



NEW HARTFORD PUBLIC SCHOOLS

SCHOOL UTILIZATION STUDY– SITE & PRELIMINARY OPTIONS



Bakerville School



New Hartford Elementary



Antolini School

April 22, 2025

Agenda

1. Site Analysis
2. 3 existing school sites review
3. Projections and Reimbursement
4. Potential Configurations A-D
5. Summary



Site Analysis

Understanding each site's unique conditions allows us to make informed, strategic decisions about how and where learning environments can best be supported. Before proposing solutions, it is critical to understand what each site offers—and what it limits. The physical characteristics of each site directly influence safety, functionality, and long-term flexibility.

- Identify opportunities and constraints
- Evaluate how each site supports program needs
- Inform equitable and effective long-term decisions

Why Site analysis matters?

These factors are essential to understanding what each site can realistically support:

- Impacts student arrival, circulation, and security
- Shapes outdoor learning and play opportunities
- Determines capacity for expansion or reconfiguration

Site Selection/Evaluation – CT school construction standards and guidelines

Site Selection Criteria

At first look, a potential site may appear to be a good acquisition. There are many factors, however, that can distort the picture. A site may be reduced in size if wetlands occupy the site or if part of the area is in a floodplain. Such issues as irregular topography, shallow depth to bedrock or site contamination can escalate site development costs.

Following are additional factors to consider when determining the merits of a potential site:

- Topography
- Vehicle Access
- Soil Characteristics
- Site Utilities
- Site Preparation
- Codes and Zoning
- Adjacent Property
- Easements/Rights-of-Way
- Environmental Concerns (for example, soil contamination, groundwater contamination, Environmental Use Restrictions, and/or Property Transfer Law applicability)
- Testing
- Aesthetic Considerations
- Vehicular Circulation
- Pedestrian Circulation
- Storm System
- Detention and Retention Ponds
- Sanitary/Sewerage
- Directional Signage
- Playscapes
- Lighting
- Landscaping
- Positive Drainage

4000 Site Selection and Design

Site Size

The recommended minimum site size found in this section should be considered when evaluating a new school site.

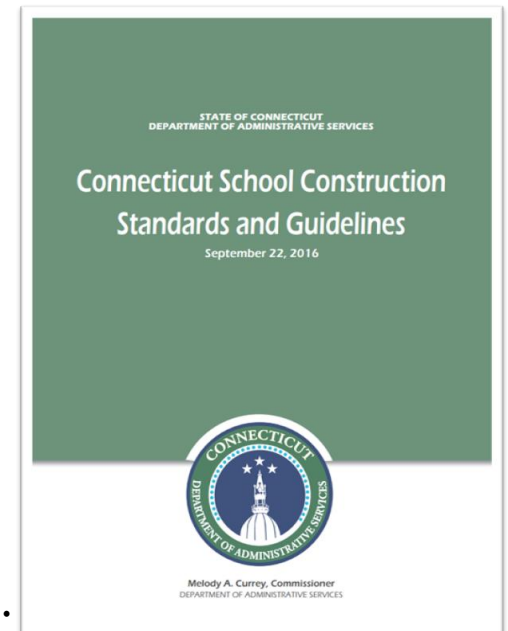
- Recommended minimum site sizes are:
 - Elementary School: 10 acres plus 1 acre per 100 students
 - Middle School: 15 acres plus 1 acre per 100 students
 - High School: 20 acres plus 1 acre per 100 students
- Deviations from recommended minimum site sizes may be needed because of extenuating circumstances, especially in urban areas.
- Larger site sizes or additional acreage may be needed to allow adequate land for storm water detention, building expansion, topography features, sub-surface sanitary sewage systems, etc.

Site Assessment/Evaluation

For all new sites and for existing sites when an expansion or addition will occur, a **Phase I Environmental Site Assessment** is required to evaluate the potential for environmental liabilities associated with current and past property use and to assess regulatory compliance.

The Phase I Environmental Site Assessment shall be in accordance with the American Society for Testing and Materials Standard #1527, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, or similar standards.

Chapter 4 – Site Selection and Design contains information about site size and amenities. Guidelines are also outlined for a multitude of factors to be considered, including various types of site access and circulation, drainage, play/athletic fields and playscapes, fencing, lighting, landscaping, and parking.

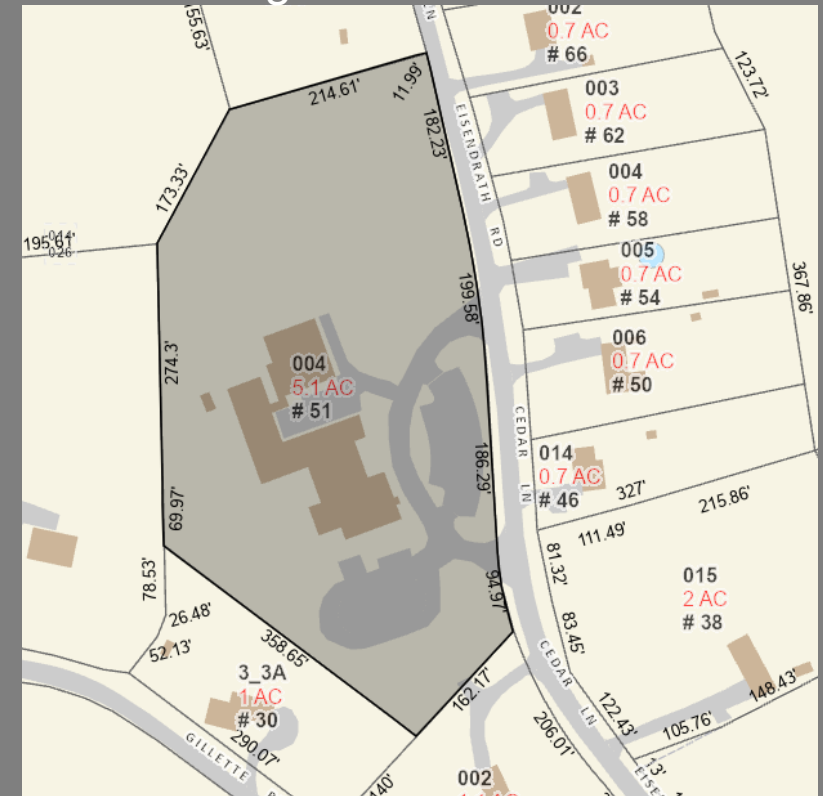




Bakerville School



- Constructed in 1941
- Renovations/Additions in 1949, 1954, 2002
- 18,483 gross square feet
- Serves grades K-2



