Colliers

Project Leaders

Town of Southington – Elementary School Program

Presentation to Town Council

May 24, 2021

Prepared by: Colliers Project Leaders

Accelerating success.

Existing Conditions – Flanders (Kelley Typical)

Outdated Entrances

Classrooms (Not air conditioned, outdated furniture, etc.)

Existing Conditions – Flanders (Kelley Typical)

Flanders Exterior Envelope

Flanders Exterior Envelope

Existing Conditions – Flanders (Kelley Typical)

Gym with VCT flooring

Flanders Media Center (Outdated and too small)

Existing Conditions – Flanders (Kelley Typical)

Outdated Electrical Equipment

Electrical Heat throughout

Existing Conditions – Derynoski

Classroom (Not air conditioned, lacking sufficient storage)

Classroom (outdated, not air conditioned, outdated furniture)

Existing Conditions – Derynoski

Hallways with copiers

Restrooms outdated

Existing Conditions – Derynoski

Mechanicals at end of useful life

Outdated, inefficient boilers

Recommended

State of CT Guidelines for Planning Projects

Each such listing shall include a report on the following factors for each eligible project:

- An enrollment projection and the capacity of the school
- A substantiation of the estimated total project costs
- The readiness of such an eligible project to begin construction
- Efforts made by the local or regional board of education to redistrict, reconfigure, merge, or close schools under the jurisdiction of such board prior to submitting an application under this section
- Efforts made by such board to collaborate with other boards of education to reduce under enrollment in the schools under the jurisdiction of such board
- Enrollment and capacity information for all of the schools under the jurisdiction of such board for the five years prior to application for a school building project grant
- Estimate enrollment and capacity information for all of the schools under the jurisdiction of such board for the eight years following such application is submitted
- The State's education priorities relating to reducing racial and economic isolation for the school district

CT.gov STATE OF CONNECTICUT

SPACE STANDARDS WORKSHEET

This worksheet should be completed and submitted with the application for anyN(new), E (extension), A (alteration, or RENO (renovation) project, or combination.

State Standard Space Specifications
Grades

Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

1. Under the column headed "Projected Enrollment," find the range within which your school's highest projected 8 year enrollment falls.
2. Using the figures on that line, complete the grid below for only those grades housed within the school.

Pre-K		6	
K		7	
1		8	
2		9	
3		10	
4		11	
5		12	

(a) Total (grades Pre-K through 12)	0
(b) Number of grades housed	
(c) Average [(a)/(b)]	
(d) Highest Projected 8-year enrollment	
(e) Maximum Square footage [(c) x (d)]	

3. Total square footage at completion of project:

a. Existing area constructed pre-1950	
b. Multiply "a." by 80%	0
c. Area (at completion of project) constructed 1950 or later	
d. Square footage for space standards computation (b+c)	0

If line 2 (e) is greater than line 3(d) there is no grant reduction
If line 3 (d) is greater than line 2 (e), divide line 2 (e) by line 3 (d) _____ *

*This factor will be used to reduce total eligible costs because of space in excess of the maximum eligible for reimbursement. If a project exceeds the standards solely the result of extraordinary programmatic requirements, the superintendent may submit a request to the Commissioner for a waiver. A detailed list of space allocations for all extraordinary programs with explanations must be included with the request.

Space Standard Calculations

a.k.a. "Right-Sizing of Schools"

- One major factor of whether a district is approved for a grant commitment or not is greatly dependent upon whether the school is right-sized for the projected population in combination with the educational program (educational specification, a.k.a. "Ed Spec")
- The proposed project must fit into the holistic evaluation of the school district
- The size of the school is heavily based on the space standard calculation and ratio, which is based on the 8-year high projected enrollment and the grades that the school houses

DEPARTMENT OF ADMINISTRATIVE SERVICES

December 16, 2020

Dr. Maureen L. Brummett
Superintendent
Newington Public Schools
131 Cedar Street
Newington, CT 06106

Dear Dr. Brummett:

Subject: **OSCGR Project No. 094-0109 RNV, Anna Reynolds Elementary School, Newington**
Approval of "Renovation" status

The Department of Administrative Services, Office of School Construction Grants and Review has reviewed the documentation provided pertaining to your request that this project be considered as a "Renovation" as defined in Section 10-282(18) of the Connecticut General Statutes (C.G.S.). **Your request is approved.** Any amount exceeding the initial grant amount shall be deemed ineligible for reimbursement.

