

Regional District #13 – Durham & Middlefield Facility Study

BOE & BC Presentation | November 8, 2023

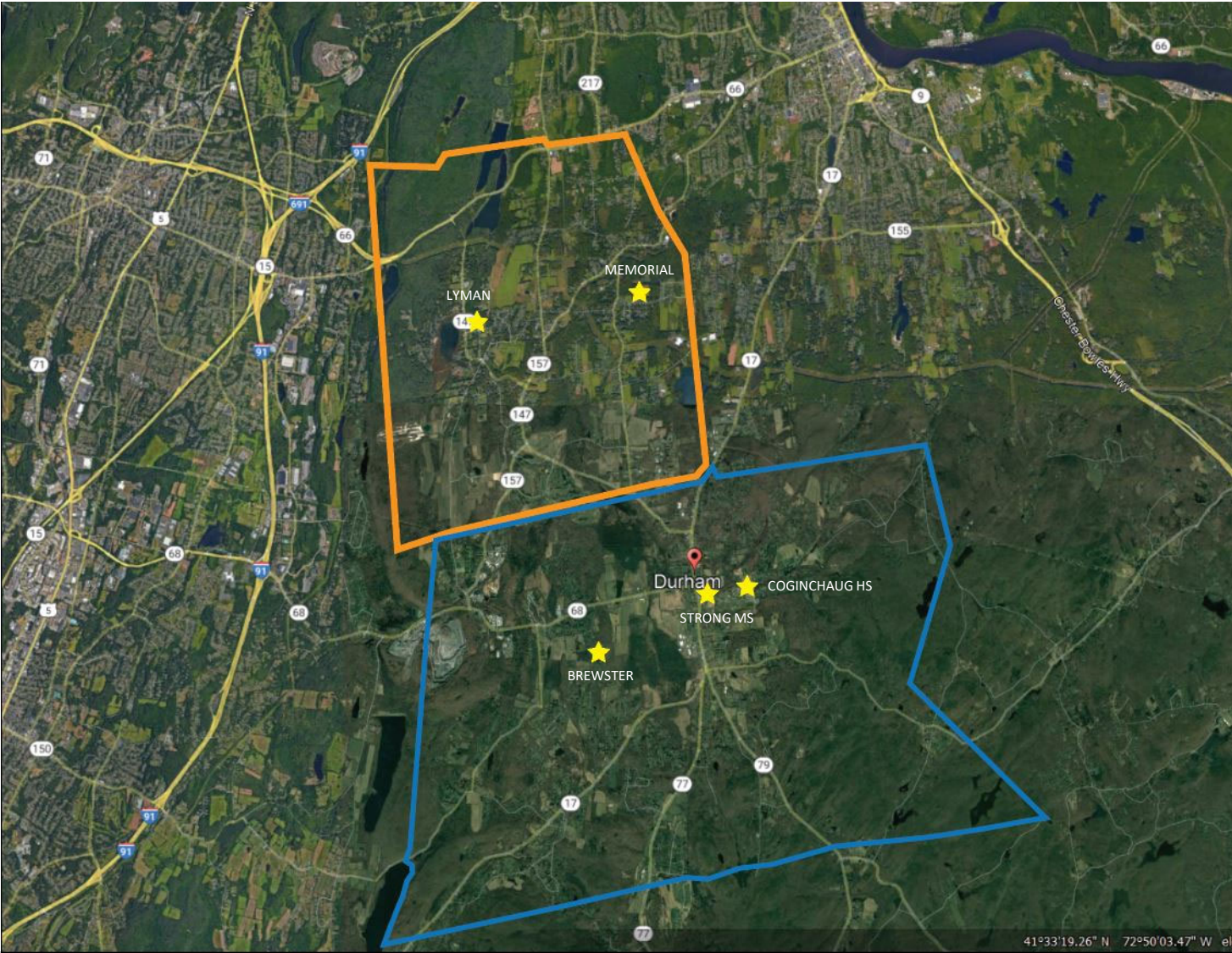


QA+M
architecture

PROJECT GOALS

EVALUATE THE EXISTING PK THRU 12TH GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE R#13 BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, OPTOMIZING SPACE UTILIZATION, PROVIDE APPROPRIATE GRADE CONFIGURATIONS, MAINTAIN PARITY, PROVIDE CODE& ADA COMPLIANCE AT EACH FACILITY , EVALUATE DEVELOPMENT OPTIONS THAT MINIMIZE DISRUPTION TO EDUCATION DURING CONSTRUCTION AND MAXIMIZE STATE REIMBURSEMENT FOR THE LOWEST NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ MINIMIZE DISRUPTION TO EDUCATION
- ❖ MAINTAIN SAFETY & SECURITY
- ❖ MEET THE EDUCATION SPECIFICATIONS
- ❖ PLAN FOR FUTURE EXPANSION
- ❖ INCREASE ONSITE PARKING
- ❖ MEET ASHRAE VENTILATION STANDARDS
- ❖ MEET HIGH PERFORMANCE STANDARDS
- ❖ PROVIDE NATURAL LIGHT TO INSTRUCTIONAL SPACES
- ❖ MAINTAIN PROGRAM SPACE ADJACENCIES
- ❖ SEPARATE BUS AND PARENT TRAFFIC
- ❖ MEET ALL BUILDING & FIRE CODES
- ❖ PROVIDE A FULLY ACCESSIBLE FACILITY
- ❖ PROVIDE AGE-APPROPRIATE PLAYGROUND SPACE
- ❖ PROVIDE APPROPRIATE FIELDS PER THE ED SPEC
- ❖ PROVIDE A COST-EFFECTIVE SOLUTION



41°33'19.26" N 72°50'03.47" W el

Enrollment Projections – August 2022

MEDIUM PROJECTIONS

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12
2021-22	2016	71												108	128	32	1,366	610	642	299	425
2022-23	2017	81												90	123	32	1,347	618	650	305	392
2023-24	2018	77												97	102	32	1,322	625	657	304	361
2024-25	2019	95												80	110	32	1,322				352
2025-26	2020	74												80	91	32	1,300				337
2026-27	2021	98												80	91	32	1,322				337
2027-28	2022	101												84	91	32	1,330				348
2028-29	2023	99												80	95	32	1,350				353
2029-30	2024	100												91	91	32	1,350				351
2030-31	2025	103												85	103	32	1,375	660	692	330	353
2031-32	2026	105												82	97	32	1,380	676	708	320	352
2032-33	2027	108												81	93	32	1,393	682	714	329	350

**HIGH ENROLLMENT PROJECTIONS WILL
MAXIMIZE SPACE STANDARDS AND
REIMBURSEMENT**

**UTILIZE EFFICIENCY FACTOR OF 85% TO
95% BASED ON NUMBER OF FACILITIES**

**LOCATION &
NUMBER OF
PK STUDENTS**

HIGH PROJECTIONS

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12
2021-22	2016	71	95	99	103	109	98	106	99	101	99	98	BREAKDOWN BY SCHOOL						642	299	425
2022-23	2017	81	107	98	99	102	113	100	105	101	101	81							651	307	394
2023-24	2018	77	101	111	98	99	105	116	9				STUDENTS / CR PK – 16 X 2 CR = 32 KG – 18 X 7 CR = 126 1ST – 18 X 7 CR = 126 2ND – 20 X 6 CR = 120 3RD – 22 X 5 CR = 110 4TH – 24 X 5 CR = 120 5TH – 24 X 5 CR = 120 TOTAL 37 CR 754						662	307	368
2024-25	2019	95	108	105	111	98	102	108	11										664	323	362
2025-26	2020	74	97	112	105	110	101	104	10										661	325	350
2026-27	2021	98	112	100	112	104	114	103	10										677	329	352
2027-28	2022	101	110	116	100	111	107	117	10										693	316	365
2028-29	2023	104	118	114	116	100	115	110	11										705	325	372
2029-30	2024	105	114	122	114	115	103	118	10										718	331	369
2030-31	2025	108	117	118	122	113	119	105	11										726	346	373
2031-32	2026	111	121	121	118	121	117	122	10										752	334	373
2032-33	2027	114	124	125	121	117	125	120	121	106	119	91	98	86	99	32	1,484	732	764	346	374

Eight Year Window

Proposed K-5 School Program – ED SPECIFICATIONS

Space Division	Quantity	Square Footage	Subtotal	Notes	%
GENERAL CLASSROOMS				existing range: 688-878	
Kindergarten	7	1,000	7,000	student storage separate from class, casework, supply storage, closed storage, sinks @ various heights, rectangular layout, standing desks/flexible furniture, group area, space for Sped instruction in class, exterior doors, grade level pods, main street concept, team teaching with movable v	31%
Restrooms	7	80	560		
1st grade	7	900	6,300		
Restrooms	7	80	560		
2nd - 5th grade	22	900	19,800		
Grade level storage	6	100	600		
SUBTOTAL	36		34,820		
SPECIAL EDUCATION/PPS				existing ra	
Resource Rooms	8	800	6,400	locate 1 p	
OT/PT/Motor/Sensory	1	1,000	1,000	combine s	
Storage	1	120	120		
Speech and Language	2	400	800	1/2 size ro	
Counselor Offices	5	200	1,000	includes p	
Testing & Evaluation Offices	2	120	240	supports t	
ABA	2	800	1,600		
ABA small learning area	2	200	400	near class	
Conference Room	1	400	400		
SUBTOTAL	24		11,960		
SPECIALS					
Art Room	2	1,200	2,400	existing classroom is 1414	5%
Kiln	1	150	150		
Art Storage	1	150	150		
Music Rooms	1	1,000	1,000	existing classroom is 966	
Music Storage	1	150	150		
Band Room	1	1,200	1,200	connect to stage/ black box theater	
Band Storage	1	250	250		
Practice Room	1	100	100		
SUBTOTAL	9		5,400		

CLASS SIZE TARGETS

PK – 16
KG – 18
1ST – 18
2ND – 20
3RD – 22
4TH – 24 (20-24)
5TH – 24 (21-25)
6TH – 24 (21-25)
7TH – 24 (22-26)
8TH – 24 (22-26)

Space Division	Quantity	Square Footage	Subtotal	Notes	%
LEARNING COMMONS				exg: 2786	
Open Learning Commons	1	3,000	3,000	central location, books on wheels, no circulation desk, include sinks, outdoor gathering area, active learning, flexibility, small learning areas, sensory walls/paths	6%
Makers Space	1	600	600	greenscreen, podcasts	
Technology/multi use rooms	2	1,000	2,000	exg: 1067	
Offices	2	120	240		
Storage	2	250	500	shared btw. Class / Cardboard	
SUBTOTAL	8		6,340		
PHYSICAL EDUCATION					
Gymnasium	1	5,500	5,500	exg: 3742 / 74x42 court with 8' around	6%
Storage	2	300	600	large enough/code compliance	
PE/Health Classroom	1	800	800	connected or close to gym	
Office	1	120	120		
PHYSICAL EDUCATION	5		7,020		
AUDITORIUM/STAGE					
Platform	1	1,500	1,500		2%
Ramp	1	200	200		
Storage	1	400	400		
SUBTOTAL	3		2,100		
FOOD SERVICE				communal space, possible divider w/ gym	
Cafeteria	1	4,000	4,000	exg: 2069, Possibly 2 separate	6%
Service Line	2	250	500	possibly 2 sep. with kitchen in middle	
Kitchen	1	1,800	1,800	greener/less food waste	
Office	1	120	120		
Restroom	1	100	100		
Lockers	1	100	100		
Storage	1	400	400		
SUBTOTAL	8		7,020		

State OSCGR Project – AREA CALCULATIONS



DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS)
Office of School Construction Grants & Review (OSCG&R)

PROJECT TYPE LIST

FORM SCG-002

The following list indicates the Project Types available for grant reimbursement:

- A – alteration of existing facility
- AA – asbestos abatement
- CV – code violation
- CW – contaminated water
- E/A – combined extension & alteration (existing site)
- E – extension (existing site)
- EC – energy conservation
- EM – emergency repairs
- FC – fire code
- HC – handicapped codes
- IAQ – indoor air quality
- LA – lead abatement
- N – new construction (new site)
- O – outdoor athletic facilities
- OT – oil tank replacement
- P – purchases of facility and/or site
- PF – facility purchase
- PS – site acquisition
- RE – relocatable classrooms
- RR – roof replacement
- RNV – renovation
- Replacement - within new areas of an existing school property and/or site improvements (existing site)
- SD – sewage disposal
- SI – site improvement
- THSS – technical high school system project
- VE – Vo-Ag equipment purchase

MAXIMIZE STATE REIMBURSEMENT FOR LOWEST NET COST TO REGION 13

Project Number: TBD		LEA CODE: _____											
School Name: Middlefield Memorial School													
LEA Name: Regional District 13													
SPACE STANDARDS WORKSHEET													
This worksheet should be completed and submitted with the application for any N (new), E (extension), A (alteration), or RNV (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
0 - 350	124	124	124	124	124	156	156	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

Steps for completing Section 1:

- In the field labeled "Projected Enrollment," enter your school's highest projected 8 year enrollment.
- Select "Yes" for each grade served or to be served in your school.
- Answer whether there is 1% additional space claimed for HVAC.
- Enter the existing square footage of your school constructed before 1959 remaining in completed project.
- Enter the square footage of the school built 1959 or later, as of the completion of construction.
- Note that all square foot calculations are measured to inside face of exterior walls.

Section 1.

Highest Projected Enrollment: _____

Pre-K and Kindergarten: _____

SPACE STANDARDS

Allowable Area per Student – 124 SF

Allowable Building Area = Area x Max Student Enrollment

Existing Area 0 SF (Portables Demolished)

Proposed Addition 0 SF

Total Building Area 0 SF

Credit For Pre 1959 Construction 0 SF

Area Over Allowable 0 SF

IMPACT ON REIMBURSEMENT RATE 0%

Section 3.

ESTIMATED COST \$0 M

ESTIMATED 2024 REIMBURSEMENT RATE 52.14%

ESTIMATED STATE FUNDING \$0 M

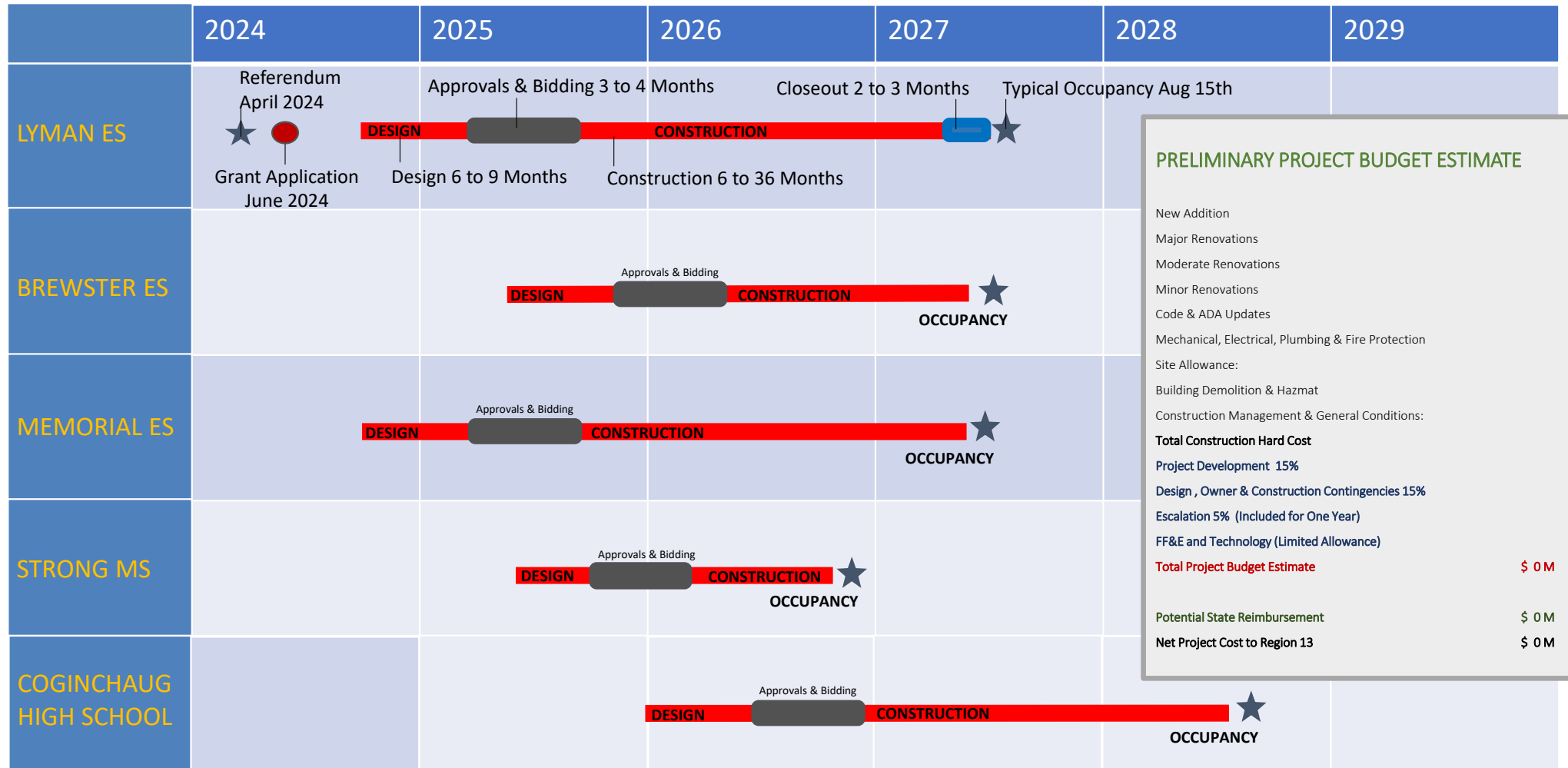
NET COST TO REGION 13 = \$0 M

If line 2(e) is greater than line 3(e), divide line 2(e) by line 3(e)

0.00% *

*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 as 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.

Project Phasing, Schedule & Budget - Parameters



PRELIMINARY PROJECT BUDGET ESTIMATE

New Addition	
Major Renovations	
Moderate Renovations	
Minor Renovations	
Code & ADA Updates	
Mechanical, Electrical, Plumbing & Fire Protection	
Site Allowance:	
Building Demolition & Hazmat	
Construction Management & General Conditions:	
Total Construction Hard Cost	
Project Development 15%	
Design , Owner & Construction Contingencies 15%	
Escalation 5% (Included for One Year)	
FF&E and Technology (Limited Allowance)	
Total Project Budget Estimate	\$ 0 M
Potential State Reimbursement	\$ 0 M
Net Project Cost to Region 13	\$ 0 M

OPTIONS ANALYSIS + PRIORITIZATION

CONSTRUCTION IMPACT

CONSTRUCTION COMPLEXITY & PHASES
DISRUPTION TO EDUCATION
CONSTRUCTION DURATION
IMPACT OF HAZMAT ABATEMENT
DEMOLITION
EXISTING BUILDING STATUS

NUMBER OF PHASES
MINIMAL TO HIGH
18 TO 36 MONTHS
MINIMAL TO HIGH
REPURPOSE / DEMOLISH - TBD
REPURPOSE / DEMOLISH - TBD

EDUCATIONAL PROGRAM

FUTURE READY SCHOOL
SEPARATE BUS & PARENT CIRCULATION
ADEQUACY OF ON-SITE PARKING
POTENTIAL FOR FUTURE EXPANSION
ATHLETIC FIELDS
ADA ACCESS TO ATHLETIC PROGRAMS

YES / NO
ACHIEVED
MEETS ED SPEC
YES / NO
MEETS ED SPEC
FULLY ACCESSIBLE

HEALTH & SAFETY

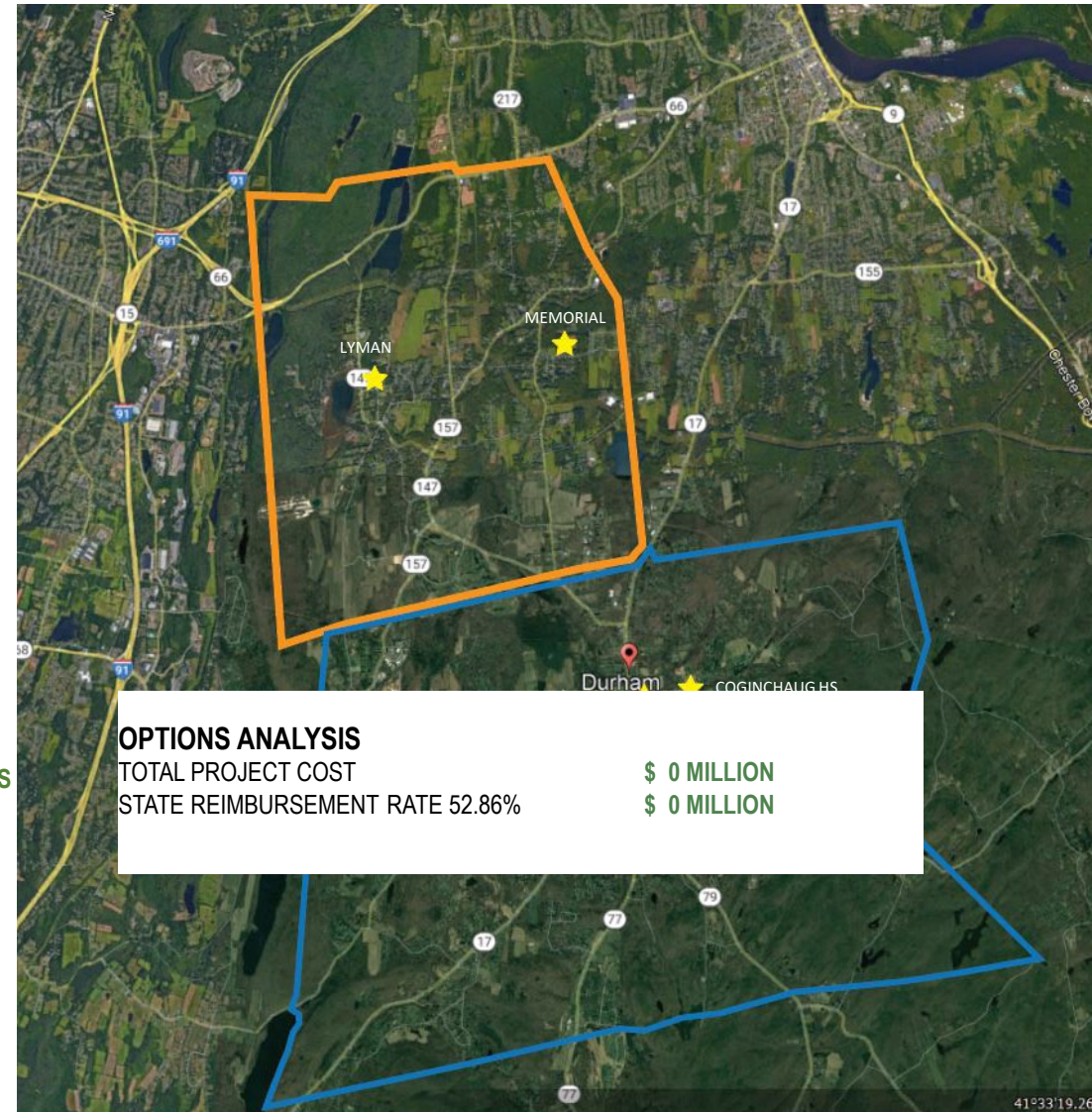
FULLY ACCESSIBLE & CODE COMPLIANT
SAFETY & SECURITY
LAND USE / WETLANDS IMPACT
ENERGY EFFICIENCY
NEW CONSTRUCTION
HVAC ENHANCED VENTILATION
NATURAL LIGHT TO CLASSROOMS

YES
MEETS SAFETY & SECURITY STANDARDS
LIMITED TO NO IMPACT
MEETS HIGH PERFORMANCE REQMTS.
AREA NSF
YES
YES – ALL SPACES

FINANCIAL IMPACT

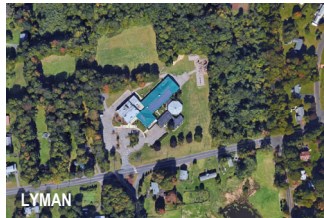
TOTAL PROJECT COST
STATE REIMBURSEMENT RATE 52.86%

\$ 0 MILLION
\$ 0 MILLION



Grade Configuration Options

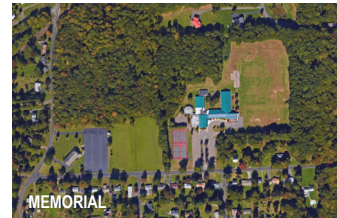
OPTIONS



LYMAN



BREWSTER



MEMORIAL



STRONG

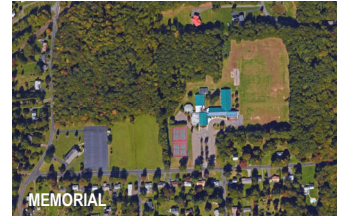
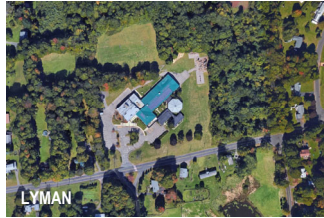


COGINCHAUG

EXISTING	K-4	PK-2	3-5	6-8	9-12
OPTION 1	2-5	PK-1	2-5	6-8	9-12
OPTION 2	Repurpose	PK-1	2-5	6-8	9-12
OPTION 2A	Repurpose	PK-1 (Expanded PK)	2-5	6-8	9-12
OPTION 3	Repurpose	PK-5	PK-5	6-8	9-12
OPTION 4	Repurpose	PK-2	3-5	6-8	9-12
OPTION 5	Repurpose	PK-4	PK-4	5-8	9-12
OPTION 6	Repurpose	Repurpose	PK-3 RENO	4-6	7-12
OPTION 6A	Repurpose	Repurpose	PK-3 NEW	4-6	7-12
OPTION 7	Repurpose	Repurpose	PK-4	5-8	9-12
OPTION 8	Repurpose	Repurpose	PK-4	5-6 & BOE	7-12
OPTION 9	Repurpose	Repurpose	PK-4	5-7	8-12
OPTION 10	Repurpose	Repurpose	PK-5 RNV Unoccupied	6-8	9-12
OPTION 10A	Repurpose	Repurpose	PK-5 NEW Unoccupied	6-8	9-12
OPTION 10B	Repurpose	Repurpose	PK-5 NEW Occupied	6-8	9-12
OPTION 10C	Repurpose	Repurpose	PK-5 RNV Occupied	6-8	9-12
OPTION 11	2-3	PK-1	4-5	6-8	9-12
OPTION 12	Repurpose	Repurpose	K-5 NEW Occupied	6-8	9-12 & PK

Grade Configuration Options

OPTIONS



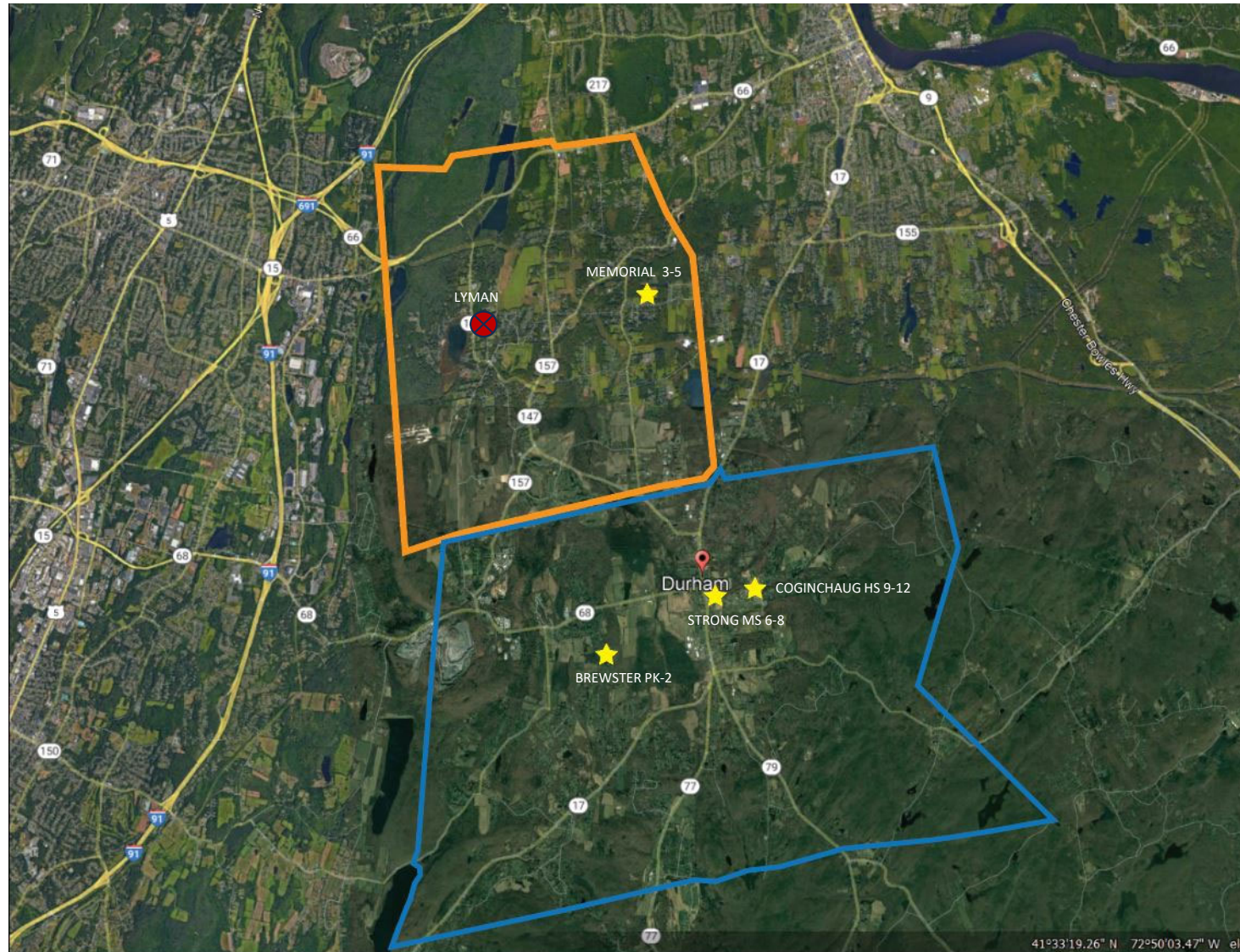
OPTIONS SHORTLISTED BY THE BOE & BC FOR FURTHER EVALUATION

OPTION 4	Repurpose	PK-2	3-5	6-8	9-12
OPTION 10	Repurpose	Repurpose	PK-5 RNV Unoccupied	6-8	9-12
OPTION 10A	Repurpose	Repurpose	PK-5 NEW Unoccupied	6-8	9-12
OPTION 10B	Repurpose	Repurpose	PK-5 NEW Occupied	6-8	9-12
OPTION 10C	Repurpose	Repurpose	PK-5 RNV Occupied	6-8	9-12
OPTION 11	2-3	PK-1	4-5	6-8	9-12
OPTION 12	Repurpose	Repurpose	K-5 NEW Occupied	6-8	9-12 & PK

OPTION FOUR

EVALUATE THE EXISTING PK THRU 12TH GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE R#13 BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, PROVIDE APPROPRIATE GRADE CONFIGURATIONS, MAINTAIN PARITY, PROVIDE CODE COMPLIANCE AT EACH FACILITY, MINIMIZE DISRUPTION TO EDUCATION DURING CONSTRUCTION AND MAXIMIZE STATE REIMBURSEMENT FOR THE LOWEST NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - REPURPOSE
- ❖ BREWSTER ES - PK THRU 2 GRADE
- ❖ MEMORIAL ES – 3 THRU 5 GRADES
- ❖ STRONG MS – 6 THRU 8 GRADES
- ❖ COGINCHAUG HS - 9 THRU 12 GRADES



Enrollment Projections – August 2022

MEDIUM PROJECTIONS

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12				
2021-22	2016	71	95	99	103	109	98	106	99	101	99	98	91	108	128	32	1,366	610	642	299	425				
2022-23	2017	81	107	98	99	102	112	100	105	100	100	81	98	90	123	32	1,347	618	650	305	392				
2023-24	2018	77	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361				
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352				
2025-26	2020	74	96	110	103	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337				
2026-27	2021	98	110	STUDENTS/CR 2025-26			Overage			102	107	113	81	85	80	91	32	1,323	632	664	322	337			
2027-28	2022	101	108	PK – 16 X 2 CR = 32			32			0			101	103	106	92	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	KG – 18 X 6 CR = 108			97			0			112	102	102	86	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	1 ST – 18 X 6 CR = 108			112			4			105	113	101	83	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	2 ND – 20 X 5 CR = 100			105			5			112	106	112	82	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	3 RD – 22 X 6 CR = 112			110			0			102	113	105	91	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	4 TH – 24 X 4 CR = 96			101			5			114	103	112	85	91	81	93	32	1,393	682	714	329	350
				5 th – 24 X 4 CR = 96			104			8															
HIGH PROJECTIONS				TOTAL 38 CR 776			661																		

