



School Modernization Project
NORTH STONINGTON - CT

January 16th, 2018

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School Modernization Project Update



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School Modernization Project – Initial Plan

❖ Scope of Work

- ❖ New Middle/High School and Renovation of Gymnasium

- ❖ Total Building Area - 71,180 SF

- ❖ Addition /Renovation of Elementary School

- ❖ Total Building Area - 57,296 SF

- ❖ Central Office relocation and Roof Replacement
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- ❖ Old Middle School Demolition

❖ Referendum Budget

Total Project Budget	\$38.55 M
<u>Projected State Reimbursement</u>	<u>\$15.06 M</u>
Cost to the Town of North Stonington	\$23.49 M



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School Modernization Project – Design Changes

- ❖ From Day 1 of the Modernization Project, the team evaluated every option possible to reduce cost without sacrificing quality

- ❖ To minimize potential cost drivers, design changes have been made from the proposed plan

- ❖ Middle/High School Layout

- ❖ Layout of building was modified from “L” to Straight

- ❖ Eliminated costly relocation of Gymnasium utilities

- ❖ Incorporated a “campus” feel

- ❖ Maintained equivalent space (71,180 Sq. Ft.)

- ❖ Elementary School Layout

- ❖ Interior walls completely removed

- ❖ Reduced cost to reface or cover sand blasted walls

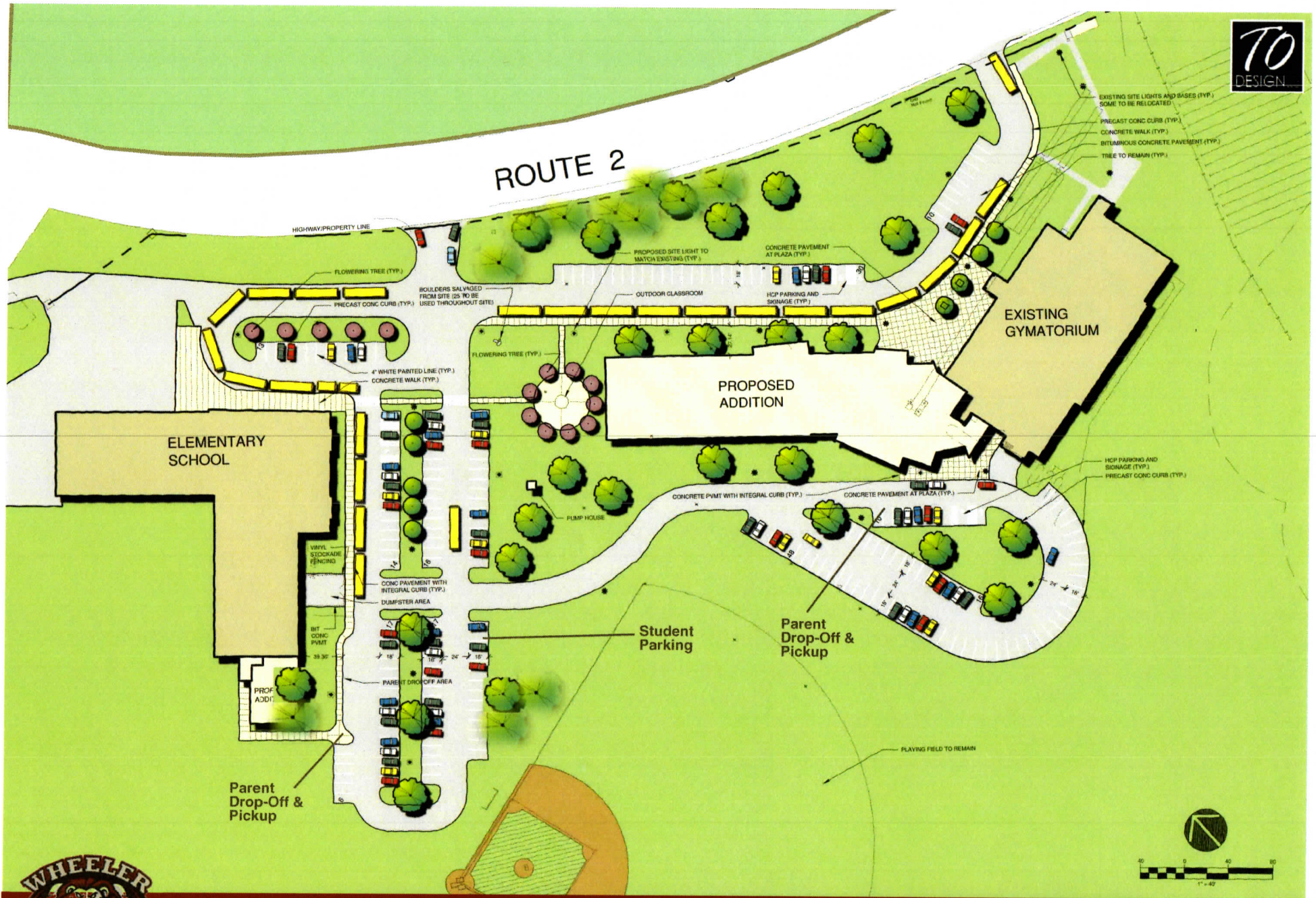
- ❖ Increased options for an updated layout



