



August 27, 2020 – Town Public Hearing

Colliers Project Leaders

WHERE PERFORMANCE MATTERS

Newington Public Schools – Anna Reynolds Elementary School Renovation
Presentation of Project Overview



Newington Public Schools
Preparing The Next Generation Of World Leaders

› EXISTING CONDITIONS

› Findings

- Roof has exceeded life expectancy, replacement required
- Security and Safety improvements are necessary (SSIC – School Safety Infrastructure Council Guidelines)
- ADA accessibility – recommend a new elevator
- Grant required abatement
- Outdated mechanical systems/indoor air quality
- Building envelope is not energy efficient
- Inadequate storage space
- Canopy deterioration
- Nurse's office undersized
- Programming constraints (i.e. only one Pre-school room with a restroom, one without)
- Some wall settlement and cracking





› PROPOSED RE-PROGRAMMING OF THE SCHOOL SPACES

- Programming based on the revised Educational Specifications
- Use the existing building footprint to accommodate new program and layout
- Maximize the existing footprint
- Group the grades into clusters to minimize the separation of grades within the building
- Introduce new security measures
- Introduce new Pre-K Classrooms
- Locate and consolidate learning support functions more strategically
- Upgrade Health Services
- Provide sensory paths within hallways
- Address the general storage challenges

› REVISED EDUCATIONAL SPECIFICATIONS

- › Preliminary Educational Specifications were approved by the Board of Education on January 15, 2020
 - › Fundamental goals of the project
- › Updated format proposed by Colliers has been accepted by OSCG&R for projects at other school districts
- › Expanded level of detail for each program space
- › Provides specific program matrix utilizing the existing building areas
- › Revised Educational Specifications were approved by the Board of Education on June 8, 2020

EARLY ELEMENTARY – GRADES ONE AND TWO

SPACE: Existing. Varies between 795 and 810 square feet (each classroom)

NUMBER: Nine (9) classrooms

Toilet

Sinks

Classroom Storage

Teacher Storage

Student Storage

Lighting

Flooring

Display

Student Furniture

Teacher Furniture

Other Furniture

Special Needs/Equipment

Classroom Technology

Computers

INTERMEDIATE – GRADES

SPACE: Existing. Varies b

NUMBER: Nine (9) classrooms

Toilet

Sinks

Classroom Storage

Teacher Storage

Anna Reynolds Elementary School, N



Newington Public Schools
Newington, Connecticut

DRAFT ELEMENTARY EDUCATIONAL SPECIFICATIONS

for Anna Reynolds Elementary School

Preliminary Educational Specifications document approved by the Newington Board of Education on
January 15, 2020

Revised Educational Specifications document anticipated approval by the Newington Board
of Education on June 8, 2020

Educational Specifications Review Group:

Dr. Maureen Brummett, Superintendent of Schools

Jason Smith, Principal, Anna Reynolds Elementary School

Lucian Jachimowicz, Chief Finance and Operations Officer

Members of the Board of Education:

Paul Vessella, Chairperson

Robert Tofeldi, Sr., Vice Chairperson

Steven Silvia, Secretary

Michael Branda, Board Member

Bruce Fletcher, Board Member

Emily Guion, Board Member

Beth Manke Hutvagner, Board Member

Cindy Stamm, Board Member

Jessica Weaver, Board Member

ENROLLMENTS AND SPACE STANDARDS

- Space standard calculation dictates how much of the eligible costs are reimbursable (statutory)
- Based on an 8-year high projected enrollment for the school starting the fall after submission of the Grant Application
- Office of School Construction Grants and Review (OSCG&R) wants buildings to be “Right-Sized”, a.k.a. close to the space standard

- Anna Reynolds 8-year maximum enrollment is 443 students which includes 60 Pre-K students (30 new students)
- Equates to a space standard calculation of 53,160 square feet
- Existing building is 61,644 square feet, exceeds space standards

Newington Public Schools
Anna Reynolds Elementary School
April 20, 2020 Space Standard Calculation

SPACE STANDARD WORKSHEET

This worksheet should be completed and submitted with the application for any N (New), E (Extension), A (Alteration, or RENO (Renovation).

Project Enrollment	Pre K & K	State Standard Space Specifications						
		Grade	1	2	3	4	5	6
Allowable Square Footage per Pupil								
0-350	124	124	124	124	124	156	156	180
351-750	120	120	120	120	120	152	152	176
751-1500	116	116	116	116	116	148	148	170
Over 1500	112	112	112	112	112	142	142	164

- Under the column headed “Projected Enrollment”, find the range within which your school’s highest project 8-year enrollment falls.
- Using the figures on that line, complete the grid below for only those grades housed within the school.

