



Project Leaders

# Town of Southington – Elementary School Program

Owner's Project Management Services

**March 11, 2021**

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Accelerating success.



## Services

# What is an OPM?

An owner's project manager (OPM) is a member of the project team under contract with the Owner, **responsible for providing management and oversight of capital projects** (on behalf of the Owner) throughout the planning, design, construction, commissioning, occupancy, and closeout phases.

### Critical matters your OPM oversees

- Optimum use of available funds & maximization of reimbursement
- Due Diligence Management
- Grant Application filing
- Architect selection and contracting
- Oversight of the programming phase and development of the scope of the work
- Contractor selection and contracting
- Project schedule
- Project Budget Management
- Delay avoidance through effective management of changes during construction and effective dispute resolution
- Payment and reimbursement procedures



Recommended

# State of CT Guidelines for New Projects

**Each such listing shall include a report on the following factors for each eligible project:**

- An enrollment projection and the capacity of the school
- A substantiation of the estimated total project costs
- The readiness of such an eligible project to begin construction
- Efforts made by the local or regional board of education to redistrict, reconfigure, merge, or close schools under the jurisdiction of such board prior to submitting an application under this section
- Efforts made by such board to collaborate with other boards of education to reduce under enrollment in the schools under the jurisdiction of such board
- Enrollment and capacity information for all of the schools under the jurisdiction of such board for the five years prior to application for a school building project grant
- Estimate enrollment and capacity information for all of the schools under the jurisdiction of such board for the eight years following such application is submitted
- The State's education priorities relating to reducing racial and economic isolation for the school district



### SPACE STANDARDS WORKSHEET

This worksheet should be completed and submitted with the application for any N(new), E(extension), A(alteration), or RENO(renovation) project, or combination.

#### State Standard Space Specifications Grades

Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	155	155	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

- Under the column headed "Projected Enrollment," find the range within which your school's highest projected 8 year enrollment falls.
- Using the figures on that line, complete the grid below for only those grades housed within the school.

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

- Total (grades Pre-K through 12) 0
- Number of grades housed
- Average [(a)/(b)]
- Highest Projected 8-year enrollment
- Maximum Square footage [(c) x (d)]

- Total square footage at completion of project:
  - Existing area constructed pre-1950
  - Multiply "a." by 80% 0
  - Area (at completion of project) constructed 1950 or later
  - Square footage for space standards computation (b+c) 0

If line 2 (e) is greater than line 3(d) there is no grant reduction.  
If line 3 (d) is greater than line 2 (e), divide line 2 (e) by line 3 (d)

\*This factor will be used to reduce total eligible costs because of space in excess of the maximum eligible for reimbursement. If a project exceeds the standards solely the result of extraordinary programmatic requirements, the superintendent may submit a request to the Commissioner for a waiver. A detailed list of space allocations for all extraordinary programs with explanations must be included with the request.

## Space Standard Calculations

### a.k.a. "Right-Sizing of Schools"

- One major factor of whether a district is approved for a grant commitment or not is greatly dependent upon whether the school is right-sized for the projected population in combination with the educational program (educational specification, a.k.a. "Ed Spec")
- The proposed project must fit into the holistic evaluation of the school district
- The size of the school is heavily based on the space standard calculation and ratio, which is based on the 8-year high projected enrollment and the grades that the school houses



- “Renovate As New” projects are submitted as Alteration projects unless OSCG&R has provided administrative approval with “Renovation” status
- Determine if facility is candidate for renovation status
- Two ways to procure renovation status:
  - Administrative Approval from OSCG&R
  - Notwithstanding Legislation
- Ideal to partner with OSCG&R to procure Renovation status via Administrative Approval vs. Notwithstanding Legislation
- Renovation status greatly reduces ineligible costs
- Recommend meeting with OSCG&R immediately to discuss the project and the goal of renovation status
- **Maximize State Reimbursement**



## DRAFT SCENARIOS

### Scenarios

1. Renovation of Derynoski, Flanders and Kelly
2. Renovation of Derynoski, New 600 ES to replace Kelley, close Flanders
3. Replace Kelley and Flanders with new 600 Elementary Schools each, close Derynoski

## Scenarios

# Assumptions for Range of Budgets


- › All building sizes shown as GSF (Gross Square Feet) which are calculated using the CTDOE ED-050 form for each school multiplied by 1.05 for exterior walls
- › Final size of building based on the approved educational specifications as reviewed by OSCGR
- › Reimbursement uses 2020-2021 Rates
  - › 45.36% for New
  - › 55.36% for Renovation/Alteration
- › Assume Space Waivers provided when building size exceeds space standard
- › All enrollment values based on Milone and MacBroom's June 6, 2019 report
- › Renovation budgets do not include temporary portables at this time
- › Renovations assume status will be granted by OSCGR, otherwise alteration status is default
- › All estimated district shares assume 7.5% ineligible costs.
- › Costs DO NOT include financing costs, to be provided by the town





# Scenario 1

Renovate Derynoski, Flanders, & Kelley ES



**Town of Southington**  
**Scenario 1**  
**Renovate Derynoski, Flanders and Kelley**  
**Elementary Schools**  
**March 11, 2021**

	8-Year High Enrollment	Building Size		Total Budget		Estimated District Share	
		Low GSF	High GSF	Low Budget (\$M)	High Budget (\$M)	Low District Share (\$M)	High District Share (\$M)
<b>Renovation of three Elementary Schools</b>							
Derynoski (K-5)*	601	133,813	133,813	\$ 63.2	\$ 78.0	\$ 63.2	\$ 78.0
Flanders (K-5)	288	48,664	48,664	\$ 23.6	\$ 29.4	\$ 11.5	\$ 14.4
Kelley (K-5)	312	48,664	48,664	\$ 23.7	\$ 29.6	\$ 11.6	\$ 14.4
<b>Total Estimated Costs:</b>				<b>\$ 110.49</b>	<b>\$ 137.00</b>	<b>\$ 86.25</b>	<b>\$ 106.79</b>

**Assumptions:**

\*State not likely to grant renovation status for Derynoski as the space standard ratio is only 59% for current projected enrollment.

