North Stonington, CT Historical Enrollment

School District: North Stonington, CT

3/29/2016

Historical Enrollment By Grade

Birth Year	Births	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2000	60	**2005-06**	0	62	71	60	60	64	60	71	64	60	65	64	67	67	0	835	835
2001	50	**2006-07**	18	48	62	78	56	63	61	58	69	65	55	53	67	56	0	791	809
2002	49	**2007-08**	18	53	51	63	70	56	62	63	57	67	70	57	52	66	0	787	805
2003	55	**2008-09**	18	63	51	53	63	75	58	65	66	55	61	60	54	53	0	777	795
2004	52	**2009-10**	20	66	59	52	53	59	74	57	62	63	57	54	60	55	0	771	791
2005	55	**2010-11**	24	59	63	61	50	57	57	81	59	63	56	53	57	60	0	776	800
2006	47	**2011-12**	21	60	64	62	50	57	57	79	59	63	56	53	55	60	0	775	796
2007	59	**2012-13**	39	65	49	60	64	62	46	52	51	73	51	50	50	52	0	725	764
2008	47	**2013-14**	36	55	59	47	60	60	61	51	52	51	63	48	48	56	0	711	747
2009	46	**2014-15**	37	56	54	63	50	61	60	66	51	47	47	57	43	49	0	704	741
2010	41	**2015-16**	31	62	56	54	62	46	56	61	60	52	40	47	58	44	0	698	729

Historical Enrollment in Grade Combinations

Year	PK-5	K-5	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2005-06	377	377	448	572	255	195	124	387	263
2006-07	386	368	426	560	253	192	134	365	231
2007-08	373	355	418	542	249	187	124	369	245
2008-09	381	363	428	549	244	186	121	349	228
2009-10	383	363	420	545	256	182	125	351	226
2010-11	371	347	428	550	260	203	122	348	226
2011-12	371	350	429	551	258	201	122	346	224
2012-13	385	346	398	522	222	176	124	327	203
2013-14	378	342	393	496	215	154	103	318	215
2014-15	381	344	410	508	224	164	98	294	196
2015-16	367	336	397	509	229	173	112	301	189

Historical Percentage Changes

Year	K-12	Diff.	%
2005-06	835	0	0.0%
2006-07	791	-44	-5.3%
2007-08	787	-4	-0.5%
2008-09	777	-10	-1.3%
2009-10	771	-6	-0.8%
2010-11	776	5	0.6%
2011-12	775	-1	-0.1%
2012-13	725	-50	-6.5%
2013-14	711	-14	-1.9%
2014-15	704	-7	-1.0%
2015-16	698	-6	-0.9%
Change		**-137**	**-16.4%**

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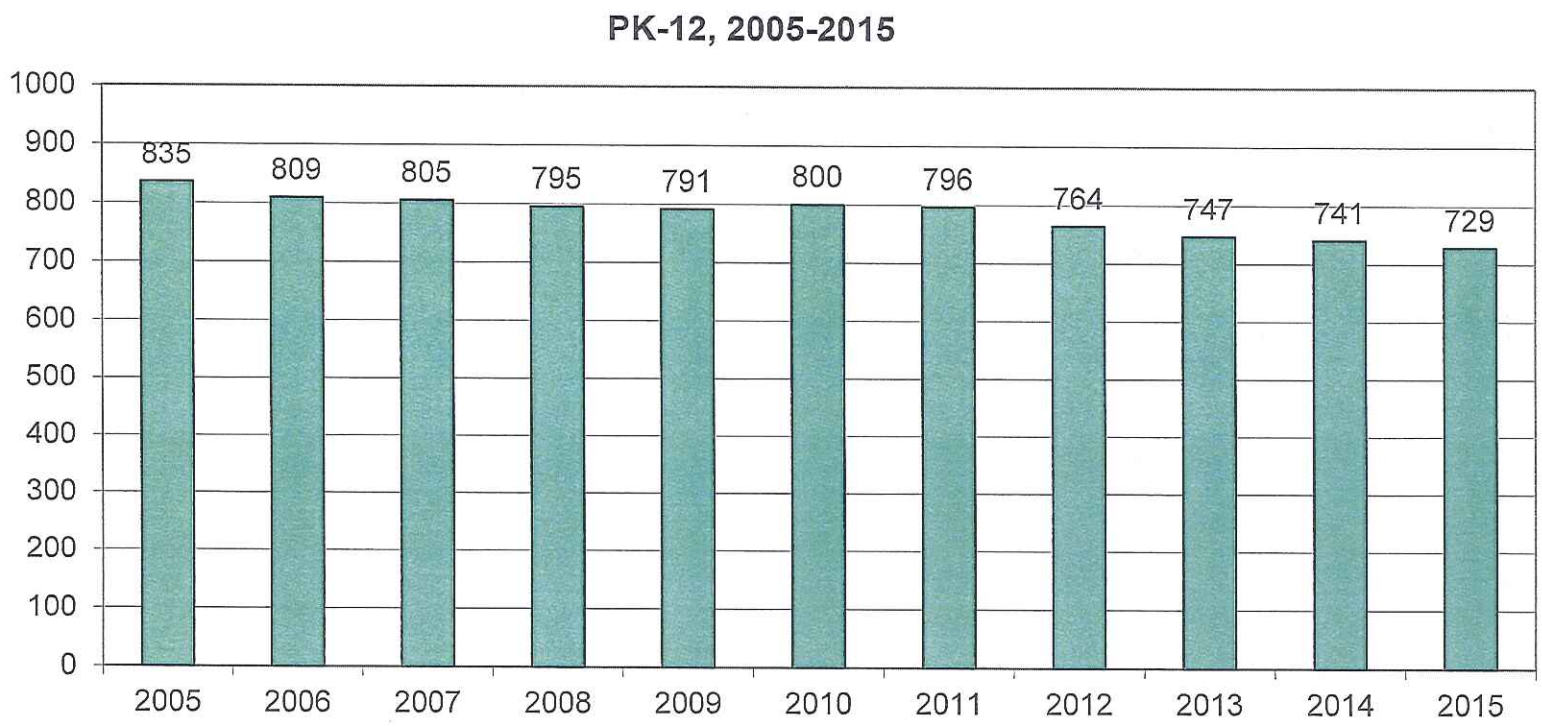
North Stonington, CT Historical Enrollment



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North Stonington, CT Projected Enrollment

School District: North Stonington, CT

3/29/2016

Enrollment Projections By Grade*

Birth Year	Births		School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2010	41		**2015-16**	31	62	56	54	62	46	56	61	60	52	40	47	58	44	0	698	729
2011	48		**2016-17**	32	60	59	57	55	60	44	59	58	59	46	38	45	60	0	700	732
2012	45		**2017-18**	33	56	57	60	58	53	58	47	56	57	52	43	36	47	0	680	713
2013	40		**2018-19**	34	50	53	58	61	56	51	61	45	55	50	49	41	37	0	667	701
2014	44	(est.)	**2019-20**	35	55	48	53	59	59	54	54	58	45	48	47	47	42	0	669	704
2015	44	(est.)	**2020-21**	36	55	52	48	54	57	57	57	51	57	39	45	45	49	0	666	702
2016	44	(est.)	**2021-22**	37	55	52	52	49	52	55	60	54	50	50	37	43	47	0	656	693
2017	43	(est.)	**2022-23**	38	54	52	52	53	48	50	58	57	53	44	47	35	45	0	648	686
2018	43	(est.)	**2023-24**	39	54	51	52	53	51	46	53	55	56	46	42	45	36	0	640	679
2019	44	(est.)	**2024-25**	40	55	51	51	53	51	49	49	50	54	49	43	40	47	0	642	682
2020	44	(est.)	**2025-26**	41	54	52	51	52	51	49	52	47	50	47	46	41	41	0	633	674

*Projections should be updated on an annual basis.

Based on an estimate of births — Based on children already born — Based on students already enrolled

Projected Enrollment in Grade Combinations*

Year	PK-5	K-5	K-6	K-8	5-8	6-8	7-8	7-12	9-12
2015-16	367	336	397	509	229	173	112	301	189
2016-17	367	335	394	511	220	176	117	306	189
2017-18	375	342	389	502	218	160	113	291	178
2018-19	363	329	390	490	212	161	100	277	177
2019-20	363	328	382	485	211	157	103	287	184
2020-21	359	323	380	488	222	165	108	286	178
2021-22	352	315	375	479	219	164	104	281	177
2022-23	347	309	367	477	218	168	110	281	171
2023-24	346	307	360	471	210	164	111	280	169
2024-25	350	310	359	463	202	153	104	283	179
2025-26	350	309	361	458	198	149	97	272	175

Projected Percentage Changes

Year	K-12	Diff.	%
2015-16	698	0	0.0%
2016-17	700	2	0.3%
2017-18	680	-20	-2.9%
2018-19	667	-13	-1.9%
2019-20	669	2	0.3%
2020-21	666	-3	-0.4%
2021-22	656	-10	-1.5%
2022-23	648	-8	-1.2%
2023-24	640	-8	-1.2%
2024-25	642	2	0.3%
2025-26	633	-9	-1.4%
Change		**-65**	**-9.3%**

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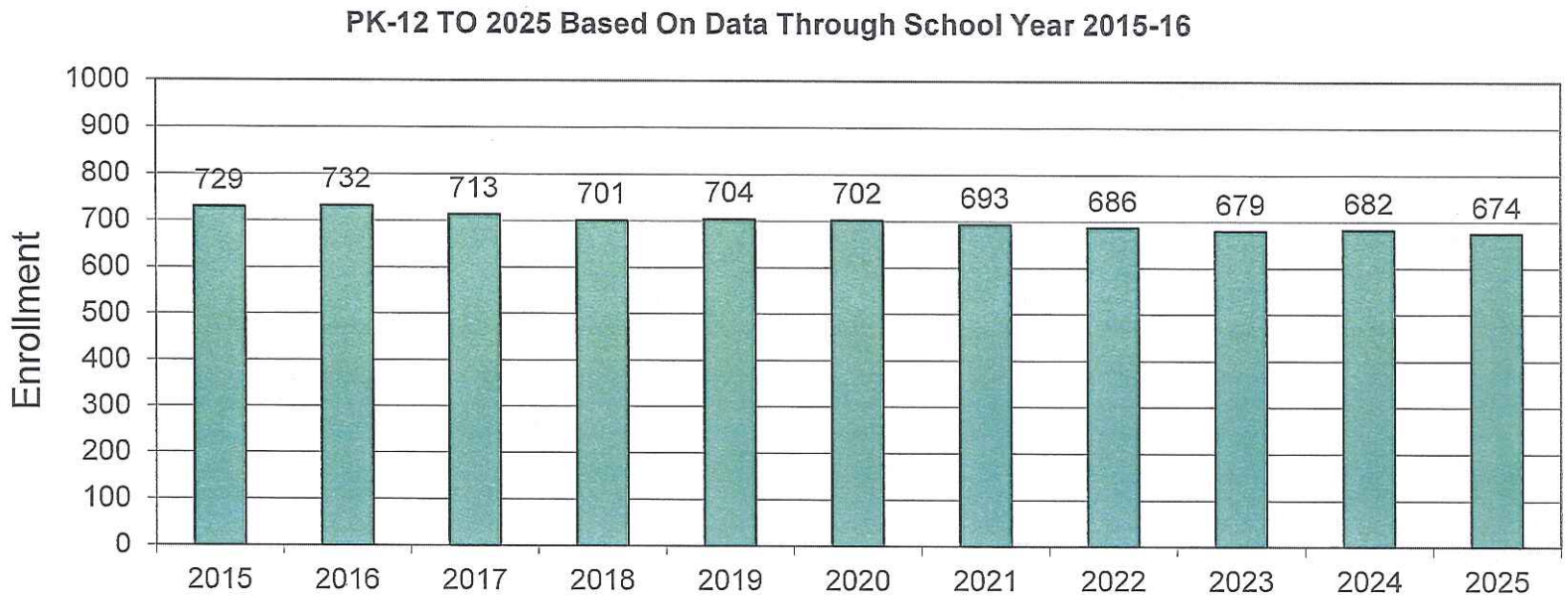
North Stonington, CT Projected Enrollment



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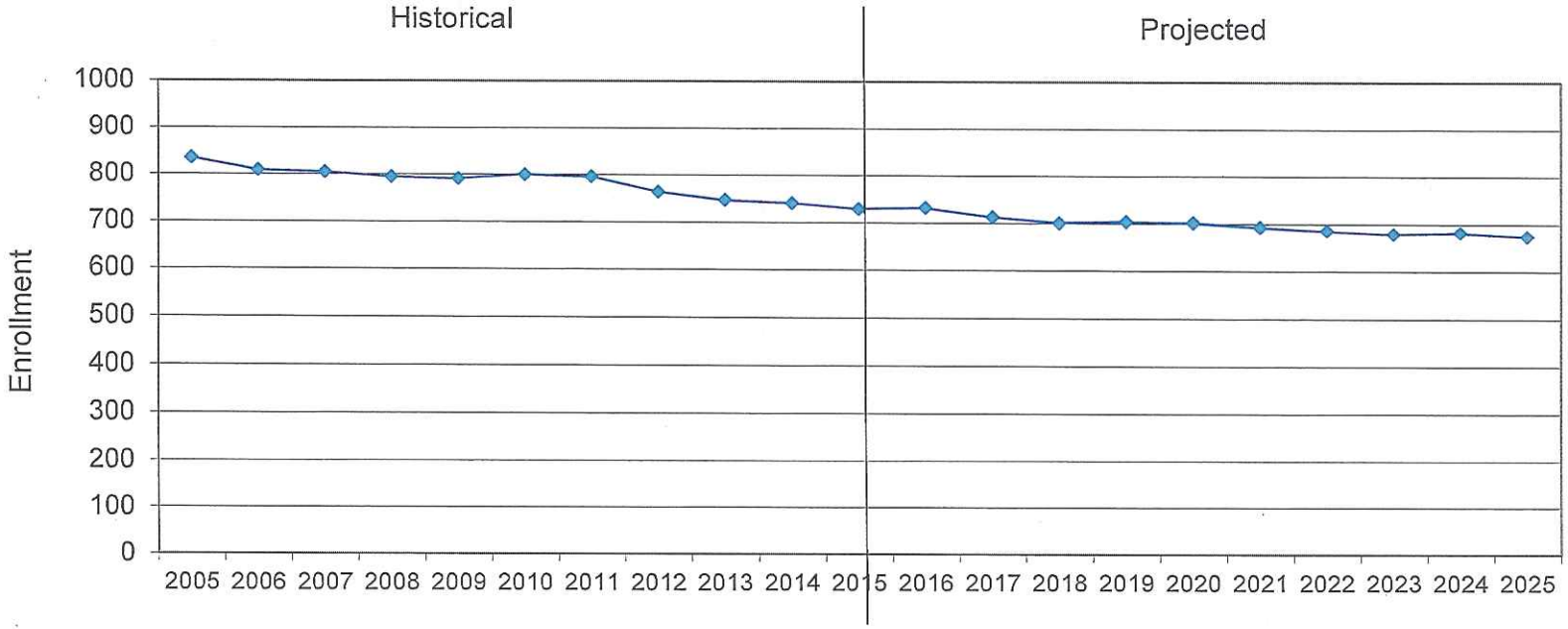
North Stonington, CT Historical & Projected Enrollment

