



EXISTING CONDITIONS STUDIES



FACILITIES MASTER PLAN
Wolcott Public Schools



Objectives of the Existing Conditions Studies and Facilities Master Plan

- ☐ Evaluate the current conditions of each building and its components in order to identify needs and develop a plan to implement recommended alterations
- ☐ Define improvements to support school programs that meet the needs of Wolcott's students and their families
- ☐ Identify potential efficiencies with the physical plant
- ☐ Create buildings that are safe, modern, compliant with Building Codes and able to support their educational programs
- ☐ Maximize the State Grant reimbursements based upon projected population and school size
- ☐ Prioritize projects based upon need, ease of construction, and overall cost effectiveness



FACILITIES MASTER PLAN
Wolcott Public Schools



Connecticut State Department of Education Bureau of School Facilities						
Long-Term Facility Planning, Maintenance and Implementation – 2013 Report						
Code	District	Long-Range Building Plan	Building Plan Implementation	Equipment Repair / Replacement	Building Maintenance Plan	Maintenance Plan Implementation
160	WILLINGTON	3	3	3	3	3
161	WILTON	4	4	4	4	3
162	WINCHESTER	0	0	0	2	1
163	WINDHAM	4	2	3	4	3
164	WINDSOR	3	3	3	3	3
165	WINDSOR LOCKS	4	4	4	4	4
166	WOLCOTT	0	0	0	4	4
167	WOODBIDGE	3	2	2	3	2
169	WOODSTOCK	0	0	0	2	0
201	DISTRICT NO. 1	4	4	4	4	4
204	DISTRICT NO. 4	4	4	4	4	4
205	DISTRICT NO. 5	4	3	4	4	4
206	DISTRICT NO. 6	3	3	4	4	3
207	DISTRICT NO. 7	4	4	4	4	4
208	DISTRICT NO. 8	4	2	4	4	4
209	DISTRICT NO. 9	3	3	3	3	3
210	DISTRICT NO. 10	4	4	4	4	4
211	DISTRICT NO. 11	4	3	3	0	0
212	DISTRICT NO. 12	1	1	1	1	1
213	DISTRICT NO. 13	4	4	4	4	4
214	DISTRICT NO. 14	4	4	4	4	4
215	DISTRICT NO. 15	4	4	4	4	4
216	DISTRICT NO. 16	4	4	4	4	4
217	DISTRICT NO. 17	3	3	3	3	3
218	DISTRICT NO. 18	4	4	4	2	4
219	DISTRICT NO. 19	3	0	2	3	3



FACILITIES MASTER PLAN Wolcott Public Schools



**Connecticut State Department of Education
Bureau of School Facilities**

General Building Conditions – 2013 Report

District	School Name	Grade Range	Year of Original Construction	Last Major Renovation	Major Code Update Since 1988 ?	Handicapped Accessibility	CO Detection
WOLCOTT	Frisbie School	K -05	1950	2000	N	All Pgms	Yes
WOLCOTT	Wakelee School	K -05	1960	1999	N	All Pgms	Yes
WOLCOTT	Alcott Elementary School	PK-05	1947	1968	N	Gen Area	Yes
WOLCOTT	Tyrrell Middle School	06-08	1967	2000	N	All Pgms	Yes
WOLCOTT	Wolcott High School	09-12	1958	1976	N	All Pgms	No

CT State Department of Education, Report on the Condition of Connecticut's Public School Facilities

