



Melody A. Currey
Commissioner

STATE OF CONNECTICUT
Department of Administrative Services

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December 21, 2018

The Honorable Gayle Slossberg, Chair
The Honorable Andrew Fleischmann, Chair
The Honorable Toni Boucher, Chair
The Honorable Gail Lavielle, Ranking Member
School Construction Priority List Committee
Legislative Office Building
Hartford, CT 06106

Dear Senator Slossberg, Representative Fleischmann, Senator Boucher and Representative Lavielle:

Since the December 13, 2018 submission of the 2019 School Building Project Priority List, it has become necessary to request amendment of Table 1 to correct a reimbursement rate. A reimbursement rate of 78.93 percent was indicated for Bassick High School on Table 1, however, the reimbursement rate for this project is reduced from 78.93 percent to 68.93 percent as a result of being new construction.

A complete Priority List document included amended Table 1 Table 1A and Table 3 is attached. Your consideration of the amended Priority List would be greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads 'Melody A. Currey'.

Melody A. Currey
Commissioner

cc: Priority List Committee Members
Ben Barnes, Secretary, Office of Policy and Management
Dianna R. Wentzell, Commissioner, State Department of Education
Kosta Diamantis, Director, Office of School Construction Grants and Review

Attachment



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TO: School Construction Priority List Review Committee
FROM: Melody A. Currey, Commissioner of Administrative Services
DATE: December 13, 2018
SUBJECT: School Building Project Priority Categories

In accordance with sections 10-283(a)(2) and 10-283a of the Connecticut General Statutes, I hereby request authorization to enter into grant commitments for each project on the attached 2019 School Building Project Priority Category List. Each project has been placed into one of the three priority categories as defined in C.G.S. §10-283. Individual project category placement has been determined by a review of the application and educational specifications submitted for each project.

The 2019 School Building Project Priority Category List consists of the following:

- Table 1: An alphabetical listing of all projects, by category, including the amount of each estimated project grant.
- Table 2: A brief description of each of the projects on the Priority List.
- Table 3: A summary of the Priority Lists for the current and past five years.

Attachment A: A report required by C.G.S. §10-283(a)(2).

Project costs shown in the tables are estimates based on each project's schematic design. These initial cost estimates have been prepared by qualified professionals; however the plan review process may result in lower estimated costs. A project should be substantially complete within three years from receipt of plan approval.

The School Construction Priority List Review Committee is required by C.G.S. §10-283a to submit an approved or modified listing of priority projects to the Governor and General Assembly on or after January first annually, and prior to February first annually.

Attachments

DEPARTMENT OF ADMINISTRATIVE SERVICES
 OFFICE OF SCHOOL CONSTRUCTION GRANTS AND REVIEW
 2019 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST

TABLE 1

December 14, 2018

Revised 12/20/2018

District	Project Number	Project Type	Facility Name	Priority Category	Estimated Project Costs	Reimb. Rate	Estimated Grant
Bridgeport	19DASY015180N0619	New	Bassick High School (Note1)	A	\$115,000,000	68.93%	\$79,269,500
Enfield	19DASY049140RN0619	Renovation	John F. Kennedy Middle School	A	\$84,373,294	70.36%	\$59,365,050
Norwalk	19DASY103249ACV0619	Combined Alteration	Norwalk High School	A	\$4,228,203	33.21%	\$1,404,186
Simsbury	19DASY128109ACV0619	Combined Alteration	Henry James Memorial School	A	\$23,965,620	34.64%	\$8,301,691
Subtotal Category A (4 projects)					\$227,567,117		\$148,340,427
Fairfield	19DASY051147A0619	Alteration	Fairfield Ludlow High School	B	\$122,764	25.36%	\$31,133
Fairfield	19DASY051148A0619	Alteration	Fairfield Warde High School	B	\$222,486	25.36%	\$56,422
Middletown	19DASY083119VE0619	Vo-Ag Equipment	Middletown High School (Vo-Ag Center	B	\$123,690	80.00%	\$98,952
Newington	19DASY094107N0619	New	Transition Academy at Town Hall	B	\$1,001,341	47.14%	\$472,032
Subtotal Category B (4 projects)					\$1,470,281		\$658,539
Grand Totals (8 projects)					\$229,037,398		\$148,998,966

Note 1: Reimbursement rate adjusted due to project type being new construction.