PK-12, 2005-2025



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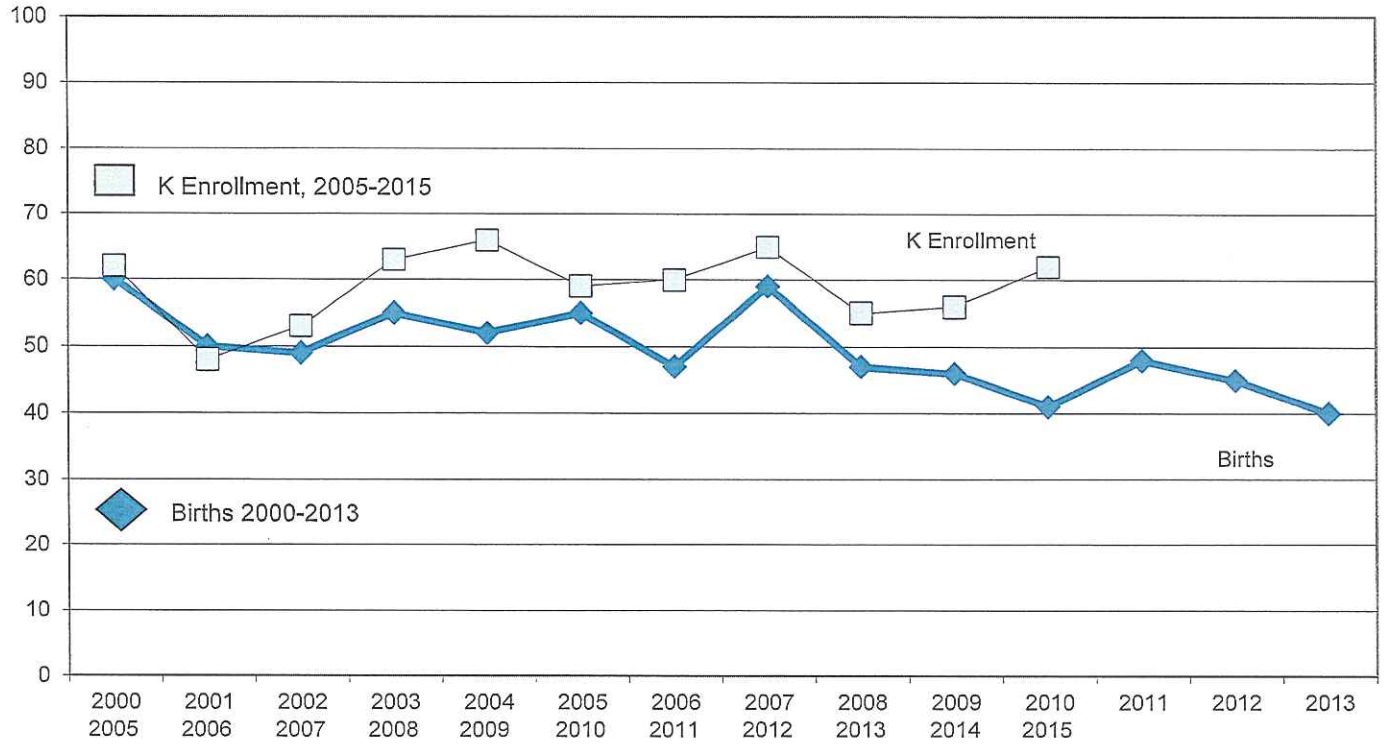
North Stonington, CT Birth-to-Kindergarten Relationship



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North Stonington, CT Additional Data

Building Permits Issued		
Year	Single-Family	Multi-Units
2005	27	0
2011	4	0
2012	3	0
2013	5	0
2014	8	0
2015	n/a	n/a

Source: HUD and Building Department

Enrollment History		
Year	Voc-Tech 9-12 Total	Non-Public K-12 Total
2005-06	n/a	n/a
2011-12	17	8*
2012-13	n/a	n/a
2013-14	n/a	1
2014-15	20	9
2015-16	13	13

Residents in Non-Public Independent and Parochial Schools (General Education)														
Enrollments as of Oct. 1	K	1	2	3	4	5	6	7	8	9	10	11	12	K-12 TOTAL
	5	1	1	1	2	1	1	1	0	0	0	0	0	13

K-12 Home-Schooled Students	
2015	4

K-12 Residents "Choiced-out" or in Charter or Magnet Schools	
2015	14

K-12 Special Education Outplaced Students	
2015	0

K-12 Choiced-In, Tuitioned-In, & Other Non-Residents	
2015	13

The above data were used to assist in the preparation of the enrollment projections. If additional demographic work is needed, please contact our office.

STATE OF CONNECTICUT
DAS - DIVISION OF CONSTRUCTION SERVICES
Environmental Planning
165 Capitol Avenue, Room 483
Hartford, Connecticut 06106

SCG-053
SITE ANALYSIS FOR SCHOOL BUILDING PROJECTS

C.G.S. Secs. 10-286d & 10-291

INSTRUCTIONS

Submittal of Form SCG-053 is required for all School Building Projects. The district should arrange for a planning meeting ***prior*** to submitting a State grant-in-aid application for a School Building Project involving new construction, expansion, replacement, and/or site acquisition.

For new construction, expansion, or replacement projects (even within new areas of an existing school property and/or site improvements), the district must complete all Parts of Form SCG-053 except Part III. For an acquisition grant, the district must complete all parts of Form SCG-053. For all other types of projects complete applicable sections of Parts I and IV.

Prior to submitting an SCG-053 Form or seeking DAS Site Approval, the district's representative or the district's municipal planning department will need to assess whether the project would directly or indirectly impact environmental resources. Review the following environmental mapping websites and the noted resources and document the findings on Form SCG-053.

- **FEMA:** https://msc.fema.gov
- **Environmental Conditions Online** http://ctecoapp1.uconn.edu/advancedviewer
- **Coastal Hazards Viewer** http://ctecoapp1.uconn.edu/ctcoastalhazards
- **State Plan of Conservation and Development Locational Guide Map** http://www.dir.ct.gov/opm/igp/lgm/index.html

Additional information listed at the end of this form must be submitted with the completed Form SCG-053.

PART I: PROJECT INFORMATION

DISTRICT NAME:	FACILITY NAME AND ADDRESS:	STATE OSF PROJECT NUMBER:
NORTH STONINGTON	**North Stonington Elementary School** **311 Norwich Westerly Road** **North Stonington, CT 06359**	**TMP-102-JVFW**
CONTACT PERSON & TELEPHONE NUMBER: **Peter Nero, Superintendent** **860-535-2800**	PROJECT DESCRIPTION (*new construction, expansion, replacement, site acquisition grant, square footage, etc.*): ☐ NEW CONSTRUCTION ☒ EXPANSION ☐ REPLACEMENT ☐ SITE ACQUISITION ☐ OTHER	

IS THIS A REVISED SITE ANALYSIS? ☐ YES ☒ NO

ARE MULTIPLE SITES BEING CONSIDERED? ☐ YES ☒ NO

IF YES, PROVIDE THE NUMBER OF SITES:

HAS THE SUBJECT SITE BEEN APPROVED BY THE STATE UNDER A SEPARATE SCHOOL BUILDING PROJECT? ☒ YES ☐ NO

IF YES, DATE OF APPROVAL: 1990

HAS ANY STATE BONDING BEEN APPROVED: ☐ YES ☒ NO

EXISTING STUDENT ENROLLMENT: 367 (PK-5)

PROJECTED STUDENT ENROLLMENT: 426 (PK-6)

EXISTING GROSS SQUARE FOOTAGE: 101,000

PROPOSED DEMOLITION: 0 SF

PROPOSED NEW GROSS SQUARE FOOTAGE: 58,744

EXISTING PARKING SPACES: 76

PROPOSED NEW PARKING SPACES: 76

TOTAL PARCEL/SITE SIZE (AC.): 41.502

PROPOSED AREA FOR PROJECT (AC): .057

DEVELOPABLE AREA (AC):

PART II: SITE INFORMATION (check all that apply)

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ISSUED FLOOD MAPS (https://msc.fema.gov)

100-YR Floodplain:	☐ Direct Impact	☐ Indirect Impact	☒ No Impact
500-YR Floodplain:	☐ Direct Impact	☐ Indirect Impact	☒ No Impact
Floodway:	☐ Direct Impact	☐ Indirect Impact	☒ No Impact
Coastal Hazard Zones:	☐ Direct Impact	☐ Indirect Impact	☒ No Impact

CONNECTICUT COASTAL HAZARDS VIEWER (UCONN-CLEAR) (http://ctecoapp1.uconn.edu/ctcoastalhazards)

Hurricane Surge Inundation:	☐ Direct Impact	☐ Indirect Impact	☒ No Impact	List the Highest Zone:
Erosion Susceptibility Sites:	☒ Direct Impact	☐ Indirect Impact	☐ No	
Mean High Water (MHW) Inundation	☐ Direct Impact	☐ Indirect Impact	☒ No Impact	
MHW Inundation + 6 in	☐ Direct Impact	☐ Indirect Impact	☒ No Impact	
MHW Inundation + 12 in	☐ Direct Impact	☐ Indirect Impact	☒ No Impact	
MHW Inundation + 18 in	☐ Direct Impact	☐ Indirect Impact	☒ No Impact	
MHW Inundation + 24 in	☐ Direct Impact	☐ Indirect Impact	☒ No Impact	
MHW Inundation + 36 in	☐ Direct Impact	☐ Indirect Impact	☒ No Impact	
MHW Inundation + 60 in	☐ Direct Impact	☐ Indirect Impact	☒ No Impact	
MHW Inundation + 79 in	☐ Direct Impact	☐ Indirect Impact	☒ No Impact	

STATE PLAN OF CONSERVATION AND DEVELOPMENT LOCATIONAL GUIDE MAP (OPM) (http://www.dir.ct.gov/opm/igp/lgm/index.html)

Protected Lands:	☐ Direct Impact	☐ Indirect Impact	☒ No Impact
Local Historic Districts:	☐ Direct Impact	☐ Indirect Impact	☒ No Impact
Undesignated Lands:	☐ Direct Impact	☐ Indirect Impact	☒ No Impact
Priority Funding Areas:	☐ Direct Impact	☐ Indirect Impact	☒ No Impact
Conservation Areas:	☐ Direct Impact	☐ Indirect Impact	☒ No Impact

☒ MUNICIPAL OWNED PROPERTY	☐ DEVELOPED	☐ OTHER RESOURCES:
☐ PRIVATE PROPERTY	☐ VACANT	☐ OTHER RESOURCES:
☐ NEW SITE	☐ COASTAL BOUNDARY	☐ OTHER RESOURCES:

EXISTING LAND USE: School

SURROUNDING LAND USES: Residential/Municipal

CURRENT LOCAL ZONING CLASSIFICATION: R60

IS A ZONE CHANGE REQUIRED FOR THE PROJECT: ☐ YES ☒ NO

IS THE PROXIMITY TO OTHER EXISTING SCHOOL FACILITIES ADEQUATE? ☒ YES ☐ NO ☐ UNDETERMINED

IS THE SIZE AND SHAPE ADEQUATE TO SUPPORT THE PROPOSED SCHOOL FACILITIES? ☒ YES ☐ NO ☐ UNDETERMINED

IS THE ACCESSIBILITY TO THE SITE ADEQUATE? ☒ YES ☐ NO ☐ UNDETERMINED

HAS THE PROJECT CONSIDERED DEMOGRAPHIC AND POPULATION TRENDS? ☒ YES ☐ NO ☐ UNDETERMINED

UTILITY SERVICES	AVAILABLE?	ADEQUATE?	COMMENTS
Water	AVAILABLE	ADEQUATE	
Sanitary Sewers	AVAILABLE	ADEQUATE	
Electricity	AVAILABLE	ADEQUATE	
Fire services	AVAILABLE	ADEQUATE	

PART III: LIST COSTS (include other sites being considered):

Site Name:						
Acquisition (Purchase Price):						
Est. Development Costs:						
Est. Annual Maintenance Costs:						
Est. Annual Transportation Costs:						
TOTAL:						

List the Selected Site:

Date Site Selection Approved: Local Board of Education Local Building Committee

Comments:

PART IV: AUTHORIZED SIGNATURE:

By signing this form, the district (grant applicant) acknowledges it has provided the above information using the best available information and any undetermined or unknown information will be obtained and provided to DCS prior to site approval. Furthermore, should any of the above information change during the grant process; the district (grant applicant) shall submit a revised page to DCS Environmental Planning. Based upon revised information, previous site approval may be withdrawn by DCS, pending a revised site approval analysis.

