

**Town of Stonington  
K-12 Building Committee  
Special Meeting Minutes  
Monday, June 15, 2015  
7:00pm  
Central Office, Old Mystic, CT  
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**Members present:** Rob Marseglia, Chairman; Bill Sternberg, Vice Chairman; Julie Holland, Secretary; Rob Sundman and Mike Fauerbach

**Late arrival:** June Strunk, 8:14pm

**Members absent:** Deborah Downie, George Crouse, and Kathy Sanford

**Recording Secretary:** Sandy Tisiere

**Guests and Citizens:** Bill King, Business Manager, Stonington Public Schools, Allison Hine, Assistant Principal, Deans Mill School, Paul Moore, DRA, and press.

**1. Call to Order**

Chairman Rob Marseglia called the meeting to order at 7:08pm

**2. Approval of Minutes**

The minutes of June 1, 2015 was missing the name of committee member, Kathy Sanford, from members absent.

The following motion was made by Julie Holland and seconded by Rob Sundman:

**Motion:** To approve the minutes from June 1, 2015 as amended:

**All:** Aye

**3. Discussion ED049**

The committee discussed having all the information gathered for the application submission of the ED049. Bill King, Business Manager, SPS, presented an overhead of the actual ED049 online form that he has started the process of entering data. He shared with the committee that he and Jim Sullivan, Stonington Director of Finance; and Paul Moore and Angela Cahill of DRA, had an appointment the following day, Tuesday, June 16, to meet with Kermit Thompson at the State of Connecticut Office of School Facilities. They will discuss questions surrounding the completion and submission of the ED049. Paul Moore, DRA, distributed documents for discussion. The first document was the completed ED 049 checklist (Attachment #1). The second document was Item #9, the cost estimating worksheet Part B (Attachment #2) completed by Gilbane, Inc. The committee discussed the discrepancy of the cost per square foot allowed by the state in comparison to actual cost per square foot of the project. There was a discussion around if, in fact, the state had put a cap on the amount allowed for reimbursement. Ms. Hine, Assistant Principal, DMS, found the information online, that it had been set in 2012. The amount allowed by the state is less then the actual project cost estimation so the committee asked Mr. King to please address this at his meeting with Mr. Thompson. The third document distributed was a paper copy of the ED049-Grant Application and Executive Summary of the Educational Specifications for a School Building Project (Attachment 2) for the committee to review. The last document was a draft copy of the Stonington Public Schools – Modernization Study, Executive Summary (Attachment #4) created by DRA. Mr. Moore explained this was a draft document and was not the complete version. Mr. King will meet with the committee at their regular meeting on Monday, June 22, for finalization of all questions/comments before submission of the ED049.

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4. **Construction Manager – Next Steps**

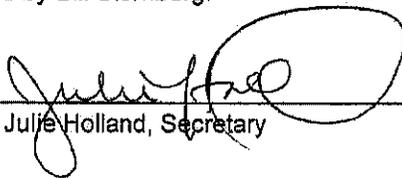
Although the Construction Manager RFQ PDF documents had been converted, they would be difficult to edit. Mr. Sternberg will find another route to find a template such as the State of Connecticut website. The committee discussed getting the RFQ submitted by the end of July.

5. **Adjourn**

The following motion was made by Mike Fauerbach and seconded by Bill Sternberg:

**Motion:** To adjourn the meeting at 8:29pm

**All:** Aye

  
Julie Holland, Secretary

## GRANT APPLICATION (FORM ED049) SUBMISSION CHECKLIST

Revised April 2008

All documentation listed below must be included in the grant application package submitted in order for the application to be considered complete. Although Form ED049 is required to be submitted electronically via the School Construction Grant Management System (SCGMS), the supplemental documentation listed below is required as indicated in order to complete the electronic application.

- DRA / SPS 1.  pending Form ED049 electronically submitted via SCGMS at [www.csde.state.ct.us](http://www.csde.state.ct.us).
- SPS 2.  Certified copy of resolutions from the local legislative body (*not* the Board of Education):
- (i) establishing a building committee;
  - (ii) authorizing at least the preparation of schematic drawings and outline specifications; and
  - (iii) authorizing the filing of the grant application.
- DRA / SPS 3.  Complete educational specifications for the project.
- SPS 4.  Board of Education's written approval of educational specifications.
- SPS 5.  Documentation of locally authorized funding (i.e. certified referendum language and vote count; budget page(s) containing funding for the project and date budget was passed, etc.) in an amount sufficient to cover the local share. Where locally authorized funding references more than one project, a cover letter providing an allocation of the funding also needs to be provided.
- DRA / SPS 6.  Enrollment projection in support of the highest eight-year projected enrollment for all projects *except* code violation, roof replacement, Board of Education space, and certified indoor air quality emergency projects.
- not applicable 7.  Vo-Ag equipment list, if applicable.
- not applicable 8.  Formal approval from the appropriate SDE programmatic office for vo-ag projects (equipment and/or construction), interdistrict magnet projects, and regional special education center projects.
- DRA 9.  Completed cost estimating worksheet Part B for any project with costs in excess of \$2 million.
- SPS 10.  This checklist signed by contact person listed on Form ED049.

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 Contact Person's Name

Signature

Phone

**Notes:** *For Priority List projects, the local resolutions, Board of Education approval of educational specifications, and locally authorized funding need to all be executed prior to the June 30 deadline.*

*Incomplete grant applications will only be assigned a temporary project number. No state grant commitments can be given for grant applications with temporary project numbers.*



STATE PROJECT #	STONINGTON			
SCHOOL DISTRICT	W. Vine			
SCHOOL NAME	Combination			
PROJECT TYPE	50,400			
CURRENT SQUARE FEET	PK-5			
GRADES	0			
ENROLLMENT PROJECTIONS	32%			
REIMBURSEMENT RATE				
TOTAL COST	\$ 25,303,036.00	\$ 449.70		\$ 1,466,683
CONSTRUCTION COST	\$ 19,382,158	\$ 343.88		\$ 110,000
SOFT COST	\$ 6,060,878.57	\$ 100.04		\$ 1,356,683

CONSTRUCTION COSTS		LEVEL II CATEGORY TOTAL	LEVEL II SUB-TOTAL	INELIGIBLES
<b>A SUBSTRUCTURE</b>	A10 FOUNDATIONS	\$ 551,621	\$ 551,621	\$ -
	A20 BASEMENTS	\$ -	\$ -	\$ -
	ALLOWANCE	\$ -	\$ -	\$ -
<b>B SHELL</b>	B10 SUPER-STRUCTURE	\$ 3,986,174	\$ 1,019,483	\$ -
	B20 EXTERIOR ENCLOSURES	\$ -	\$ 2,161,789	\$ 80,000
	B30 ROOFING	\$ -	\$ 814,860	\$ -
	ALLOWANCE	\$ -	\$ -	\$ -
<b>C INTERIORS</b>	C10 INTERIOR CONSTRUCTION	\$ 1,189,866	\$ 444,172	\$ -
	C20 STAIRS	\$ -	\$ 70,752	\$ -
	C30 INTERIOR FINISHES	\$ -	\$ 674,661	\$ -
	ALLOWANCE	\$ -	\$ -	\$ -
<b>D SERVICES</b>	D10 CONVEYING	\$ 4,316,058	\$ 24,831	\$ -
	D20 PLUMBING	\$ -	\$ 563,653	\$ -
	D30 HVAC	\$ -	\$ 2,307,524	\$ -
	D40 FIRE PROTECTION	\$ -	\$ 222,252	\$ -
	D50 ELECTRICAL	\$ -	\$ 1,277,827	\$ -
	ALLOWANCE	\$ -	\$ -	\$ -
<b>E EQUIPMENT &amp; FURNISHINGS</b>	E10 EQUIPMENT	\$ 703,645	\$ 132,841	\$ 30,000
	E20 FURNISHINGS	\$ -	\$ 570,804	\$ -
	ALLOWANCE	\$ -	\$ -	\$ -
<b>F SPECIAL CONSTRUCTION AND DEMOLITION</b>	F10 SPECIAL CONSTRUCTION	\$ 1,282,125	\$ -	\$ -
	F20 SELECTIVE BUILDING DEMOLITION	\$ -	\$ 664,462	\$ -
	POB/ASBESTOS/LEAD ABATEMENT ALLOWANCE	\$ -	\$ 627,664	\$ -
	ALLOWANCE	\$ -	\$ -	\$ -
<b>G BUILDING SITEWORK</b>	G10 SITE PREPARATION	\$ 1,420,807	\$ 312,016	\$ -
	G20 SITE IMPROVEMENTS	\$ -	\$ 1,104,400	\$ 50,000
	G30 SITE MECHANICAL UTILITIES	\$ -	\$ 4,380	\$ -
	G40 SITE ELECTRICAL UTILITIES	\$ -	\$ -	\$ -
	G50 OTHER SITE CONSTRUCTION	\$ -	\$ -	\$ -
	REMOBILIATION ALLOWANCE	\$ -	\$ -	\$ -
<b>X GENERAL CONDITIONS, OFFICE OVERHEAD &amp; PROFIT</b>	GENERAL CONDITIONS	\$ 1,484,012	\$ 1,120,788	\$ -
	OFFICE OVERHEAD & PROFIT	\$ -	\$ 363,224	\$ -
<b>Z ALLOWANCES</b>	DESIGN CONTINGENCY ALLOWANCE	\$ 4,367,754	\$ 677,911	\$ -
	INFLATION (RECALCULATION) ALLOWANCE	\$ -	\$ 3,360,823	\$ -

SOFT COSTS		LEVEL II CATEGORY TOTAL	LEVEL II SUB-TOTAL	INELIGIBLES
<b>ACQUISITION COSTS</b>	Land/Building Purchase	\$ 862,669.59	\$ -	\$ -
	Swap Space Purchase	\$ -	\$ 808,191	\$ -
	Site Remediation	\$ -	\$ -	\$ -
	Appraisals	\$ -	\$ -	\$ -
	Land Survey	\$ -	\$ 53,870	\$ -
	Allowance	\$ -	\$ -	\$ -
<b>CONSULTANTS</b>	Architect/Engineering Fees	\$ 2,440,715.87	\$ 1,724,140	\$ -
	Engineering	\$ -	\$ 161,638	\$ -
	Construction	\$ -	\$ 181,638	\$ -
	Legal Consultants	\$ -	\$ 53,870	\$ -
	RF&E Coordinator	\$ -	\$ -	\$ -
	Estimator	\$ -	\$ -	\$ -
	Project Management	\$ -	\$ 161,638	\$ -
	Construction Manager Pre Construction	\$ -	\$ 123,023	\$ -
	Other Consultants	\$ -	\$ 53,870	\$ -
	Allowance	\$ -	\$ -	\$ -
<b>RF&amp;E</b>	Furniture, Fixtures & Equipment	\$ 754,311.24	\$ 323,276	\$ -
	Technology	\$ -	\$ 323,276	\$ -
	Moving	\$ -	\$ 107,759	\$ -
	Allowance	\$ -	\$ -	\$ -
<b>FEES</b>	Bonding Fees	\$ 687,680.42	\$ 323,276	\$ -
	Insurance Costs	\$ -	\$ 12,470	\$ -
	Town Staff Costs	\$ -	\$ -	\$ -
	Town Permit Fees	\$ -	\$ -	\$ -
	State Permit Fees	\$ -	\$ 4,041	\$ -
	Testing/Inspection Fees	\$ -	\$ 53,870	\$ -
	Overhead & Profit Costs	\$ -	\$ -	\$ -
	Printing & Mailing Costs	\$ -	\$ 10,776	\$ -
	Other Costs	\$ -	\$ 161,638	\$ -
	Allowance	\$ -	\$ -	\$ -
<b>CONTINGENCY</b>	Construction Contingency	\$ 1,356,892.66	\$ -	\$ -
	Owner's Contingency	\$ -	\$ 1,356,683	\$ 1,356,683
	Design Contingency	\$ -	\$ -	\$ -
	Allowance	\$ -	\$ -	\$ -



STATE PROJECT #	STONINGTON		
SCHOOL DISTRICT	Deans Mill		
SCHOOL NAME	Combination		
PROJECT TYPE	62,700		
CURRENT SQUARE FEET	PK-5		
GRADES	33%		
ENROLLMENT PROJECTIONS			
REIMBURSEMENT RATE	COST/SQ. FT.		
TOTAL COST	\$	28,177,397.46	440.10
CONSTRUCTION COST	\$	22,058,847	352.45
SOFT COST	\$	6,078,550.62	90.05
INELIGIBLE COST	\$		

CONSTRUCTION COSTS		LEVEL II CATEGORY TOTAL	LEVEL II SUB-TOTAL	INELIGIBLES
<b>A SUBSTRUCTURE</b>	A10 FOUNDATIONS	\$ 820,644	\$ 820,644	\$ -
	A20 BASEMENTS		\$ 620,644	\$ -
	ALLOWANCE		\$ -	\$ -
<b>B SHELL</b>	B10 SUPER STRUCTURE	\$ 4,660,817	\$ 4,660,817	\$ -
	B20 EXTERIOR ENCLOSURES		\$ 1,163,894	\$ -
	B30 ROOFING		\$ 2,456,892	\$ 710,000
	ALLOWANCE		\$ 930,331	\$ 930,331
<b>C INTERIORS</b>	C10 INTERIOR CONSTRUCTION	\$ 1,349,412	\$ 1,349,412	\$ -
	C20 STAIRS		\$ 507,090	\$ -
	C30 INTERIOR FINISHES		\$ 70,752	\$ -
	ALLOWANCE		\$ 770,570	\$ -
<b>D SERVICES</b>	D10 CONVEYING	\$ 6,018,782	\$ 6,018,782	\$ -
	D20 PLUMBING		\$ 25,314	\$ -
	D30 HVAC		\$ 643,406	\$ -
	D40 FIRE PROTECTION		\$ 2,034,367	\$ -
	D50 ELECTRICAL		\$ 253,734	\$ -
	ALLOWANCE		\$ 1,458,833	\$ -
<b>E EQUIPMENT &amp; FURNISHINGS</b>	E10 EQUIPMENT	\$ 803,317	\$ 803,317	\$ -
	E20 FURNISHINGS		\$ 151,858	\$ 50,000
	ALLOWANCE		\$ 651,859	\$ -
<b>F SPECIAL CONSTRUCTION AND DEMOLITION</b>	F10 SPECIAL CONSTRUCTION	\$ 1,463,089	\$ 1,463,089	\$ -
	F20 SELECTIVE BUILDING DEMOLITION		\$ 747,187	\$ -
	PCB/ASBESTOS/LEAD ABATEMENT ALLOWANCE		\$ 716,801	\$ -
<b>G BUILDING SITEWORK</b>	G10 SITE PREPARATION	\$ 1,832,068	\$ 1,832,068	\$ -
	G20 SITE IMPROVEMENTS		\$ 593,218	\$ -
	G30 SITE MECHANICAL UTILITIES		\$ 1,260,850	\$ 50,000
	G40 SITE ELECTRICAL UTILITIES		\$ 5,000	\$ -
	G50 OTHER SITE CONSTRUCTION		\$ -	\$ -
	REMEDICATION ALLOWANCE		\$ -	\$ -
<b>X GENERAL CONDITIONS, OFFICE OVERHEAD &amp; PROFIT</b>	X10 GENERAL CONDITIONS	\$ 1,894,224	\$ 1,894,224	\$ -
	OFFICE OVERHEAD & PROFIT		\$ 1,270,549	\$ -
			\$ 414,676	\$ -
<b>Z ALLOWANCES</b>	Z10 DESIGN CONTINGENCY ALLOWANCE	\$ 4,067,838	\$ 4,067,838	\$ -
	Z20 INFLATION (ESCALATION) ALLOWANCE		\$ 1,110,433	\$ -
			\$ 3,851,203	\$ -

SOFT COSTS		LEVEL II CATEGORY TOTAL	LEVEL II SUB-TOTAL	INELIGIBLES
<b>ACQUISITION COSTS</b>	Land/Building Purchase	\$ 81,508.23	\$ 81,508.23	\$ -
	Bring Space/Portables		\$ -	\$ -
	Site Remediation		\$ -	\$ -
	Appraisals		\$ -	\$ -
	Land Survey		\$ 81,508	\$ -
	Allowance		\$ -	\$ -
<b>CONSULTANTS</b>	Architect/Engineering Fees	\$ 2,795,322.88	\$ 2,795,322.88	\$ 65,000
	Environmental		\$ 184,525	\$ -
	Construction		\$ 184,525	\$ -
	Legal Consultants		\$ 61,508	\$ -
	PP&E Coordinator		\$ -	\$ -
	Estimator		\$ -	\$ -
	Project Management		\$ 184,525	\$ -
	Construction Mgmt./Pre-Construction		\$ 141,489	\$ -
	Other Consultants		\$ 61,508	\$ -
	Allowance		\$ -	\$ -
<b>FF&amp;E</b>	Furniture/Fixtures & Equipment	\$ 851,116.18	\$ 851,116.18	\$ -
	Technology		\$ 380,049	\$ -
	Moving		\$ 380,049	\$ -
	Allowance		\$ 123,016	\$ -
<b>FEES</b>	Bonding Fees	\$ 770,380.54	\$ 770,380.54	\$ -
	Insurance Costs		\$ 388,040	\$ -
	Town Staff Costs		\$ 15,377	\$ -
	Town Permit Fees		\$ -	\$ -
	State Permit Fees		\$ -	\$ -
	Testing/Inspection Fees		\$ 4,813	\$ -
	Overhead & Profit Costs		\$ 61,508	\$ -
	Printing & Mailing Costs		\$ 12,302	\$ -
	Other Costs		\$ 307,541	\$ -
	Allowance		\$ -	\$ -
<b>CONTINGENCY</b>	Construction Contingency	\$ 1,899,213.90	\$ 1,899,213.90	\$ -
	Owners Contingency		\$ 1,599,214	\$ 1,599,214
	Design Contingency		\$ -	\$ -
	Allowance		\$ -	\$ -



