

# Bungay Elementary School Building Committee

PRESENTATION  
TO THE  
SEYMOUR BOARD OF SELECTPERSONS

SEYMOUR TOWN HALL

1 FIRST STREET, SEYMOUR, CONNECTICUT

TUESDAY, DECEMBER 17, 2024 - 7:00PM



# Bungay Elementary School Building Committee

PRESENTATION  
TO THE  
SEYMOUR BOARD OF SELECTPERSONS

OPENING REMARKS:

FRED STANEK & PETER KUBIK  
BUILDING COMMITTEE CO-CHAIRS



# Bungay Elementary School

*"A Great Place to Bee!"*



*Lauren Reid - Principal*  
*Stacey Long - Assistant Principal*

*Dr. Susan Compton - Superintendent of Schools*  
*Mary Sue Feige - Director of Curriculum and Instruction*



SLIDESMANIA.COM

**HOW WE GOT HERE**





# HOW WE GOT HERE

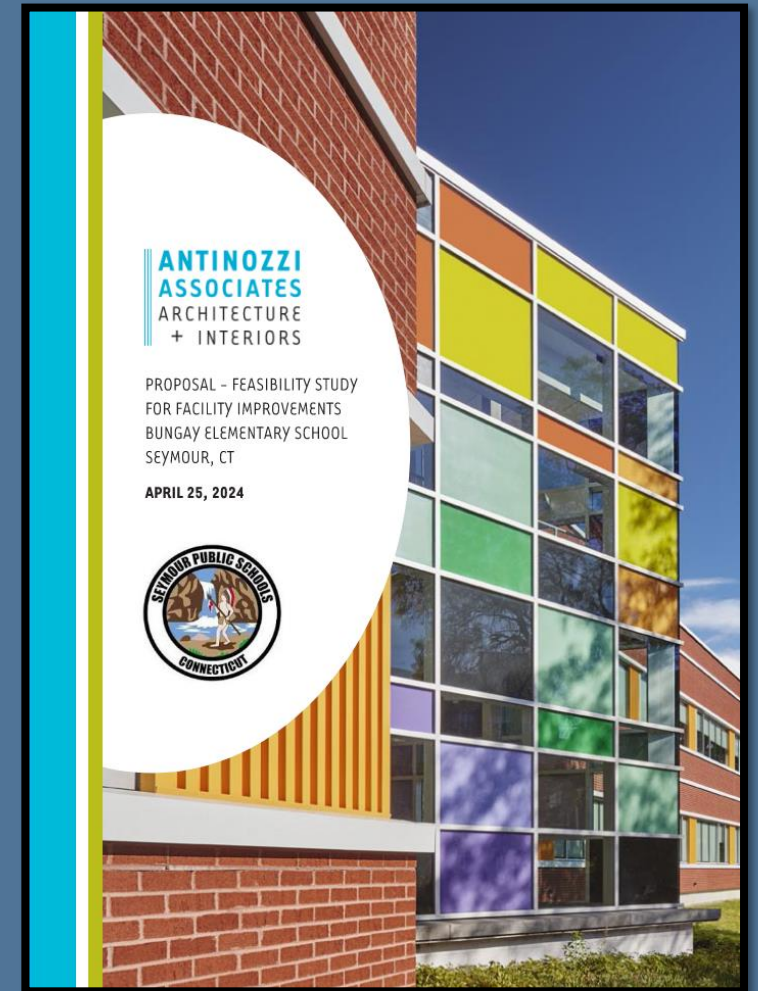
## Bungay School Facility Needs Study Committee



**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS

### Timeline of Events

- On May 2, 2023, the Bungay Elementary School (BES) Facility Needs Study Committee is appointed by the Board of Selectpersons (BOS)
  - Committee toured BES and held four (4) public meetings in the second half of 2023
  - On January 2, 2024, the Committee presented their findings to the Board of Selectpersons
- First meeting of the new Bungay Elementary School Building Committee (BESBC) held January 25, 2024
- Antinozzi Associates Team was selected to provide Feasibility Study for BES Facility Improvements in July, 2024