<https://www.csde.state.ct.us/public/dgm/ed050/pickyear.aspx>



**FACILITIES MASTER PLAN
Wolcott Public Schools**



PHASE I

BUILDING ENVELOPE AND MECHANICAL SYSTEMS



FACILITIES MASTER PLAN
Wolcott Public Schools



ROOF REPLACEMENTS

	Tyrrell Middle School		Wolcott High School		Alcott Elem. School		Frisbie Elem. School		Wakelee Elem. School		
	Total	%	Total	%	Total	%	Total	%	Total	%	
Roof Replacement	1,387,750		3,158,500		1,400,000		1,690,000		1,050,000		
Estimated Soft Costs (22%)	305,305		694,870		308,000		371,800		231,000		Totals
Total Project Budget	1,693,055		3,853,370		1,708,000		2,061,800		1,281,000		10,597,225
Net State Reimbursement	1,058,159	62.5%	2,408,356	62.5%	1,067,500	62.5%	1,288,625	62.5%	800,625	62.5%	6,626,854
Cost to Wolcott	634,896	37.5%	1,445,014	37.5%	640,500	37.5%	773,175	37.5%	480,375	37.5%	3,970,371
State Reimbursement											
State Reimbursement	1,058,159	62.50%	2,408,356	62.50%	1,067,500	62.50%	1,288,625	62.50%	800,625	62.50%	
Reimbursement Penalty	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	
Net State Reimbursement	1,058,159		2,408,356		1,067,500		1,288,625		800,625		



FACILITIES MASTER PLAN
Wolcott Public Schools



MECHANICAL AND ENVELOPE REPAIRS

	Tyrrell Middle School				Wolcott High School				Alcott Elem. School				Frisbie Elem. School				Wakelee Elem. School			
	Value/ Sq. Ft.		Total		Value/ Sq. Ft.		Total		Value/ Sq. Ft.		Total		Value/ Sq. Ft.		Total		Value/ Sq. Ft.		Total	
Recommended Repairs & Alterations	144,277	34	4,843,584		179,167	23	4,185,234		82,846	48	3,972,870		61,268	37	2,288,940		78,520	16	1,229,400	
Estimated Soft Costs (22%)			1,065,588				920,751				874,031				503,567				270,468	
Total Project Budget			5,909,172				5,105,985				4,846,901				2,792,507				1,499,868	20,949,326
Net State Reimbursement			316,432	5.4%			692,321	13.6%			306,107	6.3%			495,674	17.8%			256,080	17.1%
Cost to Wolcott			5,592,741	94.6%			4,413,665	86.4%			4,540,795	93.7%			2,296,833	82.2%			1,243,788	82.9%
State Reimbursement																				
Estimate Ineligible Costs	73.70%		4,355,060		63.96%		3,265,788		53.57%		2,596,485		54.36%		1,518,007		49.53%		742,885	
Estimate Eligible Costs (based on scope)	26.30%		1,554,112		36.04%		1,840,197		46.43%		2,250,416		45.64%		1,274,500		50.47%		756,983	
State Reimbursement	62.50%		971,320		62.50%		1,150,123		62.50%		1,406,510		62.50%		796,563		62.50%		473,115	
Reimbursement Penalty	42.14%		654,889		24.88%		457,803		48.90%		1,100,404		37.77%		300,889		45.87%		217,035	
Net State Reimbursement			316,432				692,321				306,107				495,674				256,080	
Space Standards			Enrollment				Enrollment				Enrollment				Enrollment				Enrollment	
Existing Square Footage (adjusted)	144,277				179,167				69,224				61,268				78,520			
Proposed Square Footage (net)	144,277		1004		179,167		1036		69,224		554		61,268		490		78,520		628	
State Allowable Square Footage	83,480	57.86%	581	-423	134,594	75.12%	778	-258	35,375	51.10%	283	-271	38,125	62.23%	305	-185	42,500	54.13%	340	-288
Square Footage Penalty %	42.14%				24.88%				48.90%				37.77%				45.87%			