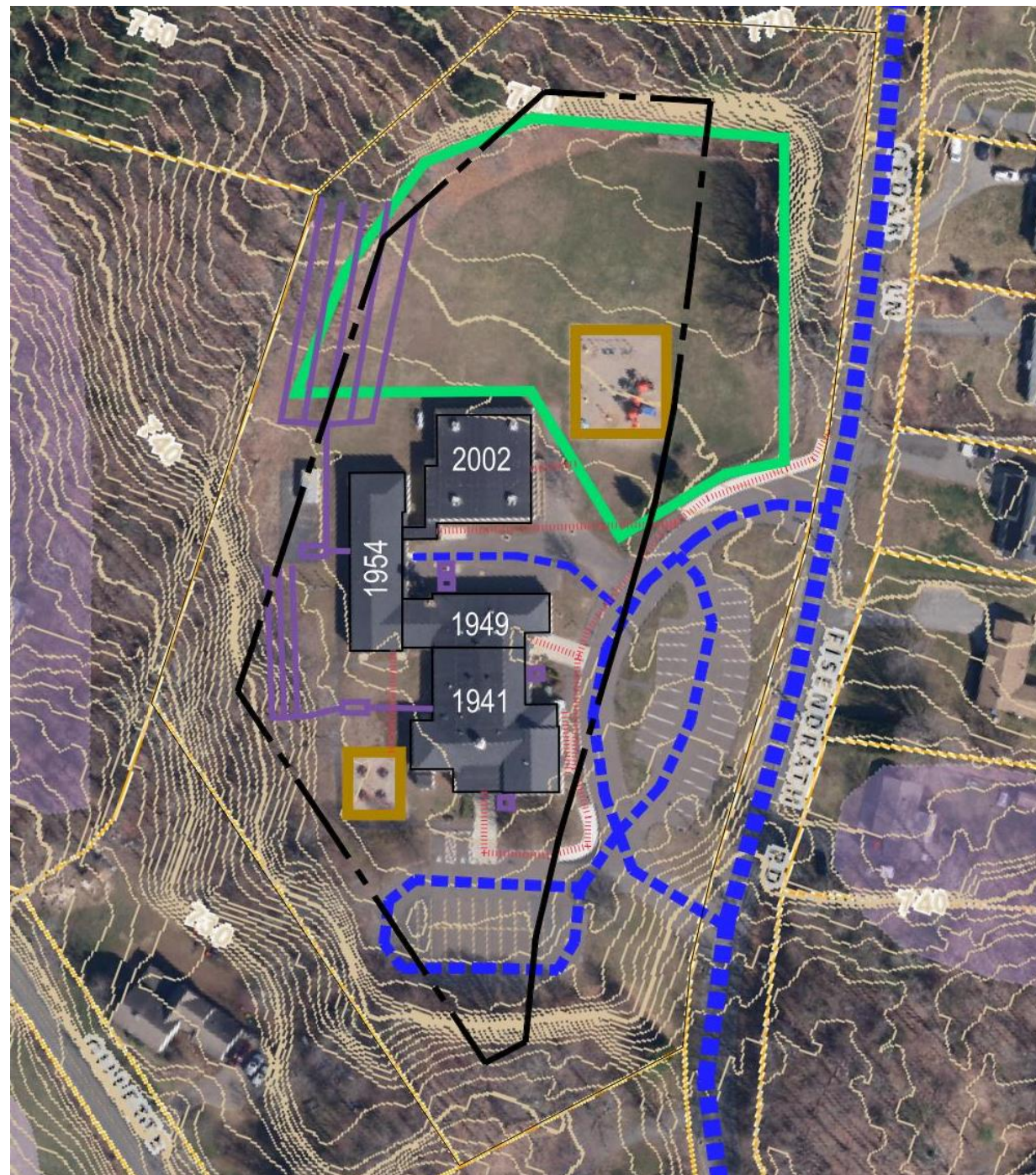
Bakerville School: Site

School site size: 5.1-acres

Recommended size: 11-acres

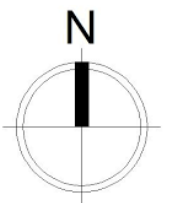
Observations:

- Small site
- No Hardscape
- No sport fields
- Separate bus & parent drop off
- 2 septic systems at west
- Close to street/no fence
- Boiler room/oil access
- Modular structure
- Deliveries?



SITE LEGEND

	BUILDING FOOTPRINT
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION
	PLAYGROUND
	HARD SPACE PLAY AREA
	GREEN SPACE PLAY AREA
	UTILITIES
	EASEMENT
	SETBACKS





New Hartford Elementary



- Constructed in 1954
- Renovations/Additions in 2004
- 23,405 gross square feet
- Serves grades PreK-2



New Hartford Elementary: Site

School site size: 7.5-acres

Recommended size: 11-acres

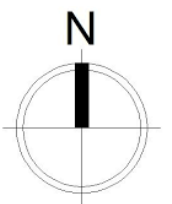
Observations:

- Small site
- Limited Hardscape
- No defined sport fields
- Separate bus & parent drop off
- One way street/ residential
- Close to street/no fence
- River front
- FEMA/ Aquifer Protection zones
- Easement



SITE LEGEND

	BUILDING FOOTPRINT
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION
	PLAYGROUND
	HARD SCAPE PLAY AREA
	GREEN SPACE PLAY AREA
	UTILITIES
	EASEMENT
	SETBACKS

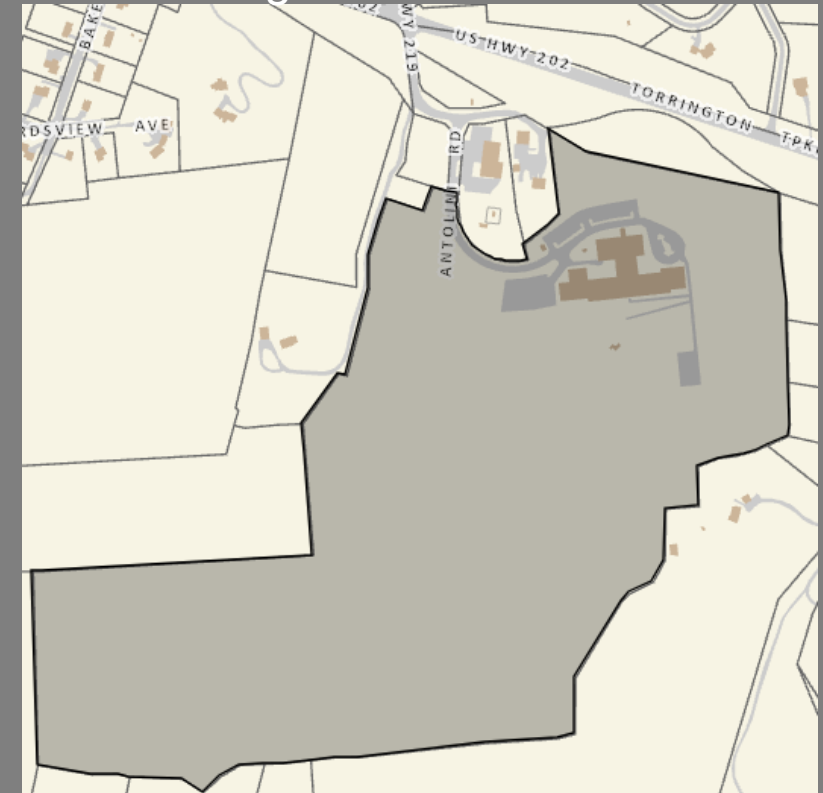




Antolini School



- Constructed in 1968
- Renovations/Additions in 1990 & 1992
- 58,177 gross square feet
- Serves grades 3-6

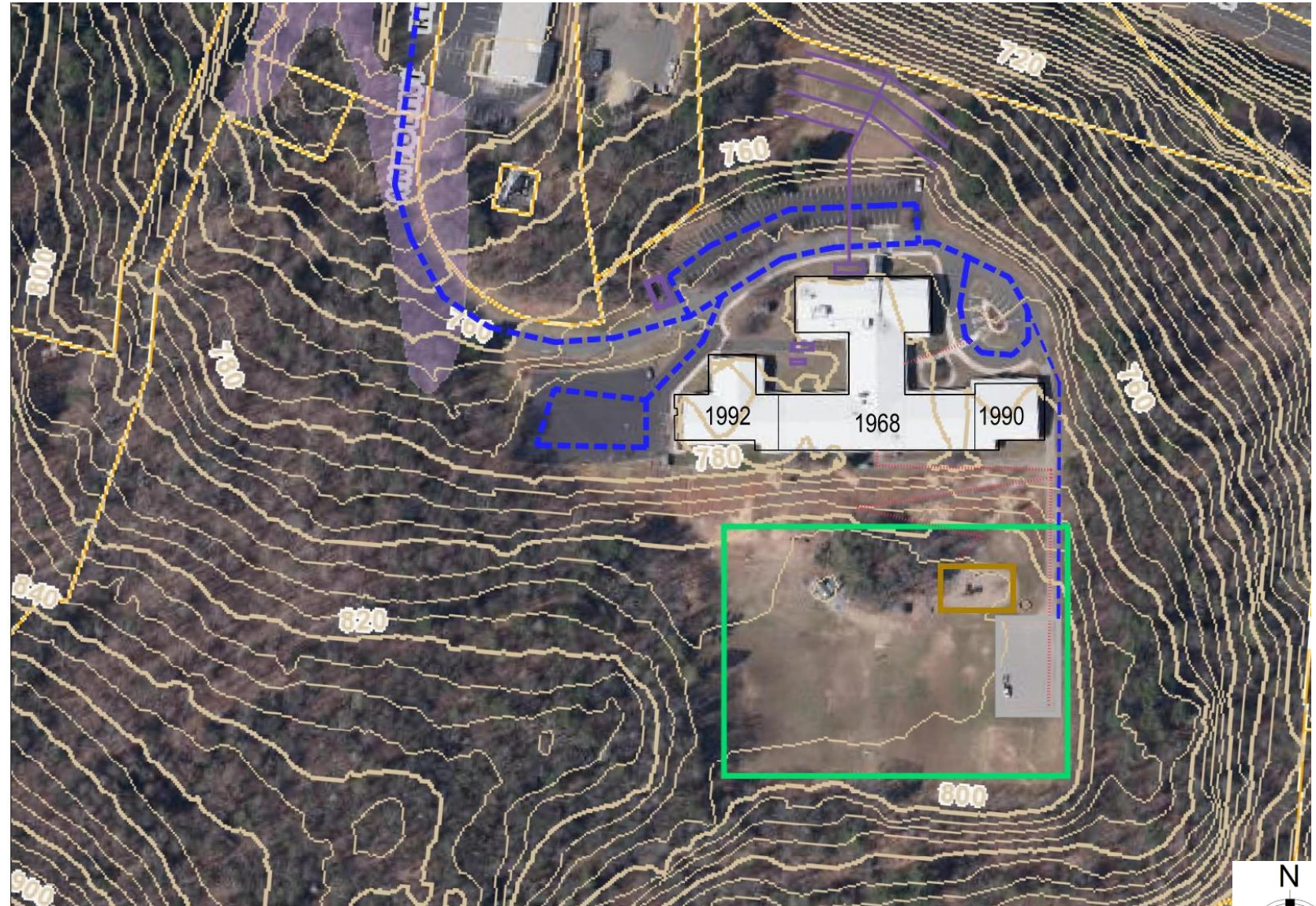


Antolini School: Site

School site size: 174-acres
(13+/- acres developed)
Recommended size: 12.5-
acres