STATE PROJECT #	STONINGTON			
SCHOOL DISTRICT	Pawcatuck Middle School			
SCHOOL NAME	Combination			
PROJECT TYPE	57,350			
CURRENT SQUARE FEET				
GRADES				
ENROLLMENT PROJECTIONS	0			
REIMBURSEMENT RATE	32%			
TOTAL COST	\$	980,400.04	17.28	
CONSTRUCTION COST	\$	774,387	13.50	
SOFT COST	\$	215,012.94	3.75	

CONSTRUCTION COSTS		LEVEL II CATEGORY TOTAL	LEVEL II SUB-TOTAL	INELIGIBLES
<b>A SUBSTRUCTURE</b>	A10 FOUNDATIONS	\$		\$
	A20 BASEMENTS	\$		\$
	ALLOWANCE	\$		\$
<b>B SHELL</b>	B10 SUPER STRUCTURE	\$ 541,211		\$
	B20 EXTERIOR ENCLOSURES	\$		\$
	B30 ROOFING	\$	541,211	\$
	ALLOWANCE	\$		\$
<b>C INTERIORS</b>	C10 INTERIOR CONSTRUCTION	\$		\$
	C20 STAIRS	\$		\$
	C30 INTERIOR FINISHES	\$		\$
	ALLOWANCE	\$		\$
<b>D SERVICES</b>	D10 CONVEYING	\$		\$
	D20 PLUMBING	\$		\$
	D30 HVAC	\$		\$
	D40 FIRE PROTECTION	\$		\$
	D50 ELECTRICAL	\$		\$
	ALLOWANCE	\$		\$
<b>E EQUIPMENT &amp; FURNISHINGS</b>	E10 EQUIPMENT	\$		\$
	E20 FURNISHINGS	\$		\$
	ALLOWANCE	\$		\$
<b>F SPECIAL CONSTRUCTION AND DEMOLITION</b>	F10 SPECIAL CONSTRUCTION	\$		\$
	F20 SELECTIVE BUILDING DEMOLITION	\$		\$
	F30 ASBESTOS/LEAD ABATEMENT ALLOWANCE	\$		\$
	ALLOWANCE	\$		\$
<b>G BUILDING SITEWORK</b>	G10 SITE PREPARATION	\$		\$
	G20 SITE IMPROVEMENTS	\$		\$
	G30 SITE MECHANICAL UTILITIES	\$		\$
	G40 SITE ELECTRICAL UTILITIES	\$		\$
	G50 OTHER SITE CONSTRUCTION	\$		\$
	REMEDICATION ALLOWANCE	\$		\$
<b>X GENERAL CONDITIONS, OFFICE OVERHEAD &amp; PROFIT</b>	GENERAL CONDITIONS	\$ 59,380		\$
	OFFICE OVERHEAD & PROFIT	\$	44,831	\$
		\$	14,520	\$
<b>Z ALLOWANCES</b>	DESIGN CONTINGENCY ALLOWANCE	\$	39,110	\$
	INFLATION (ESCALATION) ALLOWANCE	\$	134,701	\$

SOFT COSTS		LEVEL II CATEGORY TOTAL	LEVEL II SUB-TOTAL	INELIGIBLES
<b>ACQUISITION COSTS</b>	Land/Building Purchase	\$ 20,000.00		\$
	Swing Space/Portables	\$		\$
	Site Remediation	\$		\$
	Appraisals	\$	20,000	\$
	Lease/Survey	\$		\$
	Allowance	\$		\$
<b>CONSULTANTS</b>	Architect/Engineering Fees	\$ 99,338.00		\$
	Environmental	\$	60,800	\$
	Geotechnical	\$	3,703	\$
	Legal Consultants	\$		\$
	FF&E Coordinator	\$		\$
	Estimator	\$		\$
	Project Management	\$	7,408	\$
	Construction Manager Pre-Construction	\$	6,000	\$
	Other Consultants	\$	4,420	\$
	Allowance	\$		\$
<b>FF&amp;E</b>	Furniture, Fixtures & Equipment	\$		\$
	Technology	\$		\$
	Moving	\$		\$
	Allowance	\$		\$
<b>FEES</b>	Bonding Fees	\$ 20,703.01		\$
	Insurance Costs	\$	19,880	\$
	Town Sign Costs	\$	555	\$
	Town Permit Fees	\$		\$
	State Permit Fees	\$		\$
	Testing/Inspection Fees	\$		\$
	Overhead & Profit Costs	\$		\$
	Printing & Mailing Costs	\$	1,200	\$
	Other Costs	\$	4,060	\$
	Allowance	\$		\$
<b>CONTINGENCY</b>	Construction Contingency	\$ 83,071.00		\$
	Owner's Contingency	\$	88,971	\$ 88,971
	Design Contingency	\$		\$
	Allowance	\$		\$

GRANT APPLICATION AND EXECUTIVE SUMMARY OF  
 EDUCATIONAL SPECIFICATIONS FOR A SCHOOL BUILDING PROJECT

DISTRICT NAME: Stonington Public Schools	FACILITY NAME AND ADDRESS: West Vine Street Elementary School 17 West Vine Street Pawcatuck, CT 06379	STATE PROJECT NUMBER: (FOR SDE USE ONLY)
CONTACT PERSON & TELEPHONE NUMBER		

Note: This application must be accompanied by (A) a certified copy of the resolution or resolutions adopted by the legislative body of the applicant (i) establishing a building committee for the project; (ii) authorizing at least the preparation of schematic drawings and outline specifications for the proposed project, (iii) authorizing the filing of this grant application, and (iv) authorizing funding for the project and (B) education specifications for the project and written approval of such education specifications by the district's board of education.

TYPE OF FACILITY

- |  |                |       |
|--|----------------|-------|
| Standard Program   | Check One Only | X     |
| Regional Vocational Agriculture Center pursuant to CGS Section 10-65 |                | _____ |
| Regional Special Education Center pursuant to CGS Section 10-76e     |                | _____ |
| Board of Education Administrative Facility                           |                | _____ |
| Interdistrict Magnet pursuant to CGS Section 10-264h                 |                | _____ |
| Non-Magnet Interdistrict Cooperative pursuant to CGS Section 10-158a |                | _____ |

TYPE OF PROJECT

- |   | Check all that apply | Complete and submit schedules: |
|---|----------------------|--------------------------------|
| Purchase of Facility                          | _____ (PF)           | 1, 2, 3, 4                     |
| New Facility Construction                     | _____ (N)            | 1, 2, 3, 4, 6                  |
| Extension of Facility                         | X (E)                | 1, 2, 3, 4, 6, 8               |
| Alteration of Existing Facility               | X (A)                | 1, 2, 4, 5, 6, 8               |
| Purchase of Relocatable Classrooms            | _____ (RE)           | 1, 2, 3, 4, 6, 8               |
| Energy Conservation                           | X (EC)               | 1, 2, 3, 4, 5, 6, 8            |
| Roof Replacement                              | X (RR)               | 1, 2, 7                        |
| Code Violation                                | X (CV)               | 1, 2, 5                        |
| Indoor Air Quality                            | _____ (IAQ)          | 1, 2, 5                        |
| Site Acquisition                              | _____ (PS)           | 1, 2, 3, 4                     |
| Vo-Ag Equipment pursuant to CGS Section 10-65 | _____ (VE)           | 1, 2                           |
| Renovation pursuant to CGS Section 10-282     | X (RNV)              | 1, 2, 3, 4, 5, 6, 7, 8         |

COMPLETE SCHEDULE 9 IF ELIGIBLE FOR ADDITIONAL REIMBURSEMENT AS A:

- |  |                      |       |
|--|----------------------|-------|
| School Readiness Program pursuant to CGS Section 10-285a(e).                 | Check all that apply | _____ |
| Lighthouse School pursuant to CGS Section 10-285a(f)                         |                      | _____ |
| Interdistrict Attendance Program (CHOICE) pursuant to CGS Section 10-285a(g) |                      | _____ |
| Class Size Reduction Program pursuant to CGS Section 10-285a(h)              |                      | _____ |
| Full-Day Kindergarten Program pursuant to CGS Section 10-285a(h)             |                      | _____ |

CERTIFICATION: I hereby certify that the above referenced school district has been duly authorized in accordance with C.G.S. Section 10-283 to apply for and accept grants as provided in Chapter 173 of the Connecticut General Statutes and that all requirements of Section 10-287c-4 of the regulations of the state board of education pertaining to use of funds, maintaining of records and access thereto will be met.

Superintendent's/Director's Name	Signature:	Date:
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State Project No. \_\_\_\_\_

Schedule 1: General Project Data

a. Is this project in accordance with the district's long-term school building program established pursuant to CGS Section 10-220?

YES  NO

Explain answer:

\_\_\_\_\_  
\_\_\_\_\_

b. Does the district intend to continue using this facility for public educational purposes for the foreseeable future?

YES  NO

If "NO", explain answer:

\_\_\_\_\_  
\_\_\_\_\_

c. Check all applicable reasons for this project:

- Increased facility enrollment due to general student population increase.
- Increased facility enrollment due to redistricting or regrading of facilities.
- Programmatic changes within the facility.
- Correction of code violations
- Upgrade of facility due to general age and condition.
- Replacement of existing facility. Name of facility being replaced: \_\_\_\_\_
- Upgrade of facility to current voice, data and video technology standards.
- Repair to facility for damages due to catastrophic loss (fire, flood, wind, etc.)
- Energy Conservation (describe): See attachment
  
- Other (explain): This project will consolidate into one facility a PK-5 school which is now in two buildings, and return the 5th grade from the middle school to the elementary school.

d. List separately, and give reasons for, any work on: 1) Outdoor athletic facilities and/or Tennis courts, 2) Natatorium, 3) Gymnasium seating area, or 4) Auditorium seating area.  Check here if not applicable.

Playground facilities will be relocated to allow expansion of the building and parking areas.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

e. Within the 5 years prior to the date of this application, has the district abandoned, sold, leased, demolished or redirected the use of any school facility constructed or renovated with state assistance?

YES  NO

If "YES", provide name of facility and brief details \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Schedule 2: ESTIMATED PROJECT COSTS AND FINANCING**

**A. ELIGIBLE AUDITORIUM SEATING AREA:**

- a1. Auditorium seating capacity
- a2. Total square footage of auditorium \_\_\_\_\_ s.f.
- a3. Square footage of seating area \_\_\_\_\_ s.f.
- a4. Total construction cost of auditorium  
 (excluding seats and installation) \_\_\_\_\_
- a5. Construction cost of seating area  
 ((Item a3 / Item a2) x Item a4) \_\_\_\_\_
- a6. Costs of seats and installation  
 (not included in Item a4) \_\_\_\_\_
- a7. **Total cost of auditorium seating area**  
 (Item a5 + Item a6) \_\_\_\_\_

**B. PROJECT FINANCING:**

- General Fund:
- State Grant - Progress Payments \_\_\_\_\_
  - Other General Funding \_\_\_\_\_
  - Current Bonds/Notes \_\_\_\_\_
  - Future Bonds/Notes \_\_\_\_\_
  - Sub-Total General Fund/Bonding \_\_\_\_\_
- Other Funding:
- Rebates \_\_\_\_\_
  - Insurance Proceeds \_\_\_\_\_
  - Federal/Other State Grants \_\_\_\_\_
  - Other Financing \_\_\_\_\_
  - Describe: \_\_\_\_\_
  - Sub-Total Other Funding \_\_\_\_\_
- TOTAL FINANCING** \_\_\_\_\_

**C. ESTIMATED PROJECT COSTS:**

**ELIGIBLE COSTS**

Architectural Design	1,724,140
Site Acquisition	862,070
Facility Purchase	_____
Other professional fees	2,037,987
Construction (Fully eligible)	18,568,513
Bonus area - School Readiness	_____
Bonus area - Full day K/Class size reduction	_____
Equipment/Furnishings	703,645
Eligible Costs Sub-Total	23,896,355

**LIMITED ELIGIBLE COSTS**

Outdoor Athletic Facilities and Tennis Courts	_____
Natatorium	_____
Eligible auditorium seating area (from Item a7)	_____
Eligible gymnasium seating area costs	_____
Limited Eligible Costs Sub-Total	0

**INELIGIBLE COSTS**

Ineligible site acquisition costs	_____
Ineligible facility purchase costs	_____
Ineligible construction costs	110,000
Ineligible bonus area-School Readiness	_____
Ineligible bonus area-Full day K/Class size	_____
Unauthorized cost increase	_____
Contingency	1,356,683
Other ineligible costs	_____
Describe: _____	_____
Ineligible Costs Sub-Total	1,466,683

**TOTAL ESTIMATED PROJECT COSTS** 25,363,038

**NOTE: "TOTAL FINANCING" MUST AGREE WITH "TOTAL ESTIMATED PROJECT COSTS"**

State Project No. \_\_\_\_\_

**Schedule 3: Site and Facility Purchase Data**

*Note: The cost of purchasing a site or a building and site shall not be eligible for reimbursement unless the State Department of Education has inspected and authorized the use of the site or the building and site prior to review of final plans. No school building project for which state assistance is sought shall be undertaken except according to a plan and on a site approved by the State Department of Education, the town or regional board of education and by the building committee of such town or district.*

a. This project includes purchase of: (check all that apply)

**Building** (Submit copies of two current independent appraisals AND Worksheet to Determine Maximum Eligible Cost of Purchasing a Facility or Site)

**Relocatable(s)** (If previously owned, submit copies of two current independent appraisals AND Worksheet to Determine Maximum Eligible Cost of Purchasing a Facility or Site)

\*  **Site** (Submit copies of two current independent appraisals AND Worksheet to Determine Maximum Eligible Cost of Purchasing a Facility or Site)

**No site or facility purchase**

\* If this project includes a site purchase, complete items b. through d.

b. Number of acres owned for this facility prior to this purchase. \_\_\_\_\_ acres

c. Number of acres purchased as part of this project. \_\_\_\_\_ acres

d. Total acres after this purchase ( b + c ) \_\_\_\_\_ acres

**Schedule 4: Educational Technology Infrastructure**

a. Does this project include educational technology enhancements for voice, data and video? YES  NO

b. If this application is for new construction, alteration or renovation to the building, has the feasibility of wireless connectivity technology been considered? YES  NO

c. Indicate the extent of the educational technology infrastructure in the facility at completion of this project (check all that apply).

Entire Facility	<input checked="" type="checkbox"/>	Media Center	_____
Student Support Areas	_____	Computer Labs	_____
Some Classrooms	_____	None	_____
All Classrooms	_____		

d. If this project does not address the needs of educational technology, explain why not.

\_\_\_\_\_ Already addressed for entire facility.

\_\_\_\_\_ Other: (explain)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State Project No. \_\_\_\_\_

**Schedule 5: Codes**

Indicate the codes being addressed by this project.

(Check all that apply)

OSHA

ACCESS FOR PERSONS WITH DISABILITIES

Accessibility to all programs

Limited accessibility (describe) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

BUILDING

Building area limits

Structural load

Seismic analysis

Mixed use

HEALTH

Asbestos

Kitchen

Toilet rooms

Environment

FIRE

Sprinkler

Rating of elements

Fire alarm

Emergency lighting

HVAC

Rescue & vent windows

Electrical

OTHER (describe work not listed above.) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Schedule 6: Space Standards Data**

Please also (1) complete and submit the Space Standards Worksheet and (2) provide copies of the enrollment projections in support of item h.

- a. Year of Original Construction for this facility
- b. Total facility floor area prior to this project + 24,300 sq.ft.
- c. Existing floor area which will be removed from service as part of this project - 1,800 sq.ft.
- e. New floor area which will be added as part of this project + 33,900 sq.ft.
- f. Total facility floor area at the completion of this project (b - c + e) = 56,400 sq.ft.
- g. Portion of the total facility floor area, at completion of this project, constructed prior to 1950 0 sq.ft.
- h. Highest projected enrollment for this facility during the 8 year period starting the next October 1 following the date of this application 411 students
- i. Grades which will be housed in the facility during this 8 year projection period (Circle all that apply)

Pre-K/K   
  1   
  2   
  3   
  4   
  5   
  6   
  7   
  8   
  9   
  10   
  11   
  12

State Project No. \_\_\_\_\_

**Schedule 7: Roof Replacement**

a. Is this a vertical replacement (i.e. removal of all materials down to or including the deck before installation) of a whole roof? YES  NO  \*

\* If "NO", proceed no further; this roof replacement is not eligible for a Chapter 173 grant.

b. Is this the only roof covering the entire facility? YES  NO

c. For all roof replacement projects:  
 What is the total roofing area of the facility? 18,000 square feet  
 What is the area of the roof being replaced? 18,000 square feet

d. Roof replacement costs by age of roof: (Complete for all roof replacement projects.):  
**Note: If roof area is 15 years or older and less than 20 years old, REDUCED roof replacement costs are eligible for grant payments. Costs will be reduced per the table below for roofs which are not certified below for improper design or construction.**

Roof Section Designation or Description (if applicable)	Square Footage of Roof Section	Age of Roof Section	Estimated Roof Replacement Costs	Estimated Ineligible Costs	Project Costs Reduction
	18,000	20+ years	870,295	0	N/A
		19 years			5%
		18 years			10%
		17 years			15%
		16 years			20%
		15 years			25%
		Less than 15 years			100%

e. For roof areas less than 20 years old:  
**Note: If roof area is less than 20 years old, BOTH certifications below MUST be signed for TOTAL roof replacement costs to be considered for grant payments.**

1. I hereby certify and attest that I have inspected said roof area and found it to be:  
 improperly designed \_\_\_\_\_  
 improperly constructed \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Title (check one) Registered Architect \_\_\_\_\_ Registered Engineer \_\_\_\_\_

2. I hereby certify and attest that the district has recovered damages in the amount of \$ \_\_\_\_\_, and is prohibited from recovery of further damages or has no other recourse at law or in equity.