FACILITIES MASTER PLAN
Wolcott Public Schools



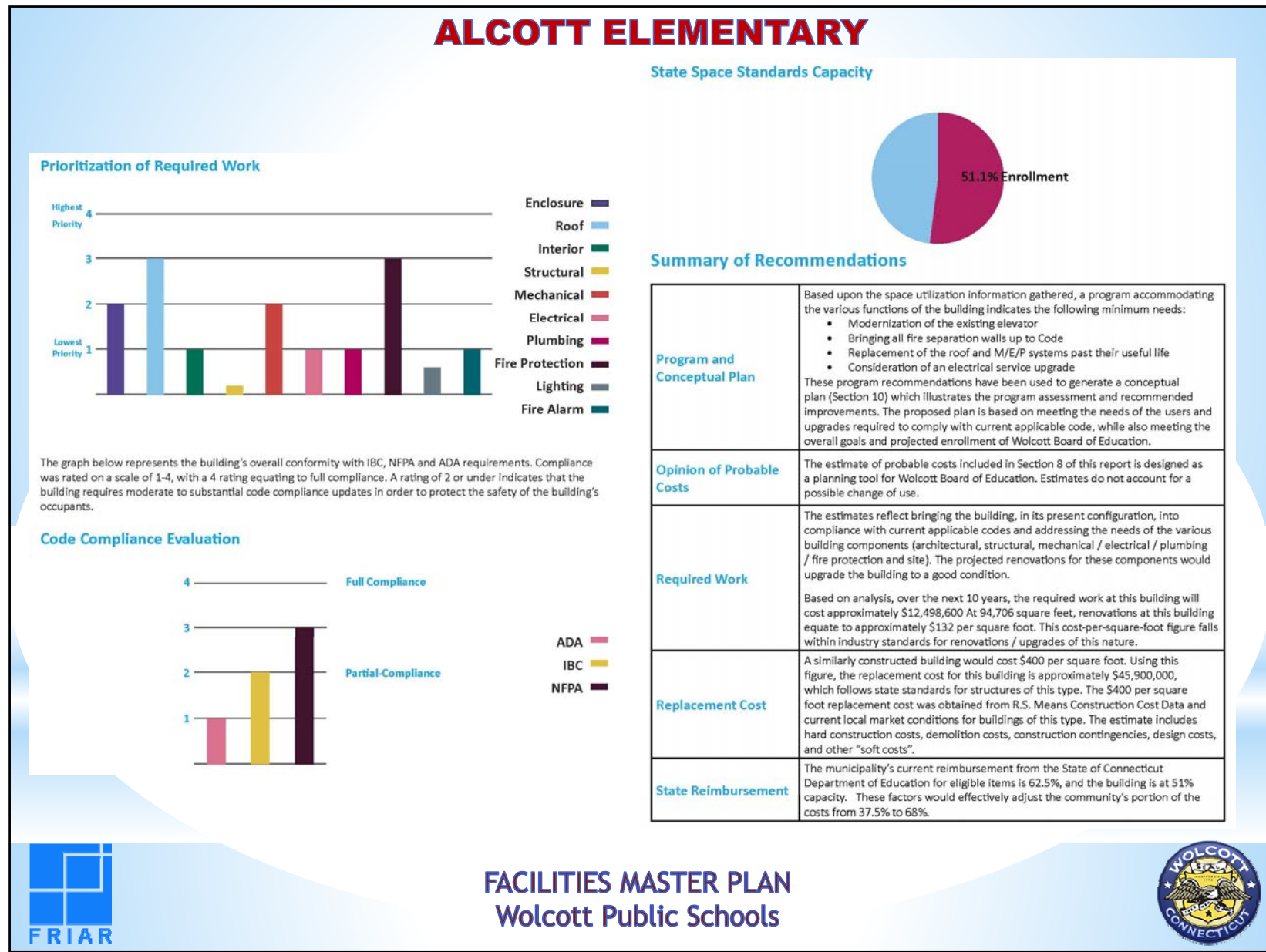
