



NEW HARTFORD PUBLIC SCHOOLS

SCHOOL UTILIZATION STUDY – PUBLIC INFORMATION MEETING



Bakerville School



New Hartford Elementary



Antolini School

MAY 02, 2025

Agenda

1. History / Utilization Study Task Force
2. Fact finding Phase:
 - Facility Conditions – What is the state of your 3 buildings?
 - Enrollment Projections – How many students will be in these schools?
 - Programming – What spaces are in & what are missing to support the education?
 - Site Analysis – Is space available for additions?
 - Reimbursement – What is available to the community?
3. Preliminary Potential Configurations – How can we utilize and structure our schools moving forward?
4. What do YOU think?

History & Task Force Members

- Town issued RFP – August 2025
- SP+A interviewed 10.14.2025
- SP+A awarded 12.16.2025
- SP+A kicks off project with Superintendent 12.16.2025
- Task Force forms
- SP+A begins by reviewing facilities January 2026
- First meeting: January 22, 2026

Task Force Members

Name	Member of
Kristin Young - Task Force Chair	BOE
Penny Miller	BOE
Jon Puz	BOE
Mary Greenwood	Board of Selectmen
Alesia Kennerson	Board of Selectmen
Kerry Guilfoyle	Board of Finance
Ben Witte	Board of Finance
Carmen Neale	Community Member
Samantha Wald	Community Member

School Facility Utilization Task Force

Why?

The Boards of Education, Selectmen, and Finance are seeking community engagement. We believe it is both **timely and essential that we work together to thoughtfully examine the long-term direction of our school district through the School Facility Utilization Task Force**. Our three schools have a current enrollment of 445 students. Ann Antolini has 250 students. Bakerville Consolidated has 95 students. New Hartford Elementary has 96 students.

What?

The Task Force, in consultation with Silver Petrucelli + Associates (SP+A), will identify potential paths forward for our school district, considering factors such as educational programming, service delivery, professional development, three school facility utilization and fiscal sustainability. **The Task Force wants to hear from you regarding the potential paths.** Those may include continuing to support our three school structure, consolidating to two schools, consolidating to one school, constructing new school(s), adding an addition to one school, etc.

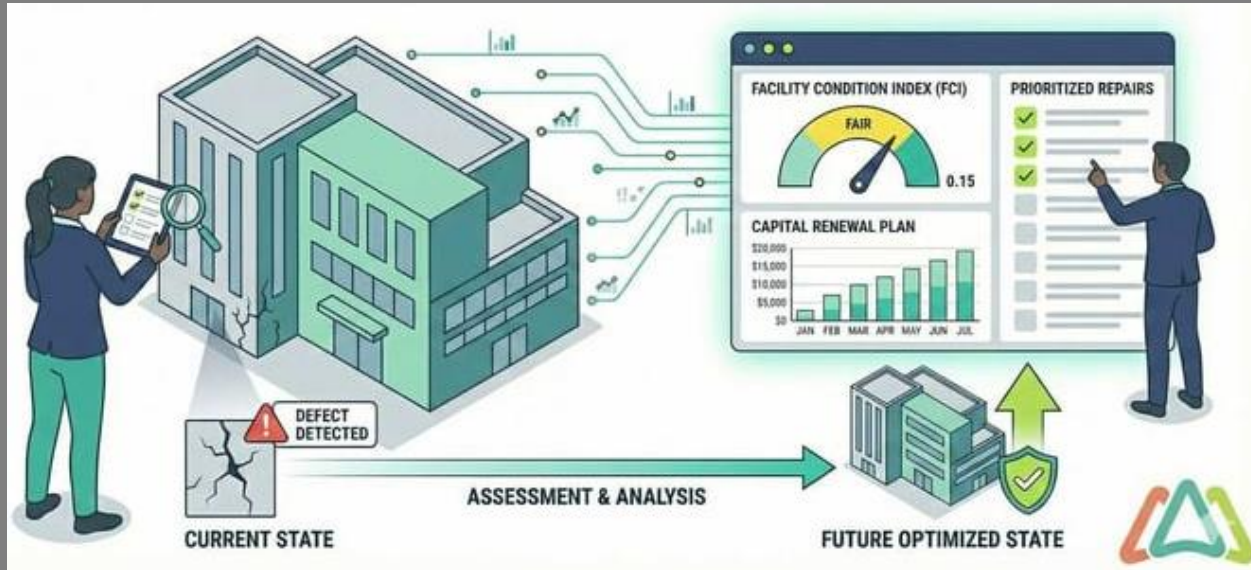
Schedule

New Hartford Utilization Timeline Status Tracking		
TASK	START	END
Initiation		
SP+A Award Kick-Off	12/16/25	12/16/25
Retrieve school construction drawings, reports and documentation	12/22/25	12/22/25
Kick-off with MP Planning	1/8/26	1/8/26
BOE Meeting—select Task Force	1/15/26	1/15/26
Kick-off with Task Force	1/22/26	1/22/26
Task Force to define goals	1/22/26	2/11/26
Facility Conditions		
School floor plan documentation	12/22/25	1/15/26
A/E Site Visit – Bakerville & New Hartford	1/16/26	1/16/26
A/E Site Visit – Ann Antolini	1/21/26	1/21/26
Develop narratives and Estimates	1/21/26	2/25/26
Presentation (tentative range)	3/2/26	3/11/26
Enrollment & Projections		
Obtain School Enrollment Data	1/12/26	2/2/26
Obtain Town Development Data	1/17/26	2/7/26
Evaluation and analysis	2/8/26	3/10/26
Presentation (tentative range)	3/23/26	4/8/26
Programming & Capacity		
Meet with Principals—review existing	2/2/26	2/6/26
Benchmarking with state & design standards/ recommendations	2/6/26	2/20/26
Meet with Admin Team—review program goals & objectives	2/23/26	3/9/26
Incorporate enrollment projections into capacity equations	3/10/26	3/24/26
Presentation—tentative existing program, goals & capacity following Enrollment Projections	3/23/26	4/8/26
Refine program based on any new configurations during Master Plan options		
Master Planning		
SP+A present initial concepts for discussion and refinement	4/8/26	4/22/26
Develop viable concepts further based on Task Force meetings	4/23/26	5/13/26
Gather feedback (community meetings, surveys, presentations TBD)	5/12/26	5/27/26
Refine options - recommend to narrow down to 1-3 options	5/27/26	6/8/26
Presentation - tentative	6/10/26	
SP+A to develop a book of all documentation	6/10/26	8/9/26

Date	Location	Agenda	Minutes
January 22, 2026 (Thursday)	Ann Antolini Multi Purpose Room	Agenda	Minutes
February 19, 2026 (Thursday) - Virtual Option	New Hartford Elementary Gymnasium	Agenda	Minutes
March 11, 2026 - Virtual Option	Bakerville Cafeteria	Agenda	Minutes
March 25, 2026 - Virtual Option	Ann Antolini Multi Purpose Room	Agenda	Minutes
April 8, 2026 - Virtual Option	Antolini School Library	Agenda	Minutes
April 22, 2026 - Virtual Option	Antolini School Library	Agenda	Minutes
May 2, 2026 (Saturday) @ 1:00 PM	Senior Center at Town Hall	Public Informational Meeting	
May 13, 2026	Antolini School Library	Agenda	Minutes
May 19, 2026 (Tuesday) @ 5:30 PM	Senior Center at Town Hall	Public Informational Meeting	
May 27, 2026	Antolini School Library	Agenda	Minutes
June 10, 2026	Antolini School Library	Agenda	Minutes
September 9, 2026	Antolini School Library	Agenda	Minutes
October 14, 2026	Antolini School Library	Agenda	Minutes
November 12, 2026 (Thursday)	Antolini School Library	Agenda	Minutes
December 9, 2026	Antolini School Library	Agenda	Minutes



Facility Conditions Assessment



It provides objective data to help districts prioritize repairs, renovations, capital planning, and budgeting.

What is the building's condition today, what will fail soon, and what will it cost to fix it?

Visual inspection of the physical building and comprehensive evaluation of:

- Roofs and building envelope
- Physical condition
- Code compliance
- Health & Life safety
- Accessibility (ADA)
- Mechanical, electrical, & plumbing/fire protection
- Systems performance
- Systemic deficiencies
- Maintenance needs
- Remaining useful life of major systems

Facility Condition Assessment

1. Review existing documents and drawings
2. Architects and engineers tour the buildings with staff – visual assessment
 - Architecture (Exterior and Interior)
 - Plumbing and Fire Protection
 - Mechanical
 - Electrical
3. Develop narratives of visual observations
 - Photos and Diagrams
4. Create spreadsheets of violations and repairs
 - Cost – based on historic project data, recent bids, industry standards and RS Means
 - Priority ranking
 - State reimbursement potential

LEDGEND

1	Urgent priority - These items should be corrected as soon as possible and most likely encompass code, health and life safety issues.
2	High priority - These items should be corrected within a reasonable amount of time after the highest priorities referenced above. These may be associated with high priority maintenance issues or accessibility issues for the physically challenged. Maintenance items have a remaining useful life from 1-3 years.
3	Moderate priority – These items may be associated with aesthetic or general maintenance issues. Remaining useful life of 3-5 years.
4	Low priority – These items include maintenance and aesthetic issues that are not in current need of replacement, but should continue to be monitored on a regular basis. These items typically have a remaining useful life of 5-10 years or greater.
☐	There may be potential state reimbursement based on the town's rate and school enrollment through the CT Department of Administrative Services Office of Grants Administration School Construction Projects for eligible projects.

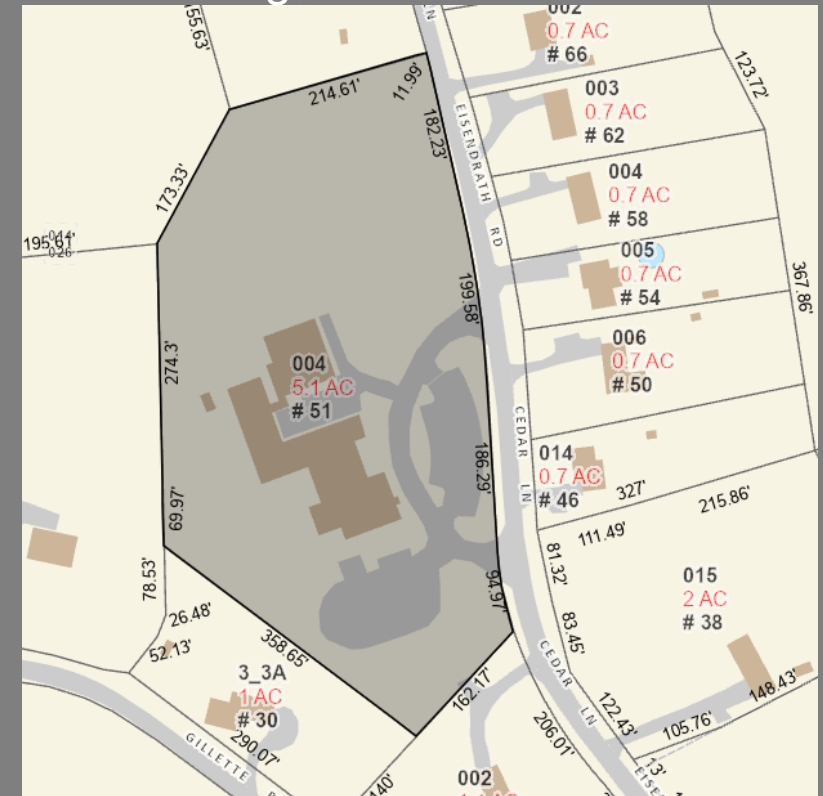
TAG NO.	ASSESSMENT	SYSTEM/ CODE REF.	RANKING					CORRECTIVE ACTION	ITEMIZED ESTIMATED COST	REMARKS
			4	3	2	1	n/a			
SITE CONDITIONS										
S01	Bituminous Pavement	General			2			Mill and overlay bituminous pavement	\$ 350,000	
S02	Concrete Sidewalk	General			2			Replace some panels	\$ 25,000	
S03	Concrete Curb	General			2			Relace some concrete curb	\$ 20,000	
S04	Bituminous Curb	General			2			Replace all bituminous curb in entrances	\$ 140,000	
S05	Handicap Improvements	General				1			\$ 15,000	
S06	Wood Guard Rail	General		3				Replace sections	\$ 3,000	
S07	Bollards	General	4					Repaint	\$ 2,000	
S08	Catch Basins	General		3				Replace tops		
SITE SUBTOTAL										\$ 555,000
EXTERIOR CONDITIONS										
A01	Masonry is stained with mold and mildew	General		3				Clean and seal	\$ 80,000	
A02	Many downspouts are mangled dented or damaged	General			2			Replace	\$ 20,000	
A03	Door paint is wearing	General		3				Prep, Prime and Paint	\$ 7,200	
A04	Some doors need new weatherstripping and door sweeps	General		3				Remove and replace	\$ 6,000	
A05	Overhead door nearing end of useful life	General		3				Remove and replace	\$ 35,000	
A06	Roof is approximately 30 years old	Maint.	4					Metal roofs have a typical life span of 50 years - Provide continued maintenance	\$ 25,000	
A07	Window sill joints are failing.	General			2			Repoint windowsills if not done with window project.	\$ 120,000	
EXTERIOR SUBTOTAL										\$ 293,200
INTERIOR CONDITIONS										
A08	Media Center ceiling	General		3				Investigate and repair	\$ 8,000	
A09	Door paint is wearing	General		3				Prep, Prime and Paint	\$ 6,000	
A10	The required toilet grab bars are not installed	(B)1108.0 (ANSI A117.1)			2			Add vertical grab bar to all handicap stalls	\$ 9,000	
A11	Some Single restrooms including the nurse suite does not meet accessibility requirements.	(B)1108.0 (ANSI A117.1) 603-606			2			Reconfigure the room to enlarge and provide the minimum dimensional requirements.	\$ 180,000	
A12	Signage should be modified to meet ADA standards	216.2 703 (ADA)			2			To meet ADA standards, the signage must be between 48 and 60 inches from the ground, the size of the signage, font size, and braille must be included throughout.	\$ 35,000	
A13	Door lintel paint is failing	General		3				Scrape, prime and paint	\$ 13,000	
A14	Joints at the interface of the exterior walls and the interior classroom demising walls have opened/cracked in numerous locations	General		3				Caulk and monitor	\$ 5,000	
INTERIOR SUBTOTAL										\$ 256,000



Bakerville School

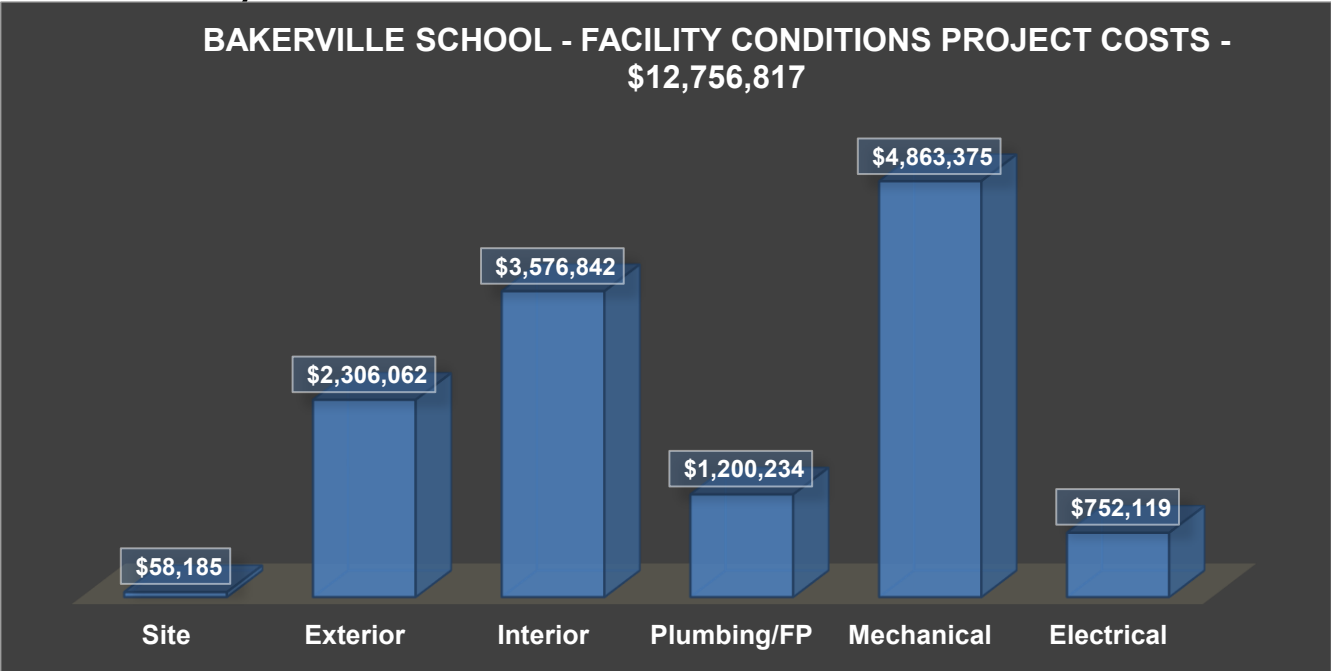
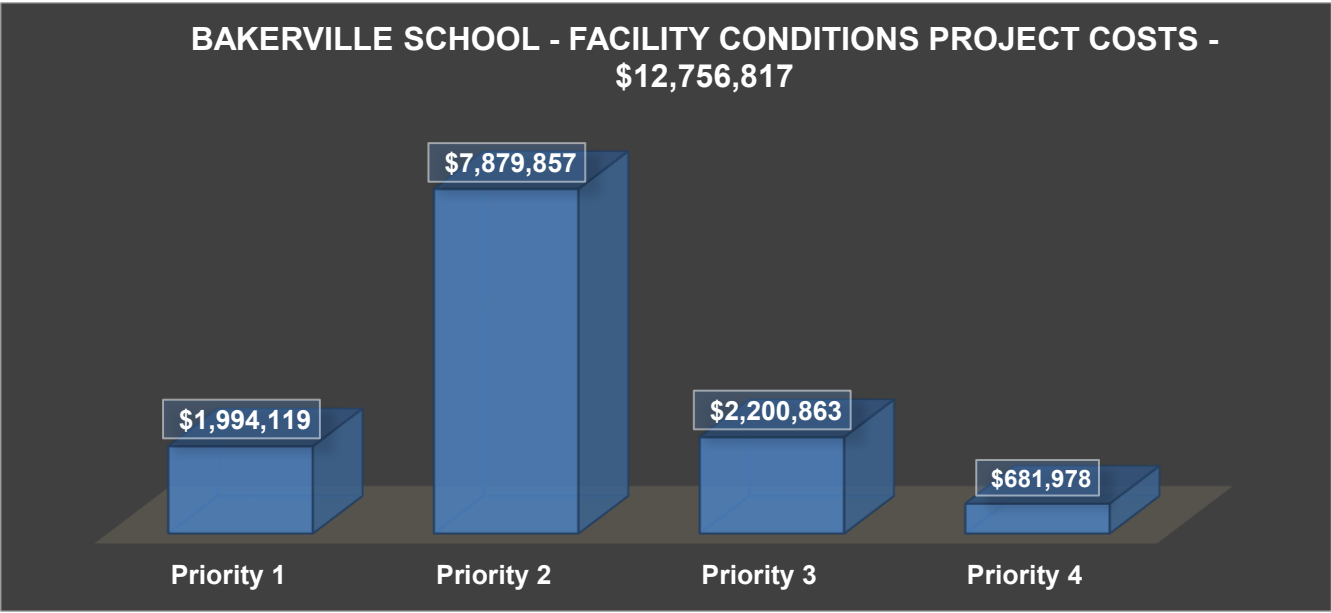


- Constructed in 1941
- Renovations/Additions in 1949, 1954, 2002
- 18,483 gross square feet
- Serves grades K-2