Observations:

- Large private site
- Separate bus & parent drop off
- Parent drop off at west – overflow parking
- Play areas are elevated – access is tough in winter
- Vehicles drive up but not built for it – road failing
- heavily sloped terrain will make expansion challenging





Projections and Reimbursement

- Highest 8-year projections
- Revisit DAS-057 Space Standards Calculation

Medium Enrollment Projections – Highest projected 8-year

New Hartford Public Schools, Medium Enrollment Projections by Grade: 2025-26 to 2035-36

School Year	Birth Year	Births	K	1	2	3	4	5	6	PK	K-2nd	PK-2nd	3rd-6th	K-6th	PK-6th
2025-26	2020	45	38	50	61	55	72	55	67	39	149	188	249	398	437
2026-27	2021	55	56	39	50	62	58	72	56	39	145	184	248	393	432
2027-28	2022	51	53	57	39	51	66	58	74	39	149	188	249	398	437
2028-29	2023	46	49	54	57	40	54	66	59	39	160	199	219	379	418
2029-30	2024	53	57	50	54	59	43	55	69	39	161	200	226	387	426
2030-31	2025	49	52	59	50	56	63	44	57	39	161	200	220	381	420
2031-32	2026	51	55	54	60	52	60	64	46	39	169	208	222	391	430
2032-33	2027	50	53	57	54	62	56	61	67	39	164	203	246	410	449
2033-34	2028	50	53	55	58	56	67	57	63	39	166	205	243	409	448
2034-35	2029	51	55	55	55	60	60	68	59	39	165	204	247	412	451
2035-36	2030	50	53	57	55	57	64	61	71	39	165	204	253	418	457

New Hartford Public Schools Elementary School Enrollment Projections 2031-32					
School	PK	K	1	2	PK-2nd
Bakerville	0	35	35	40	110
New Hartford ES	39	20	19	20	98
TOTAL	39	55	54	60	208

DAS-057 Space Standards Calculation

The Space Standards Calculation Tool - Introduction

Space Standards Calculation Purpose

This tool is used to calculate whether a school building project complies with the Space Standards by comparing the adjusted actual school building area to the allowable Space Standards area.

Actual Building Area

The actual area is calculated using the International Building Code (IBC) definition of Building Area, excluding spaces not subject to Space Standards. The architect of record is responsible for ensuring compliance with the IBC Building Area measurement.

Allowable Space Standards Area

The allowable area is based on projected student enrollment, grade levels served, and the per-pupil square footage limits defined in regulation, with applicable adjustments. If the adjusted actual area exceeds the allowable area, reimbursement is subject to a proportional reduction using the calculated reimbursement adjustment factor, unless an exemption has been approved.

Submitting to DAS

Submit this calculation tool along with the DAS Space Standards Compliance Form once building square footage is confirmed and design drawings are sufficiently developed. Space Standards compliance or exemption must be finalized prior to the DAS Final Plan Review for the building alteration or construction phase.

Using the Calculation Tool

Enter project information in the grey cells provided. Enter "0" if a field is not applicable. Results calculate automatically. See the Calculation Details tab for a breakdown of the calculation.

Questions and Feedback

For questions about this tool or the Space Standards, contact: das.planreview@schools.ct.gov
Help us improve this calculation tool – take our short survey: [Space Calculation Tool](#)

Space Standards Calculation Tool

1. Project Information	Project Name: ANTOLINI SCHOOL	
	LEA or District Name: NEW HARTFORD	
	DAS Project Number (e.g., ###-###-XX): N/A	
2. Primary Contact Information	First and Last Name: Michelle Miller	Date: 04.16.26
	Title and Firm Name (if applicable): Project Manager, Silver Petrucci + Associates	
	Email: mmiller@silverpetrucci.com	
3. IBC Building Area	<div><div>Drawings identify the Building Area</div><div>Yes</div><div>The Code Sheet on the drawings clearly identifies the actual Building Area as defined by the IBC. To ensure consistency, DAS uses the IBC definition of Building Area as the reference to determine the actual school building area used in the Space Standards calculation.</div><div>Building Area is measured per Code</div><div>Yes</div><div>The IBC Building Area includes the area of all stories measured to the interior face of the surrounding exterior walls and, where applicable, occupiable and functional spaces under roof overhangs.</div><div>Enter the Building Area</div><div>54,937</div><div>This value serves as the reference to determine the actual school building area used in the Space</div></div>	

Standard calculation and must match the Code Sheet value on the drawings.

4. Portions of Building Area Not Subject to Space Standards	0	Non-program areas under roof overhangs Enter the total square footage of areas under roof overhangs that do not serve an educational function. E.g., covered walkways, drop-off zones, or canopies.
	0	Open-to-below areas in atriums and multi-story spaces Enter the total square footage of open-to-below areas within atriums or other multi-story spaces that are included in the Building Area, but do not have a constructed floor between levels. E.g., atrium voids or major floor openings; not elevator shafts, duct shafts, or other service shafts.
	1,492	District administrative space Enter the total square footage allocated to central or other district-level administrative spaces. If applicable, include areas leased to other tenants (note: this is uncommon).
5. Space Standards Adjustments	0	Pre-1959 construction Enter the square footage of Building Area constructed prior to 1959 that remains in the completed project. This space receives a 25% increase in allowable space standards area. Do not include areas identified above as "Not Subject to Space Standards" in this value.
	557	Heating, ventilation, and air conditioning (HVAC) space Enter the square footage of floor area dedicated to HVAC systems (e.g., dedicated mechanical rooms). The allowable space standard receives a 1% increase to accommodate these systems if needed.
6. Enrollment and Grade Range	249	Projected enrollment Enter the highest projected 8-year enrollment, based on the formal enrollment projection. Include children in early childhood care and education programs, if applicable.
	3	School grade range Select the lowest grade level served.
	6	Select the highest grade level served.
7. Final Results	35,209	Allowable Space Standards Area
	53,445	Adjusted Actual School Building Area
Calculated automatically	No	Does the completed school building project comply with the Space Standards? If "Yes," the project's reimbursement is not reduced. If "No," the below adjustment factor applies.
	65.88%	Reimbursement adjustment factor (per CGS § 10-286(a)(1)) If the adjusted actual building area exceeds the allowable limit, this factor reduces grant reimbursement.

DAS-057 Space Standards Calculation – Bakerville School



Bakerville School – Projected Reimbursement (revised from previous meeting)

7. Final Results

Calculated automatically

13,776	Allowable Space Standards Area
15,176	Adjusted Actual School Building Area
No	Does the completed school building project comply with the Space Standards? <i>If "Yes," the project's reimbursement is not reduced. If "No," the below adjustment factor applies.</i>
90.78%	Reimbursement adjustment factor (per CGS § 10-286(a)(1)) <i>If the adjusted actual building area exceeds the allowable limit, this factor reduces grant reimbursement.</i>

TOTAL SQAURE FEET		18,483
DAS-057 Space Standards Calculation for Public School Building Projects Grants Program		
SCHOOL BUILDNG AREA PER DAS	15,176	(as currently programed with Pre-1959 construction credit)
ALLOWABLE SPACE STANDARDS AREA - PROJECTED ENROLLEMENT	13,776	Based on 110 students
Associated Reimbursement		
New Hartford typical reimbursement rate:	45.71%	New construction rate: 40.00%
Projected Enrollment: 110		
Reimbursement adjustment factor:	90.78%	90.78%
Adjusted Bakerville reimbursement rate:	41.50%	36.31%

DAS-057 Space Standards Calculation – New Hartford Elementary



New Hartford Elementary – Projected Reimbursement (revised from previous meeting)

7. Final Results

Calculated automatically

12,274	Allowable Space Standards Area
18,239	Adjusted Actual School Building Area
No	Does the completed school building project comply with the Space Standards? <i>If "Yes," the project's reimbursement is not reduced. If "No," the below adjustment factor applies.</i>
67.29%	Reimbursement adjustment factor (per CGS § 10-286(a)(1)) <i>If the adjusted actual building area exceeds the allowable limit, this factor reduces grant reimbursement.</i>