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Title (check one) Town Attorney \_\_\_\_\_ Board Attorney \_\_\_\_\_

State Project No. \_\_\_\_\_

**Schedule 8: Extension and Alteration Detail**

a. Extension Projects - If additional floor space is being added, indicate each type in the boxes below. Use blank spaces provided for types not listed.

<input checked="" type="checkbox"/> Regular instruction	<input checked="" type="checkbox"/> Computer rooms	<input checked="" type="checkbox"/> Health	<input type="checkbox"/> Natatorium
<input checked="" type="checkbox"/> Special ed.	<input type="checkbox"/> Industrial arts	<input type="checkbox"/> Guidance office	<input type="checkbox"/> Kitchen
<input type="checkbox"/> Science labs.	<input checked="" type="checkbox"/> Music	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Media center	<input checked="" type="checkbox"/> Phys. ed.	<input checked="" type="checkbox"/> School admin.	<input checked="" type="checkbox"/> Custodial
<input checked="" type="checkbox"/> Art classroom	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____

If extension is a relocatable, check the applicable box:

<input type="checkbox"/> New (includes installation)	<input type="checkbox"/> Used (includes installation)	<input type="checkbox"/> Intradistrict (installation only)
---	--	---

b. Alteration Projects - Check the appropriate box below.

Relocation of existing programs to newly constructed space. Describe programs being moved.  
General classrooms, Media center, Computer classroom, Health suite, Main office, Gymnasium, Music classroom,  
Art classroom -- See Ed Specs for details.  
 \_\_\_\_\_  
 \_\_\_\_\_

Change in the use of existing space. Provide detail (e.g. regular ed classrooms converted to science lab; media center converted to special ed rooms).  
Music classroom converted to general classroom, Kindergarten converted to Special Ed, Computer classroom  
converted to general classroom, Library converted to Special Ed, Art classroom converted to general classroom  
See Ed Specs for details.  
 \_\_\_\_\_  
 \_\_\_\_\_

**Schedule 9: Supplemental Data for School Building Projects Involving Bonus Programs Pursuant to C.G.S. Section 10-285a, subsections (e) through (h).**

**School Readiness Program (C.G.S. Section 10-285a(e))**

Square footage included in this project for a school readiness program. \_\_\_\_\_ sq. ft.

Square footage of total project area. \_\_\_\_\_ sq. ft.

**Lighthouse School (C.G.S. Section 10-285a(f))**

(The project must be located in an existing public school building)

Is this project necessary to convert the building for use as a lighthouse school pursuant to C.G.S. Section 10-266cc? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

**Out-of-District Students (CHOICE) (C.G.S. Section 10-285a(g))**

Total number of spaces at this facility that will be made available for CHOICE students at the completion of this project. \_\_\_\_\_

Highest projected eight-year enrollment for this facility. \_\_\_\_\_

**Full-Day Kindergarten or Reduced Class-Size (C.G.S. Section 10-285a(h))**

Is the school:

in a priority school district? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

a priority school in a non-priority school district? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

Is the project necessary in order to:

offer a full-day kindergarten? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

reduce class size pursuant to C.G.S. Section 10-265f? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

Square footage of total project area. \_\_\_\_\_ sq. ft.

Square footage of area used primarily for such full-day kindergarten. \_\_\_\_\_ sq. ft.

Square footage of area used primarily for such reduced-size classes. \_\_\_\_\_ sq. ft.

Consulting Engineering Services, Inc.



RE: Energy Conservation Consideration for West Vine Street Elementary and Deans Mill Elementary  
Date: June 11, 2015

The energy efficiency criteria for Connecticut Public School Projects shall comply with the Connecticut Manual for High Performance Buildings. This manual states that the base minimum energy performance shall be 21% better than the most current Connecticut Building Code or ASHRAE Standard 90.1. Listed below are MEP systems we would consider for this application and are consistent with High Performance requirements.

- Gas Fired or Propane Fired Condensing Boiler System. 90% to 95% combustion efficiency.
- Dedicated Outdoor Air System. The air system will have heat recovery technology.
- Building Management Temperature Control System.
- Terminal Cooling / Supplement Heating Systems: There are many options for this category. However, variable refrigerant flow or chilled beam systems are the most common HVAC systems for this specific application.
- LED lighting fixtures.
- Daylight sensors and dimming control. The light fixture row closest to the window wall will be dimmed via a daylight sensor. The remaining rows of lights will be able to be manually dimmed by the occupants.
- Occupancy sensors shall be provided in all lit areas.
- Photovoltaic System. We anticipate roof mounted units. The output from the PV system will offset the utility electrical cost by at least 5%. Depending on budget and available roof space, additional offset savings could be realized.

**GRANT APPLICATION AND EXECUTIVE SUMMARY OF  
 EDUCATIONAL SPECIFICATIONS FOR A SCHOOL BUILDING PROJECT**

DISTRICT NAME: Stonington Public Schools	FACILITY NAME AND ADDRESS: Deans Mill Elementary School 35 Deans Mill Road Stonington, CT 06378	STATE PROJECT NUMBER: (FOR SDE USE ONLY)
CONTACT PERSON & TELEPHONE NUMBER		

*Note: This application must be accompanied by (A) a certified copy of the resolution or resolutions adopted by the legislative body of the applicant (i) establishing a building committee for the project; (ii) authorizing at least the preparation of schematic drawings and outline specifications for the proposed project, (iii) authorizing the filing of this grant application, and (iv) authorizing funding for the project and (B) education specifications for the project and written approval of such education specifications by the district's board of education.*

**TYPE OF FACILITY**

- |  |                                  |
|--|----------------------------------|
| Standard Program   | Check<br>One<br>Only<br><u>X</u> |
| Regional Vocational Agriculture Center pursuant to CGS Section 10-65 | _____                            |
| Regional Special Education Center pursuant to CGS Section 10-76e     | _____                            |
| Board of Education Administrative Facility                           | _____                            |
| Interdistrict Magnet pursuant to CGS Section 10-264h                 | _____                            |
| Non-Magnet Interdistrict Cooperative pursuant to CGS Section 10-158a | _____                            |

**TYPE OF PROJECT**

- |   | Check all<br>that apply | Complete and<br>submit schedules: |
|---|-------------------------|-----------------------------------|
| Purchase of Facility                          | _____ (PF)              | 1, 2, 3, 4                        |
| New Facility Construction                     | _____ (N)               | 1, 2, 3, 4, 6                     |
| Extension of Facility                         | <u>X</u> (E)            | 1, 2, 3, 4, 6, 8                  |
| Alteration of Existing Facility               | <u>X</u> (A)            | 1, 2, 4, 5, 6, 8                  |
| Purchase of Relocatable Classrooms            | _____ (RE)              | 1, 2, 3, 4, 6, 8                  |
| Energy Conservation                           | <u>X</u> (EC)           | 1, 2, 3, 4, 5, 6, 8               |
| Roof Replacement                              | <u>X</u> (RR)           | 1, 2, 7                           |
| Code Violation                                | <u>X</u> (CV)           | 1, 2, 5                           |
| Indoor Air Quality                            | _____ (IAQ)             | 1, 2, 5                           |
| Site Acquisition                              | _____ (PS)              | 1, 2, 3, 4                        |
| Vo-Ag Equipment pursuant to CGS Section 10-65 | _____ (VE)              | 1, 2                              |
| Renovation pursuant to CGS Section 10-282     | <u>X</u> (RNV)          | 1, 2, 3, 4, 5, 6, 7, 8            |

**COMPLETE SCHEDULE 9 IF ELIGIBLE FOR ADDITIONAL REIMBURSEMENT AS A:**

- |  |                                  |
|--|----------------------------------|
| School Readiness Program pursuant to CGS Section 10-285a(e).                 | Check all<br>that apply<br>_____ |
| Lighthouse School pursuant to CGS Section 10-285a(f)                         | _____                            |
| Interdistrict Attendance Program (CHOICE) pursuant to CGS Section 10-285a(g) | _____                            |
| Class Size Reduction Program pursuant to CGS Section 10-285a(h)              | _____                            |
| Full-Day Kindergarten Program pursuant to CGS Section 10-285a(h)             | _____                            |

**CERTIFICATION:** I hereby certify that the above referenced school district has been duly authorized in accordance with C.G.S. Section 10-283 to apply for and accept grants as provided in Chapter 173 of the Connecticut General Statutes and that all requirements of Section 10-287c-4 of the regulations of the state board of education pertaining to use of funds, maintaining of records and access thereto will be met.

Superintendent's/Director's Name	Signature:	Date:
----------------------------------	------------	-------

State Project No. \_\_\_\_\_

Schedule 1: General Project Data

a. Is this project in accordance with the district's long-term school building program established pursuant to CGS Section 10-220?

YES  NO

Explain answer:

\_\_\_\_\_  
\_\_\_\_\_

b. Does the district intend to continue using this facility for public educational purposes for the foreseeable future?

YES  NO

If "NO", explain answer:

\_\_\_\_\_  
\_\_\_\_\_

c. Check all applicable reasons for this project:

Increased facility enrollment due to general student population increase.

Increased facility enrollment due to redistricting or regrading of facilities.

Programmatic changes within the facility.

Correction of code violations

Upgrade of facility due to general age and condition.

Replacement of existing facility. Name of facility being replaced: \_\_\_\_\_

Upgrade of facility to current voice, data and video technology standards.

Repair to facility for damages due to catastrophic loss (fire, flood, wind, etc.)

Energy Conservation (describe): See attachment

Other (explain): This project will return the 5th grade from the middle school to the elementary school.

d. List separately, and give reasons for, any work on: 1) Outdoor athletic facilities and/or Tennis courts, 2) Natatorium, 3) Gymnasium seating area, or 4) Auditorium seating area.  Check here if not applicable.

Playground facilities will be relocated to allow expansion of the building and parking areas.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

e. Within the 5 years prior to the date of this application, has the district abandoned, sold, leased, demolished or redirected the use of any school facility constructed or renovated with state assistance?

YES  NO

If "YES", provide name of facility and brief details

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Schedule 2: ESTIMATED PROJECT COSTS AND FINANCING**

**A. ELIGIBLE AUDITORIUM SEATING AREA:**

- a1. Auditorium seating capacity
- a2. Total square footage of auditorium \_\_\_\_\_ s.f.
- a3. Square footage of seating area \_\_\_\_\_ s.f.
- a4. Total construction cost of auditorium  
(excluding seats and installation) \_\_\_\_\_
- a5. Construction cost of seating area  
((Item a3 / Item a2) x Item a4) \_\_\_\_\_
- a6. Costs of seats and installation  
(not included in Item a4) \_\_\_\_\_
- a7. Total cost of auditorium seating area  
(Item a5 + Item a6) \_\_\_\_\_

**B. PROJECT FINANCING:**

- General Fund:
- State Grant - Progress Payments \_\_\_\_\_
  - Other General Funding \_\_\_\_\_
  - Current Bonds/Notes \_\_\_\_\_
  - Future Bonds/Notes \_\_\_\_\_
  - Sub-Total General Fund/Bonding \_\_\_\_\_
- Other Funding:
- Rebates \_\_\_\_\_
  - Insurance Proceeds \_\_\_\_\_
  - Federal/Other State Grants \_\_\_\_\_
  - Other Financing \_\_\_\_\_
  - Describe: \_\_\_\_\_
  - Sub-Total Other Funding \_\_\_\_\_
- TOTAL FINANCING** \_\_\_\_\_

**C. ESTIMATED PROJECT COSTS:**

**ELIGIBLE COSTS**

Architectural Design	1,903,263
Site Acquisition	61,508
Facility Purchase	_____
Other professional fees	2,449,565
Construction (Fully eligible)	19,575,199
Bonus area - School Readiness	_____
Bonus area - Full day K/Class size reduction	_____
Equipment/Furnishings	803,317
Eligible Costs Sub-Total	<u>24,792,853</u>

**LIMITED ELIGIBLE COSTS**

Outdoor Athletic Facilities and Tennis Courts	_____
Natatorium	_____
Eligible auditorium seating area (from Item a7)	_____
Eligible gymnasium seating area costs	_____
Limited Eligible Costs Sub-Total	<u>0</u>

**INELIGIBLE COSTS**

Ineligible site acquisition costs	_____
Ineligible facility purchase costs	_____
Ineligible construction costs	1,720,331
Ineligible bonus area-School Readiness	_____
Ineligible bonus area-Full day K/Class size	_____
Unauthorized cost increase	_____
Contingency	1,599,214
Other ineligible costs	65,000
Describe: _____	_____
Ineligible Costs Sub-Total	<u>3,384,545</u>

**TOTAL ESTIMATED PROJECT COSTS** 28,177,397

**NOTE: "TOTAL FINANCING" MUST AGREE WITH "TOTAL ESTIMATED PROJECT COSTS"**

State Project No. \_\_\_\_\_

**Schedule 3: Site and Facility Purchase Data**

*Note: The cost of purchasing a site or a building and site shall not be eligible for reimbursement unless the State Department of Education has inspected and authorized the use of the site or the building and site prior to review of final plans. No school building project for which state assistance is sought shall be undertaken except according to a plan and on a site approved by the State Department of Education, the town or regional board of education and by the building committee of such town or district.*

- a. This project includes purchase of: (check all that apply)
- Building** (Submit copies of two current independent appraisals AND Worksheet to Determine Maximum Eligible Cost of Purchasing a Facility or Site)
  - Relocatable(s)** (If previously owned, submit copies of two current independent appraisals AND Worksheet to Determine Maximum Eligible Cost of Purchasing a Facility or Site)
  - \*  **Site** (Submit copies of two current independent appraisals AND Worksheet to Determine Maximum Eligible Cost of Purchasing a Facility or Site)
  - No site or facility purchase**

\* If this project includes a site purchase, complete items b. through d.

- b. Number of acres owned for this facility prior to this purchase. \_\_\_\_\_ acres
- c. Number of acres purchased as part of this project. \_\_\_\_\_ acres
- d. Total acres after this purchase ( b + c ) \_\_\_\_\_ acres

**Schedule 4: Educational Technology Infrastructure**

- a. Does this project include educational technology enhancements for voice, data and video? YES  NO
- b. If this application is for new construction, alteration or renovation to the building, has the feasibility of wireless connectivity technology been considered? YES  NO
- c. Indicate the extent of the educational technology infrastructure in the facility at completion of this project (check all that apply).
- |                       |                                     |               |       |
|-----------------------|-------------------------------------|---------------|-------|
| Entire Facility       | <input checked="" type="checkbox"/> | Media Center  | _____ |
| Student Support Areas | _____                               | Computer Labs | _____ |
| Some Classrooms       | _____                               | None          | _____ |
| All Classrooms        | _____                               |               |       |

d. If this project does not address the needs of educational technology, explain why not.

\_\_\_\_\_ Already addressed for entire facility.

\_\_\_\_\_ Other: (explain)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

State Project No. \_\_\_\_\_

**Schedule 5: Codes**

Indicate the codes being addressed by this project.

(Check all that apply)

OSHA

ACCESS FOR PERSONS WITH DISABILITIES

Accessibility to all programs

Limited accessibility (describe) \_\_\_\_\_

BUILDING

Building area limits

Structural load

Seismic analysis

Mixed use

HEALTH

Asbestos

Kitchen

Toilet rooms

Environment

FIRE

Sprinkler

Rating of elements

Fire alarm

Emergency lighting

HVAC

Rescue & vent windows

Electrical

OTHER (describe work not listed above.) \_\_\_\_\_

**Schedule 6: Space Standards Data**

Please also (1) complete and submit the Space Standards Worksheet and (2) provide copies of the enrollment projections in support of item h.

- a. Year of Original Construction for this facility
- b. Total facility floor area prior to this project + 57,850 sq.ft.
- c. Existing floor area which will be removed from service as part of this project - 35,350 sq.ft.
- e. New floor area which will be added as part of this project + 40,200 sq.ft.
- f. Total facility floor area at the completion of this project (b - c + e) = 62,700 sq.ft.
- g. Portion of the total facility floor area, at completion of this project, constructed prior to 1950 0 sq.ft.
- h. Highest projected enrollment for this facility during the 8 year period starting the next October 1 following the date of this application 538 students
- i. Grades which will be housed in the facility during this 8 year projection period (Circle all that apply)

Pre-K/K   
  1   
  2   
  3   
  4   
  5   
  6   
  7   
  8   
  9   
  10   
  11   
  12

State Project No. \_\_\_\_\_

**Schedule 7: Roof Replacement**

- a. Is this a vertical replacement (i.e. removal of all materials down to or including the deck before installation) of a whole roof? YES  NO  \*

\* If "NO", proceed no further; this roof replacement is not eligible for a Chapter 173 grant.