Bakerville School – Facility Conditions Assessment

Overall Costs



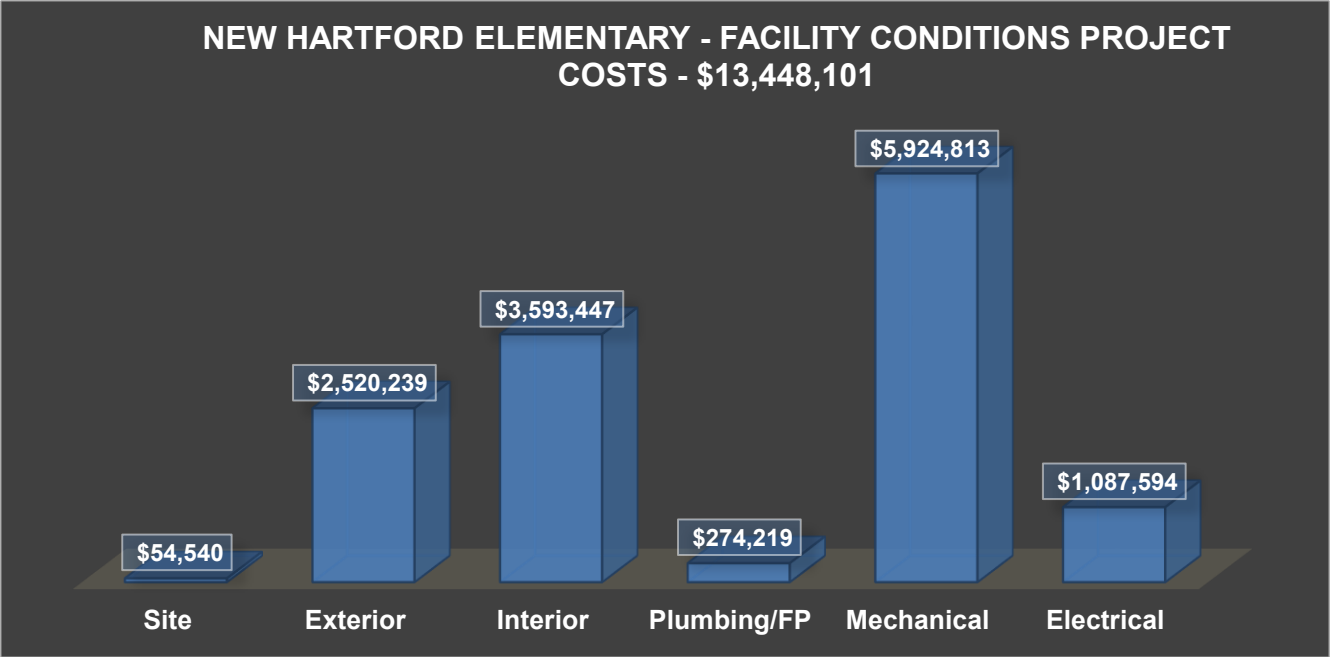
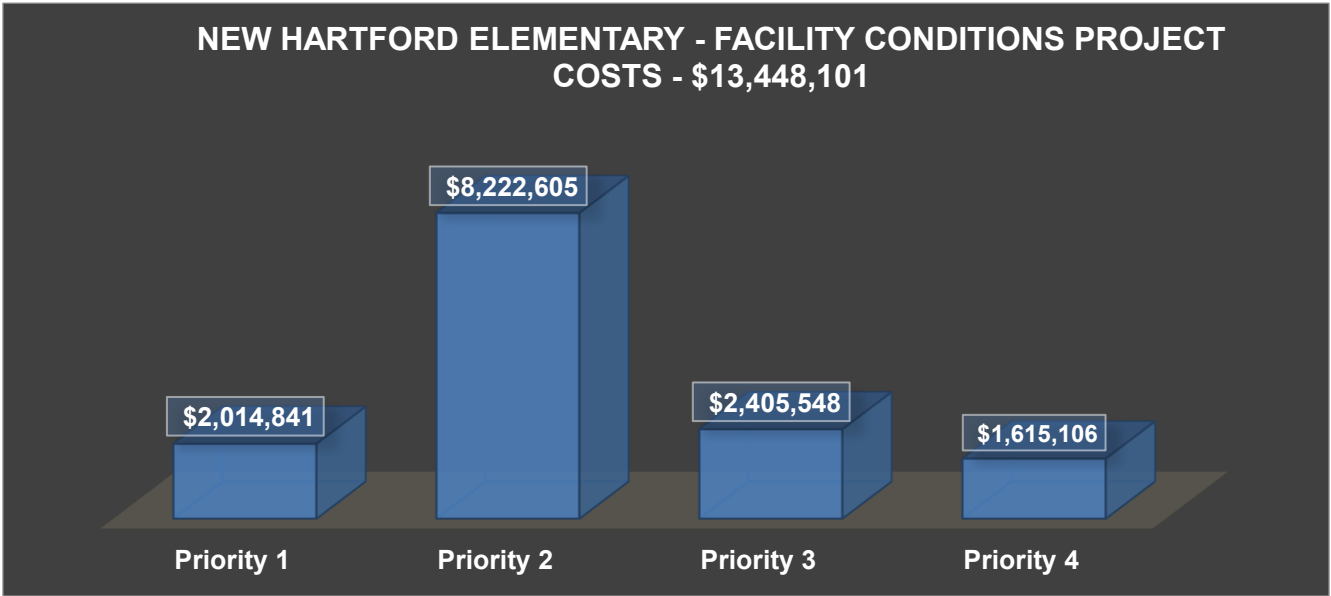


- Constructed in 1954
- Renovations/Additions in 2004
- 23,405 gross square feet
- Serves grades PreK-2



New Hartford Elementary – Facility Conditions Assessment

Overall Costs





Antolini School

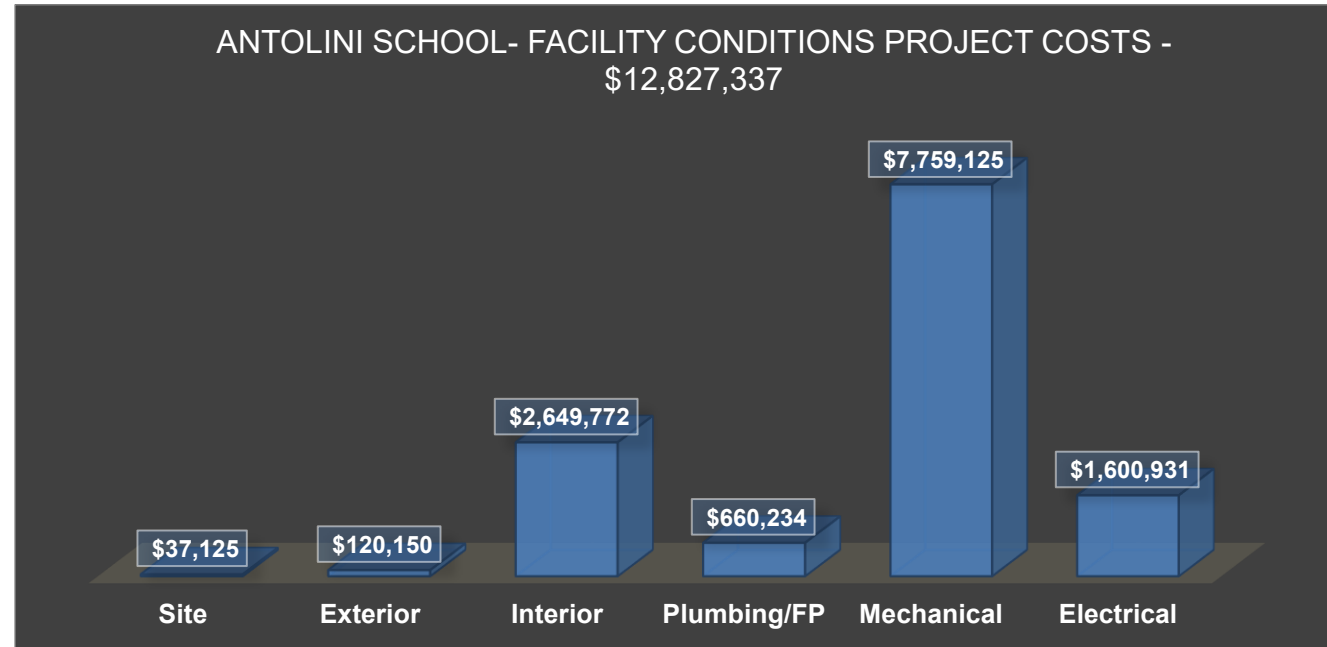
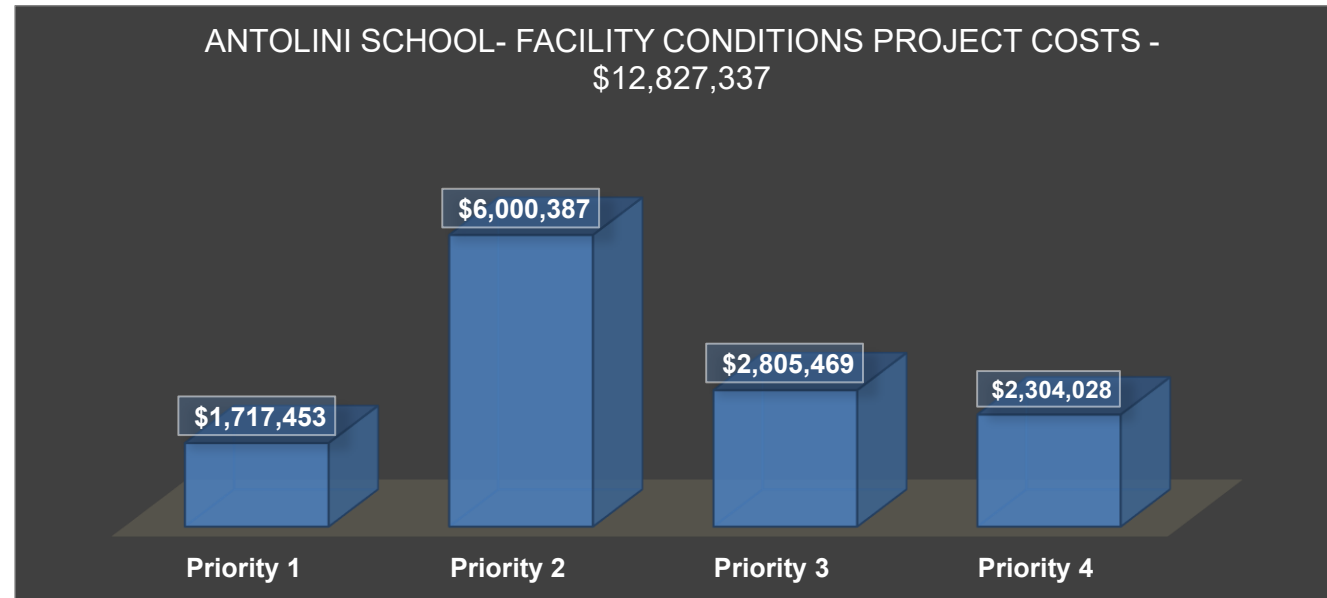


- Constructed in 1968
- Renovations/Additions in 1990 & 1992
- 58,177 gross square feet
- Serves grades 3-6



Antolini School – Facility Conditions Assessment

Overall Costs



Facility Conditions Assessment Summary

Facility Conditions Costs						
School	Site	Architectural	Plumbing / FP	Mechanical	Electrical	Total
Bakerville School	\$ 58,185	\$ 5,882,903	\$ 1,200,234	\$ 4,863,375	\$ 752,119	\$ 12,756,817
New Hartford Elementary	\$ 54,540	\$ 6,113,686	\$ 274,219	\$ 5,918,063	\$ 1,087,594	\$ 13,448,101
Antolini School	\$ 37,125	\$ 2,769,922	\$ 660,234	\$ 7,759,125	\$ 1,600,931	\$ 12,827,337
TOTAL COST	\$ 149,850	\$ 14,766,511	\$ 2,134,688	\$ 18,540,563	\$ 3,440,644	\$ 39,032,255

Facility Conditions Priorities							
School	Priority 1	Priority 2	Priority 3	Priority 4	Total	sq ft	cost per SQ FT
Bakerville School	\$ 1,994,119	\$ 7,879,857	\$ 2,200,863	\$ 681,978	\$ 12,756,817	18,483	\$ 690
New Hartford Elementary	\$ 2,014,841	\$ 7,412,605	\$ 2,405,548	\$ 1,615,106	\$ 13,448,101	23,405	\$ 575
Antolini School	\$ 1,717,453	\$ 6,000,387	\$ 2,805,469	\$ 2,304,028	\$ 12,827,337	58,177	\$ 220
TOTAL COST	\$ 5,726,413	\$21,292,850	\$ 7,411,880	\$ 4,601,112	\$ 39,032,255	100,065	\$ 390

Facility Condition Index Benchmarking

FCI is a nationally recognized metric used to evaluate the overall physical condition of a building in a clear and objective manner.

$$\left[\frac{\text{Total cost of repairs}}{\text{Current replacement value}} \right] \times 100 = \text{FCI\%}$$



Antolini School

$$\frac{\$12,827,337}{\$58,177,000} = 22\%$$



New Hartford Elementary

$$\frac{\$13,448,101}{\$23,405,000} = 57\%$$



Bakerville School

$$\frac{\$12,756,817}{\$18,483,000} = 69\%$$



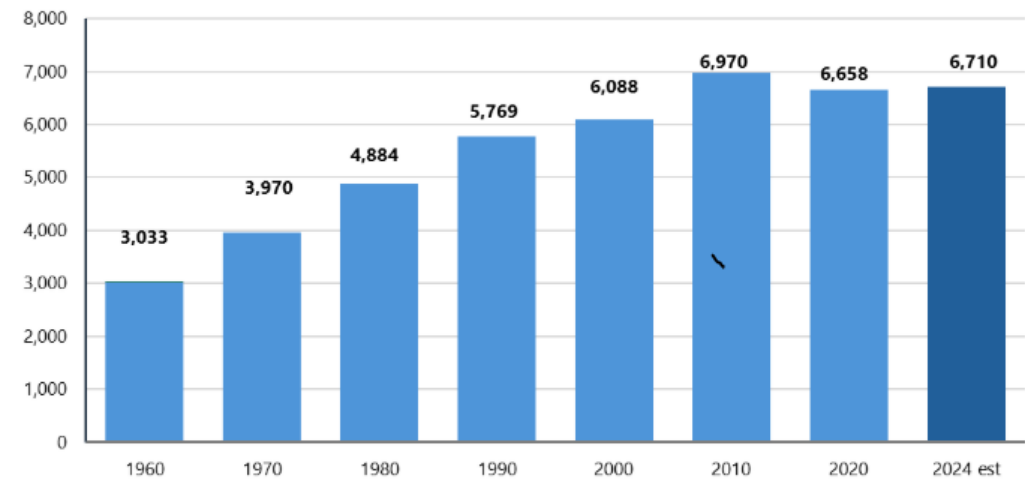
Enrollment Projections

Enrollment projections are estimates of how many students a school or district will have in the future, typically broken down by grade and year. They're a foundational tool for planning things like building size, staffing, redistricting, and budgets.

- They are a required as part of the school construction grant process.
- Our consultant MP Planning Group conducted this work.

Enrollment Projections

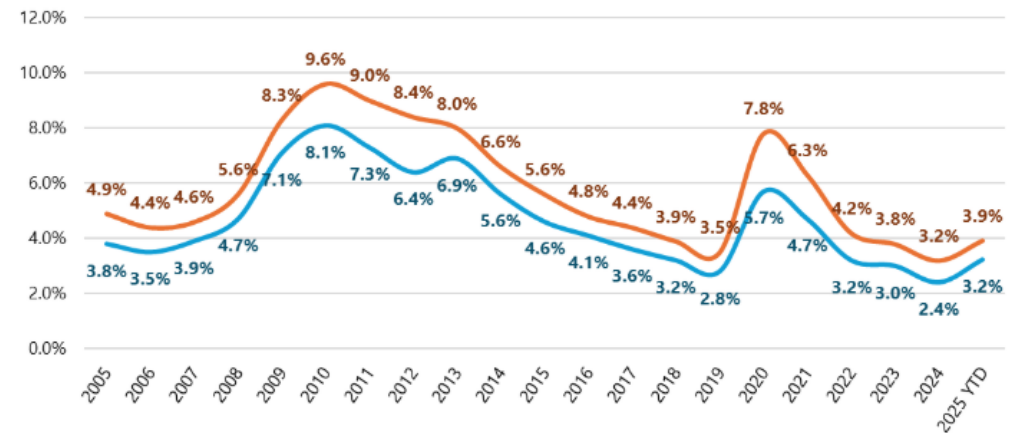
Town of New Hartford Total Population: 1920 to 2024 (est)



Source: Decennial Census 1920-2020.
CTDPH 2024 population estimates

Population Trends

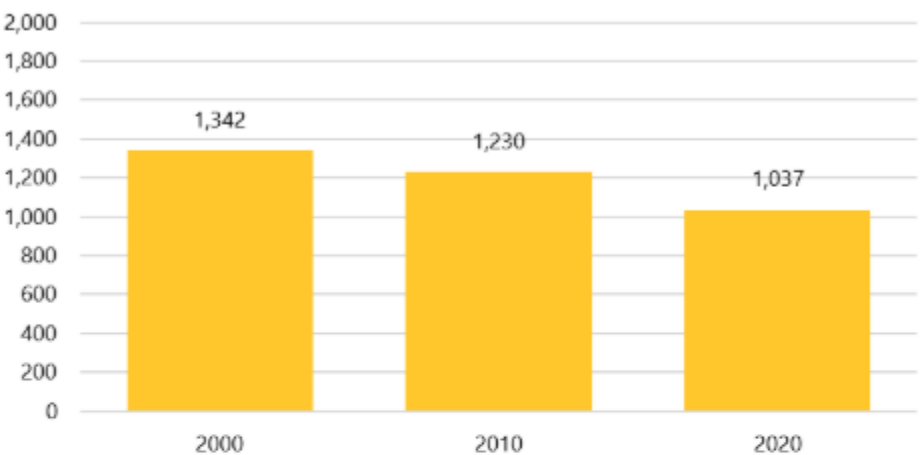
Local and State Unemployment Rates, 2005 - 2025 YTD



Source: CT Department of Labor, LAUS
YTD data for 2025 is through July

Unemployment

Females of Childbearing Age: 2000 to 2020



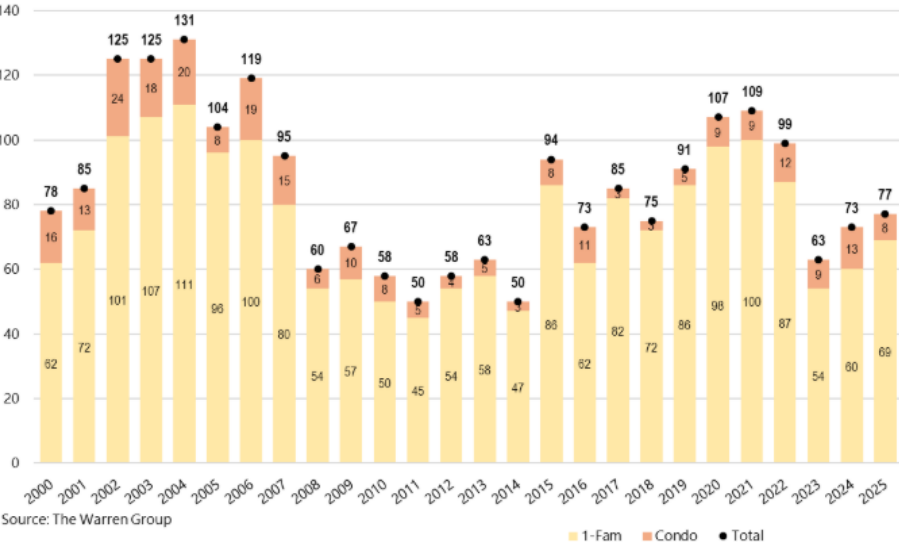
Source US Census Bureau. Females of childbearing age 20-49

Age	2000	2010	2020	2010-2020
15 to 19 years	148	227	207	-8.8%
20 to 24 years	76	136	175	28.7%
25 to 29 years	136	111	126	13.5%
30 to 34 years	221	162	187	15.4%
35 to 39 years	276	205	174	-15.1%
40 to 44 years	330	291	173	-40.5%
45 to 49 years	303	325	202	-37.8%
Total	1,342	1,230	1,037	-15.7%

Females of childbearing age

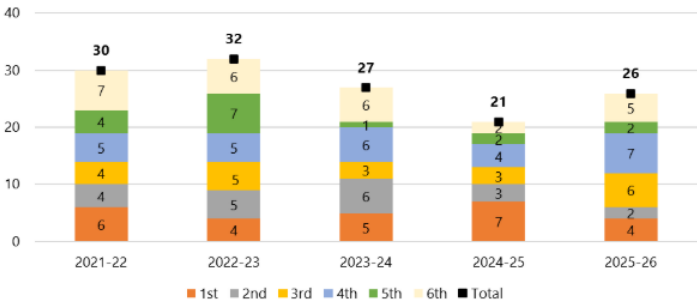
Enrollment Projections

New Hartford Home Sale Trends: 2000 to 2025



Home sale trends/prices

New-to-District Students (Grades 1st-6th)

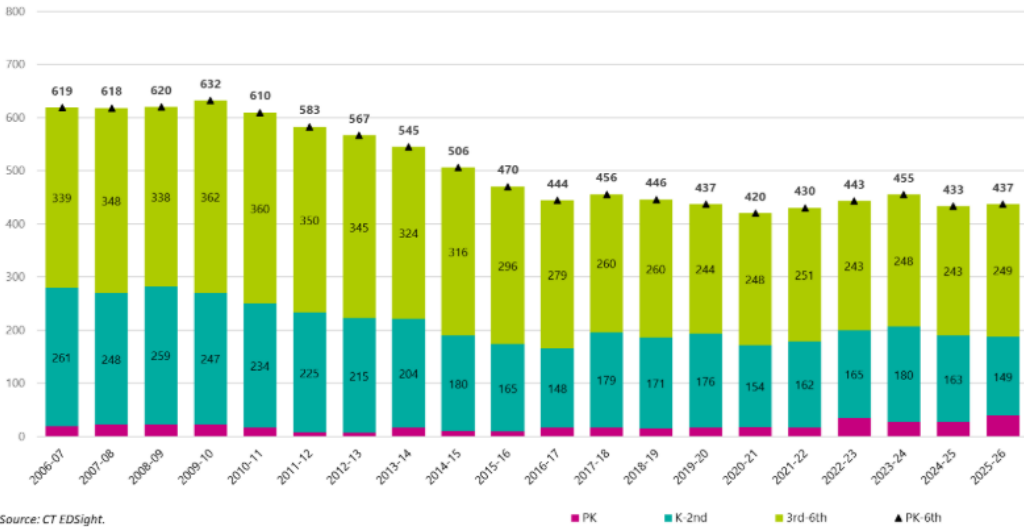


New-to-District Students by School (Grades 1-6)

Grade	2021-22	2022-23	2023-24	2024-25	2025-26	AVG
1st	6	4	5	7	4	5
2nd	4	5	6	3	2	4
3rd	4	5	3	3	6	4
4th	5	5	6	4	7	5
5th	4	7	1	2	2	3
6th	7	6	6	2	5	5
Total	30	32	27	21	26	27