TOTAL SQAURE FEET		23,405	
<u>DAS-057 Space Standards Calculation for Public School Building Projects Grants Program</u>			
<u>SCHOOL BUILDNG AREA PER DAS</u>	18,239	(as currently programed with Pre-1959 construction credit)	
ALLOWABLE SPACE STANDARDS AREA - EXISTING ENROLLEMENT	12,274	Based on 98 students	
<u>Associated Reimbursement Scenarios</u>			
New Hartford typical reimbursement rate:	45.71%	New construction rate:	40.00%
<u>Projected Enrollment: 98</u>			
Reimbursement adjustment factor:	67.29%		67.29%
Adjusted NHE reimbursement rate:	30.76%		26.92%

DAS-057 Space Standards Calculation – Antolini School



Antolini School – Projected Reimbursement (revised from previous meeting)

7. Final Results

Calculated automatically

35,209	Allowable Space Standards Area
53,445	Adjusted Actual School Building Area
No	Does the completed school building project comply with the Space Standards? <i>If "Yes," the project's reimbursement is not reduced. If "No," the below adjustment factor applies.</i>
65.88%	Reimbursement adjustment factor (per CGS § 10-286(a)(1)) <i>If the adjusted actual building area exceeds the allowable limit, this factor reduces grant reimbursement.</i>

TOTAL SQAURE FEET		58,177	
<u>DAS-057 Space Standards Calculation for Public School Building Projects Grants Program</u>			
<u>SCHOOL BUILDNG AREA PER DAS</u>	53,445	<u>(as currently programed)</u>	
ALLOWABLE SPACE STANDARDS AREA - PROJECTED ENROLLEMENT	35,209	Based on 249 students	
<u>Associated Reimbursement Scenarios</u>			
New Hartford typical reimbursement rate:	45.71%	New construction rate:	40.00%
<u>Projected Enrollment: 249</u>			
Reimbursement adjustment factor:	65.88%		65.88%
Adjusted Antolini reimbursement rate:	30.11%		26.35%

Project Cost analysis per DAS OGA – Form SCG-3501



DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS) – PLAN REVIEW

RENOVATION PROJECT COST ANALYSIS

FORM SCG-3501

State Project No.: _____

School Name: _____

Local Education Agency: _____

Renovation Designation Criteria

A school construction project can attain renovation designation if it meets the following criteria:

- The project satisfies the definition of a "Renovation" under Connecticut General Statute (CGS) §10-282(18).
- The project adheres to the Guidelines for Eligibility of Renovation Designation.
- The project meets the cost savings criteria under CGS §10-286(a)(8).

Determining Project Cost Savings

Project cost savings can be determined when, prior to plan approval, the applicant provides:

- A professional feasibility study comparing the proposed renovation project to constructing a new facility on the same site and at alternative locations, including an opinion of cost for each option.
- A professional cost estimate from an independent, licensed architect, demonstrating that the cost of renovating the existing facility is less than constructing a new one.

Loss of Renovation Designation

A project may lose renovation designation if:

- The project costs for the renovation increase and exceed the cost of new construction, in accordance with CGS §10-286(a)(8).

Determining Construction Costs: Renovation vs. New Construction

When comparing renovation costs to new construction costs, the following factors must be considered:

- Site acquisition costs
- Demolition and remediation costs
- Swing space and temporary provision costs
- Phasing and other soft costs
- Costs associated with constructing a new facility
- Cost escalation



FORM SCG-3501

Page 2

New vs. Renovation Cost Analysis

Project Type	Total Project Cost	Lesser of: Actual Building Area vs. Maximum Allowable Square Footage	Cost Per Square Foot
1. New Construction	\$		\$/SF:
2. Renovation	\$		\$/SF:

Note: The square footage used in the calculation above must be the lesser of the actual building area for the proposed project and the maximum allowable square footage based on the State Standard Space Specifications (Regulation §10-287c-15(a)).

Design Professional

Providing Data:

Firm name _____

Signature _____

Date _____

Printed Name _____

Superintendent of Schools:

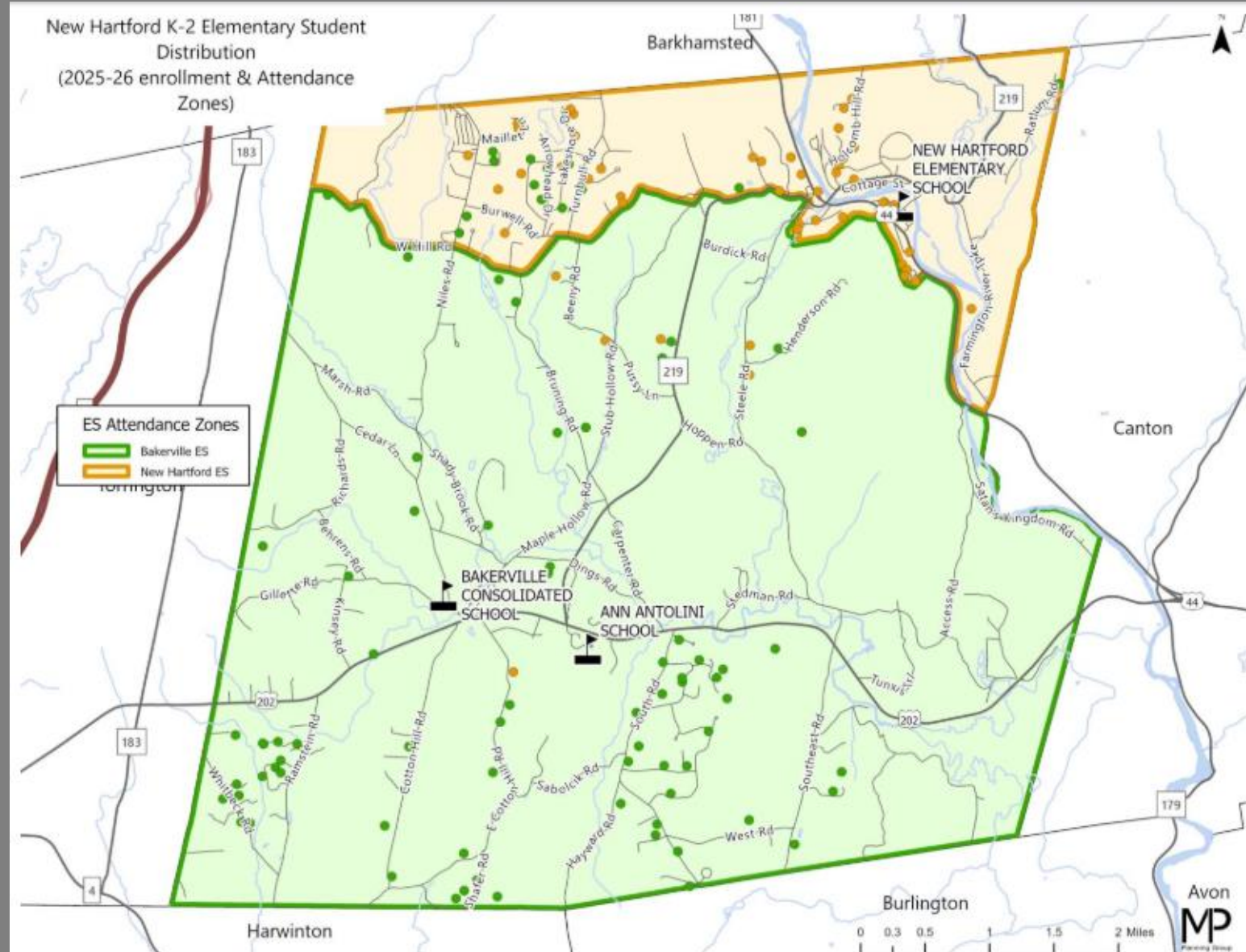
Signature _____

Date _____

Printed Name _____



Potential Configurations



Preliminary Conceptual Options*

- Option A – Maintain existing
- Option B – Combine PreK-2 into one school at existing site
- Option C – Combine PreK-2 into one school: New Construction
- Option D – One district wide elementary school
- Option E – Two schools: PreK-1 / 2-6 school

*These preliminary conceptual options are intended for discussion purposes only. They **have not been fully vetted** for building additions, site requirements, or feasibility, and represent **high-level planning scenarios with associated rough order-of-magnitude costs**. Further evaluation and development will be required as the study progresses.

Option A – Maintain existing

A1- Address Facility Conditions

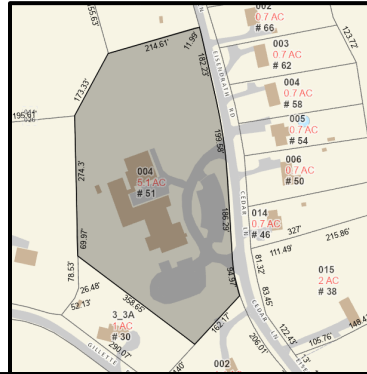
A2- Renovate as New

A3- Renovate as New with additions
to meet program

New Construction – Is renovating
cost effective?