DEPARTMENT OF ADMINISTRATIVE SERVICES
 OFFICE OF SCHOOL CONSTRUCTION GRANTS AND REVIEW
 2019 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST

TABLE 1A

Summary by Project Types

December 14, 2018

Revised 12/20/2018

No. of Projects	Project Type	Estimated Project Costs	Estimated Grant
2	New Construction	\$116,001,341	\$79,741,532
1	Renovation	\$84,373,294	\$59,365,050
2	Combined Alterations	\$28,193,823	\$9,705,877
1	Vo-Ag Equipment	\$123,690	\$98,952
2	Alteration	\$345,250	\$87,555
8		\$229,037,398	\$148,998,966

**DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF SCHOOL CONSTRUCTION GRANTS AND REVIEW
2019 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST
DEFINITIONS OF PRIORITY CATEGORIES*
December 14, 2018**

Category A**: Create new facilities or alter existing facilities to provide for mandatory instructional programs pursuant to this chapter, for physical education facilities in compliance with Title IX of the Elementary and Secondary Education Act of 1972 where such programs or such compliance cannot be provided within existing facilities or for the correction of code violations which cannot be reasonable addressed within existing program space;

Category B**: Create new facilities or alter existing facilities to enhance mandatory instructional programs pursuant to this chapter or provide comparable facilities among schools to all students at the same grade level or levels within the school district unless such project is otherwise explicitly included in another category pursuant to this section; and

Category C**: Create new facilities or alter existing facilities to provide supportive services, provided in no event shall such supportive services include swimming pools, auditoriums, outdoor athletic facilities, tennis courts, elementary school playgrounds, site improvement or garages or storage, parking or general recreation areas.

*As defined in Section 10-283(a)(2) of the Connecticut General Statutes.

**Each of the above categories define the type of project/scope proposed by the district per Educational Specifications. The categories do not presuppose priority.

2019 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST

TABLE 2

Project Descriptions

Priority Category A

19DASY015180N0619, Bridgeport, Bassick High School

Projected Enrollment: **911** Grade Range: **9-12**
Projected Final Floor Area: **220,000 Square Feet**
Total Estimated Project Cost: **\$115,000,000**

This project is for a new 220,000-square foot high school to replace the existing Bassick High School. The existing facility includes two buildings: the original high school built in 1929 and the second built in 1967. The existing 1929-era boilers, which serve the entire school, are well beyond their serviceable life. The existing buildings have maintenance issues and is too small to serve all Bassick academic programs, requiring some programs to be held off-site. The Culinary Program is one example of an off-site program. The new school will include state-of-the-art academic core classrooms, general education classrooms, specialized special education and life skills classrooms, student support services, freshman academy, media center, auditorium, standard and auxiliary gymnasias with team lockers, and finally a dining hall.

19DASY049140RN0619, Enfield, John F. Kennedy Middle School

Projected Enrollment: **1215** Grade Range: **6-8**
Projected Final Floor Area: **191,016 Square Feet**
Total Estimated Project Cost: **\$84,373,294**

The project will renovate and expand the existing middle school to serve an increasing enrollment and alleviate growing overcrowding. The original school, built in 1969, has a library addition built in 2000. All areas will be redesigned, reconfigured, and updated – all except the library addition. At project completion the existing portable classrooms will be eliminated. This project will modify the floor plan to provide spaces for an additional instructional team, one dedicated, special education classroom, new classrooms for speech and OT/PT, and include an Innovations Lab in each classroom wing. The new addition will be fully accessible with spaces for the auditorium and music rooms. The existing gym will be demolished to make way for a full-court gym with bleachers and two operable walls dividing the gym into four physical education classrooms. The final product will be fully sprinklered, air conditioned, and abated of hazardous materials.