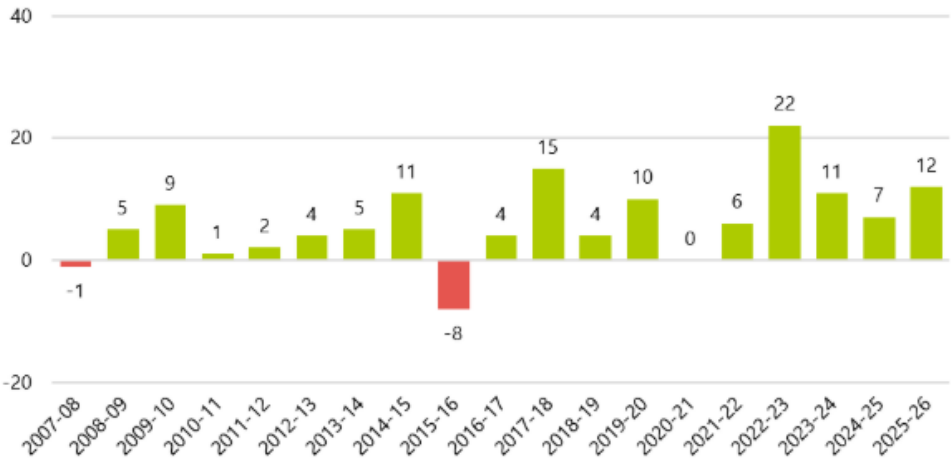
New to District

New Hartford Public Schools Historic PK-6th Enrollment: 2006-07 to 2025-26



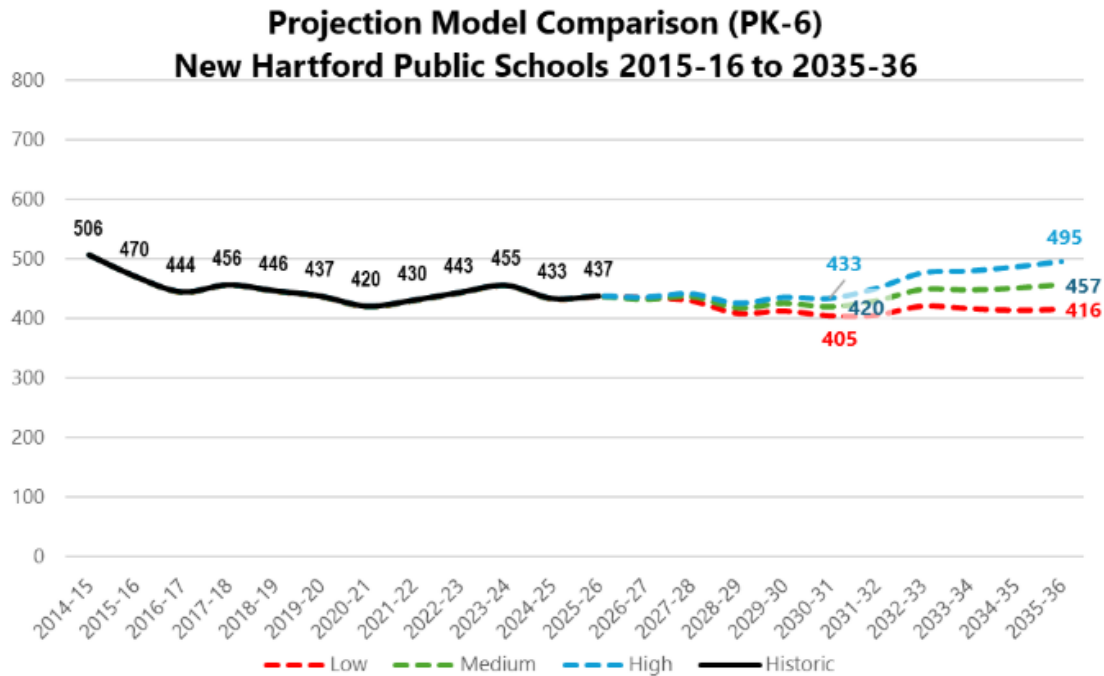
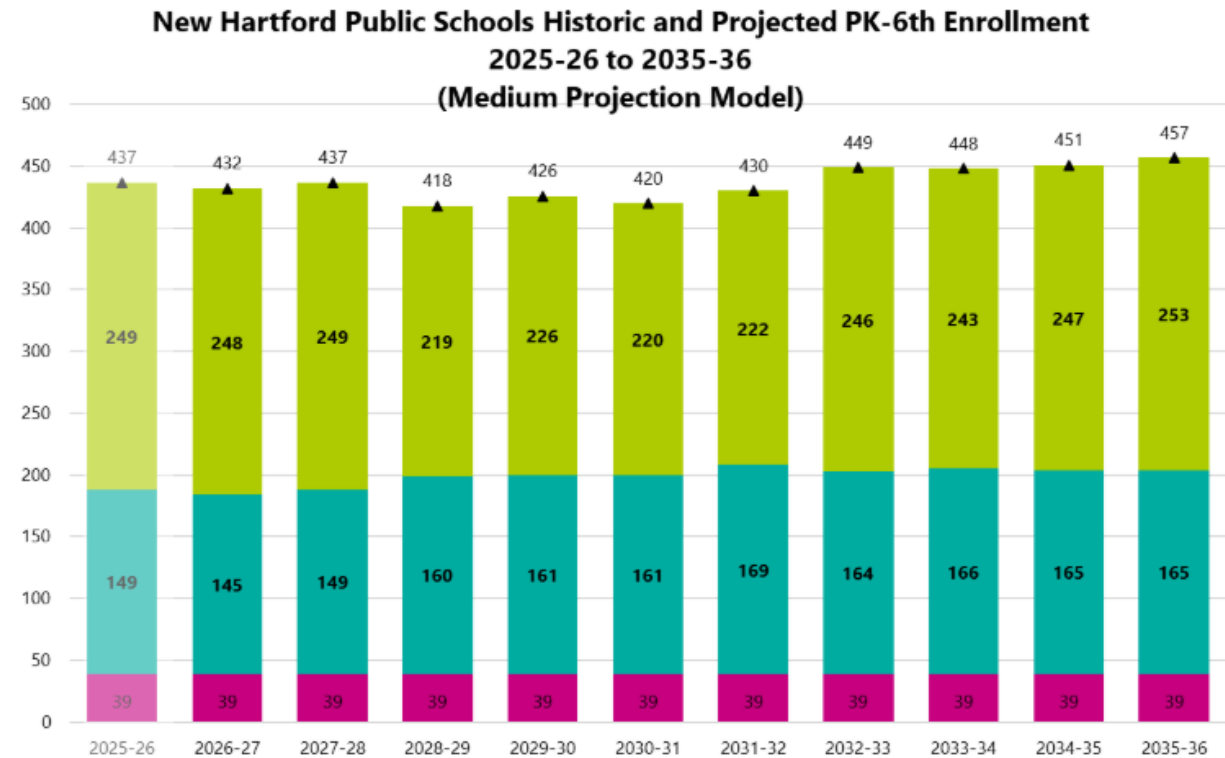
Historic enrollment trends

K-6 Net Migration



Net Migration

Enrollment Projections – Medium



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



Programming

A detailed, pre-design document outlining the required spaces, their sizes (square footage), and functional relationships, tailored to the school's educational goals.

- Space List & Requirements
- Relationship Adjacencies
- Functional Needs
- Circulation & Technical Requirements: 25-35%

It acts as a blueprint to design a safe, flexible, and efficient learning environment, including classrooms, common areas, specialized facilities, & building infrastructure

The Programming Process:

Architects work with school boards, staff, and the community to gather requirements before designing, ensuring the project aligns with budgetary constraints and educational objectives.

Why it Matters:

A well-developed program improves learning outcomes, increases teacher efficiency, and saves costs by reducing changes during the design and construction phases

School Design Evolution

1940s to Today

1940s–1950s Industrial Model	1960s–1970s Open Education	1980s: Back to Basics	1990s–2000s: Tech Integration	2000s–2010s: 21 st Century Learning	2020s–Present Hybrid & Wellness
					
Teacher-Centered, Standardized	Student-Centered, Flexible	Standardized, Controlled	Early Digital Learning	Collaborative, Creative	Personalized, Inclusive
Cellular Classrooms	Open Plan Spaces	Enclosed Classrooms	Computer Labs	Flexible Environments	Adaptive Ecosystems

From Efficiency → Flexibility → Resilience

Educational Programmatic Design Needs Today

Program older schools usually lack:

- Breakout/small group rooms
- Commons / collaboration areas
- Adequate power + Wi-Fi
- STEAM / maker spaces
- Counseling / sensory rooms
- Secure vestibule entry
- Natural light + modern HVAC
- Outdoor learning access
- Inclusive SPED support spaces
- Flexible furniture/layouts

Today we see most requests for:

- Increases in spaces to support Special Education and Intervention
- Increase in smaller spaces for break out, group work
- Increases in STEAM, STEM and CTE programs
- Changing of the classroom with Technology & Furniture
- Community Use
- Security
- HVAC/air quality
- Teacher's space

Challenging as the situation appears, there is a brighter side. The pressing need to renovate, replace and create so many new educational facilities at once presents a compelling opportunity to evaluate existing research about what constitutes an optimum school learning environment.

-Schools as Centers of Community: A CITIZEN'S GUIDE FOR PLANNING AND DESIGN

Educational Framework – CT school construction standards and guidelines

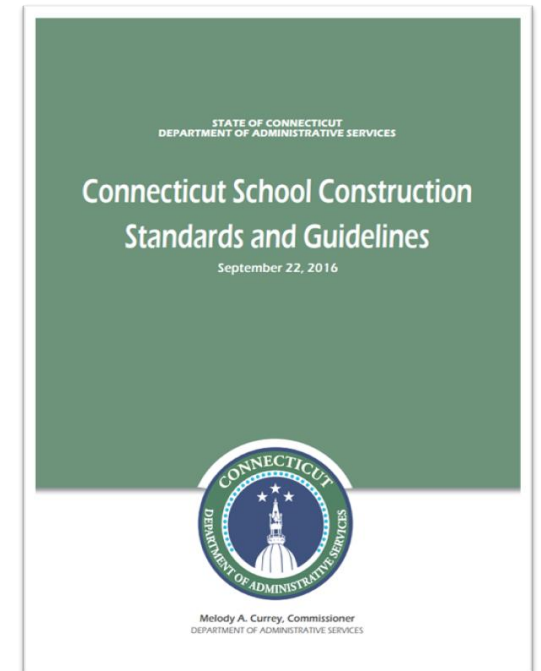
Program

As programs and services change it is **important to each LEA** (Local Educational Agency) **identify the current and future educational needs of its students** once those needs have been identified the LED should **determine the types of instructional programs that will result in a successful student.**

The standards and guidelines are **based on current and future trends in education** and the following programs as stated above ultimately each **LEA is responsible for determining the appropriate programs for its students**

Elementary Schools:

- Core academic (including Preschool)
- General Education Intervention spaces
- Special Education
- Visual Arts
- Music
- Technology Education
- Physical Education



Capacity Types

Capacity maximum number of students a school can support based on available instructional spaces and program requirements.

There are 3 types of capacity:

- **Maximum (Physical) Capacity:** Theoretical maximum if every classroom were filled to standard class size, ignoring program needs.
- **Functional Capacity:** The number of students a school can serve while supporting the full educational program.
- **Program Capacity:** Capacity based specifically on space requirements for all programs, including special education and interventions.

Capacity Type Comparison			
Type	What It Represents	Realistic?	Use
Physical	Maximum possible	 No	Reference point
Functional	Typical operations - Designed use of spaces	 Somewhat	Planning baseline
Program	Full educational model - actual educational delivery	 Yes	Decision-making / Design Practice

Why using Program Capacity in PreK–6 schools matters?

1. Upsurge of Support Services at Younger Ages

- Reading & math intervention
- Speech/language
- Occupational therapy
- Behavioral support
- These are not optional they are core to early education delivery.

2. Special Education is More Space-Intensive at younger grades:

- Identification rates are high
- Services are more frequent and more intensive
- Students spend more time in pull-out or specialized environments
- Some rooms serve very small populations but are non-negotiable

3. Scheduling Inefficiencies Are Built-In

- Unlike secondary schools, elementary schedules are not fluid.
- Students move in cohorts
- Specialists (art, music, PE) run on fixed rotations
- Intervention blocks must align with core instruction
- Some spaces sit idle during parts of the schedule but are still required
- Grade-level collaboration / teacher planning

In a PK–6 environment, program capacity isn't a refinement it's the only way to understand whether the building can actually deliver the educational model the district expects.

Utilization and Capacity Methodology

Enrollment projections show little growth in the district, we need to determine how this effects the schools under the current configuration and under new possible configurations.

School Capacity:

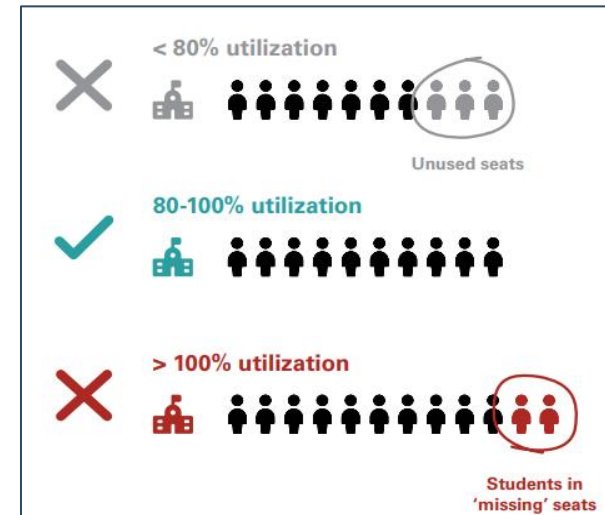
- Determines how many seats a school has
 - School program/classroom quantities
 - Class size standards/targets
 - Enrollment/Projections

New Hartford Class Sizes Guidelines

PreK	18
Grades K - 2	20
Grades 3-6	25

School Utilization:

- Measurement of how full a facility is to meet educational programmatic needs
- Calculated as the enrollment divided by the capacity
- Calculated differently in different types of schools
 - Elementary: General classrooms with a 95% efficiency factor
 - Middle school: General classrooms (teams) a 95% efficiency factor
 - High School: General and full-sized Specials with an 81% scheduling factor applied

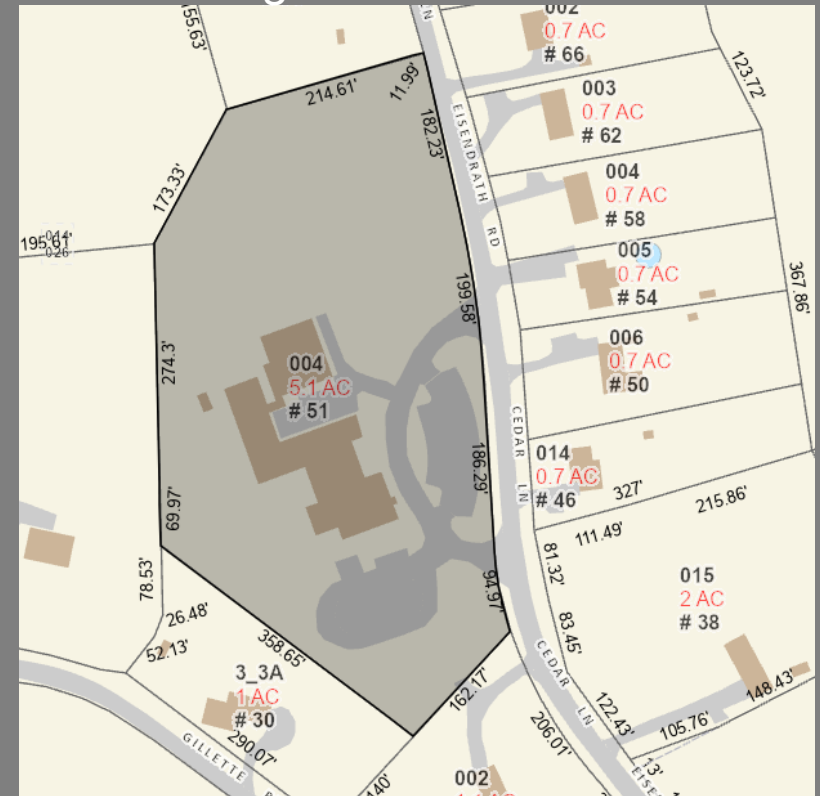




Bakerville School



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



Bakerville School: Program Capacity

BAKERVILLE SCHOOL: EXISTING PROGRAM SUMMARY

Current Enrollment: 95 Students / Projected Enrollment: 110 Construction: 1941

Space Division	Quantity	Square footage	Subtotal	Average	Percentage
GENERAL CLASSROOMS	6	819-846	5,014	836	27%
SPECIAL ED/PPS/INTERVENTION	4	132-830	1,679	420	9%
SPECIALS (ART, MUSIC)	1	847	847	847	5%
MEDIA CENTER	1	863	863	863	5%
PHYSICAL EDUCATION	1	1460 Multipurpose	730	730	4%
FOOD SERVICE	2	317-730	1,047	524	6%
ADMINISTRATION	6	181-545	2,206	368	12%
BUILDING INFRASTRUCTURE	14	38-380	1,578	113	9%
CIRCULATION + STRUCTURE			4,519		24%
TOTAL SQUARE FEET			18,483		

6 full-sized classrooms

New Hartford Class Sizes Guidelines

PreK	18
Grades K - 2	20
Grades 3-6	25

X 95%
efficiency
factor

Bakerville School	
Max Class Size Target	20
Classroom Quantity	6
Max Program Classroom Capacity	114
Current Enrollment	98
Current Utilization	86%
Projected Enrollment	110
Projected Utilization	96%



80-100% utilization



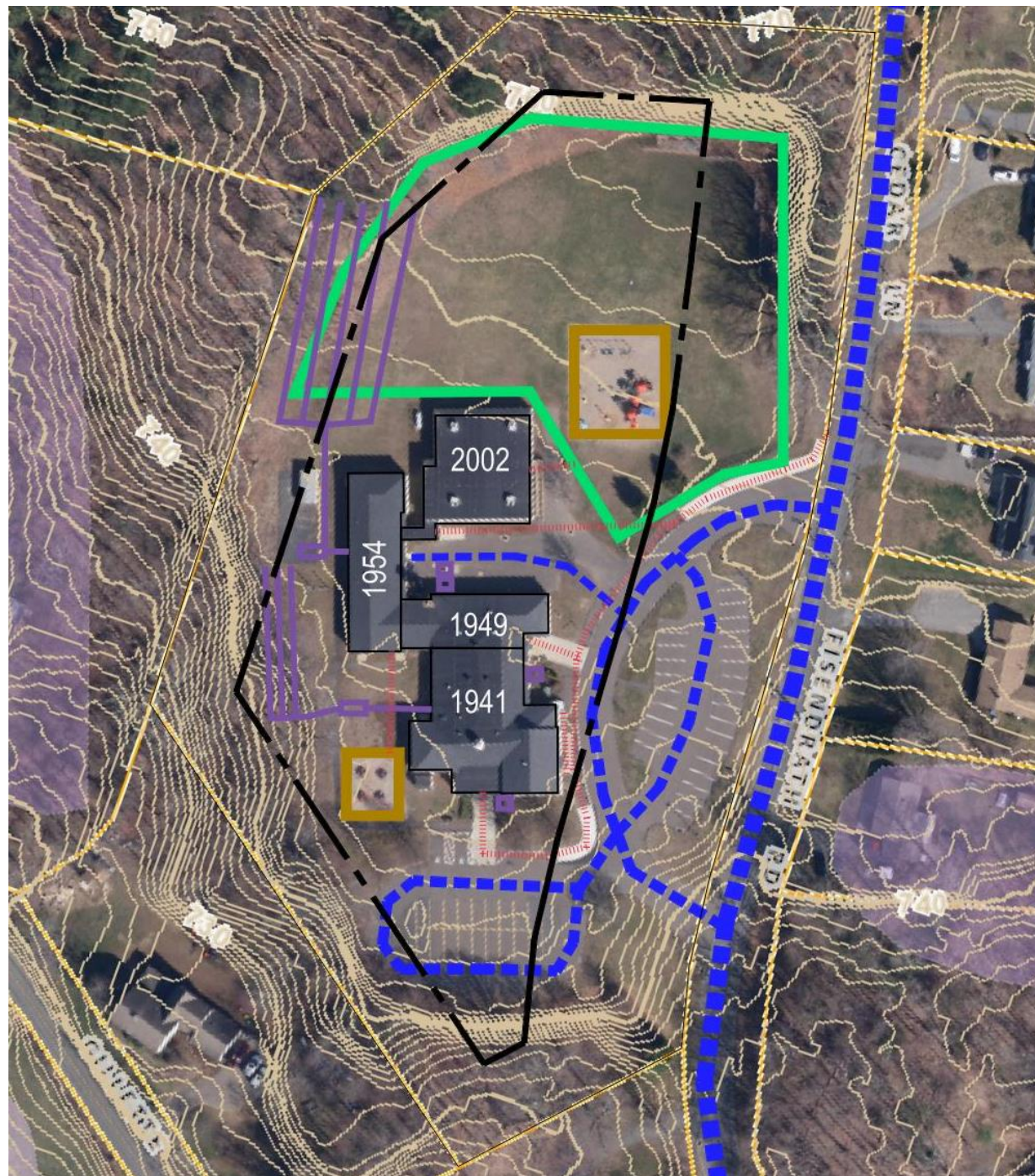
Bakerville School: Site

School site size: 5.1-acres

Recommended size: 11-acres

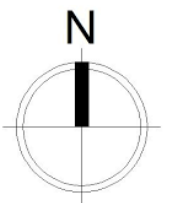
Observations:

- 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: Program Capacity

NEW HARTFORD ELEMENTARY: EXISTING PROGRAM SUMMARY					
Current Enrollment: 98 Students / Projected Enrollment: 98			Addition/Reno: 2004 Construction: 1954		
Space Division	Quantity	Square footage	Subtotal	Average	Percentage
GENERAL CLASSROOMS	4	875-896	3,535	884	15%
PREK CLASSROOMS	3	818-983	2,625	875	11%
SPECIAL ED/PPS/INTERVENTION	7	108-839	2,131	304	9%
SPECIALS (ART, MUSIC)	1	874	874	874	4%
MEDIA CENTER	1	1121	1,121	1121	5%
PHYSICAL EDUCATION	2	Gym is 3365	1,799	900	8%
FOOD SERVICE	3	64-1690	2,103	701	9%
ADMINISTRATION	6	141-268	1,397	233	6%
SPECIALIZED - BOE/TECH	1	127	127		1%
BUILDING INFRASTRUCTURE	16	11-169	1,258	79	5%
CIRCULATION + STRUCTURE			6,435		27%
TOTAL SQUARE FEET			23,405		

7 full-sized classrooms

New Hartford Class Sizes Guidelines

PreK	18
Grades K - 2	20
Grades 3-6	25

X 95%
efficiency
factor

New Hartford Elementary - Program Capacity	
Max Class Size Target	18 & 20
Classroom Quantity	7
Max Program Classroom Capacity	127
Current Enrollment	98
Current Utilization	77%
Projected Enrollment	98
Projected Utilization	77%