**ABOUT OUR TEAM**





# ANTINOZZI ASSOCIATES

## Architecture + Interior Design

- Bridgeport-based firm with seven decades of educational public school design experience
- In-depth knowledge of State grant reimbursement process
- Consultant team specialized in school design with high-quality performance on numerous projects with our firm
- Delivered over 300 CT school projects & facility studies ... *including Seymour*



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ARCHITECTURE  
+ INTERIORS



Cranbury ES, Norwalk



Jefferson ES, Norwalk



Killingly Mem'l School, Danielson



Washington School, West Haven



New London High School



West Haven High School



# ABOUT OUR TEAM

## Our Study Team



**ANTINOZZI**  
**ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS



**Michael LoSasso**  
AIA, LEED AP BD+C  
Principal-in-Charge



**Lisa Yates**  
AIA, LEED AP  
Sr. Project Manager



**Michael Ayles**  
FAIA, NCARB  
Principal



**Patti McKeon**  
NCIDQ, WELL | AP  
Interior Design Director



**Construction Solutions  
Group (CSG)**  
Educational Specifications



**Stantec Consulting  
Services**  
Site/Civil Engineering



**E2 Engineers**  
Structural Engineering



**Consulting Engineering  
Services (CES)**  
MEP/FP/Technology/Security



**Pan American Consulting  
Services, LLC**  
Professional Cost Estimating



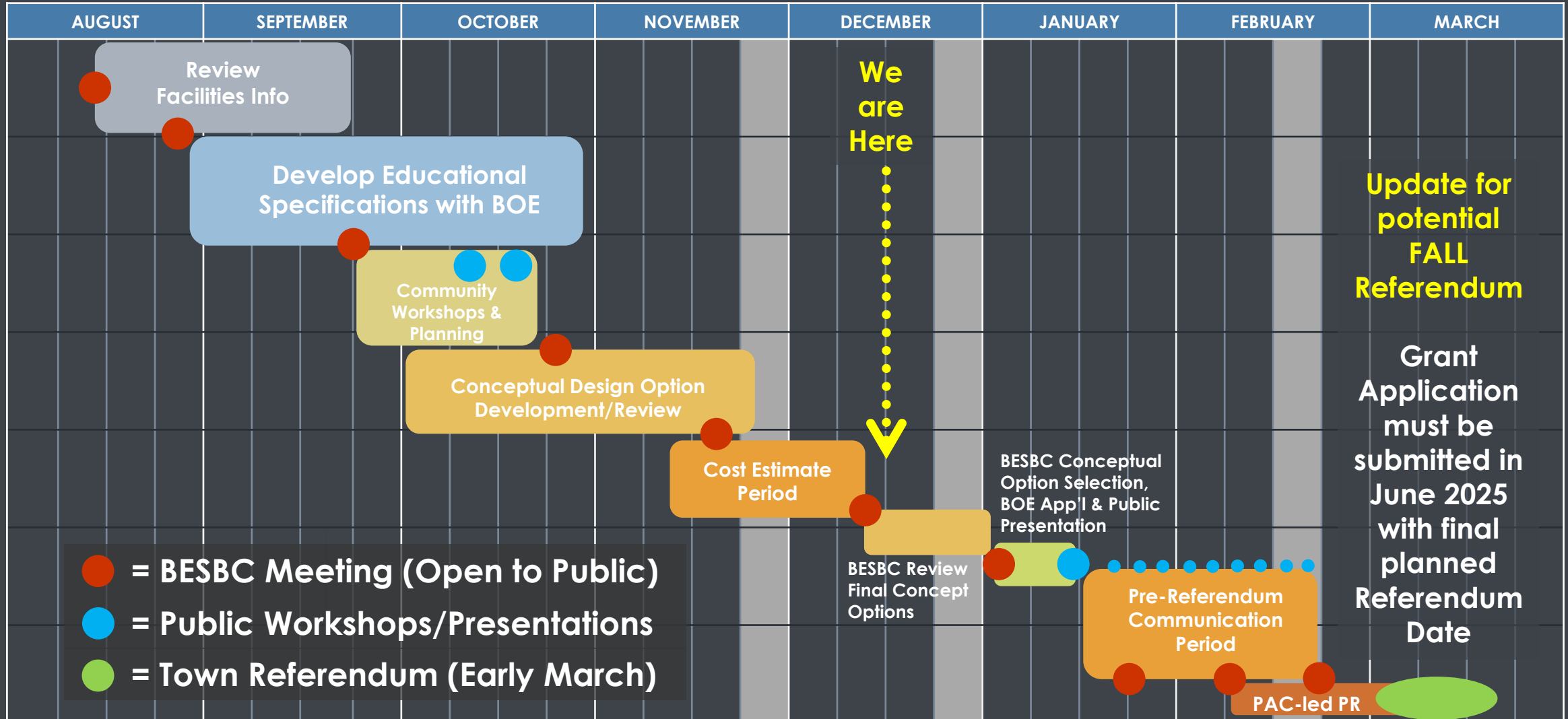


# THE STUDY PROCESS

## Study Schedule (Early March Referendum)



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# UNDERSTANDING BUNGAY: DESIGN PARAMETERS



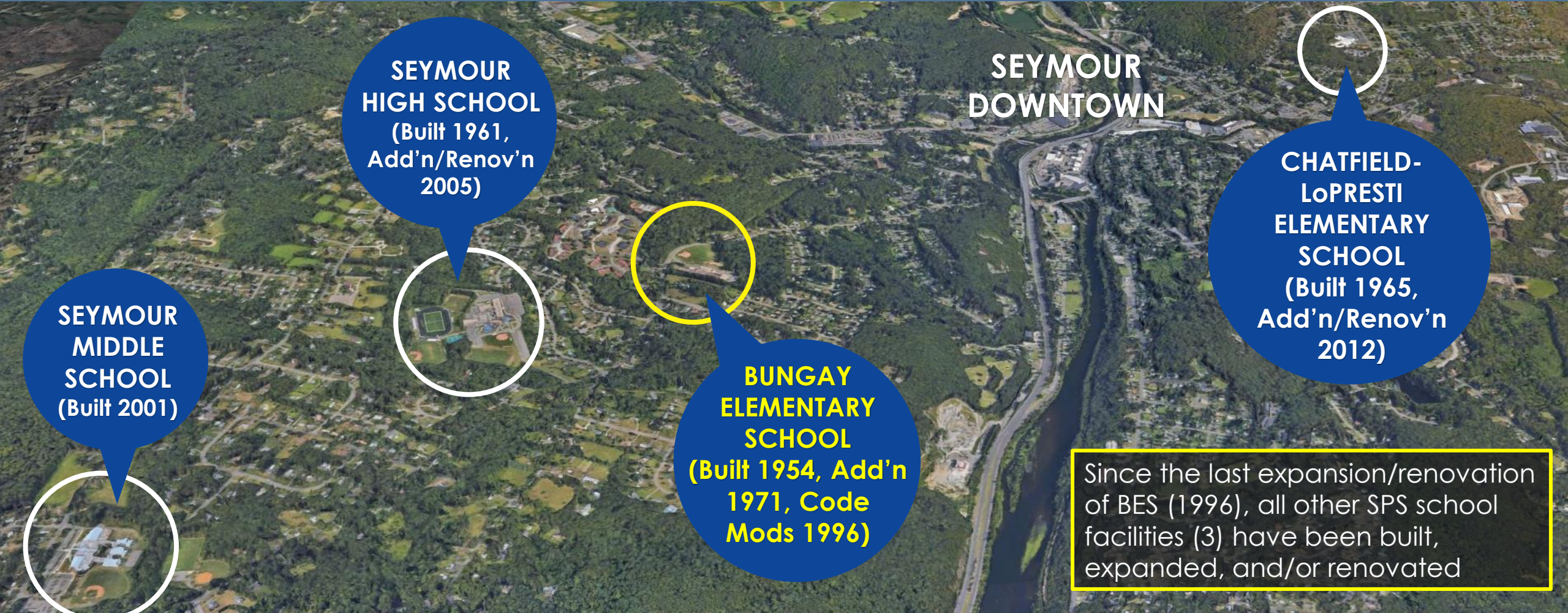


# PROJECT UNDERSTANDING & DESIGN

## Existing School Facilities (Location and Age)



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**SEYMOUR  
HIGH SCHOOL**  
(Built 1961,  
Add'n/Renov'n  
2005)

