



# Groton School Facilities Initiative

October  
8th, 2015  
SFITF  
Meeting

## Proposed Groton 2020

1 High School  
1 Middle School  
6 Elementary Schools

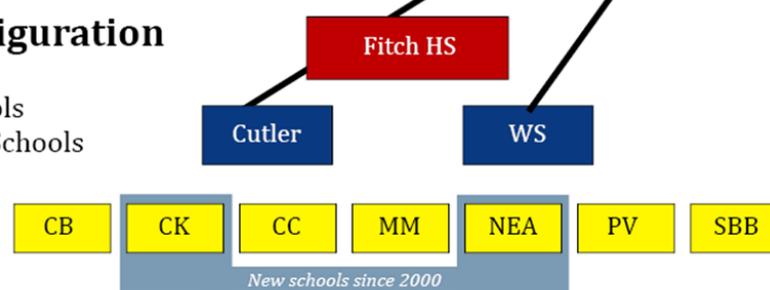


*Elementary Schools to be closed*

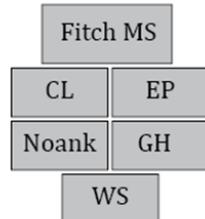


## 2015 Configuration

1 High School  
2 Middle Schools  
7 Elementary Schools

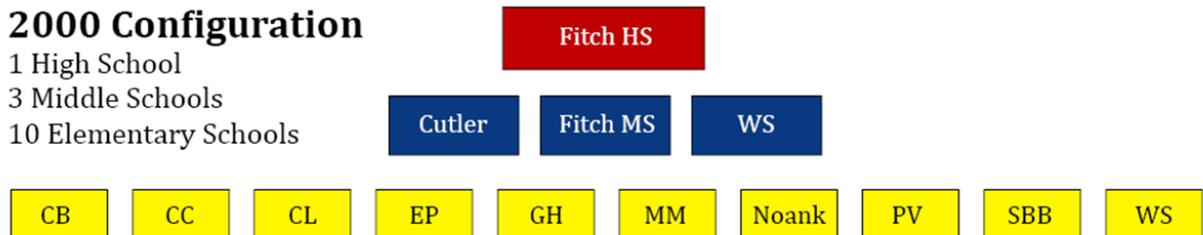


*Schools closed since 2000*



## 2000 Configuration

1 High School  
3 Middle Schools  
10 Elementary Schools





# Introduction

- House Keeping – Communications
- Change in Reimbursement Rate & What it Means for Groton 2020 Plan
- Moving the Groton 2020 Plan Forward
- Next Steps...



# SFITF Process – We are Here

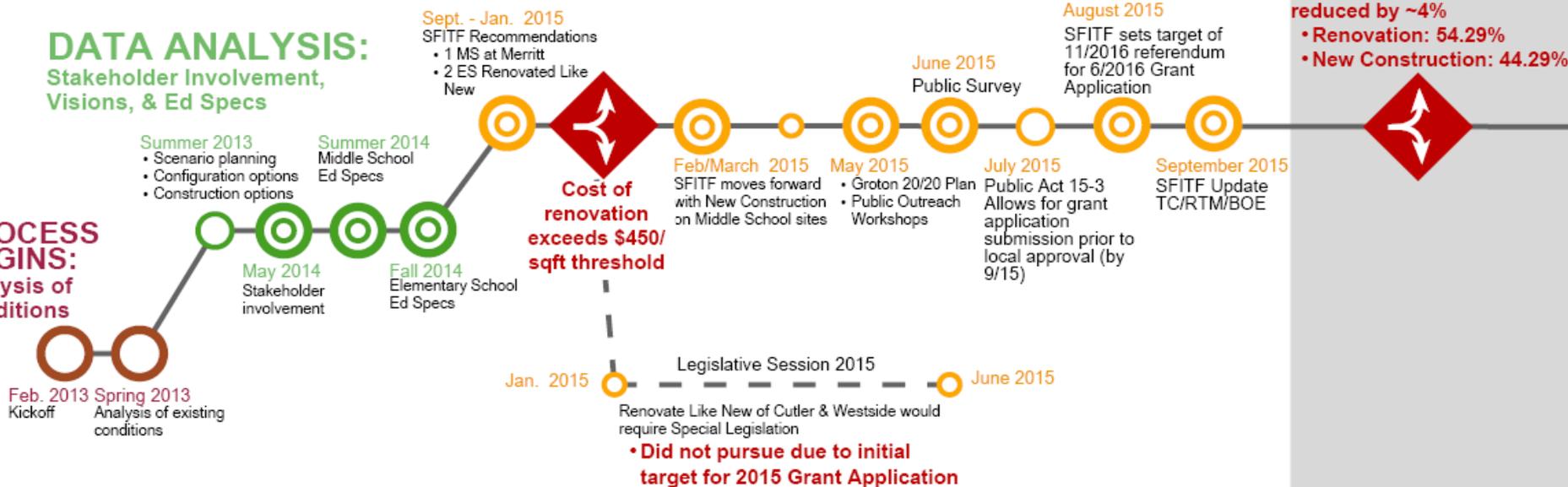
## SCHOOL FACILITIES INITIATIVE TASK FORCE