2019 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST
TABLE 2
Project Descriptions

Priority Category A (continued)

19DASY103249ACV0619, Norwalk, Norwalk High School

Projected Enrollment: 1762	Grade Range: 9-12
Projected Final Floor Area:	310,000 Square Feet
Total Estimated Project Cost:	\$4,228,203

This project will alter and expand the existing culinary arts program and upgrade all toilet rooms. Since Norwalk BOE evaluated and developed a "pathway" for the Hospitality Management/Culinary Arts program at the City's two high schools, there are more than 200 Norwalk High School students currently on a waiting list for the program. To accommodate the increased demand for the Hospitality Management/Culinary Arts program approximately 2,340 square feet will provide a hands-on experience with more cooking and lab/classroom space and a commercial kitchen with work stations for cooking preparation. The new program spaces will be accessible and code-compliant. Toilet room improvements will reconfigure the floor plans, replacing plumbing fixtures, and replacing light fixtures in repaired ceilings to make them code- and ADA-compliant spaces.

2019 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST
TABLE 2
Project Descriptions

Priority Category A (continued)

19DASY128109ACV0619, Simsbury, Henry James Memorial School

Projected Enrollment: 644	Grade Range: 7-8
Projected Final Floor Area: 142,017 Square Feet	
Total Estimated Project Cost: \$23,965,620	

This project is the final phase of a 3-phase alteration to the middle school in the original 1957 building first constructed as a high school. This current phase will improve circulation spaces on the first floor consistent with improvements of the other two phases, abate hazardous materials from classrooms and re-design science classrooms, technology spaces, engineering classrooms, and family and consumer sciences instructional spaces. A new 7,555-square foot auditorium will provide a much-needed performance venue that can also be used as large group instruction/learning space. For the library media center, the addition of 5,770 square feet will centrally locate the Learning Commons for easy access for all students to engage in group collaboration, hands-on learning/study, and small group instruction.

2019 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST
TABLE 2
Project Descriptions

Priority Category B

19DASY051147A0619, Fairfield, Fairfield Ludlowe High School

Project Enrollment: **1498** Grade Range: **9-12**
Project Final Floor Area: **296,869 Square Feet**
Total Estimated Project Cost: **\$122,764**

This project is for alterations based upon a School Security and Safety Assessment conducted by the district.

19DASY051148A0619, Fairfield, Fairfield Warde High School

Project Enrollment: **1456** Grade Range: **9-12**
Project Final Floor Area: **295,523 Square Feet**
Total Estimated Project Cost: **\$222,486**

This project is for alterations based upon a School Security and Safety Assessment conducted by the district.

19DASY083119VE0619, Middletown, Middletown High School (Vo-Ag Center)

Projected Enrollment: **N/A** Grade Range: **N/A**
Projected Final Floor Area: **N/A**
Total Estimated Project Cost: **\$123,690**

This project is for the purchase of equipment to enhance the existing vocational agriculture program.

19DASY094107N0619, Newington, Transition Academy at Town Hall

Projected Enrollment: **20** Grade Range: **9-12**
Projected Final Floor Area: **2,270 Square Feet**
Total Estimated Project Cost: **\$1,001,341**

This project is for new construction for the alternative program which is currently located in town hall. As Town Hall is undergoing a new construction project, this grant application is for the portion of the new construction work related to the school project.