- b. Is this the only roof covering the entire facility? YES  NO

- c. For all roof replacement projects:  
 What is the total roofing area of the facility? 48,000 square feet  
 What is the area of the roof being replaced? 29,000 square feet

- d. Roof replacement costs by age of roof: (Complete for all roof replacement projects.):  
**Note: If roof area is 15 years or older and less than 20 years old, REDUCED roof replacement costs are eligible for grant payments. Costs will be reduced per the table below for roofs which are not certified below for improper design or construction.**

Roof Section Designation or Description (if applicable)	Square Footage of Roof Section	Age of Roof Section	Estimated Roof Replacement Costs	Estimated Ineligible Costs	Project Costs Reduction
		20+ years			N/A
		19 years			5%
		18 years			10%
		17 years			15%
		16 years			20%
		15 years			25%
	48,000	Less than 15 years	995,331	995,331	100%

- e. For roof areas less than 20 years old:  
**Note: If roof area is less than 20 years old, BOTH certifications below MUST be signed for TOTAL roof replacement costs to be considered for grant payments.**

1. I hereby certify and attest that I have inspected said roof area and found it to be:  
 improperly designed \_\_\_\_\_  
 improperly constructed \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Title (check one) Registered Architect \_\_\_\_\_ Registered Engineer \_\_\_\_\_

2. I hereby certify and attest that the district has recovered damages in the amount of \$ \_\_\_\_\_, and is prohibited from recovery of further damages or has no other recourse at law or in equity.

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Title (check one) Town Attorney \_\_\_\_\_ Board Attorney \_\_\_\_\_

State Project No. \_\_\_\_\_

**Schedule 8: Extension and Alteration Detail**

a. Extension Projects - If additional floor space is being added, indicate each type in the boxes below. Use blank spaces provided for types not listed.

<input checked="" type="checkbox"/> Regular instruction	<input checked="" type="checkbox"/> Computer rooms	<input type="checkbox"/> Health	<input type="checkbox"/> Natatorium
<input checked="" type="checkbox"/> Special ed.	<input type="checkbox"/> Industrial arts	<input type="checkbox"/> Guidance office	<input type="checkbox"/> Kitchen
<input type="checkbox"/> Science labs.	<input checked="" type="checkbox"/> Music	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input checked="" type="checkbox"/> Media center	<input checked="" type="checkbox"/> Phys. ed.	<input checked="" type="checkbox"/> School admin.	<input checked="" type="checkbox"/> Custodial
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____

If extension is a relocatable, check the applicable box:

<input type="checkbox"/> New (includes installation)	<input type="checkbox"/> Used (includes installation)	<input type="checkbox"/> Intradistrict (installation only)
---	--	---

b. Alteration Projects - Check the appropriate box below.

Relocation of existing programs to newly constructed space. Describe programs being moved.  
General classrooms, Media center, Computer classroom, Main office, Gymnasium, Music classroom  
See Ed Specs for details.  
\_\_\_\_\_  
\_\_\_\_\_

Change in the use of existing space. Provide detail (e.g. regular ed classrooms converted to science lab; media center converted to special ed rooms).  
Music classroom converted to general classroom, General classrooms converted to Kindergarten, Art classroom  
converted to general classroom -- See Ed Specs for details.  
\_\_\_\_\_  
\_\_\_\_\_

**Schedule 9: Supplemental Data for School Building Projects Involving Bonus Programs Pursuant to C.G.S. Section 10-285a, subsections (e) through (h).**

**School Readiness Program (C.G.S. Section 10-285a(e))**

Square footage included in this project for a school readiness program. \_\_\_\_\_ sq. ft.

Square footage of total project area. \_\_\_\_\_ sq. ft.

**Lighthouse School (C.G.S. Section 10-285a(f))**

(The project must be located in an existing public school building)

Is this project necessary to convert the building for use as a lighthouse school pursuant to C.G.S. Section 10-266cc? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

**Out-of-District Students (CHOICE) (C.G.S. Section 10-285a(g))**

Total number of spaces at this facility that will be made available for CHOICE students at the completion of this project. \_\_\_\_\_

Highest projected eight-year enrollment for this facility. \_\_\_\_\_

**Full-Day Kindergarten or Reduced Class-Size (C.G.S. Section 10-285a(h))**

Is the school:  
in a priority school district? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

a priority school in a non-priority school district? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

Is the project necessary in order to:  
offer a full-day kindergarten? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

reduce class size pursuant to C.G.S. Section 10-265f? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

Square footage of total project area. \_\_\_\_\_ sq. ft.

Square footage of area used primarily for such full-day kindergarten. \_\_\_\_\_ sq. ft.

Square footage of area used primarily for such reduced-size classes. \_\_\_\_\_ sq. ft.



RE: Energy Conservation Consideration for West Vine Street Elementary and Deans Mill Elementary  
Date: June 11, 2015

The energy efficiency criteria for Connecticut Public School Projects shall comply with the Connecticut Manual for High Performance Buildings. This manual states that the base minimum energy performance shall be 21% better than the most current Connecticut Building Code or ASHRAE Standard 90.1. Listed below are MEP systems we would consider for this application and are consistent with High Performance requirements.

- Gas Fired or Propane Fired Condensing Boiler System. 90% to 95% combustion efficiency.
- Dedicated Outdoor Air System. The air system will have heat recovery technology.
- Building Management Temperature Control System.
- Terminal Cooling / Supplement Heating Systems: There are many options for this category. However, variable refrigerant flow or chilled beam systems are the most common HVAC systems for this specific application.
- LED lighting fixtures.
- Daylight sensors and dimming control. The light fixture row closest to the window wall will be dimmed via a daylight sensor. The remaining rows of lights will be able to be manually dimmed by the occupants.
- Occupancy sensors shall be provided in all lit areas.
- Photovoltaic System. We anticipate roof mounted units. The output from the PV system will offset the utility electrical cost by at least 5%. Depending on budget and available roof space, additional offset savings could be realized.

**GRANT APPLICATION AND EXECUTIVE SUMMARY OF  
 EDUCATIONAL SPECIFICATIONS FOR A SCHOOL BUILDING PROJECT**

DISTRICT NAME: Stonington Public Schools	FACILITY NAME AND ADDRESS: Pawcatuck Middle School 40 Field Street Pawcatuck, CT 06379	STATE PROJECT NUMBER: (FOR SDE USE ONLY)
CONTACT PERSON & TELEPHONE NUMBER		

*Note: This application must be accompanied by (A) a certified copy of the resolution or resolutions adopted by the legislative body of the applicant (i) establishing a building committee for the project; (ii) authorizing at least the preparation of schematic drawings and outline specifications for the proposed project, (iii) authorizing the filing of this grant application, and (iv) authorizing funding for the project and (B) education specifications for the project and written approval of such education specifications by the district's board of education.*

TYPE OF FACILITY

- |  |   |
|--|---|
| Standard Program   | Check<br>One<br>Only<br><input checked="" type="checkbox"/> |
| Regional Vocational Agriculture Center pursuant to CGS Section 10-65 | <input type="checkbox"/>                                    |
| Regional Special Education Center pursuant to CGS Section 10-76e     | <input type="checkbox"/>                                    |
| Board of Education Administrative Facility                           | <input type="checkbox"/>                                    |
| Interdistrict Magnet pursuant to CGS Section 10-264h                 | <input type="checkbox"/>                                    |
| Non-Magnet Interdistrict Cooperative pursuant to CGS Section 10-158a | <input type="checkbox"/>                                    |

TYPE OF PROJECT

- |   | Check all<br>that apply                  | Complete and<br>submit schedules: |
|---|--|-----------------------------------|
| Purchase of Facility                          | <input type="checkbox"/> (PF)            | 1, 2, 3, 4                        |
| New Facility Construction                     | <input type="checkbox"/> (N)             | 1, 2, 3, 4, 6                     |
| Extension of Facility                         | <input type="checkbox"/> (E)             | 1, 2, 3, 4, 6, 8                  |
| Alteration of Existing Facility               | <input type="checkbox"/> (A)             | 1, 2, 4, 5, 6, 8                  |
| Purchase of Relocatable Classrooms            | <input type="checkbox"/> (RE)            | 1, 2, 3, 4, 6, 8                  |
| Energy Conservation                           | <input type="checkbox"/> (EC)            | 1, 2, 3, 4, 5, 6, 8               |
| Roof Replacement                              | <input checked="" type="checkbox"/> (RR) | 1, 2, 7                           |
| Code Violation                                | <input type="checkbox"/> (CV)            | 1, 2, 5                           |
| Indoor Air Quality                            | <input type="checkbox"/> (IAQ)           | 1, 2, 5                           |
| Site Acquisition                              | <input type="checkbox"/> (PS)            | 1, 2, 3, 4                        |
| Vo-Ag Equipment pursuant to CGS Section 10-65 | <input type="checkbox"/> (VE)            | 1, 2                              |
| Renovation pursuant to CGS Section 10-282     | <input type="checkbox"/> (RNV)           | 1, 2, 3, 4, 5, 6, 7, 8            |

COMPLETE SCHEDULE 9 IF ELIGIBLE FOR ADDITIONAL REIMBURSEMENT AS A:

- |  | Check all<br>that apply  |
|--|--------------------------|
| School Readiness Program pursuant to CGS Section 10-285a(e).                 | <input type="checkbox"/> |
| Lighthouse School pursuant to CGS Section 10-285a(f)                         | <input type="checkbox"/> |
| Interdistrict Attendance Program (CHOICE) pursuant to CGS Section 10-285a(g) | <input type="checkbox"/> |
| Class Size Reduction Program pursuant to CGS Section 10-285a(h)              | <input type="checkbox"/> |
| Full-Day Kindergarten Program pursuant to CGS Section 10-285a(h)             | <input type="checkbox"/> |

**CERTIFICATION:** I hereby certify that the above referenced school district has been duly authorized in accordance with C.G.S. Section 10-283 to apply for and accept grants as provided in Chapter 173 of the Connecticut General Statutes and that all requirements of Section 10-287c-4 of the regulations of the state board of education pertaining to use of funds, maintaining of records and access thereto will be met.

Superintendent's/Director's Name	Signature:	Date:
----------------------------------	------------	-------

State Project No. \_\_\_\_\_

**Schedule 1: General Project Data**

a. Is this project in accordance with the district's long-term school building program established pursuant to CGS Section 10-220?

YES  NO  Explain answer:

\_\_\_\_\_  
\_\_\_\_\_

b. Does the district intend to continue using this facility for public educational purposes for the foreseeable future?

YES  NO  If "NO", explain answer:

\_\_\_\_\_  
\_\_\_\_\_

c. Check all applicable reasons for this project:

- Increased facility enrollment due to general student population increase.
- Increased facility enrollment due to redistricting or regrading of facilities.
- Programmatic changes within the facility.
- Correction of code violations
- Upgrade of facility due to general age and condition.
- Replacement of existing facility. Name of facility being replaced: \_\_\_\_\_
- Upgrade of facility to current voice, data and video technology standards.
- Repair to facility for damages due to catastrophic loss (fire, flood, wind, etc.)
- Energy Conservation (describe): \_\_\_\_\_

Other (explain): This project will replace the entire roof of the school, which was last replaced in 1989.

\_\_\_\_\_  
\_\_\_\_\_

d. List separately, and give reasons for, any work on: 1) Outdoor athletic facilities and/or Tennis courts, 2) Natatorium, 3) Gymnasium seating area, or 4) Auditorium seating area.  Check here if not applicable.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

e. Within the 5 years prior to the date of this application, has the district abandoned, sold, leased, demolished or redirected the use of any school facility constructed or renovated with state assistance?

YES  NO

If "YES", provide name of facility and brief details \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Schedule 2: ESTIMATED PROJECT COSTS AND FINANCING**

**A. ELIGIBLE AUDITORIUM SEATING AREA:**

a1. Auditorium seating capacity	<input type="text"/>	
a2. Total square footage of auditorium	_____	s.f.
a3. Square footage of seating area	_____	s.f.
a4. Total construction cost of auditorium (excluding seats and installation)	_____	
a5. Construction cost of seating area ((Item a3 / Item a2) x Item a4)	_____	
a6. Costs of seats and installation (not included in Item a4)	_____	
a7. <b>Total cost of auditorium seating area</b> (Item a5 + Item a6)	=====	

**B. PROJECT FINANCING:**

General Fund:	
State Grant - Progress Payments	_____
Other General Funding	_____
Current Bonds/Notes	_____
Future Bonds/Notes	_____
Sub-Total General Fund/Bonding	_____
Other Funding:	
Rebates	_____
Insurance Proceeds	_____
Federal/Other State Grants	_____
Other Financing	_____
Describe: _____	
Sub-Total Other Funding	_____
<b>TOTAL FINANCING</b>	_____

**C. ESTIMATED PROJECT COSTS:**

**ELIGIBLE COSTS**

Architectural Design	68,800
Site Acquisition	20,000
Facility Purchase	_____
Other professional fees	42,242
Construction (Fully eligible)	774,387
Bonus area - School Readiness	_____
Bonus area - Full day K/Class size reduction	_____
Equipment/Furnishings	_____
Eligible Costs Sub-Total	905,429

**LIMITED ELIGIBLE COSTS**

Outdoor Athletic Facilities and Tennis Courts	_____
Natatorium	_____
Eligible auditorium seating area (from Item a7)	_____
Eligible gymnasium seating area costs	_____
Limited Eligible Costs Sub-Total	0

**INELIGIBLE COSTS**

Ineligible site acquisition costs	_____
Ineligible facility purchase costs	_____
Ineligible construction costs	_____
Ineligible bonus area-School Readiness	_____
Ineligible bonus area-Full day K/Class size	_____
Unauthorized cost increase	_____
Contingency	83,971
Other ineligible costs	_____
Describe: _____	
Ineligible Costs Sub-Total	83,971

**TOTAL ESTIMATED PROJECT COSTS** 989,400

**NOTE: "TOTAL FINANCING" MUST AGREE WITH "TOTAL ESTIMATED PROJECT COSTS"**

State Project No. \_\_\_\_\_

**Schedule 3: Site and Facility Purchase Data**

*Note: The cost of purchasing a site or a building and site shall not be eligible for reimbursement unless the State Department of Education has inspected and authorized the use of the site or the building and site prior to review of final plans. No school building project for which state assistance is sought shall be undertaken except according to a plan and on a site approved by the State Department of Education, the town or regional board of education and by the building committee of such town or district.*

- a. This project includes purchase of: (check all that apply)
- Building** (Submit copies of two current independent appraisals AND Worksheet to Determine Maximum Eligible Cost of Purchasing a Facility or Site)
  - Relocatable(s)** (If previously owned, submit copies of two current independent appraisals AND Worksheet to Determine Maximum Eligible Cost of Purchasing a Facility or Site)
  - \*  **Site** (Submit copies of two current independent appraisals AND Worksheet to Determine Maximum Eligible Cost of Purchasing a Facility or Site)
  - No site or facility purchase**

\* If this project includes a site purchase, complete items b. through d.

- b. Number of acres owned for this facility prior to this purchase. \_\_\_\_\_ acres
- c. Number of acres purchased as part of this project. \_\_\_\_\_ acres
- d. Total acres after this purchase ( b + c ) \_\_\_\_\_ acres

**Schedule 4: Educational Technology Infrastructure**

- a. Does this project include educational technology enhancements for voice, data and video? YES  NO
- b. If this application is for new construction, alteration or renovation to the building, has the feasibility of wireless connectivity technology been considered? YES  NO
- c. Indicate the extent of the educational technology infrastructure in the facility at completion of this project (check all that apply).

Entire Facility	<u>  X  </u>	Media Center	_____
Student Support Areas	_____	Computer Labs	_____
Some Classrooms	_____	None	_____
All Classrooms	_____		

d. If this project does not address the needs of educational technology, explain why not.

- X   Already addressed for entire facility.
- \_\_\_\_\_ Other: (explain) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State Project No. \_\_\_\_\_

**Schedule 5: Codes**

Indicate the codes being addressed by this project.