AUTHORIZED DISTRICT SIGNATURE: Peter L. Nero *(Signature)* DATE: June 23, 2016

PRINT NAME: Peter L. Nero **PHONE NUMBER:** 860-535-2800

Submit the following information in digital format (PDF):

- √ Completed SCG-053 Form
- ____ Environmental Site Assessment(s) (Phase I, II, or III) (Existing Site)
- N/A 8.5x11 parcel map of property(ies) to be acquired
- √ Proposed Site Plan (if available)
- √ FEMA issued Flood Map for the subject site
- √ Print out of the site from Connecticut Environmental Conditions Online
- √ Print out of the site from Connecticut Coastal Hazards Viewer (if applicable)
- √ Print out of the site from State Plan of Conservation and Development Locational Guide Map

Send to: Jeff Bolton, Supervising Environmental Analyst
DAS - Division of Construction Services
Environmental Planning
165 Capitol Avenue, Room 483
Hartford, Connecticut 06106
jeffrey.bolton@ct.gov

DCS USE ONLY

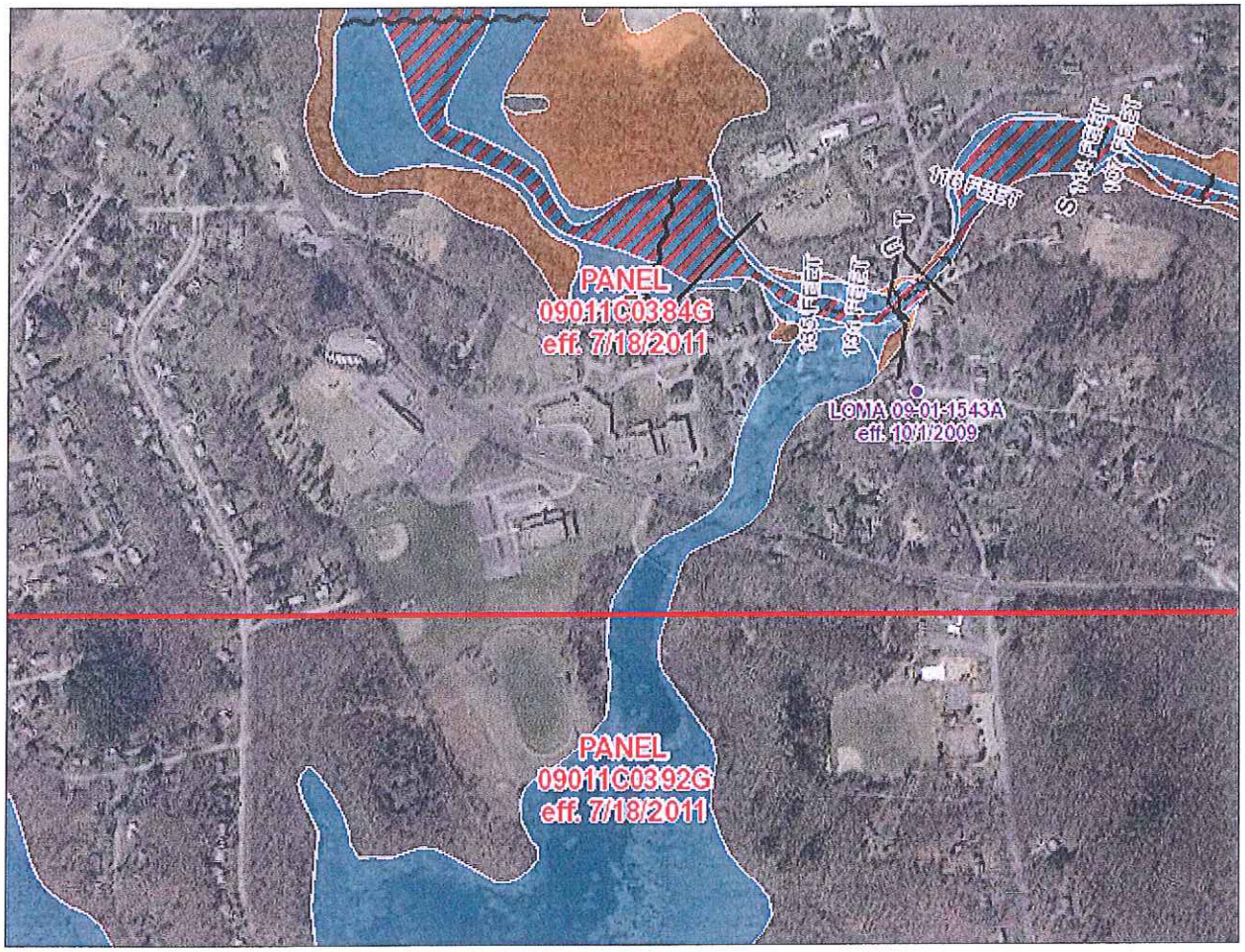
DATE OF SITE VISIT: _____

COMMENTS:

SITE VISIT CONDUCTED BY: _____ **DATE ENTERED IN SCGMS:** _____

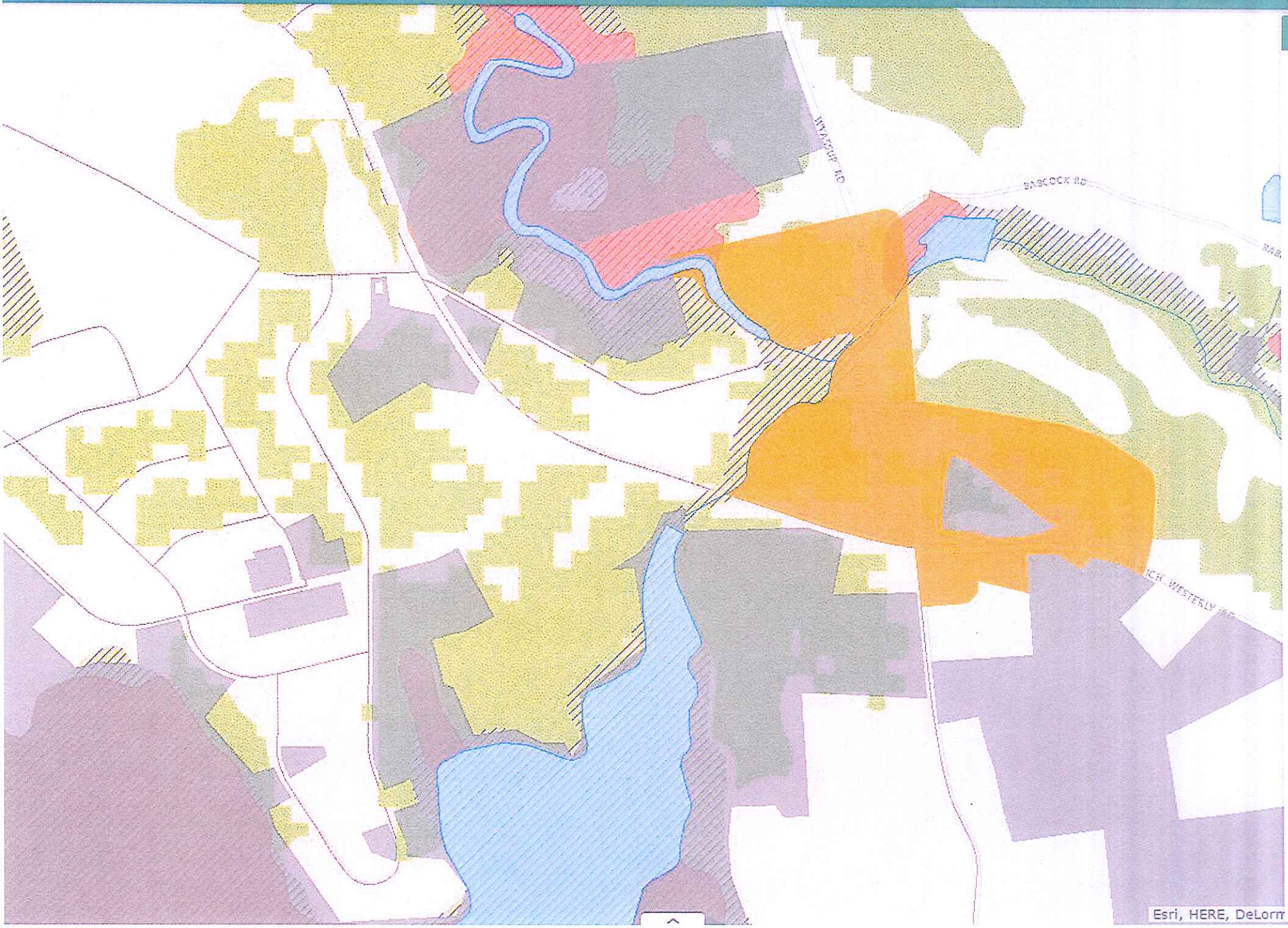
FEMA's National Flood Hazard Layer (Official)

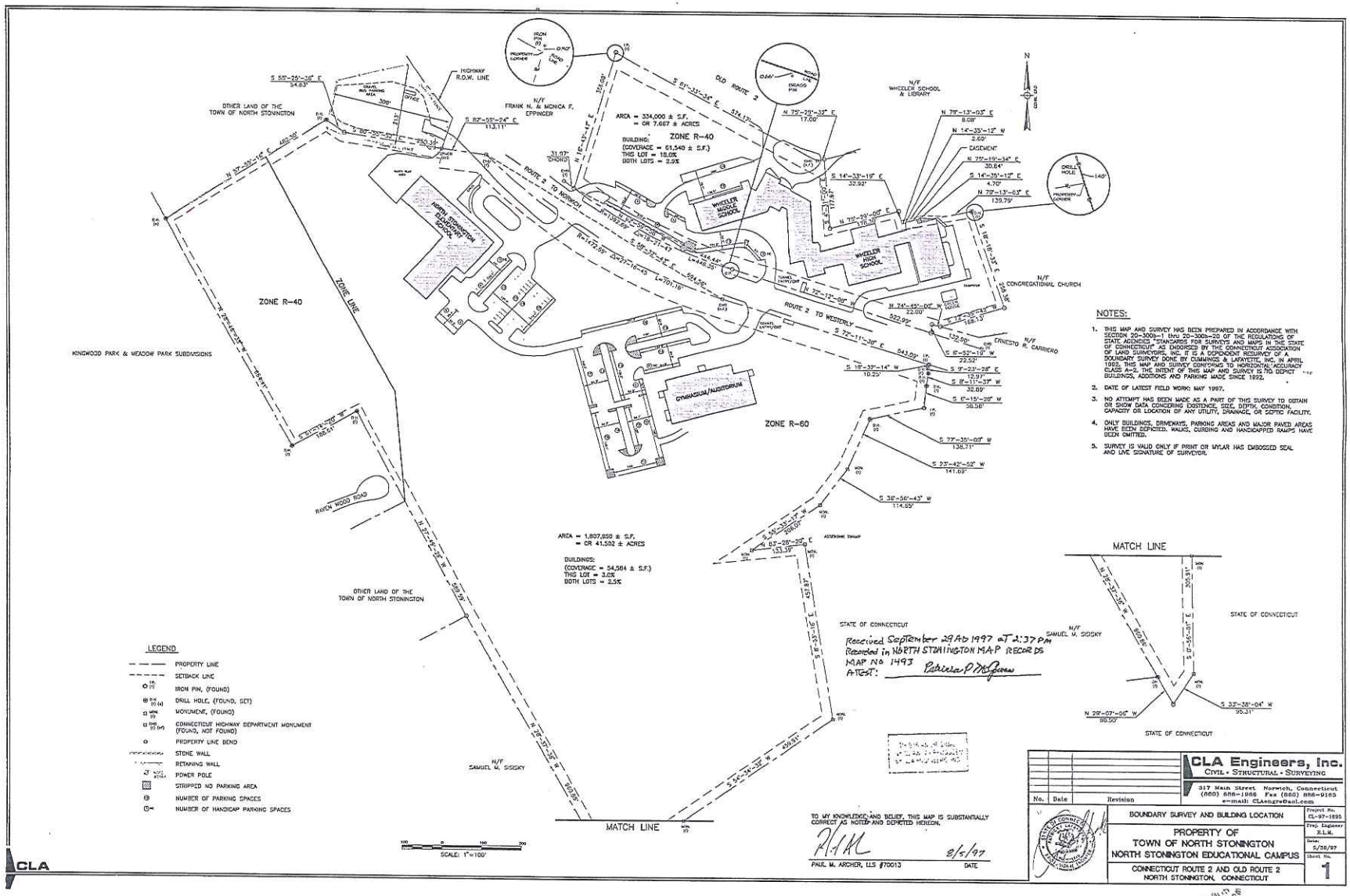
Data from Flood Insurance Rate Maps (FIRMs) where available digitally. New NFHL FIRMette Print app available: http://tinyurl.com/j4xwp5e



National Geospatial-Intelligence Agency (NGA); Delta State University; Esri | scott.mcafee@fema.dhs.gov

2013-2018 Conservation and Development Policies: The Plan for Connecticut





Received September 29 Ab 1997 at 2:37 PM
Recorded in NORTH STONINGTON MAP RECORDS
MAP NO 1493
ATEST: Patricia P. McGovern

NOTES:

1. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 thru 20-300b-20 OF THE REGULATIONS OF STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A DEPENDENT RESURVEY OF A BOUNDARY SURVEY DONE BY CUMMINGS & LAFAYETTE, INC. IN APRIL 1992. THIS MAP AND SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2. THE INTENT OF THIS MAP AND SURVEY IS TO DEPICT BUILDINGS, ADDITIONS AND PARKING MADE SINCE 1992.
2. DATE OF LATEST FIELD WORK: MAY 1997.
3. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY, DRAINAGE, OR SEPTIC FACILITY.
4. ONLY BUILDINGS, DRIVEWAYS, PARKING AREAS AND MAJOR PAVED AREAS HAVE BEEN DEPICTED. WALKS, CURBING AND HANDICAPPED RAMPS HAVE BEEN OMITTED.
5. SURVEY IS VALID ONLY IF PRINT OR MYLAR HAS EMBOSSED SEAL AND LIVE SIGNATURE OF SURVEYOR.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- IRON PIN, (FOUND)
- DRILL HOLE, (FOUND, SET)
- MONUMENT, (FOUND)
- CONNECTICUT HIGHWAY DEPARTMENT MONUMENT (FOUND, NOT FOUND)
- PROPERTY LINE BEND
- STONE WALL
- RETAINING WALL
- POWER POLE
- STRIPED NO PARKING AREA
- NUMBER OF PARKING SPACES
- NUMBER OF HANDICAP PARKING SPACES

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED AND DEPICTED HEREON.

