



NEW HARTFORD PUBLIC SCHOOLS

SCHOOL UTILIZATION STUDY– POTENTIAL CONFIGURATIONS: PHASING, SCHEDULING & COST ESTIMATES



Bakerville School



New Hartford Elementary



Antolini School

JULY 16, 2026

Agenda

1. Construction Phasing
2. Project Scheduling & Cost Assumptions
3. Potential Configurations – Phasing, Scheduling & Cost

Additional cost of construction considerations

Building on our cost per square foot costs:

New/Additions= \$1000 Renovation=\$850

Incorporating:

- Site acquisition or development costs
- Demolition and remediation(abatement) costs
- Swing space and temporary provision costs
- Phasing
- Costs associated with constructing a new facility
- Cost escalation
- Reimbursement percentage rates – adjusted based on latest state information (commissioner can exclude early childhood and special education programming space from space standards calculation)

Phased/Occupied and Non occupied Construction

Phased School Construction: Approach in which renovation and/or additions are completed in multiple stages while portions of the school remain operational and occupied.

- Commonly considered when maintaining educational continuity is a priority and relocation of students to temporary facilities is undesirable or impractical.
- Can reduce disruption associated with full building displacement, it introduces added complexity, schedule duration, and operational constraints.
- Swing space is needed so it works best when additions or extra space is available

Unoccupied School Construction: Approach in which students, faculty, and staff are temporarily relocated to alternate facilities or portables.

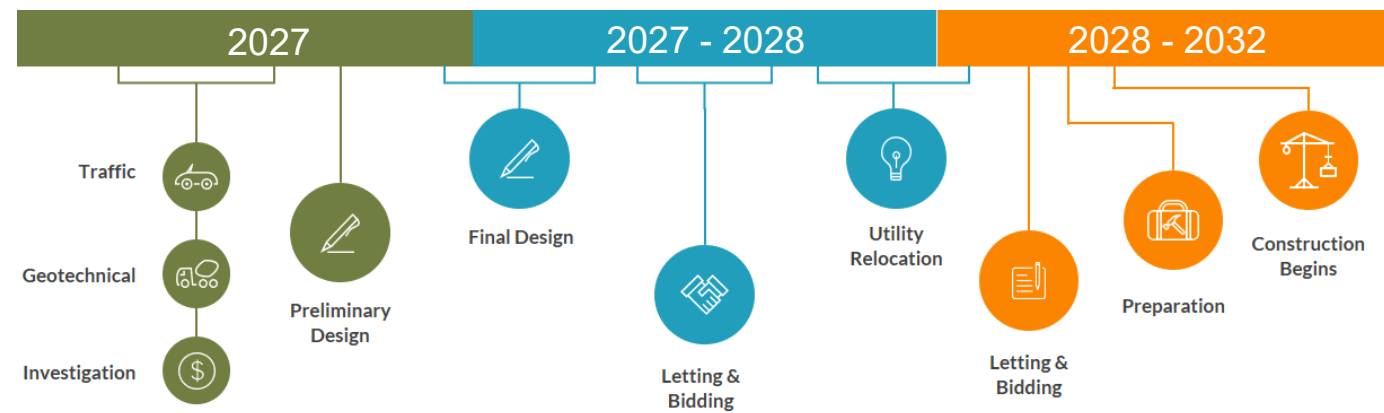
- Allows the school building to be fully vacated for the duration of construction
- Enables work to proceed more efficiently
- Need significant amount of space to displace a full school or costly portables

Phased/Occupied and Non occupied Construction

Connecticut K–12 school projects over the past 15–20 years: general industry observations that are widely accepted among architects, construction managers, and OPMs:

- Most renovation projects are completed with some degree of phased occupied construction.
- Most replacement schools or additions on available sites are constructed while the existing school remains occupied, with students moving into the new building at completion before the old building is demolished.
- Complete building vacating (swing space) is relatively uncommon because few districts have an empty school available and leasing temporary facilities or modular campuses can be expensive.

Project Scheduling & Cost Assumptions

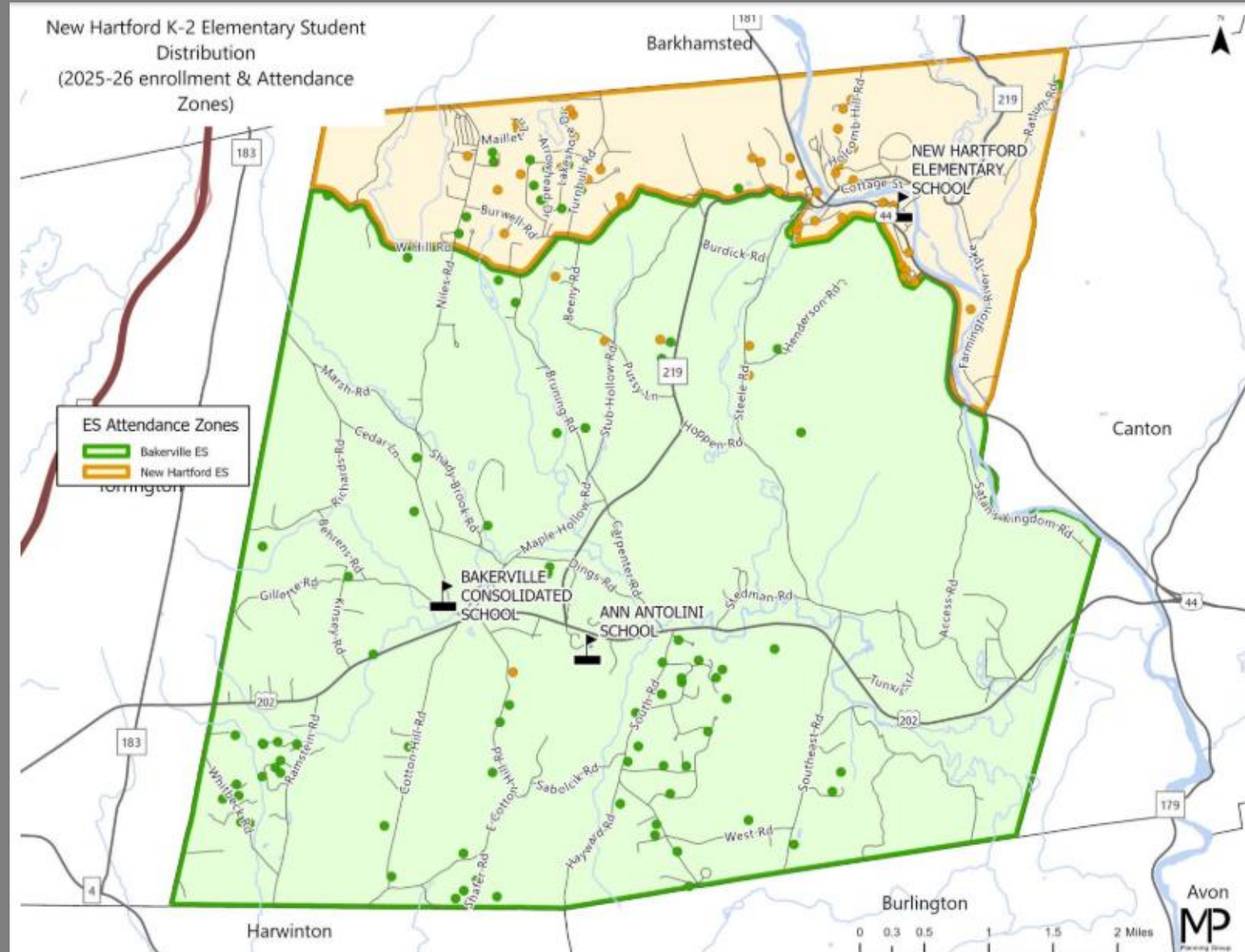


- Planning schedule assumes a January 2027 project start.
- Design duration: Approximately 12–15 months.
- Bidding and contract award: Approximately 3 months.
- Construction durations are based on the architect's assessment of each option's scope and the anticipated feasibility of construction phasing. Final durations will be refined during Construction Manager (CM) preconstruction services.
- Construction cost escalation is projected to the midpoint of construction using an annual escalation rate of 6%.*
- Most options assume phased construction with the school occupied. Select options assume unoccupied construction requiring temporary student relocation, resulting in additional project costs.

*Escalation reflects anticipated increases in construction costs through the midpoint of the assumed construction schedule. Actual costs may vary due to market conditions, including labor availability, material pricing, supply chain disruptions, tariffs, inflation, and bidding climate.