Option A1 – Maintain Existing School Structure: Facility Conditions

110 students



98 students



249 students

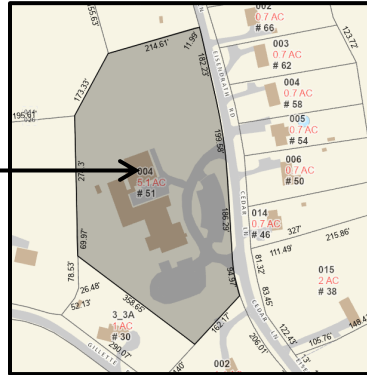


Maintain Existing School Structure		Bakerville School (BS)	New Hartford Elementary (NHE)	Antolini School (AS)	Total
A1	Address Facility Conditions	18,483 SF Total	23,405 SF Total	58,177 SF Total	
	Facility Conditions Total	\$ 12,756,817.00	\$ 13,454,851.00	\$ 12,827,337.00	\$ 39,039,005.00
	Project Cost eligible for reimbursement	\$ 8,357,200.31	\$ 10,125,329.06	\$ 10,406,559.38	
	Anticipated reimbursement rate	41.50%	30.76%	30.11%	
	Anticipated reimbursement	\$ 3,468,238.13	\$ 3,114,551.22	\$ 3,133,415.03	
	Anticipated Town Share	\$ 9,288,578.87	\$ 10,340,299.78	\$ 9,693,921.97	\$ 29,322,800.62

Option A2 – Maintain Existing School Structure: Renovate as New

Demolish Portable 4 classroom structure, Build new addition

110 students



98 students



249 students

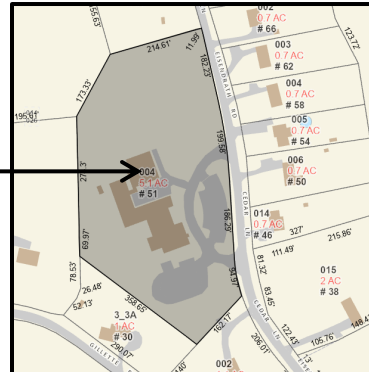


Maintain Existing School Structure		Bakerville School (BS)	New Harford Elementary (NHE)	Antolini School (AS)	Total
A2	Renovate as New (replace portable @ BS)	18,687 SF Total	23,405 SF Total	58,177 SF Total	
	Demo Portable @ \$60 per SF	\$ 275,760.00			
	Renovate Existing	13,887	23,405	58,177	
	Cost per SF	\$ 850.00	\$ 850.00	\$ 850.00	
	Renovation Subtotal	\$ 11,803,950.00	\$ 19,894,250.00	\$ 49,450,450.00	
	New 4 classroom addition @ 4,800 SF	\$ 4,800,000.00			
	Total Anticipated Project Cost	\$ 16,879,710.00	\$ 19,894,250.00	\$ 49,450,450.00	\$ 86,224,410.00
	Anticipated Reimbursement Rate	41.50%	30.76%	30.11%	
	Anticipated Reimbursement	\$ 7,005,079.65	\$ 6,119,471.30	\$ 14,889,530.50	
	Anticipated Town Share	\$ 9,874,630.35	\$ 13,774,778.70	\$ 34,560,919.51	\$ 58,210,328.56

Option A3 – Maintain Existing School Structure: Renovate as New with additions to address Program

Demolish Portable 4 classroom structure, Build new addition

110 students



98 students



249 students



Maintain Existing School Structure		Bakerville School (BS)	New Hartford Elementary (NHE)	Antolini School (AS)	Total
A3	Renovate as New with additions to meet SOME additional program	29,405 SF Total	29,405 SF Total	58,177 SF Total Incorporate Central Office into Oak Park	
	Demo portable @ \$60 per sq ft	\$ 275,760.00	n/a	n/a	
	Renovation - SF	13,887	23,405	58,177	
	Cost per SF	\$ 850.00	\$ 850.00	\$ 850.00	
	Renovation Subtotal	\$ 11,803,950.00	\$ 19,894,250.00	\$ 49,450,450.00	
	Addition - SF	15,518	6,000		
	Cost per SF	\$ 1,000.00	\$ 1,000.00		
	Addition Subtotal	\$ 15,518,000.00	\$ 6,000,000.00		
	Total Anticipated Project Cost	\$ 27,321,950.00	\$ 25,894,250.00	\$ 49,450,450.00	\$ 102,666,650.00
	Anticipated reimbursement rate	25.51%	23.73%	31.62%	
	Anticipated reimbursement	\$ 6,969,829.45	\$ 6,144,705.53	\$ 15,636,232.29	\$ 28,750,767.26
	Anticipated Town Share	\$ 20,352,120.56	\$ 19,749,544.48	\$ 33,814,217.71	\$ 73,915,882.74

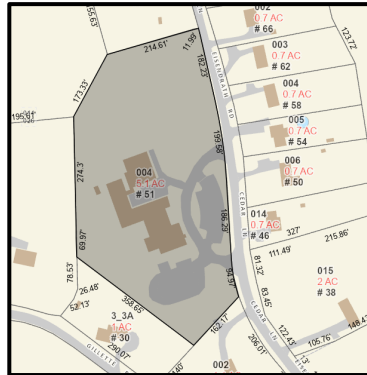
Option A4 – Maintain Existing School Structure: Demolish and Build New

Demolish building and build new on site as fit

110 students

98 students

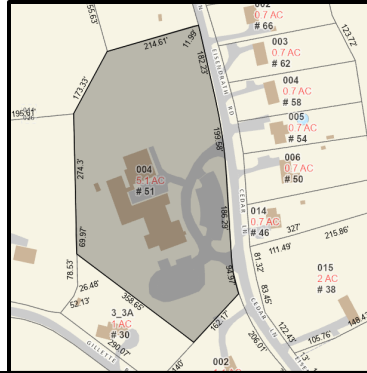
249 students



Maintain Existing School Structure		Bakerville School (BS)	New Hartford Elementary (NHE)	Antolini School (AS)	Total
A4	Demolish and Build NEW on Site	18,483 SF Total	23,405 SF Total	58,177 SF Total	
	Demo School	\$ 1,848,300.00	\$ 2,340,500.00	\$ 5,817,700.00	
	New Construction SF	18,483	23,405	58,177	
	Cost per SF	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	
	Subtotal	\$ 18,483,000.00	\$ 23,405,000.00	\$ 58,177,000.00	
	Total Anticipated Project Cost	\$ 20,331,300.00	\$ 25,745,500.00	\$ 63,994,700.00	\$ 110,071,500.00
	Anticipated Reimbursement Rate	36.31%	26.92%	26.35%	
	Anticipated Reimbursement	\$ 7,382,295.03	\$ 6,930,688.60	\$ 16,862,603.45	\$ 31,175,587.08
	Anticipated Town Share	\$ 12,949,004.97	\$ 18,814,811.40	\$ 47,132,096.55	\$ 78,895,912.92

Option A – Summary

110 students



98 students



249 students



Maintain Existing School Structure		Bakerville School (BS)	New Hartford Elementary (NHE)	Antolini School (AS)	Total
A1	Address Facility Conditions	18,483 SF Total	23,405 SF Total	58,177 SF Total	
	Anticipated reimbursement rate	41.50%	30.76%	30.11%	
	Anticipated Town Share	\$ 9,288,578.87	\$ 10,340,299.78	\$ 9,693,921.97	\$ 29,322,800.62
A2	Renovate as New (replace portable @ BS)	18,687 SF Total	23,405 SF Total	58,177 SF Total	
	Anticipated Reimbursement Rate	41.50%	30.76%	30.11%	
	Anticipated Town Share	\$ 9,874,630.35	\$ 13,774,778.70	\$ 34,560,919.51	\$ 58,210,328.56
A3	Renovate as New with additions to meet SOME additional program	29,405 SF Total	29,405 SF Total	58,177 SF Total Incorporate Central Office into Oak Park	
	Anticipated reimbursement rate	25.51%	23.73%	31.62%	
	Anticipated Town Share	\$ 20,352,120.56	\$ 19,749,544.48	\$ 33,814,217.71	\$ 73,915,882.74
A4	Demolish and Build NEW on Site	18,483 SF Total	23,405 SF Total	58,177 SF Total	
	Anticipated Reimbursement Rate	36.31%	26.92%	26.35%	
	Anticipated Town Share	\$ 12,949,004.97	\$ 18,814,811.40	\$ 47,132,096.55	\$ 78,895,912.92

Option B – Combine PK-2 into 1 school at existing site

B1- New Hartford Elementary:
Renovate as New with additions to
meet new enrollment of 208
students/program