New Hartford Elementary: Site

School site size: 7.5-acres

Recommended size: 11-acres

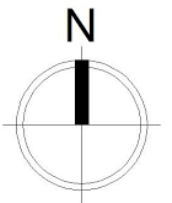
Observations:

- Small site
- Limited Hardscape
- No defined sport fields
- Separate bus & parent drop off
- One way street/ residential
- Close to street/no fence
- River front – flooding!
- 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





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



New Hartford Elementary: Program Capacity

NEW HARTFORD ELEMENTARY: EXISTING PROGRAM SUMMARY					
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ADMINISTRATION	6	141-268	1,397	233	6%
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BUILDING INFRASTRUCTURE	16	11-169	1,258	79	5%
CIRCULATION + STRUCTURE			6,435		27%
TOTAL SQUARE FEET			23,405		

7 full-sized classrooms

New Hartford Class Sizes Guidelines

PreK	18
Grades K - 2	20
Grades 3-6	25

X 95%
efficiency
factor

New Hartford Elementary - Program Capacity	
Max Class Size Target	18 & 20
Classroom Quantity	7
Max Program Classroom Capacity	127
Current Enrollment	98
Current Utilization	77%
Projected Enrollment	98
Projected Utilization	77%

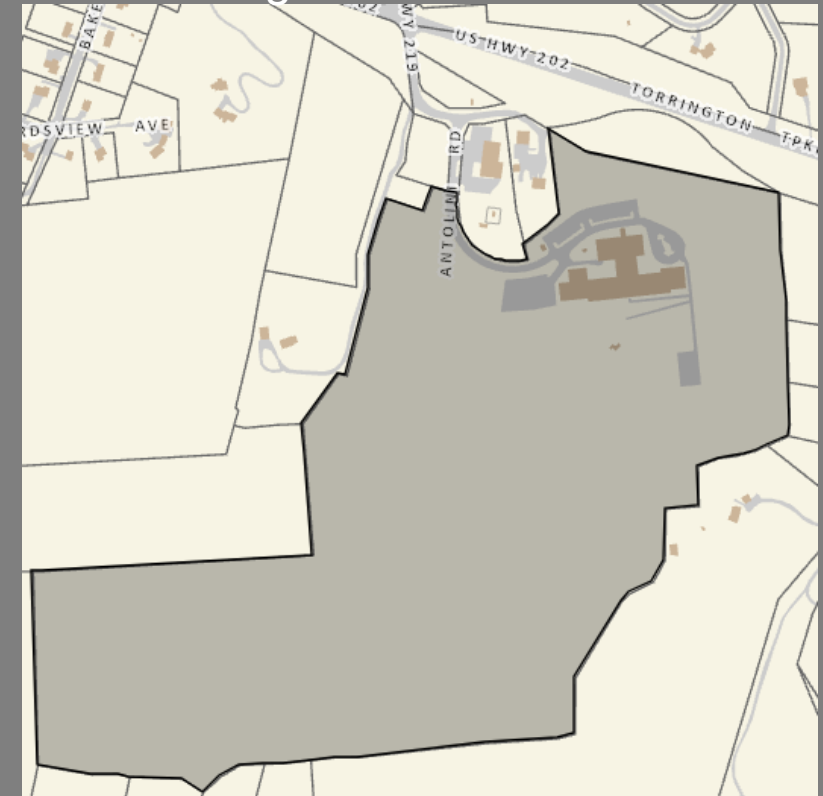




Antolini School



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



Antolini School: Program Capacity

ANTOLINI SCHOOL EXISTING PROGRAM				Addition/Reno: 1990 & 1992	
Current Enrollment: 250 Students / Projected Enrollment: 249				Construction: 1968	
Space Division	Quantity	Square footage	Subtotal	Average	Percentage
GENERAL CLASSROOMS	13	876-914	11,606	893	20%
SPECIAL ED/PPS/INTERVENTION	13	136-903	6,417	494	11%
SPECIALS (ART, MUSIC)	5	286-968	3,891	778	7%
MEDIA CENTER	2	110-2561	2,671	1336	5%
PHYSICAL EDUCATION	5	gym is 4016	2,980	596	5%
AUDITORIUM/STAGE	5	62-2495	3,274	655	6%
FOOD SERVICE	4	180-2011	3,259	815	6%
ADMINISTRATION	6	194-600	2,518	420	4%
SPECIALIZED - CENTRAL OFFICE	3	173-853	1,492	497	3%
SPECIALIZED - OAK HILL	4	330-861	2,541	635	4%
BUILDING INFRASTRUCTURE	22	17-574	3,661	166	6%
CIRCULATION + STRUCTURE			13,867		24%
TOTAL SQUARE FEET			58,177		

13 full-sized classrooms

New Hartford Class
Sizes Guidelines

PreK

Grades K - 2

Grades 3-6

18

20

25

X 95%
efficiency
factor

Antolini School - Program Capacity	
Max Class Size Target	25
Classroom Quantity	13
Max Program Classroom Capacity	309
Current Enrollment	250
Current Utilization	81%
Projected Enrollment	249
Projected Utilization	81%



80-100% utilization



Antolini School: Program Capacity

ANTOLINI SCHOOL EXISTING PROGRAM					
Current Enrollment: 250 Students / Projected Enrollment: 249			Addition/Reno: 1990 & 1992 Construction: 1968		
Space Division	Quantity	Square footage	Subtotal	Average	Percentage
GENERAL CLASSROOMS	13	876-914	11,606	893	20%
SPECIAL ED/PPS/INTERVENTION	13	136-903	6,417	494	11%
SPECIALS (ART, MUSIC)	5	286-968	3,891	778	7%
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BUILDING INFRASTRUCTURE	22	17-574	3,661	166	6%
CIRCULATION + STRUCTURE			13,867		24%
TOTAL SQUARE FEET			58,177		

13 full-sized classrooms

2 full-sized classrooms

New Hartford Class Sizes Guidelines	
PreK	18
Grades K - 2	20
Grades 3-6	25

X 95%
efficiency
factor

Antolini School - Program Capacity	
Max Class Size Target	25
Classroom Quantity	15
Max Program Classroom Capacity	356
Current Enrollment	250
Current Utilization	70%
Projected Enrollment	249
Projected Utilization	70%

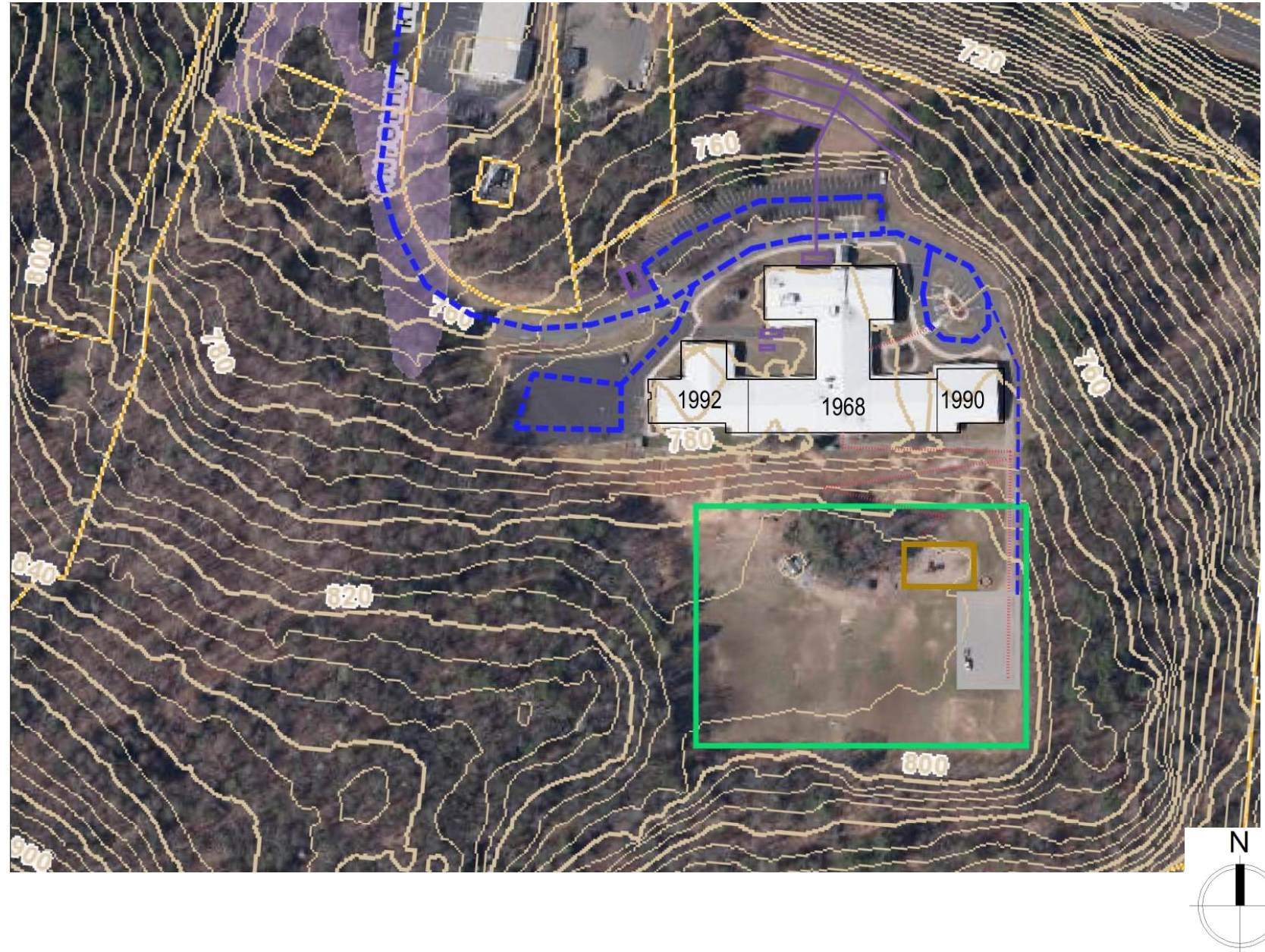


Antolini School: Site

School site size: 97-acres
(20+/- 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
- Well and septic



District Program Summary

Space Division	Bakerville School	New Hartford Elementary	Antolini School	Central Office	TOTAL	
CONSTRUCTION / ADDITION YEAR	1941/1949/ 1954/2002	1954/2004	1968/1990/1992			
GENERAL CLASSROOMS	5,014	3,535	11,606		20,155	20%
QUANTITY	6	4	13		23	
SIZE RANGE	819-846	872-892	857-914		876	
PREK CLASSROOMS	0	2,625	0		2,625	3%
QUANTITY	0	3	0		3	
SIZE RANGE	N/A	818-983	N/A			
SPECIAL EDUCATION/PPS	1,679	2,131	6,417		10,227	10%
TOTAL QUANTITY	4	7	12		23	
FULL SIZED CLASSROOMS	1	1	4		6	
SIZE RANGE	132-830	106-839	136-903			
SPECIALS (ART, MUSIC, HEALTH)	847	874	3,891		5,612	6%
MEDIA CENTER	863	1,121	2,671		4,655	5%
PHYSICAL EDUCATION	730 / 1406	1,799 / 3365	2,980 / 4016		5,509	5%
AUDITORIUM/STAGE	0	0	3,274		3,274	3%
FOOD SERVICE	1,047 / 1406	2,103 / 3365	3,259 / 4016		6,409	6%
ADMINISTRATION	2,005	1,397	2,518		5,920	6%
SPECIALIZED - CENTRAL OFFICE	0	127	1,492	1,088	2,707	11%
SPECIALIZED - OAK HILL	0	0	2,541		2,541	3%
BUILDING INFRASTRUCTURE	1,578	1,258	3,661		6,497	6%
CIRCULATION + STRUCTURE	4,720	6,435	13,867		25,022	25%
TOTAL	18,483	23,405	58,177	1,088	101,153	

Space Division	Bakerville School	New Hartford Elementary	Antolini School	Central Office	TOTAL
ADJUSTED ACTUAL SCHOOL BUILDING AREA (DAS - OGA)	15,703	19,527	N/A		
ALLOWABLE DAS OGA STANDARDS - PROJECTIONS	11,898	12,274	35,209		59,381
DIFFERENCE (OVER SPACE STANDARDS)	3,805	7,253	22,968		34,026
CURRENT ENROLLEMENT	98	98	250		446
PROJECTED ENROLLEMENT	110	98	249		
MAX PROGRAMMED CAPACITY	114	98	309		521
DAS ALLOWABLE SQUARE FEET PER STUDENT	124	124	124-156		124-156
CURRENT UTILIZATION RATE	86%	77%	81%		81%
ENROLLEMENT PROJECTION	110	98	249		457
PROJECTED UTILIZATION RATE	96%	77%	81%		85%

District Deficiencies

- **Special Ed** – Not all programs have rooms or room size/shared use is not conducive
25% of district has variety of needs
Less efficiency in BS & NHE but the needs remain
- **Intervention** - Supports general ed and is reevaluated on 6-8 week periods
Highly used - Space is needed
- **Art, Music, Health** -
Shared usage is not conducive to delivery / specialized
- **Separate cafeteria/Full gym** -
Limits scheduling and furniture interferes with proper PE class
Kitchens and Serveries are undersized
- **Nurse Suite** -
BS & NES are too small / no privacy
- **Main Office Suites** - need dedicated conference rooms
BS & NES - Principal, Nurse, Psych, Conference remote
- **Staff** - must travel from 2 or 3 schools reducing teaching/service time
- **Central Office** - staff is broken up throughout the district
- **HVAC** - ventilation does not meet mechanical code ventilation requirements



Benchmarking

The process of comparing a school district's educational programs and space needs against accepted standards, peer districts, and best-practice guidelines to determine whether existing school facilities appropriately support the instructional program.

- Do we have the right types of spaces for how education is delivered today?
- Are classrooms properly sized and configured for the programs offered?
- Are specialized spaces (art, music, STEM, special education, intervention, etc.) adequate?
- How do our facilities compare with similar districts?

The goal is to verify that the facility can support the educational model the district wants to deliver.

Program Benchmarking Spaces – State and Typical Design Standards

Elementary School Program Benchmarking													
Schools	PreK	Kindergarten	Classrooms	Media		Gym	Art	Music	STEM/CTE	Café		Stage	Health Clinic (Nurse)
Planning Practice - Typical sizes / state recommendations	1,200	1,200	800- 900	SF based on 10% of student enrollment x 35 SF/Student Best Design Practice - 2000+		2,500 - 4,700 (elementary court size is 74x42)	1,200	1,200	1,200	SF based on 3 lunch periods and 17.5 SF/Seat*		900	350
	exg	exg	exg	exg	formula	exg	exg	exg	exg	exg	formula	exg	exg
Bakerville School	N/A	821 	843 	863	385	1460/shared 	863/shared 	863/shared 	N/A	1460/ shared	642 	0 	169
New Hartford Elementary	875 	839 	884 	1121	343	3365/shared 	874/shared 	874/shared 	N/A	3365/ shared	572 	0 	156
Antolini School	N/A	N/A	893 	2,561	875	4016/shared 	968 	902 	N/A	4016/ shared	1,453 	455 	534
										Kitchen and servery are not included and each school has its own drawbacks			

Benchmarking –School Configuration / Sizes Comparison

Rank by Size	Town	Population	School system configuration/student enrollement (pop)	DRG Group
110	Woodstock	8,434	(1) PK-4 @ 425 pop, (1) 5-8 @ 345 pop, Independent - HS @ 1098 pop	E
111	Litchfield	8,333	Regional District 20	E
112	Middlebury	8,025	Regional District 15	B
113	Easton	7,815	(1) PK-5 @ 618 pop, (1) 6-8 @ 280 pop, Region 9 HS	A
114	Old Lyme	7,721	Regional District 18	C
115	Thomaston	7,566	(1) PK-3 @ 270 pop, (1) 4-6 @ 197 pop, (1) 7-12 @ 295 pop	E
116	Durham	7,230	Regional District 13	C
117	Lebanon	7,141	(1) PK-4 @ 367 pop, (1) 5-8 @ 272 pop, (1) 9-12 @ 340 pop	E
118	Westbrook	6,918	(1) PK-4 @ 258 pop, (1) 5-8 @ 160 pop, (1) 9-12 @ 176 pop	E
119	Essex	6,847	(1) PK-6 @ 299 pop, (part of Regional District 4)	C
120	New Hartford	6,710	(2) PK/K-2 @ 98 pop & 95 pop, (1) 3-6 @ 249 pop then to Regional District 7	C
121	Killingworth	6,284	Regional District 7	C
122	Beacon Falls	6,271	Regional District 16	E
123	Marlborough	6,192	(1) PK-6 @ 445 pop, Regional District 8	C
124	Harwinton	5,688	Regional District 10	C
125	Willington	5,609	(1) PK-8 @ 394 pop, Regional District 19	E
126	Columbia	5,359	(1) PK-8 @ 477 pop, Regional District 19	C
127	Bethany	5,324	(1) PK-6 @ 445 pop, Regional District 5	C
128	East Granby	5,278	(1) PK-2 @ 195 pop, (1) 3-5 @ 179 pop, (1) 6-8 @ 204 pop, (1) 9-12 @ 239 pop	D
129	Canterbury	5,222	(1) PK-4 @ 279 pop, (1) 5-8 @ 200 pop, attend neighboring HS	F
130	North Stonington	5,197	(1) PK-6 @ 406 pop, (1) 7-12 @ 335 pop	E

Benchmarking – Typical School Sizes in Connecticut

Average enrollment of a public elementary school in Connecticut is roughly 380–430 students per school

- National Center for Education Statistics: 384 students
- Other education data summaries: 427 students

Typical Range: Most Connecticut elementary schools fall roughly within:
300 – 600 students (common planning range for elementary schools)

- Small rural schools: 200–350 students
- Typical suburban schools: 350–500 students
- Large suburban/urban schools: 500–700+ students

Common planning assumption used in Connecticut is:

- 400–450 students per elementary school
 - Typical school size: 60,000 – 85,000 SF



Program Standards for New Hartford

Program standards are essentially the rules and requirements that define what spaces a school must have, how big they should be, and how they function to support education. Think of them as the bridge between educational goals and building design. They guide architects, planners, and districts when designing or renovating schools.

Program standards = documented criteria that define:

- What spaces are required?
- How many of each space?
- Recommended sizes (square footage)
- Functional relationships (what should be near what)

Program Standards for New Hartford

NEW HARTFORD PROGRAM STANDARDS				
Space Division	Quantity per school	Square Footage	TOTAL	Notes
PREK CLASSROOMS				
Maintain 3 sections - improve sizes if possible			1,200	
GENERAL CLASSROOMS				
Provide grade level classrooms appropriately per grade inline with class size standards				
SPECIAL ED/PPS/INTERVENTION				
Resource Room / Learning Center	2	800	1600	2 per building (450 is CT standard)
Speech	2	200	400	2 per building
BCBA	1	200	200	Comfortable office size
OT/PT	1	800	800	Full Size (200 is CT standard)
Sensory	1	400	400	Half size room (450 is CT standard)
Quiet Room (seclusion)	1	200	200	Low sensory calming room
Intervention	4	400	1600	1 per grade
Instructional Leader	1	600	600	Include curriculum storage
Life Skills (with restroom)	1	1,000	1,000	<u>1 school location</u> - support outplacement students (4) incorporate out of district with a 8 student max
School Psych	1	400	400	
School Counselor	1	400	400	
Social Worker	1	400	400	
Subtotal			8,000	

Space Division	Quantity per school	Square Footage	TOTAL	Notes
SPECIALS				
Art	1	1,200	1,200	CT standard
General Music	1 or 2	1,200	1,200	(2 for 5-6 grade to support Band/Instrumental) CT standard
Health Classroom	1	800	800	
MEDIA CENTER				
Appropriate sized / incorporate makers space			2,000+/-	
ADUDITORIUM				
Provide Platform in Cafeteria			900+/-	
PHYSICAL EDUCATION				
Separate appropriate sized dedicated Gym			3500 - 4700	
FOOD SERVICE				
Separate Cafeteria	size based on enrollment/lunch waves needs			
ADMINISTRATION				
Ideal - office suite: main office, principal, school psych, nurse and conference room				
Minimally dedicated conference room near main entrance/office				
Expand Nurse at Bakerville & New Hartford				
Improved Break rooms for staff				
curriculum / supply storage				
CENTRAL OFFICE				
Ideal - group all staff together in one location				
Dedicated conference room and breakroom				
More storage				



New Hartford Reimbursement



- Understanding how reimbursement works
- Understanding how each school and each new configuration will have different reimbursement rates