**SEYMOUR  
DOWNTOWN**

**CHATFIELD-  
LOPRESTI  
ELEMENTARY  
SCHOOL**  
(Built 1965,  
Add'n/Renov'n  
2012)

**SEYMOUR  
MIDDLE  
SCHOOL**  
(Built 2001)

**BUNGAY  
ELEMENTARY  
SCHOOL**  
(Built 1954, Add'n  
1971, Code  
Mods 1996)

Since the last expansion/renovation of BES (1996), all other SPS school facilities (3) have been built, expanded, and/or renovated

**EQUITY • UTILIZATION • SITE CENTRALITY**





# PROJECT UNDERSTANDING & DESIGN

## Enrollment and Impact on Building Size



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+ INTERIORS

**HIGHEST PROJECTED ENROLLMENT OVER NEXT 8 YEARS:** **553** *based on 2031-32 projection + 50 Pre-K Students*

Population	Pre-K to K	1	2	3	4	5
351 - 750	120	120	120	120	120	152

### SPACE STANDARD COMPUTATION

Total Area per Pupil (Grades Pre-K-5 <sup>th</sup> )	752
Number of Grades Housed	6
Average Area per Pupil (SF)	125.33
Maximum Eligible Building Area ( 553 Student Enrollment )	<b>69,309 SF</b>

**TOTAL AREA AT COMPLETION OF PROJECT:** *Renovate-as-New accommodates inefficiency of older buildings*

Existing Area Constructed Pre-1959	28,000 SF
Multiply Existing Area by 80%	22,400 SF
Area (SF) at Completion of Project Constructed 1959 or After	46,909 SF
Area (SF) for Space Standard Computation	<b>74,909 SF</b>





# PROJECT UNDERSTANDING & DESIGN

## Site Analysis



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POTENTIAL SIGHTLINE  
ISSUES AS ROAD BENDS