### Groton 20/20 Plan Timeline: What's been done?

#### PLAN DEVELOPMENT: Recommendations and Public Outreach

#### DATA ANALYSIS: Stakeholder Involvement, Visions, & Ed Specs

#### PROCESS BEGINS: Analysis of Conditions





# 10/2015 Cost Modeling Updates

- Applied 2016 State Reimbursement Rates

	New Const.	Renovation
2015	48.57%	58.57%
2016	44.29%	54.29%

- Does not Impact Diversity School Grant at 80%



# Groton 2020: Scenario 2 Overview

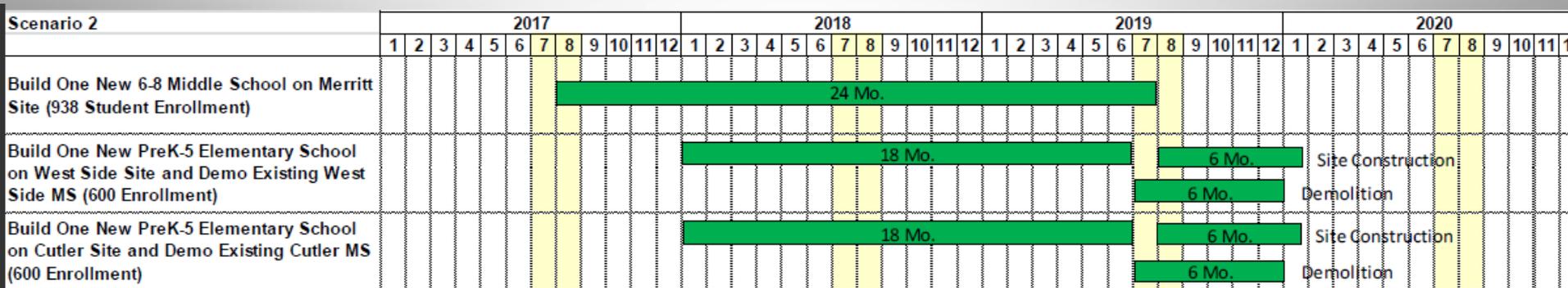
<b>Scenario 2:</b>	Build One New 6-8 Middle School on Merritt Site (938 Student Enrollment)
	Build One New PreK-5 Elementary School on West Side Site and Demo Existing West Side MS (600 Enrollment)
	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (600 Enrollment)
	Close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

- 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 2A - Schedule

<b>Scenario 2:</b>	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)
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	Close Claude Chester, Pleasant Valley and S.B. Butler
	Remove portables at Barnum and Morrison



## Assumptions:

- MS design starts May 2016, 15 Mo. duration: design through bidding (Groton “At Risk” for initial pre-construction costs )
- Construction start deferred until after legislative approval (7/2017)