DAS Office of Grants Administration – School Construction Project Grants

DAS School Building Project Reimbursement Rates

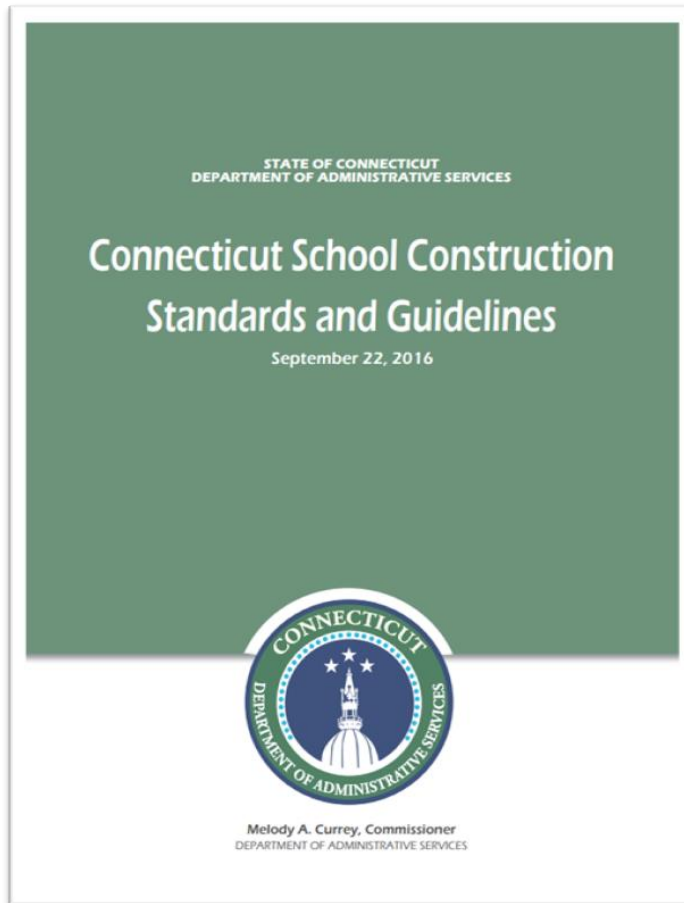
August 2025

District Code	District Name	2020 General Construction	2020 New	2021 General Construction	2021 New	2022 General Construction	2022 New	2023 General Construction	2023 New	2024 General Construction	2024 New	2025 General Construction	2025 New	2026 General Construction	2026 New
75	LYME	23.57%	13.57%	24.64%	14.64%	24.64%	14.64%	25.36%	15.36%	25.36%	15.36%	25.00%	15.00%	25.00%	15.83%
76	MADISON	28.21%	18.21%	28.21%	18.21%	28.21%	18.21%	28.93%	18.93%	28.93%	18.93%	29.29%	19.29%	28.93%	20.42%
77	MANCHESTER	67.50%	57.50%	67.50%	57.50%	67.86%	57.86%	68.57%	58.57%	67.86%	57.86%	67.86%	57.86%	67.86%	65.83%
78	MANSFIELD	75.36%	65.36%	75.36%	65.36%	75.72%	65.72%	75.72%	65.72%	76.07%	66.07%	76.07%	66.07%	76.07%	75.42%
79	MARLBOROUGH	47.14%	37.14%	47.50%	37.50%	48.21%	38.21%	48.21%	38.21%	47.86%	37.86%	46.07%	36.07%	47.86%	42.50%
80	MERIDEN	76.07%	66.07%	75.72%	65.72%	75.36%	65.36%	75.36%	65.36%	75.72%	65.72%	75.72%	65.72%	75.36%	74.58%
81	MIDDLEBURY	35.00%	25.00%	35.71%	25.71%	36.43%	26.43%	36.07%	26.07%	35.71%	25.71%	35.71%	25.71%	35.00%	27.50%
82	MIDDLEFIELD	50.00%	40.00%	48.21%	38.21%	48.57%	38.57%	48.57%	38.57%	48.21%	38.21%	49.29%	39.29%	50.36%	45.42%
83	MIDDLETOWN	66.43%	56.43%	66.43%	56.43%	66.43%	56.43%	65.00%	55.00%	66.07%	56.07%	66.07%	56.07%	67.14%	65.00%
84	MILFORD	40.71%	30.71%	37.14%	27.14%	37.86%	27.86%	39.28%	29.28%	37.86%	27.86%	36.79%	26.79%	36.79%	29.58%
85	MONROE	35.71%	25.71%	35.36%	25.36%	36.79%	26.79%	36.43%	26.43%	36.79%	26.79%	37.86%	27.86%	39.29%	32.50%
86	MONTVILLE	69.28%	59.28%	70.36%	60.36%	70.36%	60.36%	71.07%	61.07%	72.50%	62.50%	72.50%	62.50%	70.36%	68.75%
87	MORRIS	35.36%	25.36%	35.00%	25.00%	35.00%	25.00%	33.57%	23.57%	33.57%	23.57%	33.57%	23.57%	33.21%	25.42%
88	NAUGATUCK	74.64%	64.64%	74.29%	64.29%	75.00%	65.00%	74.64%	64.64%	74.64%	64.64%	74.64%	64.64%	75.00%	74.17%
89	NEW BRITAIN	79.64%	69.64%	79.29%	69.29%	79.29%	69.29%	78.93%	68.93%	78.93%	68.93%	79.29%	69.29%	79.29%	79.17%
90	NEW CANAAN	20.36%	10.36%	20.36%	10.36%	20.36%	10.36%	20.36%	10.36%	20.36%	10.36%	20.36%	10.36%	21.07%	11.25%
91	NEW FAIRFIELD	38.22%	28.22%	38.93%	28.93%	38.57%	28.57%	37.14%	27.14%	35.36%	25.36%	35.36%	25.36%	36.07%	28.75%
92	NEW HARTFORD	48.93%	38.93%	50.71%	40.71%	52.50%	42.50%	52.50%	42.50%	51.43%	41.43%	50.36%	40.36%	45.71%	40.00%
93	NEW HAVEN	78.21%	68.21%	77.86%	67.86%	77.50%	67.50%	77.50%	67.50%	77.50%	67.50%	77.86%	67.86%	77.50%	77.08%
94	NEWINGTON	57.86%	47.86%	58.57%	48.57%	57.14%	47.14%	57.14%	47.14%	58.57%	48.57%	59.29%	49.29%	60.36%	57.08%
95	NEW LONDON	77.86%	67.86%	78.21%	68.21%	78.21%	68.21%	78.21%	68.21%	78.21%	68.21%	78.21%	68.21%	78.21%	77.92%
96	NEW MILFORD	42.14%	32.14%	43.93%	33.93%	46.07%	36.07%	48.93%	38.93%	49.64%	39.64%	48.21%	38.21%	48.21%	42.92%
97	NEWTOWN	36.07%	26.07%	36.07%	26.07%	35.71%	25.71%	35.00%	25.00%	35.00%	25.00%	35.00%	25.00%	34.64%	27.08%
98	NORFOLK	30.36%	20.36%	30.36%	20.36%	30.36%	20.36%	30.36%	20.36%	30.36%	20.36%	31.43%	21.43%	31.07%	22.92%
99	NORTH BRANFORD	53.93%	43.93%	53.22%	43.22%	51.43%	41.43%	52.86%	42.86%	53.57%	43.57%	53.22%	43.22%	51.43%	46.67%
100	NORTH CANAAN	66.07%	56.07%	65.71%	55.71%	64.29%	54.29%	62.50%	52.50%	62.14%	52.14%	63.57%	53.57%	62.86%	60.00%
101	NORTH HAVEN	41.43%	31.43%	42.50%	32.50%	41.79%	31.79%	40.71%	30.71%	39.64%	29.64%	37.50%	27.50%	38.21%	31.25%
102	NORTH STONINGTON	46.43%	36.43%	48.57%	38.57%	52.86%	42.86%	55.36%	45.36%	53.93%	43.93%	56.07%	46.07%	56.79%	52.92%
103	NORWALK	32.50%	22.50%	33.21%	23.21%	33.21%	23.21%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%	60.00%
104	NORWICH	76.43%	66.43%	76.78%	66.78%	77.14%	67.14%	77.14%	67.14%	77.14%	67.14%	77.50%	67.50%	77.86%	77.50%
105	OLD LYME	26.79%	16.79%	26.79%	16.79%	26.79%	16.79%	26.79%	16.79%	26.07%	16.07%	25.71%	15.71%	25.71%	16.67%
106	OLD SAYBROOK	27.86%	17.86%	27.14%	17.14%	27.14%	17.14%	27.14%	17.14%	27.14%	17.14%	27.14%	17.14%	27.14%	18.33%
107	ORANGE	33.93%	23.93%	32.14%	22.14%	31.07%	21.07%	30.72%	20.72%	31.43%	21.43%	31.07%	21.07%	31.43%	23.33%
108	OXFORD	37.14%	27.14%	38.57%	28.57%	40.36%	30.36%	43.57%	33.57%	42.50%	32.50%	41.43%	31.43%	39.64%	32.92%
109	PLAINFIELD	75.00%	65.00%	74.64%	64.64%	74.29%	64.29%	73.93%	63.93%	73.93%	63.93%	73.93%	63.93%	74.29%	73.33%
110	PLAINVILLE	65.00%	55.00%	65.00%	55.00%	65.71%	55.71%	66.07%	56.07%	65.36%	55.36%	65.00%	55.00%	65.00%	62.50%
111	PLYMOUTH	70.36%	60.36%	71.07%	61.07%	71.43%	61.43%	71.43%	61.43%	69.64%	59.64%	68.57%	58.57%	68.57%	66.67%

Program Benchmarking Spaces – State and Typical Design Standards

Compare overall size and population with State Standards to determine potential eligibility for construction projects

- New Hartford 2026 reimbursement rate=45.71%



DAS-057 Space Standards Calculation
Regulatory Reference: RCSA Sec. 10-287c-15(a)
Rev. 11/1/2025

State of Connecticut
Department of Administrative Services
Public School Building Projects Grants Program

Space Standards Calculation Details

Purpose	This tab is for reference only. It provides the breakdown calculations used to determine the adjusted actual area and the Space Standards maximum reimbursable area based on the inputs provided in the main tab. All calculations are automatic. No user input is required on this tab.																																																																							
Exclude Areas not Subject to Space Standards	<div><div>18,483</div><div>- 0</div><div>- 0</div><div>- 0</div><div>= 18,483</div></div>	<div>IBC Building Area</div> <div>Subtract: Square footage of areas under roof overhangs not serving an educational function</div> <div>Subtract: Square footage of floor openings in atriums and multi-story spaces</div> <div>Subtract: Square footage allocated to district administrative space</div> <div>Total building area subject to Space Standards under RCSA § 10-287c-15(a)</div>																																																																						
Apply Pre-1959 Area Adjustment	<div><div>13,899</div><div>× 0.80</div><div>= 11,119</div><div>+ 4,584</div><div>= 15,703</div></div>	<div>Square footage of building constructed prior to 1959</div> <div>Multiply by 80%</div> <div>Adjusted pre-1959 building square footage</div> <div><i>Treating the pre-1959 space as 80% of its actual size is mathematically equivalent to a 25% increase in the allowable square footage, in accordance with CGS § 10-286(c)(1)</i></div> <div>Add: Square footage of the building constructed in 1959 or later that is subject to space standards</div> <div>Adjusted school building area in square feet in accordance with CGS § 10-286(c)(1)</div>																																																																						
Calculate Initial Square Footage Per Pupil	<div><div>372</div><div>+ 3</div><div>= 124.00</div></div>	<div>Sum of the square footage allowances for all grades housed in the school</div> <div>Divide by: Number of grades housed in the completed project</div> <div>Initial maximum square footage per pupil under RCSA § 10-287c-15(a)</div>																																																																						
	<table><thead><tr><th>Projected Enrollment</th><th>Pre-K & K</th><th>1</th><th>2</th><th>3</th><th>4</th><th>5</th><th>6</th><th>7</th><th>8</th><th>9</th><th>10</th><th>11</th><th>12</th></tr></thead><tbody><tr><td>0 - 350</td><td>124</td><td>124</td><td>124</td><td>124</td><td>124</td><td>156</td><td>156</td><td>180</td><td>180</td><td>180</td><td>194</td><td>194</td><td>194</td></tr><tr><td>351 - 750</td><td>120</td><td>120</td><td>120</td><td>120</td><td>120</td><td>152</td><td>152</td><td>176</td><td>176</td><td>176</td><td>190</td><td>190</td><td>190</td></tr><tr><td>751 - 1500</td><td>116</td><td>116</td><td>116</td><td>116</td><td>116</td><td>148</td><td>148</td><td>170</td><td>170</td><td>170</td><td>184</td><td>184</td><td>184</td></tr><tr><td>Over 1500</td><td>112</td><td>112</td><td>112</td><td>112</td><td>112</td><td>142</td><td>142</td><td>164</td><td>164</td><td>164</td><td>178</td><td>178</td><td>178</td></tr></tbody></table> <p>State Standard Specifications Grades - RCSA § 10-287c-15(a)</p>		Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12	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
Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12																																																											
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																																																											
Apply Allowable HVAC Increase	<div><div>Yes</div><div>1.00%</div><div>× 124.00</div><div>= 125.24</div></div>	<div>Dedicated HVAC space reported?</div> <div>Allowable square footage per pupil increase for HVAC under CGS § 10-286(c)(2)</div> <div>Multiply by: Initial maximum square footage per pupil</div> <div>Adjusted maximum allowable square footage per pupil</div>																																																																						
Calculate Allowable Space Standards Area	<div><div>125.24</div><div>× 110</div><div>= 13,776</div></div>	<div>Adjusted maximum allowable square footage per pupil</div> <div>Multiply by: Projected enrollment</div> <div>Allowable Space Standards area under RCSA § 10-287c-15(a)(1)</div>																																																																						

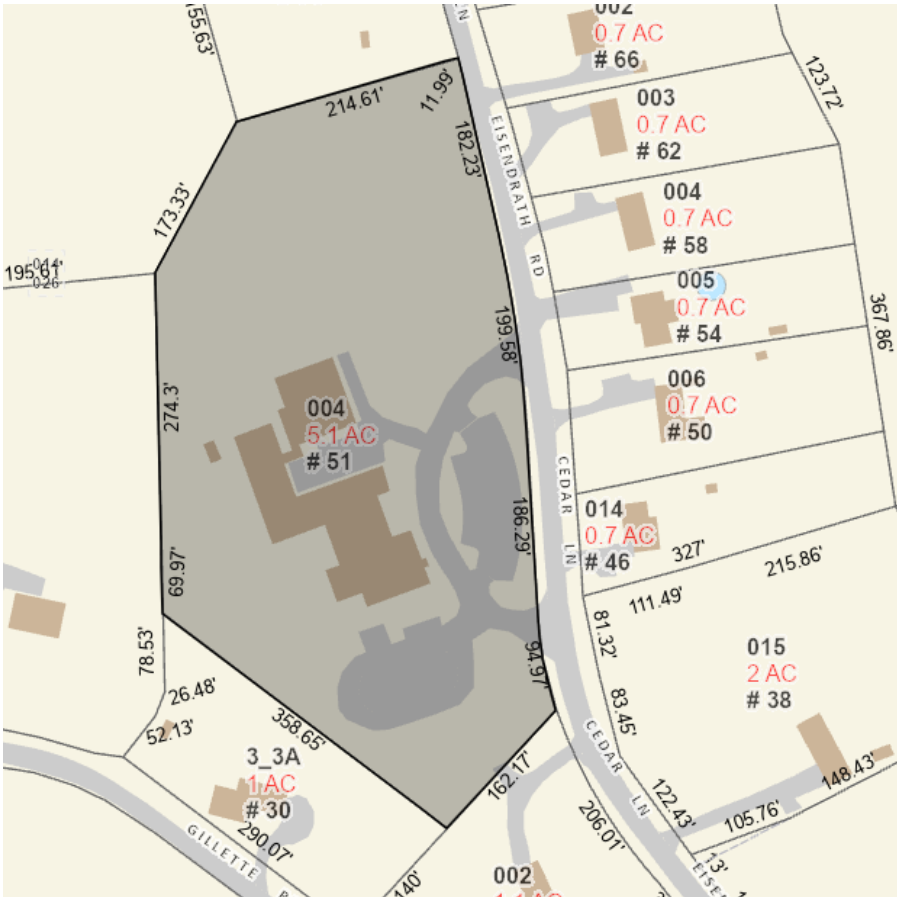
Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500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

State Standard Specifications Grades - RCSA § 10-287c-15(a)

Bakerville School: Projected Reimbursement

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%



New Hartford School: Projected Reimbursement

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 BUILDING AREA PER DAS</u>	18,239	<u>(as currently programed with Pre-1959 construction credit)</u>	
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%



Antolini School: Projected Reimbursement

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 BUILDING AREA PER DAS</u>	53,445	(as currently programed)	
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%



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~~

~~A4- New Construction – Is renovating
cost effective?~~

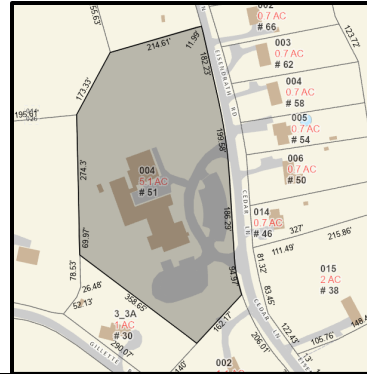
A5 - Renovate Bakerville, Facility
Conditions @ New Hartford and
Antolini

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
A5	Reno BS & Facility Conditions at NHE & AS	18,687 SF Total	23,405 SF Total	58,177 SF Total	
	Anticipated Reimbursement Rate	41.50%	30.76%	30.11%	
	Anticipated Town Share	\$ 9,713,310.75	\$ 10,340,299.78	\$ 9,693,921.97	\$ 29,747,532.50

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

*Site development may prove these to not be viable

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 SQUARE 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 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

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

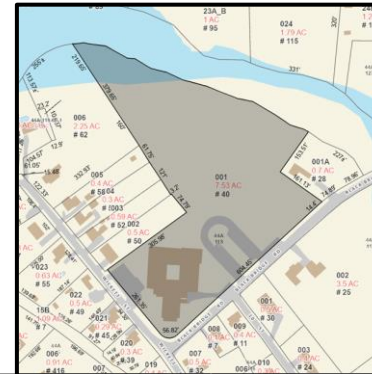
Option E – Two schools: PreK-1 / 2-6 (move 2nd grade to Antolini)

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



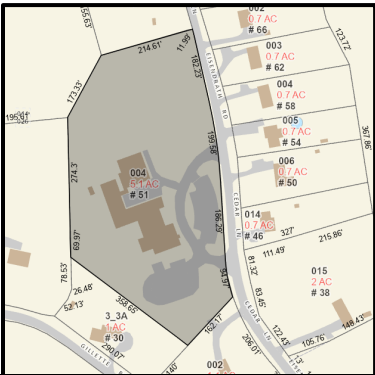
300 students



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	\$ 10,340,299.78	\$ 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	\$ 20,331,300.00	\$ 25,745,500.00	\$ 63,994,700.00		\$ 78,895,912.92
	Option A5: Renovate as New BS & Address Facility Conditions at NHE & AS	Total Anticipated Project Cost	\$ 16,879,710.00	\$ 13,454,851.00	\$ 12,827,337.00	N/A	\$ 43,161,898.00
		Anticipated reimbursement rate	41.50%	30.76%	30.11%		
		Anticipated Town Share	\$ 9,874,630.35	\$ 10,340,299.78	\$ 9,693,921.97		\$ 29,908,852.10
B	Option B1.1: New Hartford Elementary as PreK - 2 school (small addition)	Total Anticipated Project Cost	close school	\$ 29,410,250.00	\$ 12,827,337.00	N/A	\$ 42,237,587.00
		Anticipated reimbursement rate		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	close school	\$ 49,319,250.00	\$ 49,450,450.00	N/A	\$ 98,769,700.00
		Anticipated reimbursement rate		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	close school	\$ 30,037,950.00	\$ 12,827,337.00	N/A	\$ 42,865,287.00
		Anticipated reimbursement rate		45.71%	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	close school	\$ 50,746,950.00	\$ 49,450,450.00	N/A	\$ 100,197,400.00
		Anticipated reimbursement rate		26.54%	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%		
		Anticipated Town Share		\$ 18,393,000.00	\$ 9,693,921.97		\$ 28,086,921.97
	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%		
		Anticipated Town Share		\$ 43,201,664.00	\$ 34,560,919.51		\$ 77,762,583.51
D	Option D: One district wide school at Antolini	Total Project	close school	close school	\$ 71,200,450.00	Incorporated into AS	\$ 71,200,450.00
		Anticipated reimbursement rate			37.99%		
		Anticipated Town Share			\$ 44,151,399.05		\$ 44,151,399.05
E	Option E1.1: NHE RNV (sized to space standards)	Total Anticipated Project Cost	close school	\$ 20,494,250.00	\$ 49,450,450.00	N/A	
		Anticipated reimbursement rate		45.71%	35.45%		
		Anticipated Town Share		\$ 11,126,328.33	\$ 31,920,265.48		\$ 43,046,593.80
	Option E1.2: NHE RNV (sized to meet SOME program)	Total Anticipated Project Cost	close school	\$ 30,772,250.00	\$ 49,450,450.00	N/A	
		Anticipated reimbursement rate		32.00%	35.45%		
		Anticipated Town Share		\$ 20,925,130.00	\$ 31,920,265.48		\$ 52,845,395.48
	Option E2.1: BS RNV (sized to space standards)	Total Anticipated Project Cost	close school	\$ 20,541,950.00	\$ 53,450,450.00	Incorporated into AS	
		Anticipated reimbursement rate		45.71%	34.74%		
		Anticipated Town Share		\$ 11,152,224.66	\$ 34,881,763.67		\$ 46,033,988.33
	Option E2.2: BS RNV (sized to meet SOME program)	Total Anticipated Project Cost	close school	\$ 32,199,950.00	\$ 53,450,450.00	Incorporated into AS	
		Anticipated reimbursement rate		30.68%	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
A5	Grades K-2 (RNV)	Grades PreK-2 (FC)	Grades 3-6 (FC)		(2)PreK/K-2 (1) 3-6
	110 students	98 students	249 students		457
	18,687	23,405	58,117		100,209
	\$ 9,874,630.35	\$ 10,340,299.78	\$ 9,693,921.97		\$ 29,908,852.10
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**

Ultimately it is best to select 1–2 options that are both educationally aligned and physically achievable

ARCHITECTS
ENGINEERS
INTERIORS

[illegible]

