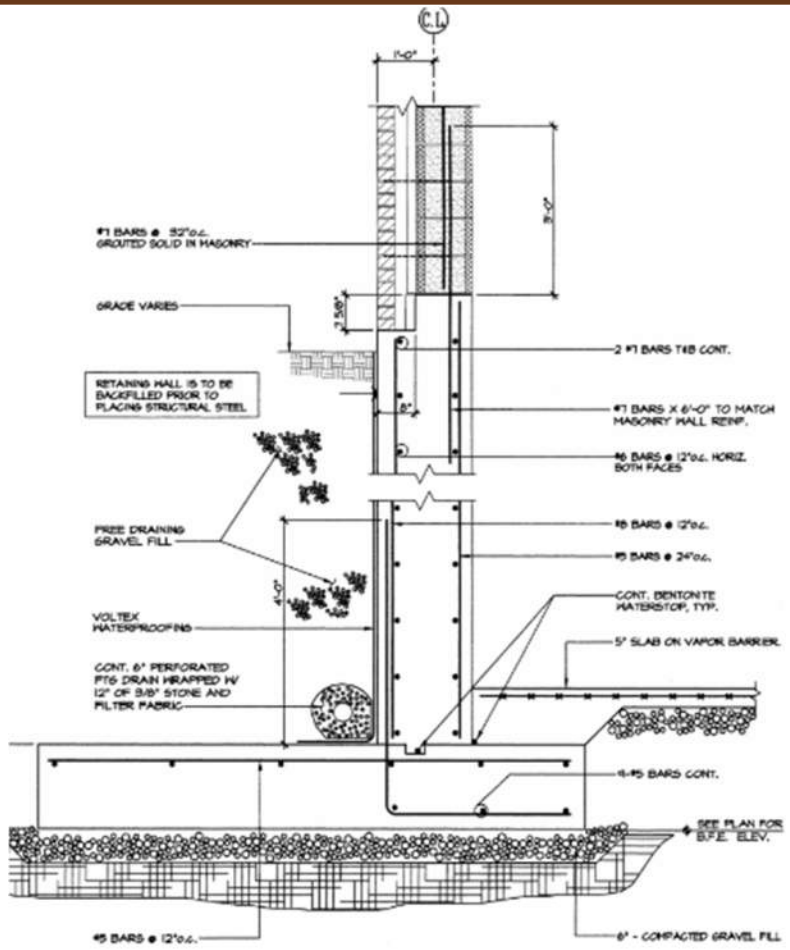
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PROJECT APPROACH