HIGH PROJECTIONS

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2022-23	2017	81	107	98	99	102	113	100	105	101	101	81	99	91	123	32	1,352	619	651	307	394
2023-24	2018	77	101	111	98	99	105	116	99	107	101	83	82	99	104	32	1,337	630	662	307	368
2024-25	2019	95	108	105	111	98	102	108	115	101	107	83	84	82	113	32	1,349	632	664	323	362
2025-26	2020	74	97	112	105	110	101	104	107	117	101	88	84	84	94	32	1,336	629	661	325	350
2026-27	2021	98	112	100	112	104	114	103	102	100	117	83	89	84	96	32	1,358	645	677	329	352
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2031-32	2026	111	121	121	118	121	117	122	103	102	117	86	84	80	96	32	1,459	720	752	334	373
2032-33	2027	114	124	125	121	117	125	120	99	102	117	86	84	80	96	32	1,484	732	764	346	374

BES STUDENTS / CR

PK – 16 X 2 CR = 32

KG – 18 X 7 CR = 126

1ST – 18 X 7 CR = 126

2ND – 20 X 6 CR = 120

TOTAL 22 CR 404

MES STUDENTS / CR

3RD – 22 X 6 CR = 132

4TH – 24 X 5 CR = 120

5TH – 24 X 5 CR = 120

TOTAL 16 CR 372

Eight Year Window

PK - 2 HIGH ENROLLMENT 392 IN YEAR 2031-32

3 - 5 HIGH ENROLLMENT 360 IN YEAR 2031-32

BREWSTER SCHOOL – OPT 4 RENOVATIONS & ADDITIONS

PROPOSED PK THRU 2ND GRADES

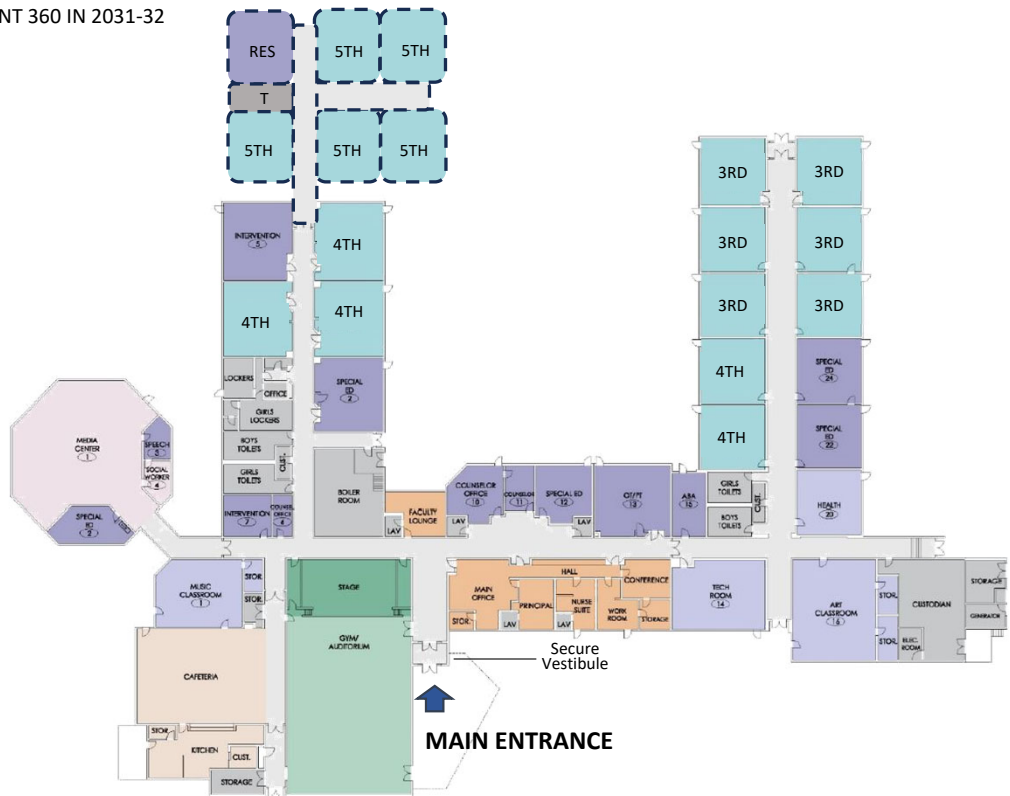
SITE AREA 12 A
TOTAL BUILDING AREA 40,922 SF
ORIGINAL BUILDING 38,672 SF - 1955
RENOVATIONS & ADDITIONS – 1960 & 1990 (2,250 SF)
CAPACITY 404 @ 100% UTILIZATION
HIGH ENROLLMENT 392



SPACE STANDARDS BREWSTER GRADES PK-2		BES STUDENTS / CR
Allowable Area per Student – 120 SF		PK – 16 X 2 CR = 32
Allowable Building Area = 120 x 392 = 47,040 SF		KG – 18 X 7 CR = 126
Existing Area 38,672 SF (Portables Demolished)		1ST – 18 X 7 CR = 126
Proposed Addition 14,000 SF		2ND – 20 X 6 CR = <u>120</u>
Total Building Area 52,672 SF		TOTAL 22 CR 404
Credit For Pre 1959 Construction 7,734 SF		
Area Over Allowable 0 SF		
NO IMPACT ON REIMBURSEMENT RATE		

MEMORIAL SCHOOL – OPTION 4 RENOVATIONS & ADDITIONS

RENOVATED 3 THRU 5TH GRADES
SITE AREA 20 AC
TOTAL EXISTING BUILDING AREA 52,125 SF
ORIGINAL BUILDING 49,877 - 1954
RENOVATIONS & ADDITIONS 1960 & 1993 (2,250 PORTABLES)
CAPACITY @ 100% UTILIZATION 372
HIGH ENROLLMENT 360 IN 2031-32



SPACE STANDARDS MEMORIAL GRADES 3 - 5
Allowable Area per Student – 130.6 SF
Allowable Building Area = 130 x 360 = 47,040 SF
Existing Area 52,127 SF (Portables Demolished 2,250 SF)
Proposed Addition 8,000 SF
Total Building Area 57,877 SF
Credit For Pre 1959 Construction 9,975 SF
NO IMPACT ON REIMBURSEMENT RATE

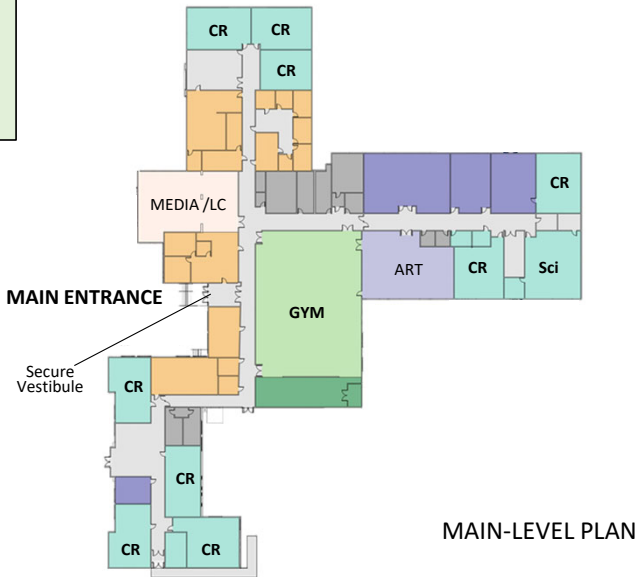
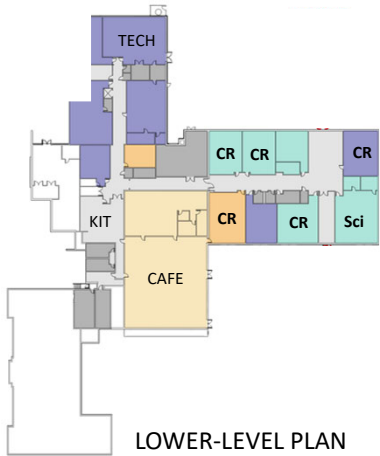


MES STUDENTS / CR		
3 RD	22 X 6 CR	= 132
4 TH	24 X 5 CR	= 120
5 TH	24 X 5 CR	= 120
TOTAL	16 CR	372

STRONG SCHOOL – OPTION 4
CODES & ADA UPGRADES

EXISTING 6 THRU 8TH GRADES
SITE AREA 6 AC
BUILDING AREA 77,762 SF
ORIGINAL BUILDING 1923
RENOVATIONS & ADDITIONS 1960 & 1999
CAPACITY @ 100% UTILIZATION 360
HIGH ENROLLMENT 346 IN 2030-31

STUDENTS / CR		
6th	24 x 5 CR	= 120
7th	24 x 5 CR	= 120
8th	24 x 5 CR	= <u>120</u>
TOTAL	15 CR	360



CR – Classroom (15)
TOTAL INSTRUCTIONAL CLASSROOMS 15



COGINCHAUG HIGH SCHOOL OPTION 4
CODE & ADA UPGRADES

EXISTING 9th THRU 12th GRADES

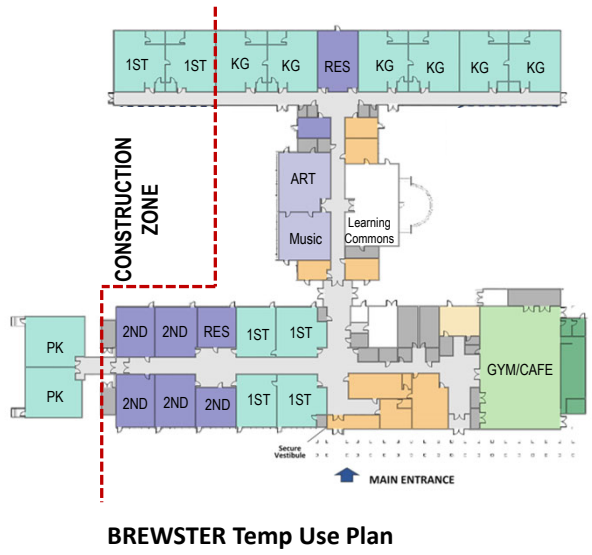
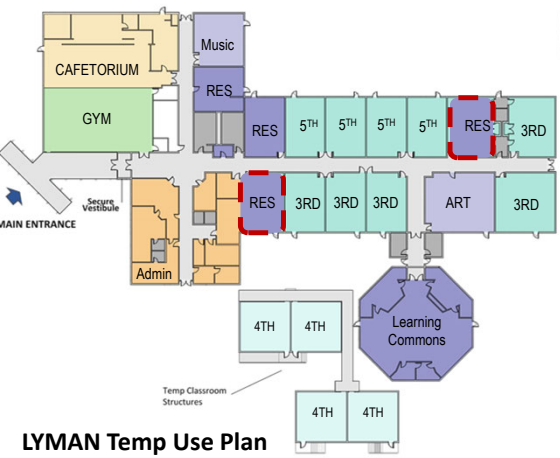
SITE AREA 44.5 AC
BUILDING AREA 138,670SF
ORIGINAL BUILDING 1969
RENOVATIONS & ADDITIONS 1999
CAPACITY @ 100% UTILIZATION 480
HIGH ENROLLMENT 373 IN 2030-31



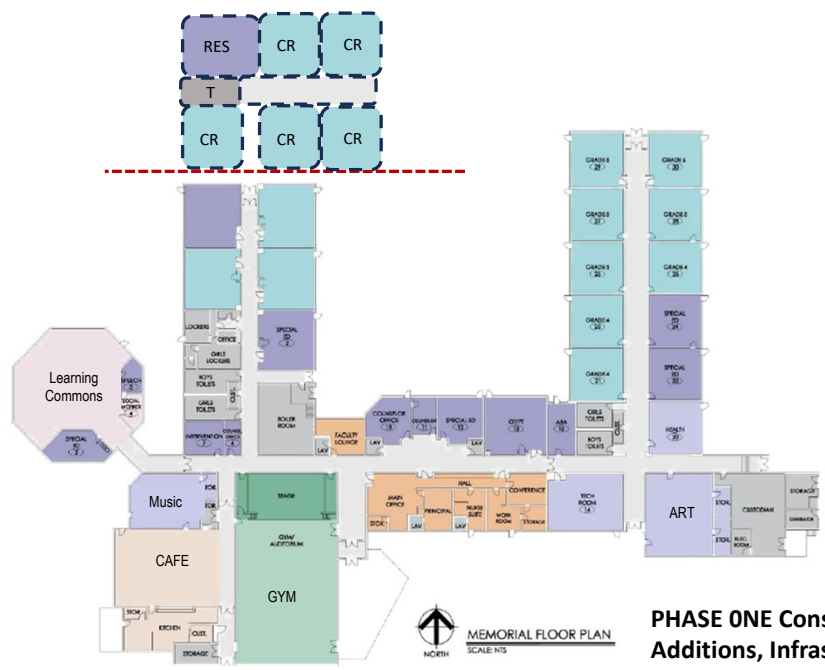
STUDENTS / CR		
9 th	– 24 x 5 CR =	120
10 th	– 24 x 5 CR =	120
11 th	– 24 x 5 CR =	120
12 th	– 24 x 5 CR =	120
TOTAL	20 CR	480



OPTION 4 – PHASE ONE & SWING SPACE

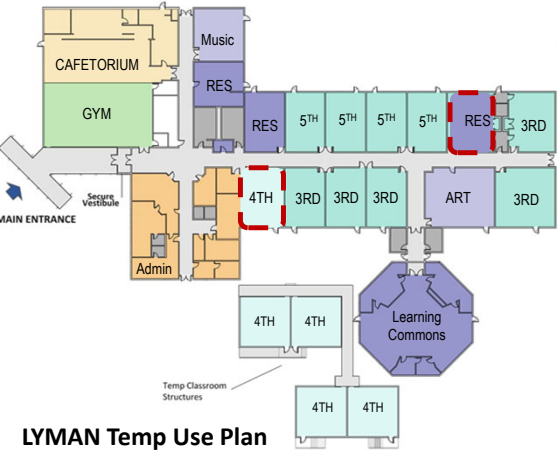


STUDENTS/CR	2025-26	Overage
PK – 16 X 2 CR = 32	32	0
KG – 18 X 6 CR = 108	97	0
1ST – 18 X 6 CR = 108	112	4
2ND – 20 X 5 CR = 100	105	5
3RD – 22 X 5 CR = 110	110	0
4TH – 24 X 4 CR = 96	101	5
5th – 24 X 4 CR = 96	104	8
TOTAL	38 CR 776	661

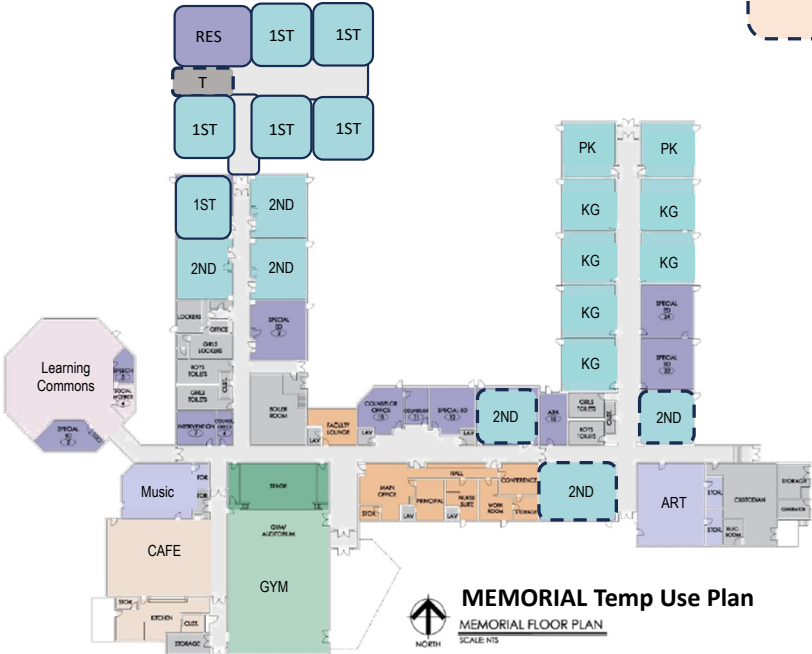


PHASE ONE Construction June 2025 – July 2026
Additions, Infrastructure, Building & Fire Codes & ADA

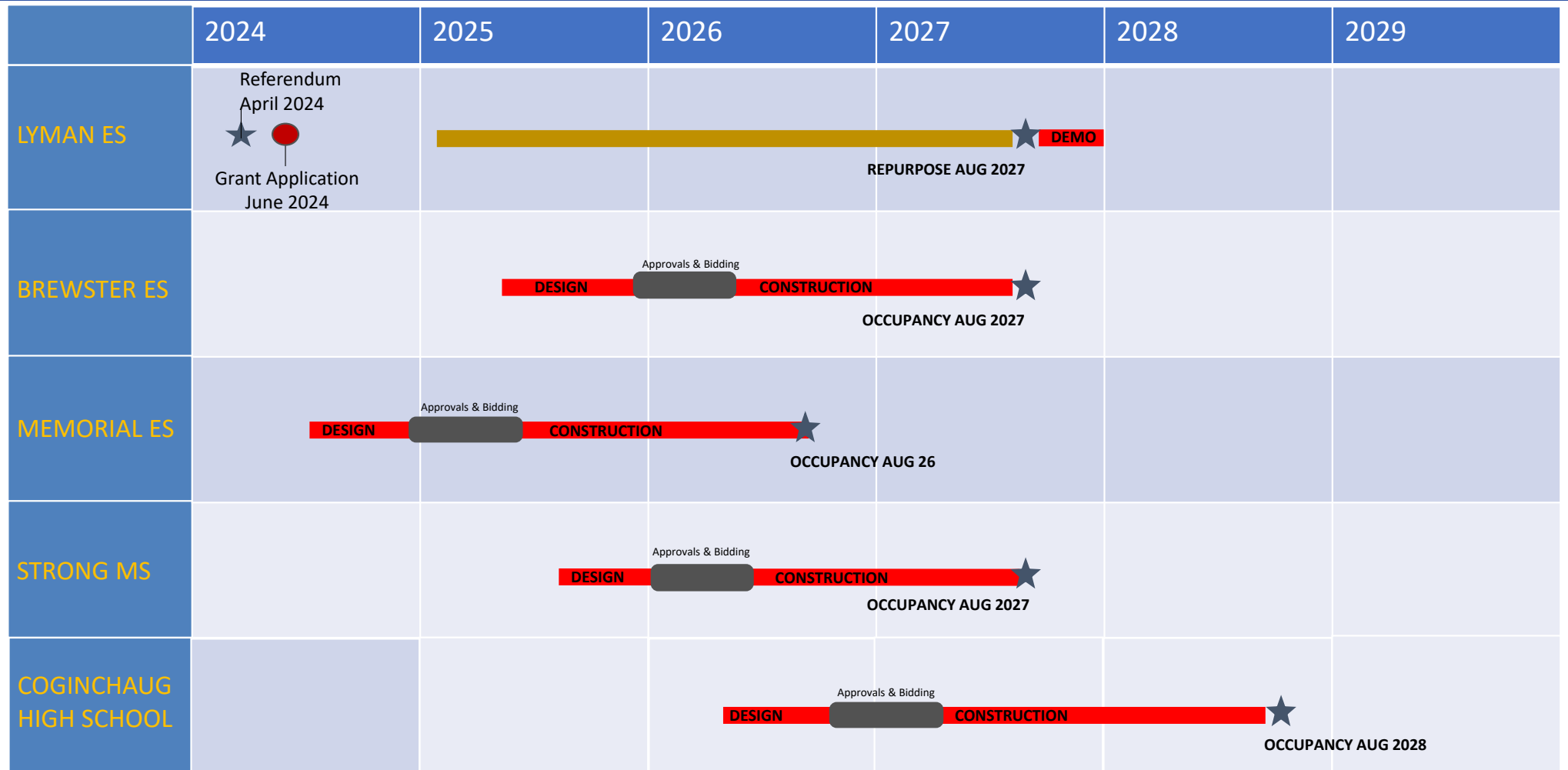
OPTION 4 – PHASE TWO & SWING SPACE



STUDENTS/CR	2026-27	Overage
PK – 16 X 2 CR = 32	32	0
KG – 18 X 6 CR = 108	112	4
1 ST – 18 X 6 CR = 108	100	0
2 ND – 20 X 6 CR = 120	112	0
3 RD – 22 X 5 CR = 110	104	0
4 TH – 24 X 5 CR = 120	114	0
5 th – 24 X 4 CR = 96	103	7
TOTAL	38 CR 694	677



Project Phasing, Schedule & Budget – Option 4



OPTIONS 4 EVALUATION

CONSTRUCTION IMPACT

- CONSTRUCTION COMPLEXITY & PHASES
- DISRUPTION TO EDUCATION
- CONSTRUCTION DURATION
- IMPACT OF HAZMAT ABATEMENT
- DEMOLITION
- EXISTING BUILDING STATUS

NUMBER OF PHASES 5
MODERATE / HIGH
42 TO 48 MONTHS
MINIMAL
PORTABLE CLASSROOMS DEMOLISHED
ALL BUILDINGS UPDATED

EDUCATIONAL PROGRAM

- FUTURE READY SCHOOL
- SEPARATE BUS & PARENT CIRCULATION
- ADEQUATE ON-SITE PARKING
- POTENTIAL FOR FUTURE EXPANSION
- ATHLETIC FIELDS / PLAYGROUNDS
- ADA ACCESS TO ATHLETIC PROGRAMS

NO
ACHIEVED
YES
YES
MEETS ED SPEC
FULLY ACCESSIBLE

HEALTH & SAFETY

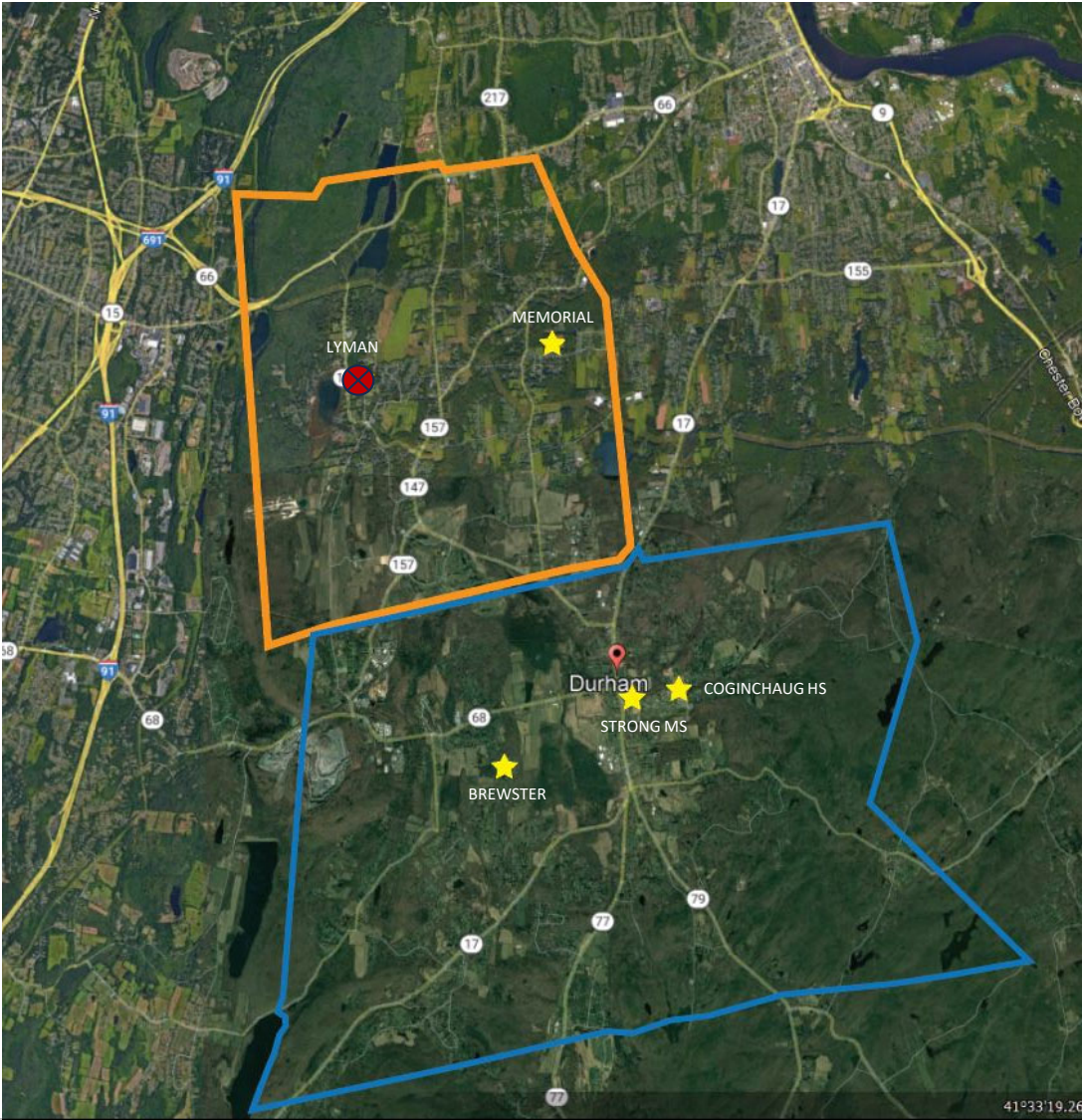
- FULLY ACCESSIBLE & CODE COMPLIANT
- SAFETY & SECURITY
- LAND USE / WETLANDS IMPACT
- ENERGY EFFICIENCY
- NEW CONSTRUCTION
- HVAC ENHANCED VENTILATION
- NATURAL LIGHT TO CLASSROOMS

YES
MEETS SAFETY & SECURITY STANDARDS
NO IMPACT
MEETS HIGH PERFORMANCE REQMTS.
LIMITED (AT BREWSTER ONLY)
YES
YES – AT INSTRUCTIONAL SPACES

FINANCIAL IMPACT

- TOTAL PROJECT COST
- RENO REIMBURSEMENT RATE 51.43%
- NET COST TO REGION 13
- 10-YEAR OPERATING COST SAVINGS
- TOTAL PROJECT COST

\$ 68,373,000
\$ 33,464,000
\$ 34,909,000
\$ 14,426,000
\$ 20,483,000

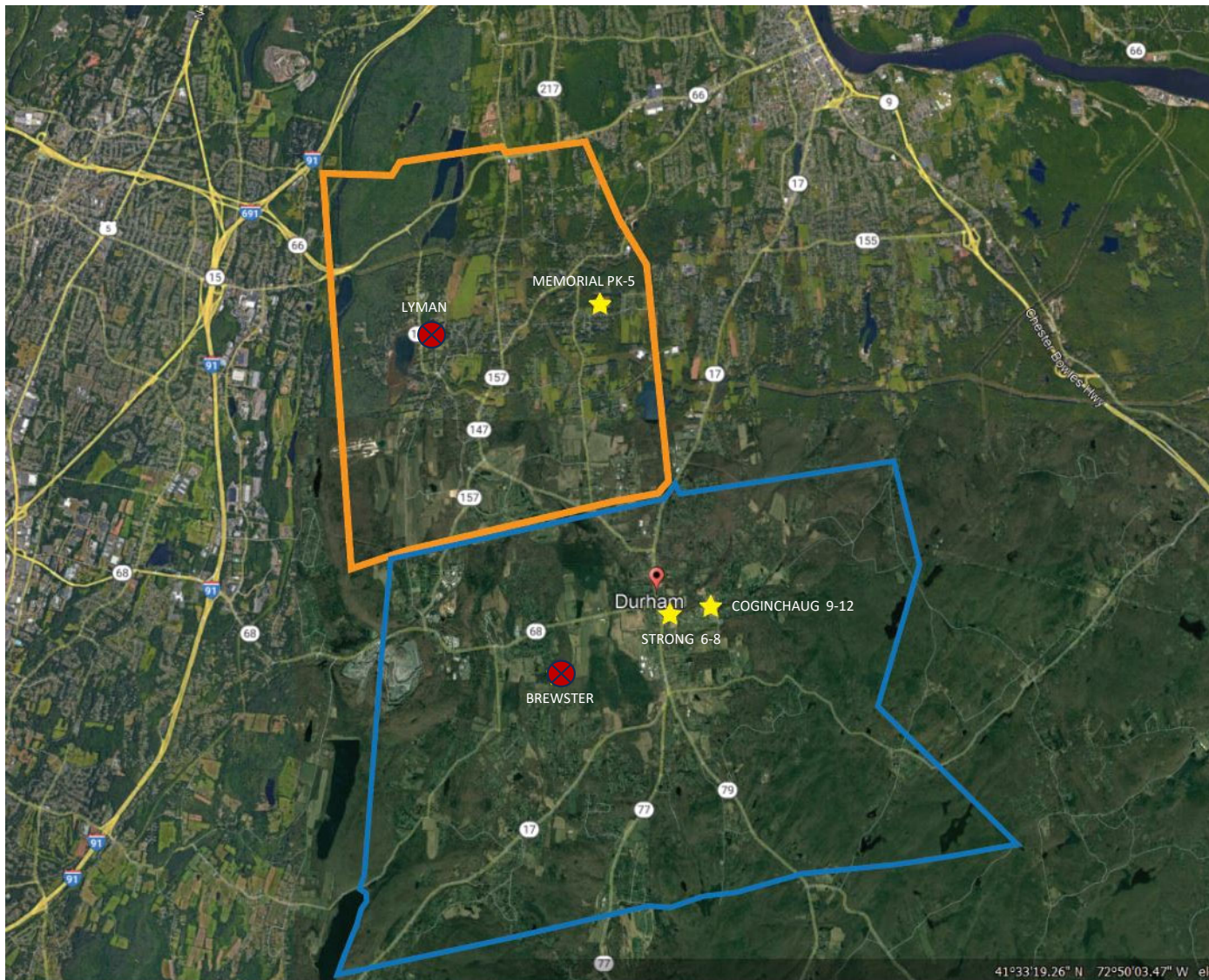


OPTION TEN

EVALUATE THE EXISTING PK THRU 12TH GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE R#13 BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, PROVIDE APPROPRIATE GRADE CONFIGURATIONS, MAINTAIN PARITY, PROVIDE CODE COMPLIANCE AT EACH FACILITY, MINIMIZE DISRUPTION TO EDUCATION DURING CONSTRUCTION AND MAXIMIZE STATE REIMBURSEMENT FOR THE LOWEST NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - REPURPOSE
- ❖ BREWSTER ES - REPURPOSE
- ❖ MEMORIAL ES – PK THRU 5 GRADES - RENOVATION
- ❖ STRONG MS – 6 THRU 8 GRADES
- ❖ COGINCHAUG HS - 9 THRU 12 GRADES

OPTION 10 - NO STUDENTS AT MEMORIAL DURING CONSTRUCTION



Enrollment Projections – August 2022

MEDIUM PROJECTIONS

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12
2021-22	2016	71	95	99	103	109	98	106	99	101	99	98	91	108	128	32	1,366	610	642	299	425
2022-23	2017	81	107	98	99	102	112	100	105	100	100	81	98	90	123	32	1,347	618	650	305	392
2023-24	2018	77	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	113	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	106	92	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	102	86	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	101	83	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	112	82	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	105	91	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	114	103	112	85	91	81	93	32	1,393	682	714	329	350

HIGH PROJECTIONS

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12
2021-22	2016	71	95	99	103	109	98	106	99	101	99	98	91	108	128	32	1,366	610	642	299	425
2022-23	2017	81	107	98	99	102	113	100	105	101	101	81	99	91	123	32	1,352	619	651	307	394
2023-24	2018	77	101	111	98	99	105	116	99	107	101	83	82	99	104	32	1,337	630	662	307	368
2024-25	2019	95	108	105	111	98	102	108	109	107	101	83	84	82	113	32	1,349	632	664	323	362
2025-26	2020	74	97	112	105	110	101	104	109	107	101	83	84	84	94	32	1,336	629	661	325	350
2026-27	2021	98	112	100	112	104	114	103	109	107	101	83	89	84	96	32	1,358	645	677	329	352
2027-28	2022	101	110	116	100	111	107	117	109	107	101	83	84	89	96	32	1,374	661	693	316	365
2028-29	2023	104	118	114	116	100	115	110	117	109	101	83	84	89	96	32	1,402	673	705	325	372
2029-30	2024	105	114	122	114	115	103	118	117	109	101	83	84	89	96	32	1,418	686	718	331	369
2030-31	2025	108	117	118	122	113	119	105	117	109	101	83	84	89	96	32	1,445	694	726	346	373
2031-32	2026	111	121	121	118	121	117	122	117	109	101	83	84	89	96	32	1,459	720	752	334	373
2032-33	2027	114	124	125	121	117	125	120	117	109	101	83	84	89	96	32	1,484	732	764	346	374