Ineligible Repairs and Replacements: C.G.S. Section 10-286(a)(8) provides that for projects granted "Renovation" status, otherwise ineligible repairs and replacements may be considered eligible for reimbursement, if acceptable information is provided to the Commissioner documenting the need for such work and justifying the request. Please note that this determination is not an automatic waiver of all ineligible costs. For reimbursement of these costs, you still need to submit to this office the amount, the need, and the nature of repair or replacement items. These items will be reviewed in light of the project's renovation status and an eligibility determination made during the architectural plan review process (including change orders).

Approved Plans: Please note that if the approved plans and/or square feet of renovated or new space changes, the "Renovation" status of the project shall be subject to re-review.

If you have any questions, please do not hesitate to contact Kermit Thompson at 860-713-6484.

Sincerely,

Kosta Diamantis, Director
Office of School Construction Grants and Review

cc: Josh Geballe, DAS Commissioner
Chuck Warrington, Colliers Project Leaders
Bruce Kellogg, JCJ Architects
Michelle Dixson, OSCG&R
Bob Celmer, OSCG&R
Kermit Thompson, OSCG&R
Barbara Fabiani, OSCG&R
Plan Review/Grant File

Encl: Renovation Request Letter
JCJ Cost Est. Backup Ltr

OSCG&R-Renovation Status

a.k.a. "Renovate Like New"

- "Renovate As New" projects are submitted as Alteration projects unless OSCG&R has provided administrative approval with "Renovation" status
- Determine if facility is a candidate for renovation status
- Two ways to procure renovation status:
  - Administrative Approval from OSCG&R
  - Notwithstanding Legislation
- Ideal to partner with OSCG&R to procure Renovation status via Administrative Approval vs. Notwithstanding Legislation
- Renovation status greatly reduces ineligible costs
- Recommend meeting with OSCG&R immediately to discuss the project and the goal of renovation status
- **Maximize State Reimbursement**

DRAFT SCENARIOS

Scenarios

1. Renovation of Derynoski, Flanders and Kelley

2. Renovation of Derynoski, New 600 ES to replace Kelley, close Flanders

3. Replace Kelley and Flanders with new 600 Elementary Schools each, close Derynoski

4. Replace Kelley and Derynoski with new 600 Elementary Schools each, close Flanders

Scenarios

Assumptions for Range of Budgets

- All building sizes shown as GSF (Gross Square Feet) which are calculated using the CTDOE ED-050 form for each school multiplied by 1.05 for exterior walls
- Final size of building based on the approved educational specifications as reviewed by OSCGR
- Reimbursement uses 2021-2022 Rates
  - 45.36% for New
  - 55.36% for Renovation/Alteration
- Assume Space Waivers provided when building size exceeds space standard
- All enrollment values based on Milone and MacBroom's (now SLR) June 6, 2019 report
- Renovation budgets do not include temporary portables at this time
- Renovations assume status will be granted by OSCGR, otherwise alteration status is default
- All estimated district shares assume 7.5% ineligible costs.
- Costs DO NOT include financing costs, to be provided by the town

Scenario 1

Renovate Derynoski, Flanders, & Kelley ES

Town of Southington
Scenario 1
Renovate Derynoski, Flanders and Kelley Elementary Schools
May 24, 2021