B2- Bakerville School: Renovate as
New with additions to meet new
enrollment of 208 students /program

ARCHITECTS
ENGINEERS
INTERIORS

Space Division	qnty	Square Footage	Total Square Footage	Notes	%
SPECIALS					
Art	1	1,200	1,200		6%
General Music	1	1,200	1,200		
Health Classroom	1	800	800		
SUBTOTAL			3,200		
MEDIA / LEARNING COMMONS / LIBRARY					
Media Center	1	2000	2,000		4%
SUBTOTAL			2,000		
PHYSICAL EDUCATION					
Gymnasium			4,000		9%
Storage			350		
Office			150		
SUBTOTAL			4,500		
AUDITORIUM/STAGE					
Stage/platform			900		2%
SUBTOTAL			900		
FOOD SERVICE					
Cafeteria			2,000		5%
Kitchen			600		
Storage			200		
SUBTOTAL			2,800		

Space Division	qnty	Square Footage	Total Square Footage	Notes	%
ADMINISTRATION					6%
Principal			250		
Nurse			400	including bathroom	
Break room			600		
Main Office			500		
Conference			450		
Mail			200		
Work Room			400		
Storage/supplies			200		
SUBTOTAL			3,000		
INFRASTRUCTURE					8%
PreK/K restrooms	6	80	480		
female	2	300	600		
male	2	300	600		
staff	5	80	400		
HVAC	1	600	600		
HVAC	2	100	200		
electrical	1	400	400		
electrical	2	50	100		
custodial closets	3	50	150		
custodial office	1	150	150		
storage/work room	1	250	250		
deliveries/receiving	1	400	400		
storage	1	100	100		
SUBTOTAL			4,430		
CIRCULATION + STRUCTURE					25%
			13,000		
SUBTOTAL			13,000		
TOTAL SQAURE FEET			52,830		
DAS-057 Space Standards Calculation for Public School Building Projects Grants Program					
SCHOOL BUILDNG AREA PER DAS			47,547		
ALLOWABLE SPACE STANDARDS AREA - PROJECTED ENROLLEMENT			26,050	Based on 208 students	
Associated Reimbursement					
New Hartford typical reimbursement rate:			45.71%	New construction rate:	40.00%
Reimbursement adjustment factor:			54.79%		54.79%
Adjusted reimbursement rate:			25.04%		21.92%

Option B1 – New Hartford Elementary: Renovate as New with additions to meet new enrollment/program

208 students



Combine PK-2 into 1 school at existing site		Bakerville School (BS)	Bakerville School (BS)	New Hartford Elementary (NHE)	New Hartford Elementary (NHE)
B1	NHE - Renovate as New with additions to meet new enrollment/program			B1.1: Smaller Addition per CT space standards 32,921 SF Total	B1.2: Programed Addition 52,830 SF Total
	Renovation - SF	close school - repurpose or sell		23,405	23,405
	Cost per SF			\$ 850.00	\$ 850.00
	Renovation Subtotal			\$ 19,894,250.00	\$ 19,894,250.00
	Addition - SF			9,516	29,425
	Cost per SF			\$ 1,000.00	\$ 1,000.00
	Addition Subtotal			\$ 9,516,000.00	\$ 29,425,000.00
	Total Anticipated Project Cost			\$ 29,410,250.00	\$ 49,319,250.00
	Anticipated reimbursement rate			45.71%	27.27%
	Anticipated reimbursement			\$ 13,443,425.28	\$ 13,449,359.48
	Anticipated Town Share			\$ 15,966,824.73	\$ 35,869,890.53

ARCHITECTS
ENGINEERS
INTERIORS

Combine PK-2 into 1 school at existing site		Bakerville School (BS)	Bakerville School (BS)	New Hartford Elementary (NHE)	New Hartford Elementary (NHE)
B2	BS - Renovate as New with additions to meet new enrollment/program	B2.1: Smaller Addition per CT space standards 31,603 SF Total	B2.2: Programed Addition 52,830 SF Total		
	Demo portable @ \$60 per sq ft	\$ 275,760.00	\$ 275,760.00	close school - repurpose or sell	
	Renovation - SF	13,887	13,887		
	Cost per SF	\$ 850.00	\$ 850.00		
	Renovation Subtotal	\$ 11,803,950.00	\$ 11,803,950.00		
	Addition - SF	18,234	38,943		
	Cost per SF	\$ 1,000.00	\$ 1,000.00		
	Addition Subtotal	\$ 18,234,000.00	\$ 38,943,000.00		
	Total Anticipated Project Cost	\$ 30,037,950.00	\$ 50,746,950.00		
	Anticipated reimbursement rate	45.71%	26.54%		
	Anticipated reimbursement	\$ 13,730,346.95	\$ 13,468,240.53		
	Anticipated Town Share	\$ 16,307,603.06	\$ 37,278,709.47		

Option B – Summary

208 students

or

208 students

249 students



Combine PK-2 into 1 school at existing site		Bakerville School (BS)	Bakerville School (BS)	New Hartford Elementary (NHE)	New Hartford Elementary (NHE)	Antolini School (AS)		Total	
B1	NHE - Renovate as New with additions to meet new enrollment/program			B1.1: Smaller Addition per CT space standards 32,921 SF Total	B1.2: Programed Addition 52,830 SF Total	Cost range from option A			
	Total Anticipated Project Cost	close school - repurpose or sell		\$ 29,410,250.00	\$ 49,319,250.00	\$ 12,827,337.00	\$ 49,450,450.00	\$ 42,237,587.00	\$ 98,769,700.00
	Anticipated reimbursement rate			45.71%	27.27%	30.11%	30.11%		
	Anticipated reimbursement			\$ 13,443,425.28	\$ 13,449,359.48				
	Anticipated Town Share			\$ 15,966,824.73	\$ 35,869,890.53	\$ 9,693,921.97	\$34,560,919.51	\$25,660,746.70	\$ 70,430,810.03
B2	BS - Renovate as New with additions to meet new enrollment/program	B2.1: Smaller Addition per CT space standards 31,603 SF Total	B2.2: Programed Addition 52,830 SF Total			Cost range from option A			
	Total Anticipated Project Cost	\$ 30,037,950.00	\$ 50,746,950.00	close school - repurpose or sell		\$ 12,827,337.00	\$ 49,450,450.00	\$ 42,865,287.00	\$ 100,197,400.00
	Anticipated reimbursement rate	45.71%	26.54%			30.11%	30.11%		
	Anticipated reimbursement	\$ 13,730,346.95	\$ 13,468,240.53						
	Anticipated Town Share	\$ 16,307,603.06	\$ 37,278,709.47			\$ 9,693,921.97	\$34,560,919.51	\$26,001,525.03	\$ 71,839,628.98

Option C – Combine PK-2 into 1 school - New Construction

C- Build New to meet new enrollment/
program for 208 Students

ARCHITECTS
ENGINEERS
INTERIORS

Space Division	qnty	Square Footage	Total Square Footage	Notes	%
SPECIALS					6%
Art	1	1,200	1,200		
General Music	1	1,200	1,200		
Health Classroom	1	800	800		
SUBTOTAL			3,200		
MEDIA / LEARNING COMMONS / LIBRARY					4%
Media Center	1	2000	2,000		
SUBTOTAL			2,000		
PHYSICAL EDUCATION					9%
Gymnasium			4,000		
Storage			350		
Office			150		
SUBTOTAL			4,500		
AUDITORIUM/STAGE					
Stage/platform			900		
SUBTOTAL			900		
FOOD SERVICE					5%
Cafeteria			2,000		
Kitchen			600		
Storage			200		
SUBTOTAL			2,800		

Space Division	qnty	Square Footage	Total Square Footage	Notes	%
ADMINISTRATION					6%
Principal			250		
Nurse			400	including bathroom	
Break room			600		
Main Office			500		
Conference			450		
Mail			200		
Work Room			400		
Storage/supplies			200		
SUBTOTAL			3,000		
INFRASTRUCTURE					8%
PreK/K restrooms	6	80	480		
female	2	300	600		
male	2	300	600		
staff	5	80	400		
HVAC	1	600	600		
HVAC	2	100	200		
electrical	1	400	400		
electrical	2	50	100		
custodial closets	3	50	150		
custodial office	1	150	150		
storage/work room	1	250	250		
deliveries/receiving	1	400	400		
storage	1	100	100		
SUBTOTAL			4,430		
CIRCULATION + STRUCTURE					25%
			13,000		
SUBTOTAL			13,000		
TOTAL SQAURE FEET			52,830		
DAS-057 Space Standards Calculation for Public School Building Projects Grants Program					
SCHOOL BUILDNG AREA PER DAS			47,547		
ALLOWABLE SPACE STANDARDS AREA - PROJECTED ENROLLEMENT			26,050	Based on 208 students	
Associated Reimbursement					
New Hartford typical reimbursement rate:			45.71%	New construction rate:	40.00%
Reimbursement adjustment factor:			54.79%		54.79%
Adjusted reimbursement rate:			25.04%		21.92%