# Scenario 2A – 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 (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

## Scenario 2A – Cutler as Diversity\*

Scenario 2A 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	Building area based on GPS Ed. Spec, with 7,500 NSF reduction to space program as discussed at 11/13/2014 meeting
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	\$ 16,752,763	Assumes diversity school status (80% reimbursement).
<b>TOTAL:</b>			<b>\$ 191,665,358</b>	<b>\$ 99,333,002</b>	
Notes:					
1	Assumes renovation status granted by CT DAS (N/A)				
2	Net Cost to Groton figures are not guaranteed				
3	Based on 2016 Connecticut State Department of Education reimbursement rate for new construction, Cutler designated as diversity school				
4	Design Starts May 2016, 15 mo. duration: Design through bidding				
5	MS escalated to midpoint of construction: through Q2 2018				
6	ES escalated to midpoint of construction: through Q4 2018				
			<b>Impact to Groton: \$4,510,000</b>		

\* West Side as diversity school=negligible impact on cost

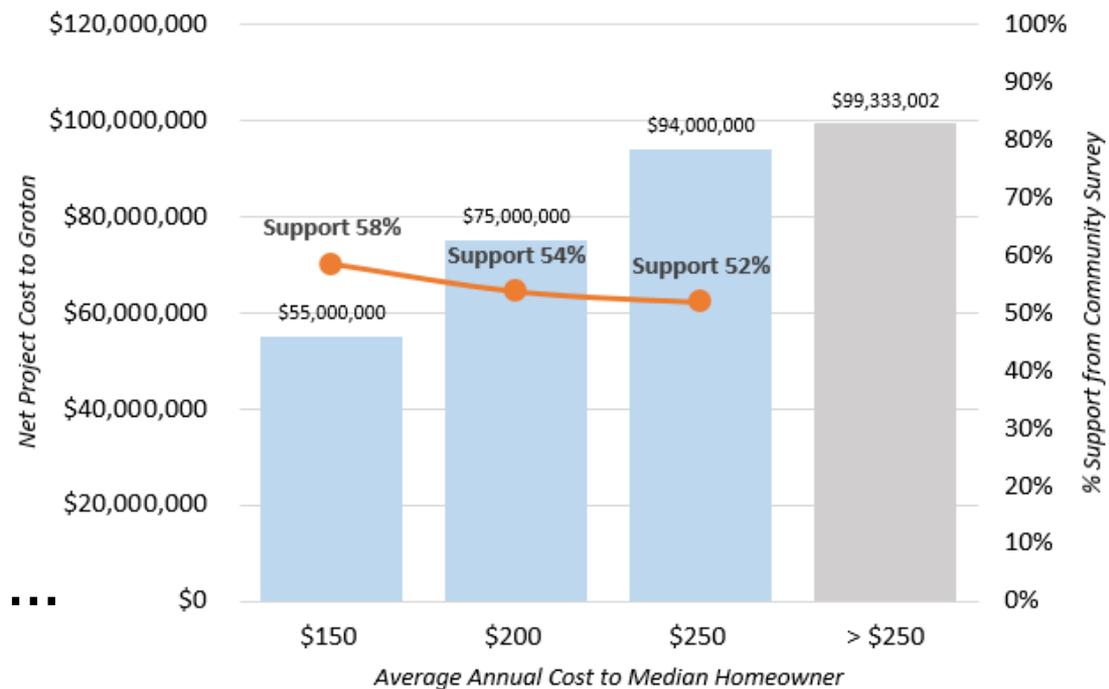


# Scenario 2A – Considerations

- Change in Net Cost to Groton +\$4.5 Million
- Public Survey Confirmed that Cost and Support are inversely proportional.

- Cost Modeling assumptions “trimmed” from Ed. Specs to maximize eligibility factor
- Let’s explore some additional pathways...