	8-Year High Enrollment	Building Size		Total Budget		Estimated District Share	
		Low GSF	High GSF	Low Budget ($M)	High Budget ($M)	Low District Share ($M)	High District Share ($M)
Renovation of three Elementary Schools							
Derynoski (K-5)*	**601**	133,813	133,813	$ 63.2	$ 78.0	***$ 63.2***	***$ 78.0***
Flanders (K-5)	**288**	48,664	48,664	$ 23.6	$ 29.4	$ 11.5	$ 14.4
Kelley (K-5)	**312**	48,664	48,664	$ 23.7	$ 29.6	$ 11.6	$ 14.4
ALTA Addition		10,000	20,000	$ 6.0	$ 12.5	$ 2.9	$ 6.1
			Total Estimated Costs:	**$ 116.53**	**$ 149.49**	**$ 89.19**	**$ 112.88**

Assumptions:
*State not likely to grant renovation status for Derynoski as the space standard ratio is only 59% for current projected enrollment.
2020-2021 Reimbursement Rate is 55.36% for Renovation, 45.36% for New
Cost will vary based on mid-point of construction
GSF for buildings based on the ED-050 building area multiplied by 1.05 to account for exterior walls (range 4-6%)
All values in millions
Enrollment values based on Milone and MacBroom's June 6, 2019 Enrollment projections
Acutal Size of Building may vary depending on the approved educational specification which is the result of programming of the building
Costs do not account for temporary portables that may be required for phasing of a renovation
Renovation status required from OSCGR for projects, this is NOT automatically implied
Estimated district shares assume 7.5% ineligible costs
State reimbursement on ALTA TBD

- Derynoski population likely not large enough to substantiate renovation status (59% Space Standard Ratio too low)
- Flanders space standard only 80%, most likely a challenge to obtain renovation status with current population also
- Kelley space standard at 87%. This is about the minimum to start
- MUST PROCURE RENOVATION STATUS FROM OSCG&R

Scenario 2

Renovate Derynoski, Replace Kelley with new 600 K-5, abandon Flanders

- Derynoski population likely not large enough to substantiate renovation status (59% Space Standard Ratio is too low)
- New Kelley ES to assume Flanders population but to be determined after MMI/SLR revised re-districting lines
- Assumed Flanders is demolished, and site restored

Town of Southington
Scenario 2
New Kelley Elementary School
Renovate Derynoski Elementary School
Close Flanders Elementary School
May 24 2021

		Building Size		Total Budget		Estimated District Share	
	8-Year High Enrollment	Low GSF	High GSF	Low Budget ($M)	High Budget ($M)	Low District Share ($M)	High District Share ($M)
Elementary Schools							
New Kelley ES (K-5)	**600**	78,960	86,480	$ 49.2	$ 60.5	$ 24.0	$ 29.5
Renovate Derynoski (K-5)	**601**	133,813	133,813	$ 63.2	$ 78.0	**$ 63.2**	**$ 78.0**
ALTA Addition		10,000	20,000	$ 6.0	$ 12.5	$ 2.9	$ 6.1
Close Flanders						$ -	$ -
			Total Estimated Costs:	**$ 118.35**	**$ 150.93**	**$ 90.08**	**$ 113.58**

Assumptions:
*State not likely to grant renovation status for Derynoski as the space standard ratio is only 59% for current projected enrollment.
2020-2021 Reimbursement Rate is 55.36% for Renovation, 45.36% for New
Cost will vary based on mid-point of construction
GSF for buildings based on the ED-050 building area multiplied by 1.05 to account for exterior walls (range 4-6%)
All values in millions
Enrollment values based on Milone and MacBroom's June 6, 2019 Enrollment projections
Acutal Size of Building may vary depending on the approved educational specification which is the result of programming of the building
Costs do not account for temporary portables that may be required for phasing of a renovation
Renovation status required from OSCGR for projects, this is NOT automatically implied
Estimated district shares assume 7.5% ineligible costs
Kelley enrollment asssumes Flanders, but re-districting may be required to procure a final enrollment
Assumes Flanders is demolished and site restored, TBD however
State reimbursement on ALTA TBD

Scenario 3

Replace Flanders and Kelley with new 600 enrollment schools, abandon Derynoski

- Flanders and Kelley are replaced with new schools
- Derynoski to be turned over to the town (likely sold and placed back onto the tax rolls)
- Comparable Cost to Scenario 4
- Assumes new schools built on existing sites
- Flanders Site presents more challenges due to location of school and geometry of property
- No portables assumed for Flanders