 **BUILDING TO REMAIN**

INITIAL SITE PLAN

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SITE PLAN



School Modernization North Stonington Elementary
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MAIN LEVEL
FLOOR PLAN

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SECOND
FLOOR PLAN





School Modernization Plan-Wheeler MS/HS
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MAIN LEVEL PLAN





School Modernization Plan-Wheeler MS/HS
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SECOND FLOOR PLAN



School Modernization Project – Consequential Updates

- ❖ Project locked in lower than expected Interest Rate (2.75%)
- ❖ State approved Space Standard Waivers
 - ❖ Savings in the order of \$1.6M minimum expected
- ❖ DEEP determined new septic is required
 - ❖ Initial plan utilized existing Middle/High School septic
 - ❖ DEEP approved septic estimated at \$400,000
- ❖ Elementary School Abatement Requirements Increased
 - ❖ Testing Results Altered Location of Material Disposition
 - ❖ Increased Transportation Costs as a result of pending EPA approval
- ❖ USDA requirements not accounted for in initial plan
 - ❖ Required Construction Manager at Risk (CM-R)
 - ❖ Required Greatest Maximum Price (GMP) with 5% Contingency
 - ❖ Creates a minimum contingency of approximately \$1.87M



School Modernization Project – Updated Project Cost

❖ Cost of Initial Bid Packages

Total Project Cost	\$40.64 M
Total Project Budget	\$38.55 M
Over Budget	<hr/> \$2.09M

❖ Design changes did not cover cost increases

❖ To support a GMP within budget, \$2.09M must be removed

❖ The team utilized Value Engineering (VE) to evaluate potential cost reductions



School Modernization Project – Value Engineering

- ❖ 88 items identified for evaluation
 - ❖ Potential savings per item ranged from \$1100 to \$1.07M
 - ❖ Discussions ranged from flooring materials to options for mechanical equipment to financing costs to scope of project
- ❖ The team identified key attributes to evaluate the savings

 - ❖ Primary Considerations- What is reimbursable? What are comparable less expensive alternatives?
 - ❖ Maximize features incorporated for educational value
 - ❖ Need to ensure the facilities maintain, if not improve, the already high standard of education
- ❖ Decisions were made over the course of several meetings
 - ❖ Architects and Engineers ensured VE items maintained quality standards



School Modernization Project – Updated Project Cost

❖ Cost of Bid Packages after VE and Re-Bids

Total Project Cost	\$39.58 M
Total Project Budget	\$38.55 M
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- includes Middle School Demolition	
Over Budget	\$1.03 M

❖ Cost of Bid Packages after VE, Re-Bids and deferment of Middle School Demo

Total Project Cost	\$38.18 M
Total Project Budget	\$38.55 M
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Under Budget (added to contingency)	\$0.37 M



School Modernization Project – Summary

❖ The SMBC voted unanimously to postpone the discussion regarding the demolition of the Middle School wing in support of developing a GMP within budget

❖ Upon completion of Middle/High School site work and Elementary School abatement, the contingency can be evaluated and a final plan established for the demolition of the Middle School wing

❖ Recently approved State Space Standard Waivers reduce the overall cost of the project to the town

❖ Space Standard Waivers do not impact the overall budget, only the reimbursement to the town.

❖ Current Project Cost Estimates

Total Project Cost	\$38.55 M
State Space Standard Waivers	(\$1.6M)
<u>State Reimbursement</u>	<u>(\$15.06 M)</u>
Cost to the Town of North Stonington	\$21.89 M





School Modernization Plan
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SITE PLAN

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School Modernization Plan
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EXTERIOR
ELEVATIONS

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INTERIOR
ELEVATIONS

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School Modernization Plan
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EXTERIOR
IMAGES





School Modernization Plan
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INTERIOR
IMAGES

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Thank You!



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