Net Project Cost, Tax Impact, and Community Support for Groton 20/20 Plan



Sources: Town of Groton Pro Forma Debt & Mill Rate Impact, IBIC  
Groton School Facility Initiative Task Force Community Survey, CRPP



# Potential Special Leg. Pathways

- Seek Special Legislation for Diversity Status-80% grant for New Construction of all three.
- Seek Special Legislation for Waiver of \$450/sqf & Granting of Reno Like New Status for Cutler & West Side
- Seek Special Legislation for Diversity Status-80% grant for New Middle School, Reno of Cutler & West Side in Combination with \$450/sqf Waiver.
- How Does this Impact Net Cost to Groton?

Special Legislation is Not Guaranteed

# Scenario 2B Special Legislation – Cost Summary

<b>Scenario 2:</b>	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

Scenario 2B 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	\$ 19,979,396	Building area based on GPS Ed. Spec, with 7,500 NSF reduction to space program as discussed at 11/13/2014 meeting
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	\$ 16,745,806	
3	Build One New PreK-5 Elementary School on Cutler Site and Demo Existing Cutler MS (600 Enrollment)	86,000	\$ 54,212,545	\$ 16,752,763	Assumes diversity school status (80% reimbursement).
<b>TOTAL:</b>			<b>\$ 191,665,358</b>	<b>\$ 53,477,965</b>	
<b>Notes:</b>					
1	Assumes renovation status granted by CT DAS (N/A)				
2	Net Cost to Groton figures are not guaranteed				
3	Based on all schools being granted diversity school status; reimbursed at 80%				
4	Design Starts May 2016, 15 mo. duration: Design through bidding				
5	MS escalated to midpoint of construction: through Q2 2018				
6	ES escalated to midpoint of construction: through Q4 2018				



# Scenario 2A & 2B–Cost Comparison

<b>Scenario 2:</b>	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

Stay the  
Course is 1 & 2  
Special Leg.  
Diversity Status  
all Schools @  
80%

Scenario 2A & 2B Comparison Summary		Total Project Cost	Net Cost to Groton
1	Scenario 2A - Cutler as Diversity	\$ 191,665,358	\$ 99,333,002
2	Scenario 2A - West Side as Diversity	\$ 191,665,358	\$ 99,341,308
3	Scenario 2B - All Schools as Diversity	\$ 191,665,358	\$ 53,477,965

Potential Impact on Net Cost to Groton of  
\$45.8 Million



# Scenario 1 – A Second Look

**For Tonight's Discussion**

**Let's revisit the Renovate Like New of  
Cutler & West Side**



# Scenario 1 Overview

<b>Scenario 1:</b>	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 (600 Student Enrollment)
	Renovate to New - Cutler to PreK-5 Elementary School (600 Student Enrollment)
	Close Claude Chester, Pleasant Valley and S.B. Butler
	Remove portables at Barnum and Morrison

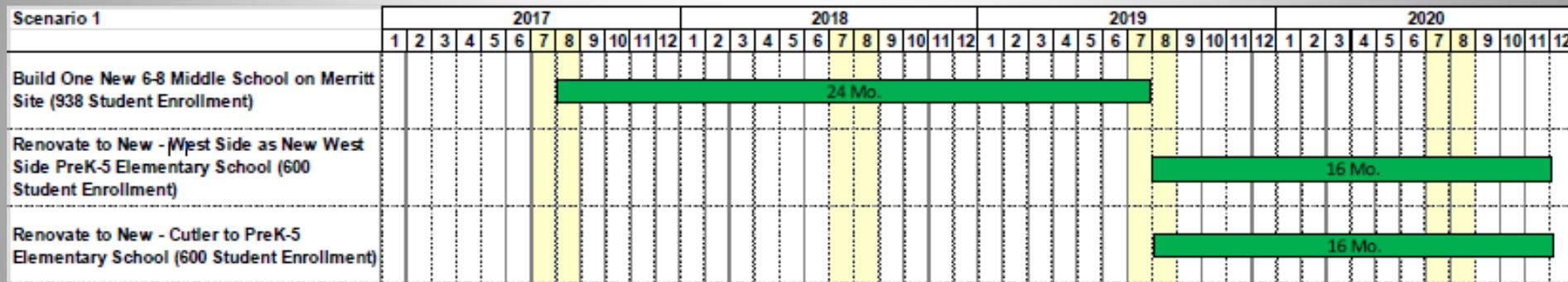
- Successive construction projects
- Significant escalation costs
- \$200 K included in MS model for site acquisition
- Model includes the following site development/ improvement allowances:
  - \$8 M for New MS
  - \$2.5 M for Cutler
  - \$5 M for West Side