MES STUDENTS / CR

PK – 16 X 2 CR = 32

KG – 18 X 7 CR = 126

1ST – 20 X 6 CR = 120

2ND – 22 X 6 CR = 132

3RD – 22 X 6 CR = 132

4TH – 24 X 5 CR = 120

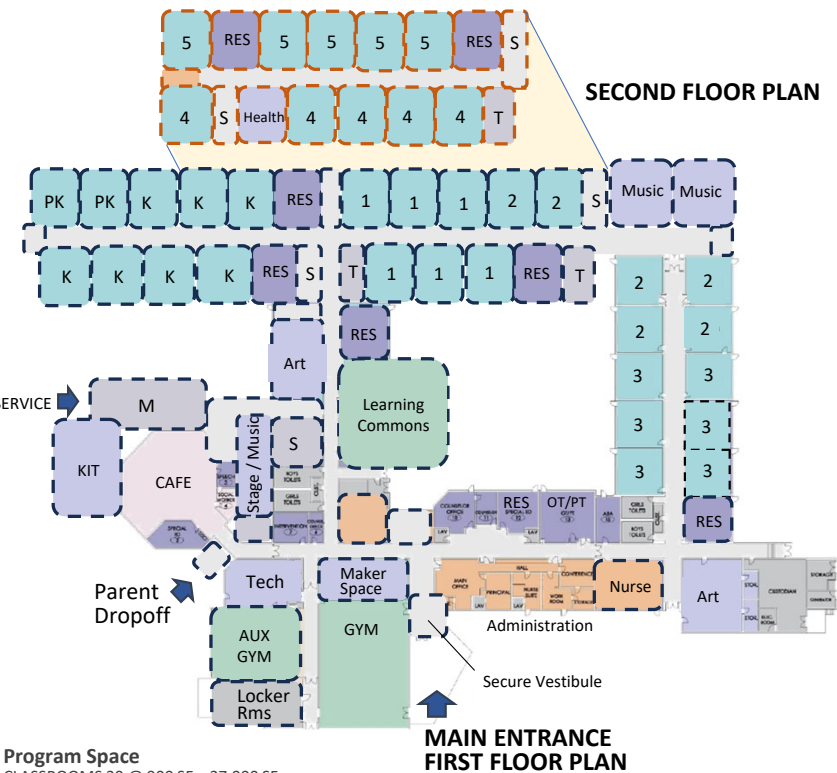
5TH – 24 X 5 CR = 120

TOTAL 37 CR 782

PK-5 HIGH ENROLLMENT 752 IN YEAR 2031-32

Eight Year Window

MEMORIAL PK-5 SCHOOL – OPTION 10 RENOVATIONS & ADDITIONS



Program Space
 CLASSROOMS 30 @ 900 SF = 27,000 SF
 ART = 1,500 SF
 MUSIC / STAGE = 1,750 SF
 ADMIN = 1,000 SF
 TECHNOLOGY = 750 SF
 KITCHEN = 2,500 SF
 CAFE = 4,000 SF
 SUB-TOTAL = 39,500 SF
 GROSSUP = 11,000 SF
TOTAL AREA 50,500 SF

SPACE STANDARDS MEMORIAL GRADES PK - 5TH
 Allowable Area per Student – 120.5 SF
 Allowable Building Area = 124.5 x 752 = 100,377 SF
 Existing Area 52,127 SF (Portables Demolished 2,250 SF)
 Proposed Addition 50,500 SF
Total Building Area 100,077 SF
Credit For Pre 1959 Construction 9,975 SF
NO IMPACT ON REIMBURSEMENT RATE

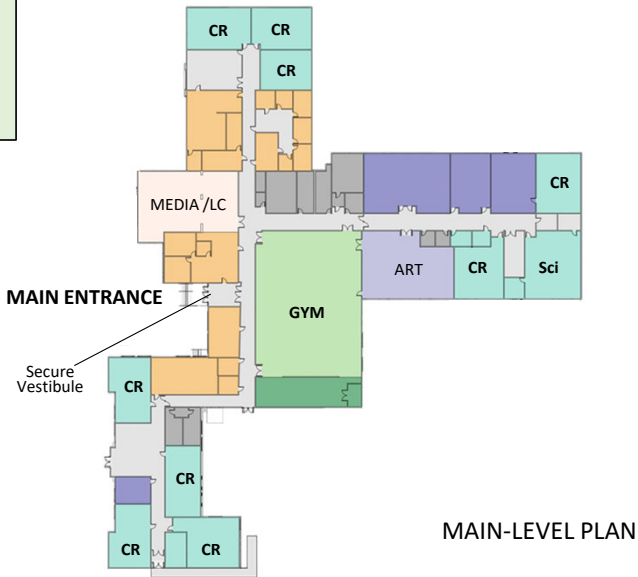
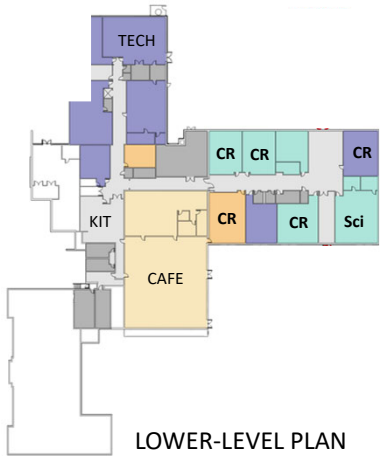


MES STUDENTS / CR	
PK – 16 X 2 CR = 32	
KG – 18 X 7 CR = 126	
1 ST – 20 X 6 CR = 120	
2 ND – 22 X 6 CR = 132	
3 RD – 22 X 6 CR = 132	
4 TH – 24 X 5 CR = 120	
5 TH – 24 X 5 CR = 120	
TOTAL	37 CR 782

STRONG SCHOOL – OPTION 10
CODES & ADA UPGRADES

EXISTING 6 THRU 8TH GRADES
SITE AREA 6 AC
BUILDING AREA 77,762 SF
ORIGINAL BUILDING 1923
RENOVATIONS & ADDITIONS 1960 & 1999
CAPACITY @ 100% UTILIZATION 360
HIGH ENROLLMENT 346 IN 2030-31

STUDENTS / CR			
6th	–	24 x 5 CR	= 120
7th	–	24 x 5 CR	= 120
8th	–	24 x 5 CR	= <u>120</u>
TOTAL		15 CR	360



CR – Classroom (15)
TOTAL INSTRUCTIONAL CLASSROOMS 15

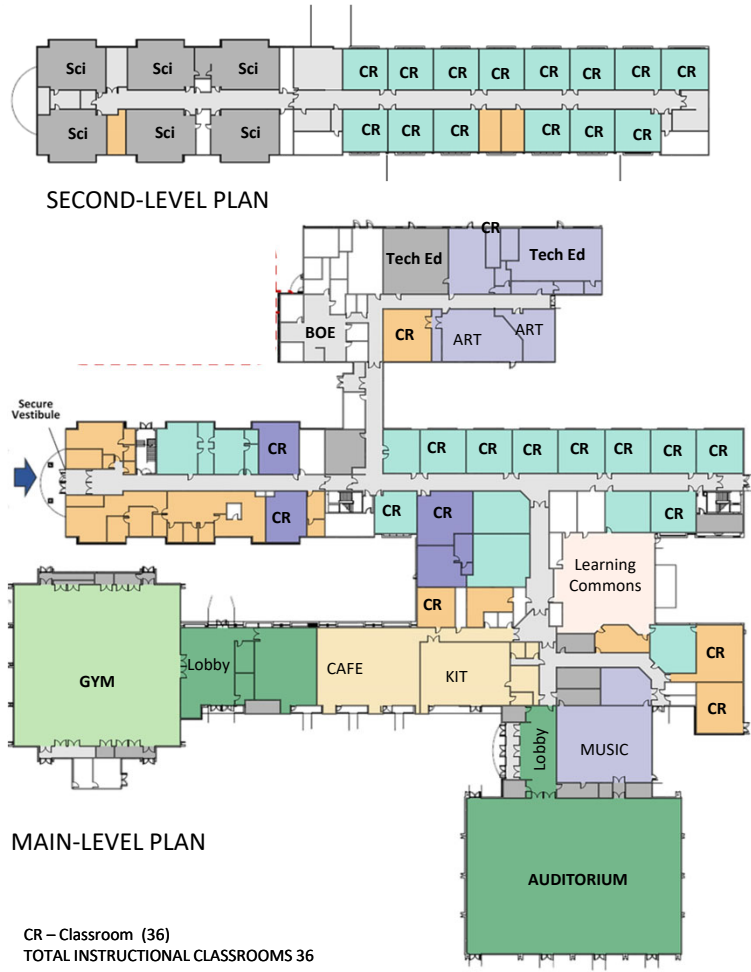


COGINCHAUG HIGH SCHOOL OPTION 10 CODE & ADA UPGRADES

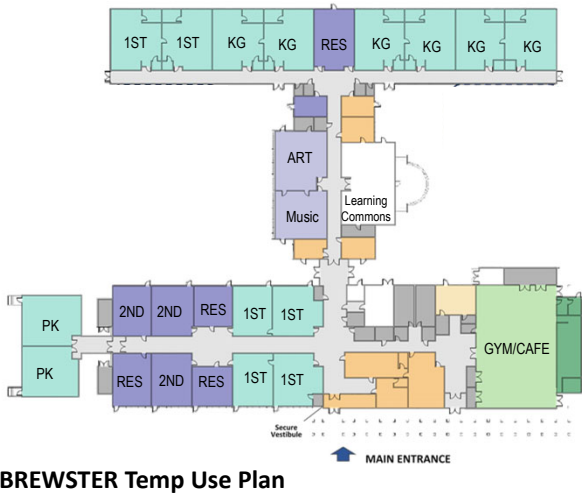
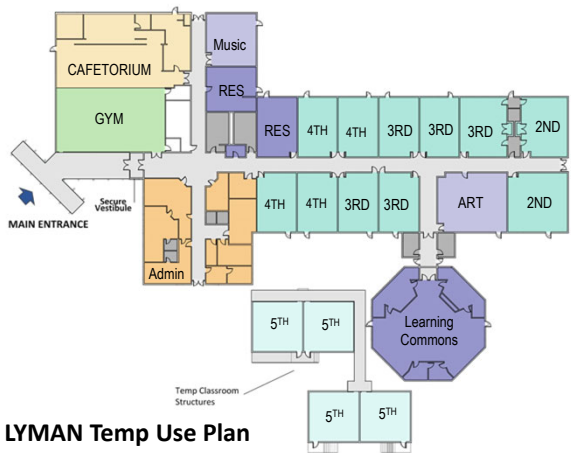
EXISTING 9th THRU 12th GRADES

SITE AREA 44.5 AC
BUILDING AREA 137,000SF
ORIGINAL BUILDING 1969
RENOVATIONS & ADDITIONS 1999
CAPACITY @ 100% UTILIZATION 480
HIGH ENROLLMENT 373 IN 2030-31

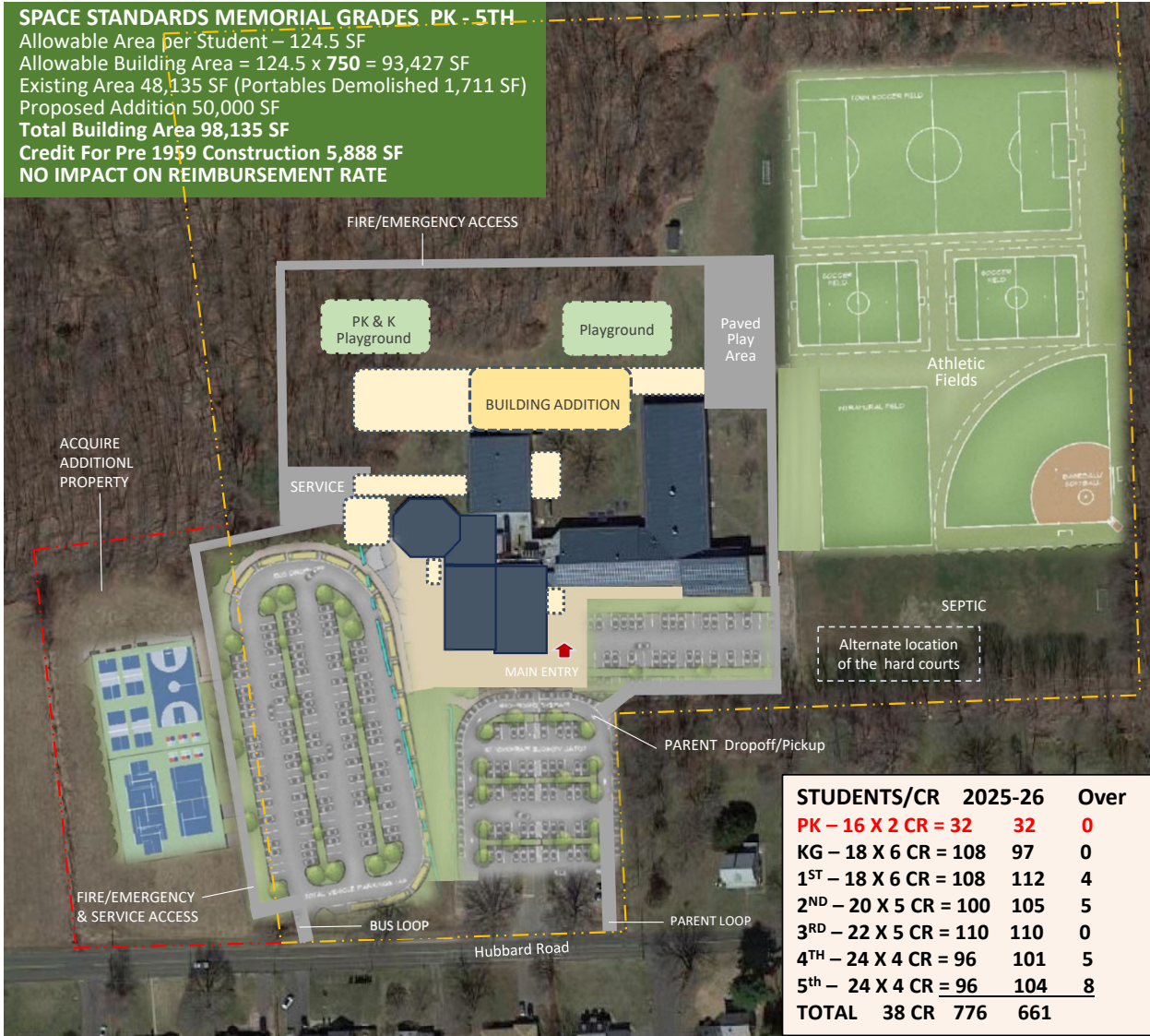
STUDENTS / CR		
9 th	– 24 x 5 CR =	120
10 th	– 24 x 5 CR =	120
11 th	– 24 x 5 CR =	120
12 th	– 24 x 5 CR =	<u>120</u>
TOTAL	20 CR	480



OPTION 10 - PHASING & SWING SPACE

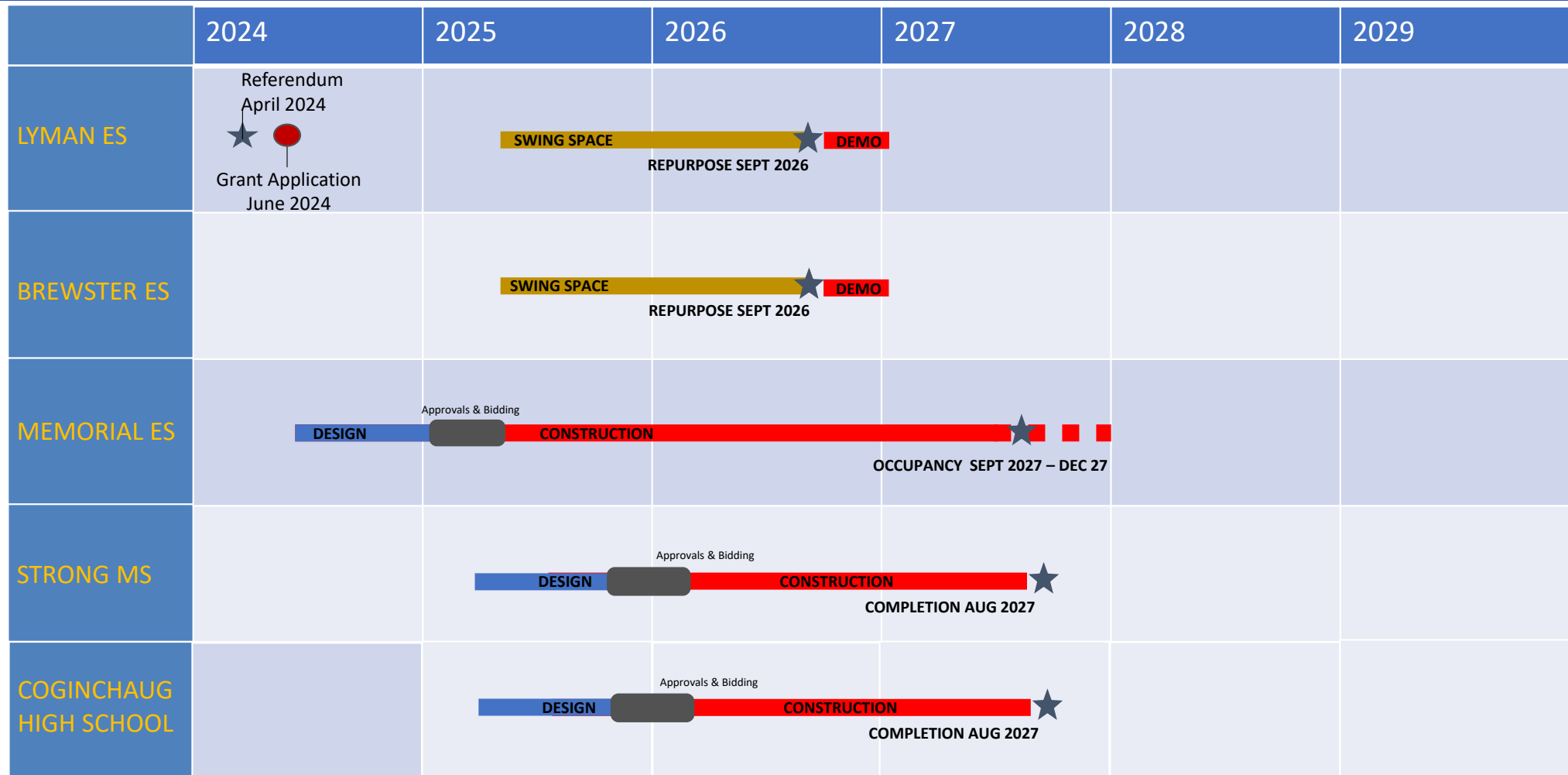


SPACE STANDARDS MEMORIAL GRADES PK - 5TH
Allowable Area per Student – 124.5 SF
Allowable Building Area = 124.5 x 750 = 93,427 SF
Existing Area 48,135 SF (Portables Demolished 1,711 SF)
Proposed Addition 50,000 SF
Total Building Area 98,135 SF
Credit For Pre 1959 Construction 5,888 SF
NO IMPACT ON REIMBURSEMENT RATE



STUDENTS/CR	2025-26	Over
PK – 16 X 2 CR = 32	32	0
KG – 18 X 6 CR = 108	97	0
1 ST – 18 X 6 CR = 108	112	4
2 ND – 20 X 5 CR = 100	105	5
3 RD – 22 X 5 CR = 110	110	0
4 TH – 24 X 4 CR = 96	101	5
5 th – 24 X 4 CR = 96	104	8
TOTAL 38 CR	776	661

Project Phasing, Schedule & Budget – Option 10



OPTION 10 EVALUATION

CONSTRUCTION IMPACT

- CONSTRUCTION COMPLEXITY & PHASES
- DISRUPTION TO EDUCATION
- CONSTRUCTION DURATION
- IMPACT OF HAZMAT ABATEMENT
- DEMOLITION
- EXISTING BUILDING STATUS

NUMBER OF PHASES 5
LOW / MODERATE
24 TO 30 MONTHS
MINIMAL
PORTABLE CLASSROOMS DEMOLISHED
REPURPOSE LYMAN & BREWSTER

EDUCATIONAL PROGRAM

- FUTURE READY SCHOOL
- SEPARATE BUS & PARENT CIRCULATION
- ADEQUATE ON-SITE PARKING
- POTENTIAL FOR FUTURE EXPANSION
- ATHLETIC FIELDS / PLAYGROUNDS
- ADA ACCESS TO ATHLETIC PROGRAMS

YES
ACHIEVED
MEETS ED SPEC
YES
MEETS ED SPEC
FULLY ACCESSIBLE

HEALTH & SAFETY

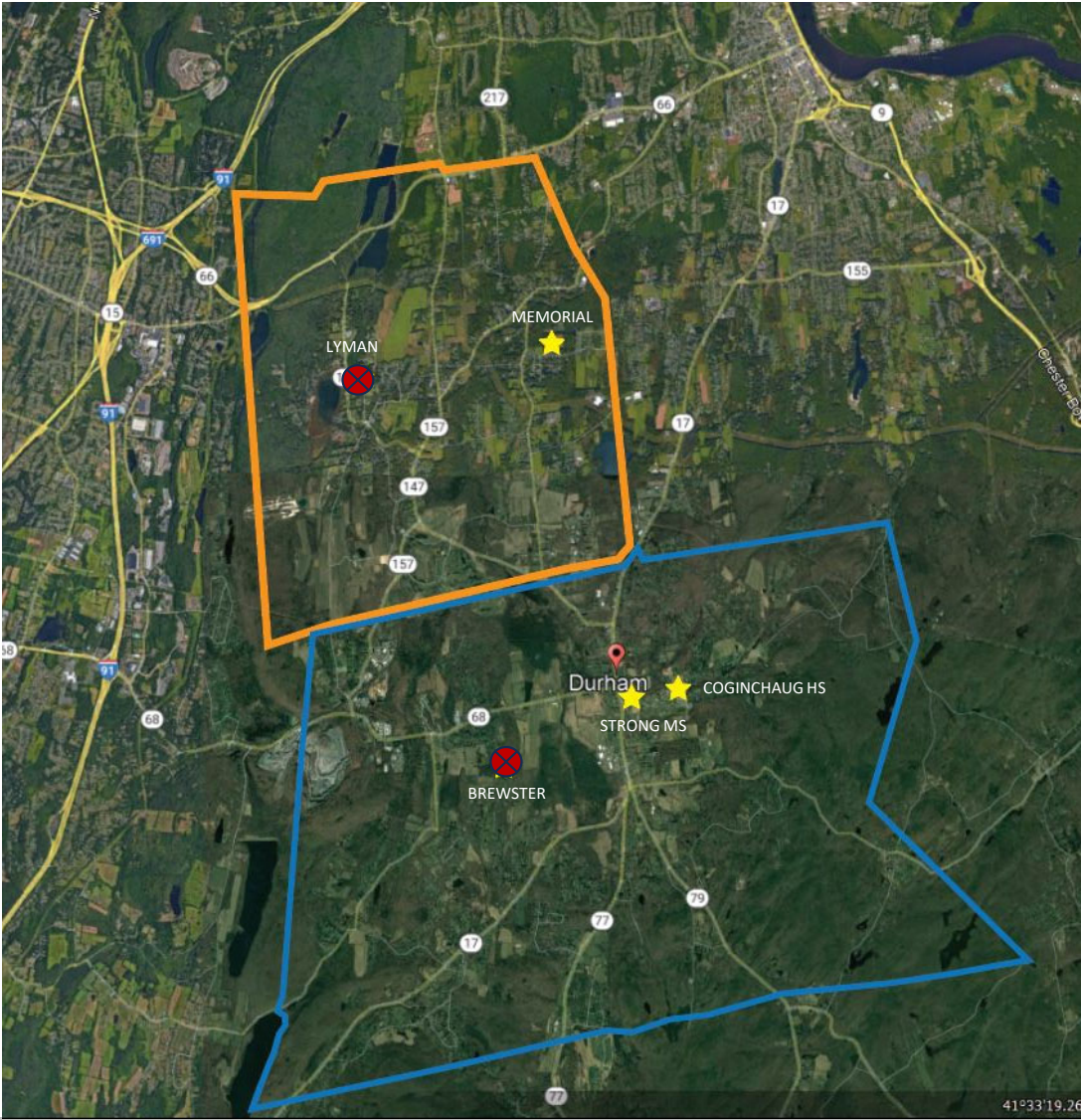
- FULLY ACCESSIBLE & CODE COMPLIANT
- MEETS SAFETY & SECURITY
- LAND USE / WETLANDS IMPACT
- ENERGY EFFICIENCY
- NEW CONSTRUCTION
- HVAC ENHANCED VENTILATION
- NATURAL LIGHT TO CLASSROOMS

YES
YES
NO IMPACT
MEETS HIGH PERFORMANCE REQMTS.
MAJOR (AT MEMORIAL ONLY)
YES
YES – AT INSTRUCTIONAL SPACES

FINANCIAL IMPACT

- TOTAL PROJECT COST
- RENO REIMBURSEMENT RATE 51.43%
- NET COST TO REGION 13
- 10-YEAR OPERATING COST SAVINGS
- TOTAL PROJECT COST

\$ 78,265,000
\$ 35,554,000
\$ 42,711,000
\$ 28,992,000
\$ 13,719,000



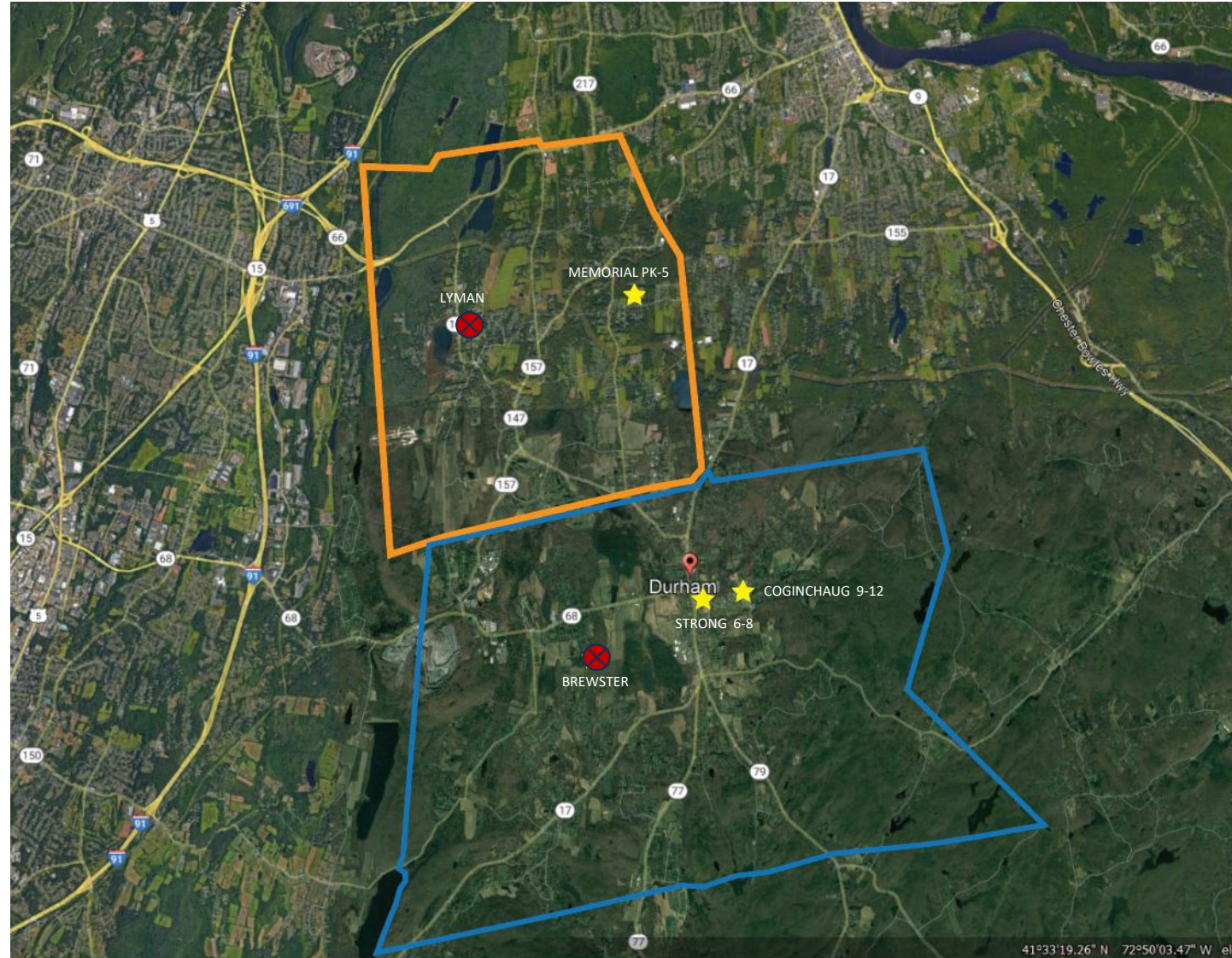
OPTION TEN-A & B

EVALUATE THE EXISTING PK THRU 12TH GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE R#13 BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, PROVIDE APPROPRIATE GRADE CONFIGURATIONS, MAINTAIN PARITY, PROVIDE CODE COMPLIANCE AT EACH FACILITY, MINIMIZE DISRUPTION TO EDUCATION DURING CONSTRUCTION AND MAXIMIZE STATE REIMBURSEMENT FOR THE LOWEST NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - REPURPOSE
- ❖ BREWSTER ES - REPURPOSE
- ❖ MEMORIAL ES – PK THRU 5 GRADES - NEW
- ❖ STRONG MS – 6 THRU 8 GRADES
- ❖ COGINCHAUG HS - 9 THRU 12 GRADES

OPTION 10 A - NO STUDENTS AT MEMORIAL DURING CONSTRUCTION

OPTION 10 B - STUDENTS AT MEMORIAL DURING CONSTRUCTION



Enrollment Projections – August 2022

MEDIUM PROJECTIONS

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12
2021-22	2016	71	95	99	103	109	98	106	99	101	99	98	91	108	128	32	1,366	610	642	299	425
2022-23	2017	81	107	98	99	102	112	100	105	100	100	81	98	90	123	32	1,347	618	650	305	392
2023-24	2018	77	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	113	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	106	92	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	102	86	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	101	83	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	112	82	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	105	91	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	114	103	112	85	91	81	93	32	1,393	682	714	329	350

HIGH PROJECTIONS

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12
2021-22	2016	71	95	99	103	109	98	106	99	101	99	98	91	108	128	32	1,366	610	642	299	425
2022-23	2017	81	107	98	99	102	113	100	105	101	101	81	99	91	123	32	1,352	619	651	307	394
2023-24	2018	77	101	111	98	99	105	116	99	107	101	83	82	99	104	32	1,337	630	662	307	368
2024-25	2019	95	108	105	111	98	102	108	109	107	101	83	84	82	113	32	1,349	632	664	323	362
2025-26	2020	74	97	112	105	110	101	104	109	107	101	83	84	84	94	32	1,336	629	661	325	350
2026-27	2021	98	112	100	112	104	114	103	109	107	101	83	89	84	96	32	1,358	645	677	329	352
2027-28	2022	101	110	116	100	111	107	117	109	107	101	83	84	89	96	32	1,374	661	693	316	365
2028-29	2023	104	118	114	116	100	115	110	117	109	101	83	84	89	96	32	1,402	673	705	325	372
2029-30	2024	105	114	122	114	115	103	118	117	109	101	83	84	89	96	32	1,418	686	718	331	369
2030-31	2025	108	117	118	122	113	119	105	117	109	101	83	84	89	96	32	1,445	694	726	346	373
2031-32	2026	111	121	121	118	121	117	122	117	109	101	83	84	89	96	32	1,459	720	752	334	373
2032-33	2027	114	124	125	121	117	125	120	117	109	101	83	84	89	96	32	1,484	732	764	346	374