Existing Conditions Assessment: Recommended Priorities









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PROJECT APPROACH

Existing Conditions Assessment: Recommended Priorities









A

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PROJECT APPROACH

Existing Conditions Assessment: Recommended Priorities

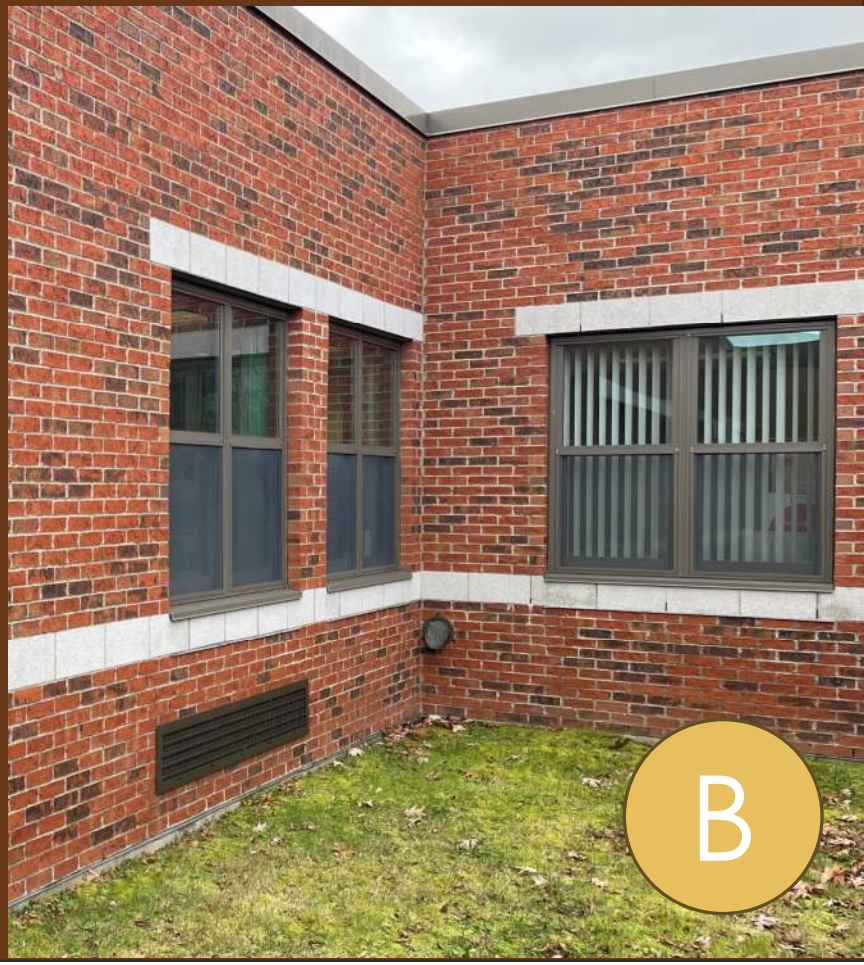












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PROJECT APPROACH

Existing Conditions Assessment: Recommended Priorities









C

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PROJECT APPROACH

Capital Improvements Plan: Recommended Priorities











C

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PROJECT APPROACH

Comparative Cost Summary | Enrollment Projection



Enrollment Projections By Grade*

Birth Year	Births*		School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-6	PK-6
2019	49		2024-25	35	60	54	57	72	57	67	57	0	0	0	0	0	0	0	424	459
2020	71		2025-26	35	85	61	53	58	73	57	68	0	0	0	0	0	0	0	455	490
2021	59	(prov.)	2026-27	35	71	87	60	54	59	74	58	0	0	0	0	0	0	0	463	498
2022	62	(prov.)	2027-28	36	75	72	85	62	55	59	75	0	0	0	0	0	0	0	483	519
2023	60	(prov.)	2028-29	36	72	77	71	87	63	55	60	0	0	0	0	0	0	0	485	521
2024	60	(est.)	2029-30	36	72	73	75	73	89	63	56	0	0	0	0	0	0	0	501	537
2025	62	(est.)	2030-31	37	75	73	72	77	74	90	64	0	0	0	0	0	0	0	525	562
2026	61	(est.)	2031-32	37	73	77	72	74	79	75	91	0	0	0	0	0	0	0	541	578
2027	61	(est.)	2032-33	37	73	74	75	74	75	80	76	0	0	0	0	0	0	0	527	564
2028	61	(est.)	2033-34	38	73	74	73	77	75	76	81	0	0	0	0	0	0	0	529	567
2029	61	(est.)	2034-35	38	73	74	73	75	79	76	77	0	0	0	0	0	0	0	527	565

Note: Ungraded students (UNGR) often are high school students whose anticipated years of graduation are unknown, or students with special needs - UNGR not included in Grade Combinations for 7-12, 9-12, etc.

Based on an estimate of births

Based on children already born

Based on students already enrolled

*Birth data provided by Public Health Vital Records Departments in each state.

** < 10 Not reported, to protect subgroups with fewer than 10 students.

Projected Enrollment in Grade Combinations*

School Year	PK-2	K-2	K-6	PK-6	3-6	5-6			
2024-25	206	171	424	459	253	124			
2025-26	234	199	455	490	256	125			
2026-27	253	218	463	498	245	132			
2027-28	268	232	483	519	251	134			
2028-29	256	220	485	521	265	115			
2029-30	256	220	501	537	281	119			
2030-31	257	220	525	562	305	154			
2031-32	259	222	541	578	319	166			
2032-33	259	222	527	564	305	156			
2033-34	258	220	529	567	309	157			
2034-35	258	220	527	565	307	153			

Projected Percentage Changes

School Year	K-6	Diff.	%
2024-25	424		
2025-26	455	31	7.3%
2026-27	463	8	1.8%
2027-28	483	20	4.3%
2028-29	485	2	0.4%
2029-30	501	16	3.3%
2030-31	525	24	4.8%
2031-32	541	16	3.0%
2032-33	527	-14	-2.6%
2033-34	529	2	0.4%
2034-35	527	-2	-0.4%
Change		103	24.3%

*Projections should be updated annually to reflect changes in in/out-migration of families, real estate sales, residential construction, births, and similar factors.