# Scenario 1 - Schedule

<b>Scenario 1:</b>	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 (600 Student Enrollment)
	Renovate to New - Cutler to PreK-5 Elementary School (600 Student Enrollment)
	Close Claude Chester, Pleasant Valley and S.B. Butler
	Remove portables at Barnum and Morrison



- Assumptions:
  - MS design starts May 2016, 15 Mo. duration: design through bidding (Groton “At Risk” for initial pre-construction costs).
  - Construction start deferred to after legislative approval (7/2017)

# Scenario 1A – Cost Summary

<b>Scenario 1:</b>	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 (600 Student Enrollment)
	Renovate to New - Cutler to PreK-5 Elementary School (600 Student Enrollment)
	Close Claude Chester, Pleasant Valley and S.B. Butler
	Remove portables at Barnum and Morrison

## Scenario 1A – Cutler as Diversity\*

Scenario 1A 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	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 (600 Student Enrollment)	83,400	\$ 46,057,415	\$ 22,598,026	Assumes 11,700 GSF addition; See note 1 below.
3	Renovate to New - Cutler to PreK-5 Elementary School (600 Student Enrollment)	83,400	\$ 41,680,303	\$ 10,396,600	Assumes 11,000 GSF addition and diversity school status (80% reimbursement); See note 1 below.
TOTAL:			\$ 171,003,552	\$ 81,223,505	
Notes:					
1	Assumes renovation status granted by CT DAS				
2	Net Cost to Groton figures are not guaranteed				
3	Based on 2016 Connecticut State Department of Education reimbursement rate for MS and West Side renovation, Cutler designated as diversity school				
4	Design Starts May 2016, 15 mo. duration: Design through bidding				
5	MS escalated to midpoint of construction through Q2 2018				
6	ES escalated to midpoint of construction through Q4/2019				
			<b>Impact to Groton: \$5,235,000</b>		

\* West Side as diversity school= Net Cost to Groton =\$80.2 million.

# Scenario 1B – Cost Summary

<b>Scenario 1:</b>	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 (600 Student Enrollment)
	Renovate to New - Cutler to PreK-5 Elementary School (600 Student Enrollment)
	Close Claude Chester, Pleasant Valley and S.B. Butler
	Remove portables at Barnum and Morrison

## Scenario 1B – All Schools as Diversity & Reno-Like New at Cutler & West Side

Scenario 1A 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	\$ 19,979,396	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 (600 Student Enrollment)	83,400	\$ 46,057,415	\$ 11,488,412	Assumes 11,700 GSF addition; See note 1 below
3	Renovate to New - Cutler to PreK-5 Elementary School (600 Student Enrollment)	83,400	\$ 41,680,303	\$ 10,396,600	Assumes 11,000 GSF addition; See note 1 below
TOTAL:			\$ 171,003,552	\$ 41,864,408	
Notes:					
1	Assumes renovation status granted by CT DAS				
2	Net Cost to Groton figures are not guaranteed				
3	Based on all schools being granted diversity school status; reimbursed at 80%				
4	Design Starts May 2016, 15 mo. duration: Design through bidding				
5	MS escalated to midpoint of construction through Q2 2018				
6	ES escalated to midpoint of construction through Q4/2019				