Potential Configurations – Costs



Preliminary Conceptual Options

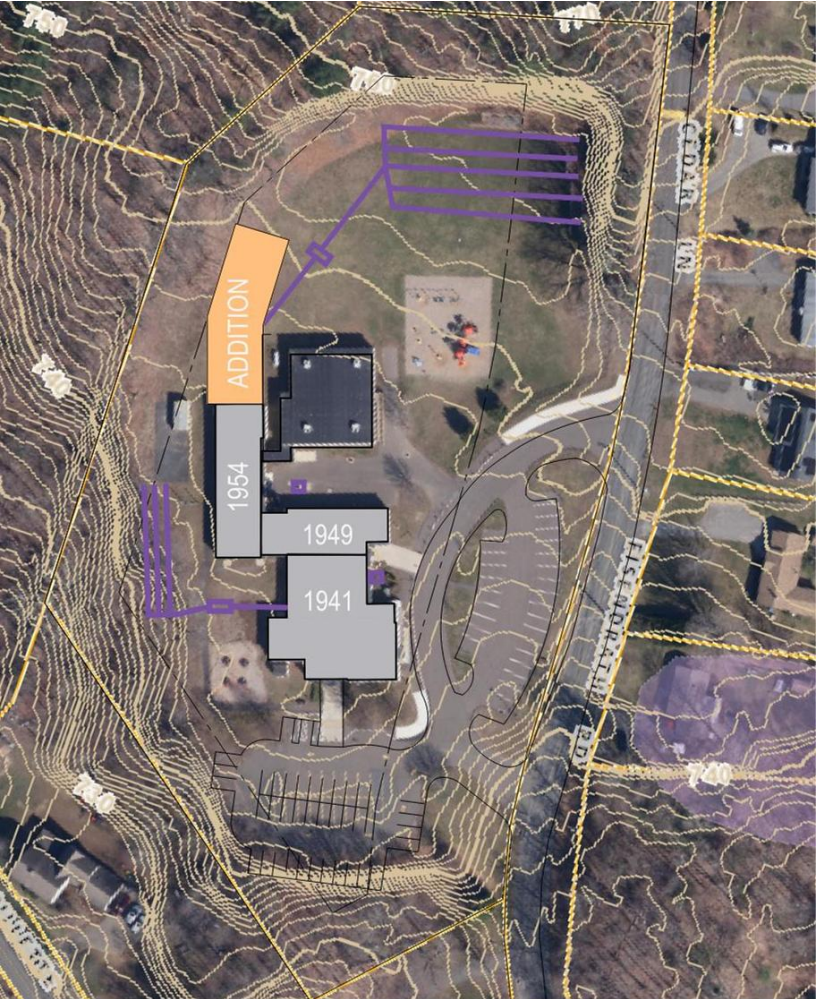
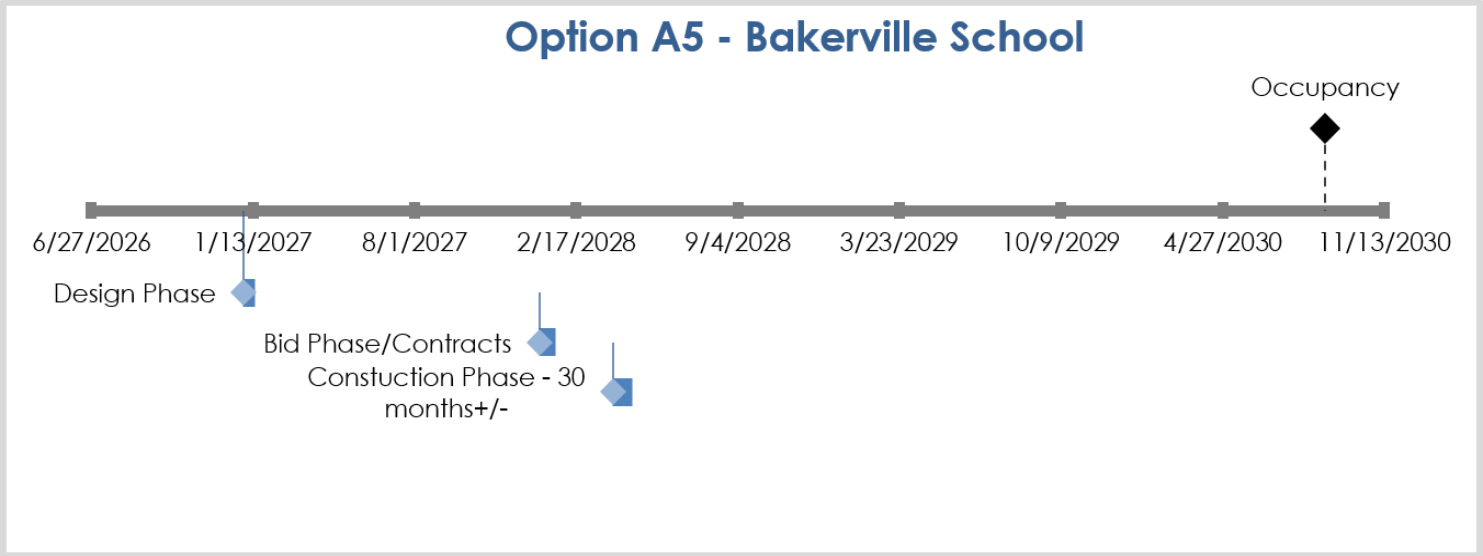
- Option A5 – Maintain existing
- Option B1 & 2 – Combine PreK-2 into one school at existing site
- Option C – Combine PreK-2 into one school: New Construction
- Option D – One district wide elementary school
- Option E 1 & 2 – Two schools: PreK-1 / 2-6 school

Option A5 – Maintain existing

A5 – Maintain Existing

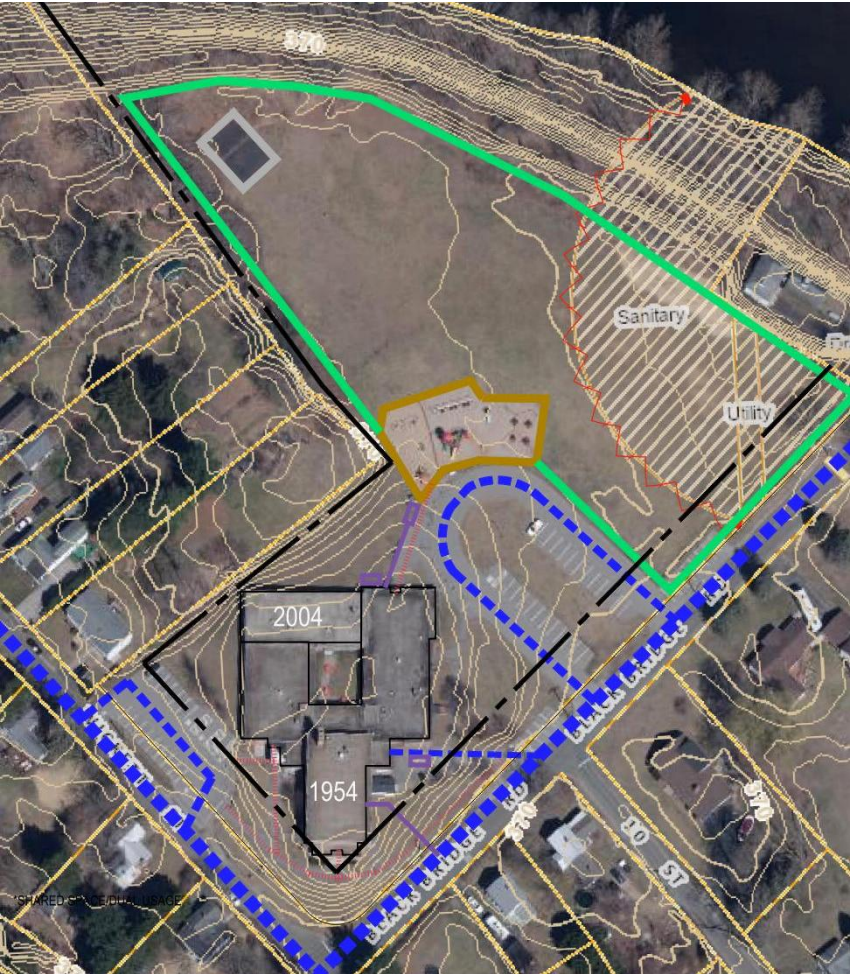
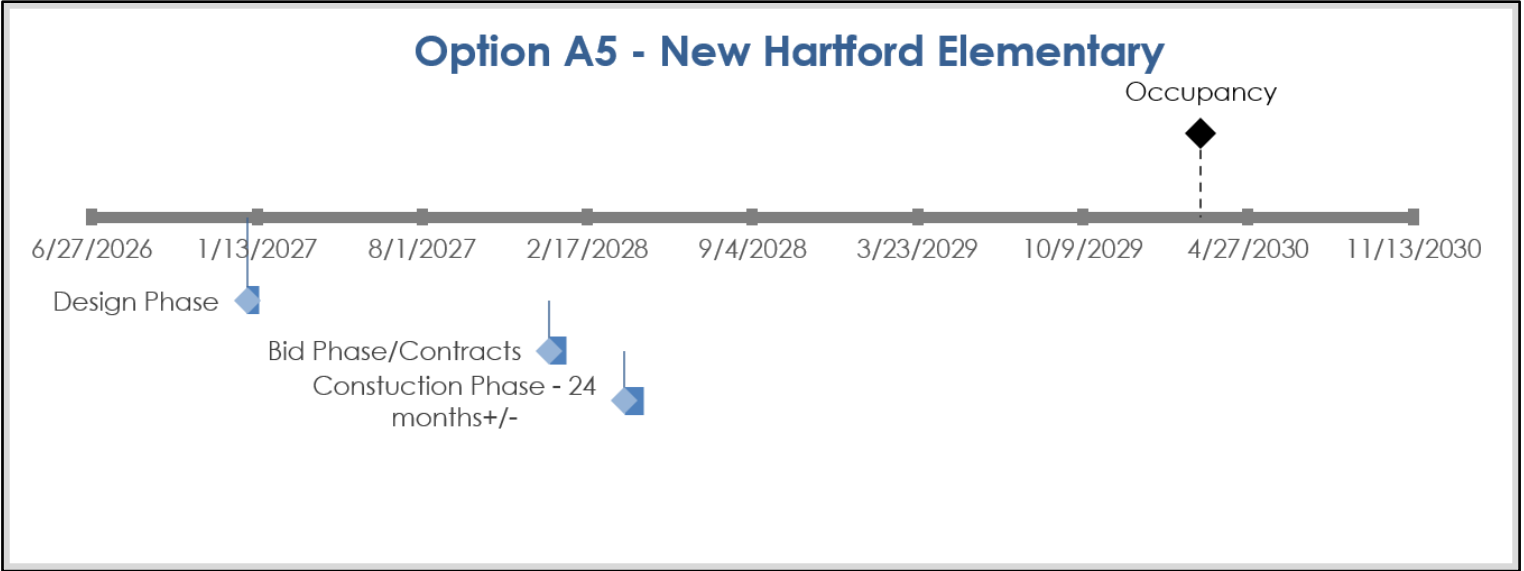
- Renovate as New @ Bakerville School (replace modular)
- Address Facility Conditions @ New Hartford Elementary & Antolini School

