



May 27, 2020

Colliers Project Leaders

WHERE PERFORMANCE MATTERS

Newington Public Schools – Anna Reynolds Elementary School Renovation
Presentation of Educational Specifications, Project Schedule and Budget



Newington Public Schools
Preparing The Next Generation Of World Leaders

WHO WE ARE



400+ EDUCATION
PROJECTS



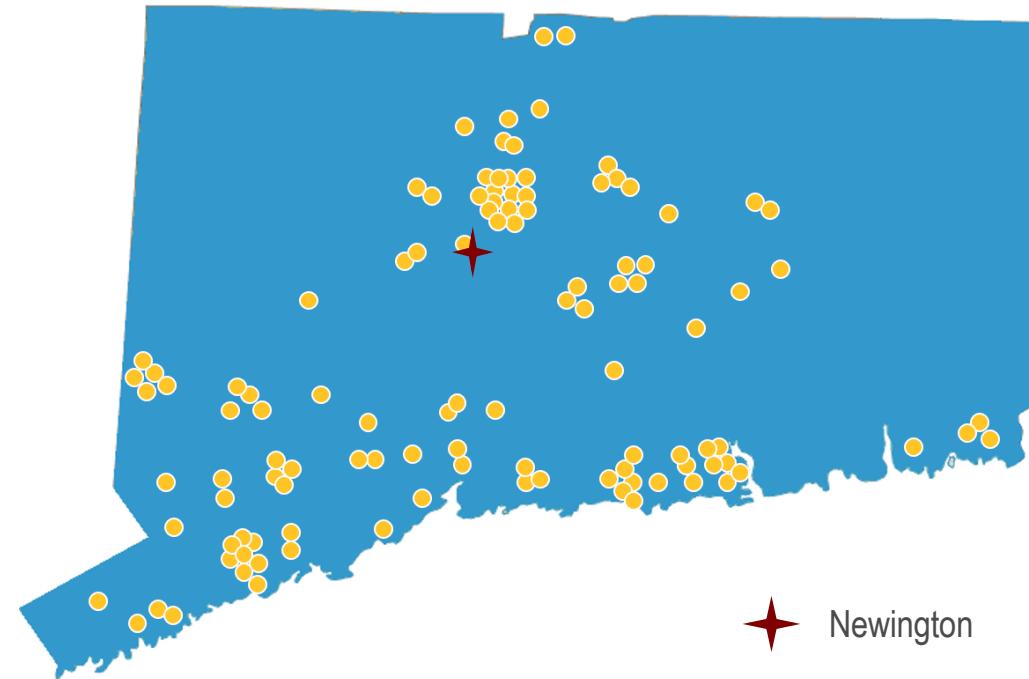
100+ PUBLIC K-12
SCHOOL PROJECTS



\$3 BILLION
CONSTRUCTION VALUE
OF SCHOOL PROJECTS

- › Wethersfield's School Consolidation Program
- › South Windsor's Orchard Hill, Eli Terry and Philip R. Smith Elementary Schools
- › New Fairfield Public Schools
- › Mansfield's New Elementary School
- › Rocky Hill's Moser School
- › **Stonington's Deans Mill Elementary School**
- › **Stonington's West Vine Street School**
- › Branford's Francis Walsh Intermediate School
- › North Haven Middle School
- › New London's Bennie Dover Jackson Middle School
- › **Regional School District 14 Nonnewaug High School**
- › **East Hampton High School**
- › Windham High School