PAUL M. ARCHER, LLS #70013 — DATE 8/5/97

No.	Date	Revision

CLA Engineers, Inc.
CIVIL • STRUCTURAL • SURVEYING
317 Main Street Norwich, Connecticut
(860) 886-1986 Fax (860) 886-9165
e-mail: CLAengr@aol.com

BOUNDARY SURVEY AND BUILDING LOCATION

PROPERTY OF
TOWN OF NORTH STONINGTON
NORTH STONINGTON EDUCATIONAL CAMPUS

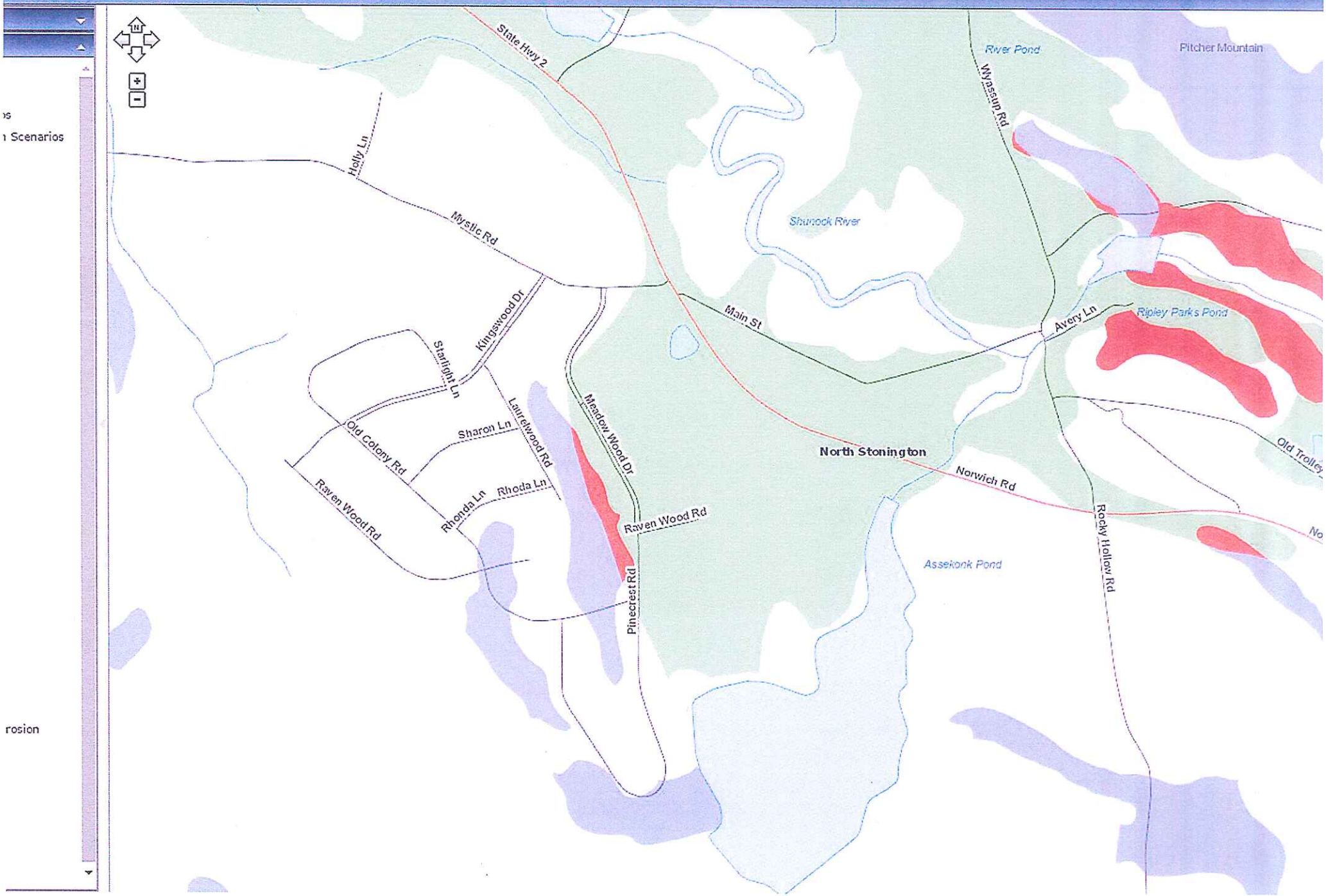
CONNECTICUT ROUTE 2 AND OLD ROUTE 2
NORTH STONINGTON, CONNECTICUT

Project No. CL-97-1695
Proj. Engineer R.L.M.
Date 5/30/97
Sheet No. 1

DRAWING NUMBER 1493

Print a Map

Coastal Hazard Data Layer Info



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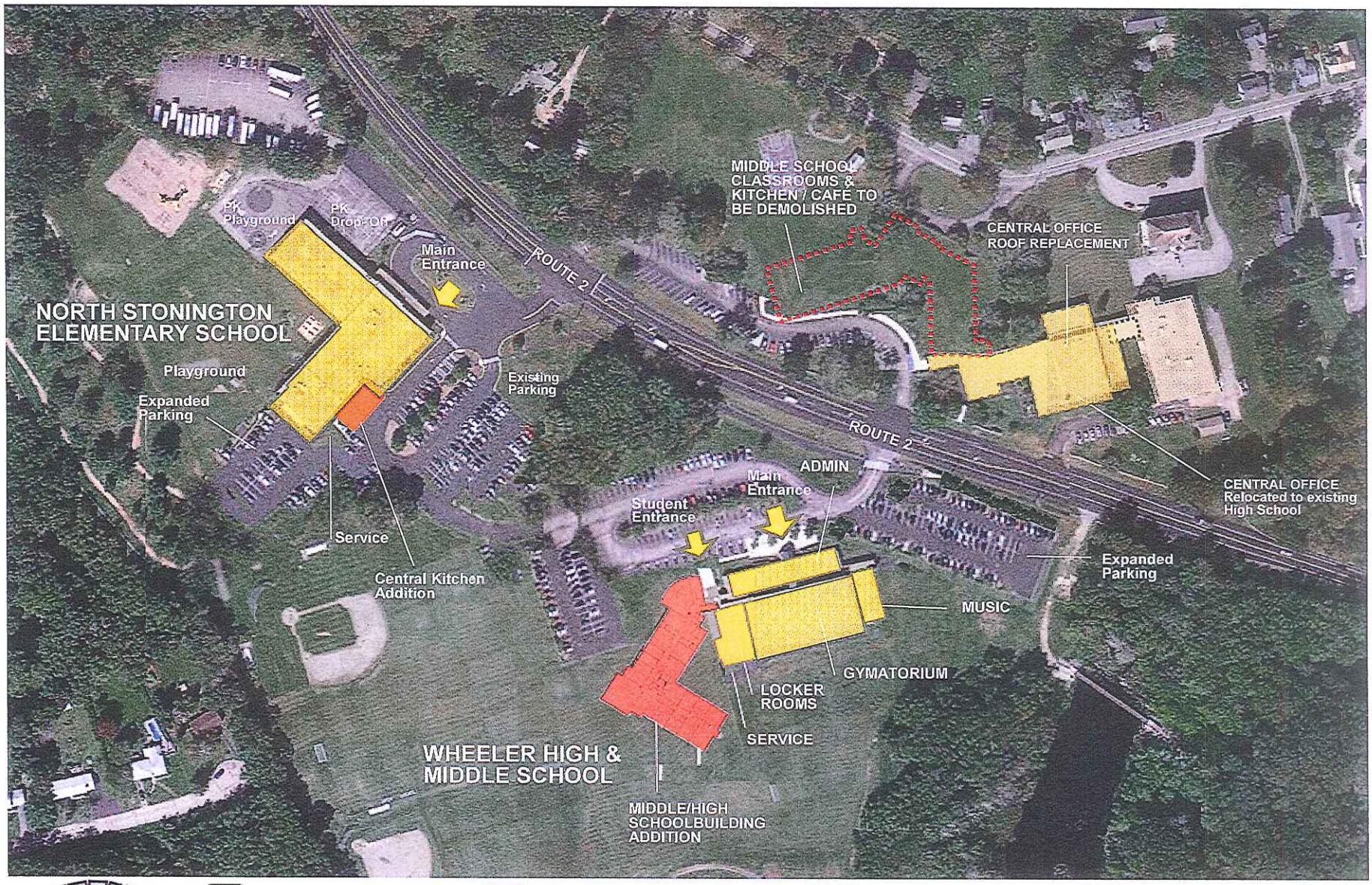


BUILDING DEMOLITION | BUILDING RENOVATIONS | BUILDING ADDITION | BUILDING TO REMAIN

School Modernization Plan
NORTH STONINGTON - CT

SITE PLAN

STATE PROJECT # TMP-102-JVFW				
REPORT DATE				
LOCAL EDUCATION AGENCY (LEA)	NORTH STONINGTON			
SCHOOL NAME	North Stonington Elementary School			
PROJECT TYPE	Extension/Alteration			
CURRENT SQUARE FEET	56,449			
GRADES	PK - 6th			
ENROLLMENT PROJECTIONS	426			
REIMBURSEMENT RATE	46%	COST/SQ FT		INELIGIBLE COST
TOTAL COST	$14,207,500.00	251.69		$2,058,000
CONSTRUCTION COST	$11,795,000.00	208.95		$1,177,500
SOFT COST	$2,412,500.00	42.74		$880,500

Grant Application Cost Estimate

CONSTRUCTION COSTS		LEVEL II CATEGORY TOTAL	LEVEL II SUB TOTAL	INELIGIBLES
A SUBSTRUCTURE		$ 92,500		
	A10 FOUNDATIONS		$92,500	$0
	A20 BASEMENTS		$0	$0
	ALLOWANCE		$0	$0
B SHELL		$ 1,461,500		
	B10 SUPER STRUCTURE		$135,000	$0
	B20 EXTERIOR ENCLOURES		$876,500	$0
	B30 ROOFING		$450,000	$0
	ALLOWANCE		$0	$0
C INTERIORS		$ 2,830,500		
	C10 INTERIOR CONSTRUCTION		$1,420,000	$25,000
	C20 STAIRS		$0	$0
	C30 INTERIOR FINISHES		$1,410,500	
	ALLOWANCE		$0	$0
D SERVICES		$ 3,245,000		
	D10 CONVEYING		$20,000	$0
	D20 PLUMBING		$410,000	$150,000
	D30 HVAC		$1,935,000	$500,000
	D40 FIRE PROTECTION		$15,000	$0
	D50 ELECTRICAL		$865,000	$200,000
	ALLOWANCE		$0	$0
E EQUIPMENT & FURNISHINGS		$ 408,000		
	E10 EQUIPMENT		$370,500	$200,000
	E20 FURNISHINGS		$37,500	$37,500
	ALLOWANCE		$0	$0
F SPECIAL CONSTRUCTION AND DEMOLITION		$ 1,660,000		
	F10 SPECIAL CONSTRUCTION		$235,000	$10,000
	F20 SELECTIVE BUILDING DEMOLITION		$145,000	$0
	PCB/ASBESTOS/LEAD ABATEMENT ALLOWANCE		$1,280,000	$0
	ALLOWANCE		$0	$0
G BUILDING SITEWORK		$ 247,500		
	G10 SITE PREPARATION		$47,500	$0
	G20 SITE IMPROVEMENTS		$25,000	$0
	G30 SITE MECHANICAL UTILITIES		$15,000	$0
	G40 SITE ELECTRICAL UTILITIES		$35,000	$0
	G90 OTHER SITE CONSTRUCTION		$125,000	$0
	REMEDIATION ALLOWANCE		$0	$0
X GENERAL CONDITIONS, OFFICE OVERHEAD & PROFIT		$ 1,105,000		
	GENERAL CONDITIONS		$540,000	$27,000
	OFFICE OVERHEAD & PROFIT		$565,000	$28,000
Z ALLOWANCES		$ 745,000		
	DESIGN CONTINGENCY ALLOWANCE		$265,000	$0
	INFLATION (ESCALATION) ALLOWANCE		$480,000	$0
CONSTRUCTION TOTAL COST			$11,795,000	$1,177,500

SOFT COSTS		LEVEL II CATEGORY TOTAL	LEVEL II SUB TOTAL	INELIGIBLES
ACQUISITION COSTS		$ -		
	Land/Building Purchase		$0	$0
	Swing Space/Portables		$0	$0
	Site Remediation		$0	$0
	Appraisals		$0	$0
	Land Survey		$0	$0
	Allowance		$0	$0
CONSULTANTS		$ 741,000.00	$0	$0
	Architect/Engineering Fees		$612,000	$75,000
	Environmental		$12,500	$0
	Commissioning		$56,500	$0
	Legal Consultants		$10,000	$0
	FF&E Coordinator		$0	$0
	Estimator		$10,000	$0
	Project Management		$0	$0
	Construction Manager Pre Construction		$20,000	$2,000
	Other Consultants		$20,000	$2,000
	Allowance		$0	$0

THP-102-JVFW

FF&E		$ 152,500.00		
	Furniture, Fixtures & Equipment		$42,500	$0
	Technology		$75,000	$0
	Moving		$35,000	$0
	Allowance		$0	$0
PLAYGROUNDS		$ -		
	Equipment and Surfacing		$0	$0
FEES		$ 949,000.00		
	Bonding Fees		$386,000	$200,000
	Insurance Costs		$35,000	$0
	Town Staff Costs		$12,500	$0
	Town Permit Fees		$0	$0
	State Permit Fees		$5,500	$5,500
	Testing/Inspection Fees		$380,000	$0
	Overhead & Profit Costs			$0
	Printing & Mailing Costs		$5,000	$1,000
	Other Costs		$125,000	$25,000
	Allowance		$0	$0
CONTINGENCY		$ 570,000.00		
	Construction Contingency		$535,000	$535,000
	Owner's Contingency		$35,000	$35,000
	Design Contingency		$0	$0
	Allowance		$0	$0