MES STUDENTS / CR

PK – 16 X 2 CR = 32

KG – 18 X 7 CR = 126

1ST – 20 X 6 CR = 120

2ND – 22 X 6 CR = 132

3RD – 22 X 6 CR = 132

4TH – 24 X 5 CR = 120

5TH – 24 X 5 CR = 120

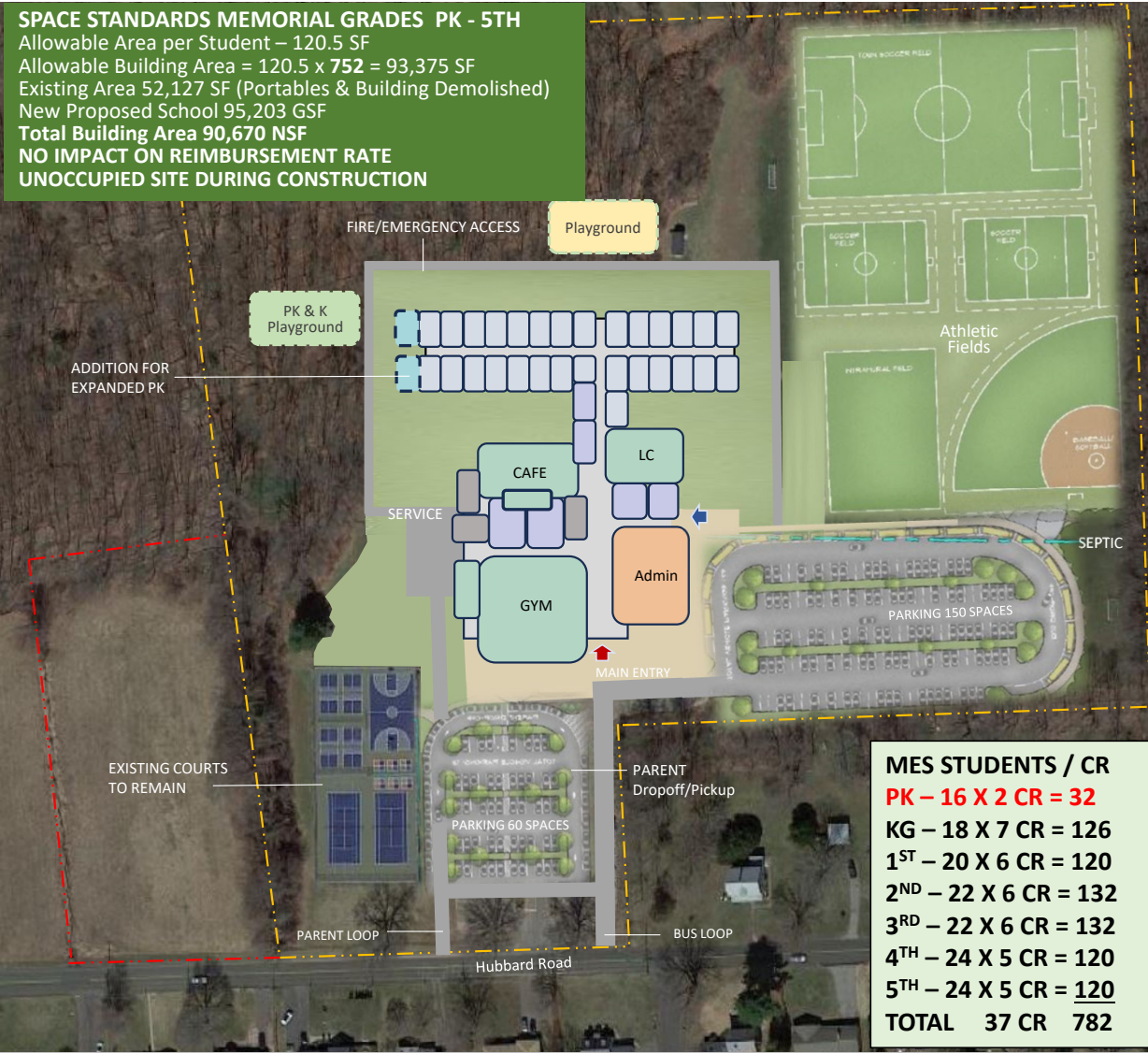
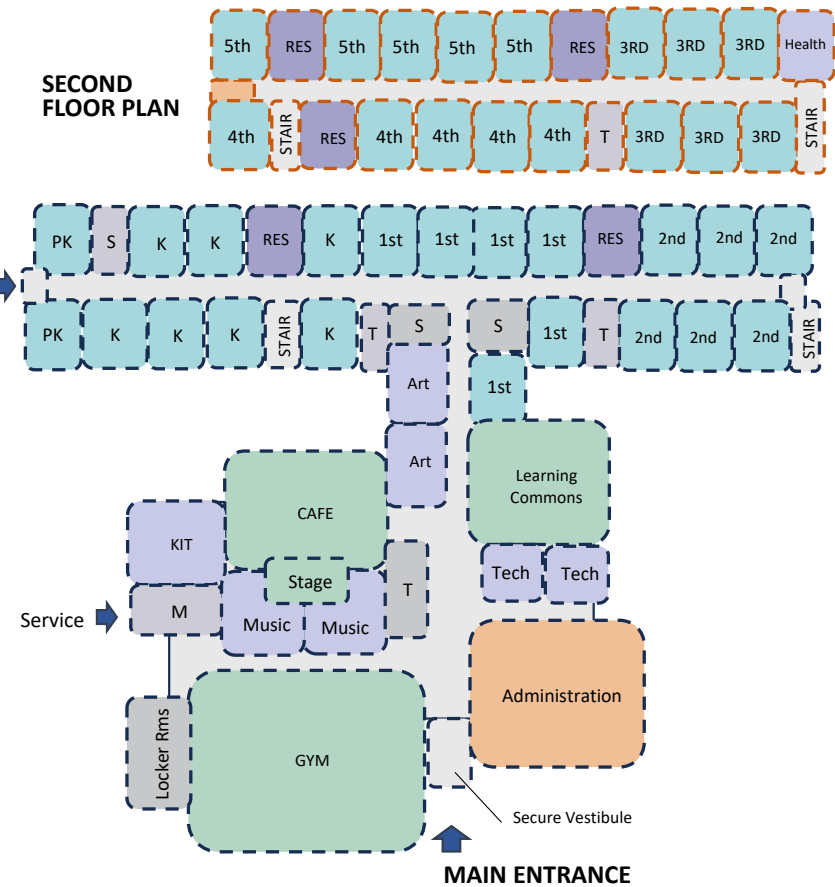
TOTAL 37 CR 782

PK-5 HIGH ENROLLMENT 752 IN YEAR 2031-32

Eight Year Window

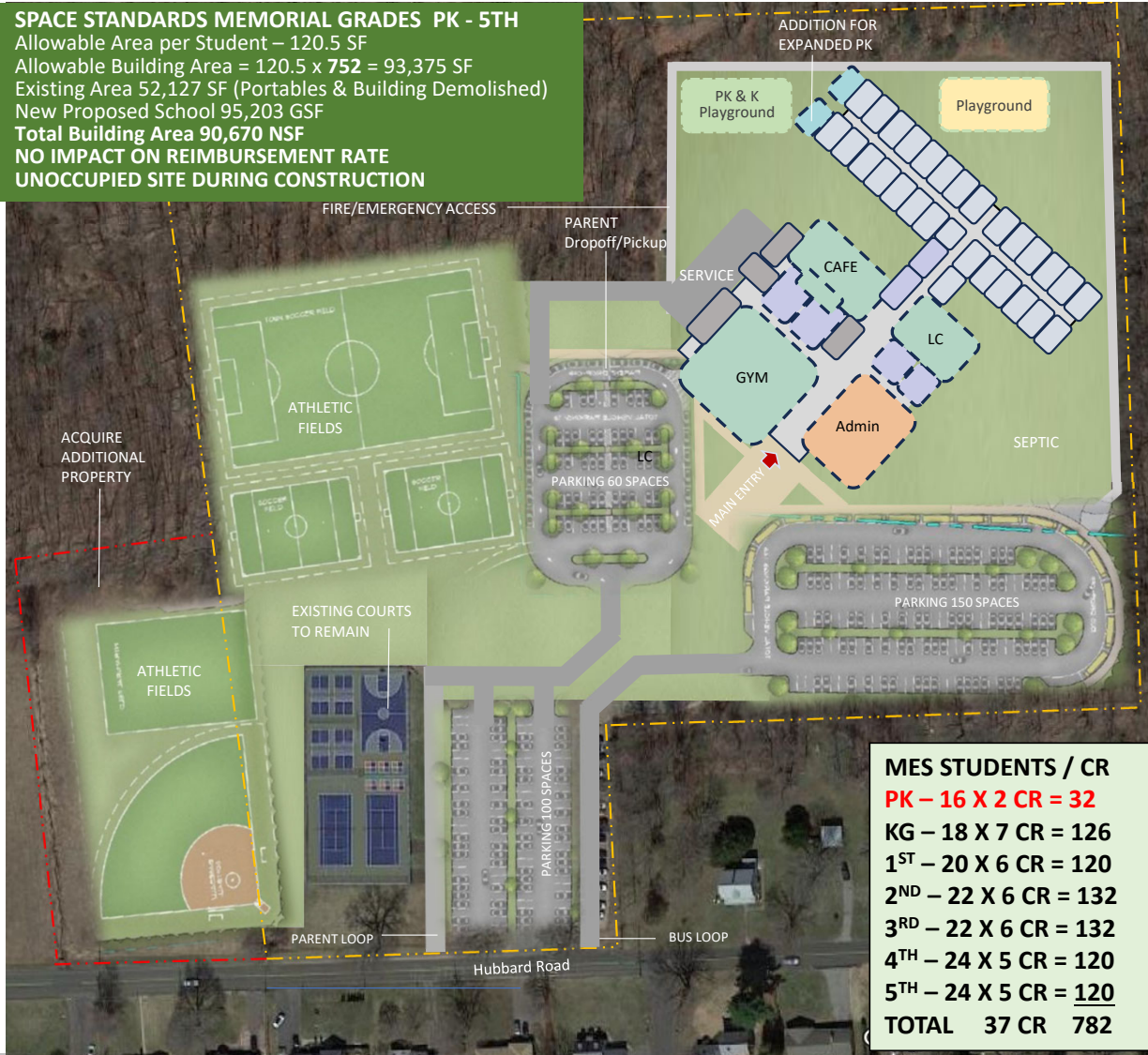
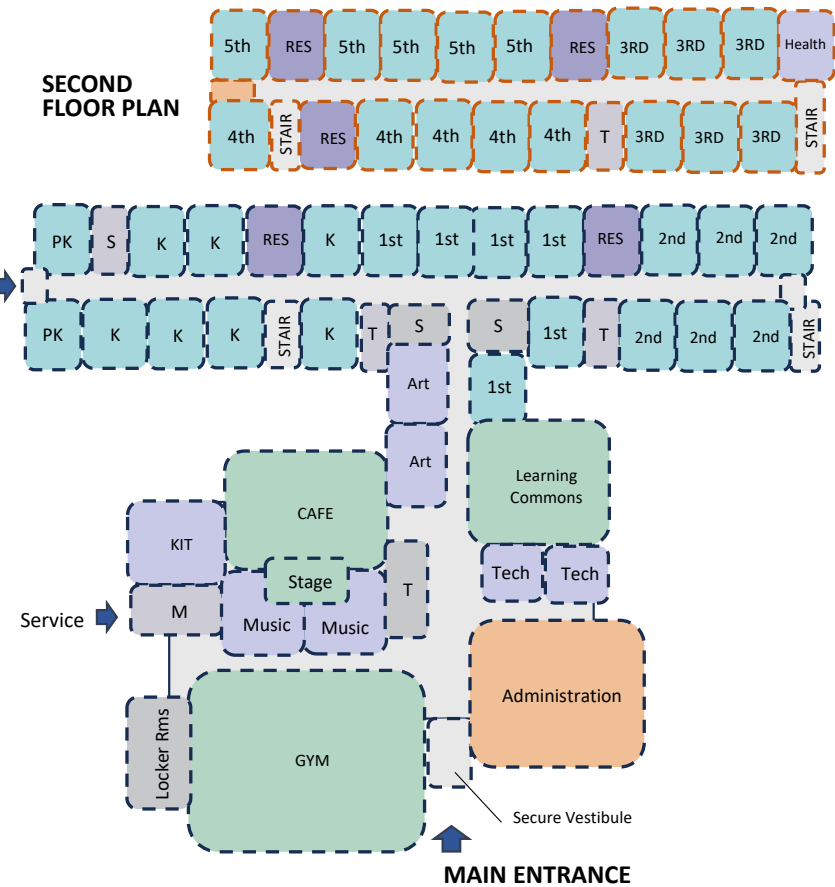
MEMORIAL SCHOOL – OPTION 10A NEW PK – 5TH GRADE SCHOOL

SITE AREA 20 AC
CAPACITY @ 100% UTILIZATION 782
HIGH ENROLLMENT 752 IN 2031-32



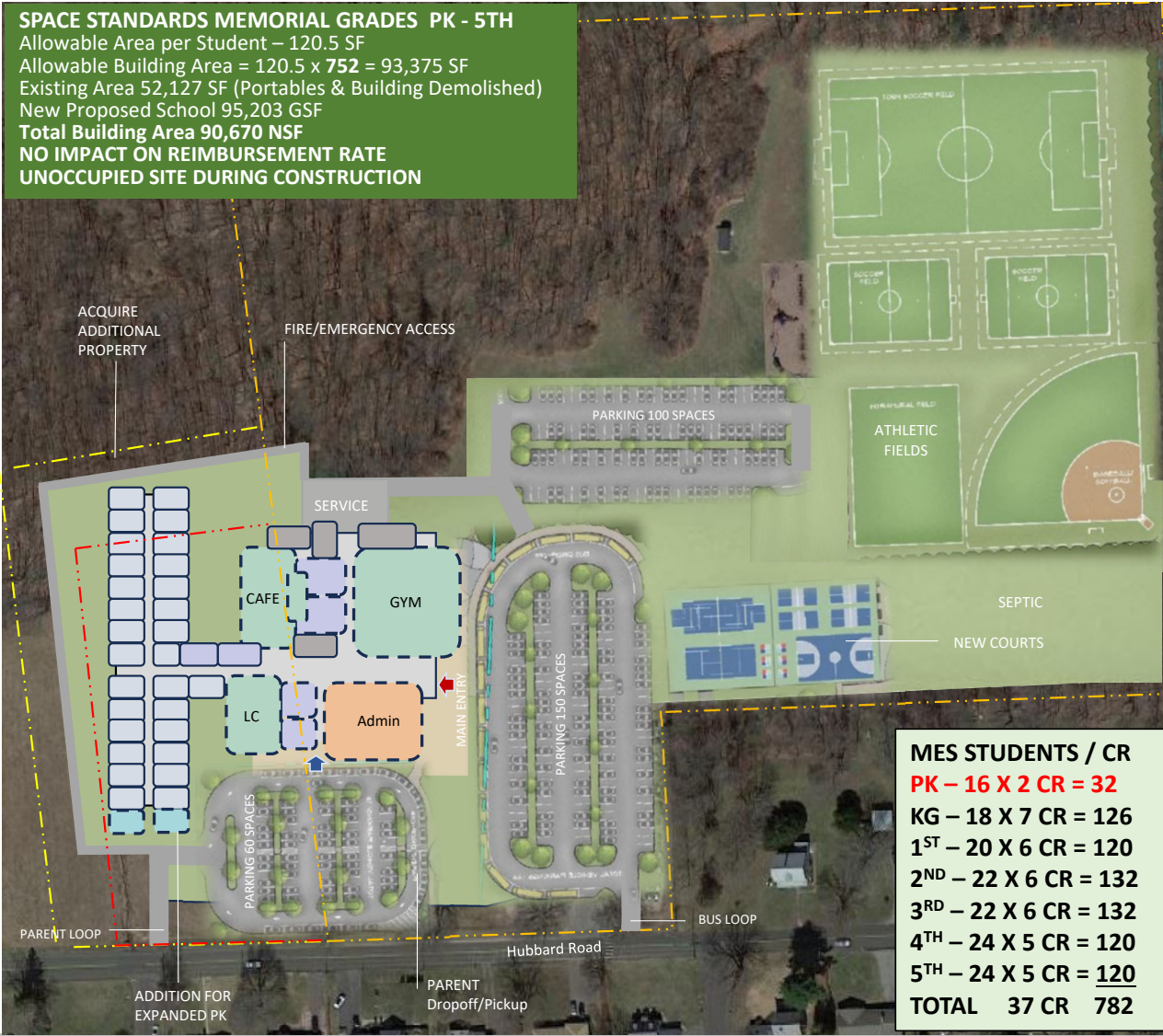
MEMORIAL SCHOOL – OPTION 10A-2 NEW PK – 5TH GRADE SCHOOL

SITE AREA 20 AC
CAPACITY @ 100% UTILIZATION 782
HIGH ENROLLMENT 752 IN 2031-32



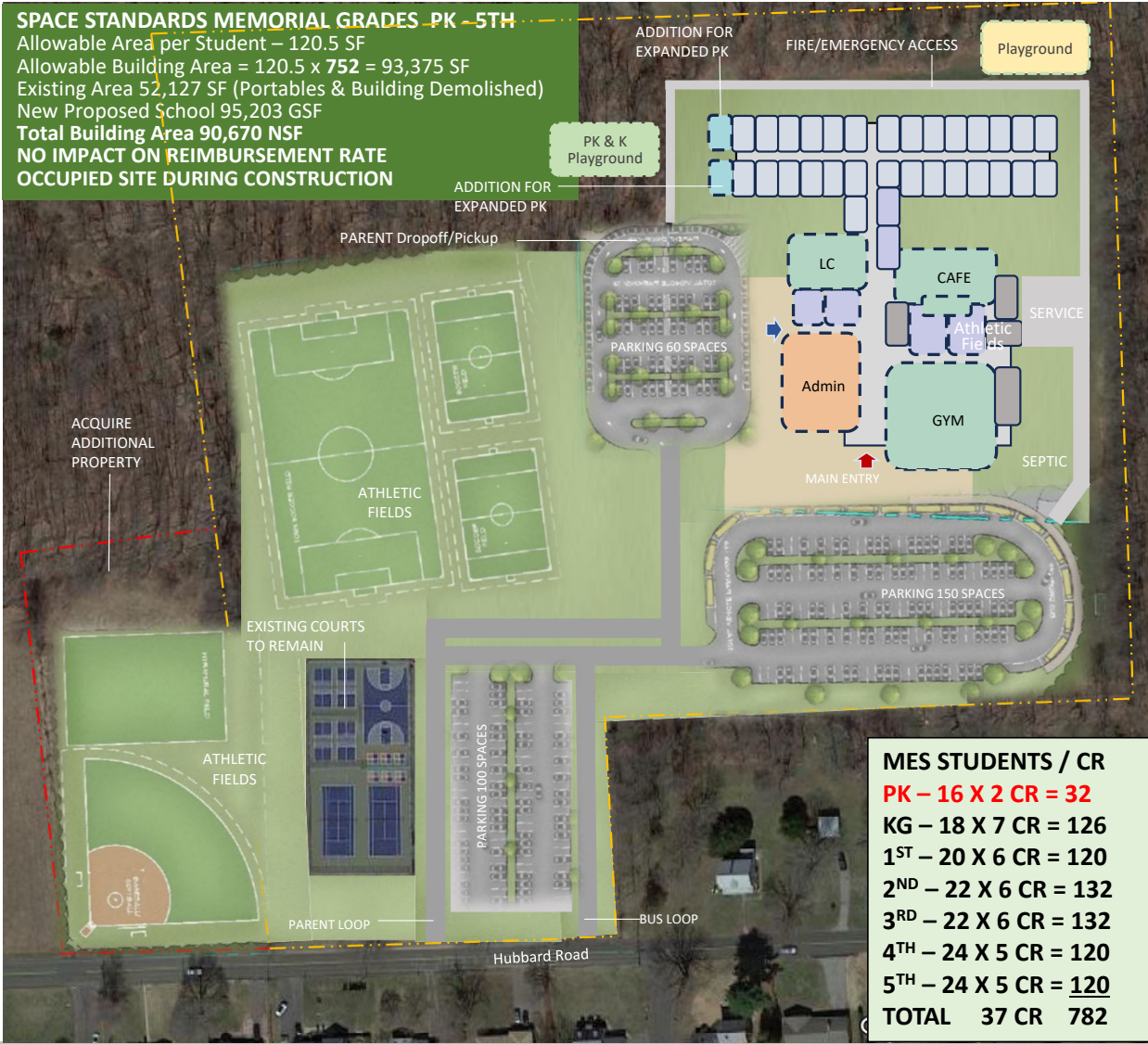
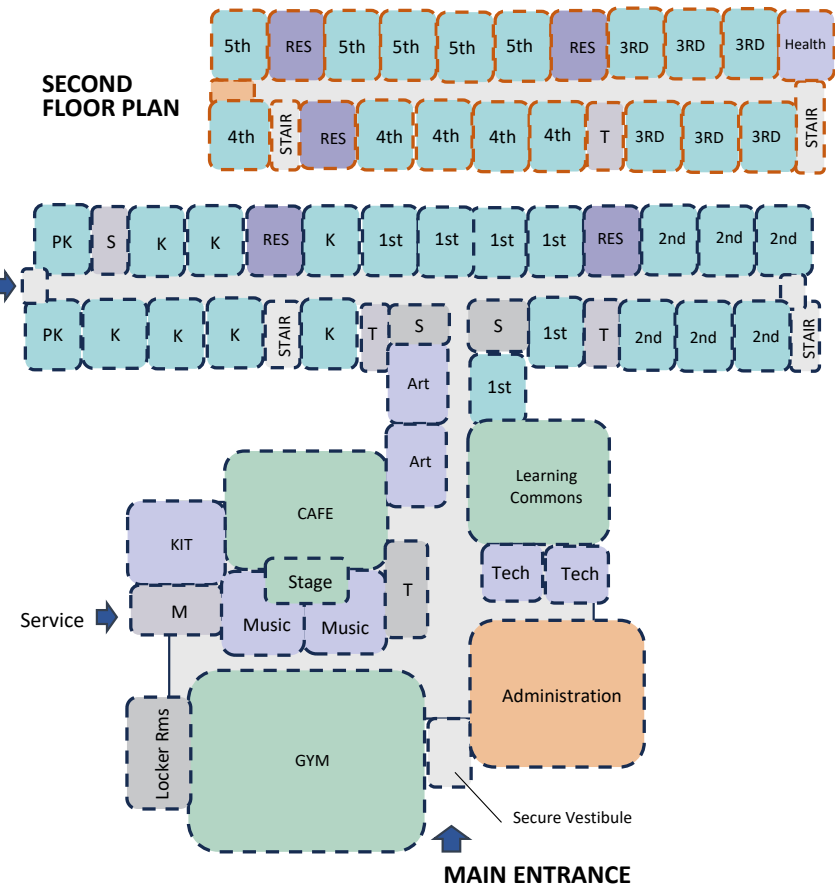
MEMORIAL SCHOOL – OPTION 10A-3 NEW PK – 5TH GRADE SCHOOL

SITE AREA 20 AC
CAPACITY @ 100% UTILIZATION 782
HIGH ENROLLMENT 752 IN 2031-32



MEMORIAL SCHOOL – OPTION 10B NEW PK – 5TH GRADE SCHOOL

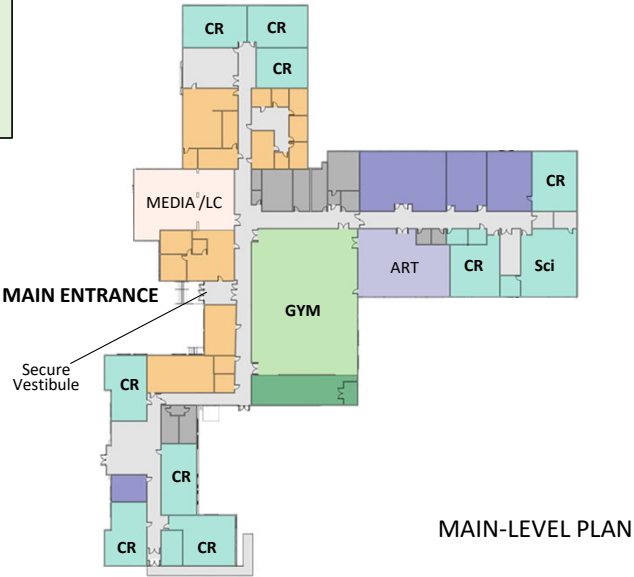
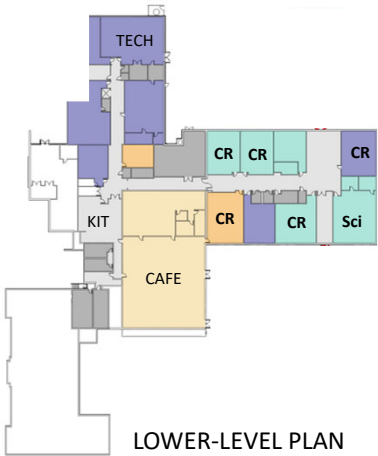
SITE AREA 20 AC
CAPACITY @ 100% UTILIZATION 782
HIGH ENROLLMENT 752 IN 2031-32



**STRONG SCHOOL – OPTION 10 A&B
CODES & ADA UPGRADES**

EXISTING 6 THRU 8TH GRADES
SITE AREA 6 AC
BUILDING AREA 77,762 SF
ORIGINAL BUILDING 1923
RENOVATIONS & ADDITIONS 1960 & 1999
CAPACITY @ 100% UTILIZATION 360
HIGH ENROLLMENT 346 IN 2030-31

STUDENTS / CR		
6th	24 x 5 CR	= 120
7th	24 x 5 CR	= 120
8th	24 x 5 CR	= <u>120</u>
TOTAL	15 CR	360



CR – Classroom (15)
TOTAL INSTRUCTIONAL CLASSROOMS 15



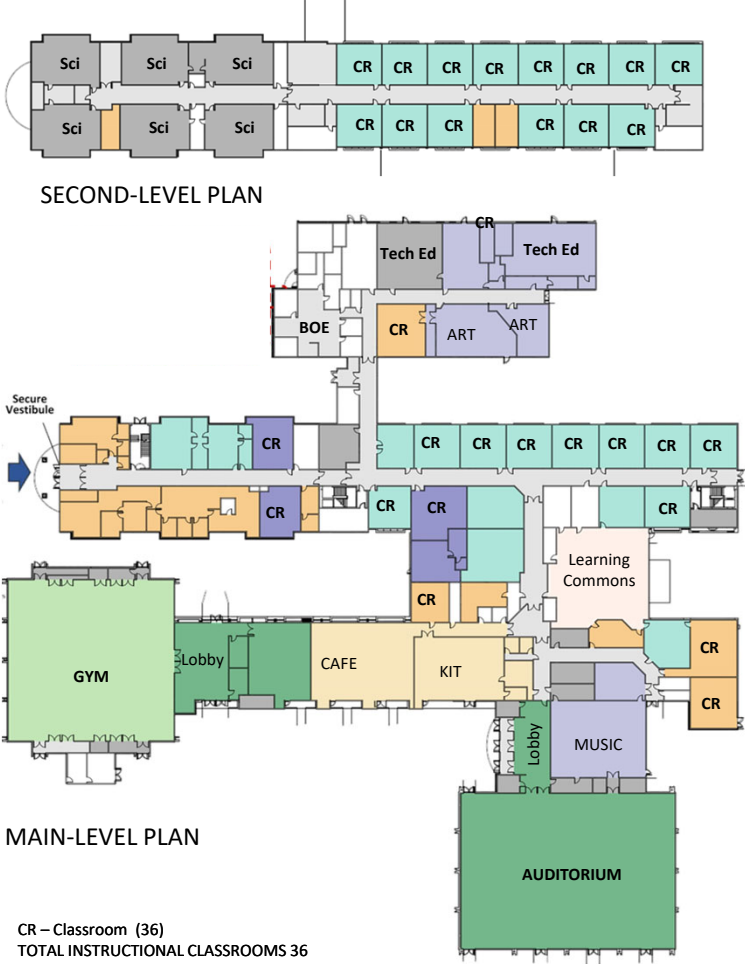
COGINCHAUG HIGH SCHOOL OPTION 10 A & B

CODE & ADA UPDATES

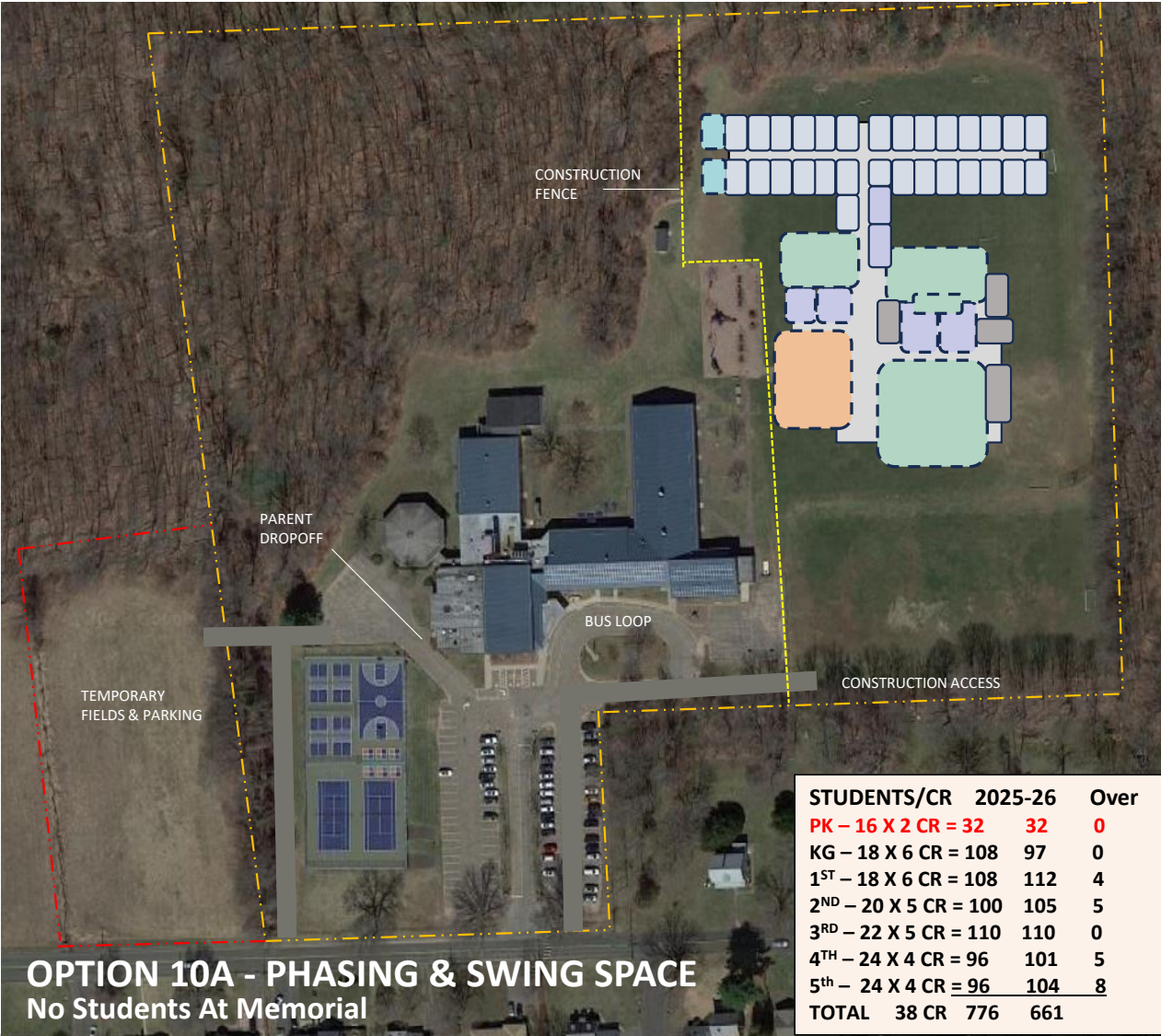
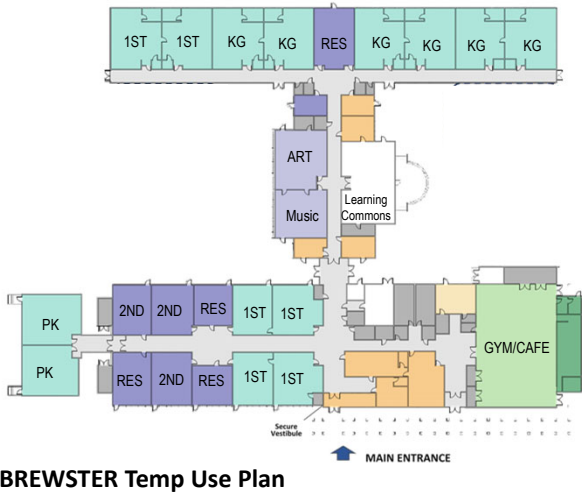
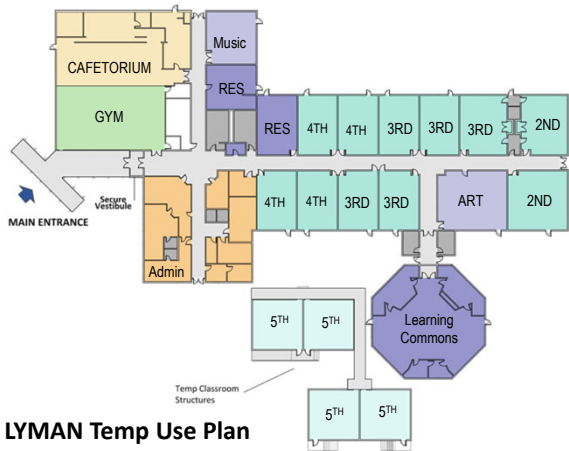
EXISTING 9th THRU 12TH GRADES