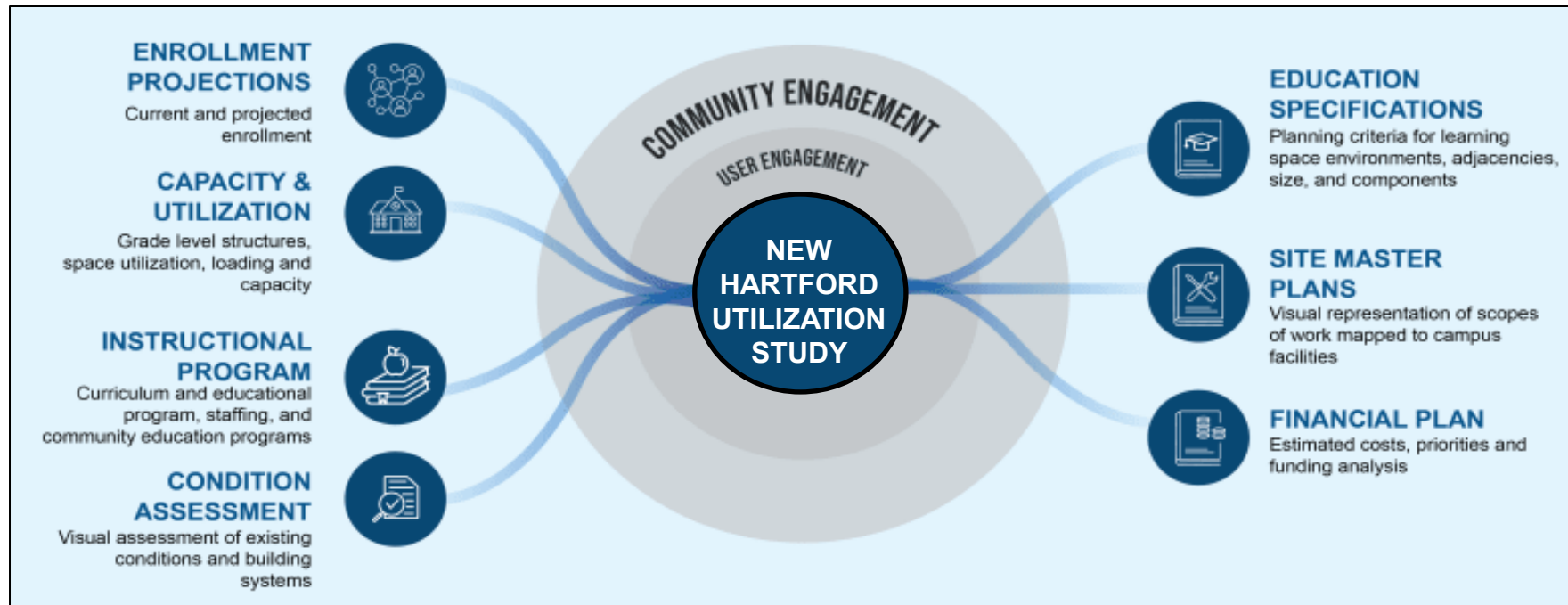
Where we are and why this matters

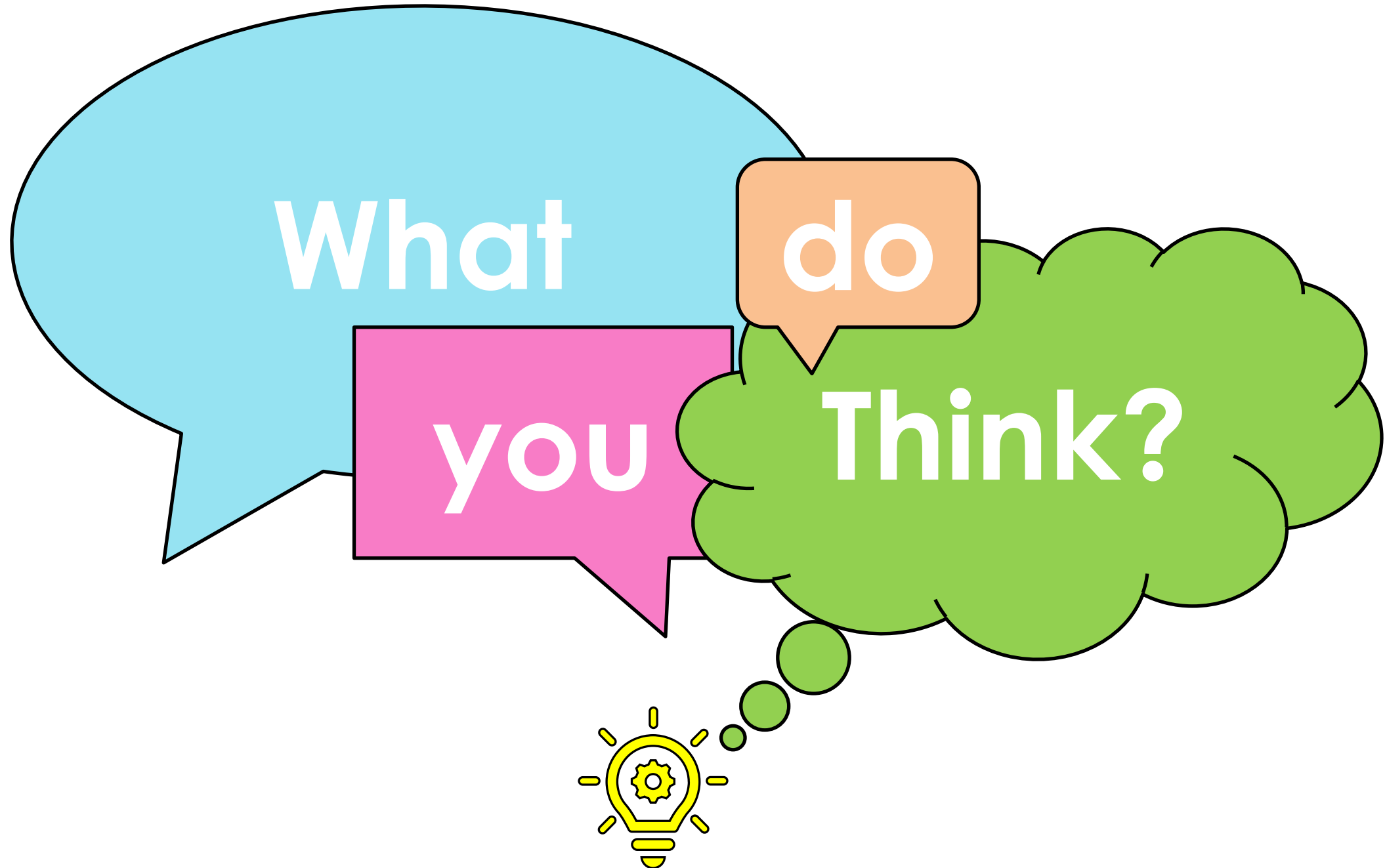
This work has built a shared understanding of facilities, enrollment, programs, and funding realities.

At its core, this process is about one priority: creating the best possible learning environments for students.

The concepts presented are early and exploratory.

Next steps focus on testing feasibility, refining options, and shaping solutions that balance educational quality, long-term value, and responsible investment with continued **community input**.







Appendix

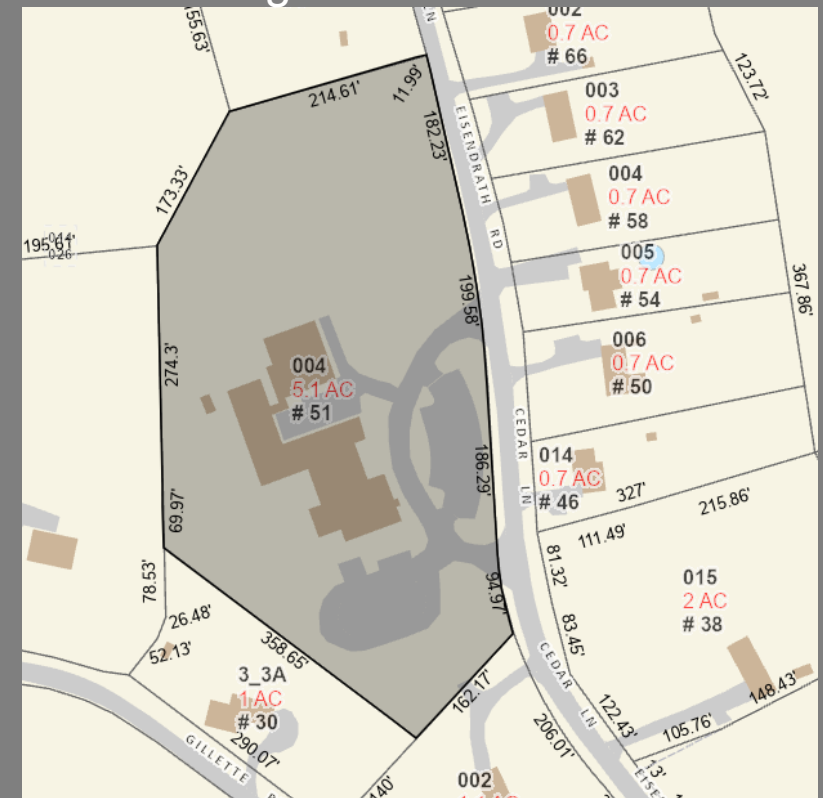
- Detailed School Program
- School Construction Project Grants - OGA



Bakerville School

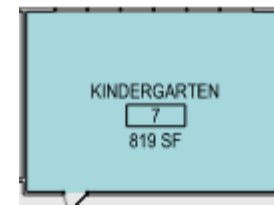
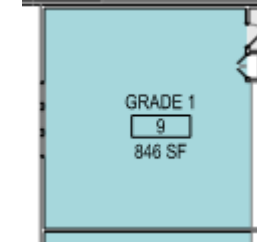
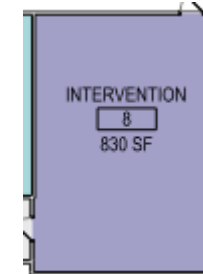
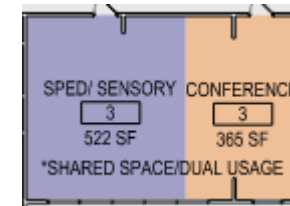


- Constructed in 1941
- Renovations/Additions in 1949, 1954, 2002
- 18,483 gross square feet
- Serves grades K-2



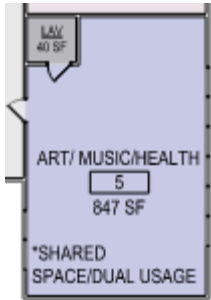
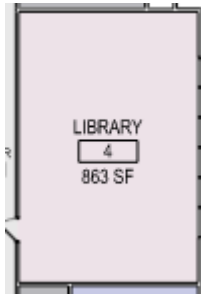
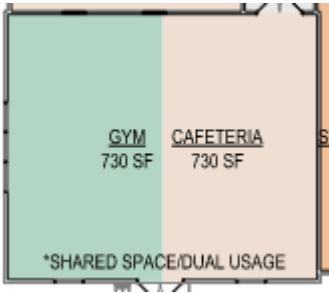
Bakerville School: Existing Program

Space Division	Room #	Square Footage	Notes	%
GENERAL CLASSROOMS				
Kindergarten	6	823	undersized, lack of storage, no bathroom	27%
Kindergarten	7	819	undersized, lack of storage, no bathroom	
Grade 1	9	846		
Grade 1	10	843		
Grade 2	11	843		
Grade 2	12	840		
SUBTOTAL		5,014		
SPECIAL ED/PPS/INTERVENTION				
Intervention	8	830	2 staff, Used daily for Intervention, student meetings, testing and various student accommodations, houses curriculum storage, files and Intervention materials	9%
SPED/Sensory	3	522	Shared with Conference Room space, scheduling can be problematic as full time staff is working with students on math, literacy, behavior - need separation from conference	
Social Worker	1	195	Used full time by 3 different staff members, sound issues, small for groups	
Speech		132	Used min of 2 days per week, access is off of Staff work/break room problematic, location not ideal	
OT		0	No dedicated space, materials stored in hallways and staff uses any available space (Library, Speech, Art)	
SUBTOTAL		1,679		



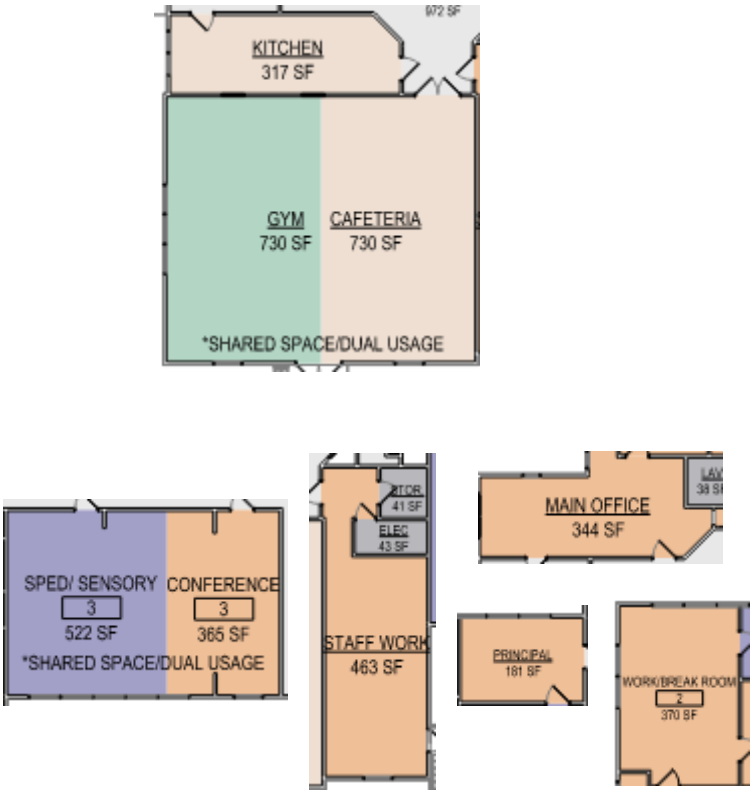
Bakerville School: Existing Program

Space Division	Room #	Square Footage	Notes	%
SPECIALS				5%
Music Art Health		847	Shared use - utilized 3 days or 1 per week for each, not ideal to have an Art Music room combined (specialized)	
SUBTOTAL		847		
MEDIA / LEARNING COMMONS / LIBRARY				5%
Media Center	4	863	Used for Media 1 day per week - not ideal but staff is district wide, small size	
SUBTOTAL		863		
PHYSICAL EDUCATION				4%
Gymnasium/Auditorium		730	actual size = 1460, This space is greatly undersized and not conducive to PE use - table, chairs, equipment at perimeter, flooring type is slippery	
PHYSICAL EDUCATION		730		



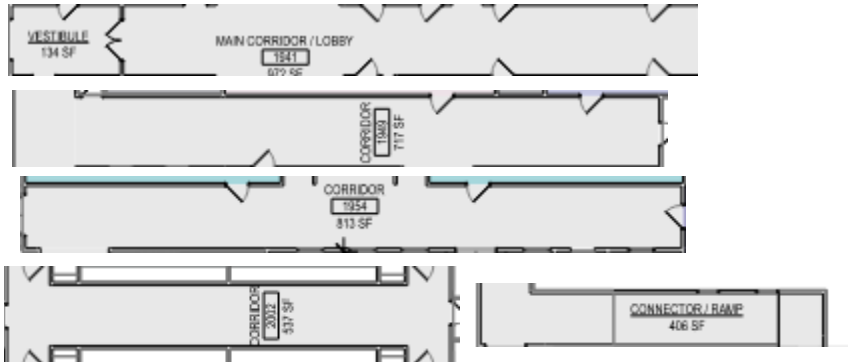
Bakerville School: Existing Program

Space Division	Room #	Square Footage	Notes	%
FOOD SERVICE				6%
Cafeteria		730	actual size = 1460 / 2 lunch waves from 12:15-1:20	
Kitchen		317	warming, tight/ doesn't work well, undersized	
SUBTOTAL		1,047		
ADMINISTRATION				11%
Principal		181	Remote from main office	
Nurse		169	Very small	
Work break room		483	Not ideal for work and break to be combined	
Main Office		344		
Conference		365	Shared with SPED/Sensory causes scheduling issues, location is remote from main office	
Staff Resource / Work Room		463	Old stage accessed by stairs	
SUBTOTAL		2,005		



Bakerville School: Existing Program

Space Division	Room #	Square Footage	Notes	%
INFRASTRUCTURE				9%
Lav		38		
Lav at nurse		44		
Custodian		22		
Lav		34		
Girls		177	Primarily used by Grade 1-2	
Boys		153		
Storage		147		
Custodian		117		
Storage		41		
Electrical		43		
Lav at Art Music		40		
Boiler Room		380		
Girls		171	backs up / primarily used by Kindergarten	
Boys		171		
SUBTOTAL		1,578		
CIRCULATION + STRUCTURE				24%
Vestibule		134		
Main Corridor / Lobby		972		
Corridor 1949		717		
Corridor 1954		813		
Connector / ramp		406		
Corridor 2002		537	narrow with student storage on hooks	
walls thickness to exterior		940		
SUBTOTAL		4,519		
TOTAL SQAURE FEET		18,483		



Bakerville School: Program Capacity

BAKERVILLE SCHOOL: EXISTING PROGRAM SUMMARY

Current Enrollment: 95 Students / Projected Enrollment: 110 Construction: 1941

Space Division	Quantity	Square footage	Subtotal	Average	Percentage
GENERAL CLASSROOMS	6	819-846	5,014	836	27%
SPECIAL ED/PPS/INTERVENTION	4	132-830	1,679	420	9%
SPECIALS (ART, MUSIC)	1	847	847	847	5%
MEDIA CENTER	1	863	863	863	5%
PHYSICAL EDUCATION	1	1460 Multipurpose	730	730	4%
FOOD SERVICE	2	317-730	1,047	524	6%
ADMINISTRATION	6	181-545	2,206	368	12%
BUILDING INFRASTRUCTURE	14	38-380	1,578	113	9%
CIRCULATION + STRUCTURE			4,519		24%
TOTAL SQUARE FEET			18,483		

6 full-sized classrooms

New Hartford Class Sizes Guidelines

PreK	18
Grades K - 2	20
Grades 3-6	25

X 95%
efficiency
factor

Bakerville School	
Max Class Size Target	20
Classroom Quantity	6
Max Program Classroom Capacity	114
Current Enrollment	98
Current Utilization	86%
Projected Enrollment	110
Projected Utilization	96%



80-100% utilization





New Hartford Elementary

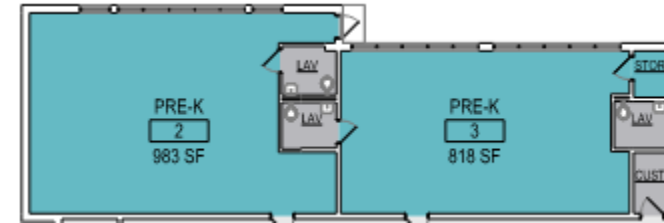
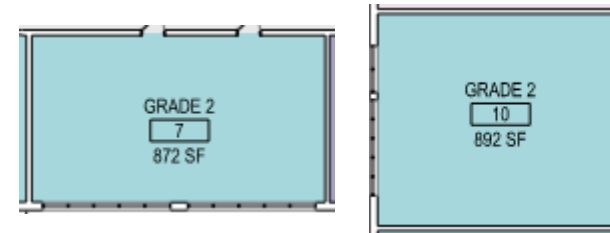
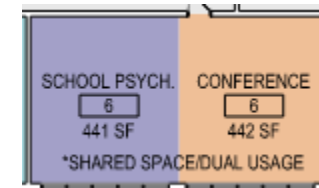
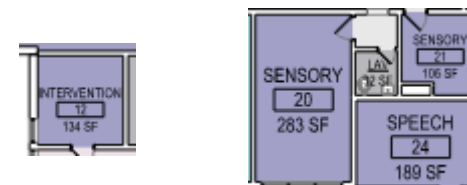


- Constructed in 1954
- Renovations/Additions in 2004
- 23,405 gross square feet
- Serves grades PreK-2



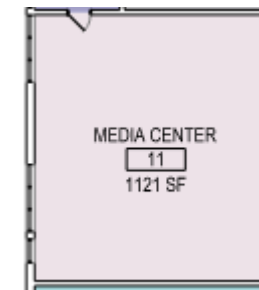
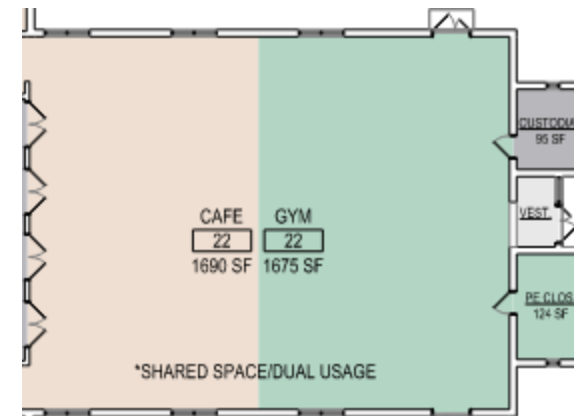
New Hartford Elementary: Existing Program

Space Division	Room #	Square Footage	Notes	%
PRE-K CLASSROOMS				11%
Pre-Kindergarten	2	983	undersized, lack of storage	
Pre-Kindergarten	3	818	undersized, lack of storage	
Pre-Kindergarten	5	824	undersized, lack of storage	
SUBTOTAL		2,625		
GENERAL CLASSROOMS				15%
Kindergarten	4	875	undersized, lack of storage, no bathroom	
Grade 1	9	896		
Grade 2	7	872		
Grade 2	10	892		
SUBTOTAL		3,535		
SPECIAL ED/PPS/INTERVENTION				9%
SPED	1	839	Fulltime regular use, 1-2 staff, sometimes multiple groups working at a time	
School Psych.	6	441	fulltime use/ shared with Conference Room is problematic, need separation	
Intervention	12	134	Too small - intended to be Media Office	
Sensory	20	283	used a lot everyday	
Sensory	21	108	Not ideal, typically used for storage for SPED and OT	
Speech	24	189	Used 4 days a week	
Speech	25	137	Office space	
OT		0	No dedicated space, materials stored in hallways and staff uses any available space / gym	
SUBTOTAL		2,131		



