



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



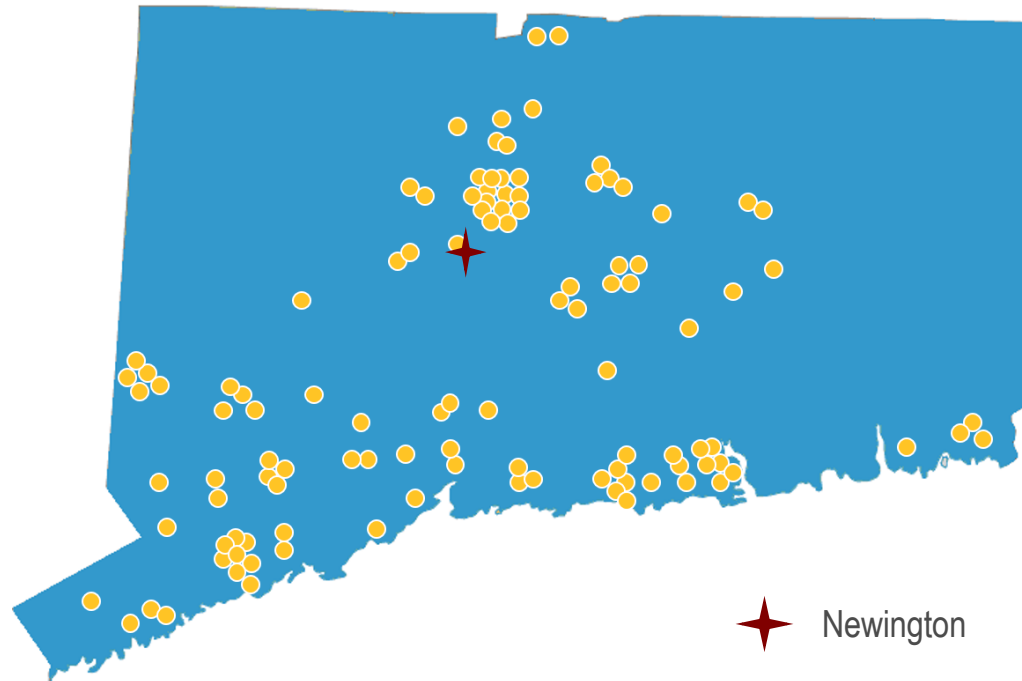
100+ PUBLIC K-12  
SCHOOL PROJECTS



\$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**

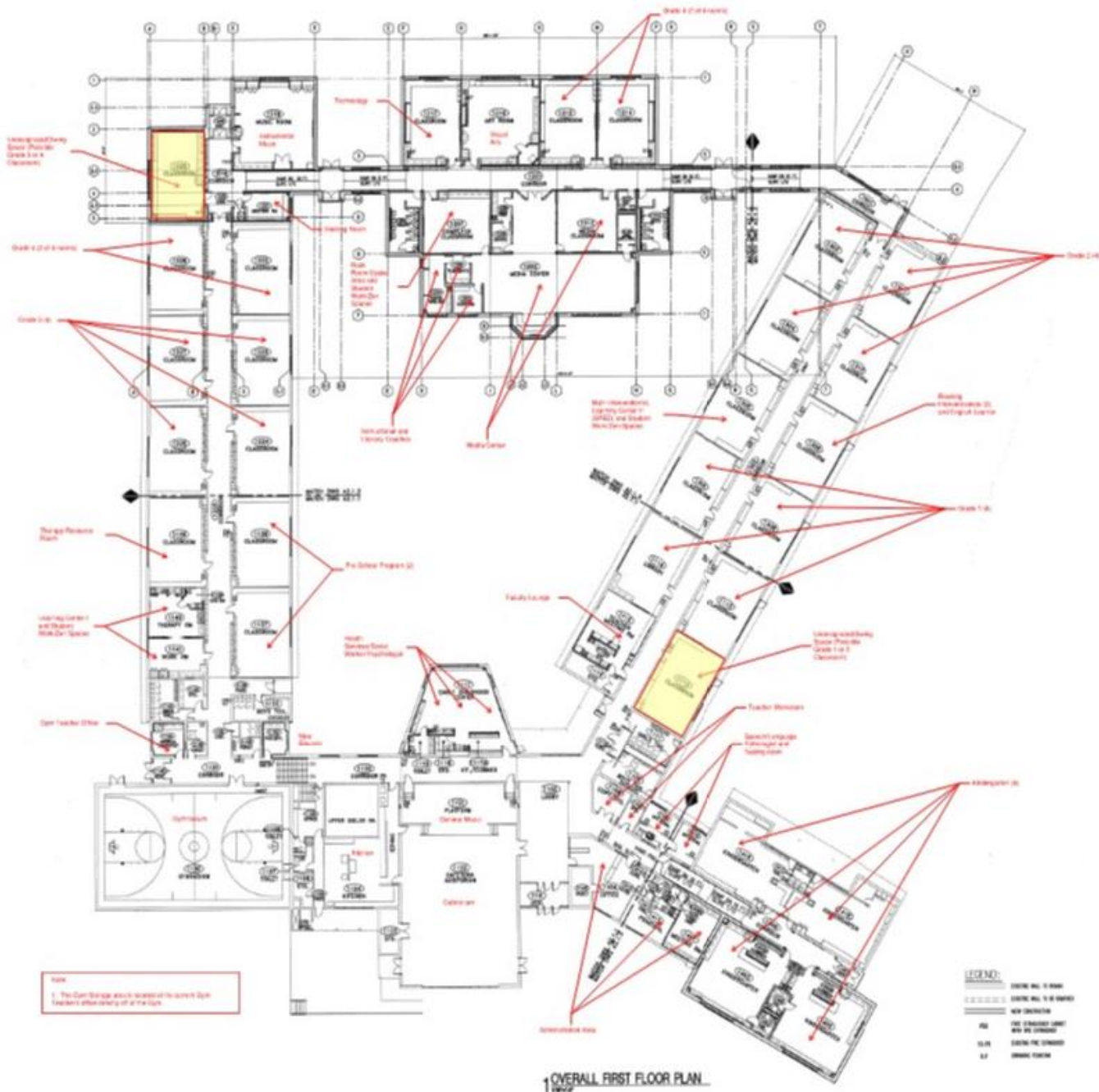


## › Activities Completed Since April 8, 2020

- › 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







## › 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	
<b>SPACE:</b>	Existing. Varies between 795 and 810 square feet (each classroom)
<b>NUMBER:</b>	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	
<b>SPACE:</b>	Existing. Varies between 795 and 810 square feet (each classroom)
<b>NUMBER:</b>	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 Tofeldt, 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 (Renov)

### State Standard Space Specifications

Project Enrollment	Pre K & K	1	2	3	4	5	6	7	8
Allowable Square Footage per Pupil									
0-350	124	124	124	124	124	156	156	180	180
351-750	120	120	120	120	120	152	152	176	176
751-1500	116	116	116	116	116	148	148	170	170
Over 1500	112	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		12

(a) Total (grades Pre-K through 12)	720
(b) Number of grades housed	6
(c) Average [(a)/(b)]	120.00
(d) Highest Project 8-year Enrollment	443
(e) Maximum Square Footage [ c x d]	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 is no grant reduction