SITE AREA 44.5 AC
 BUILDING AREA 137,000SF
 ORIGINAL BUILDING 1969
 RENOVATIONS & ADDITIONS 1999
 CAPACITY @ 100% UTILIZATION 480
 HIGH ENROLLMENT 373 IN 2030-31

STUDENTS / CR		
9 th	– 24 x 5 CR =	120
10 th	– 24 x 5 CR =	120
11 th	– 24 x 5 CR =	120
12 th	– 24 x 5 CR =	<u>120</u>
TOTAL	20 CR	480

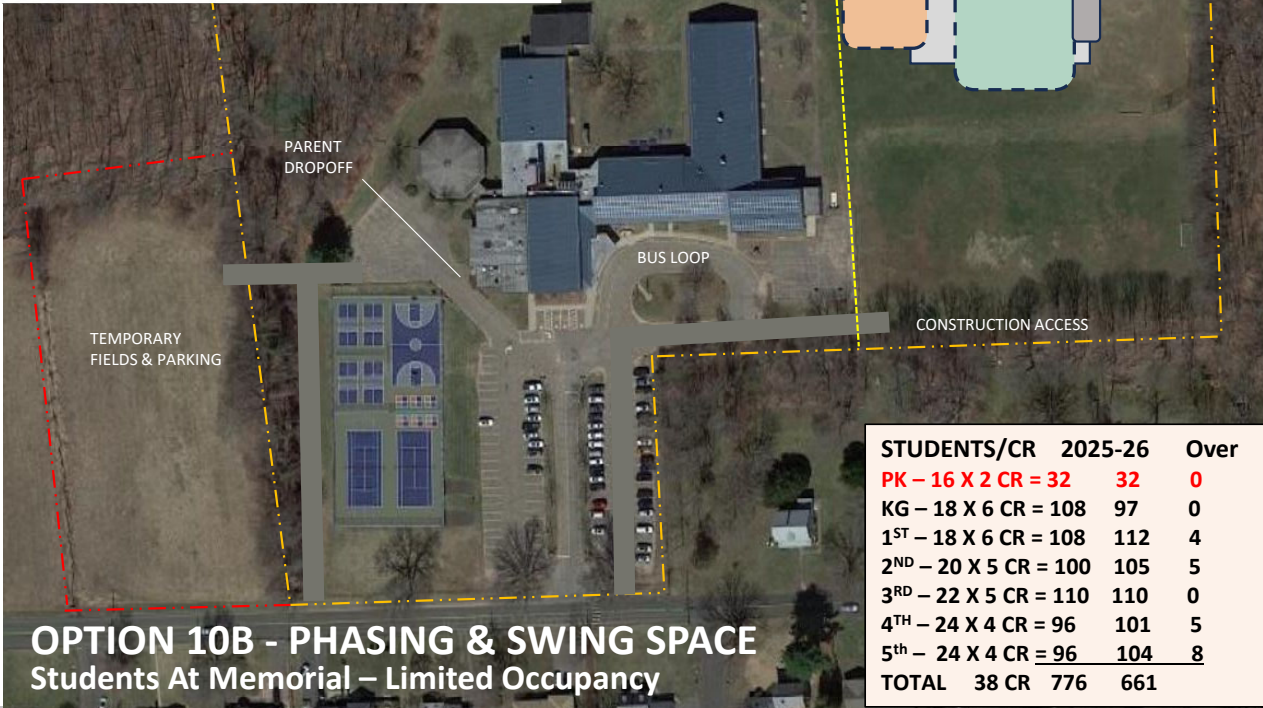
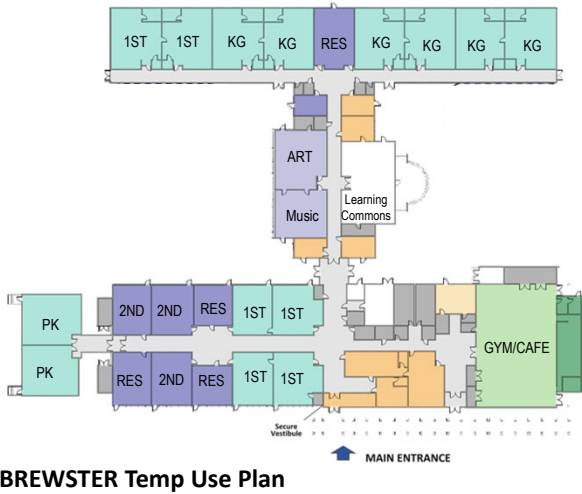
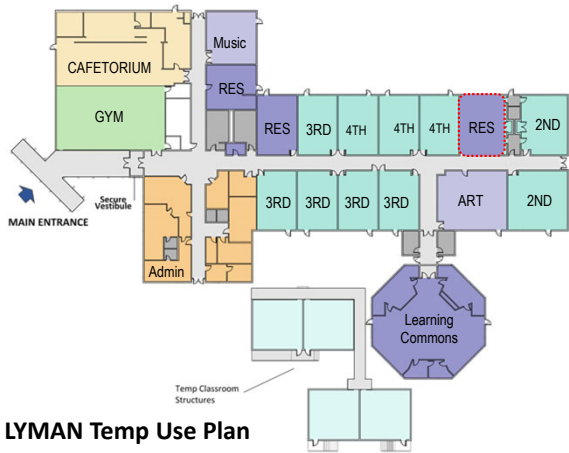


OPTION 10A - PHASING & SWING SPACE No Students At Memorial



STUDENTS/CR	2025-26	Over
PK – 16 X 2 CR = 32	32	0
KG – 18 X 6 CR = 108	97	0
1 ST – 18 X 6 CR = 108	112	4
2 ND – 20 X 5 CR = 100	105	5
3 RD – 22 X 5 CR = 110	110	0
4 TH – 24 X 4 CR = 96	101	5
5 th – 24 X 4 CR = 96	104	8
TOTAL 38 CR	776	661

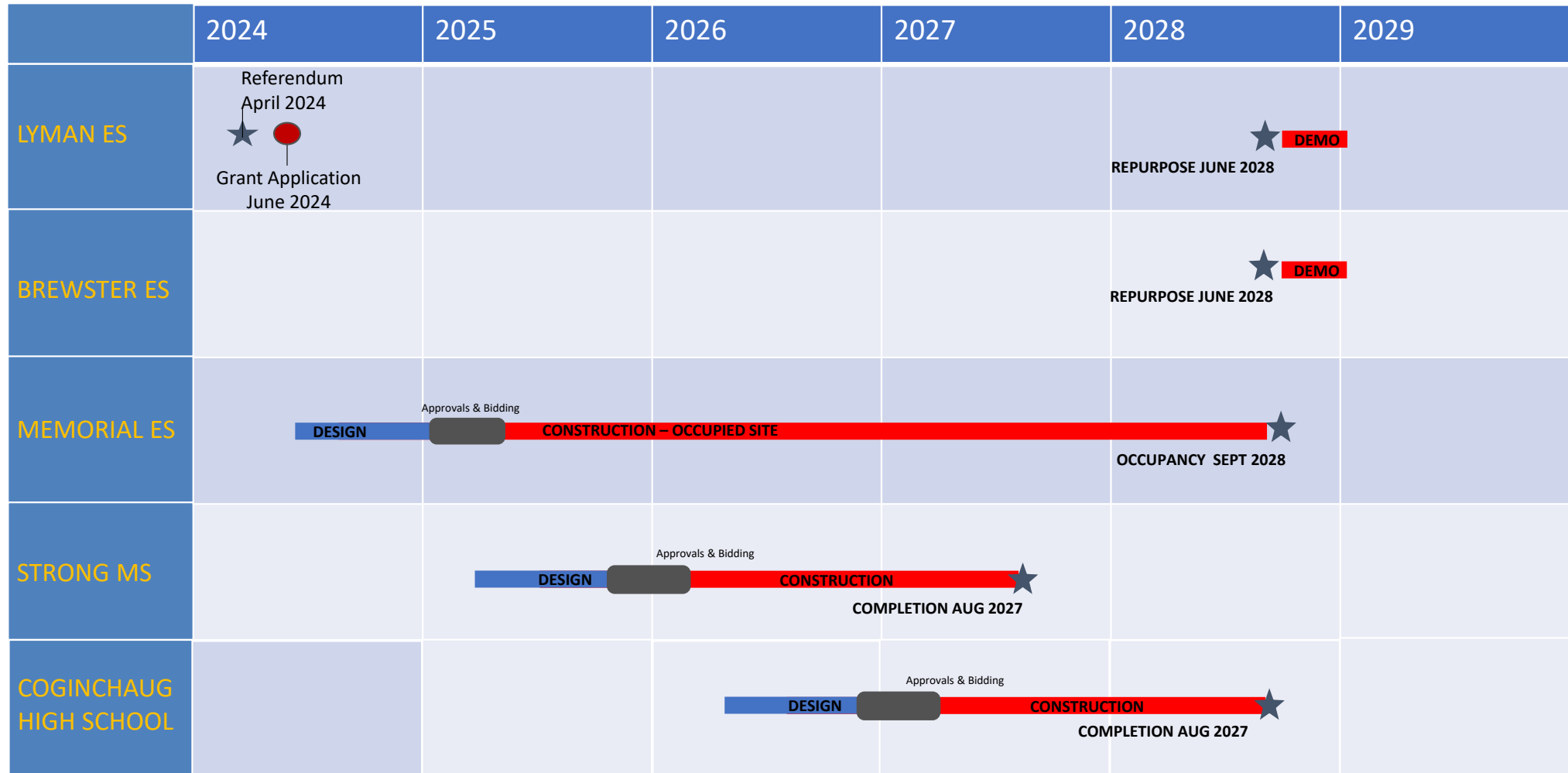
OPTION 10B - PHASING & SWING SPACE Students At Memorial



Project Phasing, Schedule & Budget – Option 10A

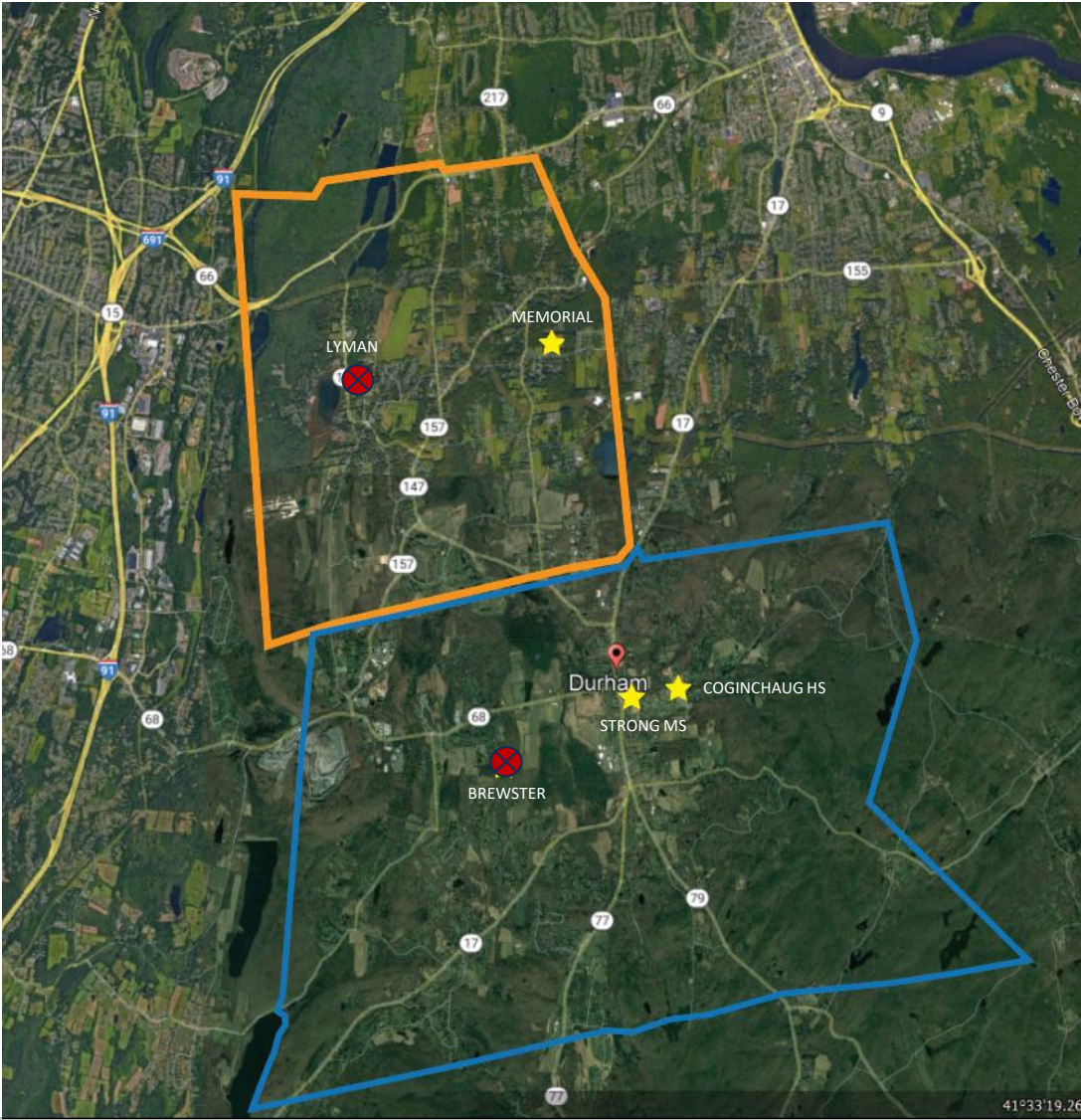


Project Phasing, Schedule & Budget – Option 10B



OPTION 10A EVALUATION

CONSTRUCTION IMPACT	
CONSTRUCTION COMPLEXITY & PHASES	NUMBER OF PHASES 5
DISRUPTION TO EDUCATION	LOW / MODERATE
CONSTRUCTION DURATION	24 TO 36 MONTHS
IMPACT OF HAZMAT ABATEMENT	MINIMAL
DEMOLITION	PORTABLE CLASSROOMS DEMOLISHED
EXISTING BUILDING STATUS	REPURPOSE LYMAN & BREWSETR
EDUCATIONAL PROGRAM	
FUTURE READY SCHOOL	YES
SEPARATE BUS & PARENT CIRCULATION	ACHIEVED
ADEQUATE ON-SITE PARKING	MEETS ED SPEC
POTENTIAL FOR FUTURE EXPANSION	YES
ATHLETIC FIELDS / PLAYGROUNDS	MEETS ED SPEC
ADA ACCESS TO ATHLETIC PROGRAMS	FULLY ACCESSIBLE
HEALTH & SAFETY	
FULLY ACCESSIBLE & CODE COMPLIANT	YES
MEETS SAFETY & SECURITY	YES
LAND USE / WETLANDS IMPACT	NO IMPACT
ENERGY EFFICIENCY	MEETS HIGH PERFORMANCE REQMTS.
NEW CONSTRUCTION	NEW SCHOOL
HVAC ENHANCED VENTILATION	YES
NATURAL LIGHT TO CLASSROOMS	YES – AT INSTRUCTIONAL SPACES
FINANCIAL IMPACT	
TOTAL PROJECT COST	\$ 85,581,000
RENO REIMBURSEMENT RATE 51.43%	\$ 33,842,000
NET COST TO REGION 13	\$ 51,739,000
10-YEAR OPERATING COST SAVINGS	<u>\$ 28,992,000</u>
TOTAL PROJECT COST	\$ 22,747,000



OPTION 10B EVALUATION

CONSTRUCTION IMPACT

- CONSTRUCTION COMPLEXITY & PHASES
- DISRUPTION TO EDUCATION
- CONSTRUCTION DURATION
- IMPACT OF HAZMAT ABATEMENT
- DEMOLITION
- EXISTING BUILDING STATUS

- NUMBER OF PHASES 5
- MAJOR
- 36 TO 40 MONTHS
- MINIMAL
- PORTABLE CLASSROOMS DEMOLISHED
- REPURPOSE LYMAN & BREWSETR

EDUCATIONAL PROGRAM

- FUTURE READY SCHOOL
- SEPARATE BUS & PARENT CIRCULATION
- ADEQUATE ON-SITE PARKING
- POTENTIAL FOR FUTURE EXPANSION
- ATHLETIC FIELDS / PLAYGROUNDS
- ADA ACCESS TO ATHLETIC PROGRAMS

- YES
- ACHIEVED
- MEETS ED SPEC
- YES
- MEETS ED SPEC
- FULLY ACCESSIBLE

HEALTH & SAFETY

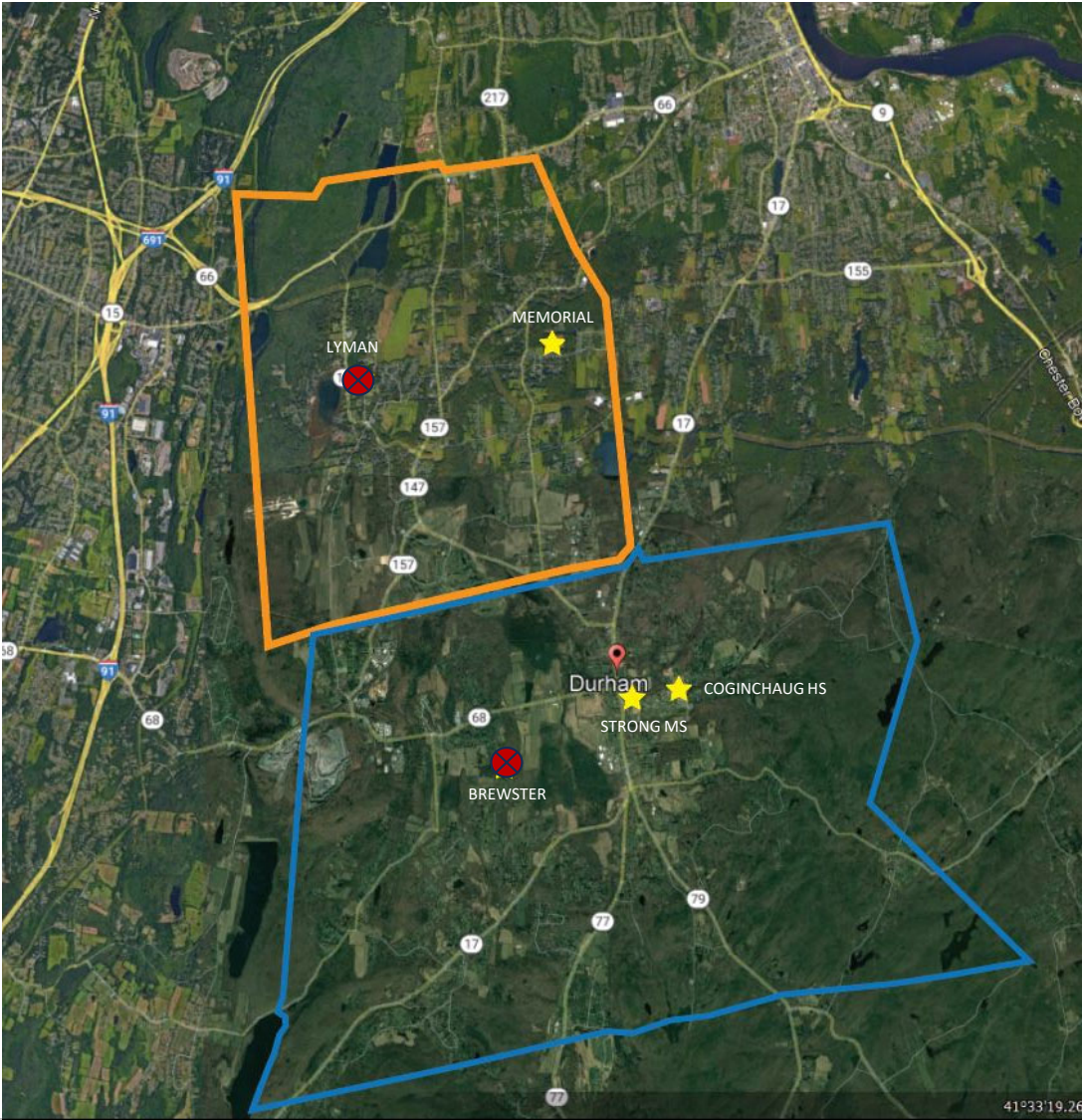
- FULLY ACCESSIBLE & CODE COMPLIANT
- MEETS SAFETY & SECURITY
- LAND USE / WETLANDS IMPACT
- ENERGY EFFICIENCY
- NEW CONSTRUCTION
- HVAC ENHANCED VENTILATION
- NATURAL LIGHT TO CLASSROOMS

- YES
- YES
- NO IMPACT
- MEETS HIGH PERFORMANCE REQMTS.
- NEW SCHOOL
- YES
- YES – AT INSTRUCTIONAL SPACES

FINANCIAL IMPACT

- TOTAL PROJECT COST
- RENO REIMBURSEMENT RATE 51.43%
- NET COST TO REGION 13
- 10-YEAR OPERATING COST SAVINGS
- TOTAL PROJECT COST

- \$ 87,485,000
- \$ 34,702,000
- \$ 52,783,000
- \$ 28,992,000
- \$ 23,791,000

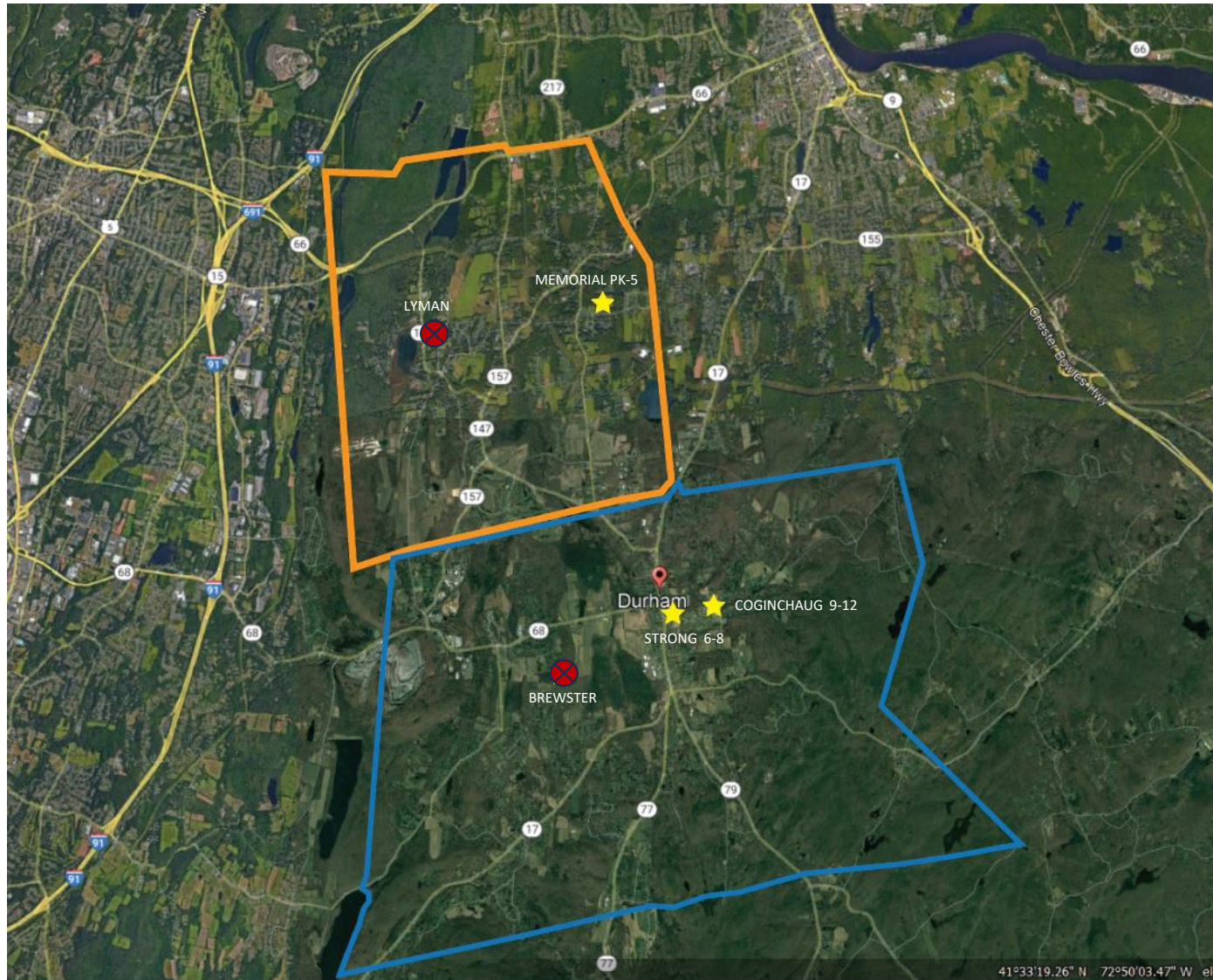


OPTION TEN C

EVALUATE THE EXISTING PK THRU 12TH GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE R#13 BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, PROVIDE APPROPRIATE GRADE CONFIGURATIONS, MAINTAIN PARITY, PROVIDE CODE COMPLIANCE AT EACH FACILITY, MINIMIZE DISRUPTION TO EDUCATION DURING CONSTRUCTION AND MAXIMIZE STATE REIMBURSEMENT FOR THE LOWEST NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - REPURPOSE
- ❖ BREWSTER ES - REPURPOSE
- ❖ MEMORIAL ES – PK THRU 5 GRADES - RENOVATION
- ❖ STRONG MS – 6 THRU 8 GRADES
- ❖ COGINCHAUG HS - 9 THRU 12 GRADES

OPTION 10C – OCCUPIED DURING CONSTRUCTION



Enrollment Projections – August 2022

MEDIUM PROJECTIONS

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12
2021-22	2016	71	95	99	103	109	98	106	99	101	99	98	91	108	128	32	1,366	610	642	299	425
2022-23	2017	81	107	98	99	102	112	100	105	100	100	81	98	90	123	32	1,347	618	650	305	392
2023-24	2018	77	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	113	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	106	92	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	102	86	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	101	83	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	112	82	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	105	91	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	114	103	112	85	91	81	93	32	1,393	682	714	329	350

HIGH PROJECTIONS

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12
2021-22	2016	71	95	99	103	109	98	106	99	101	99	98	91	108	128	32	1,366	610	642	299	425
2022-23	2017	81	107	98	99	102	113	100	105	101	101	81	99	91	123	32	1,352	619	651	307	394
2023-24	2018	77	101	111	98	99	105	116	99	107	101	83	82	99	104	32	1,337	630	662	307	368
2024-25	2019	95	108	105	111	98	102	108	109	107	101	83	84	82	113	32	1,349	632	664	323	362
2025-26	2020	74	97	112	105	110	101	104	109	107	101	83	84	84	94	32	1,336	629	661	325	350
2026-27	2021	98	112	100	112	104	114	103	109	107	101	83	89	84	96	32	1,358	645	677	329	352
2027-28	2022	101	110	116	100	111	107	117	109	107	101	83	84	89	96	32	1,374	661	693	316	365
2028-29	2023	104	118	114	116	100	115	110	111	107	101	83	84	89	96	32	1,402	673	705	325	372
2029-30	2024	105	114	122	114	115	103	118	111	107	101	83	84	89	96	32	1,418	686	718	331	369
2030-31	2025	108	117	118	122	113	119	105	111	107	101	83	84	89	96	32	1,445	694	726	346	373
2031-32	2026	111	121	121	118	121	117	122	111	107	101	83	84	89	96	32	1,459	720	752	334	373
2032-33	2027	114	124	125	121	117	125	120	111	107	101	83	84	89	96	32	1,484	732	764	346	374

MES STUDENTS / CR

PK – 16 X 2 CR = 32

KG – 18 X 7 CR = 126

1ST – 20 X 6 CR = 120

2ND – 22 X 6 CR = 132

3RD – 22 X 6 CR = 132

4TH – 24 X 5 CR = 120

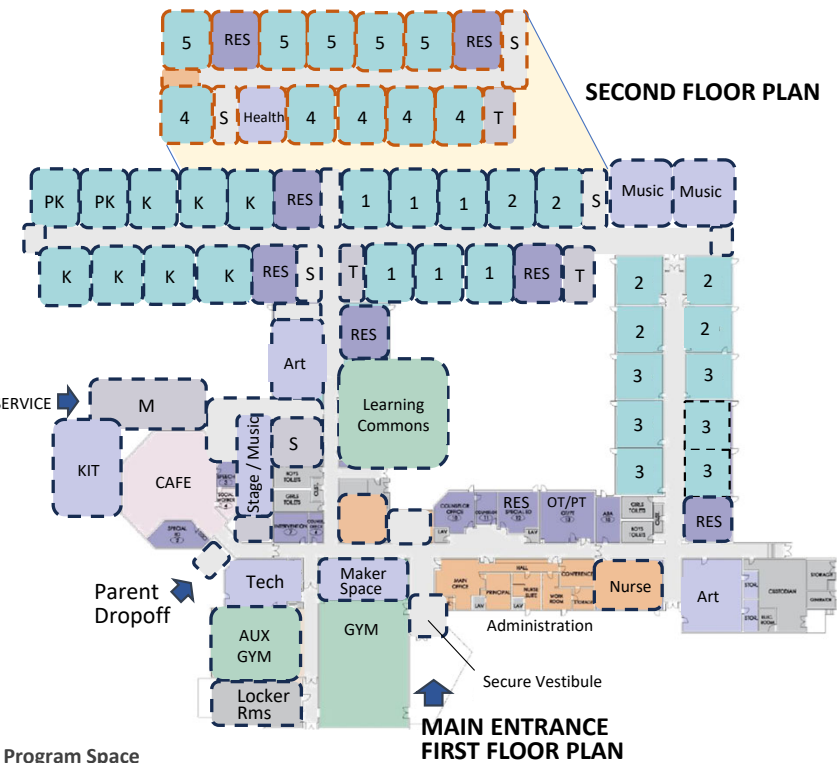
5TH – 24 X 5 CR = 120

TOTAL 37 CR 782

PK-5 HIGH ENROLLMENT 752 IN YEAR 2031-32

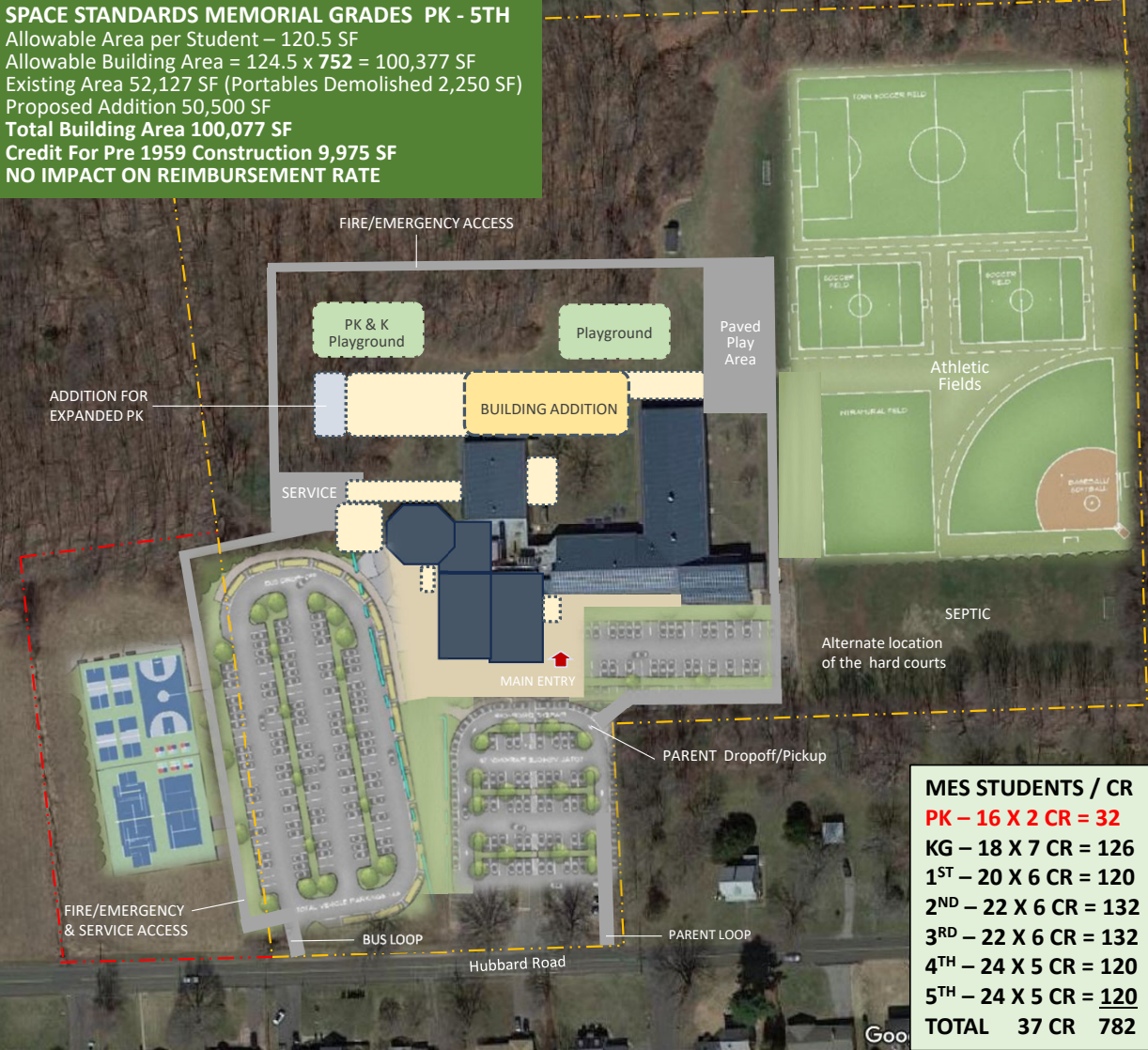
Eight Year Window

MEMORIAL PK-5 SCHOOL – OPTION 10C RENOVATIONS & ADDITIONS



Program Space
 CLASSROOMS 30 @ 900 SF = 27,000 SF
 ART = 1,500 SF
 MUSIC / STAGE = 1,750 SF
 ADMIN = 1,000 SF
 TECHNOLOGY = 750 SF
 KITCHEN = 2,500 SF
 CAFE = 4,000 SF
 SUB-TOTAL = 39,500 SF
 GROSSUP = 10,500 SF
TOTAL AREA 50,000 SF