Public K-12 Experience



Charles Warrington -
Director



John Koplas – Sr. PM

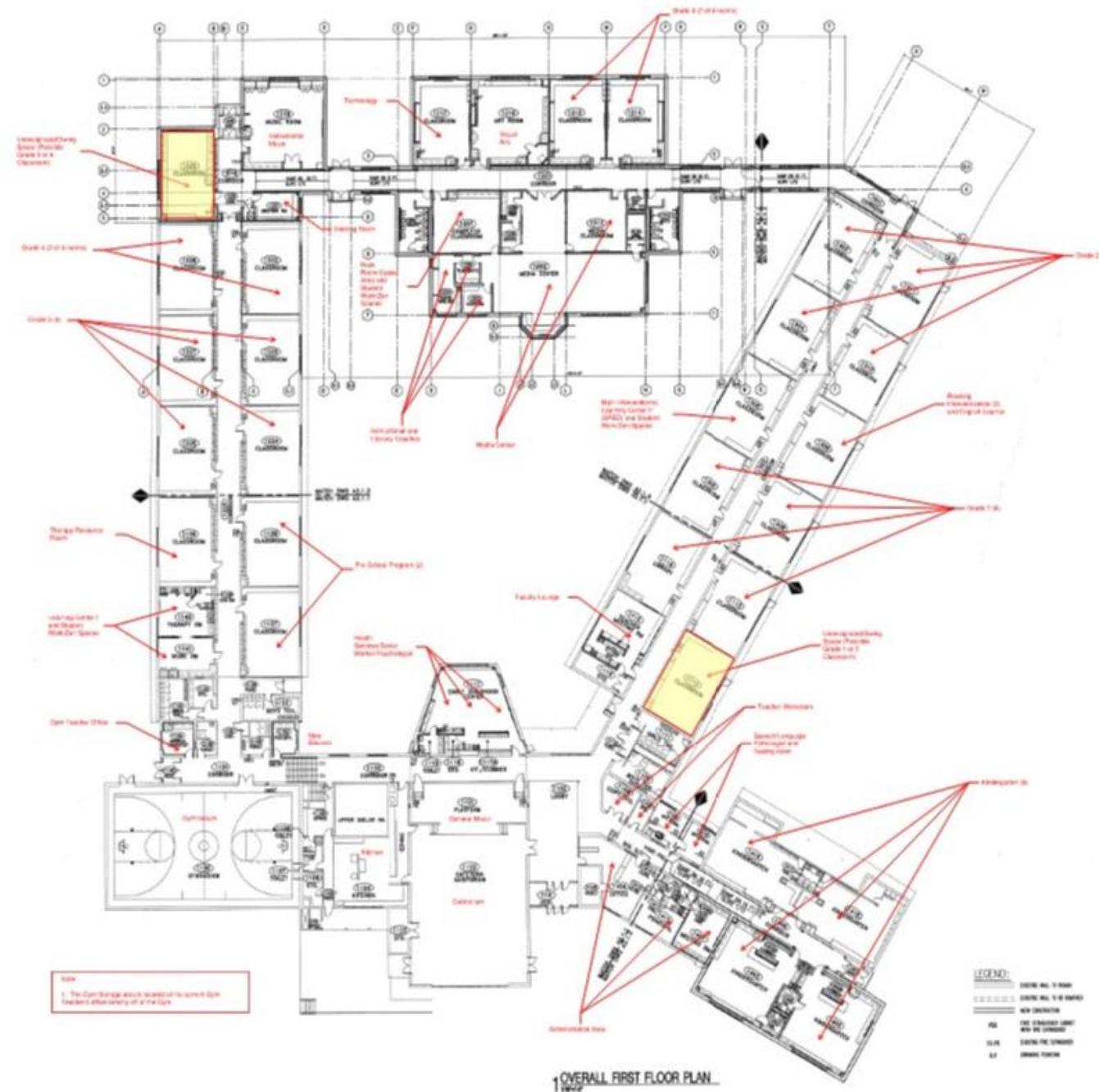


- › Activities Completed Since April 8, 2020
- › Colliers Project Leaders (CPL) has conducted a field investigation of the school
- › Compilation of existing floor plans and verification of building areas
- › Confirmation of existing program spaces
- › Assessment of the enrollment projections
- › Space Standard Calculations
- › Drafting of the Revised Educational Specifications
- › Project Schedule Development
- › Preliminary Construction Phasing Assessment
- › Preliminary Estimated Project Budget Development



› VERIFICATION OF EXISTING BUILDING AREA & PROGRAM SPACES

- Verify existing building area versus the State of Connecticut space standard
- Space standard dictates how much reimbursement a district receives
- Confirm if additions to the building may be required
- Confirm sizes of classrooms
- Support the new revised Educational Specifications
- Accurate budget development
- Understand how the building is managed



› 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
- › Revised Educational Specifications initially forwarded by the Superintendent to the Board of Education on May 22, 2020
- › Updated format 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