ADDRESS POTENTIAL  
CONDITIONS  
BENEATH FIELD

10+ FEET TRANSITION  
TO ATHLETIC FIELDS

FUTURE  
BUILDING  
AREA

PRESERVE  
WOODED  
AREAS

WETLAND  
SOILS

COMINGLED  
BUS & PARENT  
TRAFFIC

UPPER-LEVEL BUILDING  
AREA CONSUMED BY  
EXISTING SCHOOL

POTENTIAL NEW  
PARCEL ACQUISITION



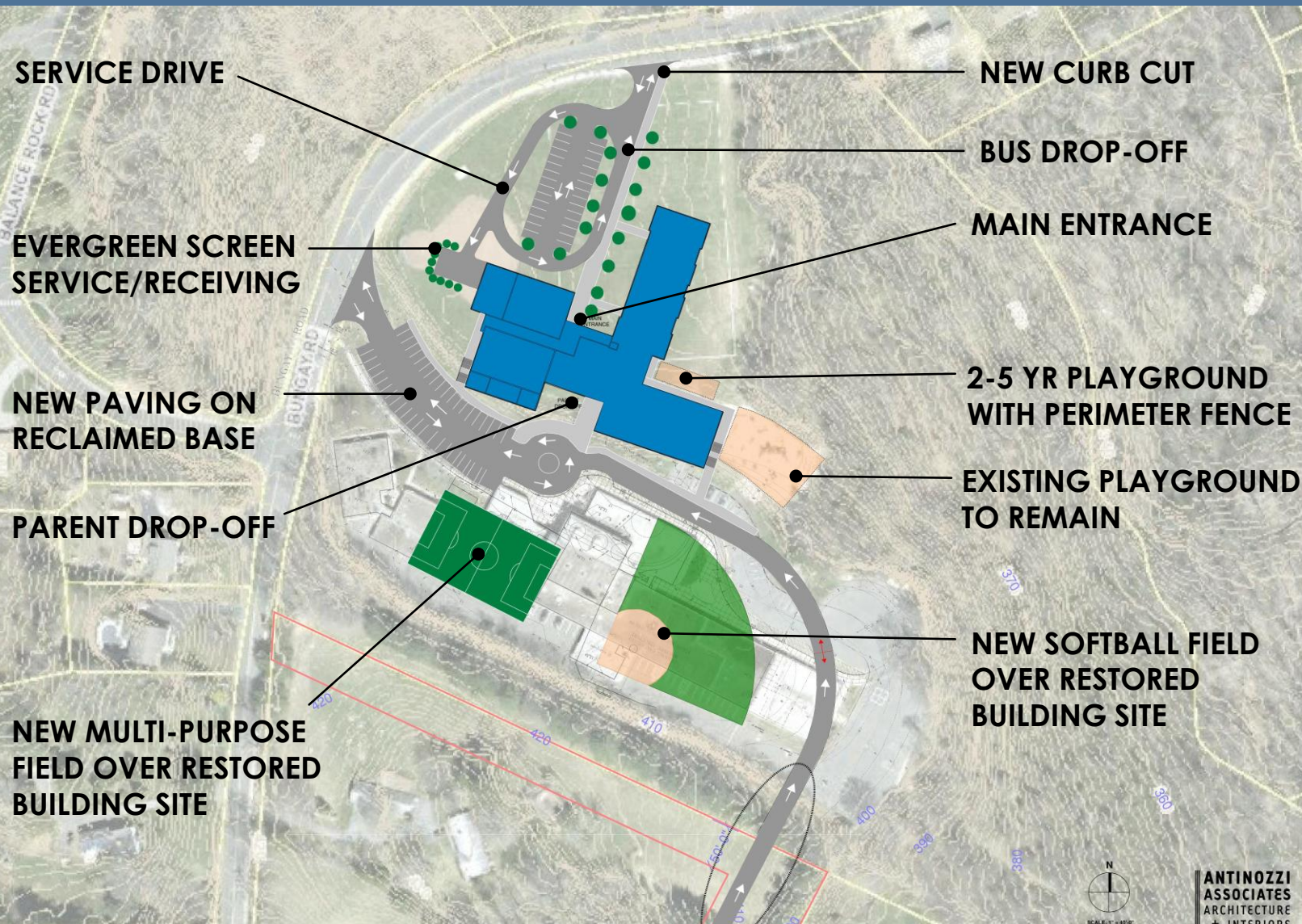


# PROJECT UNDERSTANDING & DESIGN

## Site Design: New Construction



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# PROJECT UNDERSTANDING & DESIGN

## Proposed Plans: New Construction



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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	
<b>TOTAL FINAL PROJECT FINANCING</b>	<b>**</b>

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:

<b>ELIGIBLE COSTS</b>	
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	
<b>LIMITED ELIGIBLE COSTS</b>	
Outdoor Athletic Facilities and Tennis Courts	
Natorium	
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	
<b>TOTAL FINAL PROJECT COSTS</b>	<b>**</b>

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



# Grants

# COST ESTIMATES & STATE GRANT REIMBURSEMENT PROCESS



# COST & STATE GRANT REIMBURSEMENT

## Grant Funding "101": Priority Project Types



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### Renovation Status (RNV)

- Offers 10% Additional Reimbursement with few ineligible costs
- Requires entire facility update
- Low average SF cost
- May require a Space Waiver

### Extension / Alteration (EA)

- Offers 10% Additional Reimbursement except for ineligible costs (replacements, repairs, refurbishment)
- Ability to designate work areas

### New Construction (N)

- Offers 10% Additional Reimbursement if demonstrated to cost less than renovation
- High average SF cost
- Offset by construction efficiency

### Additional Grant Incentives:

Sec. 10-285 (h): An additional 10 percentage points for full day Pre-K Program.

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.





# COST & STATE GRANT REIMBURSEMENT

## Grant Funding '101': Maximize State Reimbursement



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### Our Goal is to **ALWAYS** Maximize State Reimbursement