Bakerville School: Renovate as New - Phased Construction



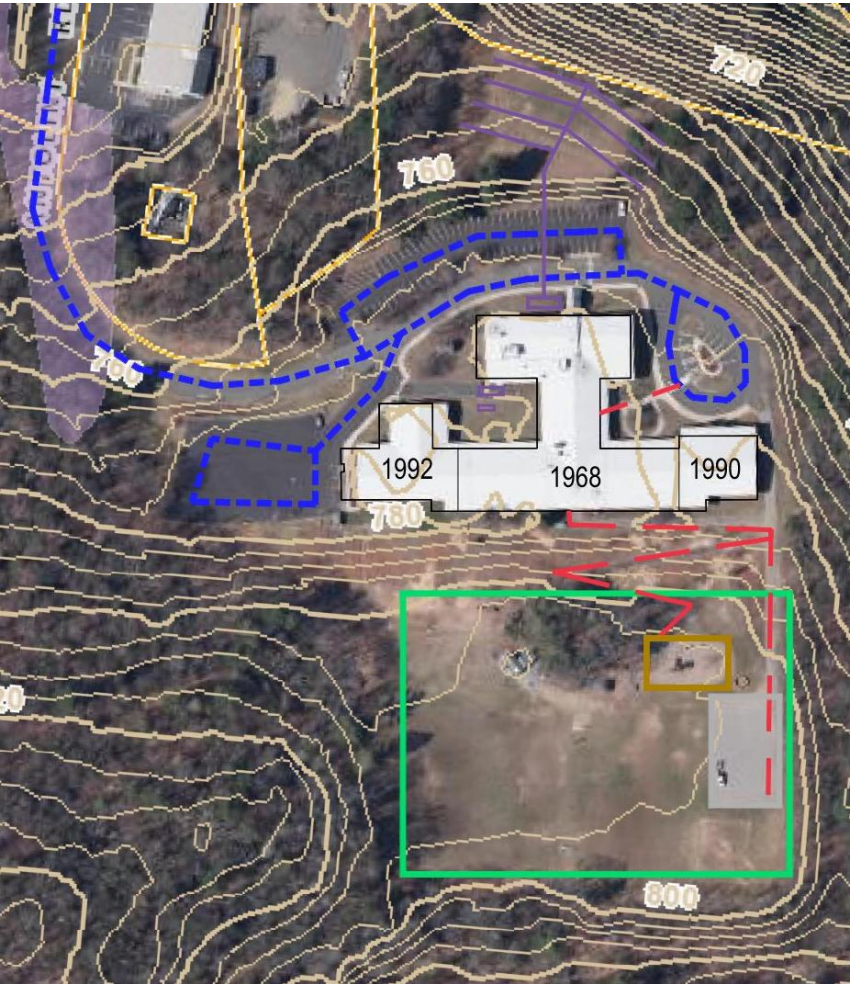
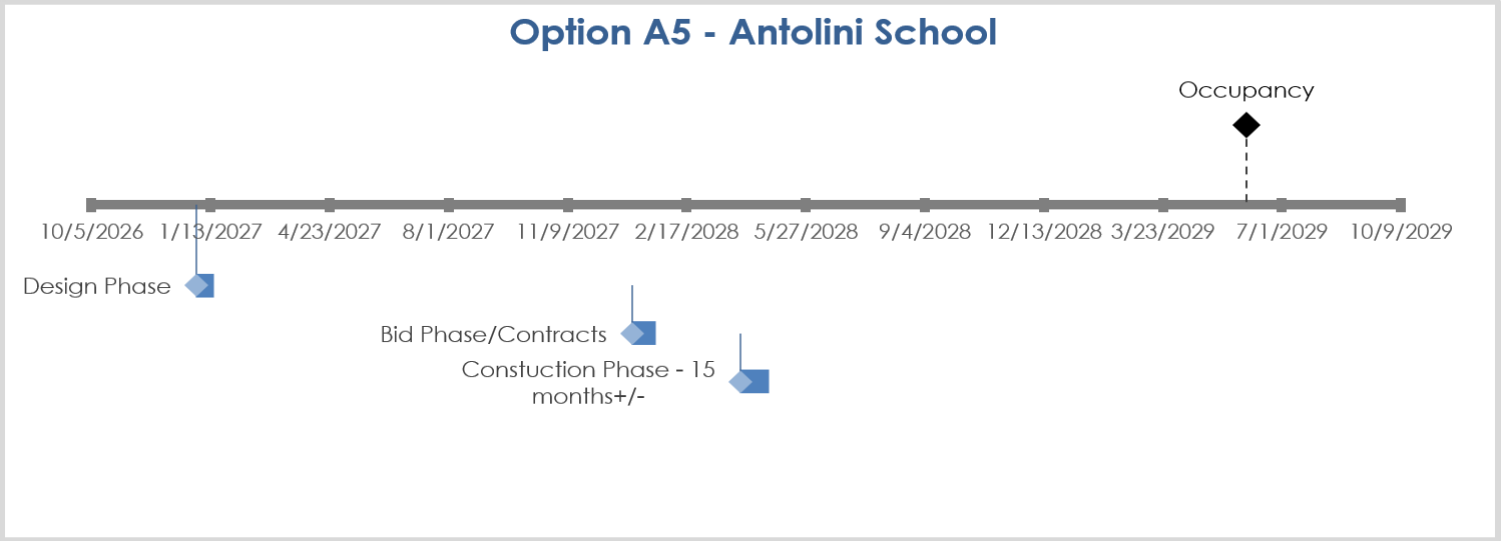
Project Subtotal	\$ 18,212,710.00
Escalation (mid point of construction)	\$ 2,865,004.98
Total Anticipated Project Cost	\$ 21,077,714.98
Anticipated Reimbursement Rate	41.50%
Anticipated Reimbursement	\$ 8,747,251.72
Anticipated Town Share	\$ 12,330,463.27

New Hartford Elementary: Facility Conditions – Phased Construction



Project Subtotal	\$ 13,454,851.00
Escalation (mid point of construction)	\$ 1,889,787.64
Total Anticipated Project Cost	\$ 15,344,638.64
Anticipated Reimbursement Rate	30.76%
Anticipated Reimbursement	\$ 3,552,002.40
Anticipated Town Share	\$ 11,792,636.25

Antolini School: Facility Conditions– Phased Construction



Project Subtotal	\$ 12,827,337.00
Escalation (mid point of construction)	\$ 1,585,458.85
Total Anticipated Project Cost	\$ 14,412,795.85
Anticipated Reimbursement Rate	30.11%
Anticipated Reimbursement	\$ 3,520,705.13
Anticipated Town Share	\$ 10,892,090.73

Option A5 – Maintain existing: Renovate Bakerville, Address Facility Conditions @ New Hartford and Antolini

Benefits:

- Minimally addresses facility conditions
- Replaces BS modular structure with conventional construction
- Maintains New Hartford's 3 school model=history/small communities

Drawbacks:

- 3 schools create multiple inefficiencies within the educational system:
staff, travel, repeated programs for small populations, energy consumption
- Need Cafeteria/Gym separation/expansion to improve Physical Education and lunch time operations
- Does not improve any program: Specials, SPED, Intervention, Media, office configuration, etc.
- Addition at BS displaces septic system
- Asbestos at existing BS
- Occupied construction – phasing needs to be incorporated =additional time/cost and school operational/ program disruption

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

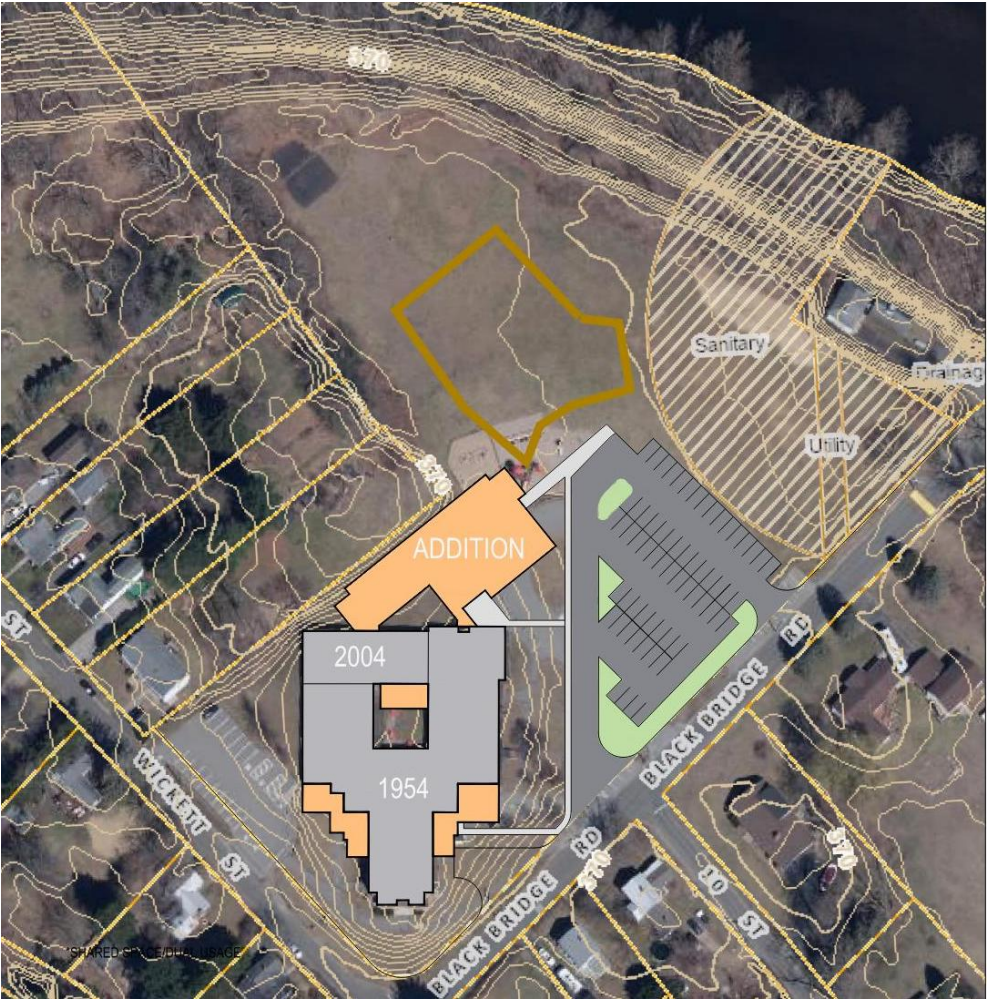
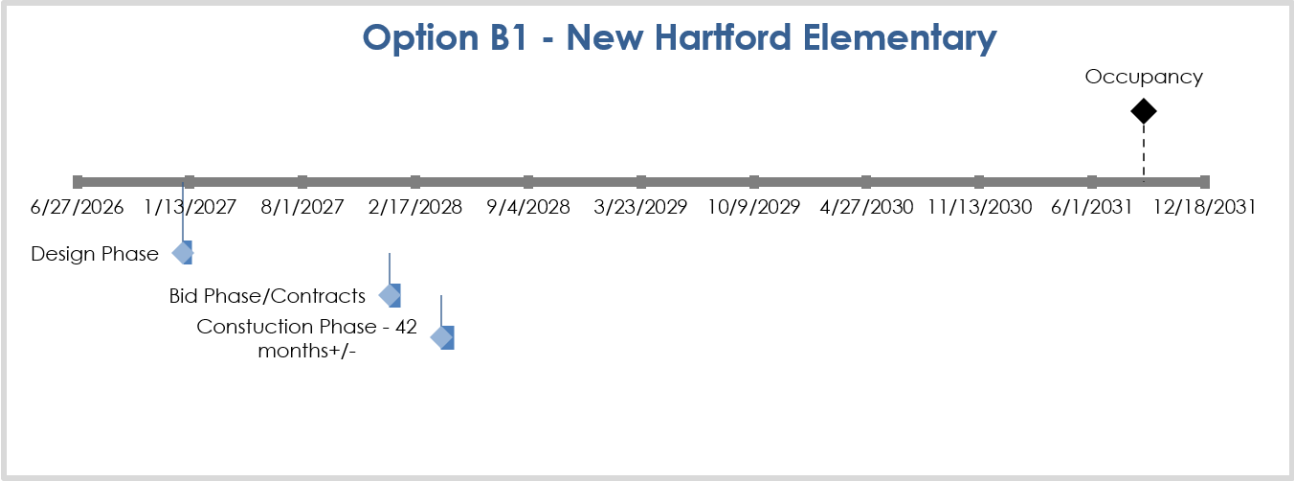
B1- New Hartford Elementary:
Renovate as New with additions to
meet new enrollment of 208
students/program