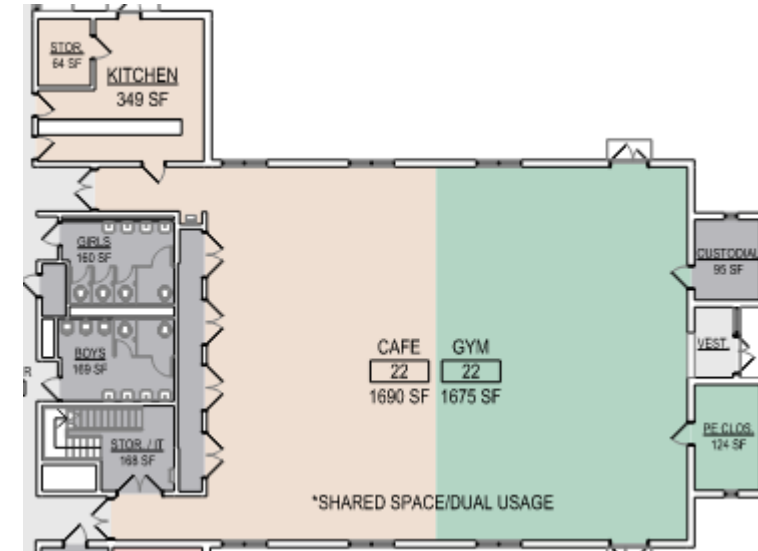
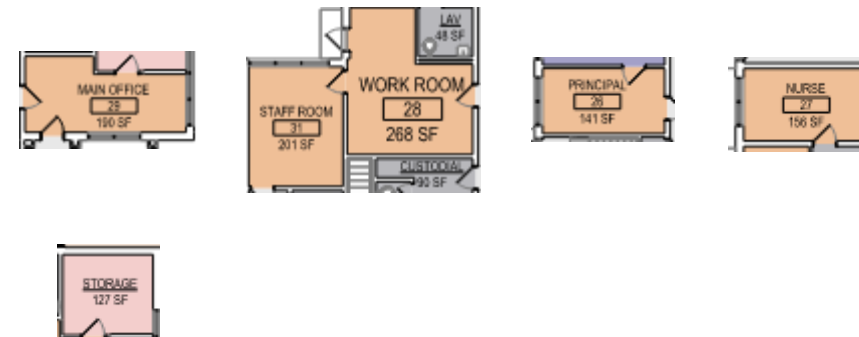
New Hartford Elementary: Existing Program

Space Division	Room #	Square Footage	Notes	%
SPECIALS				4%
Music Art Health	8	874	Shared use - utilized 3 days or 1 per week for each, not ideal to have an Art Music room combined as they are specialized, tons of supplies, no piano	
SUBTOTAL		874		
MEDIA / LEARNING COMMONS / LIBRARY				5%
Media Center		1,121	Used for Media 1 day per week - not ideal but staff is district wide / used for Intervention and meetings / fair size	
SUBTOTAL		1,121		
PHYSICAL EDUCATION				8%
Gymnasium/Auditorium		1,675	total gym is 3365, fair size, table, chairs, equipment at perimeter	
Office/Storage		124		
PHYSICAL EDUCATION		1,799		



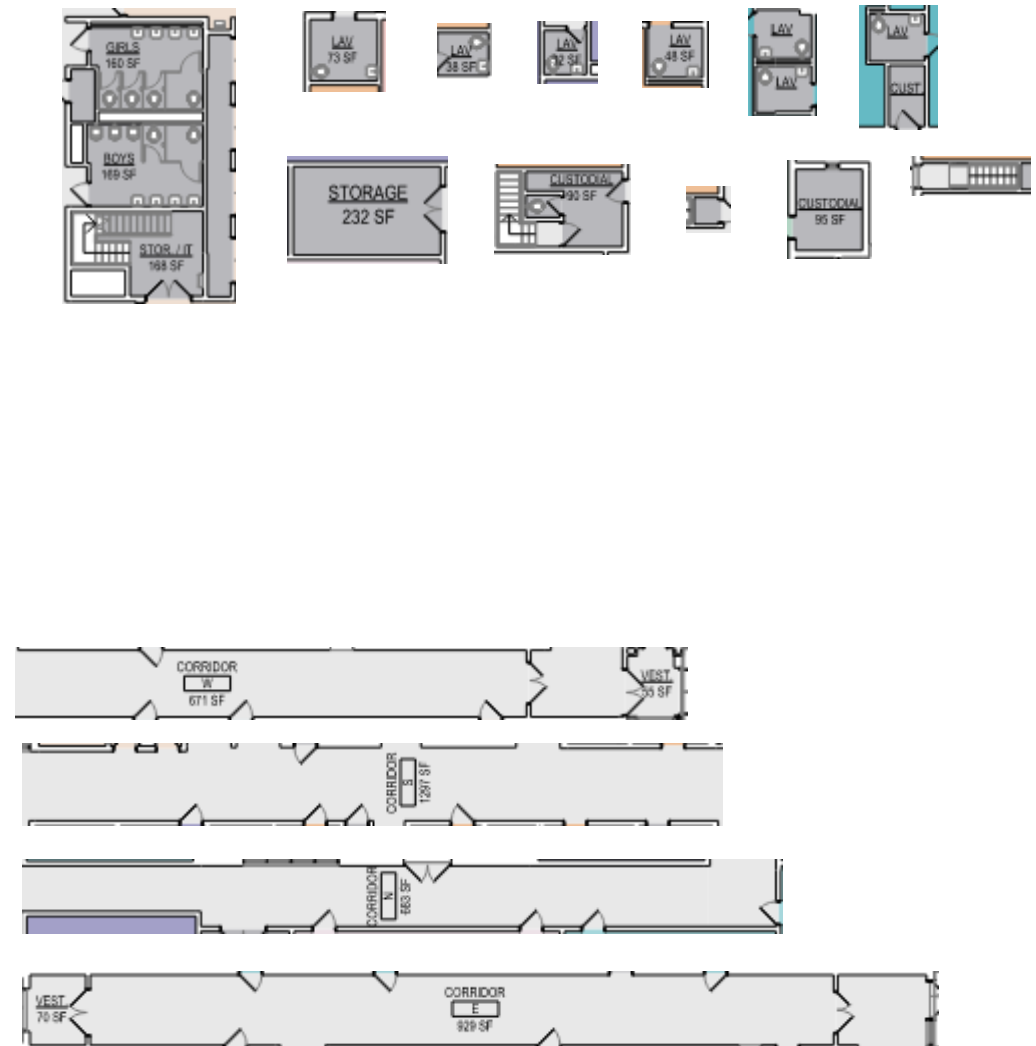
New Hartford Elementary: Existing Program

Space Division	Room #	Square Footage	Notes	%
FOOD SERVICE				9%
Cafeteria		1,690	3 waves of lunch 11:50-1:15	
Kitchen		349	servery too small - kids in hall	
Storage		64		
SUBTOTAL		2,103		
ADMINISTRATION				6%
Principal	26	141	Remote from main office	
Nurse	27	156	too small	
Staff Room	31	201	small, no sink	
Work Room	28	268		
Main Office		190	small	
Conference	6	441	shared with psych - need separation, contains curriculum & intervention supplies/books (changes into a classroom when the school enrollment fluctuates)	6%
SUBTOTAL		1,397		
SPECIALIZED PROGRAM			too small for office or conference, poor acoustics, sometimes used for lunch detention & office	1%
Storage		127		
SUBTOTAL		127		



New Hartford Elementary: Existing Program

Space Division	Room #	Square Footage	Notes	%
INFRASTRUCTURE				5%
Girl's		160		
Boy's		169		
Lav		73		
Lav		38		
Lav at nurse		48		
Lav		32		
Lav at PreK		46		
Lav at PreK		47		
Lav at PreK		45		
Custodial		90		
Storage		232		
Storage		11		
Custodial		22		
Storage		112		
Custodial Office		95		
Custodial		38		
SUBTOTAL		1,258		
CIRCULATION + STRUCTURE				27%
Corridor E		929		
Corridor S		1,297		
Corridor W		671		
Corridor E		683		
Vest.		55		
Vest.		70		
walls thickness to exterior		2,730		
SUBTOTAL		6,435		



New Hartford Elementary: Program Capacity

NEW HARTFORD ELEMENTARY: EXISTING PROGRAM SUMMARY					
Current Enrollment: 98 Students / Projected Enrollment: 98			Addition/Reno: 2004 Construction: 1954		
Space Division	Quantity	Square footage	Subtotal	Average	Percentage
GENERAL CLASSROOMS	4	875-896	3,535	884	15%
PREK CLASSROOMS	3	818-983	2,625	875	11%
SPECIAL ED/PPS/INTERVENTION	7	108-839	2,131	304	9%
SPECIALS (ART, MUSIC)	1	874	874	874	4%
MEDIA CENTER	1	1121	1,121	1121	5%
PHYSICAL EDUCATION	2	Gym is 3365	1,799	900	8%
FOOD SERVICE	3	64-1690	2,103	701	9%
ADMINISTRATION	6	141-268	1,397	233	6%
SPECIALIZED - BOE/TECH	1	127	127		1%
BUILDING INFRASTRUCTURE	16	11-169	1,258	79	5%
CIRCULATION + STRUCTURE			6,435		27%
TOTAL SQUARE FEET			23,405		

7 full-sized classrooms

New Hartford Class Sizes Guidelines

PreK	18
Grades K - 2	20
Grades 3-6	25

X 95%
efficiency
factor

New Hartford Elementary - Program Capacity	
Max Class Size Target	18 & 20
Classroom Quantity	7
Max Program Classroom Capacity	127
Current Enrollment	98
Current Utilization	77%
Projected Enrollment	98
Projected Utilization	77%





New Hartford Elementary

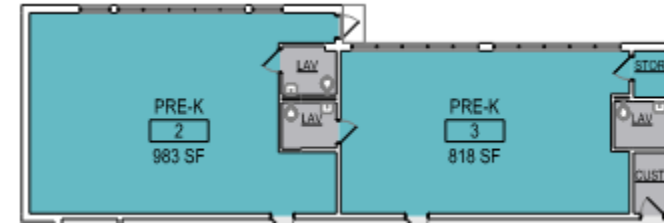
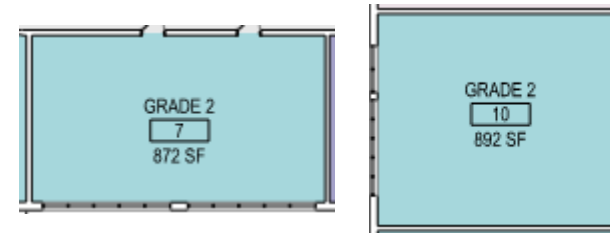
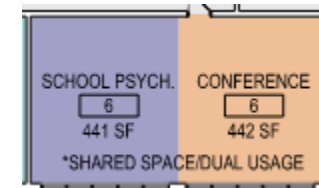
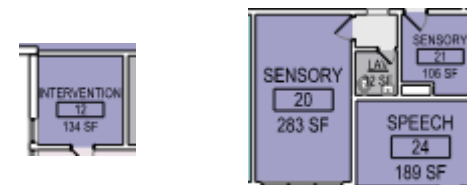


- Constructed in 1954
- Renovations/Additions in 2004
- 23,405 gross square feet
- Serves grades PreK-2



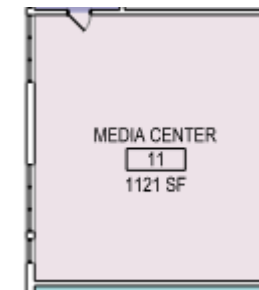
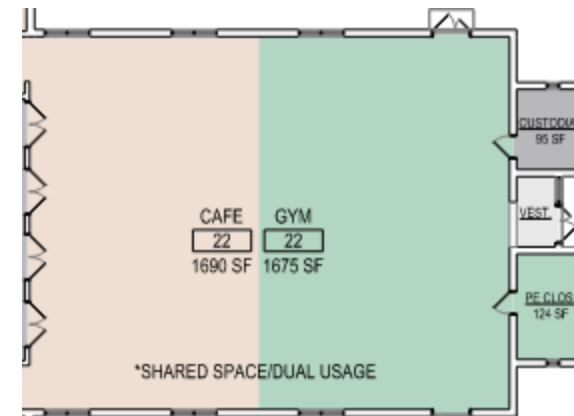
New Hartford Elementary: Existing Program

Space Division	Room #	Square Footage	Notes	%
PRE-K CLASSROOMS				11%
Pre-Kindergarten	2	983	undersized, lack of storage	
Pre-Kindergarten	3	818	undersized, lack of storage	
Pre-Kindergarten	5	824	undersized, lack of storage	
SUBTOTAL		2,625		
GENERAL CLASSROOMS				15%
Kindergarten	4	875	undersized, lack of storage, no bathroom	
Grade 1	9	896		
Grade 2	7	872		
Grade 2	10	892		
SUBTOTAL		3,535		
SPECIAL ED/PPS/INTERVENTION				9%
SPED	1	839	Fulltime regular use, 1-2 staff, sometimes multiple groups working at a time	
School Psych.	6	441	fulltime use/ shared with Conference Room is problematic, need separation	
Intervention	12	134	Too small - intended to be Media Office	
Sensory	20	283	used a lot everyday	
Sensory	21	108	Not ideal, typically used for storage for SPED and OT	
Speech	24	189	Used 4 days a week	
Speech	25	137	Office space	
OT		0	No dedicated space, materials stored in hallways and staff uses any available space / gym	
SUBTOTAL		2,131		



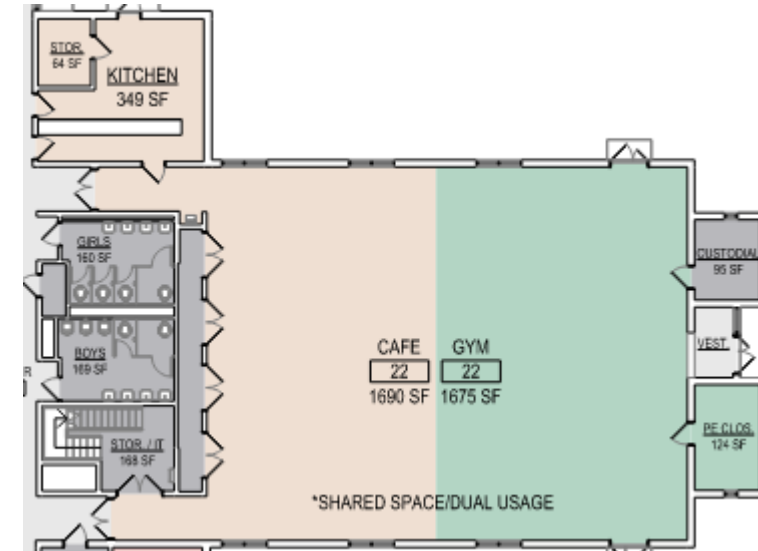
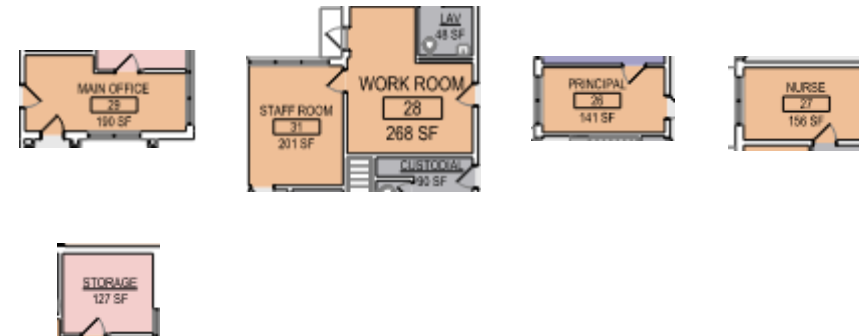
New Hartford Elementary: Existing Program

Space Division	Room #	Square Footage	Notes	%
SPECIALS				4%
Music Art Health	8	874	Shared use - utilized 3 days or 1 per week for each, not ideal to have an Art Music room combined as they are specialized, tons of supplies, no piano	
SUBTOTAL		874		
MEDIA / LEARNING COMMONS / LIBRARY				5%
Media Center		1,121	Used for Media 1 day per week - not ideal but staff is district wide / used for Intervention and meetings / fair size	
SUBTOTAL		1,121		
PHYSICAL EDUCATION				8%
Gymnasium/Auditorium		1,675	total gym is 3365, fair size, table, chairs, equipment at perimeter	
Office/Storage		124		
PHYSICAL EDUCATION		1,799		



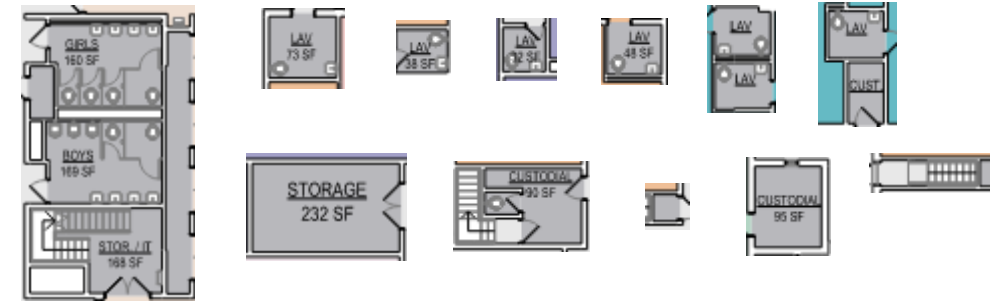
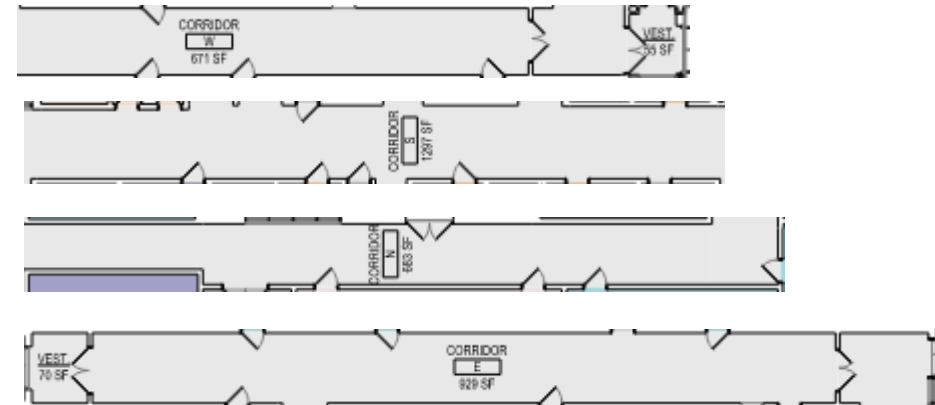
New Hartford Elementary: Existing Program

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BUILDING INFRASTRUCTURE	16	11-169	1,258	79	5%
CIRCULATION + STRUCTURE			6,435		27%
TOTAL SQUARE FEET			23,405		

7 full-sized classrooms

New Hartford Class Sizes Guidelines

PreK	18
Grades K - 2	20
Grades 3-6	25

X 95%
efficiency
factor

New Hartford Elementary - Program Capacity	
Max Class Size Target	18 & 20
Classroom Quantity	7
Max Program Classroom Capacity	127
Current Enrollment	98
Current Utilization	77%
Projected Enrollment	98
Projected Utilization	77%

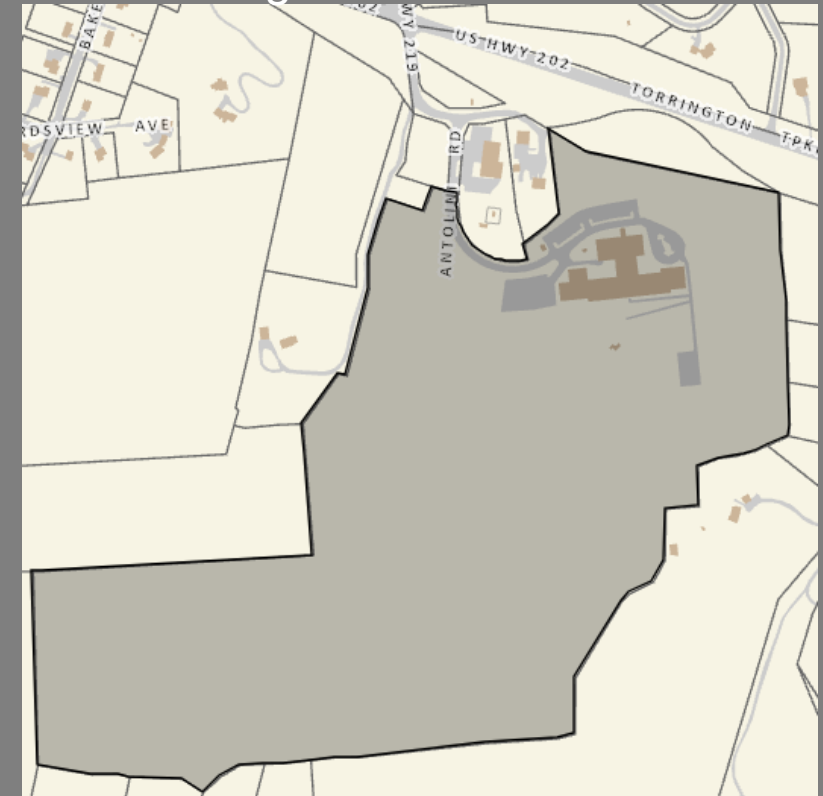




Antolini School

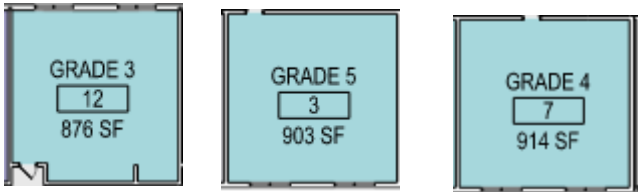


- Constructed in 1968
- Renovations/Additions in 1990 & 1992
- 58,177 gross square feet
- Serves grades 3-6



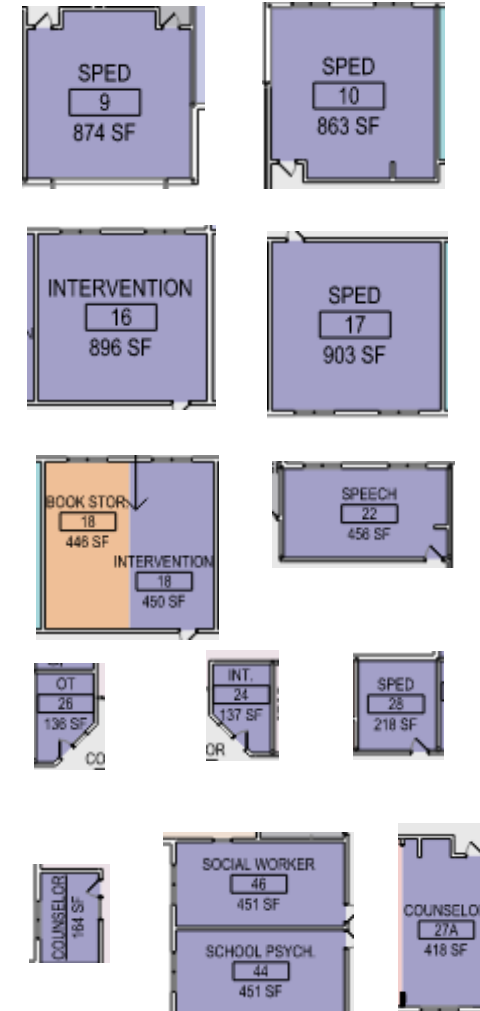
Antolini School: Existing Program

Space Division	Room #	Square Footage	Notes	%
GENERAL CLASSROOMS				20%
Grade 3	12	876		
Grade 3	13	857		
Grade 3	14	860		
Grade 4	5	903		
Grade 4	6	896		
Grade 4	7	914		
Grade 4	8	896		
Grade 5	4	896		
Grade 5	3	903		
Grade 5	15	903		
Grade 6	19	903		
Grade 6	20	896		
Grade 6	21	903		
SUBTOTAL		11,606		