(Check all that apply)

OSHA

ACCESS FOR PERSONS WITH DISABILITIES

\_\_\_\_\_ Accessibility to all programs

\_\_\_\_\_ Limited accessibility (describe) \_\_\_\_\_

BUILDING

\_\_\_\_\_ Building area limits

\_\_\_\_\_ Structural load

\_\_\_\_\_ Seismic analysis

\_\_\_\_\_ Mixed use

HEALTH

\_\_\_\_\_ Asbestos

\_\_\_\_\_ Kitchen

\_\_\_\_\_ Toilet rooms

\_\_\_\_\_ Environment

FIRE

\_\_\_\_\_ Sprinkler

\_\_\_\_\_ Rating of elements

\_\_\_\_\_ Fire alarm

\_\_\_\_\_ Emergency lighting

\_\_\_\_\_ HVAC

\_\_\_\_\_ Rescue & vent windows

\_\_\_\_\_ Electrical

OTHER (describe work not listed above.) \_\_\_\_\_

**Schedule 6: Space Standards Data**

*Please also (1) complete and submit the Space Standards Worksheet and (2) provide copies of the enrollment projections in support of item h.*

a. Year of Original Construction for this facility

b. Total facility floor area prior to this project

+ 57,350 sq.ft.

c. Existing floor area which will be removed from service as part of this project

- \_\_\_\_\_ sq.ft.

e. New floor area which will be added as part of this project

+ \_\_\_\_\_ sq.ft.

f. Total facility floor area at the completion of this project (b - c + e)

= 57,350 sq.ft.

g. Portion of the total facility floor area, at completion of this project, constructed prior to 1950

Not Applicable\* sq.ft.  
 \*This is a roofing project

h. Highest projected enrollment for this facility during the 8 year period starting the next October 1 following the date of this application

217 students

i. Grades which will be housed in the facility during this 8 year projection period (Circle all that apply)

Pre-K/K    1    2    3    4    5    6    7    8    9    10    11    12

State Project No. \_\_\_\_\_

**Schedule 7: Roof Replacement**

a. Is this a vertical replacement (i.e. removal of all materials down to or including the deck before installation) of a whole roof? YES  NO  \*

\* If "NO", proceed no further; this roof replacement is not eligible for a Chapter 173 grant.

b. Is this the only roof covering the entire facility? YES  NO

c. For all roof replacement projects:  
 What is the total roofing area of the facility? 38,850 square feet  
 What is the area of the roof being replaced? 38,850 square feet

d. Roof replacement costs by age of roof: (Complete for all roof replacement projects.)  
**Note: If roof area is 15 years or older and less than 20 years old, REDUCED roof replacement costs are eligible for grant payments. Costs will be reduced per the table below for roofs which are not certified below for improper design or construction.**

Roof Section Designation or Description (if applicable)	Square Footage of Roof Section	Age of Roof Section	Estimated Roof Replacement Costs	Estimated Ineligible Costs	Project Costs Reduction
	38,850	20+ years	989,400	83,971	N/A
		19 years			5%
		18 years			10%
		17 years			15%
		16 years			20%
		15 years			25%
		Less than 15 years			100%

e. For roof areas less than 20 years old:  
**Note: If roof area is less than 20 years old, BOTH certifications below MUST be signed for TOTAL roof replacement costs to be considered for grant payments.**

1. I hereby certify and attest that I have inspected said roof area and found it to be:  
 improperly designed \_\_\_\_\_  
 improperly constructed \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_  
 Title (check one) Registered Architect \_\_\_\_\_ Registered Engineer \_\_\_\_\_

2. I hereby certify and attest that the district has recovered damages in the amount of \$ \_\_\_\_\_, and is prohibited from recovery of further damages or has no other recourse at law or in equity.

Signature \_\_\_\_\_ Print Name \_\_\_\_\_  
 Title (check one) Town Attorney \_\_\_\_\_ Board Attorney \_\_\_\_\_

State Project No. \_\_\_\_\_

**Schedule 8: Extension and Alteration Detail**

a. Extension Projects - If additional floor space is being added, indicate each type in the boxes below.  
Use blank spaces provided for types not listed.

<input type="checkbox"/> Regular instruction	<input type="checkbox"/> Computer rooms	<input type="checkbox"/> Health	<input type="checkbox"/> Natatorium
<input type="checkbox"/> Special ed.	<input type="checkbox"/> Industrial arts	<input type="checkbox"/> Guidance office	<input type="checkbox"/> Kitchen
<input type="checkbox"/> Science labs.	<input type="checkbox"/> Music	<input type="checkbox"/> Auditorium	<input type="checkbox"/> Cafeteria
<input type="checkbox"/> Media center	<input type="checkbox"/> Phys. ed.	<input type="checkbox"/> School admin.	<input type="checkbox"/> Custodial
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____

If extension is a relocatable, check the applicable box:

<input type="checkbox"/> New (includes installation)	<input type="checkbox"/> Used (includes installation)	<input type="checkbox"/> Intradistrict (installation only)
---	--	---

b. Alteration Projects - Check the appropriate box below.

Relocation of existing programs to newly constructed space. Describe programs being moved.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Change in the use of existing space. Provide detail (e.g. regular ed classrooms converted to science lab; media center converted to special ed rooms).

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Schedule 9: Supplemental Data for School Building Projects Involving Bonus Programs Pursuant to C.G.S. Section 10-285a, subsections (e) through (h).**

**School Readiness Program (C.G.S. Section 10-285a(e))**

Square footage included in this project for a school readiness program. \_\_\_\_\_ sq. ft.

Square footage of total project area. \_\_\_\_\_ sq. ft.

**Lighthouse School (C.G.S. Section 10-285a(f))**

(The project must be located in an existing public school building)

Is this project necessary to convert the building for use as a lighthouse school pursuant to C.G.S. Section 10-266cc? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

**Out-of-District Students (CHOICE) (C.G.S. Section 10-285a(g))**

Total number of spaces at this facility that will be made available for CHOICE students at the completion of this project. \_\_\_\_\_

Highest projected eight-year enrollment for this facility. \_\_\_\_\_

**Full-Day Kindergarten or Reduced Class-Size (C.G.S. Section 10-285a(h))**

Is the school:

In a priority school district? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

a priority school in a non-priority school district? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

Is the project necessary in order to:

offer a full-day kindergarten? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

reduce class size pursuant to C.G.S. Section 10-265f? \_\_\_\_\_ YES/ \_\_\_\_\_ NO

Square footage of total project area. \_\_\_\_\_ sq. ft.

Square footage of area used primarily for such full-day kindergarten. \_\_\_\_\_ sq. ft.

Square footage of area used primarily for such reduced-size classes. \_\_\_\_\_ sq. ft.

**Stonington Public Schools – Modernization Study**

---

*Executive Summary*

ATTACHMENT #4

June 15, 2015

**DRAFT** 1

**Executive  
Summary**

# Stonington Public Schools – Modernization Study

## *Executive Summary*

### *Executive Summary*

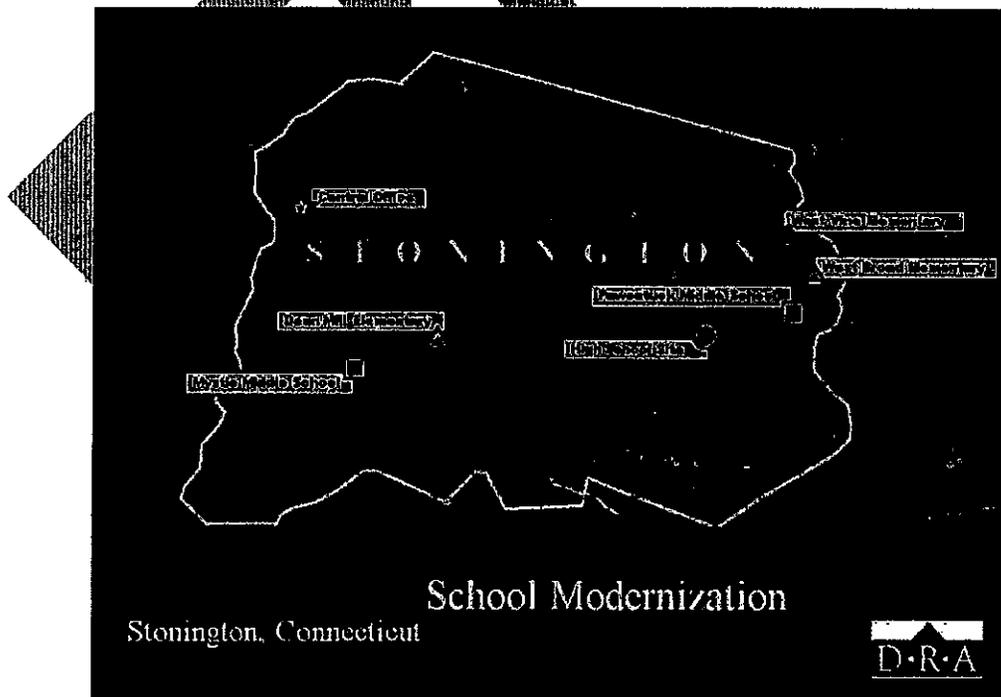
#### *1.1 Introduction*

Stonington Public Schools recognized the need to modernize their elementary schools, as expressed by undertaking this study. They are seeking options to address the following issues:

- Budget concerns
- Declining enrollments
- Aging school buildings
- Changes prompted by 21st century education
- Space utilization concerns
- Parking and traffic issues
- Need to consolidate West Vine and West Broad into a single building
- Improved efficiency, flexibility, and safety

This Modernization Study seeks to document these factors and to explore a range of possible responses to them. The study team led by the architectural firm of Drummey Rosane Anderson (DRA) and working on behalf of the K-12 Building Committee, hosted three community workshops for public discussions of the issues and a range of solutions. The results of this transparent and interactive process are being presented in this report, with descriptions of the range of options considered, recommended options, advantages/disadvantages, and projected costs.

#### *Buildings Included in this Study*



# Stonington Public Schools – Modernization Study

## Executive Summary

### 1.2 Existing Conditions Analysis

This Modernization Study considers Stonington's Public Schools, comprising four facilities: West Broad Street Elementary School (built 1899), West Vine Street Elementary School (built 1967), Deans Mill Elementary School (built 1967), Pawcatuck Middle Stonington Middle School (built 1983), Mystic Middle School (built 1967), and the Old Mystic Educational Administration Building (built 1960). Deans Mill, Pawcatuck and Mystic have received permanent additions, and West Vine and Deans Mill have both also added temporary spaces (in this report, the terms "modular" and "portable" are also sometimes also used to describe these temporary structures). To varying degrees, systems and finishes are showing the cumulative effects of years of wear and tear, especially in the case of the older facilities.

Some of the major building systems are at or near the end of their useful life expectancy. If not addressed as part of any future plans for these buildings, breakdowns of these systems can be anticipated on an ongoing basis.

In addition to the physical infrastructure work needed, there are functional improvements to be addressed (e.g., some architectural features fail to meet today's ADA requirements for handicapped accessibility).

For the schools making use of temporary spaces, these units are at or near the end of their service life. As explained in Chapter 3 (Enrollment Projections), overall enrollments are on a downward trend, offering the opportunity to retire these structures, and to plan ways to reconfigure and update the existing buildings.

### 1.3 Enrollment Projections

Consultants Milone & MacBroom were commissioned to do an eight-year enrollment projection (2014-15 through 2022-23) for Stonington Public Schools. Enrollments for the Stonington schools have been steadily declining from 2006 through 2014. Total K-12 grade enrollments fell below the historic median in 2011, and have decreased by an average of 56 students each year since then. The recent decline is due to declining births for the five years that precede this period; low births will affect total enrollments until the recent bubble in children born in 2011 enter Kindergarten in 2016 – however, births are not expected to return to the levels prior to 2005, which produced the last relatively high Kindergarten class of 2010.

All district-wide projections show a continuation of the ten-year trend of declining enrollment, about 4.3% overall in the next eight years. The rate of decline is expected to fall from 3.5% per year to a stabilization by 2022-23. The elementary schools will actually experience the least enrollment decline among the grades, since they have already seen much of their losses, and their enrollments are projected to "bottom-out"

# Stonington Public Schools – Modernization Study

## Executive Summary

during the second half of the eight-year horizon – indeed, these are projected to increase slightly after 2019-20, although the rate of this increase is strongly tied to the birth projections). Specifically, elementary enrollments are projected to decline by roughly 12% over the next five years, and then to flatten over the subsequent five-year window, before eventually rising.

Districtwide Projections Using 3-Year Weighted Average																
School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK
2014-15	2009	122	146	136	159	164	149	153	175	178	188	182	193	194	190	85
2015-16	2010	113	124	150	136	158	166	151	151	176	177	180	189	183	186	85
2016-17	2011	141	154	127	150	135	140	169	149	152	175	170	187	179	176	85
2017-18	2012	107	117	158	127	149	137	162	166	150	151	168	176	177	172	85
2018-19	2013	100	109	120	159	126	152	139	160	167	149	145	174	167	170	85
2019-20	2014	132	144	112	121	158	128	153	137	161	167	143	150	165	160	85
2020-21	2015	130	142	148	113	120	160	130	151	138	160	159	148	143	159	85
2021-22	2016	133	145	146	149	112	122	162	128	152	138	153	165	141	137	85
2022-23	2017	135	148	149	146	148	114	123	160	129	152	132	159	157	135	85

### 1.4 Educational Space Needs

The projected enrollment drop means that the square footage of all buildings as currently used will continue to be adequate (though many classrooms do not meet the above size recommendations; see remarks below on undersized classrooms). Stonington's primary concern has become the modernization of the elementary school buildings and the consolidation of their programs.

The temporary classroom structures at the elementary schools do not host grade-level classroom space, though they do accommodate Special Education programs, which can be relocated. As detailed in Chapter 6, all such structures are slated for demolition in all options except Option A-De Nothing.

All planning options involving new building and/or school closure must be timed in coordination with enrollment drops so as not to create under-capacity for planned grade levels and other programs in a given building; reconfiguration of grades and programs must also guard against creating this problem.

# Stonington Public Schools – Modernization Study

## Executive Summary

**Recommendation shortfalls:** In all buildings, a significant number of classrooms and other spaces currently fall below the best-practices size recommendations; this includes classrooms for Stonington's youngest students (PK-K and 1st grade). Some options provide for additions containing properly sized PK-K classrooms. Only Option E provides for enlargement of *existing* classrooms (in this case only at Mystic, converted to an elementary school); these enlarged classrooms do not host PK-K students, but their sizes still fall below guidelines for their intended grade-level use, with the exception of the 5th grade (see Chapters 5 and 6 for details on these options).

### Typical classroom

Average existing classrooms sizes are listed in the accompanying table by grade level, and can be compared to the best-practices sizes at right.

Grades:	Existing Size:	Best-practices:
PK – K	900-955 sq.ft.	1,200 sq.ft.
1-4	800-900 sq.ft.	900-1,000 sq.ft.
5	650-700 sq.ft.	850 sq.ft..

All square footages would need to be verified when such projects are planned to proceed.

Stonington has set class size targets for each grade level. The Pre-Kindergarten has a fixed 96-student capacity which will be distributed among three classrooms. DRA has used these targets throughout in making all calculations and recommendations in this report.

Grades:	Class size (students):
PK	32*
K	19
1-2	20
3-4	23
5	24

Note that PK classrooms provide two half-day sessions, leading to the larger student count per classroom.

### 1.5 Planning Options

A full range of options has been considered. The options were sorted into 5 families, as described in the "Families of Options" chart below, with details following. Please note:

- (i) It is recommended that the **maintenance/renovation** components of all relevant options **should be performed as soon as possible**, regardless of a given option's implementation year.
- (ii) At this point, cost estimates do not include any potential costs for hazardous waste disposal that may result from demolition.

# Stonington Public Schools – Modernization Study

## Executive Summary

FAMILY LABEL		DESCRIPTION
<b>A</b>	<b>Do Nothing</b>	<b>DO NOTHING</b> in an attempt to continue using the poor SFS building for the same programs with no improvement projects. Upgrades and repairs are undertaken in reaction to deteriorating conditions as needed.
<b>B</b>	<b>7 Building System</b>	Maintains the existing system (7 facilities) in the current configuration. Updating and maintaining in a structured and planned way.
<b>C</b>	<b>6 Building System</b>	1 HS, 2 MS, 2 ES, 1 Central Office
<b>D</b>	<b>5 Building System</b>	1 HS, 2 MS, 2 ES, 1 Central Office, 1 new school
<b>E</b>	<b>4 Building System</b>	1 HS, 2 MS, 1 ES, 1 Central Office, 1 new school

### FAMILIES OF OPTIONS for grade configurations

(All options are implemented for the 2015-16 school year at the earliest.)

#### A. "Do Nothing" / Urgent Maintenance

This option involves making no major changes to any existing buildings or sites. This option is not cost-free however, and DRA, working from the surveys supplied by Consulting Engineering Services, Inc. (CES), has identified systems\* likely to fail within the next 20 years, noting the likely costs of repair/replacement on an emergency basis. No costs related to this option are eligible for reimbursement by the State of Connecticut, and because this is a reactionary approach, a 20% emergency contingency is added to the total cost estimate.

#### B. 7 Buildings

In this option, the same systems identified in Option A are now maintained on a proactive basis, resulting in significant cost savings. Modular structures at all schools are demolished. No costs related to this option are eligible for reimbursement by the State of Connecticut, with exception of roof renovation, which may be reimbursed at a possible 32.14% (2014-15 rate).

#### C. 6 Buildings

In this family of options, ALL systems surveyed by CES are now maintained on a proactive basis, resulting in significant cost savings. Modular structures at all schools are demolished, and West Broad is closed. West Vine receives an addition to house

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grades PK-4 (Option C.1) or PK-5 (Option C.2) in parallel with Deans Mill; also in Option C.2, the Central Office remains but no longer hosts classrooms, Deans Mill receives an addition to host grades PK-5 and has its 1973 addition demolished, and middle schools Pawcatuck and Mystic host grades 6-8. In this family of options, West Vine and Deans Mill are designated 'renovate-as-new,' which qualifies work for possible 32.14% reimbursement by the State of Connecticut (2014-15 rate); roof renovation at other schools may also qualify at this rate.

