



Groton School Facilities Initiative

February
26th 2015

SFITF
Meeting





Introduction

- Task Force Housekeeping items
- Elementary School Construction Alternatives
- Breakout Discussion
- Next Steps
- Communications Plan



CT Space Standards – PreK-5 (632)

OSF Allowable Area *:

79,535 SF

* Incl. 1% per (CGS 10-286, 10 c, 2)

Ed Spec:

83,453 GSF

Exterior Walls (~4% of gross):

3,350 SF

Adjusted Ed Spec:

80,100 SF

Over allowable:

565 SF

Eligibility Factor *:

0.9929

* Target 1.0 to maximize reimbursement

Reimbursement Rate:

0.8000 (Diversity)

0.5857 (Renovate)

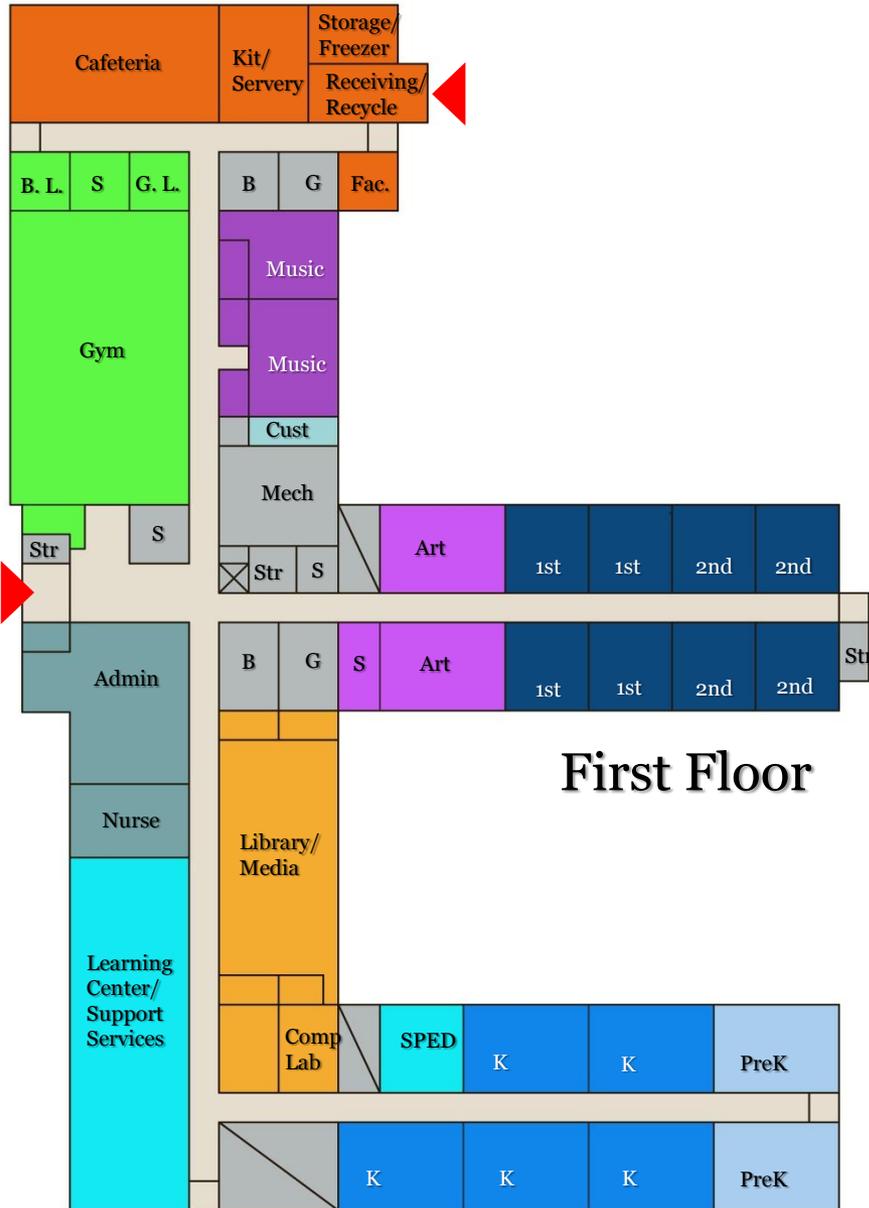
Potential Reimbursement:

0.7943 (Diversity)?