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 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 that 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	148	148	170	170
Over 1500	112	112	112	112	142	142	164	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)

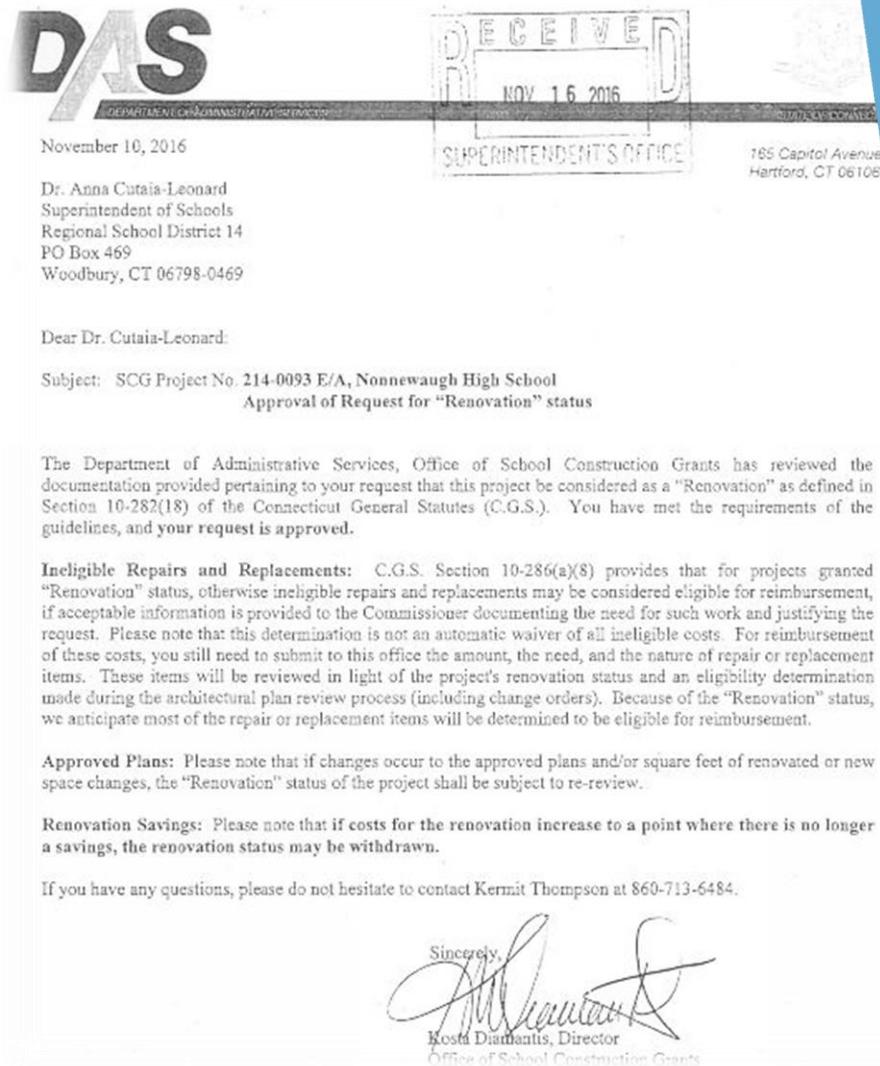
0
0
61,644
61,644

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

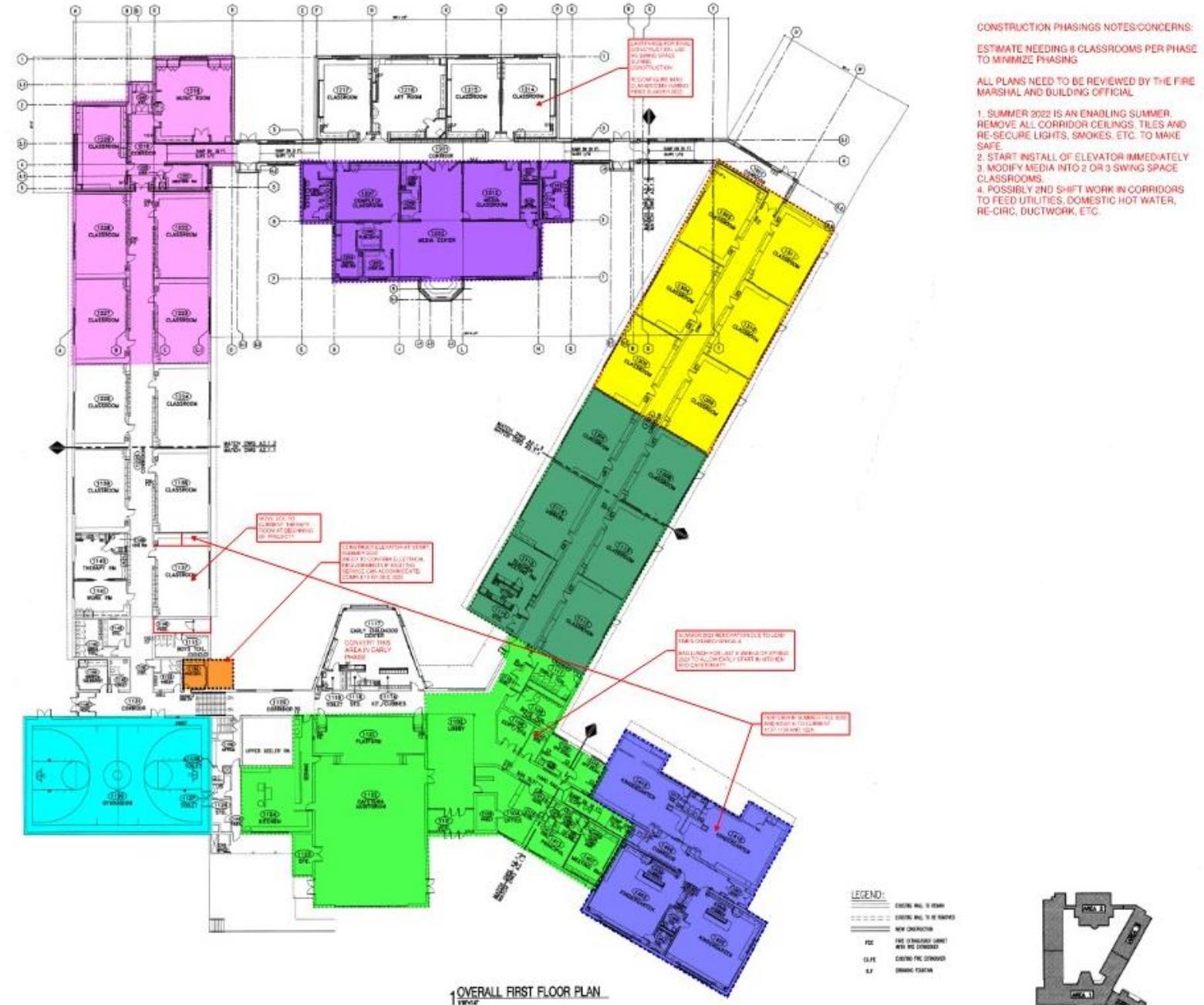
86.24% *

*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 candidate for renovation status
- › Two ways to procure renovation status:
 - Administrative Approval from OSCG&R
 - Notwithstanding Legislation
- › Ideal to partner with OSCG&R to procure Renovation status via Administrative Approval vs. Notwithstanding Legislation
- › Renovation status greatly reduces ineligible costs
- › Recommend meeting with OSCG&R immediately to discuss the project and the goal of renovation status



› 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

Newington, Town of
Anna Reynolds Elementary School

SCHEDULE

- **Grant submission to the State by June 30, 2020 deadline**
- **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**
- › Estimated District Share is \$16M to \$19M

› STATUS OF GRANT APPLICATION

- › Enrollment Projection Updated by NESDEC - Done
- › Remaining Local Resolutions - Done
- › Preliminary Hazardous Materials Evaluation - Done
- › Phase 1 Environmental Site Assessment - Done
- › Approval of Revised Educational Specifications- Done
- › Authorization of Total Project Budget by BOE and Town Council- Done
- › Approval by Town Council to hold referendum in November- Done
- › Form SCG-053, Site Analysis - Done
- › Approval of budgets, schedule and estimated district reimbursement - Done