Option C – Combine PK-2 into 1 school - New Construction

208 students

249 students

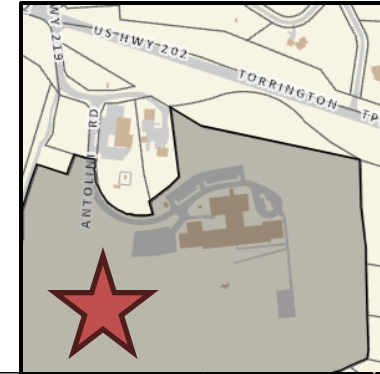


Combine PK-2 into 1 school - New Construction		Bakerville School (BS)	New Hartford Elementary (NHE)	New School	
C	Build New to meet new enrollment/program			C1.1: School size per CT space standards	C1.2: School size per Program needs
	New Construction - SF	close schools - repurpose or sell		28,655	52,830
	Cost per SF			\$ 1,000.00	\$ 1,000.00
	Anticipated site development			\$ 2,000,000.00	\$ 2,500,000.00
	Total Anticipated Project Cost			\$ 30,655,000.00	\$ 55,330,000.00
	Anticipated reimbursement rate			40.00%	21.92%
	Anticipated reimbursement			\$ 12,262,000.00	\$ 12,128,336.00
	Anticipated Town Share			\$ 18,393,000.00	\$ 43,201,664.00

Option C – Combine PK-2 into 1 school - New Construction

208 students

249 students



Combine PK-2 into 1 school - New Construction		Bakerville School (BS)	New Hartford Elementary (NHE)	New School		Antolini School (AS)		Total	
C	Build New to meet new enrollment/program			C1.1: School size per CT space standards	C1.2: School size per Program needs	Cost range from option A			
	new Costuction - SF	close schools - repurpose or sell		28,655	52,830				
	Cost per SF			\$ 1,000.00	\$ 1,000.00				
	Anticipated site development			\$ 2,000,000.00	\$ 2,500,000.00				
	Total Anticipated Project Cost			\$ 30,655,000.00	\$ 55,330,000.00	\$ 12,827,337.00	\$ 49,450,450.00	\$ 43,482,337.00	\$ 104,780,450.00
	Anticipated reimbursement rate			40.00%	21.92%				
	Anticipated reimbursement			\$ 12,262,000.00	\$ 12,128,336.00				
	Anticipated Town Share			\$ 18,393,000.00	\$ 43,201,664.00	\$ 9,693,921.97	\$34,560,919.51	\$ 28,086,921.97	\$ 77,762,583.51

Option C & Option B PreK -2: 1 School Cost Comparison

208 students **or** 208 students **or** 208 students

Combine PreK-2 into 1 school		Bakerville School (BS)	New Hartford Elementary (NHE)	New School
C	Build New to meet new enrollment/program			Programed school size 52,830 SF Total
	Addition - SF	close schools - repurpose or sell		52,830
	Cost per SF			\$ 1,000.00
	Anticipated site development			\$ 2,500,000.00
	Total Anticipated Project Cost			\$ 55,330,000.00
	Anticipated reimbursement rate			21.92%
	Anticipated reimbursement			\$ 12,128,336.00
	Anticipated Town Share			\$ 43,201,664.00
B	Renovate as New with additions to meet new enrollment/program	B2.2: Programed Addition 52,830 SF Total	B1.2: Programed Addition 52,830 SF Total	
	Demo portable @ \$60 per sq ft	\$ 275,760.00		
	Renovation - SF	13,887	23,405	
	Cost per SF	\$ 850.00	\$ 850.00	
	Renovation Subtotal	\$ 11,803,950.00	\$ 19,894,250.00	
	Addition - SF	38,943	29,425	
	Cost per SF	\$ 1,000.00	\$ 1,000.00	
	Addition Subtotal	\$ 38,943,000.00	\$ 29,425,000.00	
	Total Anticipated Project Cost	\$ 50,746,950.00	\$ 49,319,250.00	
	Anticipated reimbursement rate	26.54%	27.27%	
	Anticipated reimbursement	\$ 13,468,240.53	\$ 13,449,359.48	
	Anticipated Town Share	\$ 37,278,709.47	\$ 35,869,890.53	

Option D – One district wide elementary school at Antolini

D - Renovate as New with additions to meet program/enrollment for 449 students

Option D – One district wide elementary school at Antolini

449 students



One district wide elementary school		Bakerville School (BS)	New Hartford Elementary (NHE)	Antolini School (AS)	Total
D	Renovate as New with additions to meet program/enrollment			Incorporate Central Office into Oak Park area / secure from school - Add on to school	
	School Renovation - SF	close schools - repurpose or sell		58,177	
	Cost per SF			\$ 850.00	
	School Reno Subtotal			\$ 49,450,450.00	
	Addition - SF			21,750	
	Cost per SF			\$ 1,000.00	
	Subtotal			\$ 21,750,000.00	
	Total Anticipated Project Cost			\$ 71,200,450.00	
	Anticipated reimbursement rate			37.99%	
	Anticipated reimbursement			\$ 27,049,050.96	
	Anticipated Town Share			\$ 44,151,399.05	\$ 44,151,399.05

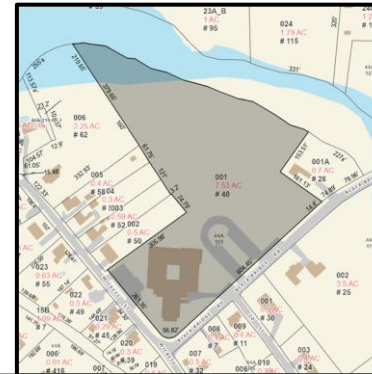
Option E – Two schools: PreK-1 / 2-6 (move 2nd grade to Antolini)

E1- New Hartford Elementary: Renovate as New with additions to meet new enrollment/program for 149 PreK- grade 1 students
Antolini: Renovate as New for 300 students

E2- Bakerville School: Renovate as New with additions to meet new enrollment/program for 149 PreK- grade 1 students
Antolini: Renovate as New for 300 students

Option E1 – Two schools: New Hartford Elementary as PK-1 Antolini 2-6

149 students



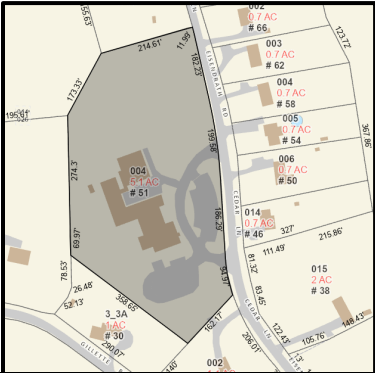
300 students



2 schools: PreK-1 / 2-6		Bakerville School (BS)	Bakerville School (BS)	New Hartford Elementary (NHE)	New Hartford Elementary (NHE)	Antolini School (AS)	E1.1 Total	E1.2 Total
E1	NHE - Renovate as New with additions to meet new enrollment & SOME program. Move 2nd grade to Antolini			E1.1: RNV with addition to meet CT space standards	E1.2: RNV with additions to meet new enrollment & SOME program	Move 2nd grade, Keep Central Office space as is		
	School Renovation - SF	close school - repurpose or sell		23,405	23,405	58,177		
	Cost per SF			\$ 850.00	\$ 850.00	\$ 850.00		
	School Reno Subtotal			19,894,250	19,894,250	\$ 49,450,450.00		
	Addition - SF			600	10,878			
	Cost per SF			\$ 1,000.00	\$ 1,000.00			
	Subtotal			\$ 600,000.00	\$ 10,878,000.00			
	Total Anticipated Project Cost			\$ 20,494,250.00	\$ 30,772,250.00	\$ 49,450,450.00	\$ 69,944,700.00	\$ 80,222,700.00
	Anticipated reimbursement rate			45.71%	32.00%	35.45%		
	Anticipated reimbursement			9,367,922	9,847,120	\$ 17,530,184.53		
Anticipated Town Share				\$ 11,126,328.33	\$ 20,925,130.00	\$ 31,920,265.48	\$ 43,046,593.80	\$ 52,845,395.48