PHASE II

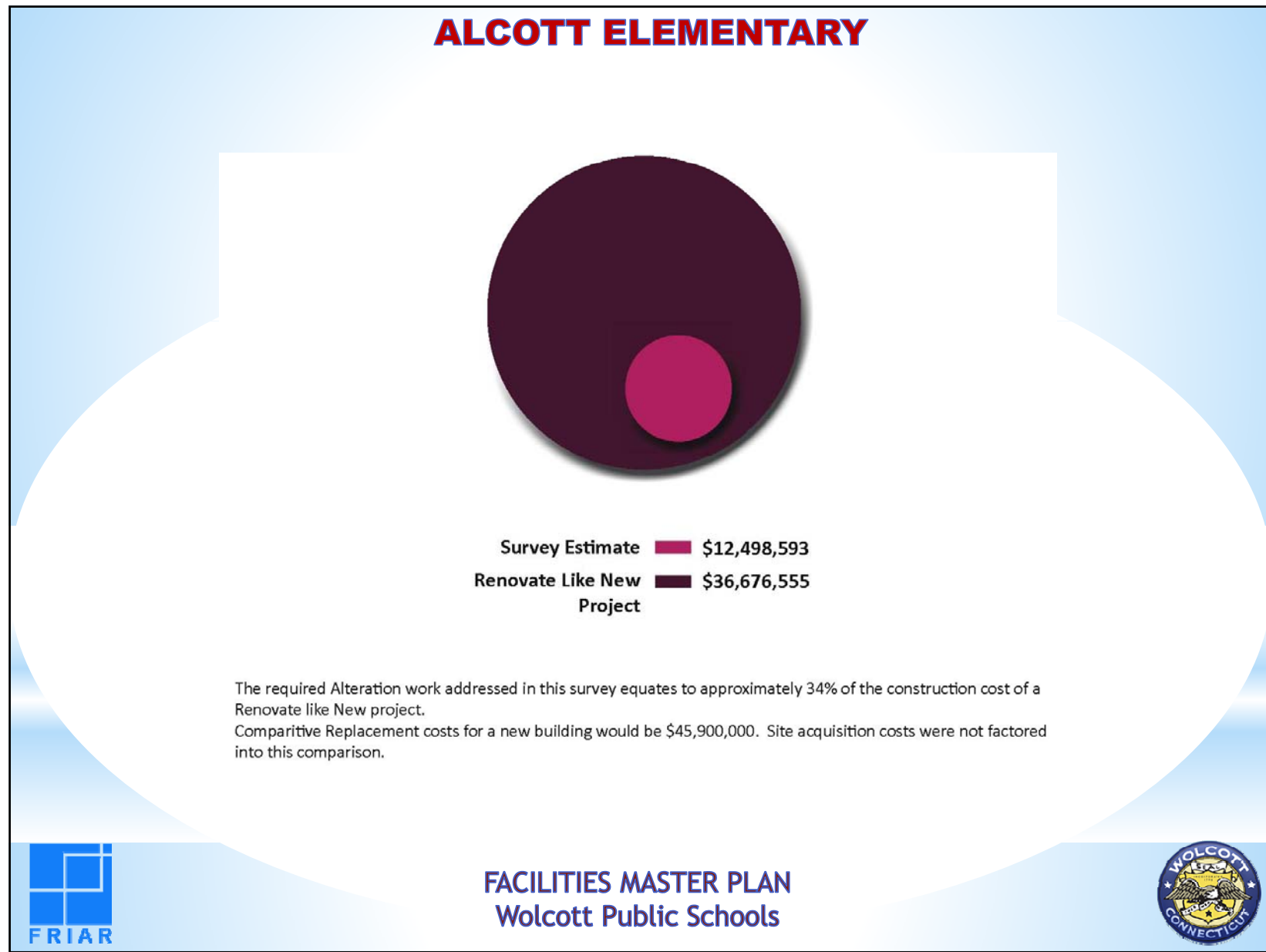