0.5815 (Renovate)



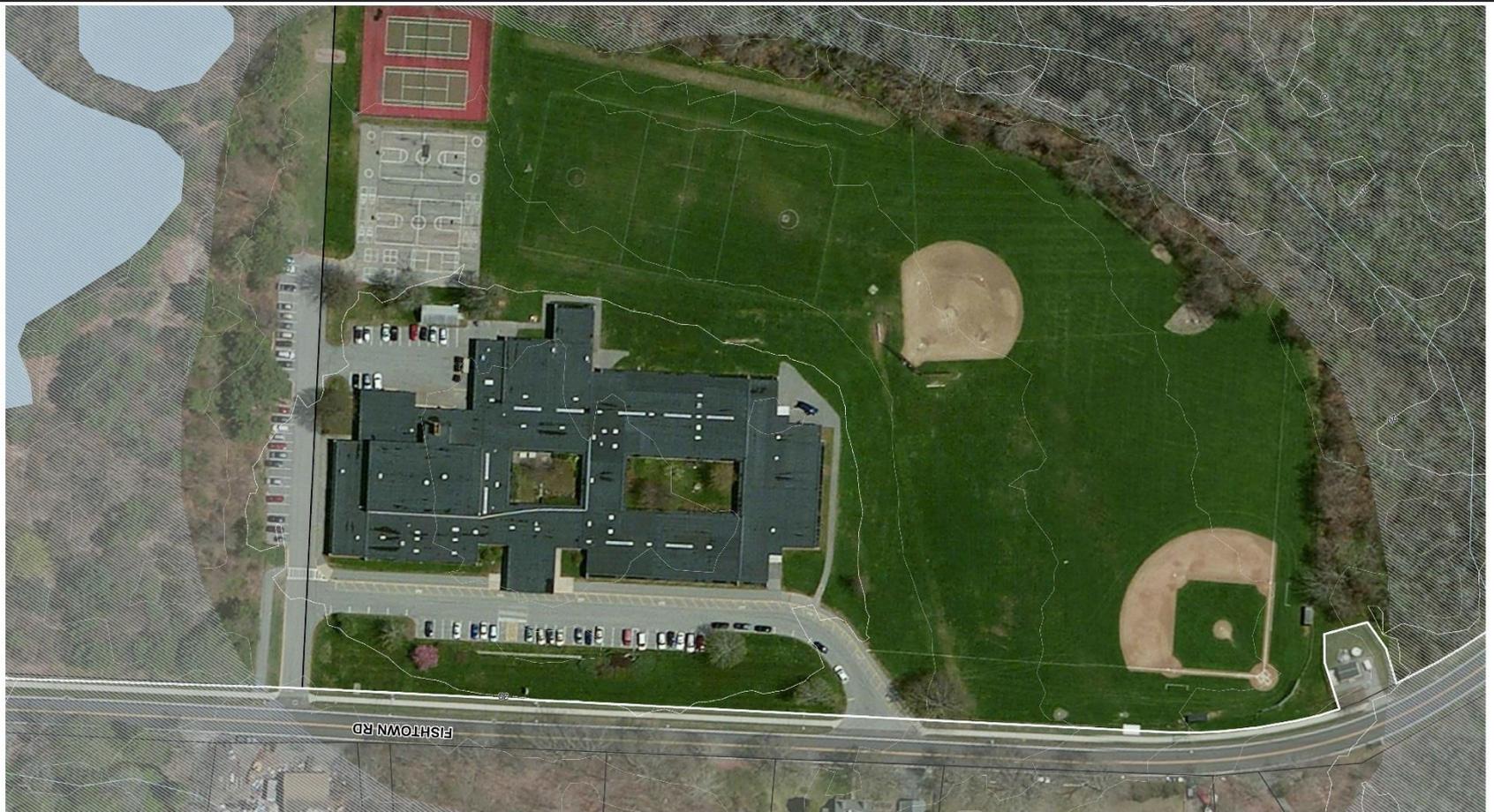
Prototype PK-5 – Layout



Str = Stairs
S = Storage



Cutler ES – Existing Site

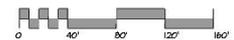


EXISTING CONDITIONS

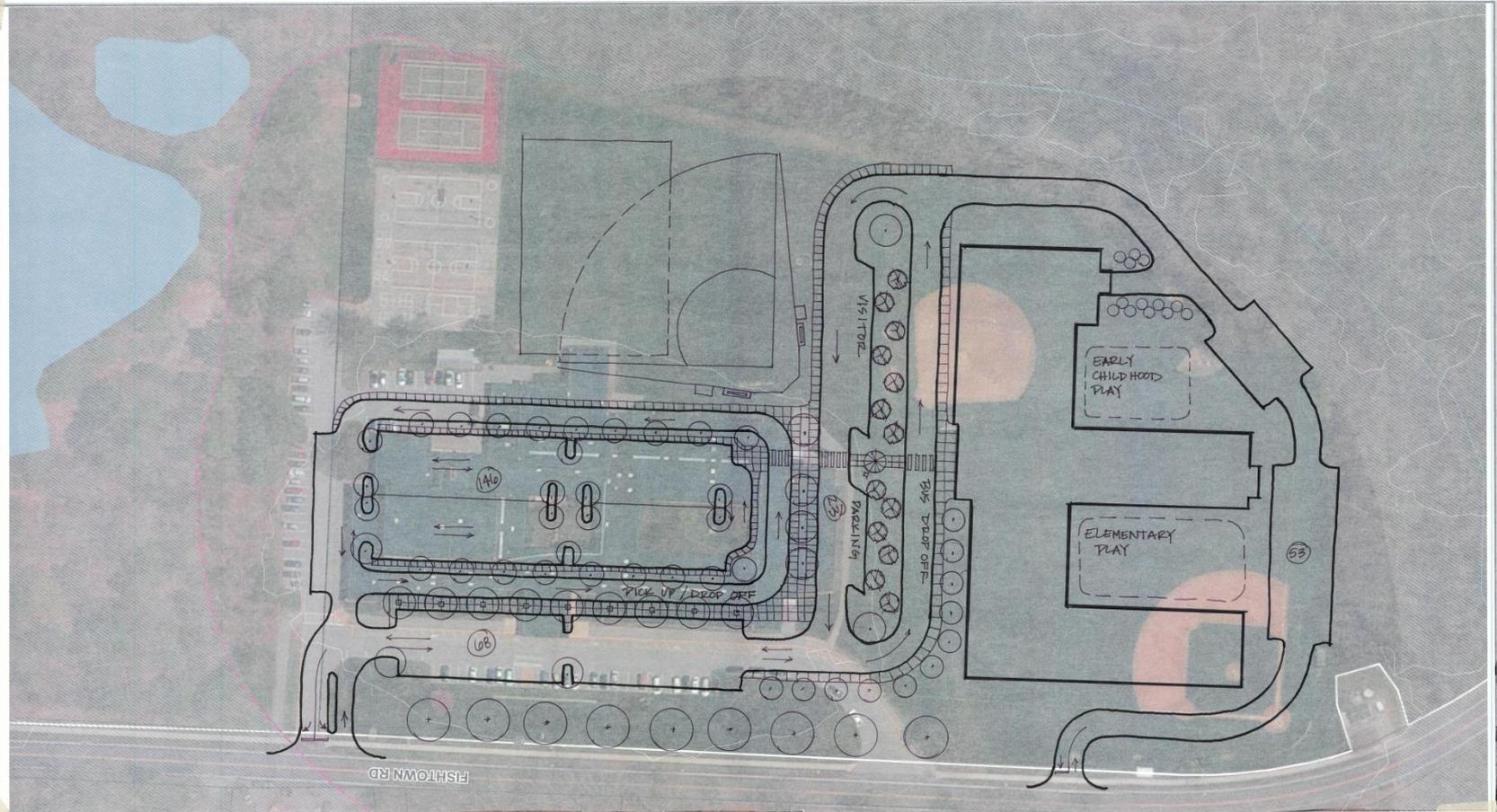
CUTLER SCHOOL - ELEMENTARY CONVERSION SCHOOL FACILITIES INITIATIVE TASK FORCE

160 FISHTOWN ROAD
GROTON, CONNECTICUT

MILONE & MACBROOM + SLAM



Cutler ES – Option 3



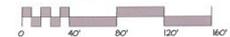
CONCEPT "3"

CUTLER SCHOOL - ELEMENTARY CONVERSION SCHOOL FACILITIES INITIATIVE TASK FORCE

160 FISHTOWN ROAD
GROTON, CONNECTICUT

LEGEND

- PARENT ROUTE
- BUS ROUTE
- - - FEMA



MILONE & MACBROOM + SLAM



Cost Modeling Assumptions

- Building areas based on approved Ed. Spec. space programs, unless noted otherwise
- Estimated state reimbursement based on 2015 reimbursement rates
- Includes High Performance design to meet CT HPBS (16a-38k)
- Construction Manager at Risk (CMaR) delivery
- Escalated at 3% per year through midpoint of construction (Q4, 2017 – MS; Q4, 2019 – ES)



Cost Modeling Assumptions

- No Project Labor Agreement (PLA)
- Excludes Hazardous Building Material abatement costs
- Excludes site acquisition costs, unless noted otherwise