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PROJECT APPROACH

Comparative Cost Summary | Space Standard Calculation



TABLE 2.1.1 SPACE STANDARD CALCULATION												
A. Grade Level												
Pre-K & K	**1**	**2**	**3**	**4**	**5**	**6**	7	8	9	10	11	12
B. Allowable Area Per Pupil and Total Enrollment												
351 to 750	**120**	**120**	**129**	**120**	**152**	**152**	176	176	176	190	190	190
C. Basic Building Area Computation												
Total Grades	908											
Number of Grades Housed	7											
Average Area per Pupil	129.71											
Highest Projected Enrollment (2031-2032)	578											
Maximum Building Area	74,645 square feet											
D. Total Building Area at Completion of Project												
Existing Building Area Pre-1959	0 square feet											
Adjusted Existing Building Area Pre-1959	0 square feet											
Building Area Constructed After 1959	105,670 square feet											
Building Area for Space Standard	**105,670** square feet											
Reduction Factor of Total Eligible Costs	0.70639322 *											

This computation indicates that, based upon the highest projected enrollment over an eight-year period, the school's existing Building Area, Marlborough Elementary exceeds the Space Standard. If no action is taken, the district's otherwise eligible reimbursement will be reduced by a factor of 0.70639322

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PROJECT APPROACH

Comparative Cost Summary | Estimate Reimbursement



	Option 1 - Capital Imrovements Project	Option 2 - Major Alteration Project
Space Standard Area (SF)	74,645	74,645
Project Building Area (SF)[1]	105,670	105,670
Estimated Construction Cost	$45,732,751	$35,996,060
Estimated Soft Costs (15% construction cost)	$6,859,913	$5,399,409
Total Project Cost:	$52,592,664	$41,395,469
Reimbursement Rate[2]	46.07%	46.07%
Reimbursement Rate Reduction[3]	0.70639322	0.70639322
Adjusted Reimbursement Rate[4]	32.54%	32.54%
State Share	$17,113,653	$13,470,086
Marlborough Share	$35,479,011	$27,925,383
Marlborough Total Share:	$35,479,011	$27,925,383

Marlborough Bonding Appropriation

State Retanage (11% of State Share)[5]	$1,882,502	$1,481,709
Change Order Costs[6]	$685,991	$539,941
Marlborough Total Appropriation:	$38,047,504	$29,947,034

NOTES:

1. Building Area is measured to the inside face of exterior walls. Total Building Area 105,870 sf per 2005 Code Plan, includes 874sf allocated to Board of Education Administrative spaces. Grant reimbursement for Central Offices is eligible for only 50% of a district's percentage reimbursement. This reduction is negligible and has not been factored into this calculation.

2. Reimbursement Rate estimate based on 2025 General Construction State Reimbursement Rates. Percentages may be reduced due to ineligible and limited eligible costs.

3. Reimbursement Rate Reduction applies when actual or proposed area exceeds maximum net area allowed for reimbursement by State Space Standard. A Space Waiver could mitigate the reduction of eligible costs, if approved.

4. Adjusted Reimbursement Rate factors reduction of total eligible costs due to space in excess of maximum eligible for reimbursement.

5. State Retainage returned to Town after Audit Process.

6. Estimated at 1.5% of the Construction Cost.

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PROJECT APPROACH

Comparative Cost Summary



CAPITAL IMPROVEMENTS PLAN	Capital Projects Timeline					
	2027	2028	2029	2030	2031	Subtotals
Direct Construction Costs	$5.25M	$6.41M	$6.61M	$4.91M	$2.76M	$25.93M
Indirect Construction Costs	$3.55M	$4.18M	$4.63M	$4.16M	$3.27M	$19.80M
					Total Construction Cost	$45.73M
					Owner Soft Costs (15% of Construction Cost)	$6.86M
					Total Project Cost (CIP)	$52.59M

ALTERATION PROJECT	Alteration Project Timeline		
	2027	2028	Subtotals
Direct Construction Costs	$24.84M		$24.84M
Indirect Construction Costs	$ 11.16M		$ 11.16M
		Total Construction Cost	$35.99M
		Owner Soft Costs (15% of Construction Cost)	$5.40M
		Total Project Cost (Alteration)	$41.40M



DAS-1049F (old ED049F, SCG-1049F)
Rev. 08/23 Statutory Ref.: C.G.S.
Section 10-287(d)

STATE OF CONNECTICUT
DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF GRANTS ADMINISTRATION

PAGE 1 OF 2

FINAL GRANT APPLICATION FOR A SCHOOL BUILDING PROJECT

DISTRICT NAME	FACILITY NAME AND ADDRESS	STATE PROJECT NUMBER

Date project accepted as complete by applicant _____ (Final application must be filed within one year of this date.)