Town of Southington
Scenario 3
New Kelley Elementary School
New Flanders Elementary School
Close Derynoski Elementary School
May 24, 2021

Colliers INTERNATIONAL PROJECT LEADERS

	8-Year High Enrollment	Building Size		Total Budget		Estimated District Share	
		Low GSF	High GSF	Low Budget ($M)	High Budget ($M)	Low District Share ($M)	High District Share ($M)
Elementary Schools							
New Kelley ES (K-5)	**600**	78,960	86,480	$ 49.2	$ 60.5	$ 28.6	$ 35.1
New Flanders ES (K-5)	**600**	78,960	86,480	$ 49.2	$ 60.5	$ 28.6	$ 35.1
ALTA Addition		10,000	20,000	$ 6.0	$ 12.5	$ 2.9	$ 6.1
Close Derynoski							
			Total Estimated Costs:	**$ 104.43**	**$ 133.46**	**$ 60.06**	**$ 76.31**

Assumptions:
2020-2021 Reimbursement Rate is 55.36% for Renovation, 45.36% for New
Cost will vary based on mid-point of construction
All values in millions
Enrollment values based on Milone and MacBroom's June 6, 2019 Enrollment projections
Acutal Size of Building may vary depending on the approved educational specification which is the result of programming of the building
High GSF building size assumes additional 10% space above the space standard to account for programming requirements
Costs do not account for temporary portables that may be required for phasing of a renovation
Estimated district shares assume 7.5% ineligible costs
State reimbursement on ALTA TBD

Scenario 4

Replace Kelley and Derynoski with new 600 enrollment schools, abandon Flanders

- Kelley and Derynoski are replaced with new schools
- Flanders to be turned over to the town (likely sold and placed back onto the tax rolls)
- Comparable cost to Scenario 3
- Assumes new schools built on existing sites
- Flanders Site presents more challenges due to location of school and geometry of property

Town of Southington
Scenario 4
New Kelley Elementary School
New Derynoski Elementary School
Close Flanders Elementary School
May 24, 2021

Colliers INTERNATIONAL PROJECT LEADERS

		Building Size		Total Budget		Estimated District Share	
	8-Year High Enrollment	Low GSF	High GSF	Low Budget ($M)	High Budget ($M)	Low District Share ($M)	High District Share ($M)
Elementary Schools							
New Kelley ES (K-5)	**600**	78,960	82,908	$ 49.2	$ 58.3	$ 28.6	$ 33.8
New Derynoski ES (K-5)	**600**	79,092	83,046	$ 53.0	$ 62.2	$ 30.8	$ 36.1
ALTA Addition		10,000	20,000	$ 6.0	$ 12.5	$ 2.9	$ 6.1
Close Flanders							
			Total Estimated Costs:	**$ 108.27**	**$ 132.95**	**$ 62.28**	**$ 76.01**

Assumptions:
2020-2021 Reimbursement Rate is 55.36% for Renovation, 45.36% for New
Cost will vary based on mid-point of construction
All values in millions
Enrollment values based on Milone and MacBroom's June 6, 2019 Enrollment projections
Acutal Size of Building may vary depending on the approved educational specification which is the result of programming of the building
High GSF building size assumes additional 5% space above the space standard to account for programming requirements
Costs do not account for temporary portables that may be required for phasing of a renovation
Estimated district shares assume 7.5% ineligible costs
State reimbursement on ALTA TBD

Scenarios Summary

- Scenarios 1 and 2 Total Budgets range from $116M to $151M with Estimated District Shares of $89M to $113M
- Scenario 1 and 2 Estimated District Share higher due to Derynoski not expected to be eligible for Renovation status
- Scenario 3 Total Budget ranges from $104M to $133M with Estimated District Share of $60M to $76M
- Scenario 4 Total Budget ranges from $108M to $133M with Estimated District Share of $62M to $76M

Colliers
Project Leaders

Questions & Answers