- Groton proceeds “At Risk” with A/E design services after successful referendum to achieve proposed schedules



Scenario 1 Overview

Scenario 1:	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)
	Renovate to New - West Side as New West Side PreK-5 Elementary School (632 Student Enrollment)
	Renovate to New - Cutler to PreK-5 Elementary School (632 Student Enrollment)
	Close Claude Chester, Pleasant Valley and S.B. Butler
	Remove portables at Barnum and Morrison

- Successive construction projects
- Significant escalation costs
- \$200 K included in MS model for site acquisition
- Model includes the following site development/ improvement allowances:
 - \$8 M for New MS
 - \$2.5 M for Cutler
 - \$5 M for West Side



Scenario 1 - Schedule

Scenario 1:	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)
	Renovate to New - West Side as New West Side PreK-5 Elementary School (632 Student Enrollment)
	Renovate to New - Cutler to PreK-5 Elementary School (632 Student Enrollment)
	Close Claude Chester, Pleasant Valley and S.B. Butler
	Remove portables at Barnum and Morrison

Scenario 1	2017												2018												2019												2020								
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	
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Scenario 1 – Cost Summary

Scenario 1:	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)
	Renovate to New - West Side as New West Side PreK-5 Elementary School (632 Student Enrollment)
	Renovate to New - Cutler to PreK-5 Elementary School (632 Student Enrollment)
	Close Claude Chester, Pleasant Valley and S.B. Butler
	Remove portables at Barnum and Morrison

Scenario 1 Cost Breakdown		Gross Building Area	Total Project Cost	Net Cost to Groton	Remarks
1	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)	169,000	\$ 81,373,704	\$ 43,824,043	Building area based on GPS Ed. Spec, with 7,500 NSF reduction to space program as discussed at 11/13/2014 meeting
2	Renovate to New - West Side as New West Side PreK-5 Elementary School (632 Student Enrollment)	83,400	\$ 43,566,566	\$ 18,349,667	Assumes 11,700 GSF addition; See note 1 below.
3	Renovate to New - Cutler to PreK-5 Elementary School (632 Student Enrollment)	83,400	\$ 39,436,142	\$ 8,258,193	Assumes 11,000 GSF addition and diversity school status (80% reimbursement); See note 1 below.
TOTAL:			\$ 164,376,412	\$ 70,431,904	

Notes:

- 1 Assumes renovation status granted by CT DAS
- 2 Net Cost to Groton figures are not guaranteed
- 3 Values adjusted since 2/12/15 meeting to reflect Cutler as receiving Diversity school reimbursement rate



Scenario 2 Overview

Scenario 2:	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)
	Build One New PreK-5 Elementary School on West Side Site and Demo Existing West Side MS (632 Enrollment)
	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (632 Enrollment)
	Close Claude Chester, Pleasant Valley and S.B. Butler
	Remove portables at Barnum and Morrison

- Successive construction projects
- Significant escalation costs
- \$200 K included in MS model for site acquisition
- Model includes the following site development/ improvement allowances:
 - \$8 M for New MS
 - \$6 M for Cutler
 - \$6 M for West Side

Scenario 2 – Cost Summary

Scenario 2:	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)
	Build One New PreK-5 Elementary School on West Side Site and Demo Existing West Side MS (632 Enrollment)
	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (632 Enrollment)
	Close Claude Chester, Pleasant Valley and S.B. Butler
	Remove portables at Barnum and Morrison

Scenario 2 Cost Breakdown		Gross Building Area	Total Project Cost	Net Cost to Groton	Remarks
1	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)	169,000	\$ 81,373,704	\$ 43,824,043	<i>Building area based on GPS Ed. Spec, with 7,500 NSF reduction to space program as discussed at 11/13/2014 meeting</i>
2	Build One New PreK-5 Elementary School on West Side Site and Demo Existing West Side MS (632 Enrollment)	86,000	\$ 52,460,675	\$ 31,046,932	
3	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (632 Enrollment)	86,000	\$ 52,627,344	\$ 14,278,400	<i>Assumes diversity school status (80% reimbursement).</i>
TOTAL:			\$ 186,461,724	\$ 89,149,376	
Notes:					
1	Assumes renovation status granted by CT DAS (N/A)				
2	Net Cost to Groton figures are not guaranteed				



Scenario 3 Overview

Scenario 3:	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)
	Renovate to New - West Side MS as New West Side PreK-5 Elementary School (494 Enrollment)
	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (632 Enrollment)
	Close Claude Chester, Pleasant Valley and S.B. Butler

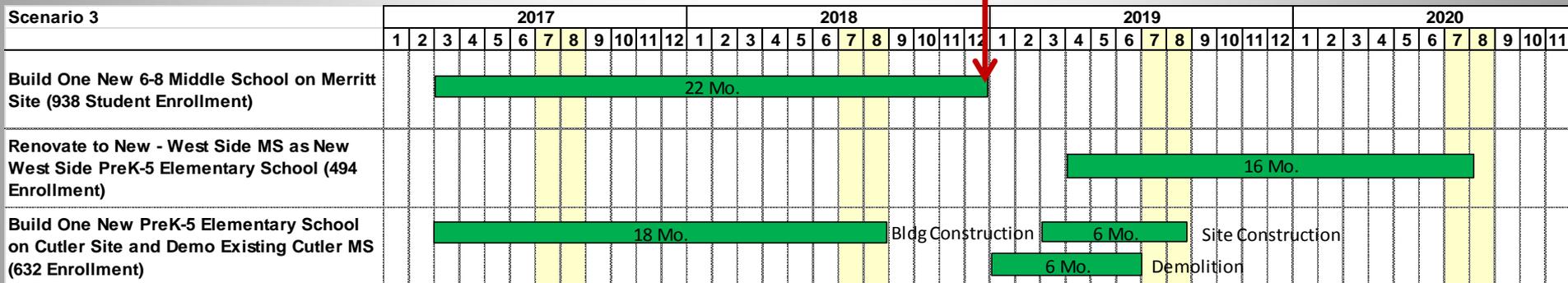
- Simultaneous new MS and PK-5 construction projects
- Mid year move from Cutler to new MS
- Reduced escalation costs from Scenario 1 & 2
- \$200 K included in MS model for site acquisition
- Model includes the following site development/ improvement allowances:
 - \$8 M for New MS
 - \$6 M for Cutler
 - \$5 M for West Side