Pre-K	120	6
K	120	7
1	120	8
2	120	9
3	120	10
4	120	11
5	120	12

- Total (grades Pre-K through 12)
- Number of grades housed
- Average [(a)(b)]
- Highest Project 8-year Enrollment
- Maximum Square Footage [(c) x d]

720
6
120.00
443
53,160

- Total Square Footage at completion of project:
 - Existing Area constructed pre-1950
 - Multiply “a” by 80%
 - Area (at completion of project) constructed 1950 or later
 - Square footage for space standards computation (b+c)

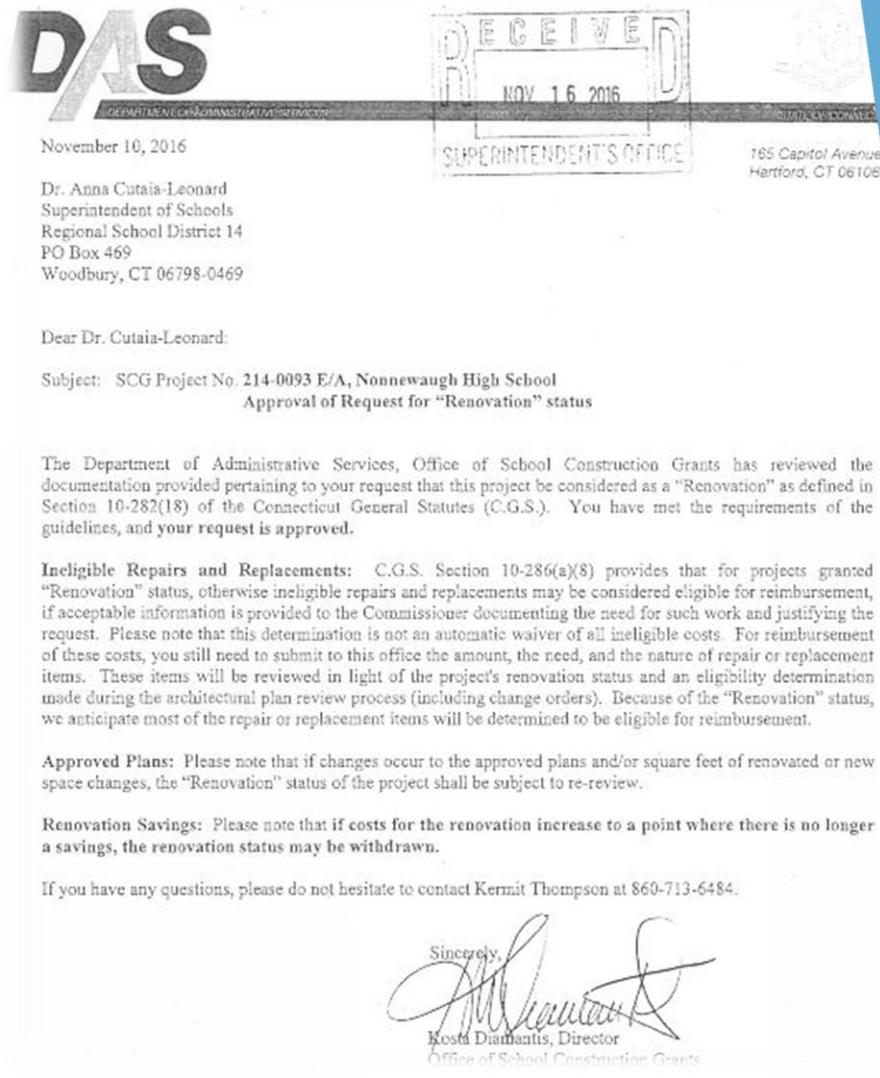
0
0
61,644
61,644

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

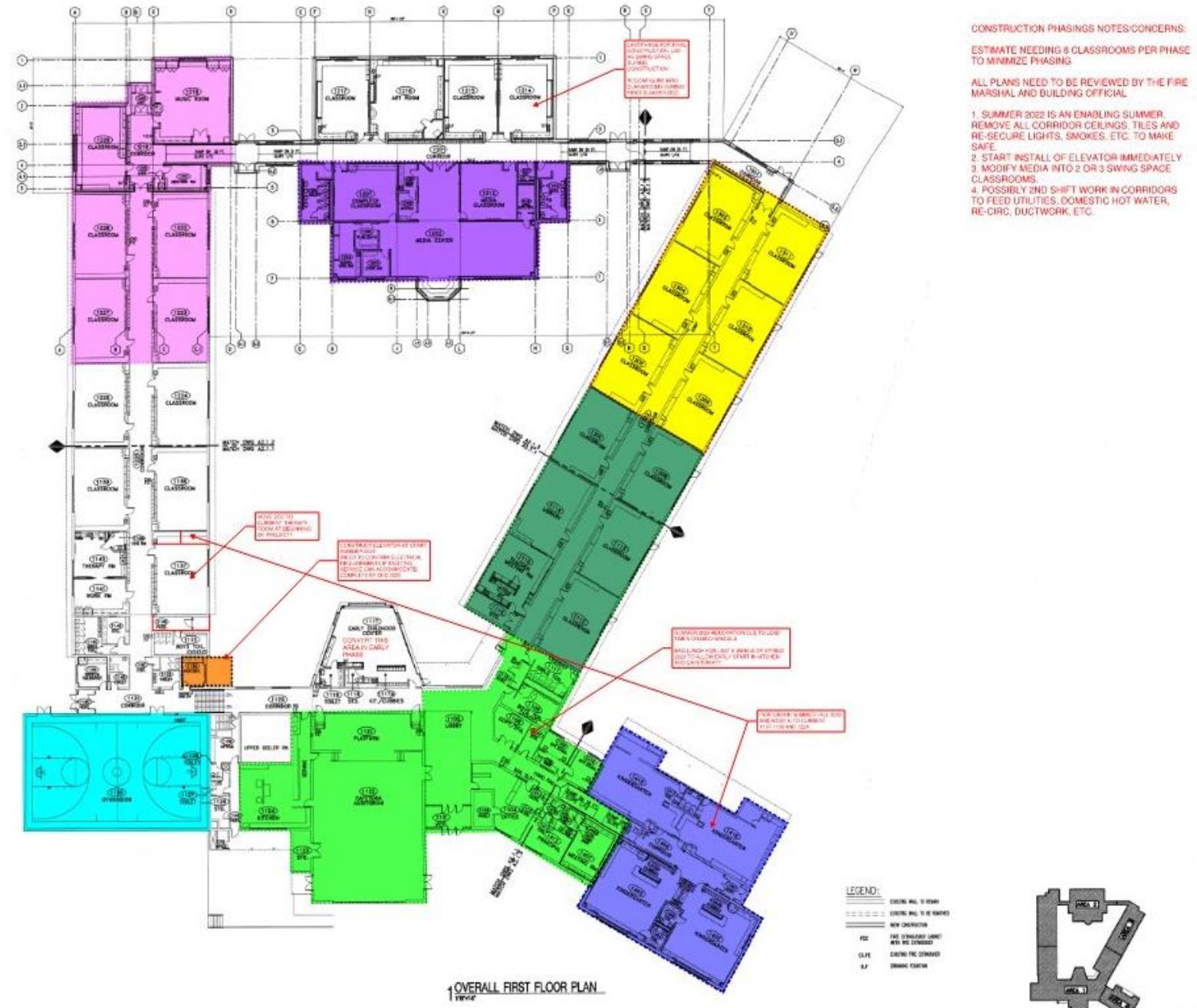
86.24% *

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

› RENOVATION STATUS a.k.a. “RENOVATE AS NEW”



- › “Renovate As New” projects are submitted as Alteration projects unless OSCG&R has provided administrative approval with “Renovation” status
- › Determine if facility is a candidate for renovation status
- › Renovation status is presently being endorsed by a licensed architect
- › Renovation status greatly reduces the ineligible costs



› CONSTRUCTION PHASING OF SCHOOL RENOVATIONS

- Work to be addressed over 18 months and in multiple phases
- Use of existing classrooms as “swing spaces” to minimize the project duration
- Maximize the renovation work during the (2) summer periods
- Use of a second or “night” shift to expedite the work and minimize overall impact to an occupied facility
- Schedule the work to best minimize the effect on students and teachers
- Take work areas as large as possible to reduce phases

PROJECT SCHEDULE

- Referendum November 3, 2020
- 12 Month Estimated Design Schedule
- 18 Month Estimated Construction Schedule
- Current Estimated Completion Date is end of 2023



› PRELIMINARY PROJECT BUDGET

- › Total Estimated New Construction (Elevator) and Renovation Costs (Building, Site, and Escalation): **\$27.5 M**
- › Total Estimated FF&E (includes all Furniture, Fixture, and Equipment) Costs: **\$1.7 M**
- › Total Estimated Fees and Expenses (includes all Design, Special Consultants, Commissioning, Project Management, CM Preconstruction, etc.) Costs: **\$4.0 M**
- › Estimated Contingency (both Construction and Owner Project, as a percentage of the project) Costs: **\$2.3 M**
- › **TOTAL ESTIMATED PROJECT BUDGET** **\$35.5 M**
- › District Bonding Capped at \$17.75M