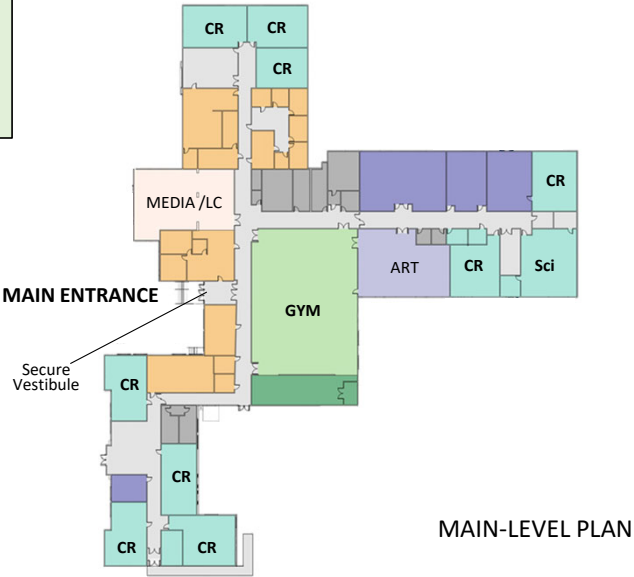
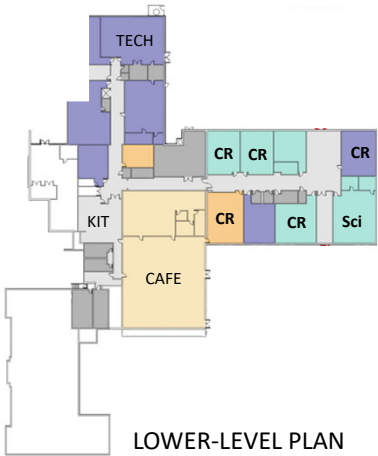
SPACE STANDARDS MEMORIAL GRADES PK - 5TH
 Allowable Area per Student – 120.5 SF
 Allowable Building Area = 124.5 x 752 = 100,377 SF
 Existing Area 52,127 SF (Portables Demolished 2,250 SF)
 Proposed Addition 50,500 SF
Total Building Area 100,077 SF
Credit For Pre 1959 Construction 9,975 SF
NO IMPACT ON REIMBURSEMENT RATE



STRONG SCHOOL – OPTION 10C
CODES & ADA UPGRADES

EXISTING 6 THRU 8TH GRADES
SITE AREA 6 AC
BUILDING AREA 77,762 SF
ORIGINAL BUILDING 1923
RENOVATIONS & ADDITIONS 1960 & 1999
CAPACITY @ 100% UTILIZATION 360
HIGH ENROLLMENT 346 IN 2030-31

STUDENTS / CR		
6th	24 x 5 CR	= 120
7th	24 x 5 CR	= 120
8th	24 x 5 CR	= <u>120</u>
TOTAL	15 CR	360



CR – Classroom (15)
TOTAL INSTRUCTIONAL CLASSROOMS 15

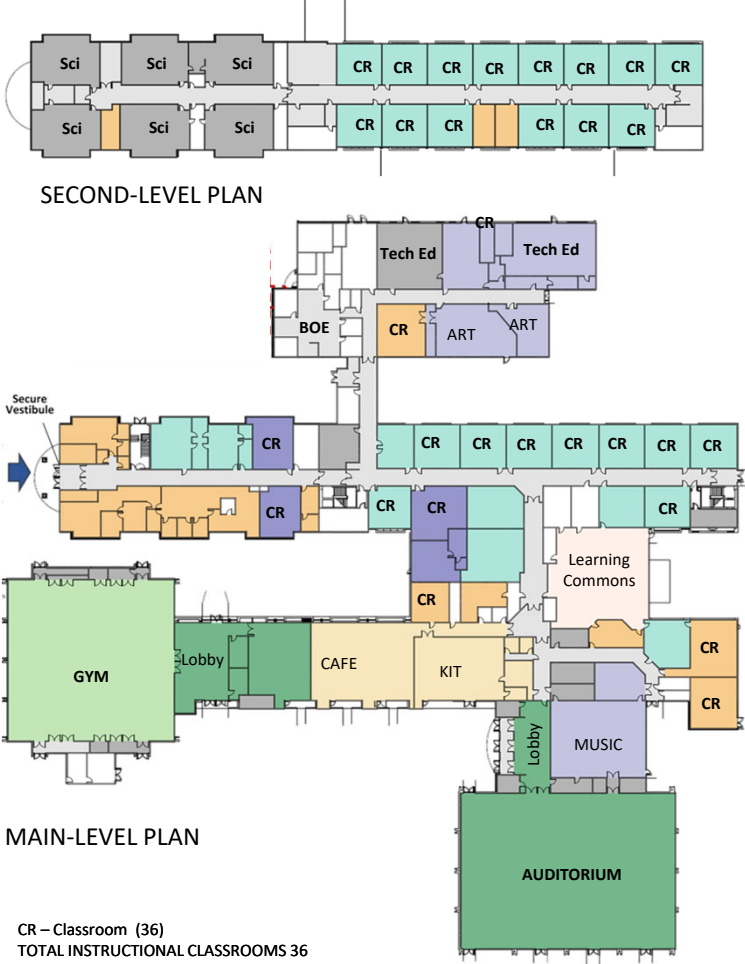


COGINCHAUG HIGH SCHOOL OPTION 10C
CODE & ADA UPDATES

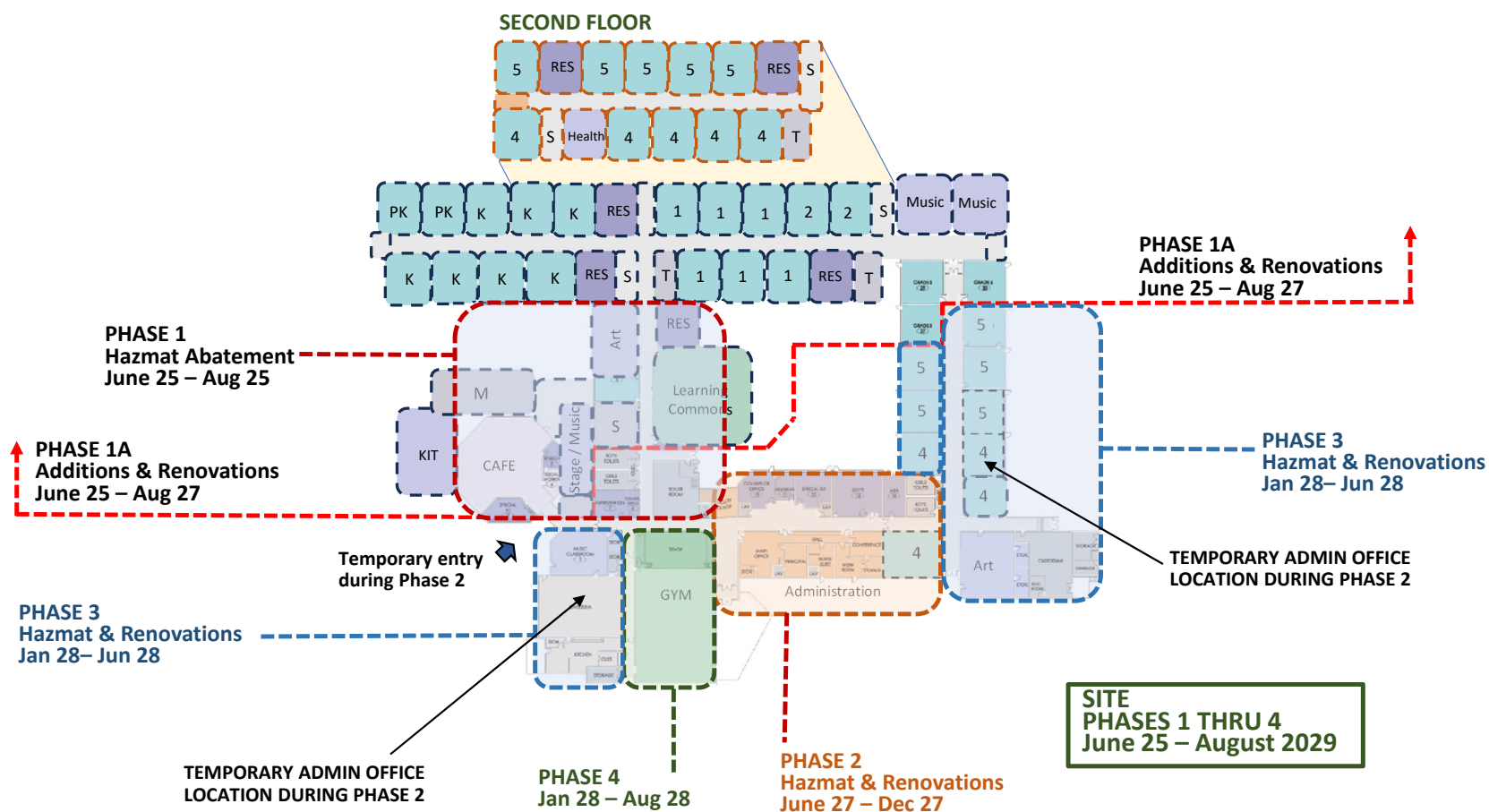
EXISTING 9th THRU 12th GRADES

SITE AREA 44.5 AC
BUILDING AREA 137,000SF
ORIGINAL BUILDING 1969
RENOVATIONS & ADDITIONS 1999
CAPACITY @ 100% UTILIZATION 480
HIGH ENROLLMENT 373 IN 2030-31

STUDENTS / CR		
9 th	– 24 x 5 CR =	120
10 th	– 24 x 5 CR =	120
11 th	– 24 x 5 CR =	120
12 th	– 24 x 5 CR =	<u>120</u>
TOTAL	20 CR	480



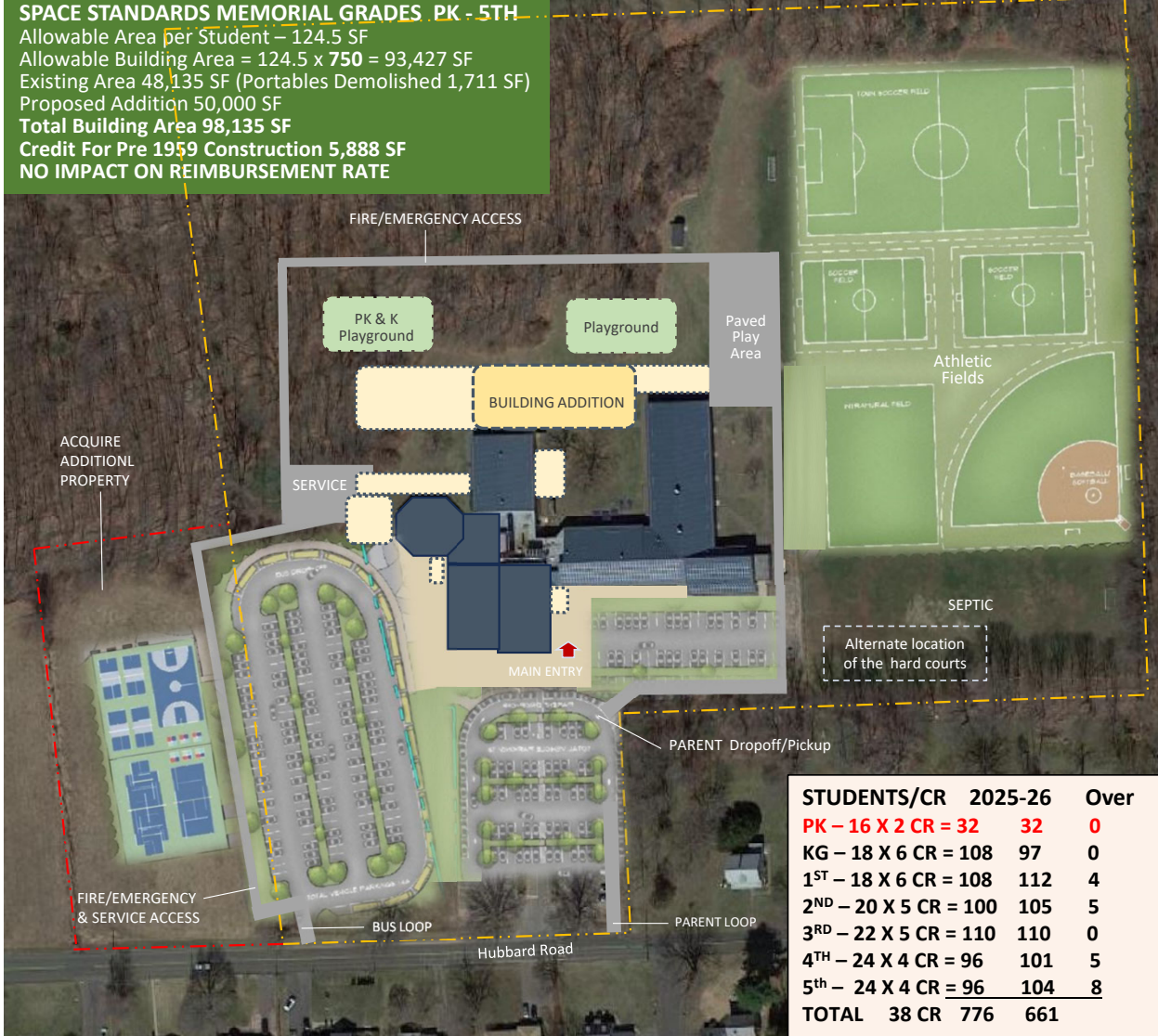
OPTION 10C – BUILDING PHASING PLAN



OPTION 10C – SITE PHASING PLAN



SPACE STANDARDS MEMORIAL GRADES PK - 5TH
Allowable Area per Student – 124.5 SF
Allowable Building Area = 124.5 x 750 = 93,427 SF
Existing Area 48,135 SF (Portables Demolished 1,711 SF)
Proposed Addition 50,000 SF
Total Building Area 98,135 SF
Credit For Pre 1959 Construction 5,888 SF
NO IMPACT ON REIMBURSEMENT RATE



STUDENTS/CR	2025-26	Over
PK – 16 X 2 CR = 32	32	0
KG – 18 X 6 CR = 108	97	0
1 ST – 18 X 6 CR = 108	112	4
2 ND – 20 X 5 CR = 100	105	5
3 RD – 22 X 5 CR = 110	110	0
4 TH – 24 X 4 CR = 96	101	5
5 th – 24 X 4 CR = 96	104	8
TOTAL 38 CR	776	661

Project Phasing, Schedule & Budget – Option 10C



OPTIONS 10C EVALUATION

CONSTRUCTION IMPACT

- CONSTRUCTION COMPLEXITY & PHASES
- DISRUPTION TO EDUCATION
- CONSTRUCTION DURATION
- IMPACT OF HAZMAT ABATEMENT
- DEMOLITION
- EXISTING BUILDING STATUS

NUMBER OF PHASES 3
HIGH
36 TO 48 MONTHS
POTENTIAL MAJOR IMPACT ON PHASING
PORTABLE CLASSROOMS DEMOLISHED
REPURPOSE LYMAN & BREWSTER

EDUCATIONAL PROGRAM

- FUTURE READY SCHOOL
- SEPARATE BUS & PARENT CIRCULATION
- ADEQUATE ON-SITE PARKING
- POTENTIAL FOR FUTURE EXPANSION
- ATHLETIC FIELDS / PLAYGROUNDS
- ADA ACCESS TO ATHLETIC PROGRAMS

YES
ACHIEVED
MEETS ED SPEC
YES
MEETS ED SPEC
FULLY ACCESSIBLE

HEALTH & SAFETY

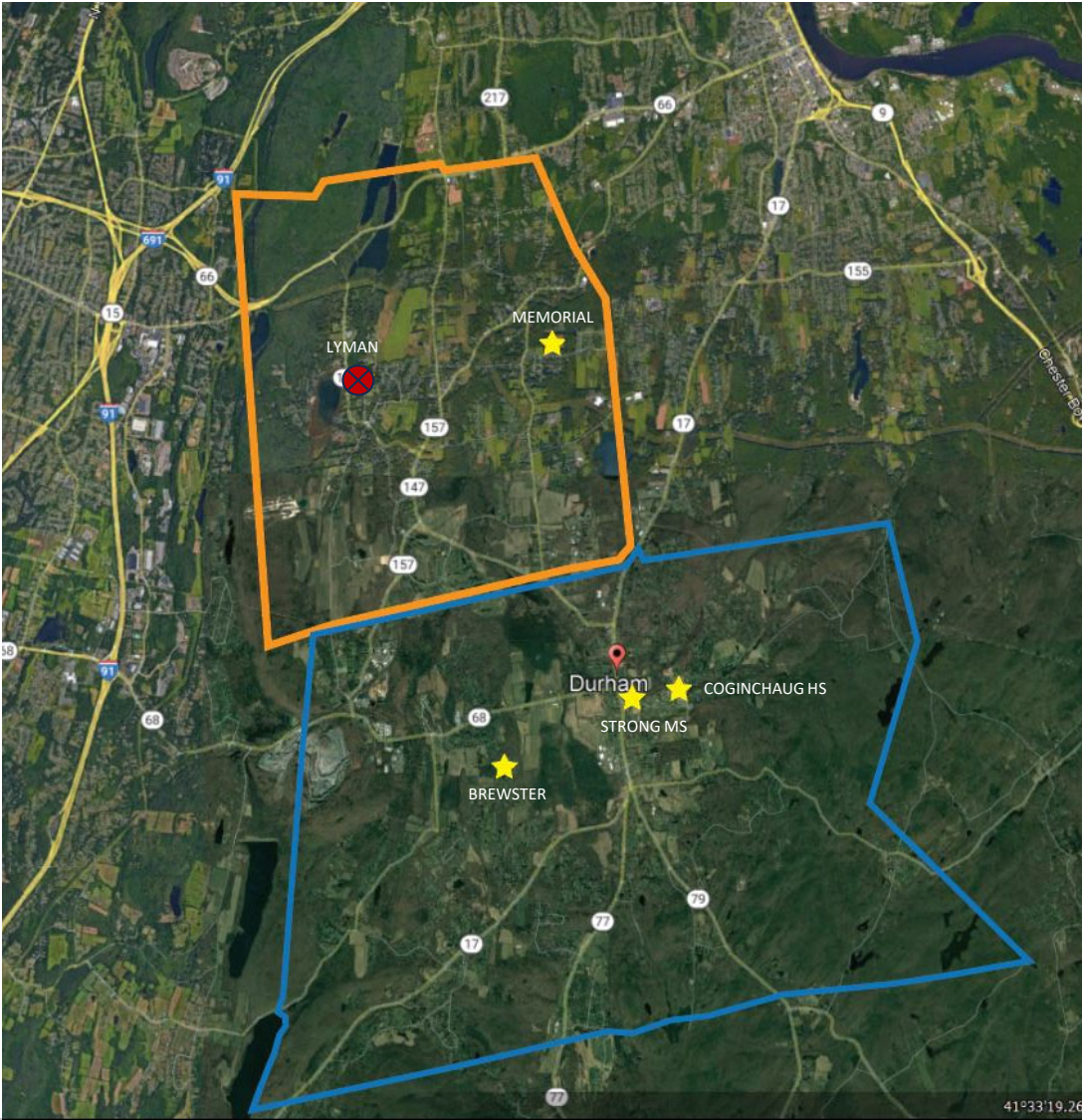
- FULLY ACCESSIBLE & CODE COMPLIANT
- SAFETY & SECURITY
- LAND USE / WETLANDS IMPACT
- ENERGY EFFICIENCY
- NEW CONSTRUCTION
- HVAC ENHANCED VENTILATION
- NATURAL LIGHT TO CLASSROOMS

YES
MEETS SAFETY & SECURITY STANDARDS
NO IMPACT
MEETS HIGH PERFORMANCE REQMTS.
MAJOR ADDITION AT MEMORIAL
YES
YES – AT INSTRUCTIONAL SPACES

FINANCIAL IMPACT

- TOTAL PROJECT COST
- RENO REIMBURSEMENT RATE 51.43%
- NET COST TO REGION 13
- 10-YEAR OPERATING COST SAVINGS
- TOTAL PROJECT COST

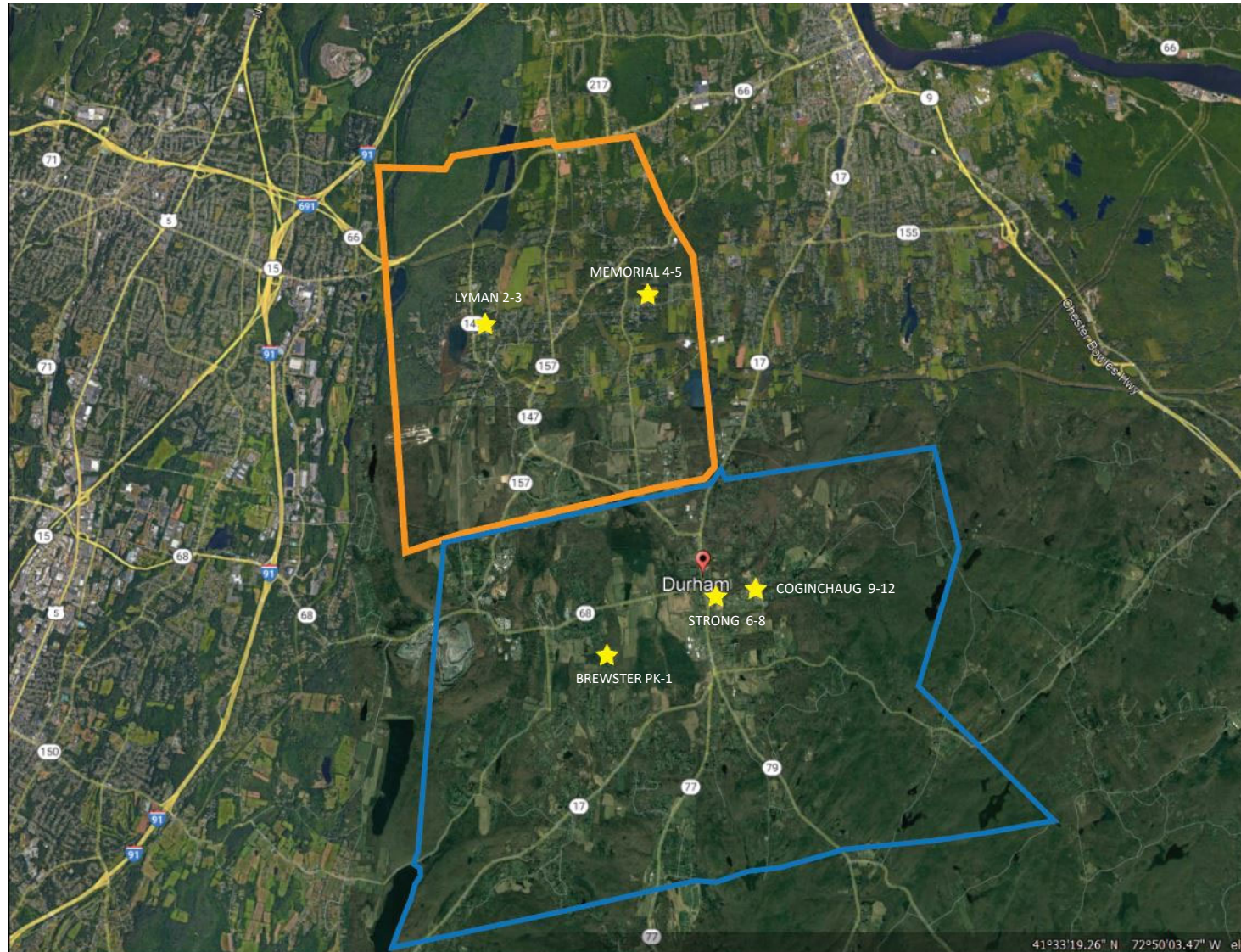
\$ 82,495,000
\$ 37,412,000
\$ 45,083,000
\$ 28,992,000
\$ 16,091,000



OPTION ELEVEN

EVALUATE THE EXISTING PK THRU 12TH GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE R#13 BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, PROVIDE APPROPRIATE GRADE CONFIGURATIONS, MAINTAIN PARITY, PROVIDE CODE COMPLIANCE AT EACH FACILITY, MINIMIZE DISRUPTION TO EDUCATION DURING CONSTRUCTION AND MAXIMIZE STATE REIMBURSEMENT FOR THE LOWEST NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - 2 THRU 3 GRADES
- ❖ BREWSTER ES - PK THRU 1 GRADE
- ❖ MEMORIAL ES – 4 THRU 5 GRADES
- ❖ STRONG MS – 6 THRU 8 GRADES
- ❖ COGINCHAUG HS - 9 THRU 12 GRADES



Enrollment Projections – August 2022

MEDIUM PROJECTIONS

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12
2021-22	2016	71	95	99	103	109	98	106	99	101	99	98	91	108	128	32	1,366	610	642	299	425
2022-23	2017	81	107	98	99	102	112	100	105	100	100	81	98	90	123	32	1,347	618	650	305	392
2023-24	2018	77	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	113	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	106	92	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	102	86	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	101	83	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	112	82	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	105	91	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	114	103	112	85	91	81	93	32	1,393	682	714	329	350

HIGH PROJECTIONS - OPTION 2

										PK -1 HIGH ENROLLMENT 274 IN YEAR 2031-32											
School Year	Birth Year	Births	K	1	2	3	4	5	BES STUDENTS / CR			9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12
2021-22	2016	71	95	99	103	109	98	106	PK – 16 X 2 CR = 32			98	91	108	128	32	1,366	610	642	299	425
2022-23	2017	81	107	98	99	102	113	100	KG – 18 X 7 CR = 126			81	99	91	123	32	1,352	619	651	307	394
2023-24	2018	77	101	111	98	99	105	116	1 ST – 18 X 7 CR = 126			83	82	99	104	32	1,337	630	662	307	368
2024-25	2019	95	108	105	111	98	102	108	TOTAL 16 CR 284			83	84	82	113	32	1,349	632	664	323	362
2025-26	2020	74	97	112	105	110	101	104	107	101	101	88	84	84	94	32	1,336	629	661	325	350
2026-27	2021	98	112	100	112	104	114	103	LES STUDENTS / CR			8	MES STUDENTS / CR			32	1,358	645	677	329	352
2027-28	2022	101	110	116	100	111	107	117	2 ND – 20 X 6 CR = 120			9	4 TH – 24 X 5 CR = 120			32	1,374	661	693	316	365
2028-29	2023	104	118	114	116	100	115	110	3 RD – 22 X 6 CR = 132			8	5 TH – 24 X 5 CR = 120			32	1,402	673	705	325	372
2029-30	2024	105	114	122	114	115	103	118	TOTAL 12 CR 252			8	TOTAL 10 CR 240			32	1,418	686	718	331	369
2030-31	2025	108	117	118	122	113	119	105	117	111	118	85	87	90	111	32	1,445	694	726	346	373
2031-32	2026	111	121	121	118	121	117	122	104	119	111	97	86	87	103	32	1,459	720	752	334	373
2032-33	2027	114	124	125	121	117	125	120	121	106	119	91	98	86	99	32	1,484	732	764	346	374

Eight Year Window

2 -3 HIGH ENROLLMENT 239 IN YEAR 2031-32

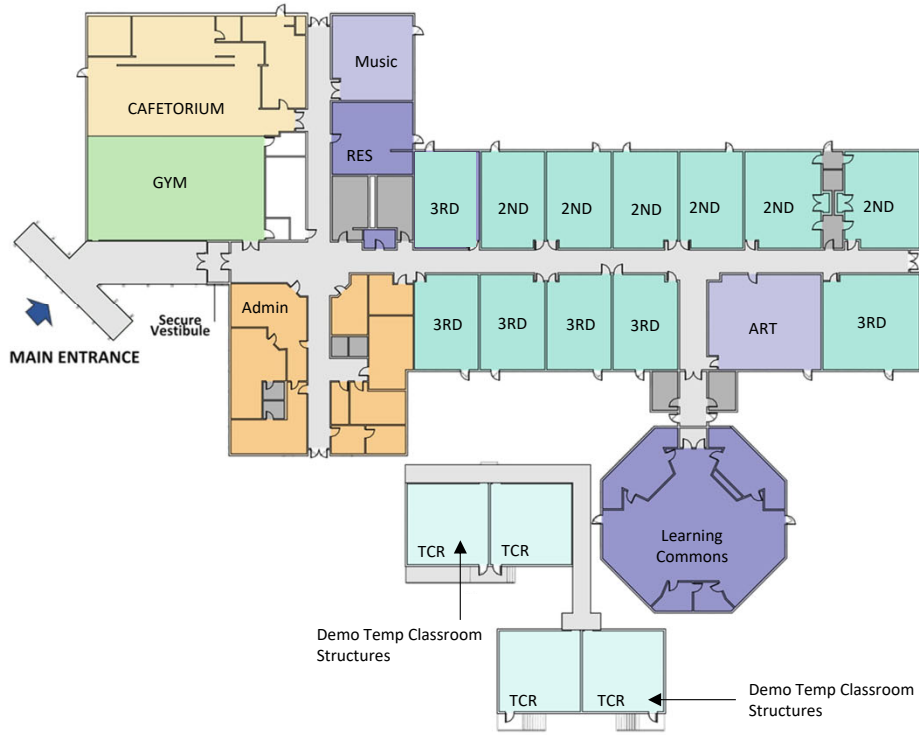
4 – 5 HIGH ENROLLMENT 239 IN YEAR 2031-32

LYMAN SCHOOL – OPT 11 INFRASTRUCTURE UPDATE, CODE & ADA

UPDATED 2ND THRU 3RD GRADES

SITE AREA 14 AC
TOTAL BUILDING AREA 37,130 SF
ORIGINAL BUILDING – 1966
TEMPORARY STRUTURES - 1999 & 2001 – 3,696 SF
RENOVATIONS & ADDITIONS – 1996
CAPACITY @ 100% UTILIZATION 252
HIGH ENROLLMENT 239

