



Groton School Facilities Initiative

Groton 2020 Plan



Photo: Carol Schwenk

March 3, 2016



Introduction

- House Keeping
- Updates on Special Legislation
- Updates on Cost Estimate
- Outreach Update
- Next Steps...



Cost Modeling Updates

- Reviewed Estimated Soft Costs with Town Leaders
 - Owner's project manager
 - Increased project contingency to account for hazardous material abatement (~\$2M equivalent per RTN/ Existing MS Demo)
 - FAA flight path permitting
 - MS grounds maintenance equipment
- Adjusted Schedules
 - Cost models assume A/E design at risk – January 2017 start
 - MS construction start after design completion
- Adjusted unit costs to reflect current market conditions
- Adjusted escalation to reflect current forecasts

Cost Modeling Assumptions

- Enrollment basis
 - Middle School base enrollment: 938 students
 - PK-5 base enrollment: 600 students, 4 CR per grade level
 - PK: 60 (2 CR at 15 x 2 since half day)
 - K: 100 (5 CR at 20 students)
 - Gr. 1 – 5: 440 (4 CR ea. Gr. at 22 students)
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Total: 600
 - Achieve 632 by flexing upper grade class size to 24 to accommodate enrollment fluctuations.



Cost Modeling Assumptions

- Building areas based on approved Ed. Spec. space programs, unless noted otherwise
- Impact to eligibility factor increased net cost to Groton
 - MS eligibility factor: 0.95
 - ES eligibility factor: 0.93
- Estimated state reimbursement based on 2016 reimbursement rates
- Includes High Performance design to meet CT HPBS (16a-38k)
- Escalated at 3.5% per year (simple) through midpoint of construction



Cost Modeling Assumptions

- Construction Manager at Risk (CMaR) delivery
- No Project Labor Agreement (PLA)
- Includes increased percentage for project contingency to address hazardous material abatement costs at existing MS's (scope remains undefined)
- Includes \$4M allowance for DEEP land conversion process for Merritt property
- Groton proceeds "At Risk" with A/E design services after successful referendum to achieve proposed schedules – January 2017 design start.



Scenario 2 Overview

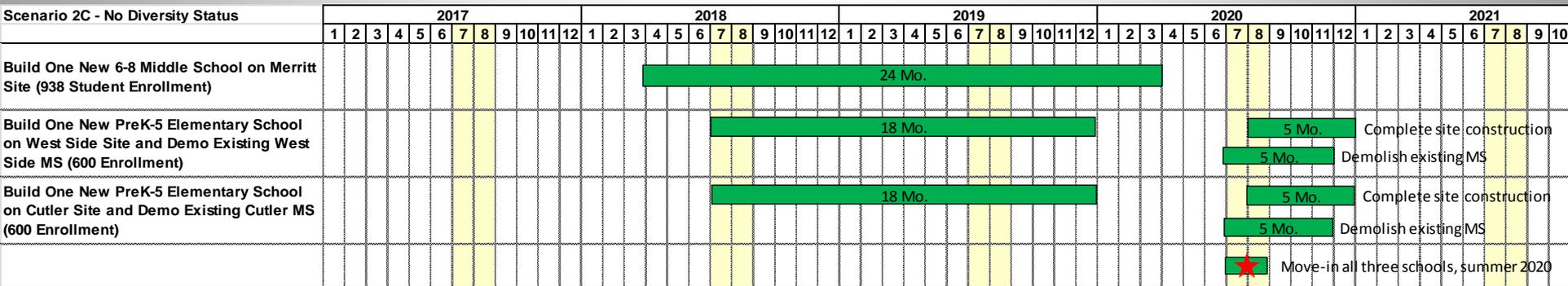
Scenario 2:	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)
	Build One New PreK-5 Elementary School on West Side Site and Demo Existing West Side MS (600 Enrollment)
	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (600 Enrollment)
	Close Claude Chester, Pleasant Valley and S.B. Butler
	Remove portables at Barnum and Morrison

- Concurrent construction projects
- No Diversity status on any of the projects
- \$4M allowance included in MS model for DEEP land conversion process for Merritt property
- Model includes the following site development/ improvement allowances:
 - \$8 M for New MS
 - \$6 M for Cutler
 - \$6 M for West Side