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

B - Antolini School: Renovate as New
with gym addition

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

B1- New Hartford Elementary: Renovate as New with additions – Phased Construction



Project Subtotal	\$ 50,569,250.00
Escalation (mid point of construction)	\$ 9,659,535.86
Total Anticipated Project Cost	\$ 60,228,785.86
Anticipated Reimbursement Rate	32.36%
Anticipated Reimbursement	\$ 19,488,896.18
Anticipated Town Share	\$ 40,739,889.68

Option B1: New Hartford Elementary PK-2: 208 students

Benefits:

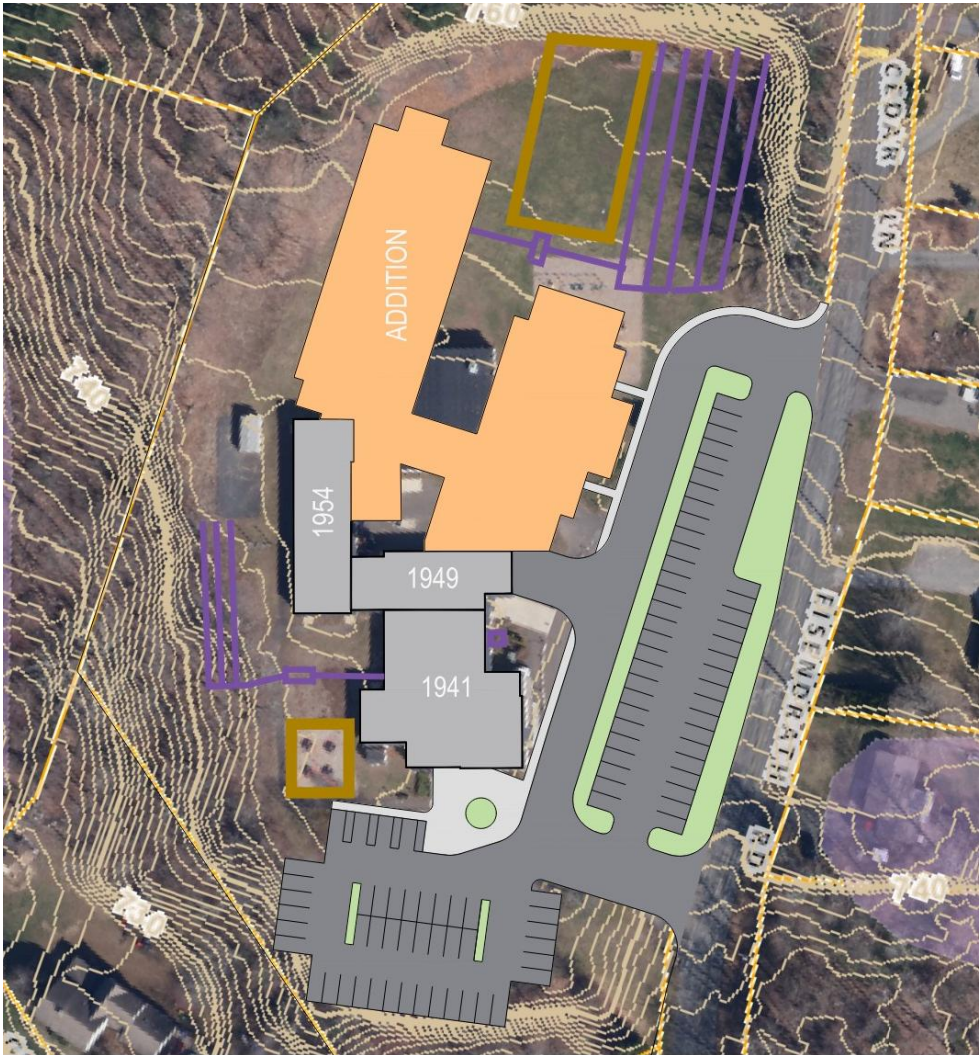
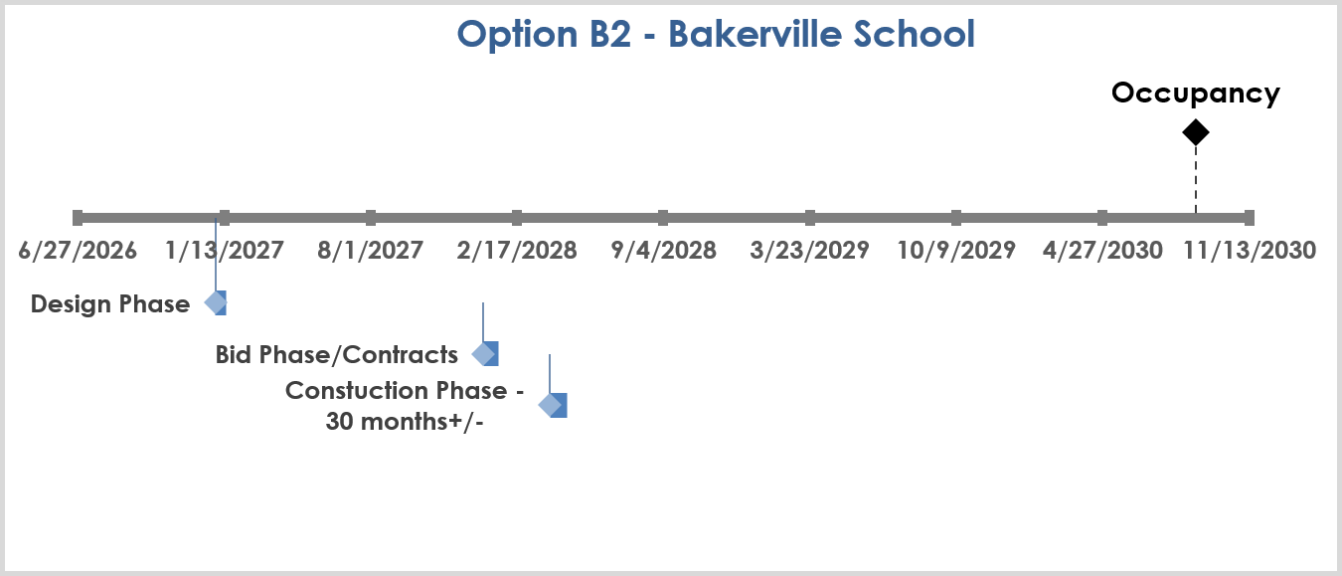
- Utilizes existing building
- 1 building on each side of town (total of 2)
- Program expansion of Specials, SPED, Intervention, Media, office configuration, etc.
- Brings entire building to like new condition/ improves all systems, layout, codes and finishes

Drawbacks:

- Located in floodplain – will require substantial engineering (\$)
- Gym and Café not separated – doesn't work with scheduling: need to add
- Revised office configuration is squeezed in – relocate to addition?
- Kindergarten does not have individual restrooms
- PreK and K still undersized
- Site size - layout constraints: limited space for parking, playgrounds, drop off, etc.
- 1st grade upstairs
- Multiple additions add expense/Overall cost
- Phased occupied construction - adds time and disruption

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

B2- Bakerville School: Renovate as New with additions - Unoccupied Construction



Project Subtotal	\$ 55,847,110.00
Escalation (mid point of construction)	\$ 10,667,691.56
Total Anticipated Project Cost	\$ 66,514,801.56
Anticipated Reimbursement Rate	29.93%
Anticipated Reimbursement	\$ 19,907,880.11
Anticipated Town Share	\$ 46,606,921.46

Option B2: Bakerville School PK-2: 208 students

Benefits:

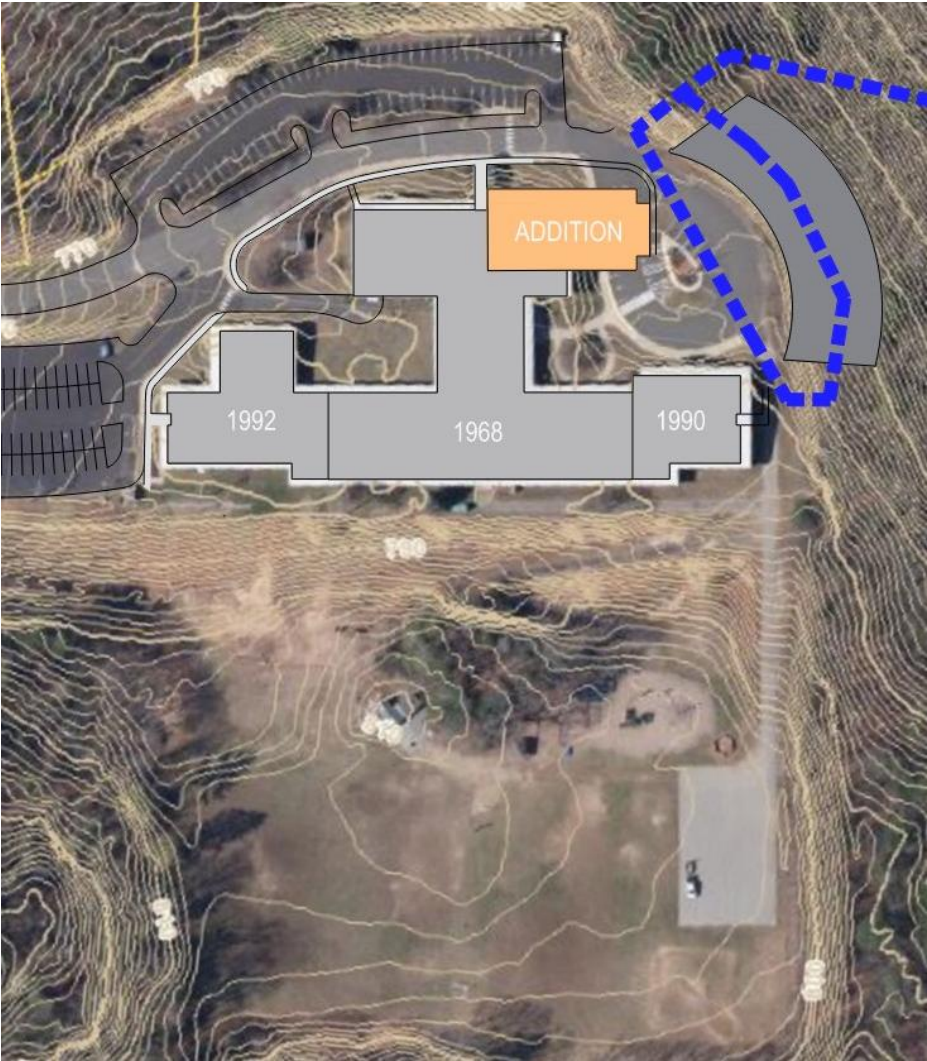
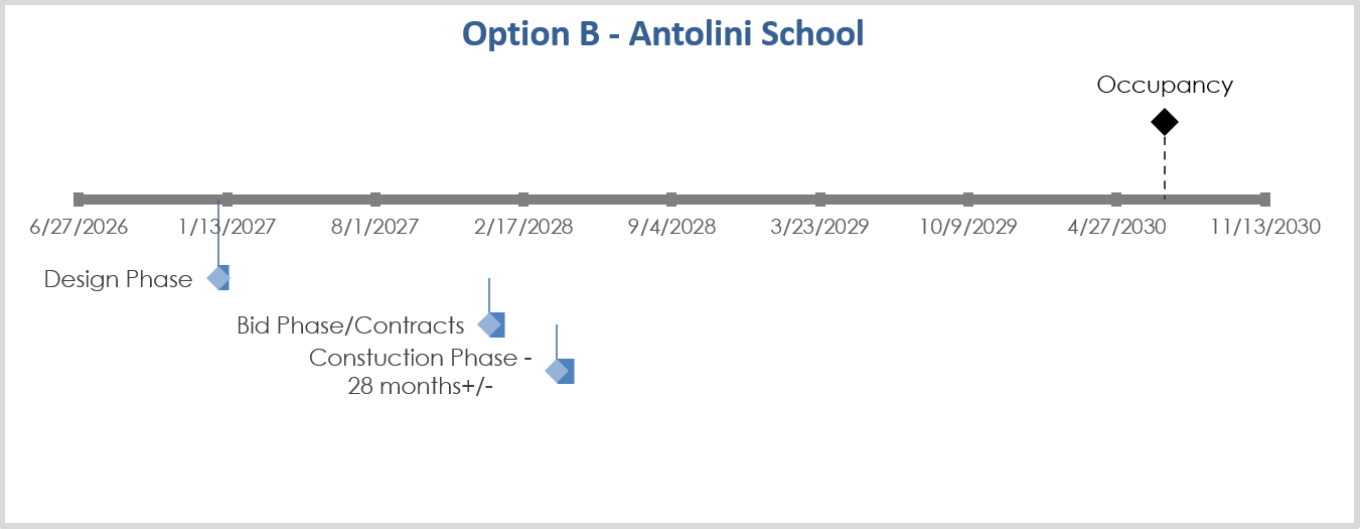
- Utilizes existing building/history
- Program expansion of Specials, SPED, Intervention, Media, office configuration, etc.
- Brings entire building to like new condition/ improves all systems, layout, codes and finishes