FINAL PROJECT FINANCING

General Fund/Bonding:
- General fund - Progress payments _____
- General fund - Other _____
- Current Bonds/Notes* (*Complete Bonds issued schedule on page 2) _____
- Future Bonds/Notes _____
- Sub-Total General Fund/Bonding _____

Other Funding:
- Rebates _____
- Insurance Proceeds _____
- Federal/Other State Grants _____
- Other Financing _____
- Describe: _____
- Sub-Total Other Funding _____

TOTAL FINAL PROJECT FINANCING _____ **

ELIGIBLE AUDITORIUM SEATING AREA COSTS COMPUTATION:

- a1 Total square footage of auditorium _____
- a2 Square footage of seating area _____
- a3 Total construction cost of auditorium (excluding seats and installation) _____
- a4 Construction cost of seating area ((Item a2 / Item a1) x Item a3) _____
- a5 Costs of seats and installation (not included in Item a4) _____
- a6 **ELIGIBLE AUDITORIUM SEATING AREA COSTS (Item a4 + Item a5)** _____

Auditorium seating capacity _____

FINAL PROJECT COSTS:

ELIGIBLE COSTS
- Architectural Design _____
- Site Acquisition _____
- Facility Purchase _____
- Other professional fees _____
- Construction (Fully eligible) _____
- Bonus area - School Readiness _____
- Bonus area - Full day K/Class size reduction _____
- Equipment/Furnishings _____
- Eligible Costs Sub-Total _____

LIMITED ELIGIBLE COSTS
- Outdoor Athletic Facilities and Tennis Courts _____
- Natatorium _____
- Eligible auditorium seating area (from Item a6) _____
- Eligible gymnasium seating area costs _____
- Limited Eligible Costs Sub-Total _____

INELIGIBLE COSTS
- Ineligible site acquisition costs _____
- Ineligible facility purchase costs _____
- Ineligible construction costs _____
- Ineligible bonus area-School Readiness _____
- Ineligible bonus area-Full day K/Class size _____
- Unauthorized cost increase _____
- Other ineligible costs _____
- Describe: _____
- Ineligible Costs Sub-Total _____

TOTAL FINAL PROJECT COSTS _____ **

*** NOTE: "TOTAL FINAL PROJECT FINANCING" MUST AGREE WITH "TOTAL FINAL PROJECT COSTS".***

STATE GRANT REIMBURSEMENT

STATE GRANT REIMBURSEMENT

Grant Funding Project Types



Renovation Status	Extension / Alte	New Construction (N)
• Offers 10% Additional Reimbursement with first ineligible costs • Requires entire facility update • Lower average SF cost • May require a Space Waiver	• Offers 10% Additional Reimbursement except for ineligible costs (replacements, repairs, refurbishment) • Ability to designate work areas • Specific, 'targeted' approach to renovate areas of the reimbursement and ineligible other less costly areas	• Offers 10% Additional Reimbursement if demonstrated to cost less than renovation • Higher average SF cost • Offset by construction and programmatic efficiency

Additional Grant Incentives:

Sec. 10-286 (10)(c)(1): Maximum square footage per pupil limit increased by 25% for schools constructed prior to 1959.

Sec. 10-286 (10)(c)(2): Maximum square footage per pupil limit increased by 1% for heating, ventilation or air conditioning project.

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STATE GRANT REIMBURSEMENT

Grant Funding Project Types



Renovation Status	Extension / Alteration	New Construction
Renovate Existing Built Space *Space Reconfiguration to address Educational Specification program requirements*	**Repair and Expand Modified Built Space** *Includes Optimal Space Reconfiguration*	**Replace Existing with New Space** *Includes Optimized Space Reconfiguration, Further Program Flexibility and future expansion*
· Utilizes existing built space in manner that conforms to existing layout as much as possible · Resolves issues with early learning space egress code compliance · Replaces failing infrastructure components and systems with minimum 20-year service life	· Optimizes space configuration for educational needs · Resolves issues with K-Wing and early learning space egress · Replaces failing infrastructure components	· Optimizes space configuration for educational needs · Resolves issues with early learning space egress · Provides all new systems and infrastructure components · Identifies further program flexibility through more efficient and comtempory New Century use of space
$$$$ M	**$$$$ M**	**$$$$ M**