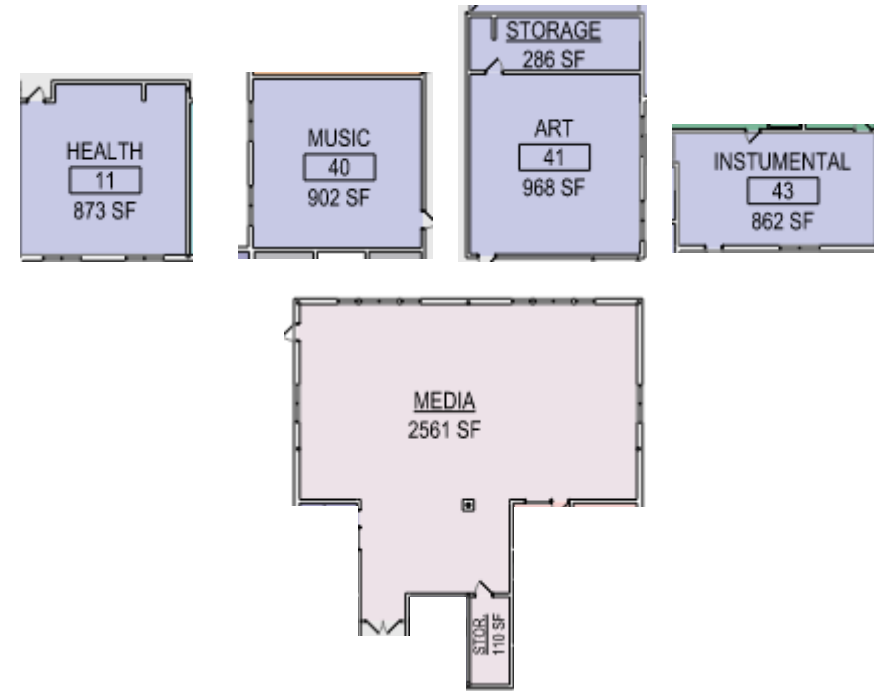
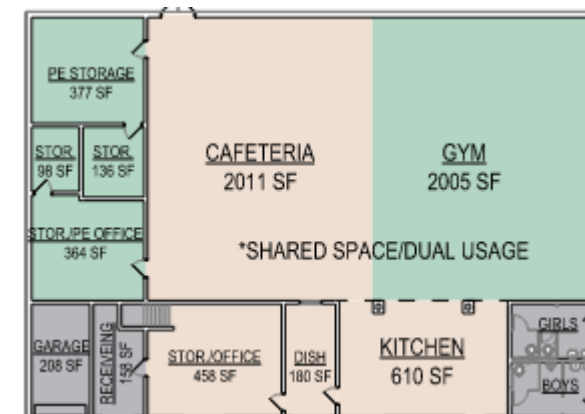
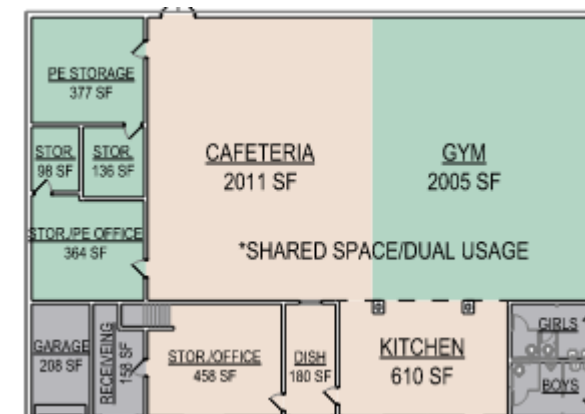
Antolini School: Existing Program

Space Division	Room #	Square Footage	Notes	%
SPECIAL ED/PPS/INTERVENTION				11%
SPED	9	874	Used 5 days a week, lots of storage	
SPED	10	863	Used 5 days a week, lots of storage	
Intervention	16	896	Used daily after school for BASES program / needs to be in a full sized space but not general classroom	
SPED	17	903	Used 5 days a week with multiple groups of 2-3 at a time	
Intervention	18	450	Shared with book storage / could be separated	
Speech	22	456	Used 3 days a week	
Intervention	24	137	too small, glass=security concern	
Occupational Therapy (OT)	26	136	used 3-4 days, too small, moves out of room often	
SPED	28	218	used 5 days a week, too small, fits only 3-4 at most	
Counselor (out patient)		164	small	
School Psych.	44	451	Used 5 days a week, Has Conference Table and Sensory space	
Social Worker	46	451	Used 4 days a week, Has Conference Table	
School Counselor	27A	418	good size	
SUBTOTAL		6,417		



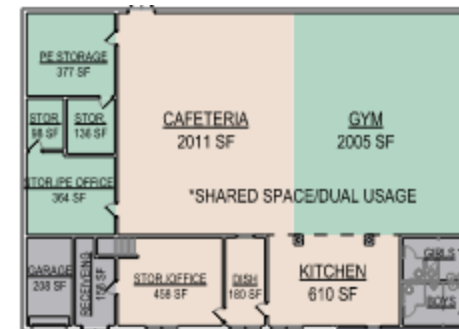
Antolini School: Existing Program

Space Division	Room #	Square Footage	Notes	%
SPECIALS				7%
Health	11	873	Used partially 5 days a week, sometimes used for Intervention	
Music	40	902	Used 2 days fulltime and 3 days parttime	
Art	41	968	Used for Art 3 days a week, used for conferences and youth support lunches too	
Art Storage	41A	286		
Instrumental	43	862	2 full days and 3 partial days (space included ramp)	
SUBTOTAL		3,891		
MEDIA / LEARNING COMMONS / LIBRARY				5%
Media Center		2,561	Used for Media 3 days per week - not ideal but staff is district wide	
Media Storage		110		
SUBTOTAL		2,671		
PHYSICAL EDUCATION				5%
Gymnasium		2,005	actual room is 4016 = good size - fold out tables interfere with wall padding, Kitchen area noisy during events	
PE Storage		377	Old locker rooms	
Storage		136		
Storage /PE Office		364		
Storage		98		
PHYSICAL EDUCATION		2,980		



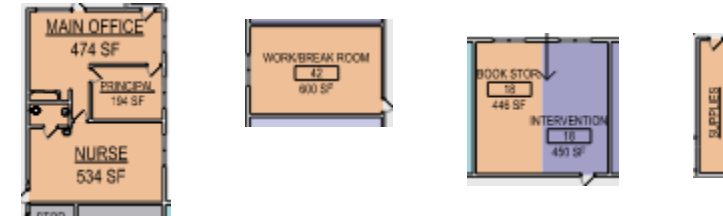
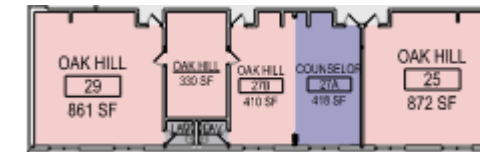
Antolini School: Existing Program

Space Division	Room #	Square Footage	Notes	%
AUDITORIUM/STAGE				6%
Auditorium		2,495	Used for band 2x week and occasionally for assemblies - doesn't fit entire school	
Stage - left		131		
Stage - right		131		
Stage		455		
Storage		62		
SUBTOTAL		3,274		
FOOD SERVICE				6%
Cafeteria		2,011	in gym (half of space) / 4 lunch waves	
Kitchen		610		
Dishwash		180		
Storage/Office		458		
SUBTOTAL		3,259		



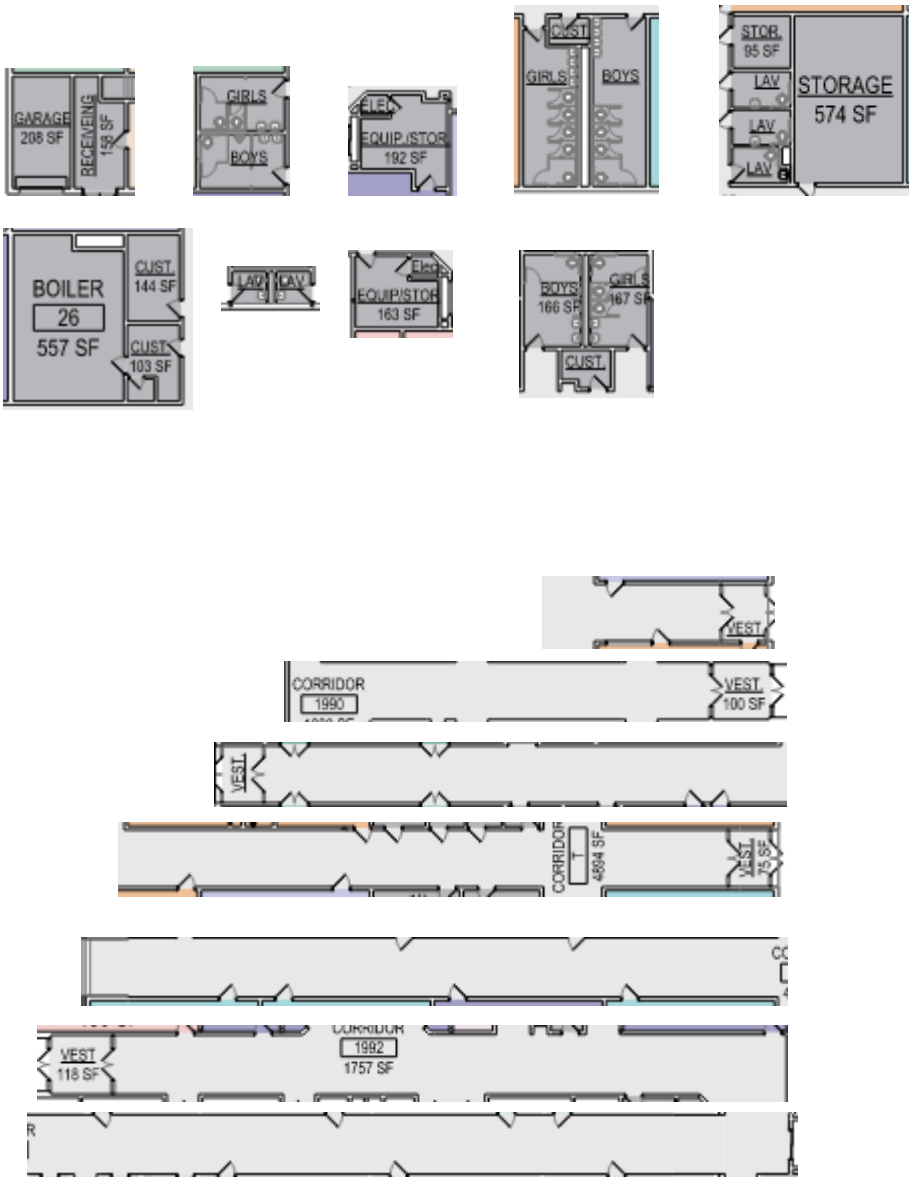
Antolini School: Existing Program

Space Division	Room #	Square Footage	Notes	%
ADMINISTRATION				4%
Principal		194		
Nurse		534	good size	
toilet		45		
Work Break Room	42	600		
Book Storage	18	446	shared with intervention	
Main Office		474		
Supply Storage		225		
SUBTOTAL		2,518		
SPECIALIZED PROGRAMS				3%
District Curriculum Coach	23	853	Location fluctuates, used for testing and group work, houses district curriculum materials and half storage	
District IT	30	466	used 5x week, lots of equipment storage	
District IT		173	used 5x week, Intended to be Media Office	
CENTRAL OFFICE SUBTOTAL		1,492		
Oak Hill	25	872	vacant	4%
Oak Hill	27B	410	vacant	
Oak Hill Kitchenette		330	vacant	
Oak Hill Lav		34		
Oak Hill Lav		34		
Oak Hill	29	861	vacant	
OAK HILL SUBTOTAL		2,541		



Antolini School: Existing Program

Space Division	Room #	Square Footage	Notes	%
INFRASTRUCTURE				6%
Girls		145		
Boys		145		
Receiving		158		
garage		208		
Custodiam		144		
Custodian		103		
Boiler		557		
Storage		95		
Lav		66		
Lav		64		
Lav		57		
Storage / Electrical		574		
Custodian		34		
Girls		248		
Boys		285		
Equipment / Storage		192		
Electrical		17		
Custodian		54		
Girls		167		
Boys		166		
Equipment / Storage		163		
Electrical		19		
SUBTOTAL		3,661		
CIRCULATION + STRUCTURE				24%
Main Vestibule		80		
Corridor		4,894		
Gym/Auditorium vestibule		75		
Corridor 1990		1,030		
vestibule 1990		100		
Corridor 1992		1,757		
Vestibule 1992		118		
walls thickness to exterior		5,813		
SUBTOTAL		13,867		
TOTAL SQAURE FEET		58,177		



Antolini School: Program Capacity

ANTOLINI SCHOOL EXISTING PROGRAM

Addition/Reno: 1990 & 1992

Current Enrollment: 250 Students / Projected Enrolment: 249

Construction: 1968

Space Division	Quantity	Square footage	Subtotal	Average	Percentage
GENERAL CLASSROOMS	13	876-914	11,606	893	20%
SPECIAL ED/PPS/INTERVENTION	13	136-903	6,417	494	11%
SPECIALS (ART, MUSIC)	5	286-968	3,891	778	7%
MEDIA CENTER	2	110-2561	2,671	1336	5%
PHYSICAL EDUCATION	5	gym is 4016	2,980	596	5%
AUDITORIUM/STAGE	5	62-2495	3,274	655	6%
FOOD SERVICE	4	180-2011	3,259	815	6%
ADMINISTRATION	6	194-600	2,518	420	4%
SPECIALIZED - CENTRAL OFFICE	3	173-853	1,492	497	3%
SPECIALIZED - OAK HILL	4	330-861	2,541	635	4%
BUILDING INFRASTRUCTURE	22	17-574	3,661	166	6%
CIRCULATION + STRUCTURE			13,867		24%
TOTAL SQUARE FEET			58,177		

13 full-sized classrooms

New Hartford Class
Sizes Guidelines

PreK

Grades K - 2

Grades 3-6

18

20

25

X 95%
efficiency
factor

Antolini School - Program Capacity	
Max Class Size Target	25
Classroom Quantity	13
Max Program Classroom Capacity	309
Current Enrollment	250
Current Utilization	81%
Projected Enrollment	249
Projected Utilization	81%



80-100% utilization



Antolini School: Program Capacity

ANTOLINI SCHOOL EXISTING PROGRAM					
Current Enrollment: 250 Students / Projected Enrollment: 249			Addition/Reno: 1990 & 1992 Construction: 1968		
Space Division	Quantity	Square footage	Subtotal	Average	Percentage
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13 full-sized classrooms

2 full-sized classrooms

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Antolini School - Program Capacity	
Max Class Size Target	25
Classroom Quantity	15
Max Program Classroom Capacity	356
Current Enrollment	250
Current Utilization	70%
Projected Enrollment	249
Projected Utilization	70%





School Construction Project Grants - OGA



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[Forms](#) [HVAC Grants](#) [Non-Priority List](#) [Plan Review](#) [Priority List](#) [School Construction Grants](#)

DAS grants



Explore CT DAS grants information and resources

The Department of Administrative Services (DAS) funds projects across the State of Connecticut through grants. The DAS Office of Grants Administration oversees several grant programs, including:

- General school construction grants, such as new construction or renovations of public schools
- The HVAC program has sunset and HVAC school building projects have been folded into the non-priority list for school construction grants.

Explore important information about DAS grants below. This includes the types of available grants, how to apply for grants, and contact information for the Office of Grants Administration.



ResearchReport

School Construction Reimbursement Grants

By: Marybeth Sullivan, Senior Legislative Attorney
November 1, 2023 | 2023-R-0250

Issue

Provide an overview of the state's school construction grant process.

This report updates OLR Report [2022-R-0239](#).

Summary

This report explains the process that towns and regional school districts must follow when applying for school construction grants as required by state law and regulations. (Any standards or guidelines established by the Department of Administrative Services' (DAS) [School Building Projects Advisory Council](#) are not summarized in this report.) Summaries of statutes and regulations are accurate as of the report's publication date. This report is not an all-inclusive set of instructions upon which school districts should rely when applying for these grants.

To obtain a school construction grant for a project, a school district must apply through the Office of the State Comptroller's [online portal](#) and submit plans and data on the project for approval by DAS's Office of Grants Administration. The district must have local approval for the local share of the project costs. DAS places the project, once approved, on the annual school construction priority list, which it submits to the legislature for approval. No grant is paid unless the legislature has approved the project. The project must also comply with various bidding and contracting requirements to receive a grant.

School construction grants are based on eligible project costs, which are limited by state standards and criteria. The state reimburses towns for 10% to 80% of those costs, depending on town wealth.

www.cga.ct.gov/olr
OLRequest@cga.ct.gov

Connecticut General Assembly
Office of Legislative Research
Stephanie A. D'Ambrose, Director

(860) 240-8400
Room 5300
Legislative Office Building

<https://www.cga.ct.gov/2022/rpt/pdf/2022-R-0239.pdf>

DAS Office of Grants Administration – School Construction Project Grants

- New Hartford 2026 reimbursement rate is **45.71%**.
- For new construction, it would be reduced to **40.00%**.

2 project paths: Priority Projects, Non-priority

Priority: Alterations, Major renovation, New construction – open yearly requires application by June 30. Then December 15 – DAS submits List to the Governor and Education Committee for review

Non-Priority: HVAC, Code violations, school security, roofs, install insulation at walls and attics, limited access elevator, windows, photovoltaic panels, wind generation systems, building management systems, a public school administrative or service facility or portable classroom buildings – open monthly 1st-10th

Table 3: Bonus Reimbursement Rates for Certain Projects

Project Type	Reimbursement Rate
K-12 regional school districts	Extra 10%, but not to exceed 85%
Interdistrict cooperatives	Extra 10%
School readiness (district must maintain enrollment for at least 10 years)	Extra 5%
Lighthouse schools	Extra 10%
To increase out-of-district seats for the interdistrict Open Choice program	Up to 10%
Reduction of kindergarten through grade 3 class size in priority school districts and priority schools (i.e., Early Reading Success program)	Extra 10%
Full-day kindergarten or preschool in priority school districts or priority schools (preschool program must be maintained for 10 years)	Extra 10%

Source: [CGS §§ 10-285a\(b\), \(d\)-\(h\)](#), & [10-285d](#)

Table 4: Ineligible Costs for School Construction Grant Reimbursement

Ineligible Items	
<ul style="list-style-type: none">• Feasibility studies• Textbooks and supplies• Computer software (except operating systems)• Lease of facilities (except for projects to remedy indoor air quality emergencies)• Service, equipment, or maintenance contracts• Salaries of "in house" administration or educational staff employed by the local board or municipality• Site regrading, ordinary resurfacing, or reseeding	<ul style="list-style-type: none">• Off-site town improvements and utility extensions• Moving of existing facilities on-site or to another site (except where necessary for a new school plant or extension)• Ordinary building and built-in equipment maintenance, repair, painting, redecoration• Repair to movable equipment and furniture• Ordinary repairs to or replacements of boilers, combustion equipment, or fuel storage equipment

School Construction Grant Application Process

Local Process

- Before applying for a school construction grant, **a municipality's legislative body must authorize its local board of education**, through the superintendent, to apply to the DAS commissioner for a grant. Regional boards of education may vote to allow their district supervising agent (i.e., superintendent) to apply for the grant [\(CGS § 10-283\(a\)\(1\)\)](#).
- The municipality or regional board must either (1) **secure a funding authorization** for the local share of the project costs that is effective under state law and local ordinance or charter or (2) schedule and prepare a referendum, if required, with results available by **November 15** that year [\(CGS § 10-283\(d\)\)](#). State law allows a municipality to issue bonds to finance a school building project through a vote by its legislative body [\(CGS § 10-289\)](#).
- The municipality or regional board must establish a school building committee with at least one member who has experience in the construction industry [\(CGS § 10-292v\)](#).
- *When bonding is needed to fund the project: To receive state reimbursement, the district will need authorization to borrow the full amount, but will only need to issue the town share based on the reimbursement rate in bonds. The Referendum Question will reflect the full borrowing amount to meet state requirements.*

School Construction Grant Application Process

Application Process

- Applications must include (1) **educational specifications** for the project as approved by the local board of education or grant recipient governing body and (2) one certified copy of the resolution or **resolutions** establishing a building committee for the project and authorizing at least the preparation of schematic drawings and outline specifications and the filing of the notice of the proposed school building project ([Conn. Agencies Reg., § 10-287c-11\(a\)](#)).
- To be eligible for inclusion on the DAS commissioner's annual school construction priority list and receive a grant commitment from the state, DAS must receive applications by June 30 ([CGS § 10283\(a\)\(2\)](#)).
- The **educational specifications** that must be provided are as follows:
 1. a description of the project's general nature and purpose, which may include the applicant's long-range plan and the project's relationship to the plan;
 2. enrollment data & proposed project capacity;
 3. the nature and organization of the educational program
 4. support facilities;
 5. space and site needs;
 6. accommodation for educational technology;
 7. specialized equipment
 8. any other supporting documents the commissioner considers necessary ([Conn. Agencies Reg., § 10-287c-1\(4\)](#)).