Drawbacks:

- Building large compared to site (over maximum building coverage – zone R2)
- Gym and Café not separated – doesn't work with scheduling: need to add
- Revised office configuration is tight
- Site size - layout constraints: limited space for parking, playgrounds, drop off, etc.
- 1st grade upstairs
- Addition at BS displaces septic system
- Asbestos at existing BS
- Unoccupied construction – adds additional cost to locate portables at NHE during construction (30 months+/-)
- Overall cost

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

B – Antolini School: Renovate as New with gym addition



Project Subtotal	\$ 57,034,450.00
Escalation (mid point of construction)	\$ 10,894,492.50
Total Anticipated Project Cost	\$ 67,928,942.50
Anticipated Reimbursement Rate	35.43%
Anticipated Reimbursement	\$ 24,067,224.33
Anticipated Town Share	\$ 43,861,718.17

Option B: Antolini School Grades 3-6: 249 students

Benefits:

- Utilizes existing building/history
- Brings entire building to like new condition/ improves all systems, layout, codes and finishes
- New gym provides better opportunities for scheduling lunch and physical education (improves frequency of gym use)
- Provides town with a standard elementary gymnasium
- Removes the underutilized tiered multipurpose room (auditorium)

Drawbacks:

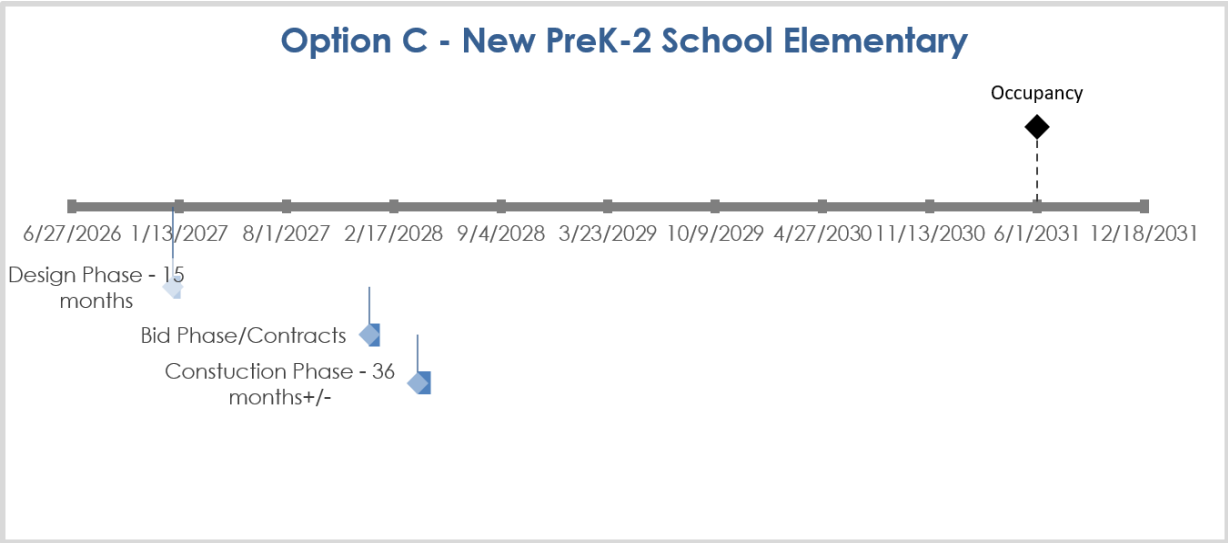
- Site development required to adjust bus loop
- Phased occupied construction adds time and disruption
- Overall cost

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 School

C – New School: New Construction @ Antolini Site – Unoccupied Construction



Project Subtotal	\$ 60,418,000.00
Escalation (mid point of construction)	\$ 10,522,519.72
Total Anticipated Project Cost	\$ 70,940,519.72
Anticipated Reimbursement Rate	22.66%
Anticipated Reimbursement	\$ 16,072,284.15
Anticipated Town Share	\$ 54,868,235.57

Option C: New Construction PK-2 @ 208 students

Benefits:

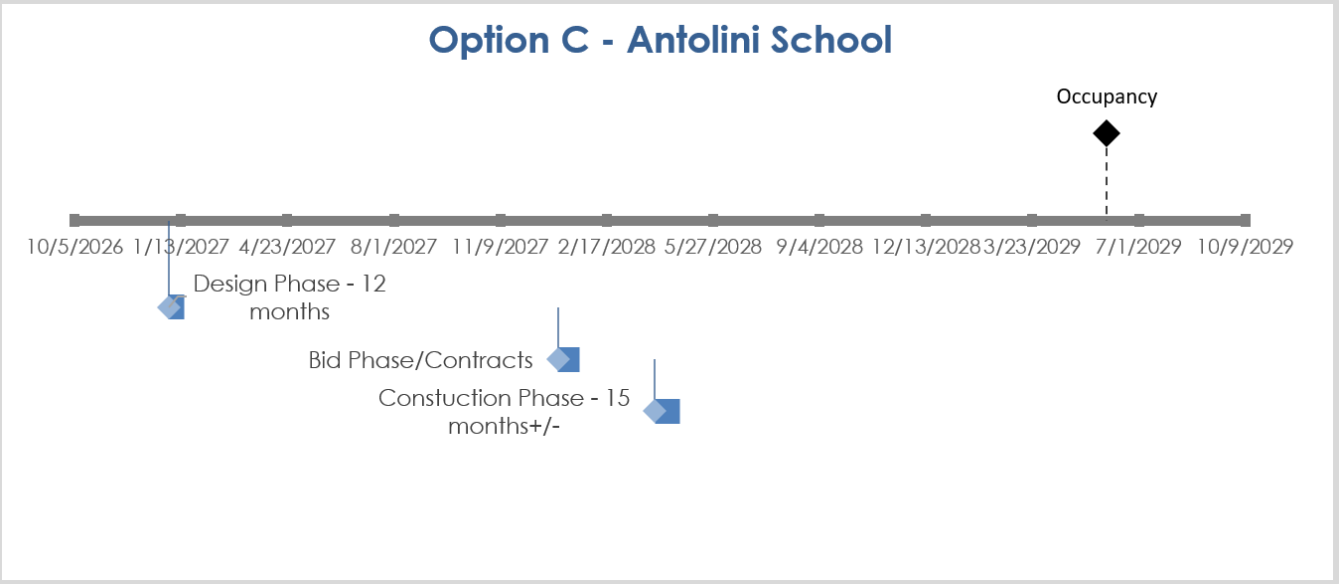
- New Construction – no impact on school during construction
- Modern design/layout & construction: public vs private, separate wings
- Meets all program requests
- High performance= energy efficient above the code requirements
- Creates district campus
- Shares fields with Antolini
- Separate bus, parent and PreK drop off/pick up areas
- More secure location than both existing schools
- Potential to incorporate Central Office for greater district efficiencies

Drawbacks:

- Larger cost / less reimbursement
- Site work – roads utilities
- Potential ledge
- Site taken from town hiking area
- All schools on one side of town

Option C: Combine PK-2 into 1 school @ New School

C –Antolini School: Facility Conditions / Gym & Central Office Add – Phased Construction



Project Subtotal	\$ 27,483,337.00
Escalation (mid point of construction)	\$ 3,396,940.45
Total Anticipated Project Cost	\$ 30,880,277.45
Anticipated Reimbursement Rate	25.24%
Anticipated Reimbursement	7,596,365
Anticipated Town Share	\$ 23,283,912.05

Option C: Antolini School Grades 3-6: 249 students

Benefits:

- Utilizes existing building/history
- Minimally addresses facility conditions
- New gym provides better opportunities for scheduling lunch and physical education (improves frequency of gym use)
- Incorporating Central Office creates district wide campus, improves Admin efficiencies and frees up space at Town Hall for Senior Center or other use
- Removes the underutilized tiered multipurpose room (auditorium)
- Provides town with a standard elementary gymnasium

Drawbacks:

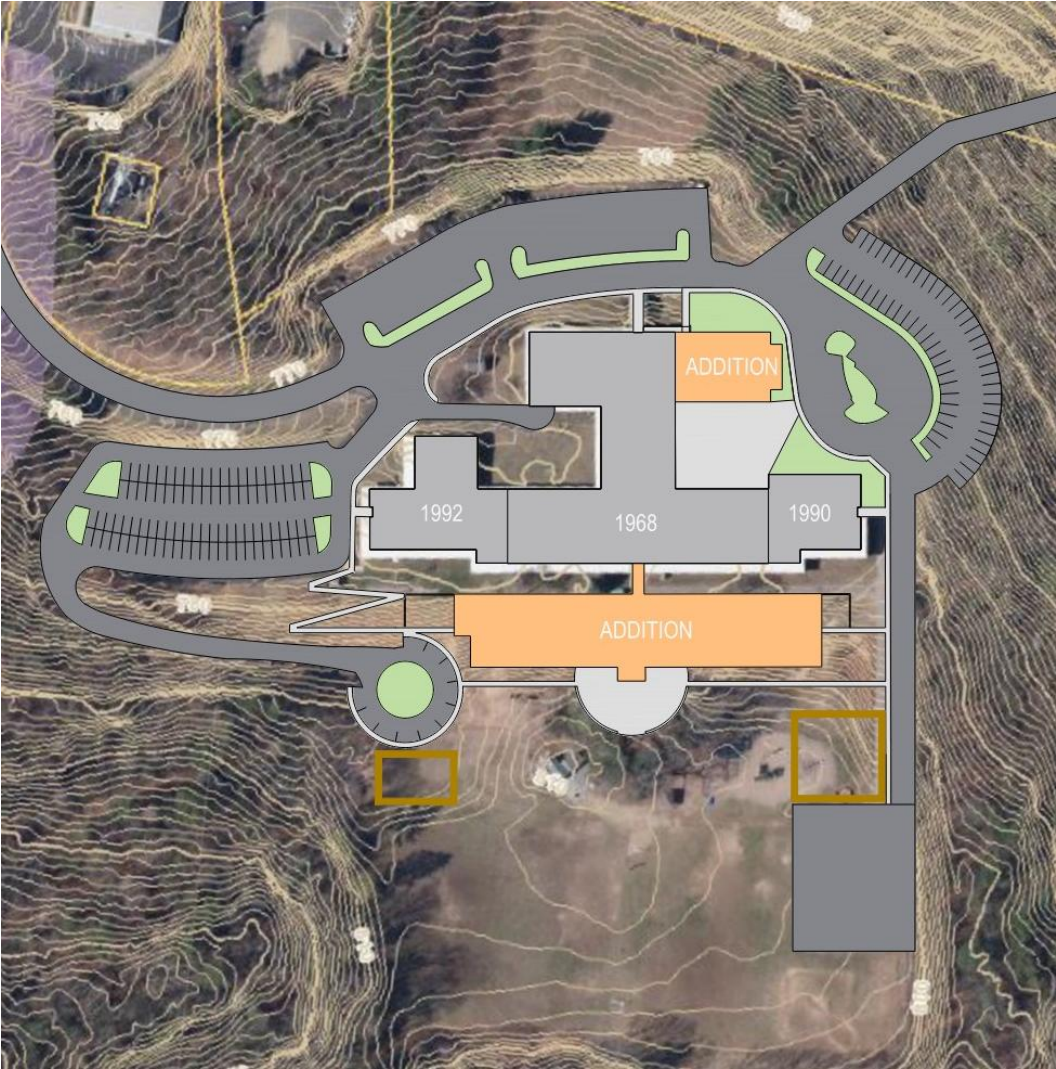
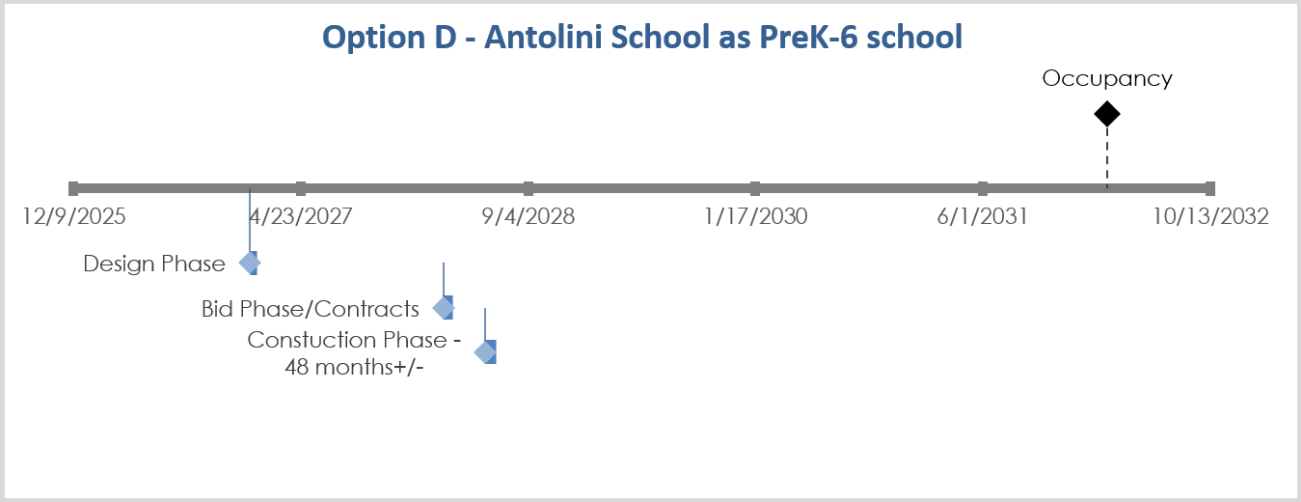
- Site development required to adjust bus loop
- Won't address all program adjustments or layout adjustments that renovation would
- Many existing components remain needing maintenance
- Phased occupied construction adds time and disruption

Option D – One district wide elementary school at Antolini

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

Option D: Antolini 1Prek-6 School @ 449 students

D – Antolini School: Renovate as New with Additions – Phased Construction



Project Subtotal	\$ 80,175,450.00
Escalation (mid point of construction)	\$ 16,747,147.41
Total Anticipated Project Cost	\$ 96,922,597.41
Anticipated Reimbursement Rate	39.45%
Anticipated Reimbursement	\$ 38,233,764.54
Anticipated Town Share	\$ 58,688,832.88

Option D: Antolini 1Prek-6 School @ 449 students

Benefits:

- Rear Addition – little impact on school during construction
- Houses PreK-2 in separate wing
- Meets all program requests
- Brings entire building to like new condition/ improves all systems, layout, codes and finishes
- High performance = energy efficient above the code requirements
- Creates district campus
- Separate PreK drop off/pick up
- More secure location than both existing schools
- Potential to incorporate Central Office for greater district efficiencies

Drawbacks:

- Site work – roads utilities / Potential ledge
- Site taken from field area
- Phased occupied construction - adds time and disruption
- One school on one side of town

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

Request for Reduced program Option E

Requests:

- Limit expansion of Special Ed services
- Limit expansion of Specials (Art, Music, Health)
- Include minor front/side additions only @ NHE

E1- New Hartford Elementary: Renovate as New with additions for 149 PreK- grade 1 students

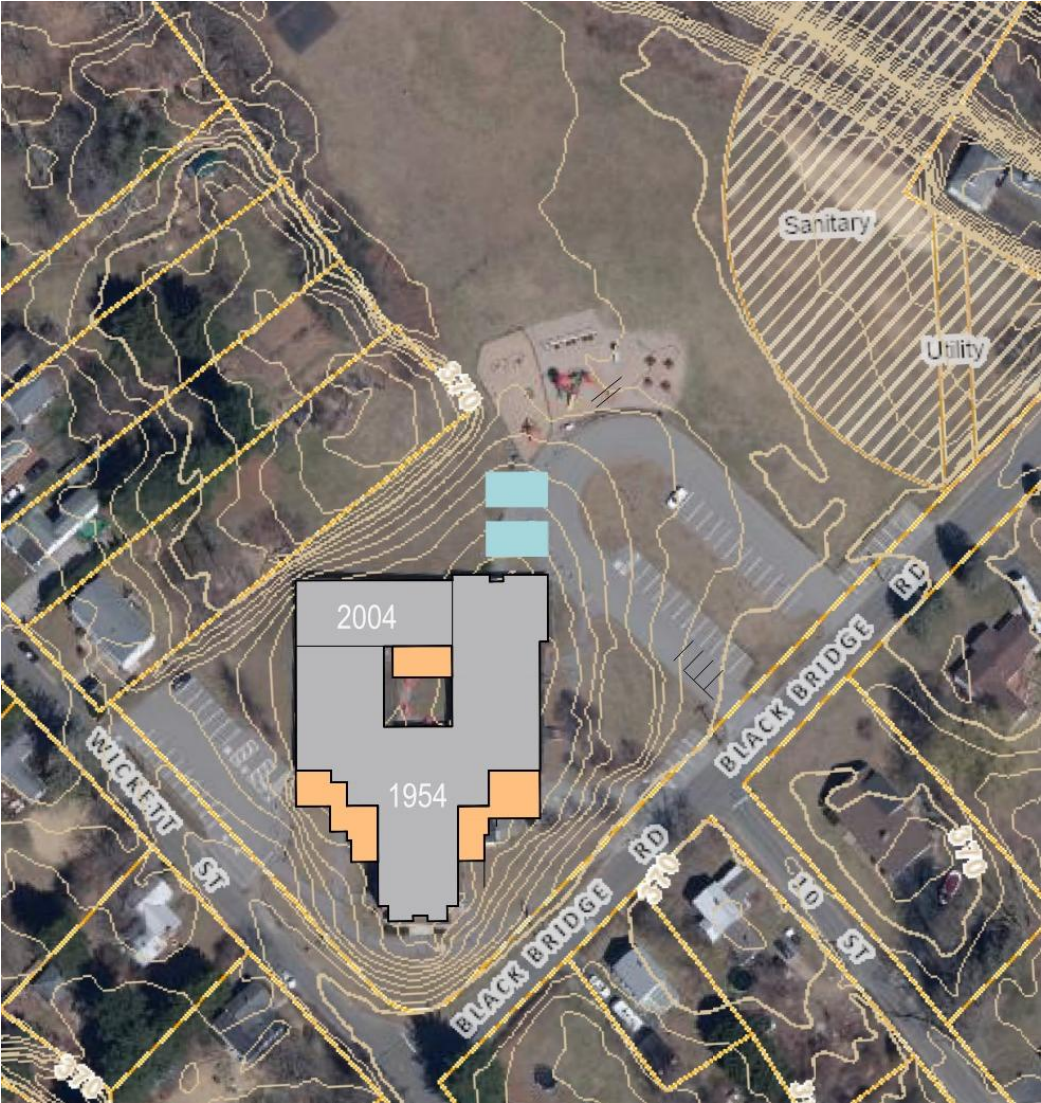
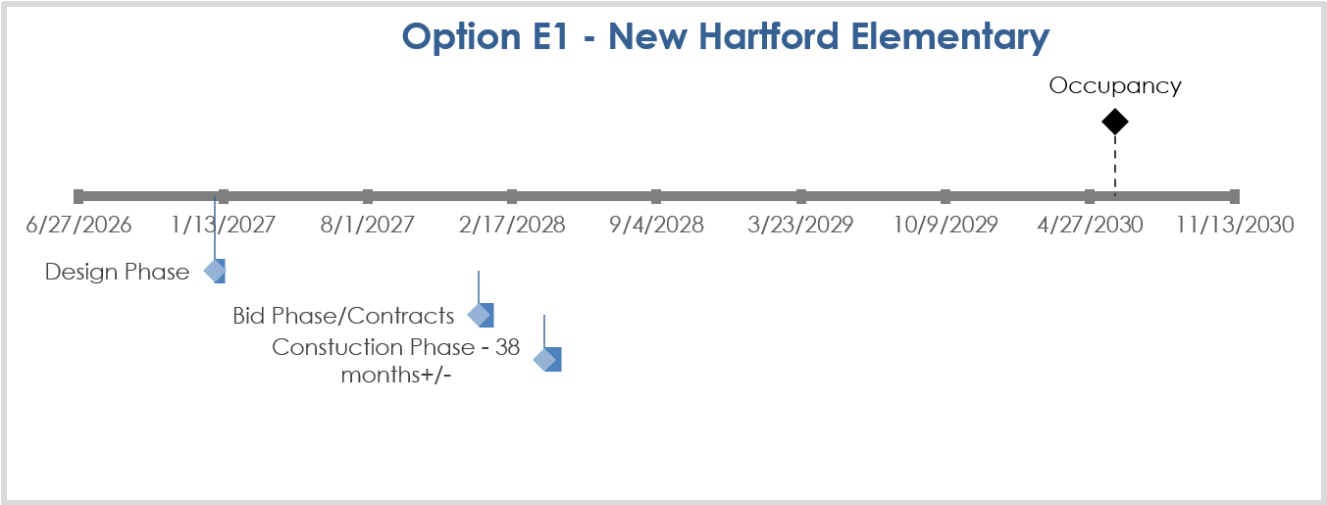
Antolini: Facility Conditions & Addition for 300 students