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STATE GRANT REIMBURSEMENT

Grant Funding Project Types



Renovation Status

Renovate Existing Built Space

Space Reconfiguration to address Educational Specification program requirements

- **Utilizes existing built space in manner that conforms to existing layout as much as possible**
- **Resolves issues with early learning space egress code compliance**
- **Replaces failing infrastructure components and systems with minimum 20-year service life**

$$$$ M

1. Superintendent's letter requesting RNV Status
2. Cost Analysis for Proposed RVN Project
3. Cost Comparison of New Construction with RNV
4. Professional Cost Estimate demonstrating RNV costs less
5. Certify that facility will be brought up to applicable codes
6. Define Education Technology for RNV facility
7. Certify that structure will have service life comparable to new construction
8. Provide detailed report on existing building systems
9. Certify that systems will have a minimum service life of 20 years
10. Certify that new windows will be energy efficient
11. Certify that RNV project will meet High Performance Building Requirements
12. Superintendent's statement that is central to the area served and adequate/appropriate to provide the education programs offered

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STATE GRANT REIMBURSEMENT

Renovation vs New Construction



CHAPTER 173 - PUBLIC SCHOOL BUILDING PROJECTS
SECTION 10-285A - PERCENTAGE DETERMINATION FOR SCHOOL BUILDING PROJECT GRANTS

(A) THE PERCENTAGE OF SCHOOL BUILDING PROJECT GRANT MONEY A LOCAL BOARD OF EDUCATION MAY BE ELIGIBLE TO RECEIVE, UNDER THE PROVISIONS OF SECTION 10-286, SHALL BE ASSIGNED BY THE COMMISSIONER OF ADMINISTRATIVE SERVICES IN ACCORDANCE WITH THE PERCENTAGE CALCULATED BY THE COMMISSIONER OF EDUCATION AS FOLLOWS: (1) FOR GRANTS APPROVED PURSUANT TO SUBSECTION (B) OF SECTION 10-283 FOR WHICH APPLICATION IS MADE ON AND AFTER JULY 1, 1991, AND BEFORE JULY 1, 2011, (A) EACH TOWN SHALL BE RANKED IN DESCENDING ORDER FROM ONE TO ONE HUNDRED SIXTY-NINE ACCORDING TO SUCH TOWN'S ADJUSTED EQUALIZED NET GRAND LIST PER CAPITA, AS DEFINED IN SECTION 10-261; AND (B) BASED UPON SUCH RANKING, A PERCENTAGE OF NOT LESS THAN TWENTY NOR MORE THAN EIGHTY SHALL BE DETERMINED FOR EACH TOWN ON A CONTINUOUS SCALE; (2) FOR GRANTS APPROVED PURSUANT TO SUBSECTION (B) OF SECTION 10-283 FOR WHICH APPLICATION IS MADE ON AND AFTER JULY 1, 2011, AND BEFORE JULY 1, 2017, (A) EACH TOWN SHALL BE RANKED IN DESCENDING ORDER FROM ONE TO ONE HUNDRED SIXTY-NINE ACCORDING TO SUCH TOWN'S ADJUSTED EQUALIZED NET GRAND LIST PER CAPITA, AS DEFINED IN SECTION 10-261, AND (B) BASED UPON SUCH RANKING, (I) A PERCENTAGE OF NOT LESS THAN TEN NOR MORE THAN SEVENTY SHALL BE DETERMINED FOR NEW CONSTRUCTION OR REPLACEMENT OF A SCHOOL BUILDING FOR EACH TOWN ON A CONTINUOUS SCALE, AND (II) A PERCENTAGE OF NOT LESS THAN TWENTY NOR MORE THAN EIGHTY SHALL BE DETERMINED FOR RENOVATIONS, EXTENSIONS, CODE VIOLATIONS, ROOF REPLACEMENTS AND MAJOR ALTERATIONS OF AN EXISTING SCHOOL BUILDING AND THE NEW CONSTRUCTION OR REPLACEMENT OF A SCHOOL BUILDING WHEN A TOWN OR REGIONAL SCHOOL DISTRICT CAN DEMONSTRATE THAT A NEW CONSTRUCTION OR REPLACEMENT IS LESS EXPENSIVE THAN A RENOVATION, EXTENSION OR MAJOR ALTERATION OF AN EXISTING SCHOOL BUILDING FOR EACH TOWN ON A CONTINUOUS SCALE; AND (B) FOR GRANTS APPROVED PURSUANT TO SUBSECTION (B) OF SECTION 10-283 FOR WHICH APPLICATION IS MADE ON AND AFTER JULY 1, 2017, (A) EACH TOWN SHALL BE RANKED IN DESCENDING ORDER FROM ONE TO ONE HUNDRED SIXTY-NINE ACCORDING TO THE ADJUSTED EQUALIZED NET GRAND LIST PER CAPITA, AS DEFINED IN SECTION 10-261, OF THE TOWN TWO, THREE AND FOUR YEARS PRIOR TO THE FISCAL YEAR IN WHICH APPLICATION IS MADE, AND (B) BASED UPON SUCH RANKING, (I) A PERCENTAGE OF NOT LESS THAN TEN NOR MORE THAN SEVENTY SHALL BE DETERMINED FOR NEW CONSTRUCTION OR REPLACEMENT OF A SCHOOL BUILDING FOR EACH TOWN ON A CONTINUOUS SCALE, AND