DETAIL COST ESTIMATING WORKSHEET (PART 8)
(To be completed for projects with estimated costs greater than $2 million)

State Project No. TMP-108-JVFW Facility Name: North Stonington Elementary School
District: North Stonington

SECTION	DESCRIPTION	SUB-TOTALS	TOTALS
	Site/Facility Acquisition	--	
	Site Only	--	
	Facility and Site	--	
DIVISION 1 - GENERAL REQUIREMENTS			
	Temporary Construction	$ 25,000.00	
	Project Management & Coordination	$ 540,000.00	
			$ 565,000.00
DIVISION 2 - SITE WORK			
	Demolition	$ 145,000.00	
	Hazardous Materials Abatement	$ 1,280,000.00	
	Earthwork	$ 47,500.00	
	Paving and Surfacing	$ 100,000.00	
	Utilities	$ 50,000.00	
	Site Improvements	$ 25,000.00	
	Landscaping	$ 25,000.00	
	Athletic Equipment	---	
			$ 1,627,500.00
DIVISION 3 - CONCRETE			
	Cast in Place Concrete	$ 65,000.00	
	Concrete Reinforcement	$ 15,000.00	
	Concrete Formwork	$ 12,500.00	
			$ 92,500.00
DIVISION 4 - MASONRY			
	Unit Masonry	$ 175,000.00	
	Brick	$ 275,000.00	
	Restoration work	$ 50,000.00	
			$ 500,000.00
DIVISION 5 – METALS			
	Structural Metal	$ 112,500.00	
	Metal Decking	$ 12,500.00	
	Ornamental Metal	$ 10,000.00	
	Metal Stairs	---	
			$ 135,000.00
DIVISION 6 -WOOD & PLASTICS			
	Rough Carpentry	$ 187,500.00	
	Finish Carpentry	$ 325,000.00	
	Sheathing	$ 82,250.00	
			$ 594,750.00

#TMP-102-JVFW

DETAIL COST ESTIMATING WORKSHEET (PART 8)

SECTION	DESCRIPTION	SUB-TOTALS	TOTALS
DIVISION 7 -THERMAL & MOISTURE PROTECTION			
	Waterproofing/Damp-proofing	$ 20,000.00	
	Insulation	$ 43,250.00	
	Fireproofing	$ 15,000.00	
	Roofing	$ 415,000.00	
	Specialties and Accessories	$ 25,000.00	
	Skylights	---	
	Expansion Control	$ 10,000.00	
			$ 528,250.00
DIVISION 8 - DOORS & WINDOWS			
	Doors and Frames	$ 237,500.00	
	Special Doors	$ 55,000.00	
	Entrances and Storefronts	$ 50,000.00	
	Windows	$ 348,500.00	
	Hardware	$ 95,000.00	
	Louvers	$ 7,500.00	
			$ 793,500.00
DIVISION 9 – FINISHES			
	Gypsum Board and Systems	$ 192,500.00	
	Ceilings	$ 185,000.00	
	Floorings	$ 125,000.00	
	Walls	$ 315,000.00	
	Flooring Base	$ 25,000.00	
	Gypsum Walls	$ 326,500.00	
	Acoustic Panels	$ 25,000.00	
	Painting	$ 216,500.00	
			$ 1,410,500.00
DIVISION 10 – SPECIALTIES			
	Chalkboards and Tack-boards	$ 87,500.00	
	Folding Partitions	$ 25,000.00	
	Identifying Devices	$ 67,500.00	
	Lockers	$ 50,000.00	
	Toilet Accessories	$ 50,000.00	
	F.F & E	$ 40,000.00	
			$ 320,000.00
DIVISION 11 - EQUIPMENT			
	Library Equipment	$ 10,000.00	
	Theater and Stage Equipment	$ 72,500.00	
	Food Service Equipment	$ 275,000.00	
	Residential Equipment	$ 6,500.00	
	Science Lab Equipment	$ 1,500.00	
	F.F. & E	$ 5,000.00	
			$ 370,500.00

#TMP-102-JVFW

DETAIL COST ESTIMATING WORKSHEET (PART 8)

SECTION	DESCRIPTION	SUB-TOTALS	TOTALS
DIVISION 12 - FURNISHINGS			
	Casework	---	
	Window Treatment	$ 37,500.00	
	Furniture and Accessories (F F & E)	---	
	Telescoping Seating	---	
			$ 37,500.00
DIVISION 13 - SPECIAL CONSTRUCTION			
	Pre-Engineered Structures	---	
	Pools	---	
	Fire Suppression and Supervisory Systems	$ 235,000.00	
			$ 235,000.00
DIVISION 14 - CONVEYING SYSTEMS			
	Elevator	$ 20,500.00	
	Lifts	---	
			$ 20,500.00
DIVISION 15 - MECHANICAL			
	Plumbing	$ 410,000.00	
	HVAC	$ 1,935,000.00	
			$ 2,345,000.00
DIVISION 16 – ELECTRICAL			
	Service and Distribution	$ 365,000.00	
	Lighting	$ 135,000.00	
	Communications	$ 200,000.00	
	Technology	$ 165,000.00	
			$ 865,000.00
SUBTOTAL			$10,485,000.00
SOFT COSTS			
	A/E Fee	$ 741,000.00	
	CM Fees	$ 565,000.00	
	F.F. & E	$ 152,500.00	
	Surveys, Testing & Inspections	$ 380,000.00	
	Reimbursables	$ 35,000.00	
	Owners Costs	$ 534,000.00	
	Design Contingency	$ 265,000.00	
	Construction Contingency	$ 535,000.00	
	Owners Contingency	$ 35,000.00	
$ 3,242,500.00			
Inflation Factor @ 4% per year (to mid-point of construction)			$ 480,000.00
Total Project Costs			$ 14,207,500.00

AND. ROSAY M SCHIC AIA
Prepared by

6/23/16
Date

North Stonington Public Schools

297 Norwich-Westerly Road, North Stonington, CT 06359
Phone (860) 535-2800 Fax (860) 535-1470

PETER L. NERO
SUPERINTENDENT OF SCHOOLS

KIMBERLY ALLEN
BUSINESS MANAGER

June 23, 2016

RE: TMP-102-JVFW

State of Connecticut
Department of Education
Division of Finance and Internal Operations
Bureau of School Facilities
165 Capitol Avenue
Hartford, CT 06106

Re: North Stonington Elementary School – Renovation Status

To Whom It May Concern:

This letter is to request "Renovation Status" for the proposed project at North Stonington Elementary School in accordance with Section 10-282 (18) of the Connecticut General Statutes. The North Stonington Board of Education has defined the educational program deficiencies that require substantial change in the organization of the facility to meet the educational need of the students. Additionally OCR/ADA reports and existing conditions evaluation conducted by an architectural engineering team define the deficiencies of the facility that impact teaching and learning and well as life safety in the facility.

The North Stonington School building committee has evaluated several options including the options for a new facility and has recommended that the existing facility should be renovated and expanded to meet the current need. The proposed project will address all deficiencies in the facility, including complete (100%) compliance with all applicable codes (including handicapped accessibility) when the renovations and additions are complete. The project will meet or exceed the performance requirement set by the Department of Construction Services in the High Performance Building Standards, and all requirements of the educational programs as identified in the educational specifications.

Sincerely,

Peter L. Nero
Superintendent of Schools

Project Design and Planning Concepts

Site Planning, Vehicular and Pedestrian Traffic Concepts Include but are not Limited to;

- The addition envelope should be sensitive to how it responds to the proximity of pedestrian walkways. (Consider window size and location, climbing access to the roof, etc.)
- Clear signage to indicate public entries with easily controllable entry lobbies.
- A bus drop-off area separated from other vehicular traffic
- Separate student, staff and community parking areas
- Separate student [pedestrian] site circulation flow from roadways
- Landscaping and Lighting
- The use of high trees and low bushes [less than 3 feet high] to deter hiding
- General, non-intrusive site lighting of all parking, pedestrian and entry areas
- General exterior building lighting and illuminate public areas, window areas and potentially dark corners or surfaces
- Security lighting at selected building and parking lots with photocell timer with on/off capacity
- Separate athletic fields from informal gathering areas
- Locate athletic facilities away from building, isolated by fences

Community Use

The Elementary School is a true community facility typical to most 21st century learning centers. As one evaluates the use of the public zone of the building it is clear that although education is the primary use, community events in the gymnasium/multi-purpose, are extensive. Therefor it is imperative that the planning and development of the School renovation and addition project to take into consideration how the community will use the facility after school hours.

Planning concepts should include the following:

The gymnasium and circulation spaces must facilitate the movement from parking areas during educational and community events, providing direct access from the major parking areas.

A large gathering area must serve as pre-function space for users prior to and exiting a sports or school event.

The multipurpose room and support functions must be available for community groups without compromising the security of the overall facility.

Flexibility and Agility

Understanding that change is a constant for school facilities, the design of the renovated schools must be flexible and agile. The spaces should be equipped with the necessary tools and furniture to encourage collaboration, self-directed learning and the many varieties of teaching, exploration and discovery that are the trademark of superior and healthy educational environments. To accommodate the ever changing world of educational theory, these environments have the power to change not just year-to-year but day-to-day.

In support of this dynamic and agile learning environment all elements of the renovated facility should be designed to support possible re-configurations of its interior space. These design elements could include, but are not limited to:

Interior partitions that are de-mountable or non-load bearing

The most important level of flexibility in an educational facility is demonstrated in a facility that allows for different curricular models to exist without the reconfiguration of existing space.

Design Concepts and Approach

The QA Architects design team collaborated with the North Stonington Ad Hoc School Building Committee and the Board of Education in developing several options for the North Stonington Modernization program. The BOE looked at several grade configurations and decide that the Pre-K thru 6th Grade Elementary school and the 7 thru 12 Middle and High School were the most educationally appropriate for their community. The Board of Education and School Administration worked with the design team to develop educational specification that embodied the Mission and Vision statements of the district. The town leadership established a Tri-Board of the Board of Selectmen, Board of Finance and the Board of Education that established objectives and priorities for the project. The project objectives included the following facility and educational priorities:

Educational Upgrades:

- Improve the outdated science classrooms / labs
- Relocation of the elementary administration office to the front of the school
- All building, fire and health code requirements
- Renovate classrooms at NSES for the new PK thru 6th Grade Elementary School
- Technology upgrades (items not completed through recent grants)
- New Central Kitchen and dedicated space for a Cafeteria / Multipurpose space at NSES
- All programs available at the first level at NSES
- Space for meetings & storage at all schools
- Update Science (Biology, Chemistry, Physics Labs)
- New space for the Wheeler Cafeteria
- New Chorus room and updated Band room

Maintenance and Energy:

- Replace windows
- Improve building envelope insulation
- Update buildings to meet current codes (Fire, Building, ADA, Health, Energy)
- Update buildings to meet State standards for Acoustic & Natural Lighting
- Update buildings to meet State standards for Indoor Air Quality
- Fix / Replace Roof
- Title IX and Code upgrade at the Gymatorium
- Update mechanical, plumbing & electrical systems where necessary

Safety

- Asbestos, lead and PCB removal in all buildings
- Discontinue use of the multipurpose room for physical education at NSES
- Move computer room to the first floor at NSES
- Relocation of the Main Office to the front of NSES
- Discontinue use or modification of the tunnel under Route 2

The Design Team and the Building Committee looked at all the options that had been studied over the past ten years and several new options which included the following:

- Renovation of the Middle/High School at the current location.
- Renovate and add to the Gymatorium building to develop a 7 thru 12 grade Middle and High School and renovate and expand the existing Elementary school facility for Pre-K thru 6th Grade School.
- "Switching" the MS/HS with the Elementary School for space utilization.
- Piecemeal Approach – do the bare minimum not as one project, but as several ongoing projects over multiple years.
- Renovation of one school first, then another school several years later
- Send our High School students to other schools and renovate the elementary school to a PK thru 8th Grade Facility
- Build a new elementary school and renovate the Middle and High School Facility

Upon completing the evaluation of all the options including a new PK-12 school and a new Elementary the School Building Committee, Board of Selectmen, Board of Finance and the Board of Education concluded that the approach to "Renovate and add to the Gymatorium building to develop a 7 thru 12 grade Middle and High School and renovate and expand the existing Elementary school facility for Pre-K thru 6th Grade School" made the most financial and educational sense.