E2- Bakerville School: Renovate as New with additions for 149 PreK- grade 1 students

Antolini: Facility Conditions & Addition for 300 students

Option E: 2 schools: PreK-1 & 2-6

E1 – New Hartford: Renovate as New with Additions – Phased Construction



Project Subtotal	\$ 29,144,250.00
Escalation (mid point of construction)	\$ 5,567,018.06
Total Anticipated Project Cost	\$ 34,711,268.06
Anticipated Reimbursement Rate	40.88%
Anticipated Reimbursement	14,191,016
Anticipated Town Share	\$ 20,520,252.01

Option E1: New Hartford PreK-1 @ 149 students - Reduced Program

Benefits:

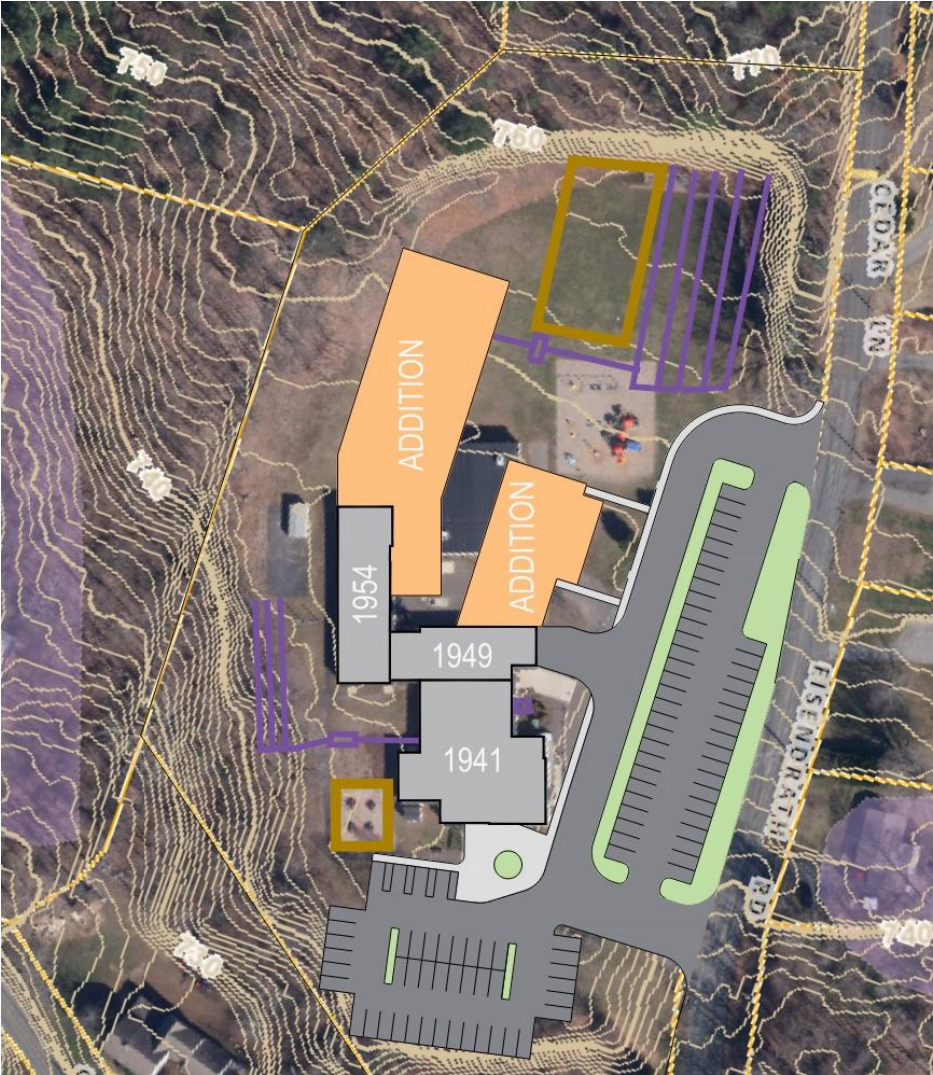
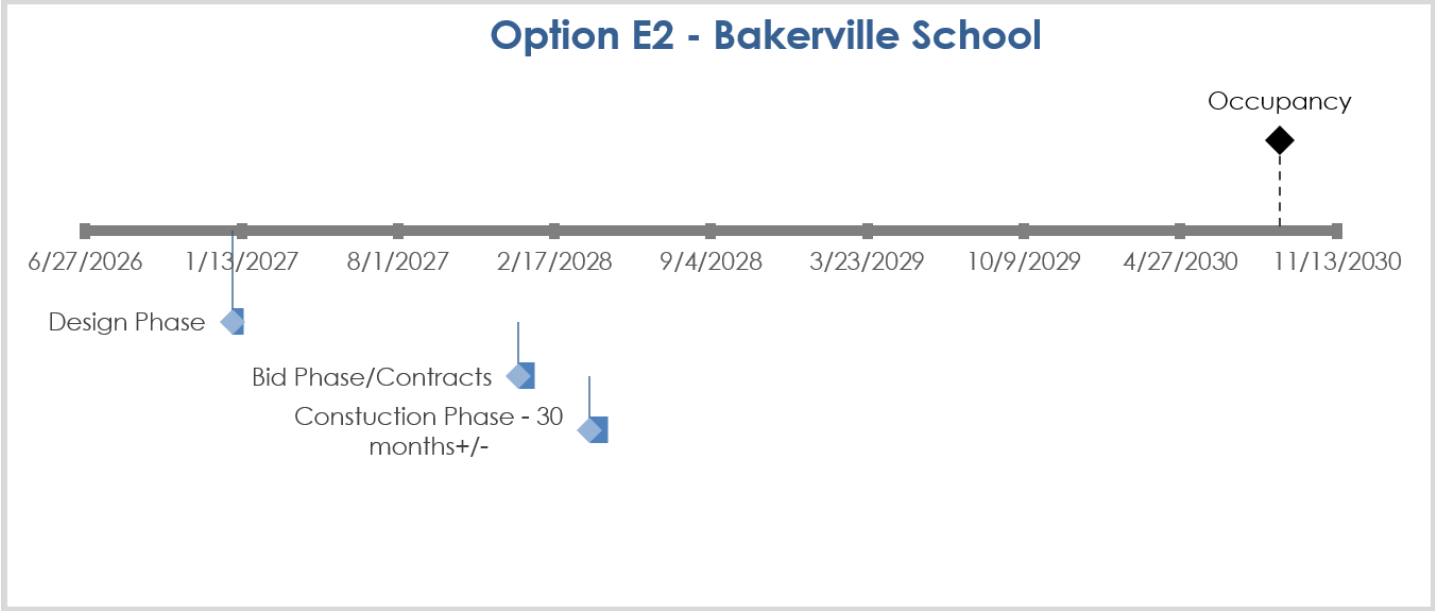
- Utilizes existing building
- 1 buildings on each side of town (total of 2)
- Some limited program expansion
- Brings entire building to like new condition/ improves all systems, layout, codes & finishes

Drawbacks:

- Specials remain in 1 class for 3 uses
- Cannot fit all classrooms as requested – 2 classroom addition is included in estimate
- All Special Ed and Intervention services not met
- Gym and Café not separated
- Revised office configuration is squeezed in
- Kindergarten does not have individual restrooms
- PreK and K still undersized
- Site size - layout constraints: limited space for parking, playgrounds, drop off, etc.
- Multiple additions add expense
- Phased occupied construction - adds time and disruption

Option E2: Bakerville School PreK-1

E2 – Bakerville School: Renovate as New with Additions – Unoccupied Construction



Project Subtotal	\$ 35,951,110.00
Escalation (mid point of construction)	\$ 8,794,062.85
Total Anticipated Project Cost	\$ 44,745,172.85
Anticipated Reimbursement Rate	39.34%
Anticipated Reimbursement	\$ 17,601,867.73
Anticipated Town Share	\$ 27,143,305.12

Option E2: Bakerville School PreK-1 @ 149 students - Reduced Program

Benefits:

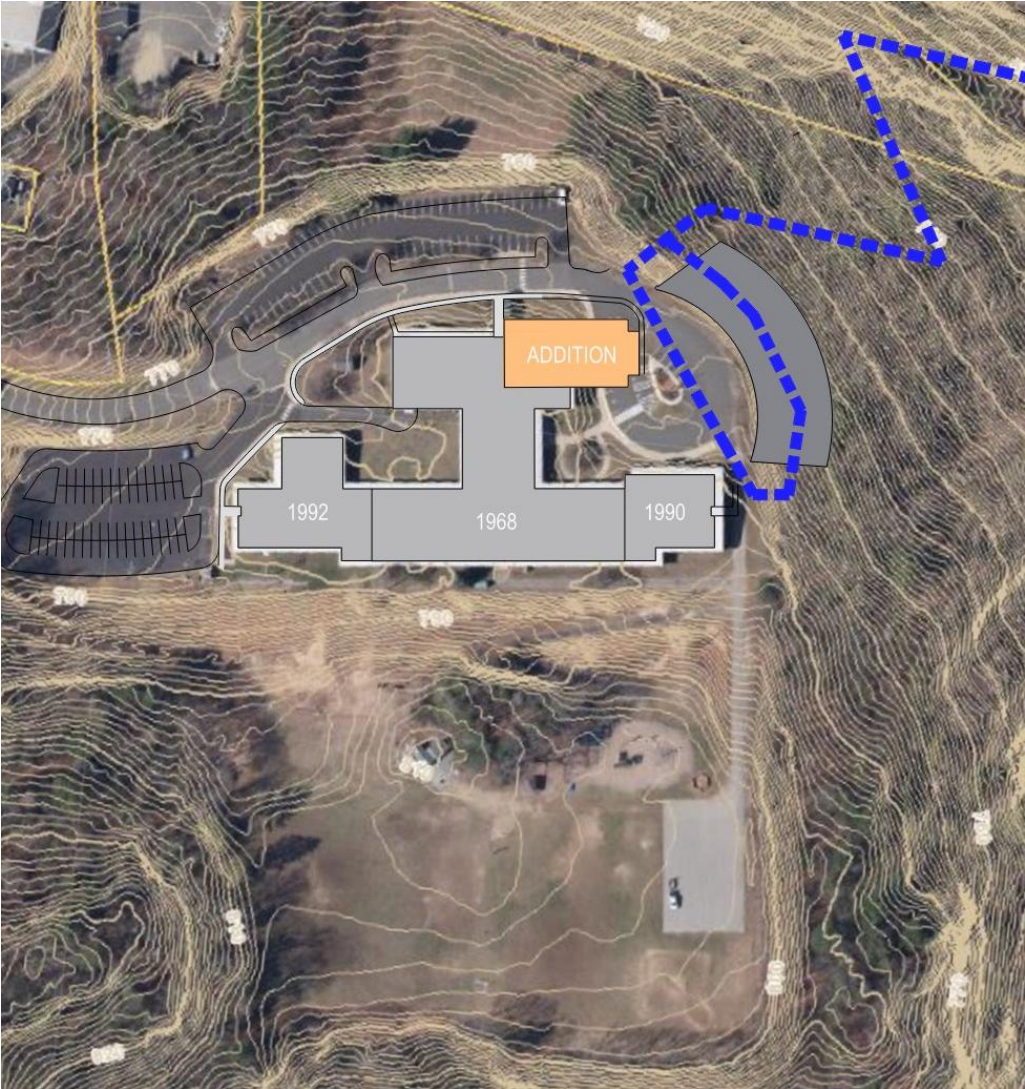
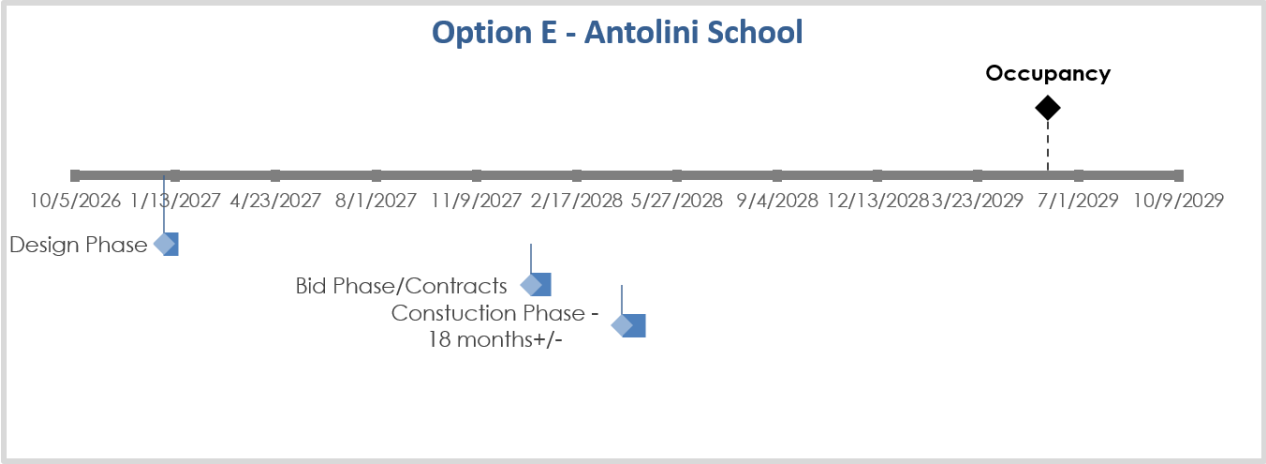
- Utilizes existing building / Some limited program expansion
- PreK and K right sized classrooms
- Adds a more functional gym (same size as NHE)
- Brings entire building to like new condition/ improves all systems, layout, codes & finishes

Drawbacks:

- Specials remain in 1 class for 3 uses
- More additions than New Hartford “equal”
- All Special Ed and Intervention services not met
- Gym and Café not separated
- Revised office configuration is tight
- Building large compared to site (over maximum building coverage – zone R2)
- Site size - layout constraints: limited space for parking, playgrounds, drop off, etc.
- Addition at BS displaces septic system
- Asbestos at existing BS
- Unoccupied construction – adds additional cost to locate portables at NHE during construction (30 months+/-)

Option E1 & 2: Antolini School 2nd-6th grade Conceptual Test Fit

E – Antolini: Facility Conditions with Additions – Phased Construction



Project Subtotal	\$ 23,233,337.00
Escalation (mid point of construction)	\$ 4,437,939.10
Total Anticipated Project Cost	\$ 27,671,276.10
Anticipated reimbursement rate	31.57%
Anticipated reimbursement	\$ 12,362,673.07
Anticipated Town Share	\$ 15,308,603.03

Option E: Antolini School 2nd-6th grade school @ 300 students

Benefits:

- Utilize Oak Hill classrooms
- Creates better school utilization rate – 85%
- Gym will improve school scheduling for PE and lunch
- Addresses facility conditions

Drawbacks:

- Not optimal developmental grouping /outside the mainstream of CT school design:
A 2–6 school combines early elementary students with pre-adolescents.
- Cannot support additional lunch waves & gym class - Need Cafeteria/Gym separation/expansion
- With no added intervention/SPED spaces support for 2nd grade is limited or reduced for other grades:
2nd graders are still in primary grades, instruction is heavily focused on:
foundational reading, basic numeracy, greater teacher direction, more
intensive behavioral support = added need for Intervention & support services
- Limits expansion of Life Skills program
- Playgrounds for age group may be needed

Overall Summary

OPTIONS		Bakerville School		New Hartford Elementary	Antolini School	New School	DISTRICT TOTALS	
A5: 3 schools	Configuration	Grades K-2		Grades PreK-2	Grades 3-6		(2)PreK/K-2 (1) 3-6	
	Project Type	RNV & ADD		FCA	FCA		RNV & ADD/FCA	
	Projected Enrollment	110 students		98 students	249 students		457	
	Total Square Footage	19,270		23,405	58,117		100,792	
	Total Anticipated Project Cost	\$ 21,077,714.98		\$ 15,344,638.64	\$ 14,412,795.85		\$ 50,835,149.48	
	Anticipated Town Share	\$ 12,330,463.27		\$ 11,792,636.25	\$ 10,892,090.73		\$ 35,015,190.24	
B: 2 schools	Configuration	Grades PreK-2			Grades 3-6		(1)PreK/K-2 (1) 3-6	
	Project Type	RNV & ADD			RNV & ADD		RNV & ADD	
	Projected Enrollment	208 students			249 students		457	
	Total Square Footage	52,856	52,830		58,117		110,973	110,947
	Total Anticipated Project Cost	\$ 66,514,801.56		\$ 60,228,785.86	\$ 67,928,942.50		\$134,443,744.06	\$128,157,728.36
	Anticipated Town Share	\$ 46,606,921.46		\$ 40,739,889.68	\$ 43,861,718.17		\$90,468,639.63	\$84,601,607.85
C: 2 schools	Configuration				Grades 3-6 & C.O.	Grades PreK-2	(1)PreK/K-2 (1) 3-6	
	Project Type				FCA & ADD	NEW	NEW/FCA	
	Projected Enrollment				249 students	208 students	457 + Central Office	
	Total Square Footage				68,015	56,918	124,933	
	Total Anticipated Project Cost				\$ 30,880,277.45	\$ 70,940,519.72	\$ 101,820,797.17	
	Anticipated Town Share				\$ 23,372,450.01	\$ 54,868,235.57	\$ 78,240,685.58	
D: 1 school	Configuration				Grades PreK-6		(1) PreK-6 w/ CO	
	Project Type				RNV & ADD		RNV & ADD	
	Projected Enrollment				449 students		449	
	Total Square Footage				79,867		79,867	
	Total Anticipated Project Cost				\$ 96,922,597.41		\$ 96,922,597.41	
	Anticipated Town Share				\$ 58,688,832.88		\$ 58,688,832.88	
E: 2 schools	Configuration	Grades PreK-1			Grades 2-6		(1) PreK-1, (1) 2-6 w/ CO	
	Project Type	FCA with ADD			FCA with ADD		FCA with ADD	
	Projected Enrollment	149 students			300 students		449	
	Total Square Footage	32,960	31,405		64,015		96,975	95,420
	Total Anticipated Project Cost	\$ 44,745,172.85		\$ 34,711,268.06	\$ 27,671,276.10		\$ 72,416,448.95	\$ 62,382,544.16
	Anticipated Town Share	\$ 27,143,305.12		\$ 20,520,252.01	\$ 15,414,224.18		\$42,557,529.31	\$35,934,476.19

Legend	
FCA:	Facility Conditions Assessment
RNV:	Renovate as New
ADD:	Addition
NEW:	New Construction

Next Steps

1. Narrow to Viable Options

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

Task Force Options Evaluation Matrix Criteria:

Identify which direction best aligns with your priorities.

1. COST	
Overall Project Cost	3
Probable State Reimbursement	3
Net Cost to District	3
Cost Predictability	2
Ongoing Operating Costs (staffing, utilities, maintenance)	3
Busing Costs	2

2. CONSTRUCTION ISSUES	
Phasing & Sequencing	2
Disruption to Existing Programs	2
Site Conditions & Constraints	2
Traffic Patterns at Site(s)	1

3. EDUCATIONAL RESULTS	
Program Fit (curriculum alignment)	3
Flexibility for Future Use	3
Consistent quality of experience among students	2
Teacher Collaboration by Grade (instructional grouping)	2
Resource Sharing Efficiency Between Schools (food service, equipment, specialist staff)	2
Alignment with NHPS Mission Statement	2

4. PROJECT RESULTS (12)	
Safety & Security	3
Community Improvements	1
Accessibility	2
Potential for Alternative / Repurposed Building Use	2
Transportation Times & Traffic Patterns at Site(s) Long-Term	2