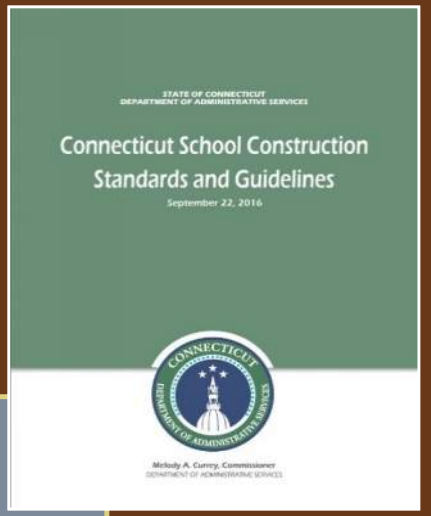
(II) A PERCENTAGE OF NOT LESS THAN TWENTY NOR MORE THAN EIGHTY SHALL BE DETERMINED FOR RENOVATIONS, EXTENSIONS, CODE VIOLATIONS, ROOF REPLACEMENTS AND MAJOR ALTERATIONS OF AN EXISTING SCHOOL BUILDING AND THE NEW CONSTRUCTION OR REPLACEMENT OF A SCHOOL BUILDING **WHEN A TOWN OR REGIONAL SCHOOL DISTRICT CAN DEMONSTRATE THAT A NEW CONSTRUCTION OR REPLACEMENT IS LESS EXPENSIVE THAN A RENOVATION, EXTENSION, OR MAJOR ALTERATION OF AN EXISTING SCHOOL BUILDING** FOR EACH TOWN ON A CONTINUOUS SCALE.

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STATE GRANT REIMBURSEMENT

Maximize OGA Reimbursement





Maximize State Reimbursement

- Minimize duplicate use of program spaces and square footage beyond eligible amount per grade configuration
- Marlborough Rate (46.07% / 36.07%), represents millions of dollars!
- Minimize '**Non-Eligible**' & '**Limited-Eligible**' items

A - E Non-Eligible:

- Site work off school property
- Repair, Replacement, & Maintenance Work
- Window Replacements (labor, blinds/shades)
- Other:
  - Athletic Facility Lighting, Parking, Turf
  - Feasibility Study
  - Movable Site Furnishings
  - Expendables

F Limited-Eligible:

- Outdoor Athletic Facilities (includes tennis courts)
- Swimming Pools and Natatoriums
- Retractable Gym Seating (movable bleachers)
- Permanent (non-retractable) Gym Spectator Seating
- New/Replacement Seating Areas in an Auditorium

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STATE GRANT REIMBURSEMENT

Requirements for June 30 Application



Sample of the Three Required Resolutions by June 30, 2025

(FUNDING)

1. RESOLVED, that Marlborough authorizes the Board of Education to apply to the Commissioner of Administrative Services and to accept or reject a grant for the [project type] at Marlborough Elementary School

(OVERSIGHT)

2. RESOLVED, that the Marlborough Elementary School Building Committee is hereby established as the building committee with regard to the [project type] at Marlborough Elementary School

(ED SPECS)

3. RESOLVED, that the Town of Marlborough authorizes at least the preparation of schematic drawings and outline specifications for the [project type] at the Marlborough Elementary School

Note: A Town/District can authorize Resolution 1 only upon the availability of funding (i.e. passing of referendum); Resolution 3 authorization is contingent upon BOE approval of Educational Specifications

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Thank You | Questions

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