# Scenario 1A & 1B–Cost Comparison

<b>Scenario 1:</b>	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 (600 Student Enrollment)
	Renovate to New - Cutler to PreK-5 Elementary School (600 Student Enrollment)
	Close Claude Chester, Pleasant Valley and S.B. Butler
	Remove portables at Barnum and Morrison

Special  
Legislation

Waiver of  
\$450/sqf

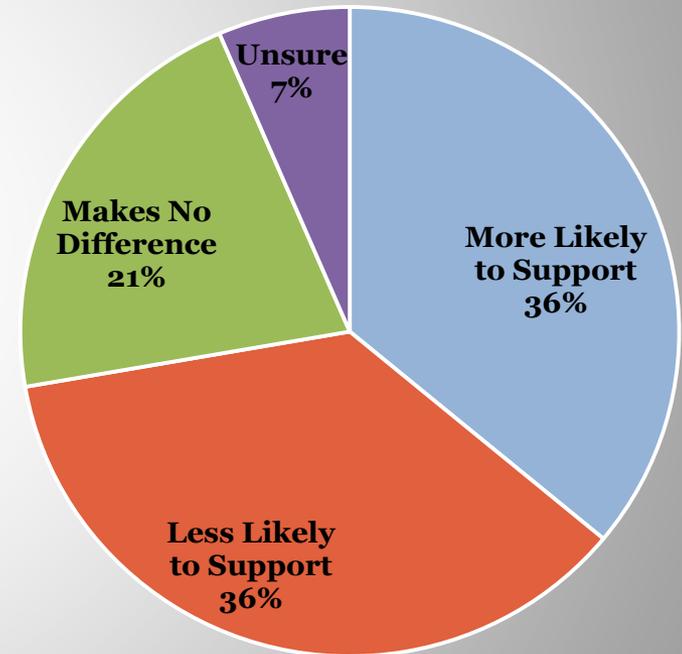
Waiver &  
Diversity  
Status (80%)

Scenario 1A and 1B Comparison Summary		Total Project Cost	Net Cost to Groton
1	Scenario 1A - Cutler as Diversity	\$ 171,003,552	\$ 81,223,505
2	Scenario 1A - West Side as Diversity	\$ 171,003,552	\$ 80,167,692
3	Scenario 1B - All Schools as Diversity	\$ 171,003,552	\$ 41,864,408

# Scenario 1 Considerations

- Timeline & the Uncertainty of Special Legislation were drivers for the SFITF to move towards New Construction of Elementary Schools.
- Renovate Like New vs. New Construction was a wedge issue in the survey
- Let's Discuss...

"Would the following make you more/less likely to support the Groton 20/20 Plan? If the Plan includes new construction instead of renovation."





# Moving Forward

## Moving Groton 20/20 Forward

**PUBLIC OUTREACH EFFORTS:  
Educate, Inform, and Buy-in**

### Stay the Course

- New Construction of two Elementary Schools on Middle School sites
- **Total Project Cost: \$191.7 million**
- **Net to Groton: \$99.3 million**

### Special Legislation

- Ask for waiver on \$450/sqft & granting of Renovate Like New Status for Cutler & Westside Elementary Schools
- Ask for Diversity Status (80%) for all 3 school projects

Legislative Session 2016

### Special Legislation 1

80% Reimbursement for 3 Diversity Schools AND Renovate Like New Waiver

- **Total Project Cost: \$171.0 million**
- **Net to Groton: \$41.8 million**

### Special Legislation 2

80% Reimbursement for 3 Diversity Schools; NO Renovate Like New Waiver, New Construction of Elementary Schools

- **Total Project Cost: \$191.7 million**
- **Net to Groton: \$53.5 million**

October 2015

**Groton Reimbursement reduced by ~4%**

- **Renovation: 54.29%**
- **New Construction: 44.29%**



Jan. 2016

March/April 2016  
COW/TC Authorize Ordinance

June 2016  
Grant Application EDO49

August 2016  
Referendum date & question set

May 2016  
Public Hearing & Approve Ordinance

July 2016  
RTM Act on Ordinance

November 2016  
Referendum