Scenario 2 - Schedule

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Assumptions:

- MS design starts January 2017, 15 Mo. duration: design through bidding (Groton “At Risk” for initial pre-construction costs)
- Construction start deferred until after legislative approval (7/2017)

Scenario 2 – Cost Summary

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No Diversity status

B Scenario 2C 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	\$ 90,082,157	\$ 52,177,001	<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 (600 Enrollment)	86,000	\$ 52,877,964	\$ 33,458,856	
3	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (600 Enrollment)	86,000	\$ 52,679,488	\$ 33,340,776	
TOTAL:			\$ 195,639,609	\$ 118,976,633	
Notes:					
1	Not Used				
2	Net Cost to Groton figures are not guaranteed				
3	Based on 2016 Connecticut State Department of Education reimbursement rate for new construction				
4	Design Starts January 2017, 15 mo. duration: Design through bidding				
5	MS escalated to midpoint of construction: through Q1 2019				
6	ES escalated to midpoint of construction: through Q2 2019				
7	MS includes \$4M allowance for DEEP land conversion process for Merritt property				

Scenario 2 – Cost Comparison

No Diversity status – 3/3/2016

B Scenario 2C 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	\$ 90,082,157	\$ 52,177,001	<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 (600 Enrollment)	86,000	\$ 52,877,964	\$ 33,458,856	
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TOTAL:			\$ 195,639,609	\$ 118,976,633	

No Diversity status – 2/25/2016

B Scenario 2C 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	\$ 83,265,833	\$ 48,228,880	<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 (600 Enrollment)	86,000	\$ 54,186,980	\$ 34,351,360	
3	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (600 Enrollment)	86,000	\$ 54,212,545	\$ 34,366,623	
TOTAL:			\$ 191,665,358	\$ 116,946,862	



Scenario 2 – State Assistance Request

No Diversity status – 3/3/2016

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	TOTAL:		\$ 195,639,609	\$ 118,976,633	

Special Legislative Request:

- Total estimate project costs: \$ 195,640,000
- Proposed Groton Share: \$ 55,000,000
- Proposed State Share: \$ 140,640,000

- Round to: \$ 141,000,000



Schedule Nov. 2016 Referendum

NOVEMBER 2016 REFERENDUM CALENDAR

STEPS	DATE
1. COW considers project.....	Prior to March 22
2. COW approves authorization to prepare Ordinance.....	March 22
3. TC adopts authorization to prepare Ordinance.....	April 5
4. Bonding attorney prepares ordinance, including summary version.....	April 6 – May 2
5. COW approves ordinance, PH date and PC referral.....	May 10
6. Mayor introduces Ordinance.....	May 17
7. TC sets PH date for Ordinance.....	May 17
8. TC refers Ordinance to Planning Commission per CGS 8-24.....	May 17
9. COW reviews Fiscal Impact Analysis.....	May 24
10. TClerk publishes notice of PH with ordinance language.....	no later than June 15
11. TClerk refers ordinance to RTM for information.....	on or before date of PH publication
12. Planning Commission acts on CGS 8-24 referral.....	June 14
13. TC holds Public Hearing.....	June 21
14. COW approves Ordinance.....	June 28
15. COW approves authorization for description prepared by Town Attorney.....	June 28 (if desired)
16. TC adopts Ordinance (after Planning Commission acts) and refers to RTM.....	July 5
17. TC adopts authorization for description prepared by Town Attorney.....	July 5 (if desired)
18. RTM receives Ordinance and assigns to Committee.....	July 13
19. RTM Committee recommends adoption.....	on or before Aug 10
20. RTM acts on Ordinance.....	Aug 10
21. TClerk publishes Notice of Passage.....	no later than Aug 20
22. COW approves referendum date, form of question(s), explanatory text.....	Aug 23
23. TC adopts referendum date, form of question(s), explanatory text.....	Sept 6 (no later than Sept 8)
24. TClerk submits question to SOS.....	no later than Sept 23
25. Referendum date.....	Nov 8



Next Steps...

- Update: Taking the proposal on the road – public education and the role of the committee/PAC
- SFITF to make recommendation to COW on March 16th to move towards November Referendum
- Outcome of special legislation anticipated for late April
- Grant Application for June 2016