Option E2 – Two schools: Bakerville School as PK-1 Antolini 2-6

149 students



300 students



2 schools: PreK-1 / 2-6		Bakerville School (BS)	Bakerville School (BS)	New Hartford Elementary (NHE)	New Hartford Elementary (NHE)	Antolini School (AS)	E2.1 Total	E2.2 Total
E2	BS - Renovate as New with additions to meet new enrollment & SOME program. Move 2nd grade to Antolini	E2.1: RNV with addition to meet CTspace standards	E2.2: RNV with additions to meet new enrollment & SOME program			Move 2nd grade & expand Central Office & incorporate Life Skills		
	Demo Portable @ \$60 per SF	\$ 275,760.00	\$ 275,760.00	close school - repurpose or sell				
	School Renovation - SF	13,887	13,887			58,177		
	Cost per SF	\$ 850.00	\$ 850.00			\$ 850.00		
	School Reno Subtotal	\$ 11,803,950.00	\$ 11,803,950.00			\$ 49,450,450.00		
	Addition - SF	8,738	20,396			4,000		
	Cost per SF	\$ 1,000.00	\$ 1,000.00			\$ 1,000.00		
	Subtotal	\$ 8,738,000.00	\$ 20,396,000.00			\$ 4,000,000.00		
	Total Anticipated Project Cost	\$ 20,541,950.00	\$ 32,199,950.00			\$ 53,450,450.00	\$ 73,992,400.00	\$ 85,650,400.00
	Anticipated reimbursement rate	45.71%	30.68%			34.74%		
	Anticipated reimbursement	\$ 9,389,725.35	\$ 9,878,944.66			\$ 18,568,686.33		
	Anticipated Town Share	\$ 11,152,224.66	\$ 22,321,005.34			\$ 34,881,763.67	\$ 46,033,988.33	\$ 57,202,769.01

Options Comparison Summary - Detail

Potential Reconfigurations			Bakerville School (BS)	New Hartford Elementary (NHE)	Antolini School (AS)	Central Office	Total
A	Option A1 Maintain Existing: Address Facility Conditions	Total Anticipated Project Cost	\$ 12,756,817.00	\$ 13,454,851.00	\$ 12,827,337.00	N/A	\$ 39,039,005.00
		Anticipated reimbursement rate	41.50%	30.76%	30.11%		
		Anticipated Town Share	\$ 9,288,578.87	\$ 3,114,551.22	\$ 9,693,921.97		\$ 29,322,800.62
	Option A2 Maintain Existing: Renovate as New	Total Anticipated Project Cost	\$ 16,879,710.00	\$ 19,894,250.00	\$ 49,450,450.00	N/A	\$ 86,224,410.00
		Anticipated reimbursement rate	41.50%	30.76%	30.11%		
		Anticipated Town Share	\$ 9,874,630.35	\$ 13,774,778.70	\$ 34,560,919.51		\$ 58,210,328.56
	Option A3 Maintain Existing: Renovate as New with additions	Total Anticipated Project Cost	\$ 27,321,950.00	\$ 25,894,250.00	\$ 49,450,450.00	Incorporated into AS	\$ 102,666,650.00
		Anticipated reimbursement rate	25.51%	23.73%	31.62%		
		Anticipated Town Share	\$ 20,352,120.56	\$ 19,749,544.48	\$ 33,814,217.71		\$ 73,915,882.74
	Option A4: Replace schools with New at same size	Total Anticipated Project Cost	\$ 20,331,300.00	\$ 25,745,500.00	\$ 63,994,700.00	N/A	\$ 110,071,500.00
		Anticipated reimbursement rate	36.31%	26.92%	26.35%		
		Anticipated Town Share	\$ 12,949,004.97	\$ 18,814,811.40	\$ 47,132,096.55		\$ 78,895,912.92
B	Option B1.1: New Hartford Elementary as PreK - 2 school (small addition)	Total Anticipated Project Cost		\$ 29,410,250.00	\$ 12,827,337.00	N/A	\$ 42,237,587.00
		Anticipated reimbursement rate	close school	45.71%	30.11%		
		Anticipated Town Share		\$ 15,966,824.73	\$ 9,693,921.97		\$ 25,660,746.70
	Option B1.2: New Hartford Elementary as PreK - 2 school (Full program addition)	Total Anticipated Project Cost		\$ 49,319,250.00	\$ 49,450,450.00	N/A	\$ 98,769,700.00
		Anticipated reimbursement rate	close school	27.27%	30.11%		
		Anticipated Town Share		\$ 35,869,890.53	\$ 34,560,919.51		\$ 70,430,810.03
	Option B2.1: Bakerville School as PreK-2 school (small addition)	Total Anticipated Project Cost	\$ 30,037,950.00		\$ 12,827,337.00	N/A	\$ 42,865,287.00
		Anticipated reimbursement rate	45.71%	close school	30.11%		
		Anticipated Town Share	\$ 16,307,603.06		\$ 9,693,921.97		\$ 26,001,525.03
	Option B2.2: Bakerville School as PreK-2 school (Full program addition)	Total Anticipated Project Cost	\$ 50,746,950.00		\$ 49,450,450.00	N/A	\$ 100,197,400.00
		Anticipated reimbursement rate	26.54%	close school	30.11%		
		Anticipated Town Share	\$ 37,278,709.47		\$ 34,560,919.51		\$ 71,839,628.98
C	Option C.1: New district PreK-2 school (sized to space standards)		close school	close school		N/A	
		Total Anticipated Project Cost		\$ 30,655,000.00	\$ 12,827,337.00		\$ 43,482,337.00
		Anticipated reimbursement rate		40.00%	30.11%		
	Option C.2: New district PreK-2 school (sized to meet program)		close school	close school		N/A	
		Total Anticipated Project Cost		\$ 55,330,000.00	\$ 49,450,450.00		\$ 104,780,450.00
		Anticipated reimbursement rate		21.92%	30.11%		
D	Option D: One district wide school at Antolini					Incorporated into AS	
		Total Project			\$ 71,200,450.00		\$ 71,200,450.00
		Anticipated reimbursement rate	close school	close school	37.99%		
E	Option E1.1: NHE RNV (sized to space standards)					N/A	
		Total Anticipated Project Cost		\$ 20,494,250.00	\$ 49,450,450.00		
		Anticipated reimbursement rate	close school	45.71%	35.45%		
	Option E1.2: NHE RNV (sized to meet SOME program)					N/A	
		Total Anticipated Project Cost		\$ 30,772,250.00	\$ 49,450,450.00		
		Anticipated reimbursement rate	close school	32.00%	35.45%		
	Option E2.1: BS RNV (sized to space standards)					Incorporated into AS	
		Total Anticipated Project Cost	\$ 20,541,950.00		\$ 53,450,450.00		
		Anticipated reimbursement rate	45.71%	close school	34.74%		
	Option E2.2: BS RNV (sized to meet SOME program)					Incorporated into AS	
		Total Anticipated Project Cost	\$ 32,199,950.00		\$ 53,450,450.00		
		Anticipated reimbursement rate	30.68%	close school	34.74%		
		Anticipated Town Share	\$ 22,321,005.34		\$ 34,881,763.67		\$ 57,202,769.01

Options Comparison Summary - Overview

OPTIONS	Bakerville School	New Hartford Elementary	Antolini School	New School	DISTRICT TOTALS
A3	Grades K-2	Grades PreK-2	Grades 3-6		(2)PreK/K-2 (1) 3-6
	110 students	98 students	249 students		457
	29,405	29,405	58,117		116,927
	\$ 20,352,120.56	\$ 19,749,544.48	\$ 33,814,217.71		\$ 73,915,882.74
B2	Grades PreK-2		Grades 3-6		(1)PreK/K-2 (1) 3-6
	208 students		249 students		457
	52,830		58,117		110,947
	\$ 37,278,709.47		\$ 34,560,919.51		\$ 71,839,628.98
C1.2			Grades 3-6	Grades PreK-2	(1)PreK/K-2 (1) 3-6
			249 students	208 students	457
			58,117	52,830	110,947
			\$ 34,560,919.51	\$ 43,201,664.00	\$ 77,762,583.51
D			Grades PreK-6		(1) PreK-6 w/ CO
			449 students		449
			79,867		79,867
			\$ 44,151,399.05		\$ 44,151,399.05
E2.2	Grades PreK-1		Grades 2-6		(1) PreK-1, (1) 2-6 w/ CO
	149 students		300 students		449
	34,283		62,177		96,460
	\$ 11,152,224.66		\$ 34,881,763.67		\$ 46,033,988.33

Next Steps

These concepts represent what is possible. The next phase will confirm what is practical. Not all options may prove feasible once tested against site, phasing, and construction constraints.

1. **Site Test Fits:** Evaluate how each option physically fits on its site
Building placement, access, and circulation Parking, play areas

2. **Phasing & Occupancy:** How each option could be built and remain operational
Temporary space needs, Sequencing of construction, Safety and disruption considerations

3. **Cost & Schedule Refinement**

Validate costs, add any additional reimbursement incentives, incorporate Phasing impacts and escalation and timeline considerations

4. **Narrow to Viable Options**

Best to select 1–2 options that are both educationally aligned and physically achievable