CR – Classroom (10)
TCR – Temp Classrooms (4)
TOTAL INSTRUCTIONAL CLASSROOMS 14



LES STUDENTS / CR			
2 ND	–	20 X 6 CR	= 120
3 RD	–	22 X 6 CR	= 132
TOTAL		12 CR	252

SPACE STANDARDS LYMAN GRADES 2-5
Allowable Area per Student – 124 SF
Allowable Building Area = 124 x 239 = 29,636 SF
Existing Area 37,130 SF (Portables 3,696 SF)
Proposed Addition 0 SF
Total Final Building Area 33,434 SF
Area Over Allowable 3,798 SF
12% IMPACT ON REIMBURSEMENT RATE

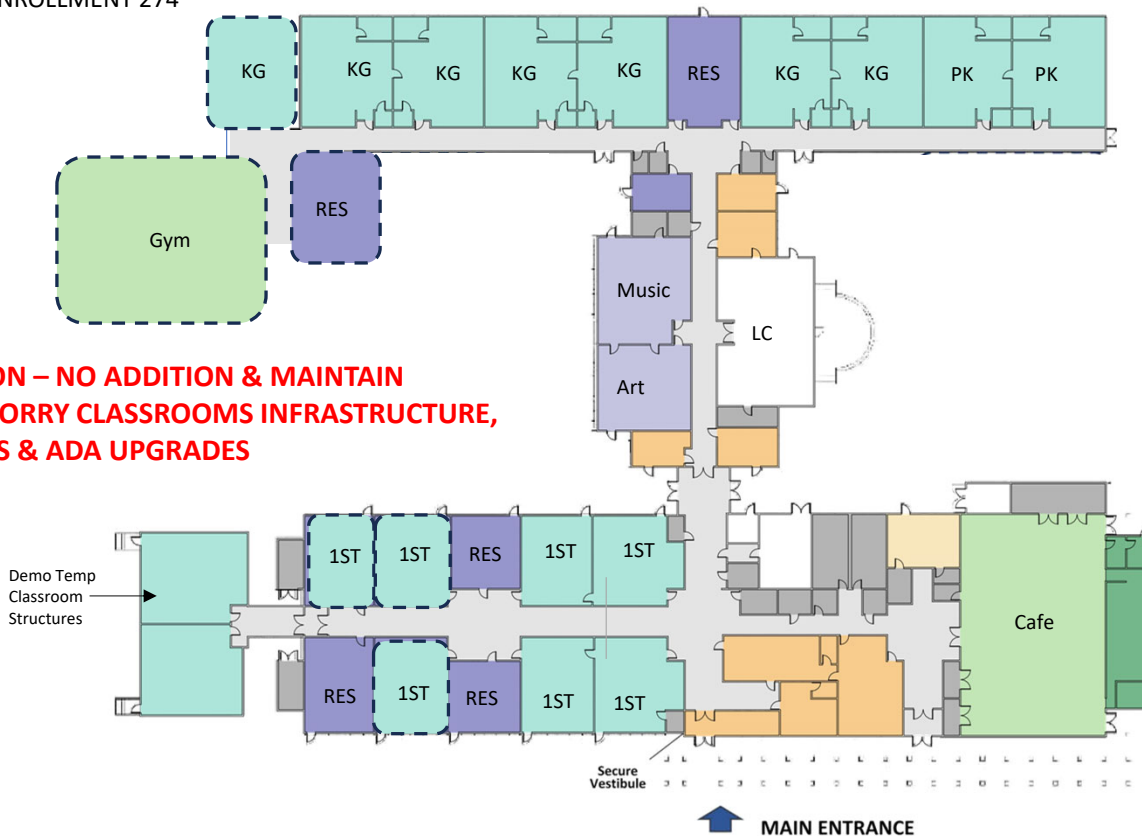


**INFRASTRUCTURE
CODE & ADA
UPDATES**
SPACE STANDARDS APPLICABLE

BREWSTER SCHOOL – OPT 11 RENOVATIONS & ADDITIONS

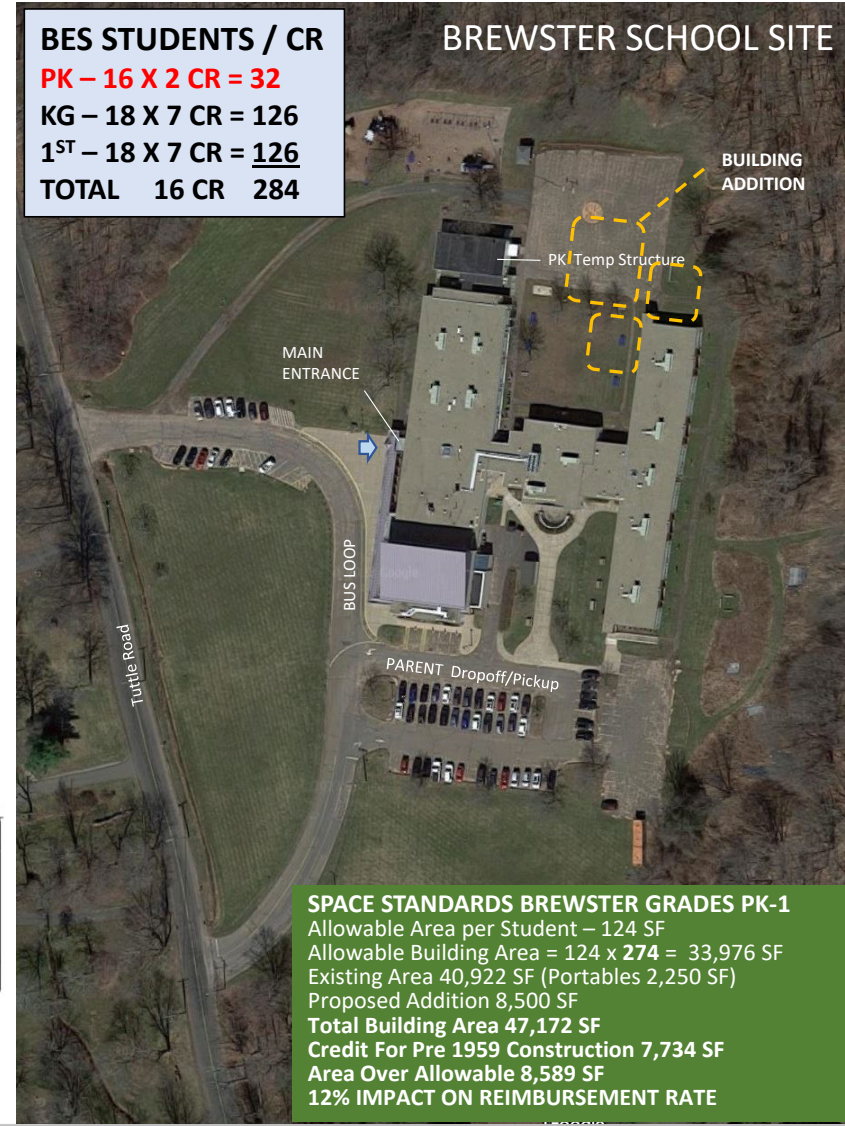
UPDATED PK THRU 1ST GRADES
SITE AREA 14.5 AC
TOTAL BUILDING EXISTING AREA 40,922 SF
ORIGINAL BUILDING 38,672 SF - 1955
RENOVATIONS & ADDITIONS – 1960 & 1990 (1,711 SF)
CAPACITY 284 @ 100% UTILIZATION
HIGH ENROLLMENT 274

**OPTION – NO ADDITION & MAINTAIN
TEMPORRY CLASSROOMS INFRASTRUCTURE,
CODES & ADA UPGRADES**



BES STUDENTS / CR	
PK – 16 X 2 CR	= 32
KG – 18 X 7 CR	= 126
1 ST – 18 X 7 CR	= 126
TOTAL	16 CR 284

BREWSTER SCHOOL SITE

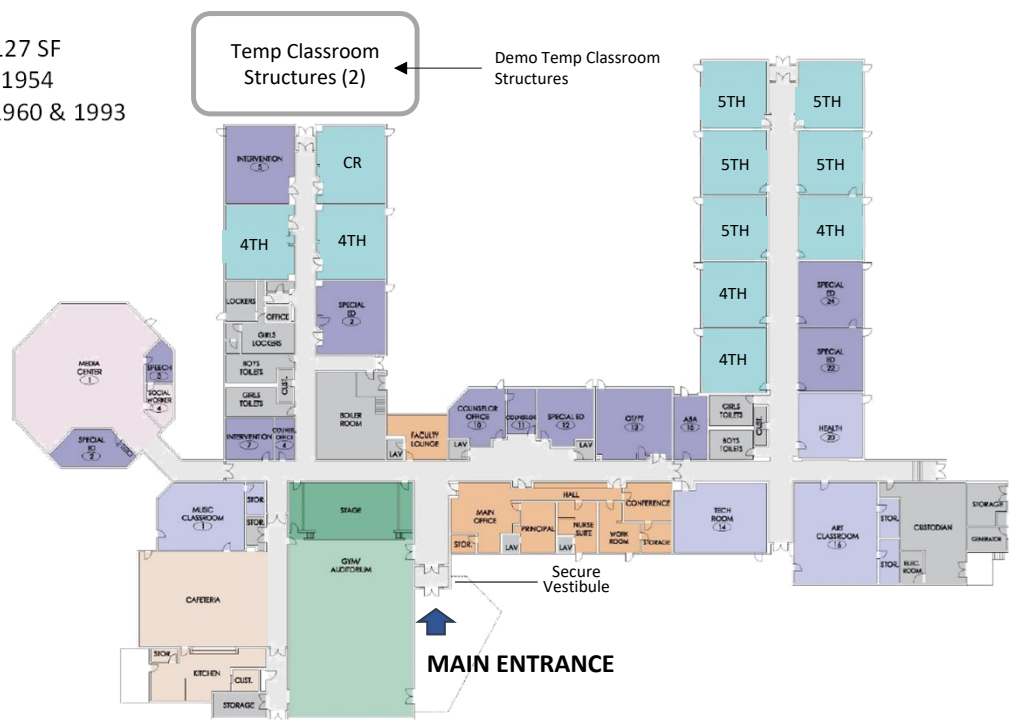


SPACE STANDARDS BREWSTER GRADES PK-1
Allowable Area per Student – 124 SF
Allowable Building Area = 124 x 274 = 33,976 SF
Existing Area 40,922 SF (Portables 2,250 SF)
Proposed Addition 8,500 SF
Total Building Area 47,172 SF
Credit For Pre 1959 Construction 7,734 SF
Area Over Allowable 8,589 SF
12% IMPACT ON REIMBURSEMENT RATE

MEMORIAL SCHOOL – OPTION 11 UPDATE INFRASTRUCTURE CODE & ADA

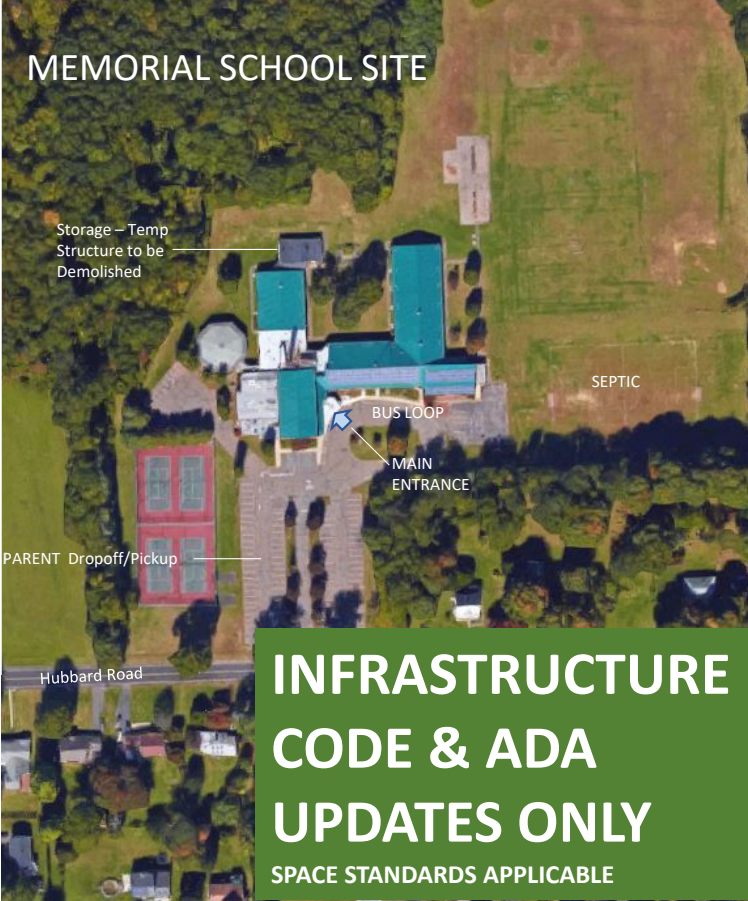
RENOVATED 4TH THRU 5TH GRADES

SITE AREA 20 AC
EXISTING BUILDING AREA 52,127 SF
ORIGINAL BUILDING 49,877 - 1954
RENOVATIONS & ADDITIONS 1960 & 1993
CAPACITY @ 100% UTILIZATION 264
HIGH ENROLLMENT 239



MES STUDENTS / CR	
4TH – 24 X 5 CR =	120
5TH – 24 X 5 CR =	120
TOTAL 8 CR	240

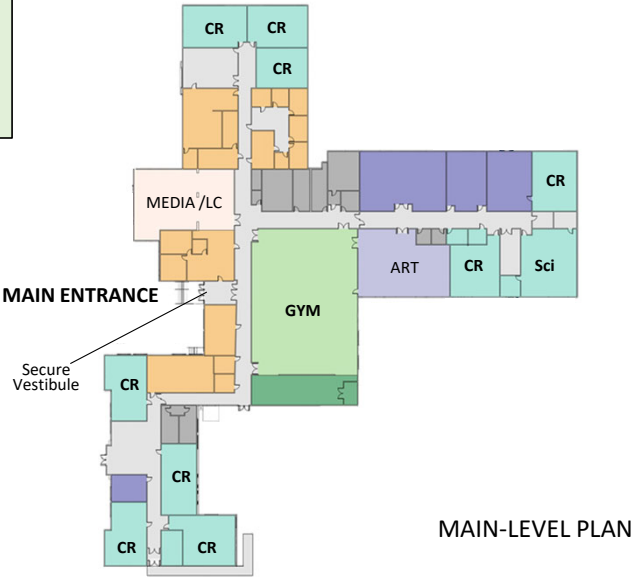
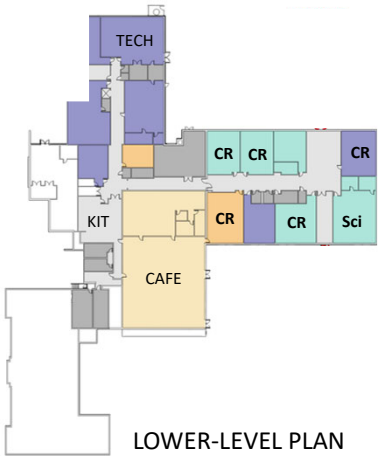
SPACE STANDARDS MEMORIAL GRADES 4th - 5TH
Allowable Area per Student – 140 SF
Allowable Building Area = 140 x 239 = 33,460 SF
Existing Area 52,127 SF (Portables 2,250 SF)
Proposed Addition 0 SF
Total Final Building Area 49,877 SF
Credit For Pre 1959 Construction 9,975 SF
13% IMPACT ON REIMBURSEMENT RATE



STRONG SCHOOL – OPTION 11
CODES & ADA UPGRADES

EXISTING 6 THRU 8TH GRADES
SITE AREA 6 AC
BUILDING AREA 77,762 SF
ORIGINAL BUILDING 1923
RENOVATIONS & ADDITIONS 1960 & 1999
CAPACITY @ 100% UTILIZATION 360
HIGH ENROLLMENT 346 IN 2030-31

STUDENTS / CR		
6th	24 x 5 CR	= 120
7th	24 x 5 CR	= 120
8th	24 x 5 CR	= <u>120</u>
TOTAL	15 CR	360



CR – Classroom (15)
TOTAL INSTRUCTIONAL CLASSROOMS 15

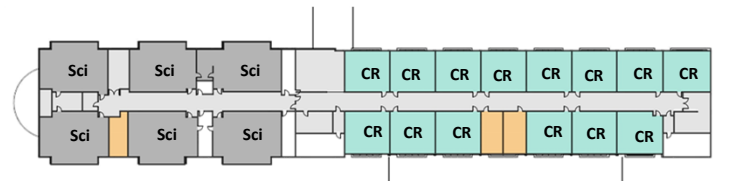


COGINCHAUG HIGH SCHOOL OPTION 11 CODE & ADA UPDATES

EXISTING 9th THRU 12th GRADES

SITE AREA 44.5 AC
BUILDING AREA 137,000SF
ORIGINAL BUILDING 1969
RENOVATIONS & ADDITIONS 1999
CAPACITY @ 100% UTILIZATION 480
HIGH ENROLLMENT 373 IN 2030-31

STUDENTS / CR		
9 th	– 24 x 5 CR =	120
10 th	– 24 x 5 CR =	120
11 th	– 24 x 5 CR =	120
12 th	– 24 x 5 CR =	<u>120</u>
TOTAL	20 CR	480



The floor plan illustrates the layout of the new building, featuring a central corridor system. Rooms are color-coded: teal for classrooms, purple for lecture halls, orange for computer labs, white for offices, and green for a large open area. Key areas are labeled: RES (Residence), GYM (Gymnasium), CR (Common Room), and MAIN ENTRANCE (indicated by a blue arrow). A 'Secure Vestibule' is also marked. The plan includes a grid of room numbers from 101 to 202 and 301 to 302.

A detailed campus map showing the layout of various buildings. The map includes a 'MAIN ENTRANCE' with a blue arrow pointing to a 'Secure Vestibule'. Buildings are color-coded: yellow for Cafetorium, Gym, and Admin; green for Music, RES, and Art; blue for Learning Commons; and orange for other classrooms. The map shows a central corridor connecting different wings. Specific rooms labeled include CAFETORIUM, GYM, Music, RES, 4TH, 3RD, 2ND, ART, Learning Commons, and Admin. There are also 'Temp Classroom Structures' indicated at the bottom.

PORTABLES

1ST 1ST 1ST 1ST 1ST 1ST

Learning Commons

PK

Music

CAFE CATERIA

GYM

ART

MEMORIAL FLOOR PLAN
SCALE 1/8"

NORTH

PORTABLES DEMOLISHED

MEMORIAL FLOOR PLAN
SCALE 1/8" = 1'-0"

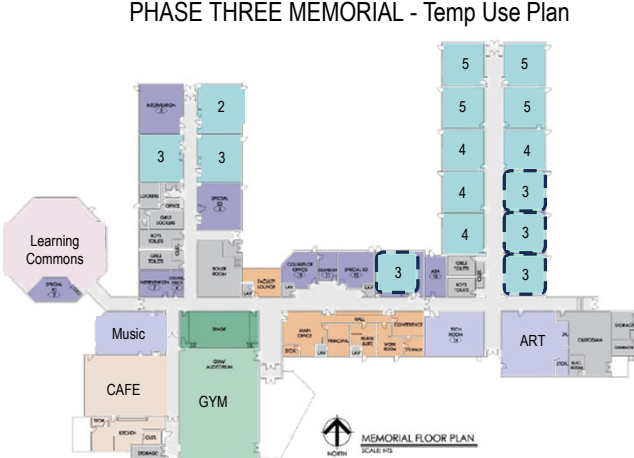
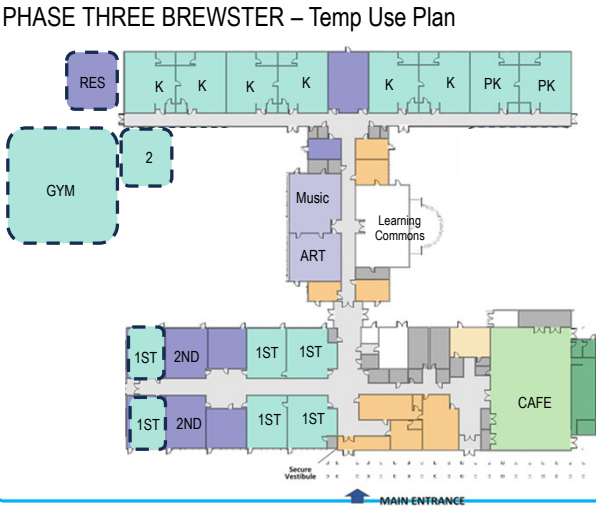
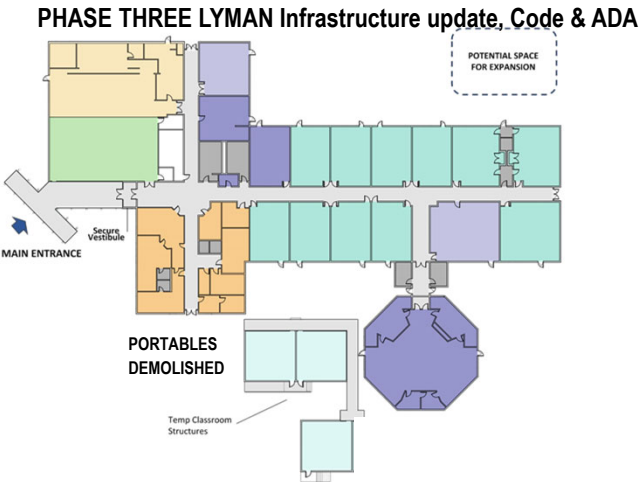
ROOMS:

- CLASSROOM 1 (101)
- CLASSROOM 2 (102)
- CLASSROOM 3 (103)
- CLASSROOM 4 (104)
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- SPECIAL 26

The floor plan shows the main level of the school building. At the top is the **GYM** (green dashed outline). To its right is a row of rooms: **RES** (purple), four **K** (teal), **RES** (purple), two **K** (teal), and two **PK** (light teal). Below the gym is a **2ND** (teal dashed outline) area. In the center is a vertical corridor with **Music** and **ART** (purple) rooms on the left, and **Learning Commons** (white) on the right. At the bottom is the **CAFE** (green). To the left of the cafe is a row of rooms: two **1ST** (teal), **2ND** (teal dashed outline), **RES** (purple), **1ST** (teal), and **1ST** (teal). The **Source Vestibule** is at the bottom center, and the **MAIN ENTRANCE** is at the bottom right, marked with a blue arrow.

A detailed campus map showing the layout of various buildings. The map includes a 'MAIN ENTRANCE' with an arrow pointing to a 'Secure Vestibule'. Buildings are color-coded: yellow for Cafetorium and Gym, green for Music and RES, orange for Admin, and purple for Learning Commons. Classroom buildings are labeled with grade levels: 4TH, 3RD, 2ND, and 5TH. A 'Temp Classroom Structures' area is also indicated.

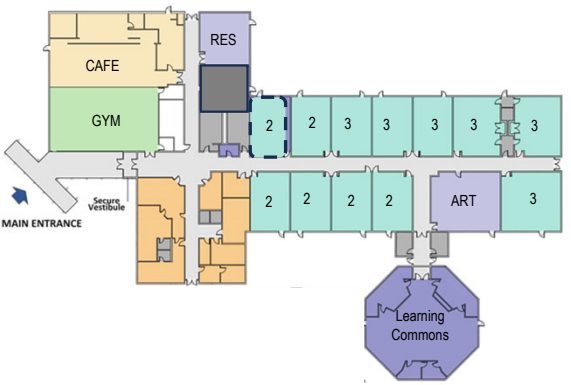
OPTION 11 - PHASING & SWING SPACE



FINAL PLAN ALL ELEMENTARY SCHOOLS



BREWSTER ELEMENTARY SCHOOL – GRADES PK-1

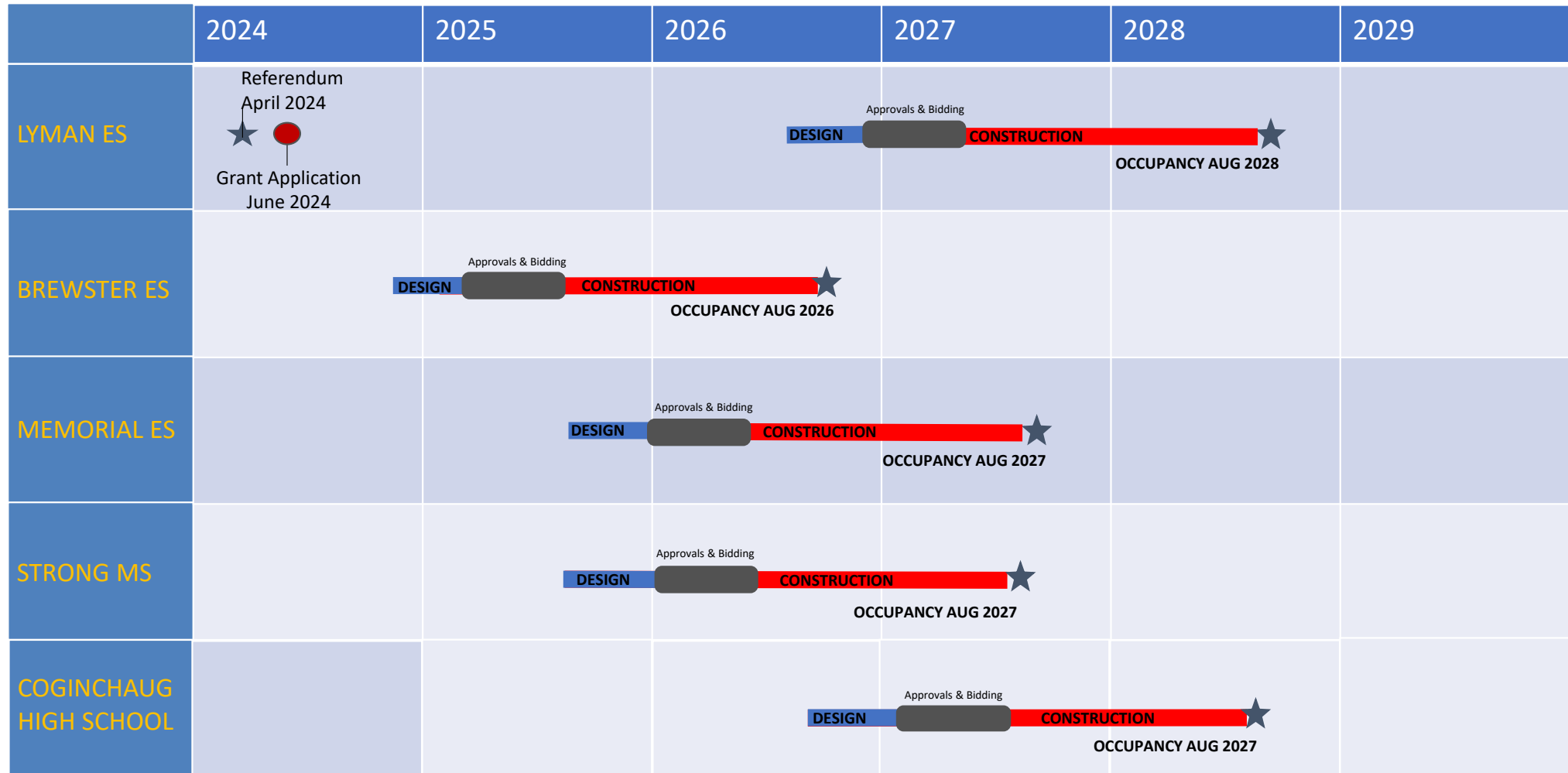


LYMAN ELEMENTARY SCHOOL – GRADES 2 - 3



MEMORIAL ELEMENTARY SCHOOL – GRADES 4-5

Project Phasing, Schedule & Budget – Option 11



OPTION 11 EVALUATION

CONSTRUCTION IMPACT

- CONSTRUCTION COMPLEXITY & PHASES
- DISRUPTION TO EDUCATION
- CONSTRUCTION DURATION
- IMPACT OF HAZMAT ABATEMENT
- DEMOLITION
- EXISTING BUILDING STATUS

NUMBER OF PHASES 5
MODERATE / HIGH
36 TO 42 MONTHS
MINIMAL
PORTABLE CLASSROOMS DEMOLISHED
ALL BUILDINGS UPDATED

EDUCATIONAL PROGRAM

- FUTURE READY SCHOOL
- SEPARATE BUS & PARENT CIRCULATION
- ADEQUATE ON-SITE PARKING
- POTENTIAL FOR FUTURE EXPANSION
- ATHLETIC FIELDS / PLAYGROUNDS
- ADA ACCESS TO ATHLETIC PROGRAMS

NO
ACHIEVED
MEETS ED SPEC
YES
MEETS ED SPEC
FULLY ACCESSIBLE

HEALTH & SAFETY

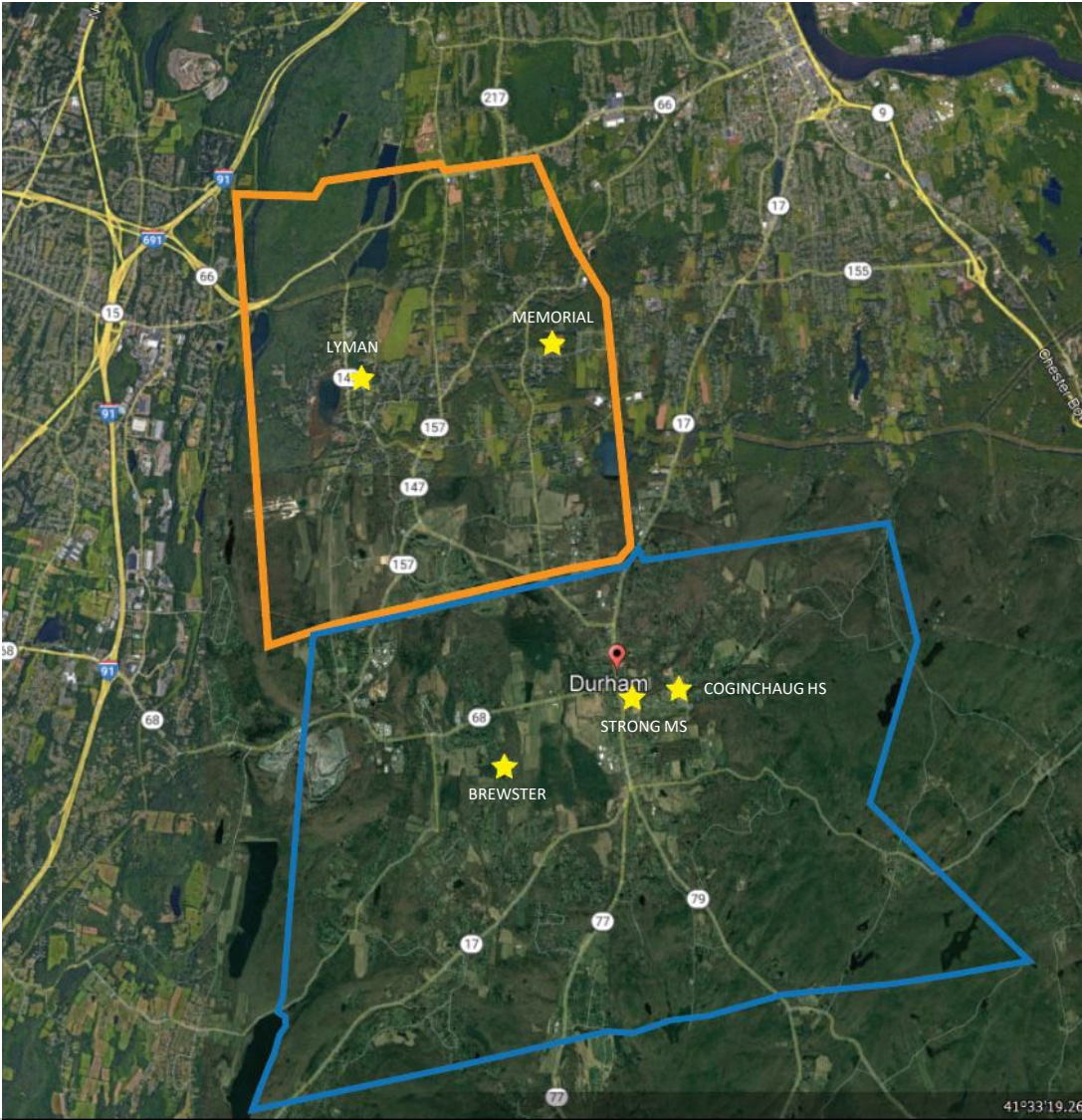
- FULLY ACCESSIBLE & CODE COMPLIANT
- SAFETY & SECURITY
- LAND USE / WETLANDS IMPACT
- ENERGY EFFICIENCY
- NEW CONSTRUCTION
- HVAC ENHANCED VENTILATION
- NATURAL LIGHT TO CLASSROOMS