### **D. 5 Buildings**

In all D-family options, ALL systems surveyed by CES are now maintained on a proactive basis, resulting in significant cost savings. The modular structures at all schools are demolished, and West Broad is closed, the Central Office is relocated and the Old Mystic building no longer hosts classrooms. West Vine and Deans Mill receive additions and now host grades PK-4 (Option D.1) or PK-5 (D.2) in parallel; also in Option D.2, the 1973 addition at Deans Mill is demolished, and middle schools Pawcatuck and Mystic host grades 6-8. In this family of options, West Vine and Deans Mill are designated 'renovate-as-new,' which qualifies work for possible 32.14% reimbursement by the State of Connecticut (2014-15 rate); roof renovation at other schools may also qualify at this rate.

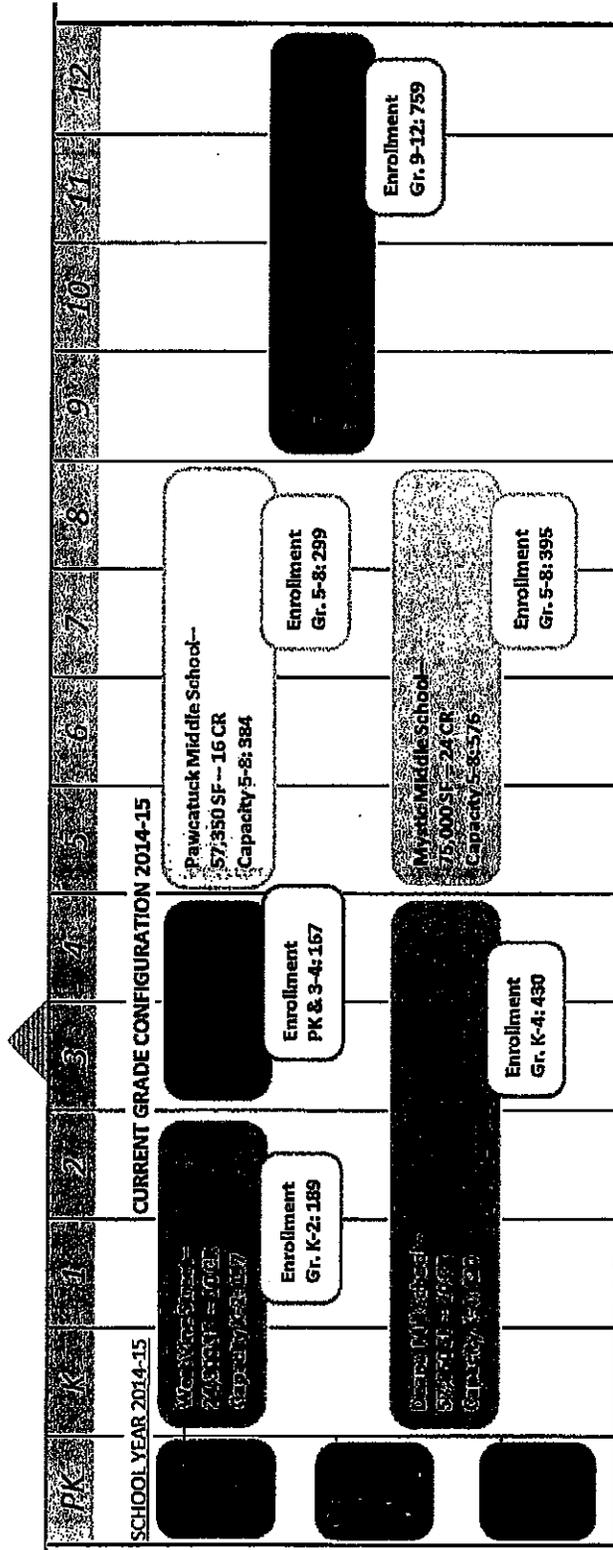
### **E. 4 Buildings**

In this option, ALL systems surveyed by CES are now maintained on a proactive basis, resulting in significant cost savings. The modular structures at all schools are demolished, and West Broad and Deans Mill are closed. The Central Office is relocated and the Old Mystic building no longer hosts classrooms. Pawcatuck and Mystic become parallel elementary schools hosting grades PK-5, and a new Middle School is constructed to host grades 6-8. In this family of options, Pawcatuck and Mystic are designated 'renovate-as-new,' which qualifies work for possible 32.14% reimbursement by the State of Connecticut; roof renovation at other schools may also qualify at this rate. Construction of the new Middle School qualifies for possible 22.14% reimbursement as a new construction project (2014-15 rates).

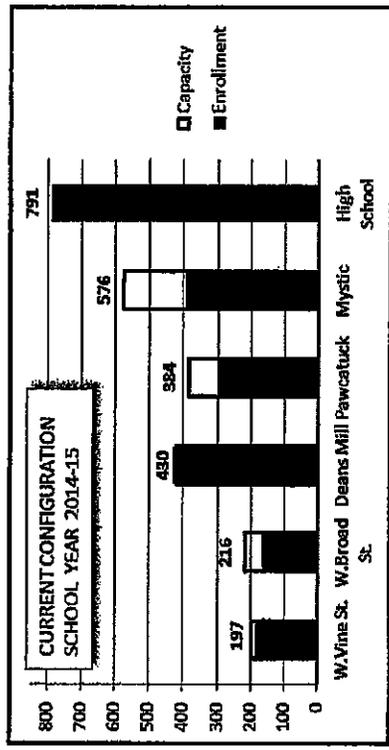
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### CURRENT 2014-15 grade configurations



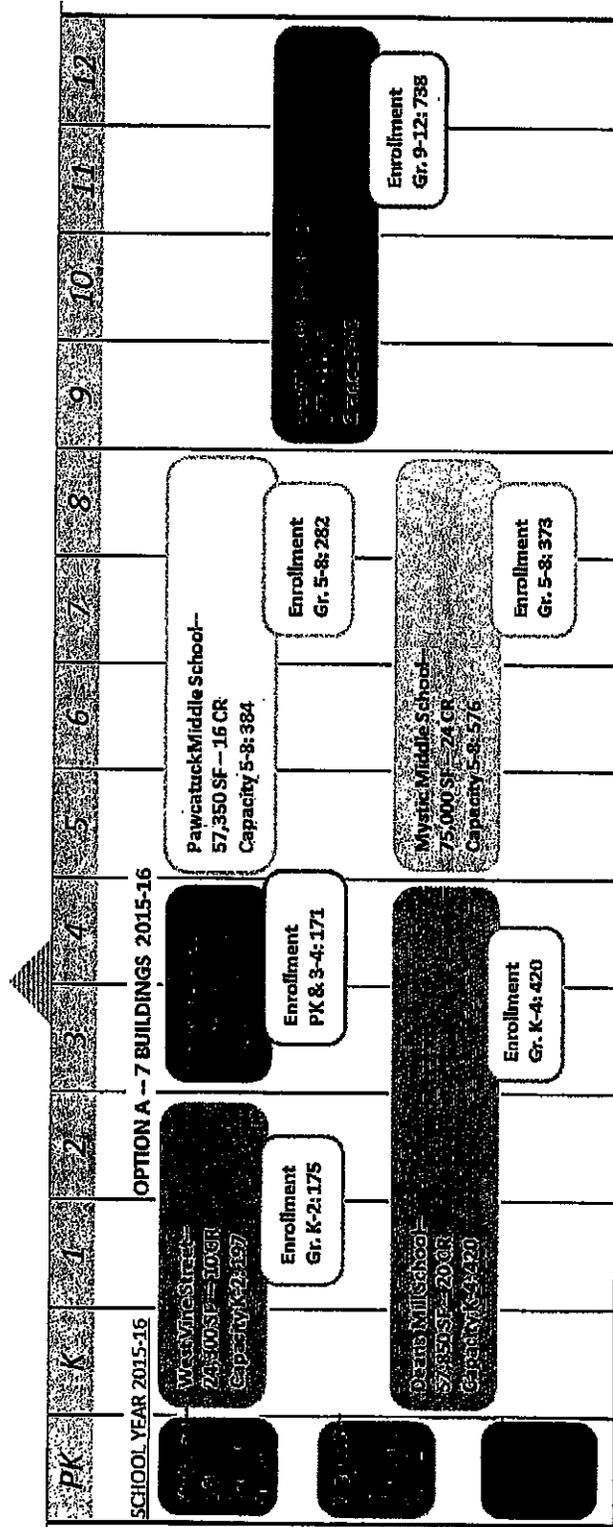
Current conditions



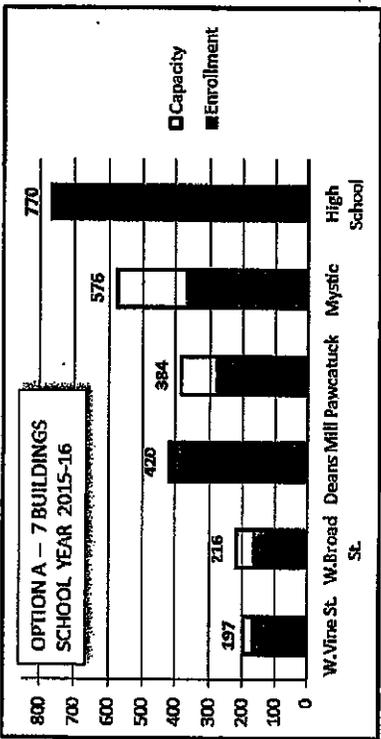
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### Option A



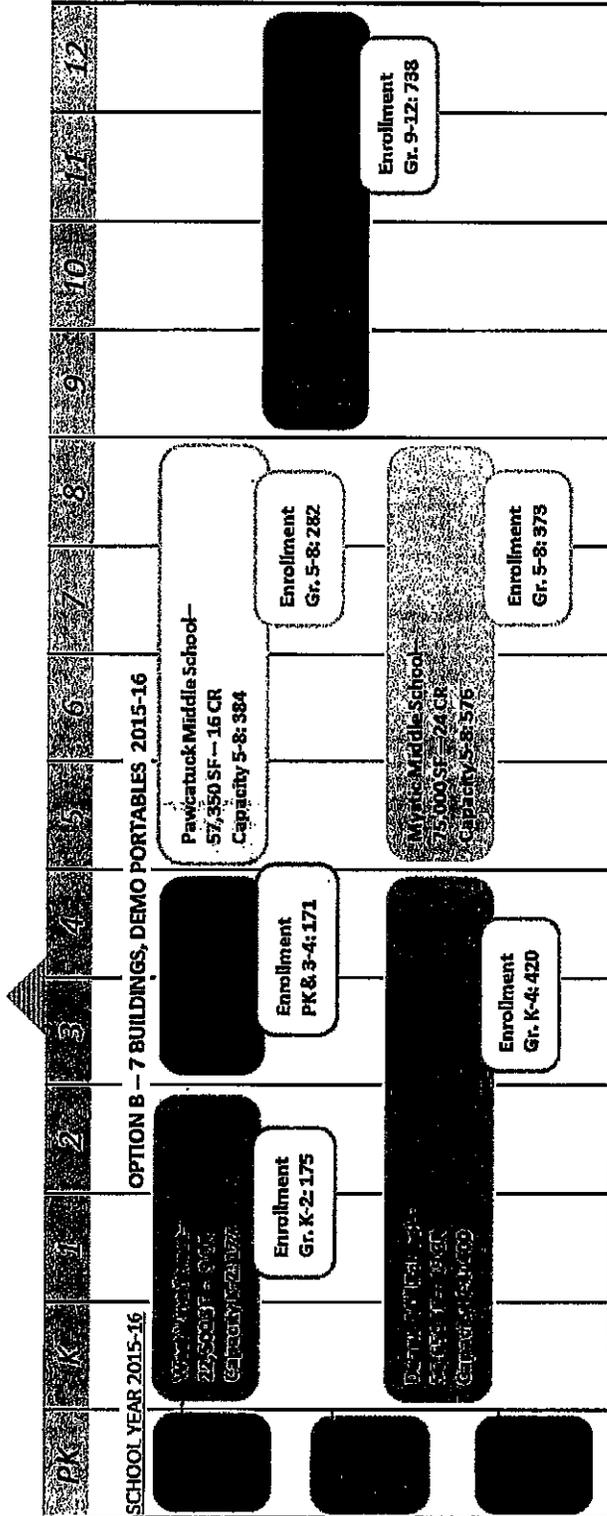
This option leaves all buildings as they are, performing only urgent maintenance.



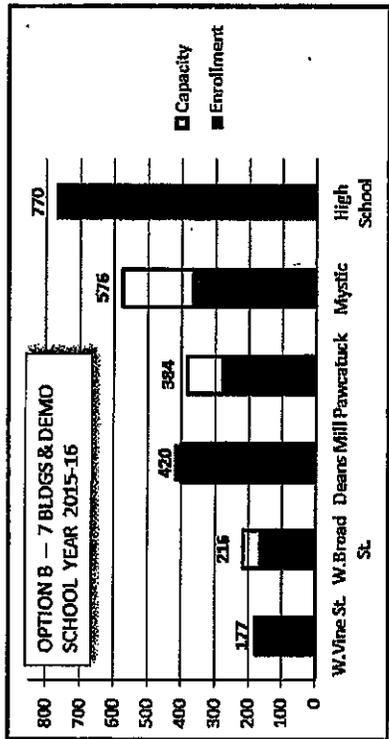
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### Option B



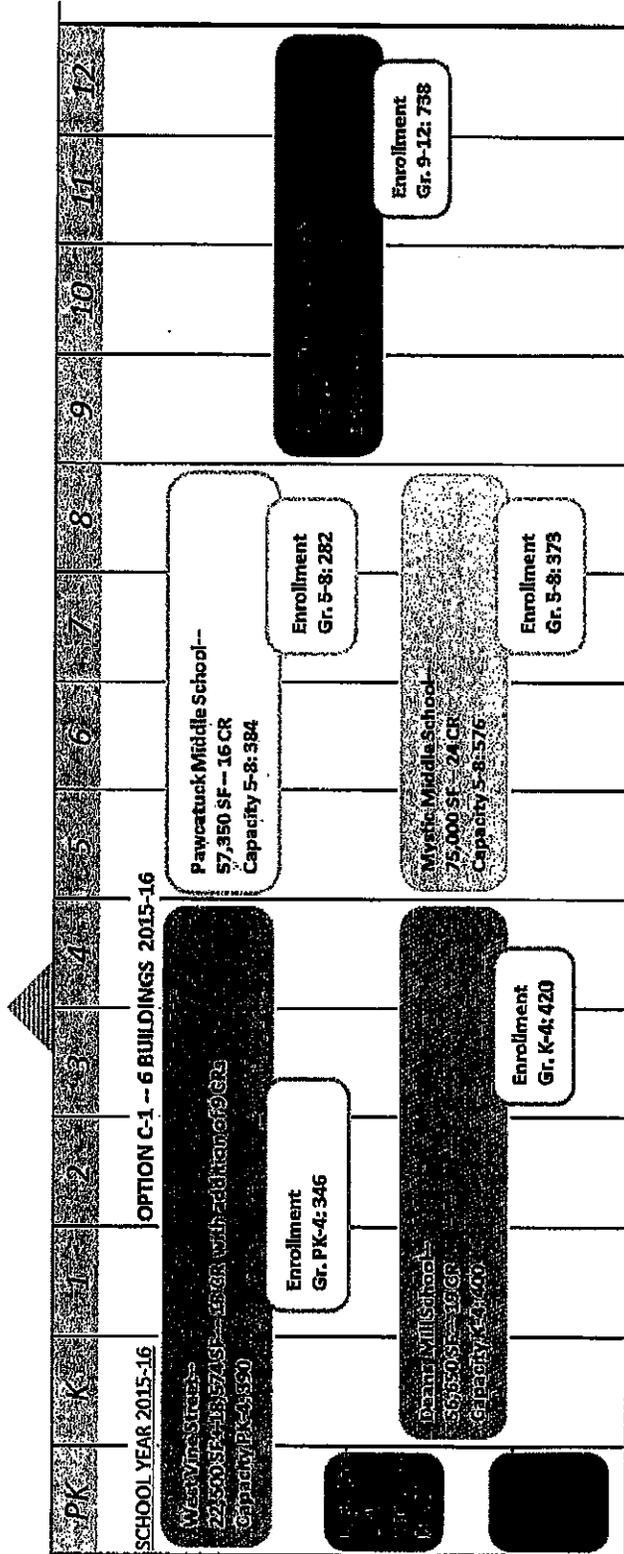
This option leaves all buildings as they are, performing proactive maintenance. All modular structures are retired.