2020-2021 Reimbursement Rate is 55.36% for Renovation, 45.36% for new

Cost will vary based on mid-point of construction

GSF for buildings based on the ED-050 building area multiplied by 1.05 to account for exterior walls (range 4-6%)

All values in thousands

Enrollment values based on Milone and MacBroom's June 6, 2019 Enrollment projections

Actual Size of Building may vary depending on the approved educational specification which is the result of programming of the building

Costs do not account for temporary portables that may be required for phasing of a renovation

Renovation status required from OSCGR for projects, this is NOT automatically implied

Estimated district shares assume 7.5% ineligible costs that

- Derynoski population likely not large enough to substantiate renovation status (59% Space Standard Ratio too low)
- Flanders space standard only 80%, most likely a challenge to obtain renovation status with current population also
- Kelly space standard at 87%. This is about the minimum to start
- **MUST PROCURE RENOVATION STATUS FROM OSCGR**

## Scenario 2

Renovate Derynoski, Replace Kelley with new 600 K-5, abandon Flanders

- Derynoski population likely not large enough to substantiate renovation status (59% Space Standard Ratio too low)
- New Kelley ES to assume Flanders population but to be determined after MMI/SLR revised re-districting lines
- Assumed Flanders is demolished, and site restored

Town of Southington  
Scenario 2  
New Kelley Elementary School  
Renovate Derynoski Elementary School  
Close Flanders Elementary School  
March 11, 2021



	8-Year High Enrollment	Building Size		Total Budget		Estimated District Share	
		Low GSF	High GSF	Low Budget (\$M)	High Budget (\$M)	Low District Share (\$M)	High District Share (\$M)
Elementary Schools							
New Kelley ES (K-5)	600	78,960	86,480	\$ 49.2	\$ 60.5	\$ 24.0	\$ 29.5
Renovate Derynoski (K-5)	601	133,813	133,813	\$ 63.2	\$ 78.0	\$ 63.2	\$ 78.0
Close Flanders				\$ 2.5	\$ 3.0	\$ -	\$ -
Total Estimated Costs:				\$ 114.82	\$ 141.45	\$ 87.14	\$ 107.49

**Assumptions:**

\*State not likely to grant renovation status for Derynoski as the space standard ratio is only 59% for current projected enrollment.

2020-2021 Reimbursement Rate is 55.36% for Renovation, 45.36% for new

Cost will vary based on mid-point of construction

GSF for buildings based on the ED-050 building area multiplied by 1.05 to account for exterior walls (range 4-6%)

All values in thousands

Enrollment values based on Milone and MacBroom's June 6, 2019 Enrollment projections

Actual Size of Building may vary depending on the approved educational specification which is the result of programming of the building

Costs do not account for temporary portables that may be required for phasing of a renovation

Renovation status required from OSCGR for projects, this is NOT automatically implied

Estimated district shares assume 7.5% ineligible costs that

**Kelley enrollment assumes Flanders, but re-districting may be required to procure a final enrollment**

Assumes Flanders is demolished and site restored, TBD however

## Scenario 3

Replace Flanders and Kelley with new 600 enrollment schools, abandon Derynoski

- Flanders and Kelley are replaced with new schools
- Derynoski to be turned over to the town (likely sold and placed back onto the tax rolls)
- Total Project Cost of Scenario is lowest
- Assumes new schools built on existing sites
- Flanders Site presents more challenges due to location of school and geometry of property
- No portables assumed for Flanders

**Town of Southington  
Scenario 3  
New Kelley Elementary School  
New Flanders Elementary School  
Close Derynoski Elementary School  
March 11, 2021**



	8-Year High Enrollment	Building Size		Total Budget		Estimated District Share	
		Low GSF	High GSF	Low Budget (\$M)	High Budget (\$M)	Low District Share (\$M)	High District Share (\$M)
Elementary Schools							
New Kelley ES (K-5)	600	78,960	86,480	\$ 49.2	\$ 60.5	\$ 28.6	\$ 35.1
New Flanders ES (K-5)	600	78,960	86,480	\$ 49.2	\$ 60.5	\$ 28.6	\$ 35.1
Close Derynoski							
Total Estimated Costs:				\$ 98.40	\$ 120.98	\$ 57.11	\$ 70.22

**Assumptions:**

2020-2021 Reimbursement Rate is 55.36% for Renovation, 45.36% for new

Cost will vary based on mid-point of construction

All values in thousands

Enrollment values based on Milone and MacBroom's June 6, 2019 Enrollment projections

Actual Size of Building may vary depending on the approved educational specification which is the result of programming of the building

High GSF building size assumes additional 10% space above the space standard to account for programming requirements

Costs do not account for temporary portables that may be required for phasing of a renovation

Estimated district shares assume 7.5% ineligible costs that



## Scenarios Summary

- › Scenarios 1 and 2 Total Budgets range from \$110M to \$140M with Estimated District Shares of \$87M to \$110M
- › Scenario 1 and 2 Estimated District Share higher due to Derynoski not expected to be eligible for Renovation status
- › Scenario 3 Total Budget ranges from \$100M to \$121M with Estimated District Share of \$57M to \$70M





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# Questions & Answers