YES
MEETS SAFETY & SECURITY STANDARDS
NO IMPACT
MEETS HIGH PERFORMANCE REQMTS.
LIMITED (AT BREWSTER ONLY)
YES
YES – AT INSTRUCTIONAL SPACES

FINANCIAL IMPACT

- TOTAL PROJECT COST
- RENO REIMBURSEMENT RATE 51.43%
- NET COST TO REGION 13
- 10-YEAR OPERATING COST SAVINGS
- TOTAL PROJECT COST

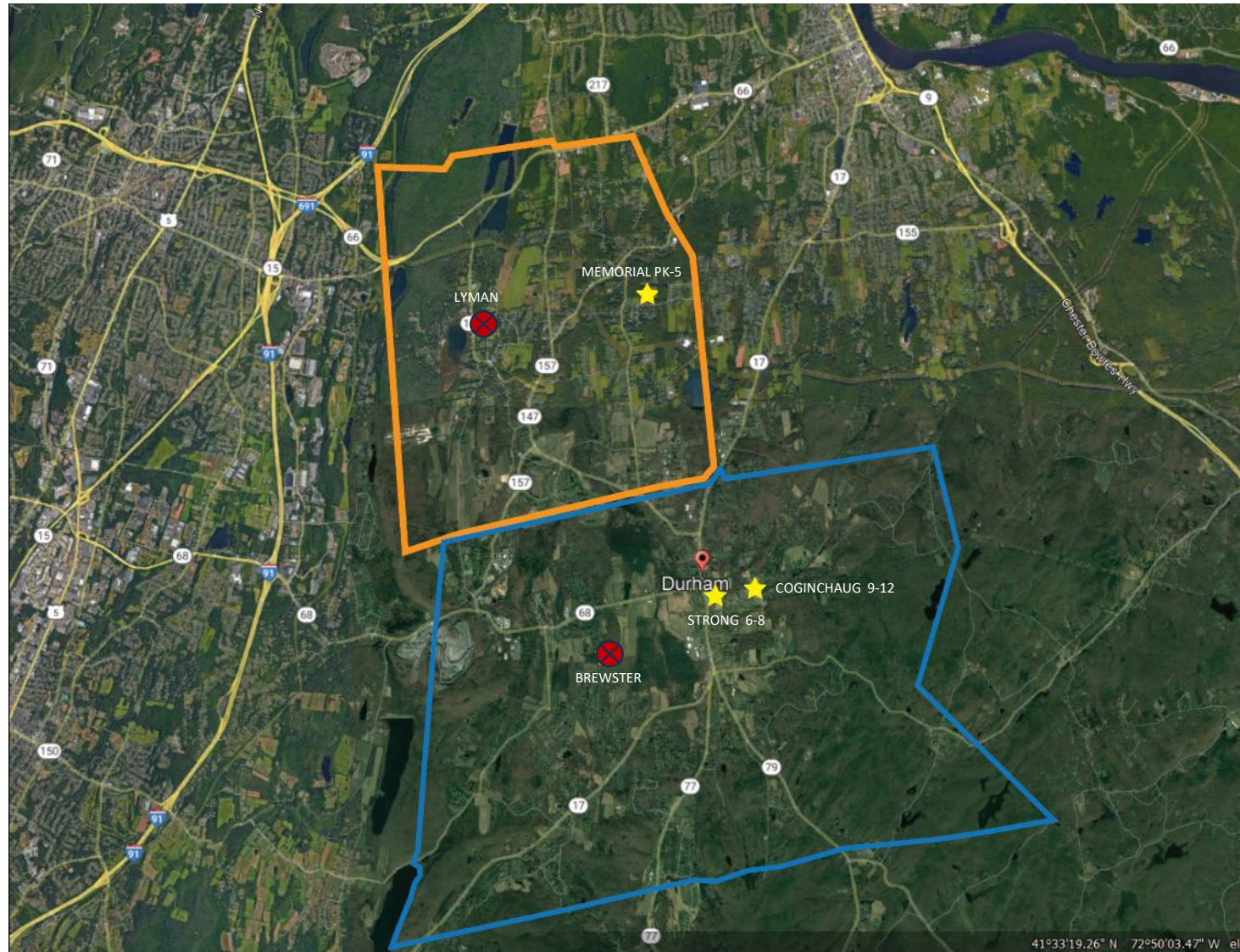
\$ 67,566,000
\$ 30,685,000
\$ 36,881,000
\$ 0.00
\$ 36,881,000



OPTION TWELVE

EVALUATE THE EXISTING PK THRU 12TH GRADE SCHOOL FACILITIES AND DEVELOP A MASTER PLAN THAT MEETS THE EDUCATIONAL SPECIFICATIONS DEVELOPED BY THE R#13 BOARD OF EDUCATION. THE PLAN MUST CONSIDER UPDATING THE FACILITIES, PROVIDE APPROPRIATE GRADE CONFIGURATIONS, MAINTAIN PARITY, PROVIDE CODE COMPLIANCE AT EACH FACILITY, MINIMIZE DISRUPTION TO EDUCATION DURING CONSTRUCTION AND MAXIMIZE STATE REIMBURSEMENT FOR THE LOWEST NET PROJECT COST TO THE REGION 13 COMMUNITY.

- ❖ LYMAN ES - REPURPOSE
 - ❖ BREWSTER ES - REPURPOSE
 - ❖ MEMORIAL ES – K THRU 5 GRADES - NEW
 - ❖ STRONG MS – 6 THRU 8 GRADES
 - ❖ COGINCHAUG HS - 9 THRU 12 GRADES +PK
-
- ❖ OPTION 12 – NOT OCCUPIED DURING CONSTRUCTION



Enrollment Projections – August 2022

MEDIUM PROJECTIONS

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12
2021-22	2016	71	95	99	103	109	98	106	99	101	99	98	91	108	128	32	1,366	610	642	299	425
2022-23	2017	81	107	98	99	102	112	100	105	100	100	81	98	90	123	32	1,347	618	650	305	392
2023-24	2018	77	100	110	98	98	105	114	99	106	99	81	81	97	102	32	1,322	625	657	304	361
2024-25	2019	95	107	103	109	97	101	107	113	100	105	81	81	80	110	32	1,326	624	656	318	352
2025-26	2020	74	96	110	102	108	100	103	106	114	99	85	81	80	91	32	1,307	619	651	319	337
2026-27	2021	98	110	99	109	101	111	102	102	107	113	81	85	80	91	32	1,323	632	664	322	337
2027-28	2022	101	108	113	99	108	104	113	101	103	106	92	81	84	91	32	1,335	645	677	310	348
2028-29	2023	99	111	111	112	98	111	106	112	102	102	86	92	80	95	32	1,350	649	681	316	353
2029-30	2024	100	107	114	110	111	101	113	105	113	101	83	86	91	91	32	1,358	656	688	319	351
2030-31	2025	103	111	110	113	109	114	103	112	106	112	82	83	85	103	32	1,375	660	692	330	353
2031-32	2026	105	113	114	109	112	112	116	102	113	105	91	82	82	97	32	1,380	676	708	320	352
2032-33	2027	108	116	116	113	108	115	114	114	103	112	85	91	81	93	32	1,393	682	714	329	350

HIGH PROJECTIONS

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12	K-5	PK-5	6-8	9-12
2021-22	2016	71	95	99	103	109	98	106	99	101	99	98	91	108	128	32	1,366	610	642	299	425
2022-23	2017	81	107	98	99	102	113	100	105	101	101	81	99	91	123	32	1,352	619	651	307	394
2023-24	2018	77	101	111	98	99	105	116	99	107	101	83	82	99	104	32	1,337	630	662	307	368
2024-25	2019	95	108	105	111	98	102	108	115	101	107	83	84	82	113	32	1,349	632	664	323	362
2025-26	2020	74	97	112	105	110	101	104	115	101	107	83	84	84	94	32	1,336	629	661	325	350
2026-27	2021	98	112	100	112	104	114	103	115	101	107	83	89	84	96	32	1,358	645	677	329	352
2027-28	2022	101	110	116	100	111	107	117	115	101	107	83	84	89	96	32	1,374	661	693	316	365
2028-29	2023	104	118	114	116	100	115	110	115	101	107	83	97	84	102	32	1,402	673	705	325	372
2029-30	2024	105	114	122	114	115	103	118	115	101	107	83	90	97	96	32	1,418	686	718	331	369
2030-31	2025	108	117	118	122	113	119	105	115	101	107	83	87	90	111	32	1,445	694	726	346	373
2031-32	2026	111	121	121	118	121	117	122	115	101	107	83	86	87	103	32	1,459	720	752	334	373
2032-33	2027	114	124	125	121	117	125	120	115	101	107	83	98	86	99	32	1,484	732	764	346	374

MES STUDENTS / CR

KG – 18 X 7 CR = 126

1ST – 20 X 6 CR = 120

2ND – 22 X 6 CR = 132

3RD – 22 X 6 CR = 132

4TH – 24 X 5 CR = 120

5TH – 24 X 5 CR = 120

TOTAL 35 CR 750

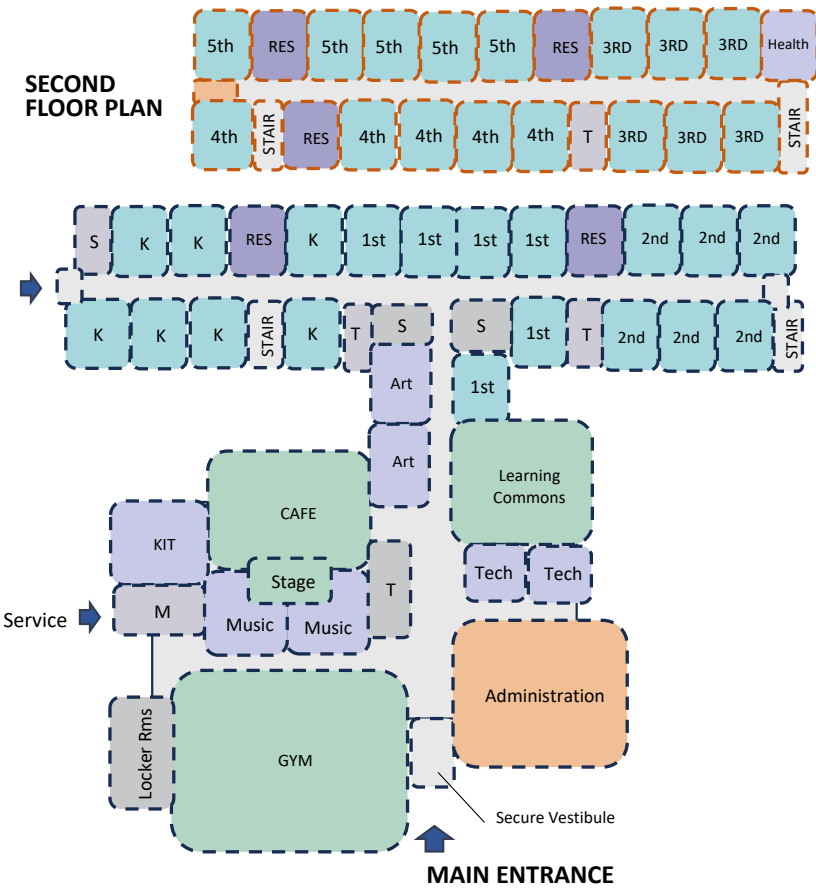
K-5 HIGH ENROLLMENT 720 IN YEAR 2031-32

CHS STUDENTS / CR PK – 16 X 2 CR = 32

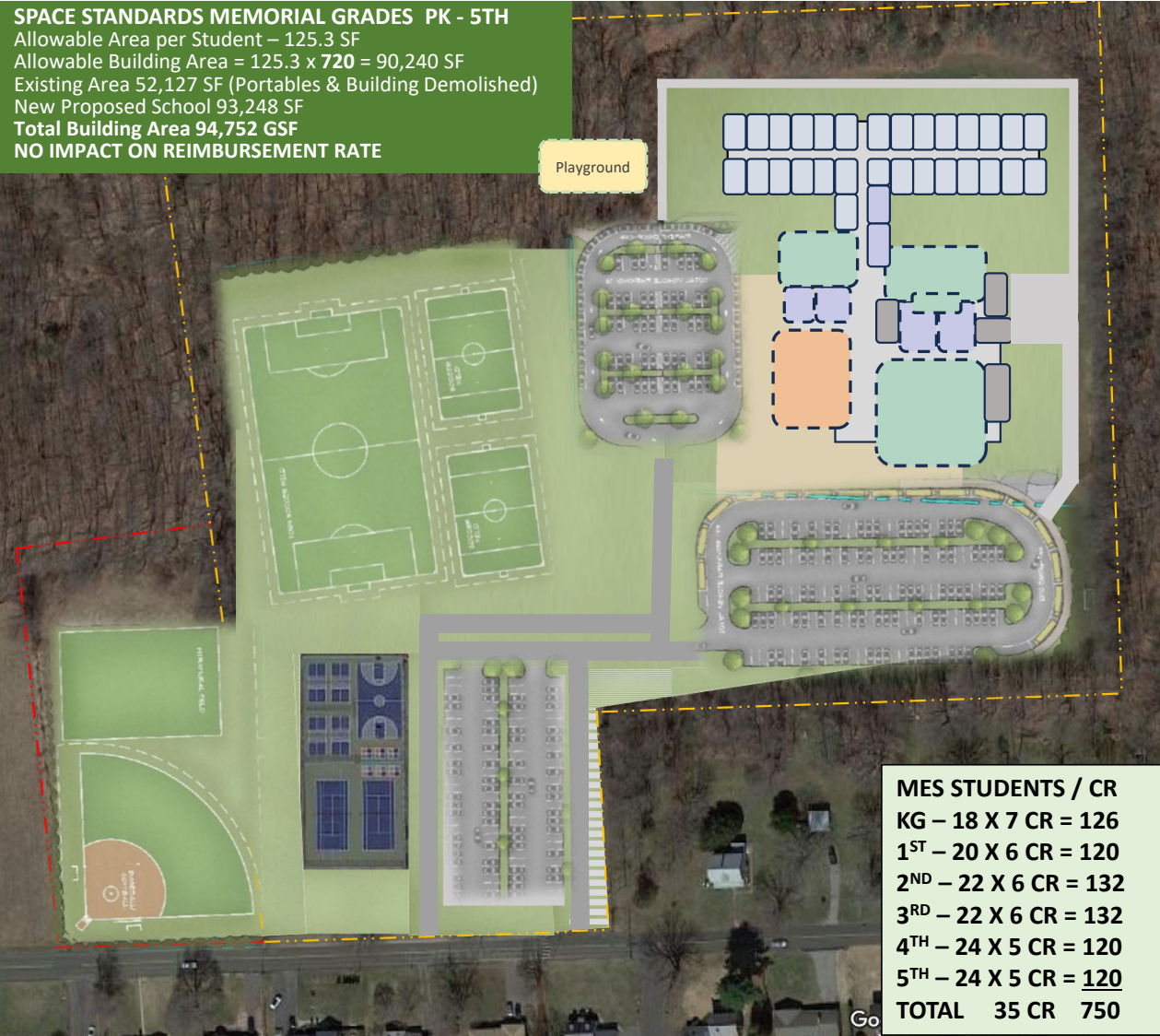
Eight Year Window

MEMORIAL SCHOOL – OPTION 12 NEW K – 5TH GRADE SCHOOL

SITE AREA 20 AC
CAPACITY @ 100% UTILIZATION 782
HIGH ENROLLMENT 720 IN 2031-32

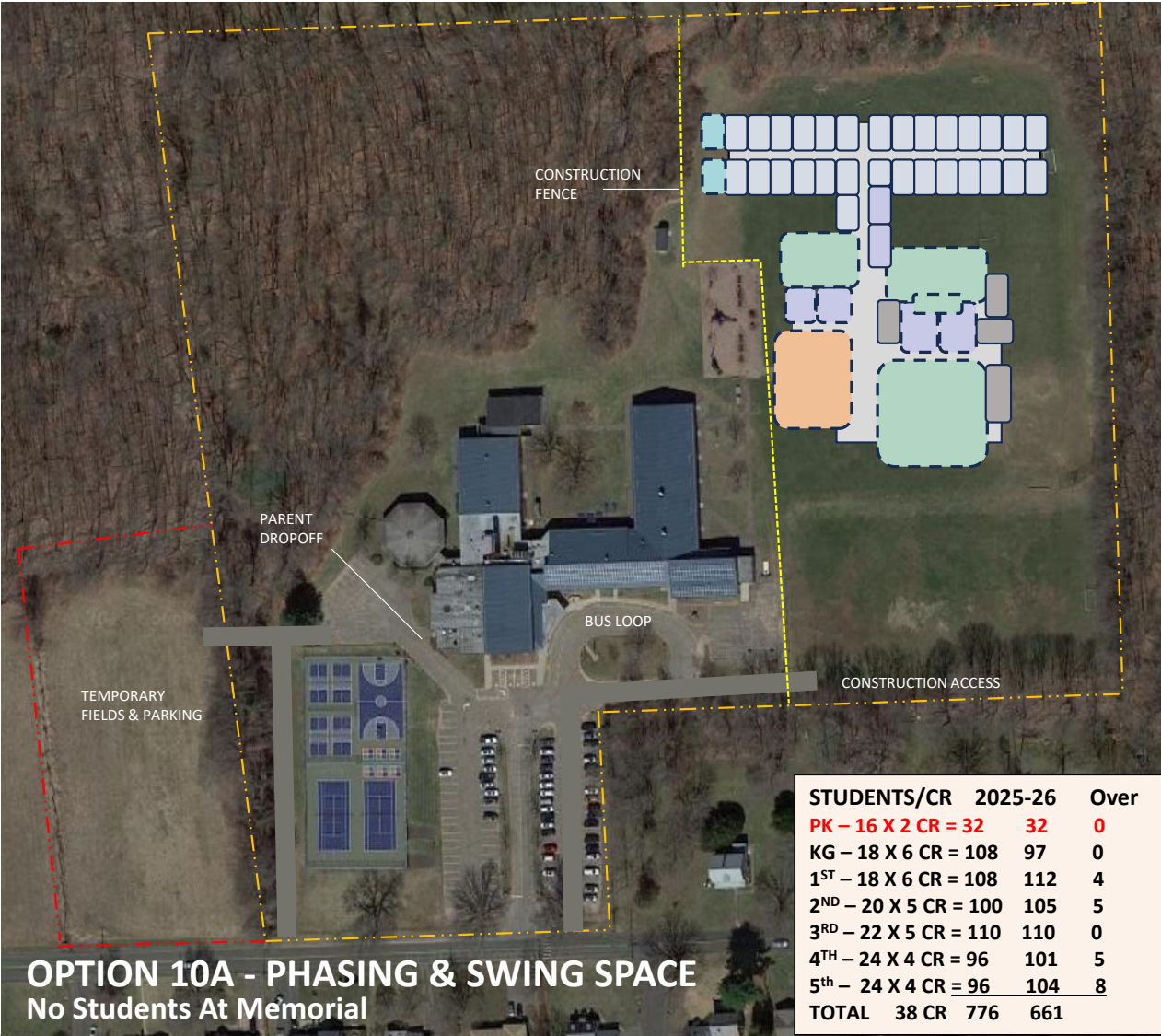
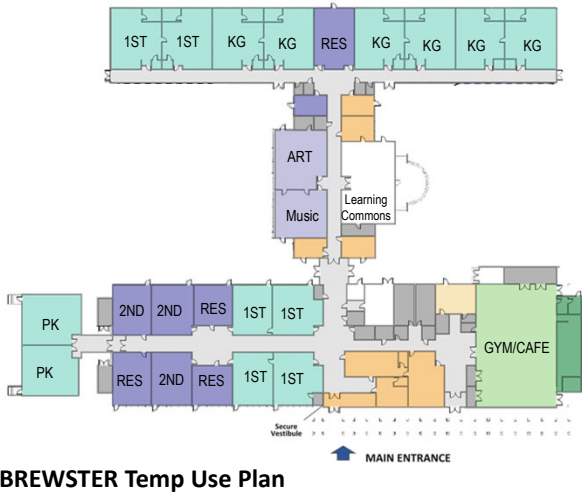
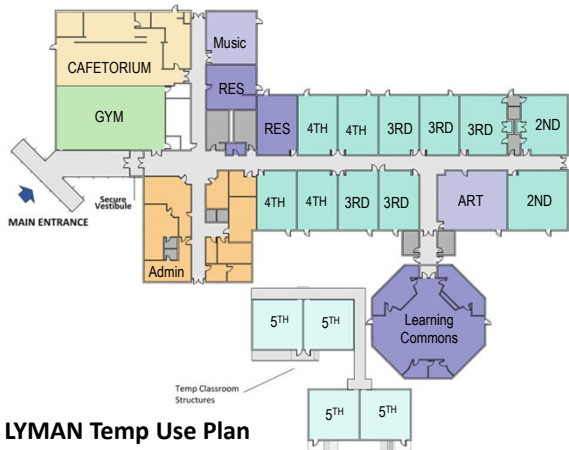


SPACE STANDARDS MEMORIAL GRADES PK - 5TH
 Allowable Area per Student – 125.3 SF
 Allowable Building Area = 125.3 x 720 = 90,240 SF
 Existing Area 52,127 SF (Portables & Building Demolished)
 New Proposed School 93,248 SF
Total Building Area 94,752 GSF
NO IMPACT ON REIMBURSEMENT RATE



MES STUDENTS / CR	
KG	18 X 7 CR = 126
1 ST	20 X 6 CR = 120
2 ND	22 X 6 CR = 132
3 RD	22 X 6 CR = 132
4 TH	24 X 5 CR = 120
5 TH	24 X 5 CR = <u>120</u>
TOTAL	35 CR 750

OPTION 12 - PHASING & SWING SPACE No Students At Memorial



STUDENTS/CR	2025-26	Over
PK – 16 X 2 CR = 32	32	0
KG – 18 X 6 CR = 108	97	0
1 ST – 18 X 6 CR = 108	112	4
2 ND – 20 X 5 CR = 100	105	5
3 RD – 22 X 5 CR = 110	110	0
4 TH – 24 X 4 CR = 96	101	5
5 th – 24 X 4 CR = 96	104	8
TOTAL 38 CR	776	661

Project Phasing, Schedule & Budget – Option 12



OPTIONS 12 EVALUATION

CONSTRUCTION IMPACT

- CONSTRUCTION COMPLEXITY & PHASES
- DISRUPTION TO EDUCATION
- CONSTRUCTION DURATION
- IMPACT OF HAZMAT ABATEMENT
- DEMOLITION
- EXISTING BUILDING STATUS

NUMBER OF PHASES 5
MODERATE
30 TO 36 MONTHS
MINIMAL
PORTABLE CLASSROOMS DEMOLISHED
REPURPOSE LYMAN & BREWSTER

EDUCATIONAL PROGRAM

- FUTURE READY SCHOOL
- SEPARATE BUS & PARENT CIRCULATION
- ADEQUATE ON-SITE PARKING
- POTENTIAL FOR FUTURE EXPANSION
- ATHLETIC FIELDS / PLAYGROUNDS
- ADA ACCESS TO ATHLETIC PROGRAMS

YES
ACHIEVED
MEETS ED SPEC
YES
MEETS ED SPEC
FULLY ACCESSIBLE

HEALTH & SAFETY

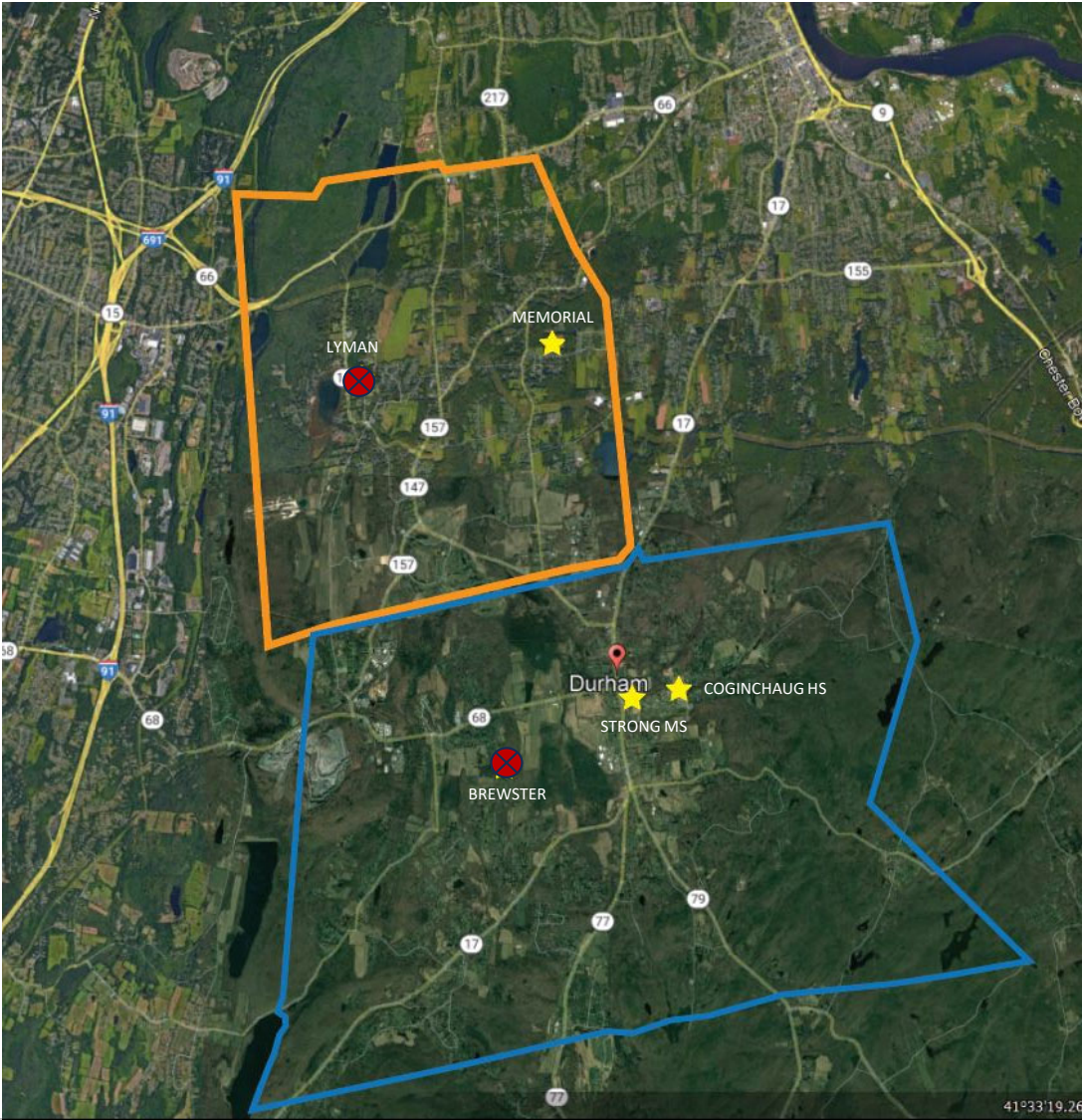
- FULLY ACCESSIBLE & CODE COMPLIANT
- SAFETY & SECURITY
- LAND USE / WETLANDS IMPACT
- ENERGY EFFICIENCY
- NEW CONSTRUCTION
- HVAC ENHANCED VENTILATION
- NATURAL LIGHT TO CLASSROOMS

YES
MEETS SAFETY & SECURITY STANDARDS
NO IMPACT
MEETS HIGH PERFORMANCE REQMTS.
LIMITED (AT BREWSTER ONLY)
YES
YES – AT INSTRUCTIONAL SPACES

FINANCIAL IMPACT

- TOTAL PROJECT COST
- RENO REIMBURSEMENT RATE 51.43%
- NET COST TO REGION 13
- 10-YEAR OPERATING COST SAVINGS
- TOTAL PROJECT COST

\$ 86,563,000
\$ 34,752,000
\$ 52,811,000
\$ 28,992,000
\$ 23,819,000



OPTIONS COMPARISON

CONSTRUCTION IMPACT

CONSTRUCTION COMPLEXITY & PHASES
DISRUPTION TO EDUCATION
CONSTRUCTION DURATION
IMPACT OF HAZMAT ABATEMENT
DEMOLITION
EXISTING BUILDINGS STATUS

OPT-04

5 PHASES
MODERATE / HIGH
42 TO 48 MONTHS
MINIMAL
PORTABLES +
ALL UPDATED

OPT-10

5 PHASES
LOW / MODERATE
24 TO 30 MONTHS
MINIMAL
PORTABLES +
ALL UPDATED

OPT-10A

5 PHASES
LOW / MODERATE
24 TO 30 MONTHS
MINIMAL
PORTABLES +
ALL UPDATED

OPT-10B

5 PHASES
MODERATE
30 TO 36 MONTHS
MODERATE
PORTABLES +
ALL UPDATED

OPT-10C

5 PHASES
HIGH
36 TO 48 MONTHS
MAJOR
PORTABLES +
ALL UPDATED

OPT-11

5 PHASES
MODERATE / HIGH
36 TO 42 MONTHS
MINIMAL
PORTABLES
ALL UPDATED

OPT-12

5 PHASES
MODERATE
24 TO 36 MONTHS
MINIMAL
PORTABLES +
ALL UPDATED

EDUCATIONAL PROGRAM

FUTURE READY SCHOOL
SEPARATE BUS & PARENT CIRCULATION
ADEQUATE ON-SITE PARKING
POTENTIAL FOR FUTURE EXPANSION
ATHLETIC FIELDS / PLAYGROUNDS
ADA ACCESS TO ATHLETIC PROGRAMS

NO

ACHIEVED
YES
YES
MEETS ED SPEC
YES

YES

ACHIEVED
MEETS ED SPEC
YES
MEETS ED SPEC
YES

YES

ACHIEVED
MEETS ED SPEC
YES
MEETS ED SPEC
YES

YES

ACHIEVED
MEETS ED SPEC
YES
MEETS ED SPEC
YES

YES

ACHIEVED
YES
YES
MEETS ED SPEC
YES

NO

ACHIEVED
MEETS ED SPEC
YES
MEETS ED SPEC
YES

YES

ACHIEVED
MEETS ED SPEC
YES
MEETS ED SPEC
YES

HEALTH & SAFETY

FULLY ACCESSIBLE & CODE COMPLIANT
SAFETY & SECURITY TO STANDARDS
LAND USE / WETLANDS IMPACT
ENERGY EFFICIENCY
NEW CONSTRUCTION
HVAC ENHANCED VENTILATION
NATURAL LIGHT TO CLASSROOMS

YES

YES
NO IMPACT
MEETS HPSB
LIMITED
YES
YES

YES

YES
NO IMPACT
MEETS HPSB
LIMITED
YES
YES

YES

YES
NO IMPACT
MEETS HPSB
LIMITED
YES
YES

YES

YES
NO IMPACT
MEETS HPSB
LIMITED
YES
YES

YES

YES
NO IMPACT
MEETS HPSB
MAJOR ADDITION
YES
YES

YES

YES
NO IMPACT
MEETS HPSB
LIMITED
YES
YES

YES

YES
NO IMPACT
MEETS HPSB
LIMITED
YES
YES

FINANCIAL IMPACT

TOTAL PROJECT COST
GEN 2024 REIMBURSEMENT RATE 51.43%
NET COST TO REGION 13
10-YEAR OPERATING COST SAVINGS
TOTAL PROJECT COST

\$ 68,373,000
\$ 33,464,000
\$ 34,909,000
\$ 14,426,000
\$ 20,483,000

\$ 78,265,000
\$ 35,554,000
\$ 42,711,000
\$ 28,992,000
\$ 13,719,000

\$ 85,581,000
\$ 33,842,000
\$ 51,739,000
\$ 28,992,000
\$ 22,747,000

\$ 87,485,000
\$ 34,702,000
\$ 52,783,000
\$ 28,992,000
\$ 23,791,000

\$ 82,495,000
\$ 37,412,000
\$ 45,083,000
\$ 28,992,000
\$ 16,091,000

\$ 67,566,000
\$ 30,685,000
\$ 36,881,000
\$ 0.00
\$ 36,881,000

\$ 87,563,000
\$ 34,752,000
\$ 52,811,000
\$ 28,992,000
\$ 23,819,000

NEXT STEPS / QUESTIONS

- ❖ Final Option
- ❖ Community Presentation
- ❖ Community Feedback
- ❖ Final Report
- ❖ Select Option For Referendum
- ❖ State Grant Application 6/30/24