**DEPARTMENT OF ADMINISTRATIVE SERVICES
2019 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST**

**TABLE 3
(Revised 12/20/2018)
Summary Analysis of Previous Priority Lists
December 14, 2018**

	# of		Estimated		Estimated	
	Projects	%	Proj. Costs	%	Grants	%
2018/2019						
Category A	4	50.00%	\$227,567,117	99.36%	\$148,340,427	99.56%
Category B	4	50.00%	\$1,470,281	0.64%	\$658,539	0.44%
Category C	0	0.00%	\$0	0.00%	\$0	0.00%
List Total	<u>8</u>		<u>\$229,037,398</u>		<u>\$148,998,966</u>	
Table 4	0					
Total Projects	<u><u>8</u></u>		<u><u>\$229,037,398</u></u>		<u><u>\$148,998,966</u></u>	

Priority Lists Authorized For the Past Five Years:

	# of	Estimated	Estimated
	Projects	Proj. Costs	Grants
2017/2018			
List Total	19	\$485,504,671	\$239,955,642
Projects Added	3	\$55,700,000	\$38,702,200
Reimb. Rate	1	\$0	\$4,000,849
Table 4	1	\$40,000,000	\$32,000,000
Total Projects	<u><u>24</u></u>	<u><u>\$581,204,671</u></u>	<u><u>\$315,404,596</u></u>

2016/2017			
List Total	49	\$778,306,838	\$450,469,953
Costs Added to PL	1	\$0	\$13,042,330
Projects Added	1	\$68,000,000	\$54,400,000
Reimb. Rate	1	\$0	\$1,179,750
Table 4	3	\$3,972,615	\$1,055,587
Cost Increases Added	2	-\$15,300,000	-\$14,450,000
Total Projects	<u><u>57</u></u>	<u><u>\$834,979,453</u></u>	<u><u>\$505,697,620</u></u>

2015/2016			
List Total	17	\$479,743,087	\$270,784,495
Projects Added	1	\$2,500,000	\$2,500,000
Reimb. Rate	1	\$0	\$1,891,479
Table 4	7	\$28,796,373	\$16,238,172
Cost Increases Added	5	\$24,174,213	\$16,463,591
Total Projects	<u><u>31</u></u>	<u><u>\$535,213,673</u></u>	<u><u>\$307,877,737</u></u>

2014/2015			
List Total	18	\$296,488,000	\$181,185,486
Projects Added	9	\$281,841,141	\$241,981,920
Table 4	9	\$307,765,021	\$298,256,726
Cost Increases Added	2	\$5,030,000	\$3,394,968
Total Projects	<u><u>38</u></u>	<u><u>\$891,124,162</u></u>	<u><u>\$724,819,100</u></u>

2013/2014			
List Total	21	\$309,312,265	\$180,715,092
Projects Added	3	\$76,000,000	\$65,130,500
Table 4	9	\$206,508,842	\$196,546,448
Cost Increases Added	8	\$48,873,092	\$34,019,363
Total Authorized	<u><u>41</u></u>	<u><u>\$640,694,199</u></u>	<u><u>\$476,411,403</u></u>

**DEPARTMENT OF ADMINISTRATIVE SERVICES
OFFICE OF SCHOOL CONSTRUCTION GRANTS AND REVIEW
2019 SCHOOL BUILDING PROJECT PRIORITY CATEGORY LIST
ATTACHMENT A
December 14, 2018**

Department of Administrative Services Report on Enrollment Projections

Pursuant to Section 10-283(a) (2), the list of proposed school construction projects submitted to the legislature for grant commitments shall include a report of the review conducted by the Commissioner of Administrative Services regarding the enrollment projections submitted for each eligible project. Each project requires an enrollment study that reflects the demographics of the entire district.

The enrollment studies are initially reviewed for compliance at the time of intake and to ensure compliance and accuracy as reflected in the district's application. The Director of the Office of School Construction Grants and Review requires studies to be current and conducted by an outside source specializing in the field. For each study, the Director of the Office of School Construction Grants and Review meets with the district to review the content of the study and validate assertions made by the district to ensure accuracy of the numbers to right-size the project before submitting the final listing to the Commissioner of Administrative Services for review and approval. All of the enrollment projections were determined to be acceptable to the Commissioner of Administrative Services. All required data has been submitted for each project and nothing remains outstanding. All projects are submitted in accordance with statutory and regulatory authority.