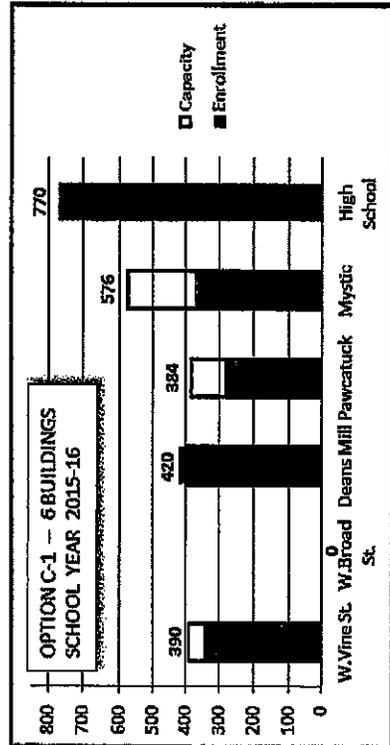
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### Option C.1



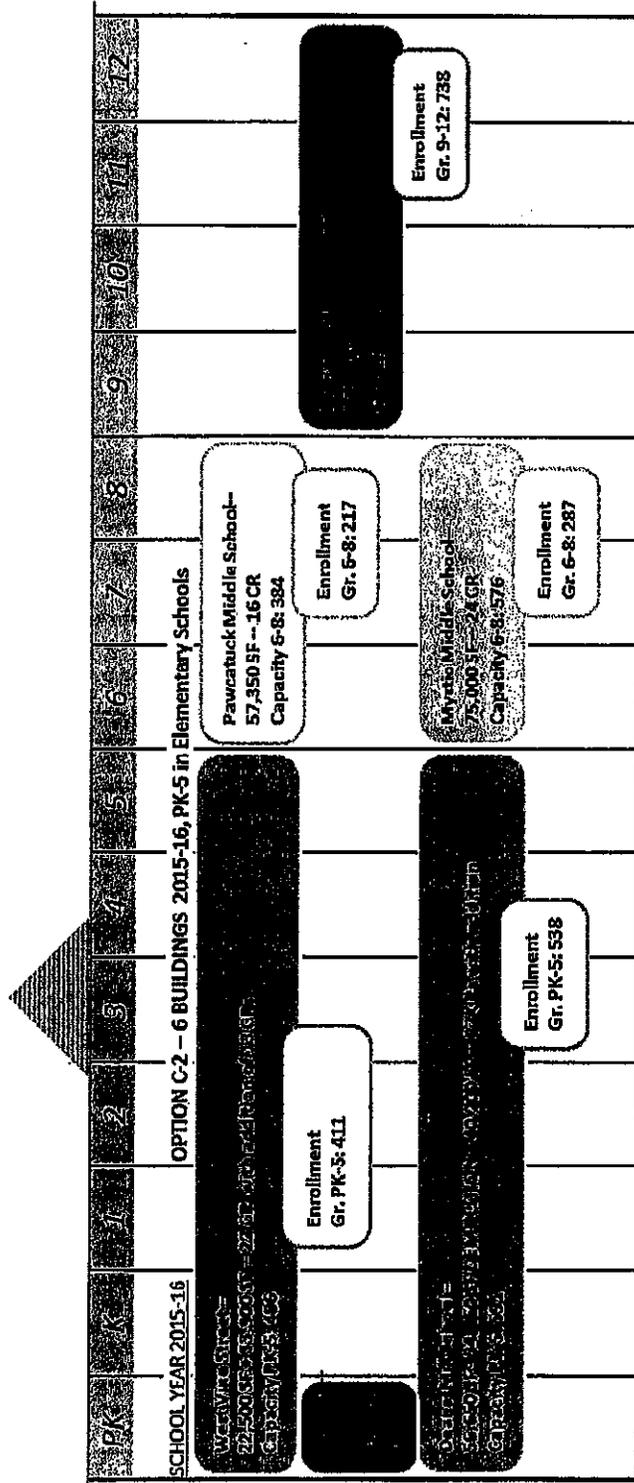
This option closes West Broad, providing an addition for West Vine to consolidate elementary grades there and at Deans Mill.



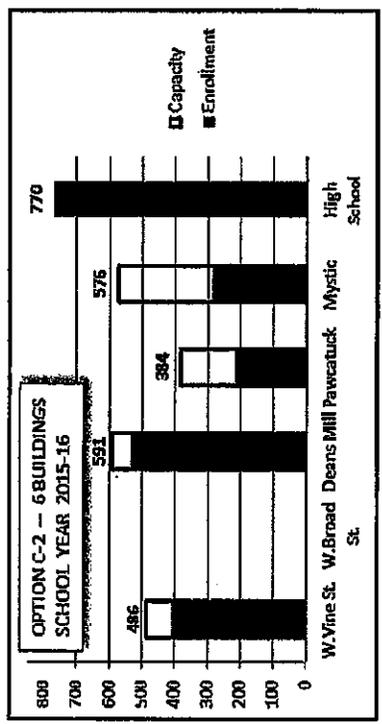
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### Option C.2



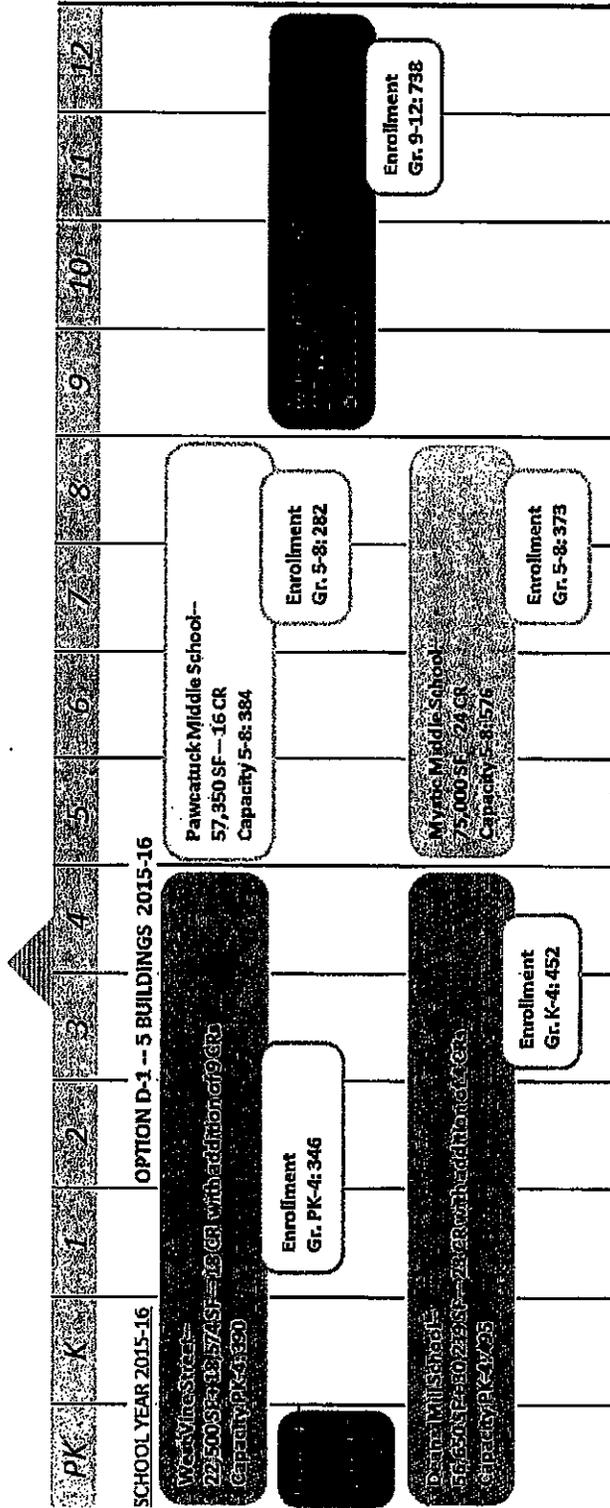
This option provides larger additions for both West Vine and Deans Mill to consolidate elementary grades. All fifth grades move to the elementary schools, and Pre-K moves out of the Old Mystic building.



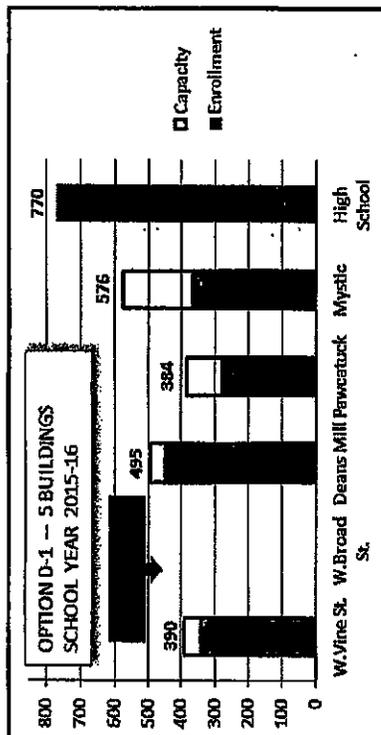
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### Option D.1



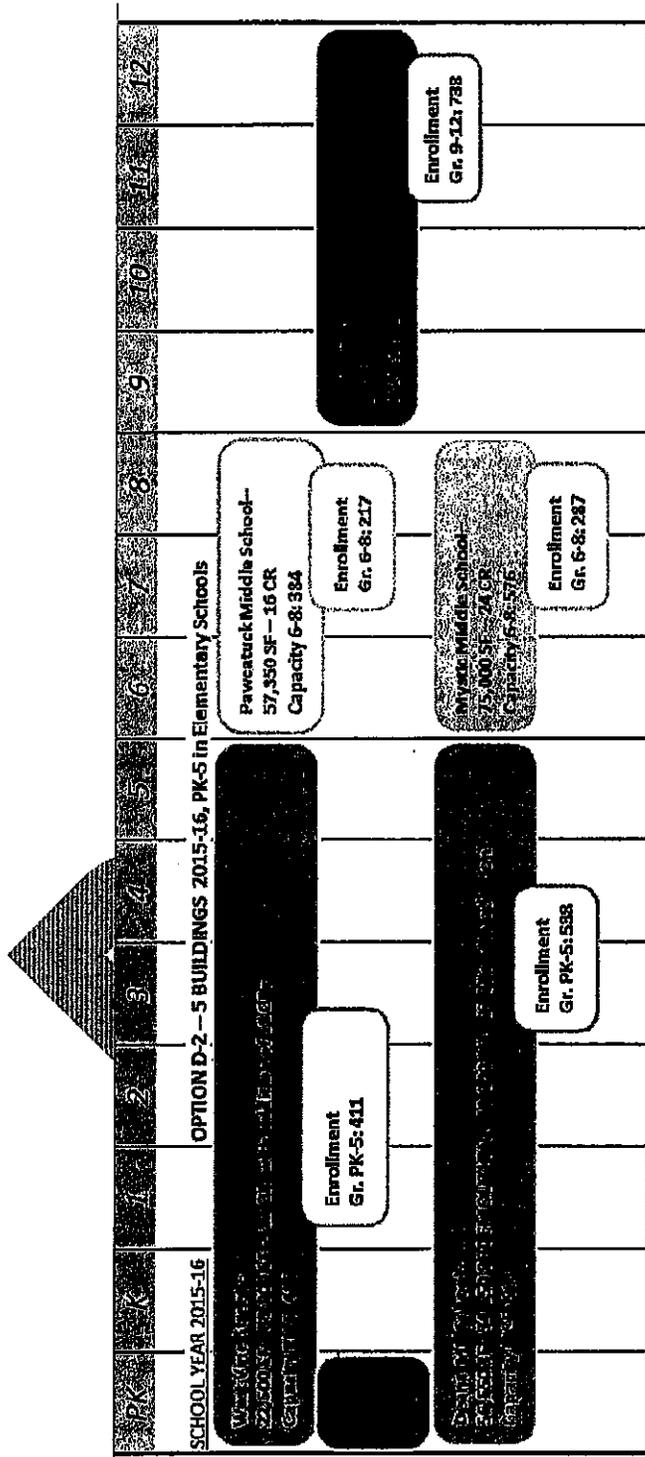
This option provides smaller additions for both West Vine and Deans Mill to consolidate elementary grades. All fifth grades remain at the middle schools.



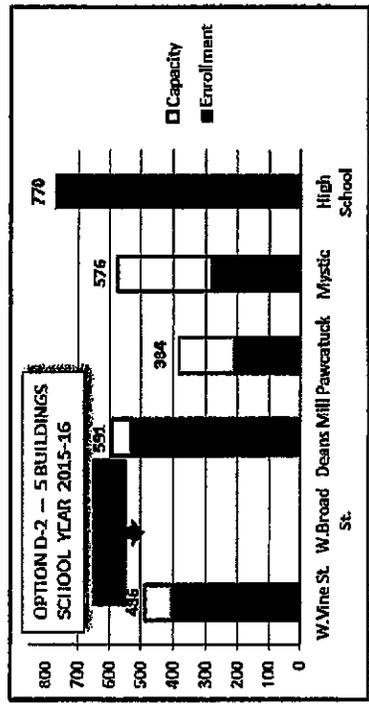
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### Option D.2



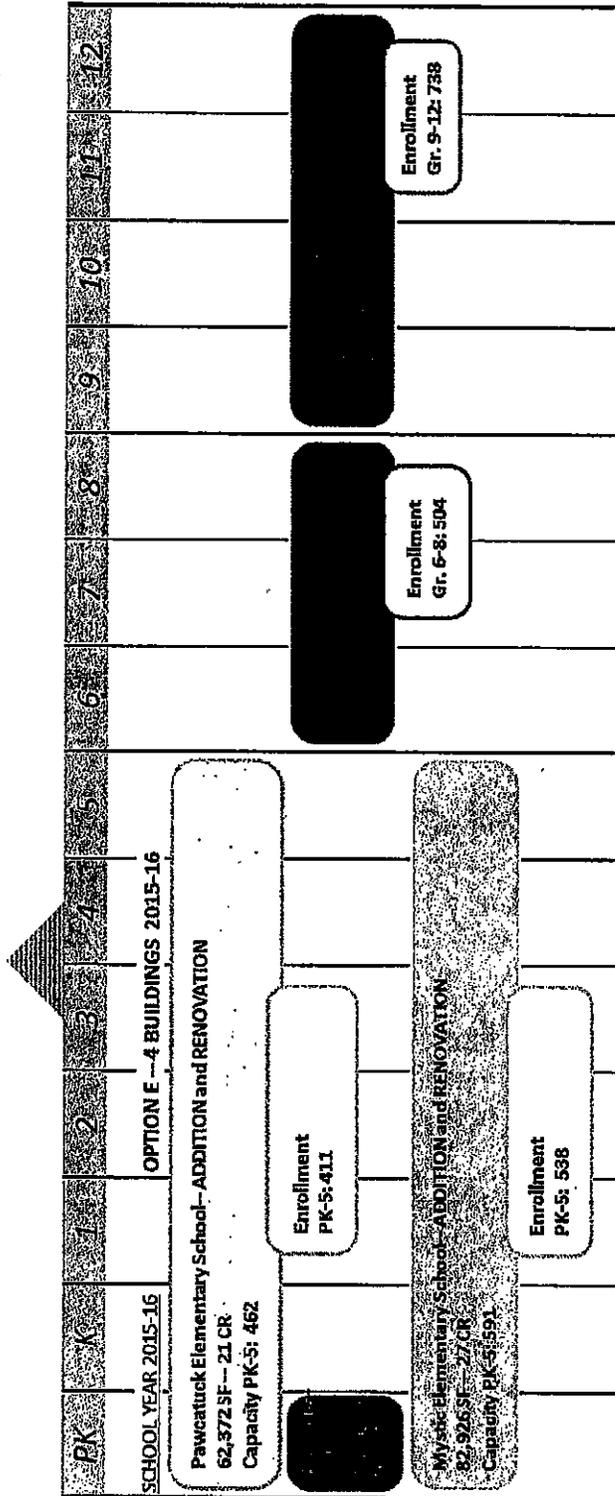
This option provides **larger additions** for both West Vine and Deans Mill to consolidate elementary grades. All fifth grades move to the elementary schools. **Identical to Option C.2**, except that Old Mystic building offices are now **relocated**.



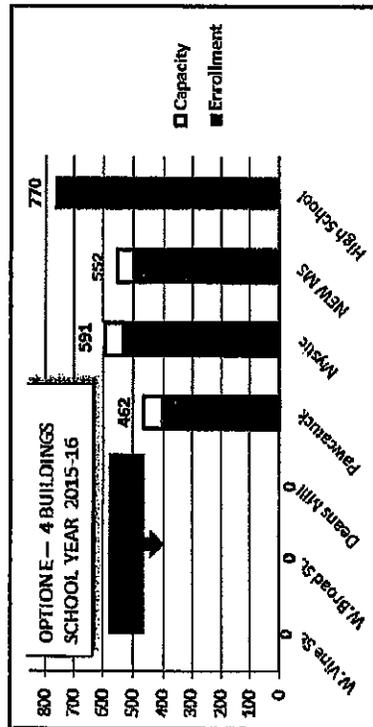
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### Option E



This option covers the middle schools into parallel elementary school facilities, closing West Vine and West Broad along with Deans Mill. A new middle school houses all grades 6-8.



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### 1.6 Project Costs

Construction cost (“hard costs”) includes construction costs, contractor’s general overhead and profit, project general conditions, bonds, and an estimating design contingency. Project “soft costs” are those project related cost centers beyond “brick and mortar”. These “soft cost” centers include, but are not limited to legal fees, technology, design fees, furniture-fixtures-&-equipment, construction contingency, site surveys, borings, geotechnical studies, testing, inspections, independent structural reviews, telephone, and security systems. The “hard costs” and the “soft costs” taken together form the total project cost for a project scope of work.

Construction costs for feasibility study purposes are based on standard industry costs per square foot for demolition, renovation, and/or new construction. Land acquisition costs (if any) are not made part of the Opinion on Probable Cost at this time. Costs reported are given in year 2015 (current-year) dollar values and do not include escalation or inflation.