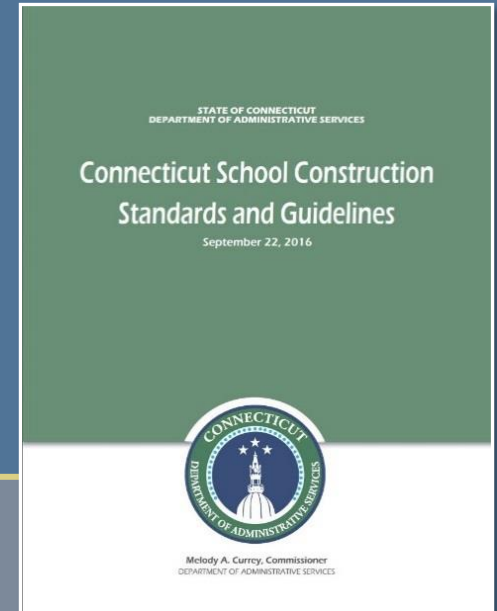
- Minimize duplicate use of program spaces and square footage beyond eligible amount per grade configuration
- Seymour Rate (56.79% - 66.79%) represents millions of dollars!
- Minimize '**Non-Eligible**' & '**Limited-Eligible**' items

#### **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







# COST & STATE GRANT REIMBURSEMENT

## New and Renovate-as-New Cost and Town Share



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	Option 1 - Renovation Project	Option 2 - New Construction Project
Space Standard Area (SF) <sup>1</sup>	74,909	69,309
Project Building Area (SF) <sup>2</sup>	74,886	69,300
Estimated Construction Cost	\$50,094,457	\$49,622,022
Estimated Soft Costs (17% construction cost)	\$8,516,058	\$8,435,744
Total Project Cost:	\$58,610,515	\$58,057,766
Reimbursement Rate <sup>3</sup>	66.79%	56.79%
Reimbursement Rate Bonus <sup>4</sup>	0	10.00%
Adjusted Reimbursement Rate	66.79%	66.79%
State's Share	\$39,145,963	\$38,776,782
Seymour's Share	\$19,464,552	\$19,280,984
Seymour Total Share:	\$19,464,552	\$19,280,984
Seymour Bonding Appropriation		
State Retainage (11% of State Share) <sup>5</sup>	\$4,306,056	\$4,265,446
Change Order Costs <sup>6</sup>	\$751,417	\$744,330
Seymour Total Appropriation:	\$24,522,025	\$24,290,760

### Notes:

1. Building Area is measured to the inside face of exterior walls. Total Building Area based upon Conceptual Designs for Renovation and New Construction Options. Renovation area Space Standard increase per CGS Chapter 173, Section 10-286 (10)(c)(1) for portions of the existing school constructed before 1959.
2. Building Area is measured to the inside face of exterior walls. Total Building Area calculation based upon the highest projected enrollment of 553 students, grades Pre-K to 5th, over an 8-year period beginning in October 2025.
3. Reimbursement Rate estimate based on 2025 General Construction and New Construction State Reimbursement Rates. Percentages may be reduced due to ineligible and limited eligible costs.
4. **Reimbursement Rate Bonus applies when cost of New Construction is less than the cost of Renovation** per CGS Chapter 173, Section 10-285a (3)(B)(ii).
5. State Retainage returned to Town after Audit Process.
6. Estimated at 1.5% of the Construction Cost.





# COST & STATE GRANT REIMBURSEMENT

## Grant Funding '101': New Construction vs. Renovation



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### 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 (3) 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.





# COST & STATE GRANT REIMBURSEMENT

## Grant Funding '101': Requirements for June 30 Application



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+ INTERIORS

## Sample of the Three Required Resolutions by June 30, 2025

### (FUNDING)

1. RESOLVED, that the Board of Selectpersons authorize the Seymour Board of Education (BOE) to apply to the Commissioner of Administrative Services and to accept or reject a grant for the [project type] at the Bungay Elementary School

### (OVERSIGHT)

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

### (ED SPECS)

3. RESOLVED, that the Board of Selectpersons hereby authorizes at least the preparation of schematic drawings and outline specifications for the [project type] at the Bungay Elementary School

*Note: Board of Selectpersons can only authorize Resolution 1 upon the availability of funding (i.e. passing of Town Referendum); Resolution 3 authorization is contingent upon approved Ed. Specs. by BOE*



On behalf of the Bungay Elementary  
School Building Committee and the  
Antinozzi Associates team,  
**THANK YOU!**



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TO THE  
SEYMOUR BOARD OF SELECTPERSONS**

**SEYMOUR TOWN HALL**

**1 FIRST STREET, SEYMOUR, CONNECTICUT**



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