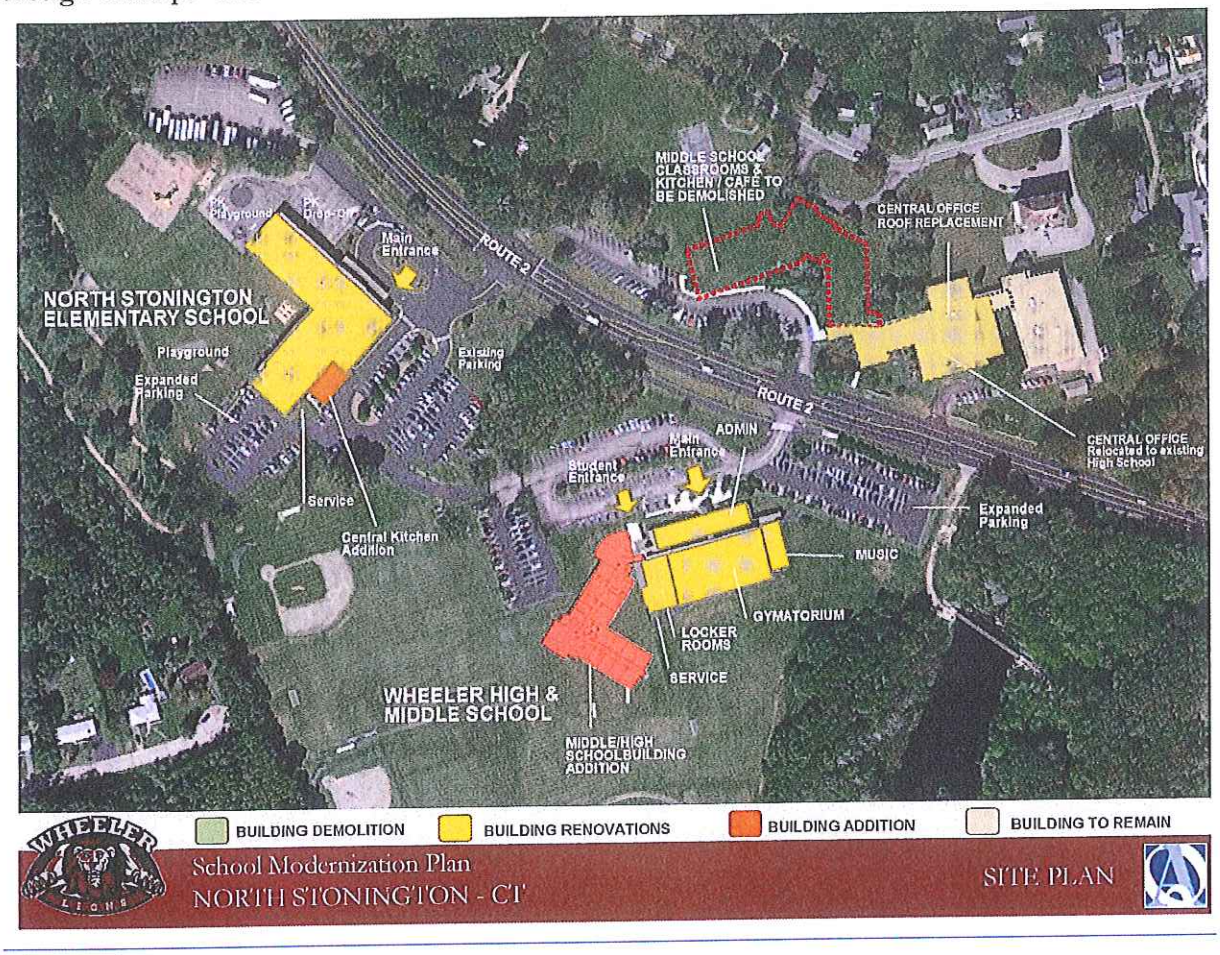
Design Concept - Site

Existing Site - The North Stonington Schools are located in a 49.17-acre campus setting that straddles Route-2. The existing Wheeler High School / Middle School is a 6th thru 12th grade facility on the east side of Route -2 with a tunnel under the highway that connects the Middle/High School to the Music and Physical Education facility on the west side of Route-2. The Gymatorium building also houses the office of the BOE Central Administration. The Pre-K thru 5th grade elementary school is located on the north west side of the campus.

New Site Plan - The proposed concept locates the entire Pre-K thru 12th Grade campus on the 41.5-acres to the west of Route-2. This approach eliminates the use of the tunnel as all activities are maintained on the contiguous parcel. The grade configuration of Wheeler High School / Middle School is changed to a 7th thru 12th grade facility and the elementary school grade structure is Pre-K thru 6th grade. The BOE central offices that are currently housed in the Gymatorium are relocated to the vacated middle/high school building. In evaluating and developing a site solution for the schools the following priorities were considered:

1. Clearly defined Main Entrances
2. Separation of School Bus and Parent vehicular traffic
3. Adequate parking – Maintaining the total existing parking count on the West Campus
4. Direct access to the athletic fields
5. Meet all Accessibility / ADA and Health Safety Codes
6. Minimize impact on existing fields.
7. Maintain all development outside the wetlands buffer
8. Minimal increase in overall impervious cover
9. Appropriate space is designated for the BOE central office functions.

Design Concept - Site



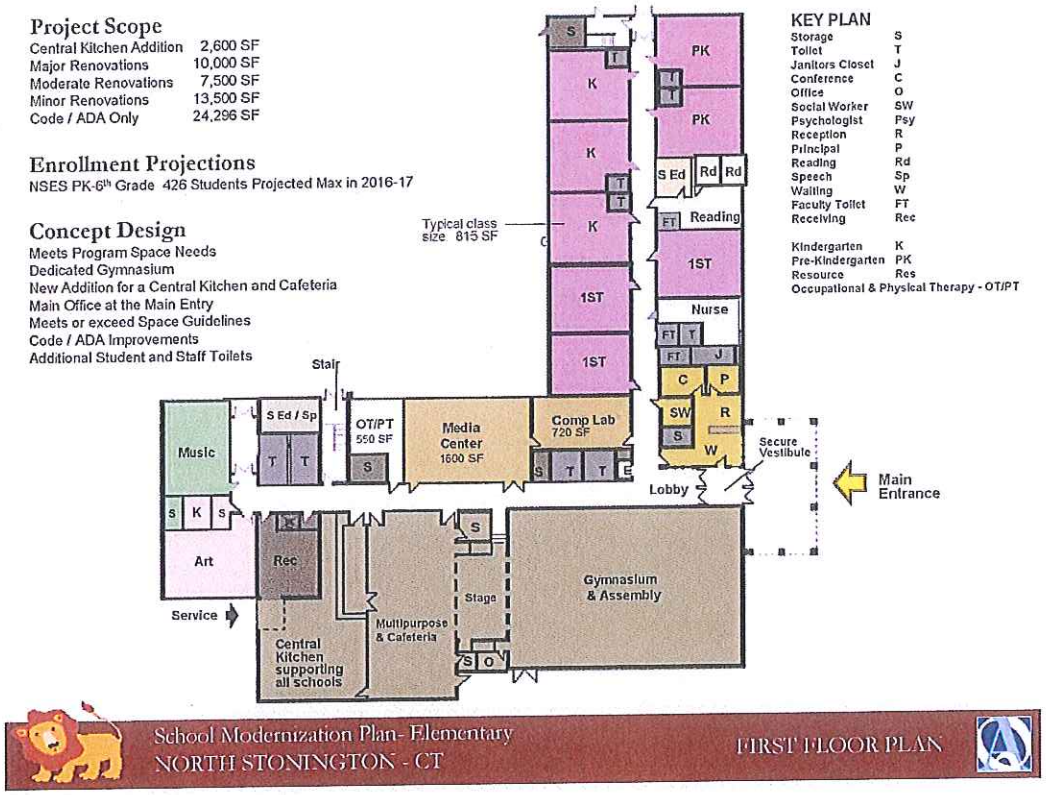
Design Concept – North Stonington Elementary School Building

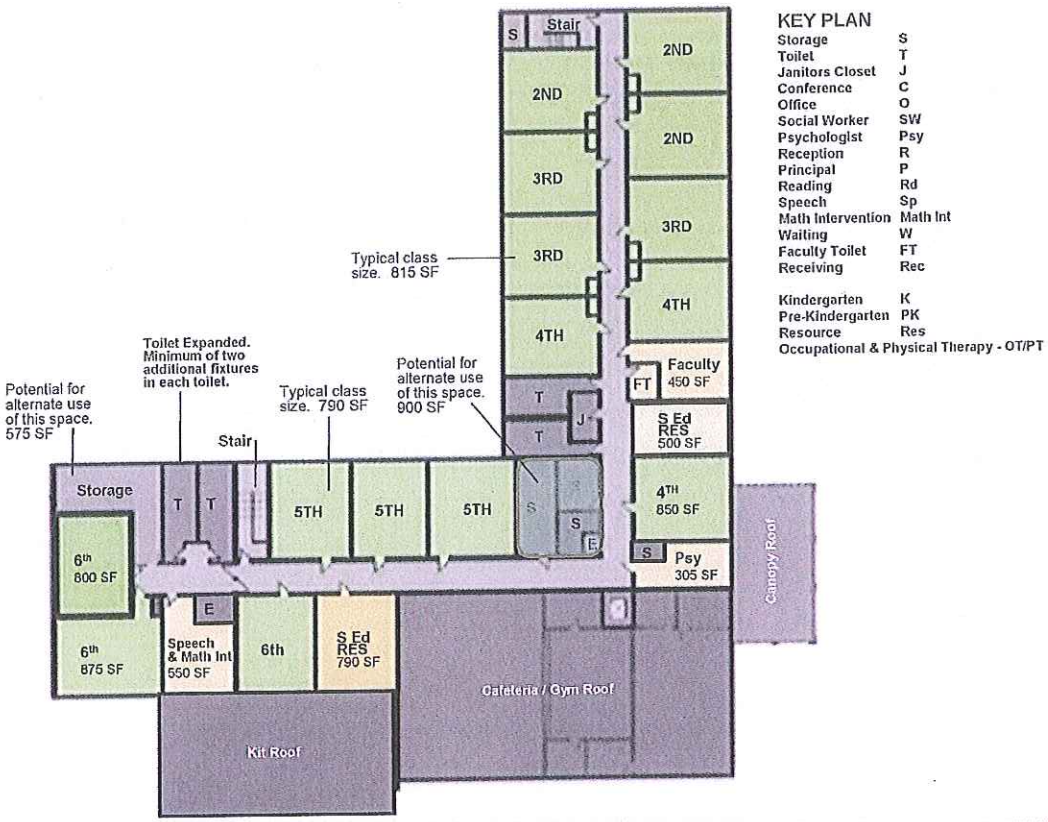
Existing Building - The existing North Stonington Elementary School building on the west side of Route-2 is a 55,000 SF structure with an addition to the original 1964 building. The current PK-5th grade school has some programs spaces on the second floor and does not have all programs available to the PK -1 grade students. The two story building has two elevators providing adequate access to the upper levels. Issues of adequate program space for the cafeteria, security concerns, and the location of the main office along with the relocation of the 6th grade to this building require limited reconfiguration of the school.

Proposed Building Design - The Proposed North Stonington Elementary School design consolidates all grade 2 thru 6th grade programs on the second floor allowing for space to be better utilized on the main level. The new design for the elementary school facility will result in a modern educational environment that provides the versatility and flexibility required by 21st century instructional models. The building addition will primarily house cafeteria and kitchen while allowing for a multipurpose space for assemblies. The design provides for the zoning separation of the academic and assembly spaces that are typically used by the community after hours. Additionally, there are designated program spaces for the students as well as shared spaces such as art, the media center and cafeteria, which are on the first floor where the PK – 1st grade academic classrooms are located. As a small learning community of 426 students the classrooms spaces are designed with flexible partitions that provide the ability to have multiple right sized learning spaces. The design anticipates future expansion and incorporates natural

Design Concept - North Stonington Elementary School Building

MAIN LEVEL PLAN





School Modernization Plan- Elementary
NORTH STONINGTON - CT

SECOND FLOOR PLAN

CAFETERIA

DEDICATED GYMNASIUM

SECURE ENTRY VAESTBULE

Existing Conditions Summary

North Stonington Public Schools selected Quisenberry Arcari Architects in October of 2011 to conduct a facilities study and complete an evaluation of their school facilities. The purpose of the evaluation is to provide a basis for developing a master plan for Elementary, Middle and High School. The Design Team has reviewed the Wheeler High School Middle School, the Board of Education and combination Gymnasium/Auditorium facility, and the North Stonington Elementary School, as well as the athletic fields, roads and walkways. The original Wheeler Middle School-High School was built in 1950 with additions in 1960, 1964 and the final addition was 1996 which included the gymatorium facility. The North Stonington Elementary School building was built in 1964 with additions and renovations in 1996. The most recent substantive project, was undertaken in 1996, and included re-roofing, code upgrades, interior upgrades to corridors, computer spaces, special needs space, library, kitchen and toilet facilities; new classrooms, administrative and guidance space to connect the two schools. The new gymnasium, performance and music facility on the southwest side of Route 2 with a new tunnel for access across the State highway was constructed in 1995, however the exterior walls and many classrooms remained untouched in the renovation and the electrical and heating systems were upgraded only on an as needed basis. Over the past five years' additional improvements have been made to the boiler plants at each school and the chimneys have been replaced at the Central Office and Elementary School Facilities.

An overview of the facility and program related concerns at the North Stonington Public School buildings include:

North Stonington Elementary School

- Non -addressable fire alarm systems
- Inadequate ventilation
- Appropriate Security based on the new state guidelines. The administrative offices are remote from the main entrance.
- Inadequate space for the kitchen and cafeteria.
- The Cafeteria, Gymnasium and Assembly space is shared resulting in health concerns for the serving of food, safety concerns with the finishes of the floor and walls, acoustic, ventilation and availability of the space for the multiple uses.
- Appropriate space for the pre-Kindergarten and Kindergarten classrooms
- Inadequate space for music and remoteness of the program space.
- Insufficient support space for mandated special education programs
- Appropriate program adjacencies.
- Availability of support programs such as computer laboratories at the main level for the PK thru 1 grade students
- Building, Fire and Health Code violations

Existing Conditions North Stonington Elementary School

Site

- Provide signage for handicapped accessible parking
- Provide screening at dumpsters
- Provide one additional Handicapped accessible parking space
- Site Lighting provide additional lighting. Light level readings can be completed to determine adequacy.
- Provide HC accessibility to quarter mile track and playgrounds.
- Replace bituminous concrete at Elementary School basketball court.

Exterior Building Envelope

- The existing sealant should be removed and replaced with new or a program of replacement as required.
- Re-pointing of the masonry veneer is recommended.
- Repair the spalled brick veneer masonry under the window sills.
- The damaged concrete elements should be repaired, restored and/or replaced.
- Re-paint all exposed steel structure, lintels, and railings
- All original exterior hollow metal doors should be replaced. • All original exterior louvers should be replaced.
- When doing future re-roofing work provide tapered insulation under the roof membrane to direct
- water to drains.

- Repair, replace and make water tight masonry at the chimney.
- Remove damaged roof hood and provide 20 oz. zinc coated copper cap on existing roof curb.