An additional contingency is used (Option A only) to account for the additional costs of replacing systems only when they fail, i.e., on an emergency rather than a proactive basis – this contingency represents increased costs for labor and materials on an emergency basis, clean up and collateral repairs from the system failure, and so on; this contingency is established at 20%.

The overall Opinion on Probable Cost is developed utilizing gross square footage cost centers and combining those square footage calculations as they are divided between renovation and new construction scopes of work. The following tables capture the cost centers described in this section, and a final likely cost range is provided (+/- 5% of the raw cost rounded).

Final note: Demolitions may LOWER the costs of SOME maintenance (a school may lose performing activities in a demolished modular, for example).

Option	Net Cost
A	\$21-23 M
B	\$18-19 M
C-1	\$40-44 M
C-2	\$51-57 M
D-1	\$45-50 M
D-2	\$53-58 M
E-1	\$86-95 M

#### State of Connecticut Reimbursement

We have chosen to use the most conservative interpretation of the State’s current (2014-15) reimbursement program, which specifies:

- 32.14%, for “renovate-as-new” renovation (also includes roof renovations)
- 22.14%, for new construction
- 16.07%, for Central Office renovation

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### 1.7 Recommended Options

After comparing all input and alternatives in detail, the Stonington K-12 Building Committee, in consultation with DRA, have settled on a choice of **Option C.2** or **Option D.2**. Both options provide for the anticipated drop in enrollments over the next eight years, while providing some efficiencies of building consolidation. All commentary regarding costs assumes the anticipated state reimbursements:

**Options C.2 and D.2** were selected because they deliver two highly improved elementary school buildings, while consolidating elementary grades in parallel programs (with Grade 5 moving back to the elementary schools). These facilities offer flexibility to accommodate uncertainty in enrollment projections over the next eight years, and the work there will set the stage to address issues surrounding the Central Office, West Broad, and the Middle Schools later on. The pre-school program is also consolidated, and Pawcatuck's roof is replaced.

As well as providing educational parity between the elementary schools, these options also improve elementary schools' safety posture, vehicular traffic flow and parking, and interior air quality and natural lighting. Both West Vine and Deans Mills will receive Libraries, Art and Music rooms, as well as 6,000-square-foot Gyms. Furthermore, the Pawcatuck areas of Stonington will now be served by a consolidated elementary school (West Vine). (As an additional bonus, this project includes funding to conduct a study on the future of the Central Office and of West Broad, which remains in operation as school until 2019.)

These options are mid-range relative to other options, neither the most nor the least expensive. By including the roof at Pawcatuck Middle School, this approach allows more time to address future options at Stonington's middle schools.

**The difference between Option C.2 and Option D.2:** In Option D.2, the Central Office closes at its current location, reducing the district's buildings from 6 to 5; in this option, the Central Office would be relocated to another facility (possibly at West Broad or elsewhere), allowing the Old Mystic Building to be closed.

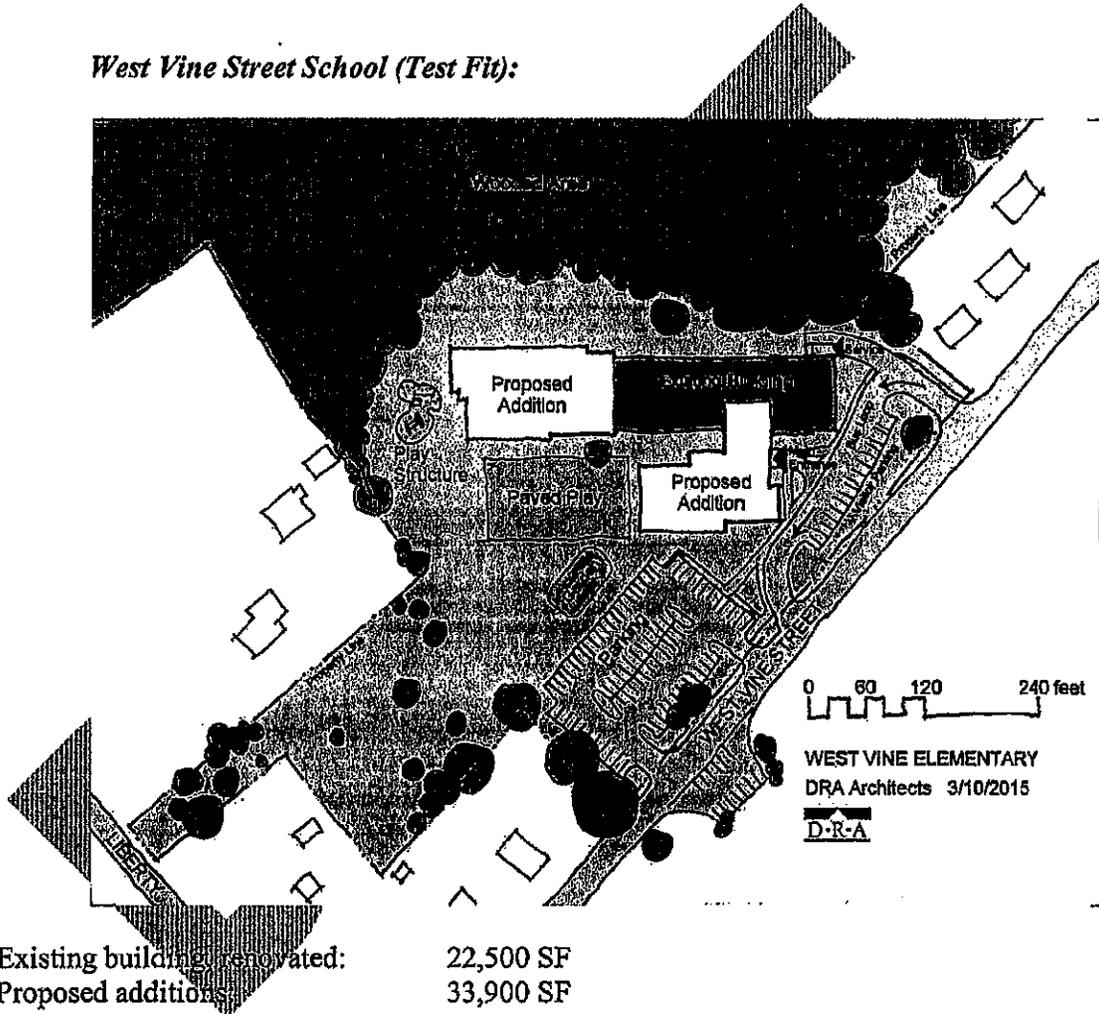
# Stonington Public Schools – Modernization Study

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### 6.2 Test Fit Plans (Options C.2 and D.2)

The following are “test fit” plans only, meaning that they are provided here on a highly schematic basis to show the *general* feasibility of these options. Test fit plans are *not* design documents, and eventual design plans and construction documents may differ significantly from the diagrams below.

#### West Vine Street School (Test Fit):



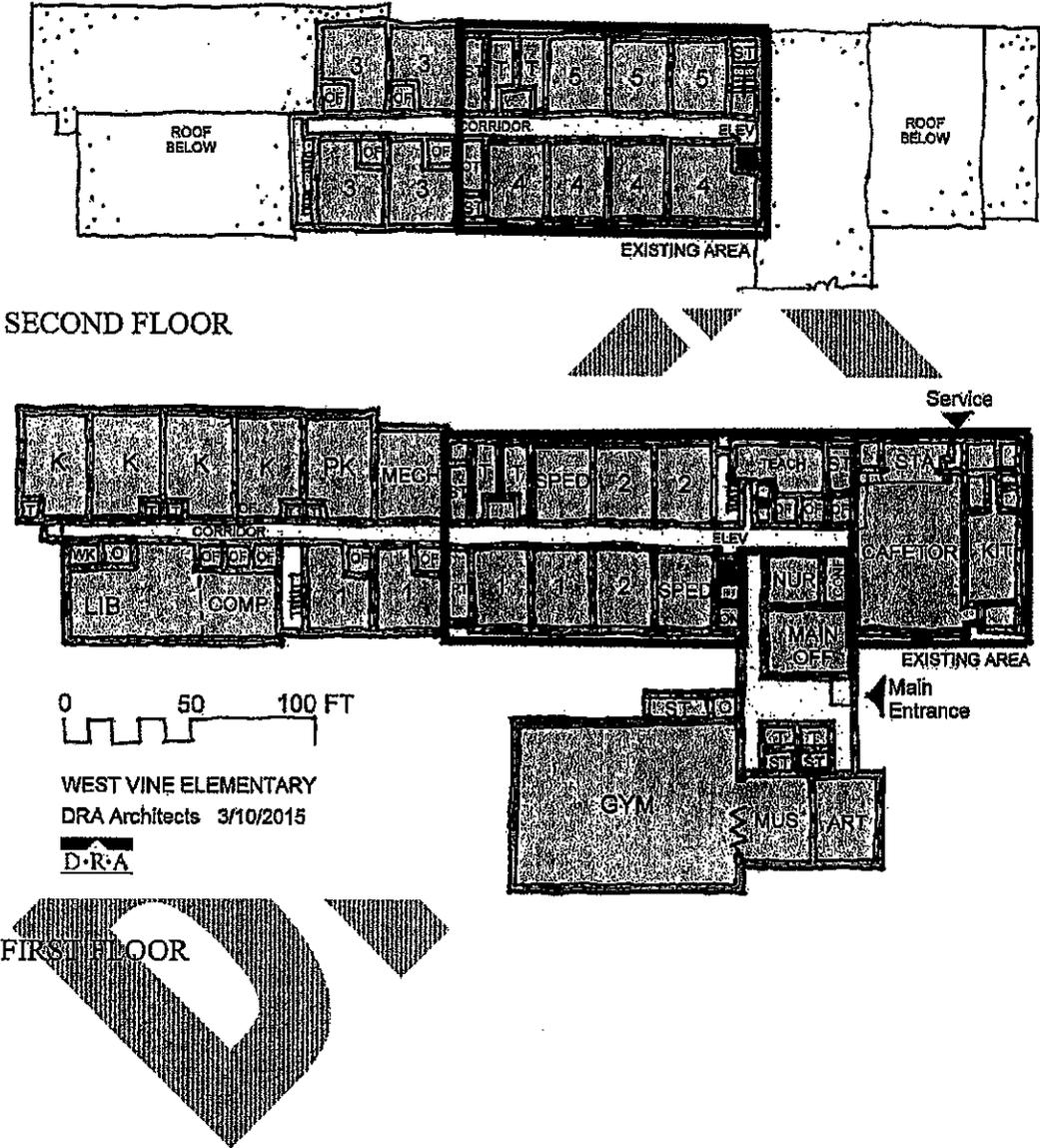
Existing building renovated:	22,500 SF
Proposed additions:	33,900 SF
<b>TOTAL:</b>	<b>56,400 SF</b>

Parking enlarged, bus loop separated from auto traffic.

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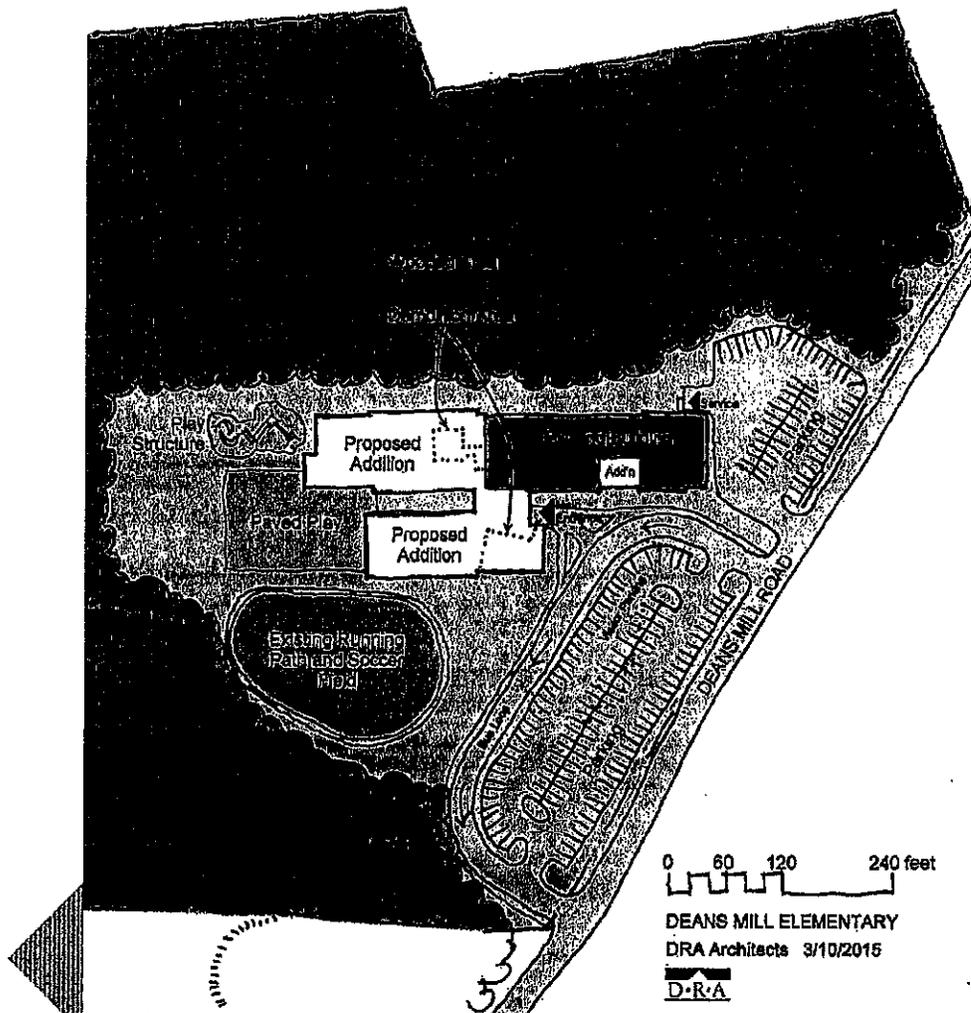
(See proposed square footage program, Chapter 5)



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### Deans Mills School (Test Fit):



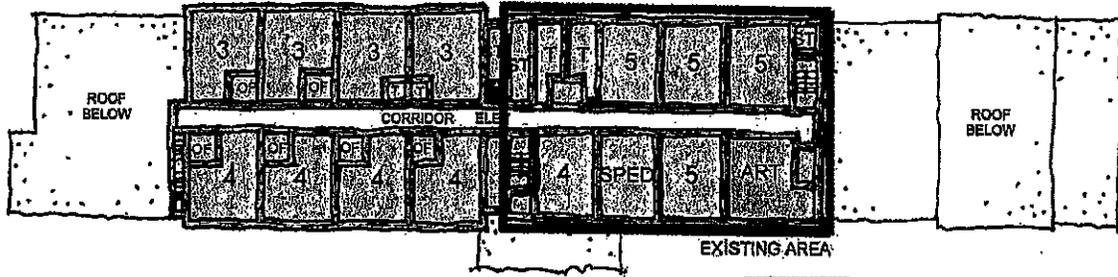
Existing building	56,650 SF
minus Demolition:	34,150 SF
<hr/>	
Existing building, renovated:	22,500 SF
plus Proposed additions:	40,200 SF
<hr/>	
<b>TOTAL:</b>	<b>62,700 SF</b>

Parking enlarged, bus loop separated from auto traffic.

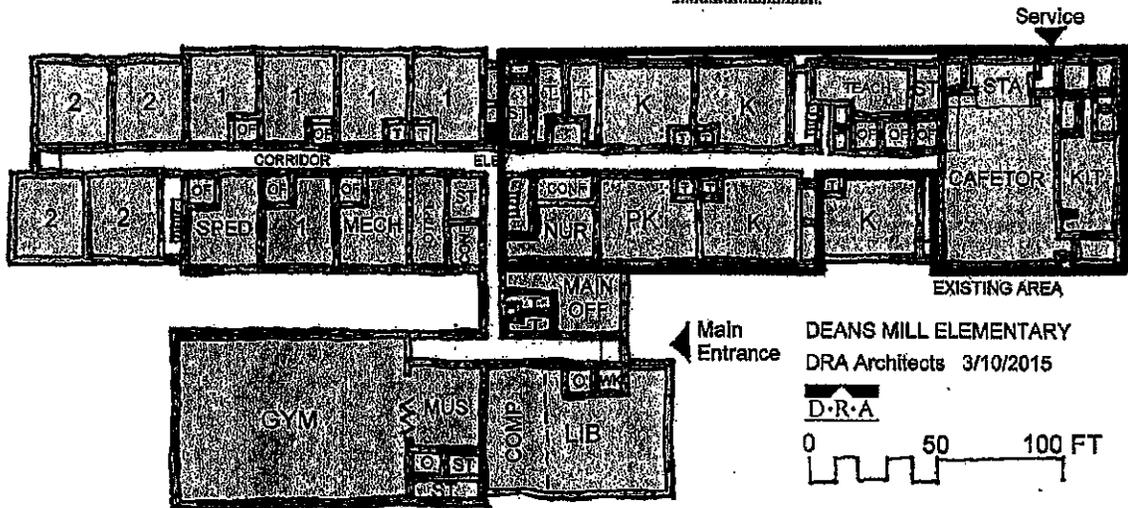
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(See proposed square footage program, Chapter 5:)



SECOND FLOOR



FIRST FLOOR