Scenario 3 - Schedule

Scenario 3:	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)
	Renovate to New - West Side MS as New West Side PreK-5 Elementary School (494 Enrollment)
	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (632 Enrollment)
	Close portion of Claude Chester, Pleasant Valley and S.B. Butler

Mid-Year Move



Scenario 3 – Cost Summary

Scenario 3:	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)
	Renovate to New - West Side MS as New West Side PreK-5 Elementary School (494 Enrollment)
	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (632 Enrollment)
	Close portion of Claude Chester, Pleasant Valley and S.B. Butler

Scenario 3 Cost Breakdown		Gross Building Area	Total Project Cost	Net Cost to Groton	Remarks
1	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)	169,000	\$ 81,373,704	\$ 43,824,043	<i>Building area based on GPS Ed. Spec, with 7,500 NSF reduction to space program as discussed at 11/13/2014 meeting</i>
2	Renovate to New - West Side MS as New West Side PreK-5 Elementary School (494 Enrollment)	73,500	\$ 36,253,137	\$ 17,642,016	<i>Assumes no addition and removal of portables; See note 1 below.</i>
3	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (632 Enrollment)	86,000	\$ 50,722,328	\$ 13,833,944	<i>Assumes diversity school status (80% reimbursement);</i>
TOTAL:			\$ 168,349,169	\$ 75,300,004	
Notes:					
1	Assumes renovation status granted by CT DAS				
2	Net Cost to Groton figures are not guaranteed				



CT Space Standards – PreK-5 (494*)

West Side RTN with no addition:

OSF Allowable Area *: 62,168 SF

* Incl. 1% per (CGS 10-286, 10 c, 2)

Existing West Side (OSF Area): 71,000 SF

Over allowable: 8,832 SF

Eligibility Factor *: 0.8985

* Target 1.0 to maximize reimbursement

Reimbursement Rate: 0.5857 (Renovate)

Potential Reimbursement: 0.5262 (Renovate)

* Assumes 3 classrooms per grade, 4 K classrooms, 2 PreK classrooms and 24 students per classroom grades 2 – 5.



CT Renovation Status – Scenario 3

OSF Allowable Area (PK-5; 494 Students) *: 62,168 SF

* Incl. 1% per (CGS 10-286, 10 c, 2)

Maximum **Project** cost to be eligible for renovation status is OSF allowable are multiplied by \$450 per SF

Maximum Renovation **Project** cost: \$ 27,975,600
OSF metric: (\$450/SF)

Scenario 3:

West Side renovation with no addition: \$ 36,253,137
Compare to OSF metric: (\$583/SF*)
(\$493/SF**)

* Project cost divided by maximum OSF allowable area, not actual/ proposed project building area

** Project cost divided by actual West Side building area



Scenario 1, 2 & 3 – Comparison

Scenario 1, 2 & 3 Comparison Summary		Total Project Cost	Net Cost to Groton
1	Scenario 1	\$ 164,376,412	\$ 70,431,904
	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)		
	Renovate to New - West Side as New West Side PreK-5 Elementary School (632 Student Enrollment)		
	Renovate to New - Cutler to PreK-5 Elementary School (632 Student Enrollment)		
	Remove portables at Barnum and Morrison		
2	Scenario 2	\$ 186,461,724	\$ 89,149,376
	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)		
	Build One New PreK-5 Elementary School on West Side Site and Demo Existing West Side MS (632 Enrollment)		
	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (632 Enrollment)		
	Remove portables at Barnum and Morrison		
3	Scenario 3	\$ 168,349,169	\$ 75,300,004
	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)		
	Renovate to New - West Side MS as New West Side PreK-5 Elementary School (494 Enrollment)		
	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (632 Enrollment)		
	Close Claude Chester, Pleasant Valley and S.B. Butler		



SWOT Analysis

Moderator in Each Group

- Strengths
 - Weaknesses
 - Opportunities
 - Threats
- 20 minutes
 - Report back in
 - Discussion on top 5 items from each
 - Inform Communications Plan



Task Force Discussion

Next Steps