Interiors Spaces

- Re-paint all walls as required.
- Replace all carpet floors.
- Verify that the corridor doors and frames are 45 minute rated and bear the proper U.L.. and/or Wernock-Hersey labels.
- Verify that the magnetic hold open devices are tied-into the fire alarm system.
- Verify that the corridor walls are one-hour rated and have all penetrations properly sealed with U.L. tested assemblies. Refer to the code evaluation plan in the Appendix.
- Replace all water coolers in corridors

Main Entrance Lobby

- Replace all interior signage and provide clear directional signage.

Main Administration Office

- Replace reception desk casework.
- Provide additional storage
- Relocate and expand to meet program needs

School Nurse

- Expand in a future renovation project
- Provide a HC Accessible Toilet

Library

- Replace the main circulation desk to be handicapped accessible.
- Relocate and expand to meet program needs
- Integrate Technology & Computers

Multi-Purpose Cafeteria / Auditorium/Gymnasium

- Replace surface mounted tighten fixtures -
- Replace all VCT floors.
- Replace the exterior window treatments.
- Remove stairs in handicapped lift and remove all improper storage.
- Provide acoustic treatments for this space.
- Provide new rigging and stage curtains.
- Provide additional storage. And/ or protection for tables stored within the space Kitchen/Servery
- A selective renovation of this area is recommended. Additional space will be needed to accommodate program space for physical education and code requirements.
-

Typical Classroom

- 1995 classrooms without ceilings should have ceilings installed for acoustical purposes
- A general refurbishment of the 1964 classrooms is recommended
- Re-paint all ceilings and walls.
- Replace all carpet flooring
- Replace surface mounted light fixtures.

- Replace' wood and plastic' laminate casework.
- Replace chalk boards with marker boards for improved air quality.
- Provide handicapped accessible sinks and bubblers.
- Replace the original exterior window treatments.
- Provide adequate ventilation.
- Provide additional storage.
- Provide additional exterior windows.
- A general refurbishment of the: following 1964 classrooms per above is recommended in addition to the comments below

Fifth Grade (Science) Classroom

- Replace all casework.
- Clean out the storage/preparation room.

Art Classroom

- Provide a two-hour room around the kiln area with a new exhaust system.
- Provide additional storage and display opportunities

Computer Lab

- Install acoustic ceiling grid/tiles to improve acoustic properties.
- Location is inappropriate for Kindergarten and 1st Grade students – Code Violation

Special Education Classrooms

- Provide appropriate space based on program requirements

Teacher's Lounge Mechanical Rooms

- Refer to the MEP portion of the report for additional information.
- Door hardware to room should have knurled surfaces on all lever handles.

Typical Student Toilets

- Replace fixtures, accessories and revise layouts in 1964 toilet rooms to meet full ADA compliance.
- Toilets in the Pre-Kindergarten and Kindergarten classrooms do not meet code

Typical Staff Toilets

- Provide additional toilet rooms to staff.
- Replace fixtures', accessories and revise layouts as required to meet full ADA compliance.

Typical Stairs

- Verify that the stair enclosure walls are two-hour rated and have all penetrations properly sealed with UL. tested assemblies. The two-hour rating is only required if sprinkling of the building is not anticipated in the short term. If the building were to be fully sprinklered, then the rating would drop to one-hour. Refer to the code evaluation plan in the Appendix.
- Remove and replace the handrails and guardrails to meet the current codes.
- Revise the stair nosing coverings to comply with current code requirements. • Remove all improper stored materials from the stair enclosure.

Elevator

- Verify fire rating of shaft walls.
- Install signage complaint with handicapped accessibility codes.

Structural Recommendations 1964 Building

No Concerns were noted

Mechanical and Electrical Recommendations

HVAC and Plumbing

- Replace the entire building mechanical systems including hot water boilers
- hot water heating pumps baseboard heat air-handling/rooftop equipment exhaust fans
- most of the existing ductwork
- hot water supply and return piping systems and controls insulation
- plumbing fixtures not replaced during the 1996 renovation sump pumps
- provide new automatic temperature control systems (remove existing pneumatic controls)
- Provide a new sprinkler system

Electrical

- To meet requirements for the next 20 years, replace the following systems
- Power distribution if significant changes to loads occur due to renovations or expansion.
- Lighting system .
- Fire alarm system
- Modify or replace the following systems as required by occupant/renovation needs PA/Clock
- Telephone
- Data

Utilities

Replace pole mounted transformer with pad mounted transformer if new service is brought in for expansion.

HAZMAT Abatement

Abate all PCB, Lead Paint and Asbestos I the facility. PCB's have been identified in the caulk, paint and flooring. Asbestos has been identified in the flooring, caulk and concealed plumbing.

CONNECTICUT STATE DEPARTMENT OF EDUCATION
Bureau of School Facilities

COST ANALYSIS FOR PROPOSED RENOVATION PROJECTS

School District: North Stonington

School: North Stonington Elementary School

State Project No.: TMP-102-JVFW

To qualify for renovation status, Section 10-286(a)(8) of the Connecticut General Statutes (C.G.S.) requires a cost savings to the state and the school district of such renovation project in comparison to alternative construction options.

A project could lose its eligibility under the provisions of C.G.S. Section 10-286(a)(8) if the project costs increase to the point where there is no longer the required savings.

Please complete the following chart. Costs should be based on total project costs **exclusive of any site acquisition** but inclusive of all other fees and costs including: construction costs, A/E design fees, construction management fees, FFE (furniture, fixtures, and equipment), and swing space costs.

The Number of Square Feet and Estimated Cost should match values in the current cost estimate and ED049(R).

	Number of Square Feet	Estimated Cost	Cost per Square foot
Building acquisition (if applicable)	0	0	0
Square footage to be renovated	55,296	13,102,500	$236.95
Square footage to be added	2,600	1,105,000	$425.00
Sub-Totals	57,896	14,207,500	$245.40
Square footage untouched (if any)		0	0
Total for facility	57,896	14,207,500	$245.40

Note: Average total cost for new construction from state school construction records is approximately $400 to $450 per square foot depending on location within the State and exclusive of site acquisition costs. Also, when comparing costs to that of a new facility, the Bureau of School Facilities will base its comparison on the maximum number of square feet eligible for reimbursement, not necessarily that of the facility to be renovated. In other words, if the facility to be renovated is oversized, our cost comparison will not be based on building a similarly oversized facility but rather to a new facility of the maximum area eligible for reimbursement.

Design Professional providing data: _____ Signature 6/23/2016 Date

AMB Rosy Mauk AIA
Printed Name

Superintendent of Schools: _____ Signature June 23, 2016 Date

Peter L. Nero
Printed Name

NORTH STONINGTON ELEMENTARY SCHOOL

CONCEPUTAL DESIGN ESTIMATE - ORDER OF MAGNITUDE
NEW FACILITY
STATA PROJECT # TMP-102-JVFW
PROJECT COST SUMMARY - FINAL ESTIMATE - March 25, 2016

Number of Students	426
New Construction - Gross SF	54,954
Renovation - Gross SF	-
Total Project Gross SF	54,954

	DESCRIPTION	QUANTITY			U/M	COST PER U/M	CONCEPTUAL DESIGN ESTIMATED COST	ESTIMATED REIMBURSEMENT ELIGIBILITY	ESTIMATED REIMBURSEMENT PERCENTAGE
CONSTRUCTION									
1	ABATEMENT & DEMOLITION								
1A	DEMOLITION & ABATEMENT	-		100%	SF	$ 25.00	$ -	$ -	100.00%
1B	ASBESTOS , PCB LEAD ABATEMENT-ALLOWANCE	38,176.00		25%	SF	$ 6.00	$ 1,422,555	$ 1,422,555	100.00%
1C	PCB TESTING IN SOFT COST	-			SF	$ 25.00	$ -	$ -	100.00%
SUB-TOTAL DEMO & ABATEMENT							$ 1,422,555	$ 1,422,555	
2	SITE SCOPE								
2A	ACCESSIBLE ROUTES & DRIVES (ASPHALT) TO: BLEACHERS & FIELDS	1.00			LS	$ 250,000.00	$ 250,000	$ 250,000	100.00%
2B	RECONSTRUCT EXISTING ASPHALT DRIVES	1.00			LS	$ 250,000.00	$ 250,000	$ 250,000	100.00%
2C	PROPOSED NEW ASPHALT DRIVES	1.00			LS	$ -	$ -	$ -	100.00%
2D	ACCESSIBLE CONCRETE WALKS AT BUS ENTRANCE	1.00			LS	$ 100,000.00	$ 100,000	$ 100,000	100.00%
2E	PLANTING AND LANDSCAPING	1.00			ACRES	$ 100,000.00	$ 100,000	$ 100,000	100.00%
2F	UTILITIES: WATER/DRAINAGE/ELECTRICAL - ALLOWANCE	1.00			LS	$ 250,000.00	$ 250,000	$ 250,000	100.00%
SUB-TOTAL SITE							$ 950,000	$ 950,000	
3	BUILDING SCOPE								
3	NEW BUILDING ADDITION	54,954.00	0.00%	54,954.00	SF	$ 285.00	$ 15,661,890	$ 15,661,890	100.00%
3A	NEW BUILDING ADDITION - PHYSICA EDUCATION GYM	-	3.50%	-	SF	$ 245.00	$ -	$ -	100.00%
3B	NEW BUILDING ADDITION - PHYSICA EDUCATION LOCKERS ROOMS	-	3.50%	-	SF	$ 245.00	$ -	$ -	100.00%
3C	NEW BUILDING ADDITION - PHYSICA EDUCATION STORAGE	-	3.50%	-	SF	$ 185.00	$ -	$ -	100.00%
3D	NEW BUILDING ADDITION - STAGE	-	3.50%	-	SF	$ 245.00	$ -	$ -	100.00%
3E	NEW BUILDING ADDITION - SCIENCE Middle School	-	3.50%	-	SF	$ 225.00	$ -	$ -	100.00%
3F	NEW BUILDING ADDITION - MUSIC	-	3.50%	-	SF	$ 185.00	$ -	$ -	100.00%
3G	NEW BUILDING ADDITION - COMPUTER LAB	-	3.50%	-	SF	$ 185.00	$ -	$ -	100.00%
3H	NEW BUILDING ADDITION - GRAPHIC ARTS & CADD	-	3.50%	-	SF	$ 185.00	$ -	$ -	100.00%
3I	NEW BUILDING ADDITION - SCIENCE PREP & STORAGE High School	-	3.50%	-	SF	$ 245.00	$ -	$ -	100.00%
3J	NEW BUILDING ADDITION - CAFETERIA & KITCHEN	-	3.50%	-	SF	$ 245.00	$ -	$ -	100.00%
3K	NEW BUILDING ADDITION - LOBBY & CIRCULATION	-	3.50%	-	SF	$ 185.00	$ -	$ -	100.00%
3L	NEW BUILDING ADDITION -ADMINISTRATION	-	3.50%	-	SF	$ 150.00	$ -	$ -	100.00%
3M	NEW BUILDING ADDITION - CLASSROOMS	-	3.50%	-	SF	$ 150.00	$ -	$ -	100.00%
3N	CONNECTOR ALLOWANCE - Limited Reimb	-	3.50%	-	SF	$ 185.00	$ -	$ -	100.00%
	TOTAL NEW CONSTRUCTION	54,954.00							
3O	CODE AND ADA UPGRADES - EXISTING BUILDING	-	0.0%	-	SF	$ 18.75	$ -	$ -	100.00%
3P	EXISTING BUILDING ENVELOPE - MISC REPAIR	-	1.00	-	SF	$ 25,000.00	$ -	$ -	100.00%
3Q	EXISTING BUILDING ENVELOPE - REPLACE ROOF	-	1.00	-	SF	$ 15.00	$ -	$ -	100.00%
3R	REPLACE/UDATE KITCHEN EQUIPMENT - ALLOWANCE	1.00	1.00	1.00	LS	$ 250,000.00	$ 350,000	$ 350,000	100.00%
3S	MAJOR RENOVATIONS	-	0.00%	-	SF	$ 120.00	$ -	$ -	100.00%
3T	MODERATE RENOVATIONS	-	0.00%	-	LS	$ 85.00	$ -	$ -	100.00%
3U	MINOR RENOVATIONS	-	0.00%	-	SF	$ 45.00	$ -	$ -	100.00%
	TOTAL RENOVATION	-							
3V	NEW SCIENCE LAB AND PREP ROOM CASEWORK	-	1.00	-	LS	$ -	$ -	$ -	100.00%
3W	REFURBISH EXISTING ELEVATOR FOR ADA	-	1.00	-	LS	$ 20,000.00	$ -	$ -	100.00%
3X	REPLACE FIRE PROTECTION THEOUGHOUT THE BUILDING	-	1.00	-	SF	$ 4.25	$ -	$ -	100.00%
3Y	UPGRADE / REPLACE MECHANICAL SYSTEMS, BOILERS, WATER HEATERS, VENTILATION, AIRCONDITIONING AND CONTROLS.	-	0.00%	-	SF	$ 35.00	$ -	$ -	100.00%
3Z	REPLACE/UDATE ELECTRICAL SERVICE, SYSTEMS, LIGHTING, SMOKE DETECTION SYSTEM, EXIT SIGNAGE, FIRE ALARM, TECHNOLOGY INFRASTRUCTURE, CLOCKS, AND COMMUNICATION SYSTEMS	-	0.00%	-	SF	$ 15.00	$ -	$ -	100.00%
SUB-TOTAL BUILDING							$ 16,011,890	$ 16,011,890	
4	CONSTRUCTION PHASING & MANAGEMENT		1.00						
A	TEMPORARY WALLS, EGRESS PARTITIONS, PHASING MECHANICALS ETC.	1.00	1.00		LS	$ -	$ -	$ -	50.00%
B	BUILDING PERMIT FEE					WAIVED	$ -		
C	GENERAL CONDITIONS 18 MONTHS		18.0	35,000.00			$ 630,000	$ 630,000	100.00%
SUB-TOTAL PHASING & MANAGEMENT							$ 630,000	$ 630,000	
SUBTOTAL CONSTRUCTION					$/SF		$ 19,014,445	$ 19,014,445	100.00%
CONTINGENCY									
6 A	CONSTRUCTION CONTINGENCY	5.0%					$ 950,722	$ 713,042	75.00%
B	DESIGN CONTINGENCY	2.5%					$ 475,361	$ 475,361	100.00%
C	ESCALATION 18 MONTHS AT 4%/YEAR	6.0%					$ 1,140,867	$ 1,140,867	100.00%
	SUBTOTAL CONTINGENCY						$ 2,566,950	$ 2,329,270	
CM / GC FEES									
1	OH & P	6.0%			LS		$ 1,140,867	$ 1,140,867	100.00%
	SUBTOTAL CM/GC FEE						$ 1,140,867	$ 1,140,867	
CM / GC BOND & INSURANCE									
1	PERFORMANCE AND PAYMENT BOND	0.06%					$ 10,458	$ 10,458	100.00%
2	INSURANCE GL / PL	0.07%					$ 12,359	$ 12,359	100.00%
	SUBTOTAL						$ 22,817	$ 22,817	
TOTAL CONSTRUCTION					$/SF	413.89	$ 22,745,079	$ 22,507,399	98.96%
PROJECT DEVELOPMENT COST									
TOTAL OWNERS "SOFT" COSTS							$ 2,632,742	$ 2,305,648	87.58%
TOTAL PROJECT COST					$/SF	461.80	$ 25,377,821		98.50%
	ESTIMATED ELIGIBLE PROJECT COST						$ 24,997,154		
	STATE ALLOWABLE SF PER STUDENT	-			SF/STUDENT				
	STATE REIMBURSEMENT - YEAR 2016	36.07%							
	REIMBURSEMENT REDUCTION - AREA GREATER THAN ALLOWABLE	36.07%			2016		$ 9,016,473		
ESTIMATED COST TO TOWN OF NORTH STONINGTON							$ 16,361,348		