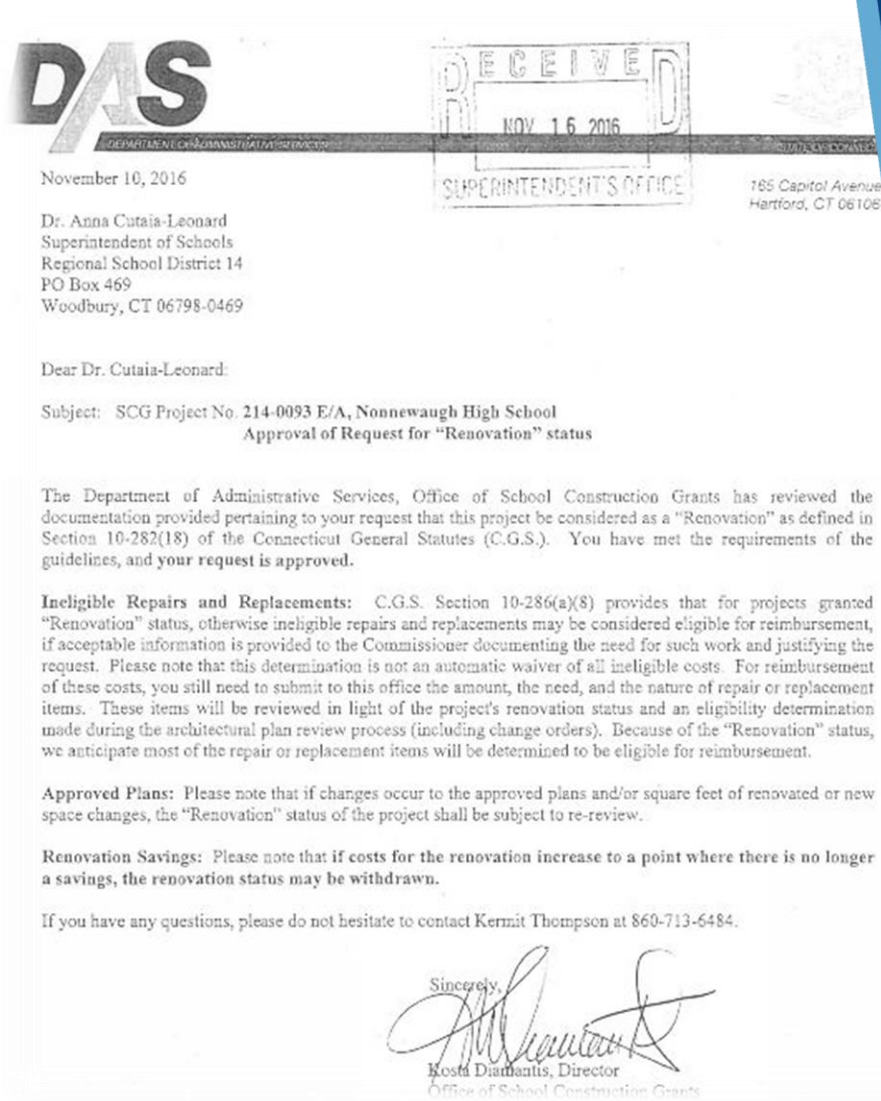
If line 3d is greater than line 2e, divide line 2e by line 3d

66.24% \*

\*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 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 PHASINGS NOTES/CONCERNS:

ESTIMATE NEEDING 8 CLASSROOMS PER PHASE  
TO MINIMIZE PHASING

ALL PLANS NEED TO BE REVIEWED BY THE FIRE MARSHAL AND BUILDING OFFICIAL

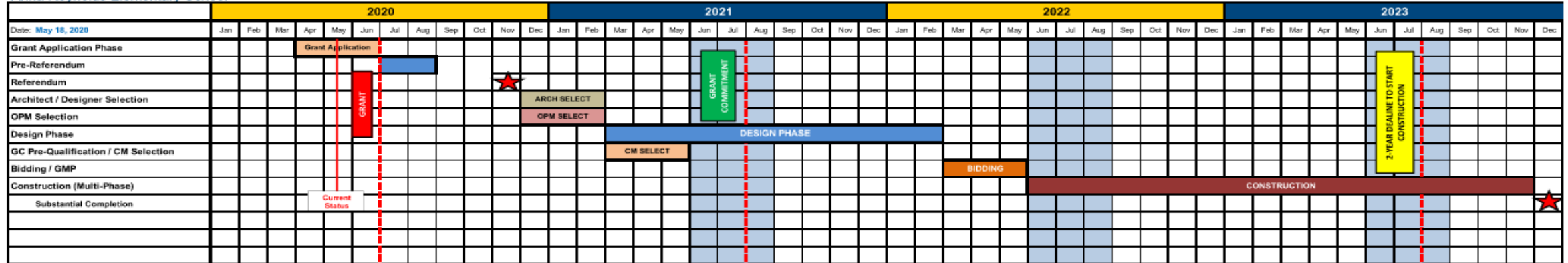
1. SUMMER 2022 IS AN ENABLING SUMMER. REMOVE ALL CORRIDOR CEILINGS, TILES AND RE-SECURE LIGHTS, SMOKES, ETC. TO MAKE SAFE.
2. START INSTALL OF ELEVATOR IMMEDIATELY
3. MODIFY MEDIA INTO 2 OR 3 SWING SPACE CLASSROOMS.
4. POSSIBLY 2ND SHIFT WORK IN CORRIDORS TO FEED UTILITIES, DOMESTIC HOT WATER, RE-CIRC. DUCTWORK, ETC.

## › 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