NORTH STONINGTON ELEMENTARY SCHOOL
NORTH STONINGTON PUBLIC SCHOOLS

PROJECT DEVELOPMENT COSTS INCLUDE	
1	LAND ACQUISITIONS, APPRAISALS
2	MISCELLANEOUS ADMINISTRATION COSTS
3	ARCHITECT / ENGINEERING CONSULTANT FEE
4	AE REIMBURSABLES
5	Additional AE & CONSULTANT FEES
6	ASBESTOS CONSULTANT
7	SURVE, BORINGS, GEOTECHNICAL REPORT
8	TRAFFIC STUDY
9	TESTING, INSPECTION, SPECIAL INSPECTIONS
10	INDEPENDENT STRUCTURAL REVIEW
11	INDEPENDENT CODE COMPLIANCE REVIEW
12	PRINTING, MAILING, ADVERTISING
13	FURNITURE, EQUIPMENT - PARTIAL REPLACEMENT
14	TELEPHONE SYSTEM
15	TECHNOLOGY
16	TECHNOLOGY CONSULTANT
17	SECURITY SYSTEM CONSULTANT
18	BUILDERS RISK INSURANCE
19	MOVING EXPENSES AND STORAGE
20	ESTIMATED BONDING COSTS
21	ESTIMATED INTERIM FINANCING COST
22	STATE PERMIT FEE - &0.26 PER $1,000 OF CONSTRUCTION COST
23	COMMISSIONING - ENHANCED
24	OWNERS CONTINGENCY - BASED ON 5% OF OWNERS SOFT COSTS

North Stonington Public Schools

297 Norwich-Westerly Road, North Stonington, CT 06359
Phone (860) 535-2800 Fax (860) 535-1470

PETER L. NERO
SUPERINTENDENT OF SCHOOLS

KIMBERLY ALLEN
BUSINESS MANAGER

June 23, 2016

RE: TMP-102-JVFW

State of Connecticut
Department of Education
Bureau of School Facilities – Grants Division
165 Capitol Avenue
Hartford, CT 06106

Re: North Stonington Elementary School – Renovation Status

To Whom It May Concern:

This is to certify that the proposed project at North Stonington Elementary School will address all aspects of the facility, including complete (100%) compliance with all applicable codes (including handicapped accessibility) when the renovations and additions are complete. The project will meet or exceed the performance requirement set by the Department of Construction Services in the High Performance Building Standards, and all requirements of the educational programs as identified in the educational specifications.

Sincerely,

Peter L. Nero
Superintendent of Schools

North Stonington Public Schools

297 Norwich-Westerly Road, North Stonington, CT 06359
Phone (860) 535-2800 Fax (860) 535-1470

PETER L. NERO
SUPERINTENDENT OF SCHOOLS

KIMBERLY ALLEN
BUSINESS MANAGER

June 23, 2016

RE: TMP-102-JVFW
State of Connecticut
Department of Education
Bureau of School Facilities – Grants Division
165 Capitol Avenue
Hartford, CT 06106

To whom it may concern:

I am writing this letter to confirm that North Stonington Elementary School, located at 311 Norwich-Westerly Road in North Stonington, Connecticut, is central to the education of students in grades Pre-Kindergarten through six. The school offers a wide variety of educational and extra-curricular activities for students. The facility is adequate to provide the educational programs offered by the district; however, proposed renovations will increase and improve upon the district's ability to provide programming that aligns with 21st Century skills and standards.

Sincerely,

Peter L. Nero
Superintendent of Schools

QUISENBERRY ARCARI
ARCHITECTS LLC

June 23, 2016

State of Connecticut
Department of Education
Division of Finance and Internal Operations
Bureau of School Facilities
165 Capitol Avenue
Hartford, CT 06106

Re: North Stonington Elementary School – Renovation Status
SPN#TMP-102-JVFW

To Whom It May Concern:

In accordance with the requirements for the "Renovation Status" Section 10-282 (18) of the Connecticut General Statutes for the proposed project at Wethersfield High School the design will meet/address the following criteria:

1. Upon the completion of the construction at North Stonington Elementary School, all building systems will have a useful life of 20 years (or that comparable to a new system, if it is less than 20 years).
2. The North Stonington Board of Education has defined the educational program deficiencies that require substantial change in the organization of the facility to meet the educational need of the students as identified in the educational specifications.
3. OCR/ADA reports, existing conditions evaluation conducted by an architectural engineering team, and NEASC reports for North Stonington Elementary School define the deficiencies of the facility, that impact teaching and learning and well as life safety in the facility.
4. The proposed project will address all deficiencies in the facility, including complete (100%) compliance with all applicable codes (including handicapped accessibility) when the renovations and additions are complete.
5. The project will meet or exceed the performance requirement set by the Department of Construction Services in the High Performance Building Standards, and all requirements of the educational programs as identified in the educational specifications.

Sincerely,

Amr Rusty Malik AIA, LEED AP BD&C
Principal QA Architects

QUISENBERRY ARCARI
ARCHITECTS LLC

June 23, 2016

State of Connecticut
Department of Education
Division of Finance and Internal Operations
Bureau of School Facilities
165 Capitol Avenue
Hartford, CT 06106

Re: North Stonington Elementary School – Renovation Status
SPN#TMP-012-JVFW

To Whom It May Concern:

This is to certify that the new and replacement windows that will be installed at North Stonington Elementary School will be energy efficient and will meet or exceed the performance requirement set by the Department of Construction Services in the High Performance Building Standards.

Sincerely,

Amr Rusty Malik AIA, LEED AP BD&C
Principal QA Architects

Perrone & Zajda Engineers, LLC
Southway Executive Park, Unit #511
35 Cold Spring Road
Rocky Hill, CT 06067
Phone: (860) 513-1156

June 23, 2016

State of Connecticut
Department of Education
Bureau of School Facilities – Grants Division
165 Capitol Avenue
Hartford, CT 06106

Re: Renovation Status
North Stonington Elementary School
311 N Westerly Road
North Stonington, CT 06359
State Project No. TMP-102-JVFW

To Whom It May Concern:

This letter is to certify that the integrity of the existing structure at North Stonington Elementary School is appropriate and sound for continued use of the facility as a school, equivalent to that of a new facility. Based on a visual inspection of the structure the existing facility has not been compromised.

Proposed modifications to the renovated building will not increase the structural floor loading live load requirements. Renovations in the existing building will not increase the seismic force in any of the existing structural elements by more than 5 percent or decrease the design strength of any existing structural element to resist seismic forces by more than 5 percent, therefore, the existing building will not need to be structurally retrofitted to adhere to current State of Connecticut seismic design requirements.

Sincerely,

Christopher Zajda, P.E., Principal
Perrone & Zajda Engineers, LLC

STATE OF CONNECTICUT
CHRISTOPHER H. ZAJDA
No.19709
LICENSED
PROFESSIONAL ENGINEER

Cc: Rusty Malik, Quisenberry Arcari Architects, LLC

Technology

Technology is a key element in all contemporary schools. Just as technology is reshaping other institutions, it offers schools exciting new ways not only to meet student/learner needs but also to manage facility operations. Technology's impact on the instructional environment should be reflected in the design of the facilities by accommodating technology infrastructure systems that account for advancements in both wired and wireless technologies. At North Stonington Elementary School, in particular, a wireless network will enable students to access the internet from anywhere in the school.

New technology and interactive tools supporting collaborative activities over the Internet are impacting facility power and data requirements. As educators, teachers, and students are developing new Internet resources, school facilities must be prepared to accommodate instant access to the World Wide Web. To accommodate this growing use of technology, each and every room in the new addition should be considered a potential learning environment. The phasing of the addition will also require the continued accommodation of new technologies as they become more available, affordable and accessible for students, staff and administrators. Access to areas of technology concentration for afterhours use by students and community is also a consideration for the design team. Informal spaces such as the proposed Gallery in the Technology Education area or the new Lobby at the Community Entrance should also be equipped with the potential for network connections and support impromptu learning opportunities.

It will be important for the design team to coordinate with the school's technology director and the technology staff, working closely to identify facility design opportunities that support the use of instructional technologies. Examples of areas to discuss with the technology director are: access to power and data, controllable light levels, spaces equipped for independent and/or self-directed instruction, and mechanical systems that will accommodate a potential heat gain from increased number of sources (computers, monitors, electronic music and recordings systems etc.).

To further the idea that the entire facility is a learning environment, the design of the building should also allow the possibility for digital expression, both audio & digital. While it is customary for classrooms to have a large format flat monitor, TV or LCD projector, other opportunities include monitors or projection capabilities in small group rooms, informal student spaces, performance spaces, dining rooms and public lobbies.

The challenge with integrating instructional technologies into the design of an educational facility is directly linked to the magnitude of technological changes likely to occur over the next 25 years. The new spaces will successfully meet this challenge by acknowledging the many possibilities of technology and providing the agility to accommodate them. The North Stonington Elementary school will meet or exceed the State guidelines for Technology.

Safety and Security

The successful creation of a safe and secure learning environment depends on the integration of "active" and "passive" design strategies. The active approach uses hardware security systems such as cameras or motion detectors. Passive security is based on program and facility design, building and site configuration, and community participation.

Other potential safety and security concerns must be evaluated in the early design stages. An example on the North Stonington Elementary School project includes the separation of the administrative areas from the main entrance. Since the school is typically open after hours for the community, planning must take into account the secure separation and access to the facility.

Still other means including passive measures for program and building configuration can be the primary means to foster safety and security while active security measures are applied where and when they are deemed necessary. In addition, the new program space at the Wheeler Middle and High school can take advantage of building technology, signage and landscaping to further enhance site and building security.

Passive Security Concepts Include but are not limited to;

- Room organization that minimizes student travel time throughout the building
- Well defined entrances and exit only areas
- Planning that avoids blind spots, un-necessary corners, and corridor recesses greater than one foot
- Locating administrative and teacher preparation areas or offices with good visual contact of major circulation areas [i.e., corridors, bus drop-off, parking]
- Locating actively programmed elements around the periphery of the school building so that there is "natural surveillance" from within the school to outdoor areas such as parking lots and playfields.
- Minimizing windowless, blank walls at the periphery of the building, particularly when these uses face residential areas, and parking lots.
- Planning spatial relationships in such a manner that there are natural transitions from one location to another.
- Locating restrooms in close proximity to teach and instructional rooms to minimize students wandering the halls.
- Locating areas likely to have significant community [after school] use close to parking and zoned so these areas can be closed off from the rest of the building
- Providing for natural integration of students and staff during class changes
- Providing a high degree of 'transparency' within the building.

Active Security Concepts Include but are not Limited to;

- A security consultant can help with system design and device location and should be consulted during schematic design.
- When planning a security system, it is necessary to include a provision for accessing cameras and recorded data remotely in the event the building was to become inaccessible.
- An auto-connecting system to police and fire authorities when an alarm is tripped is advisable.

Uses of Technology Include but are not Limited to;

- Providing phones in every instructional and support area
- Building-wide public address system designed to be heard throughout the school and on the play fields when needed
- Motion or infra-red detectors which can also be configured to conserve lighting costs
- Video cameras that are used for instructional purposes could also be used for security and risk management purposes during non-school hours

Site Planning, Vehicular and Pedestrian Traffic Concepts Include but are not Limited to;

- The addition envelope should be sensitive to how it responds to the proximity of pedestrian walkways. (Consider window size and location, climbing access to the roof, etc.)
- Clear signage to indicate public entries with easily controllable entry lobbies.
- A bus drop-off area separated from other vehicular traffic
- Separate student, staff and community parking areas
- Separate student [pedestrian] site circulation flow from roadways
- Landscaping and Lighting
- The use of high trees and low bushes [less than 3 feet high] to deter hiding

- General, non-intrusive site lighting of all parking, pedestrian and entry areas
- General exterior building lighting and illuminate public areas, window areas and potentially dark corners or surfaces
- Security lighting at selected building and parking lots with photocell timer with on/off capacity
- Separate athletic fields from informal gathering areas
- Locate athletic facilities away from building, isolated by fences