COMPREHENSIVE FACILITY RENOVATIONS

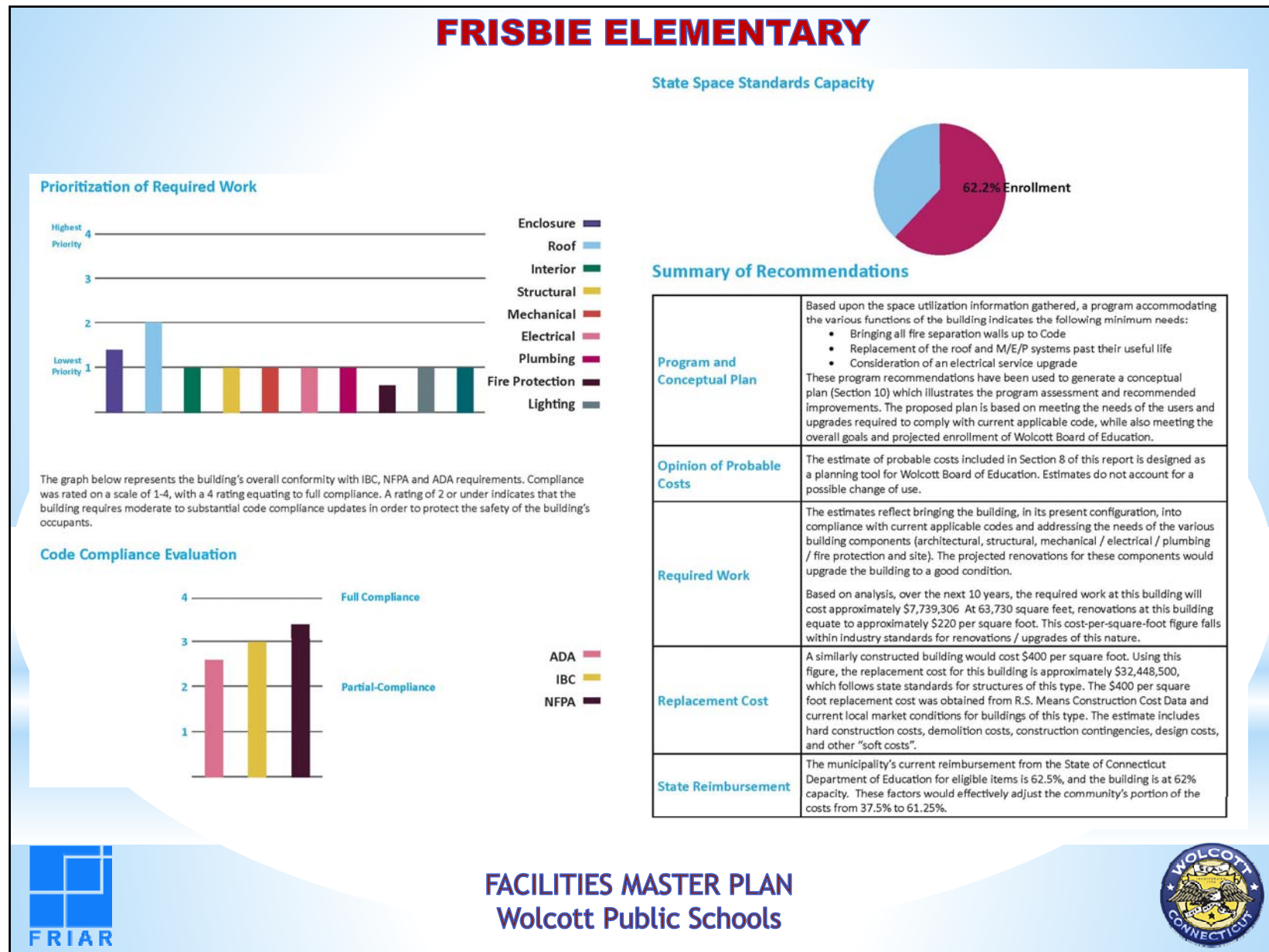


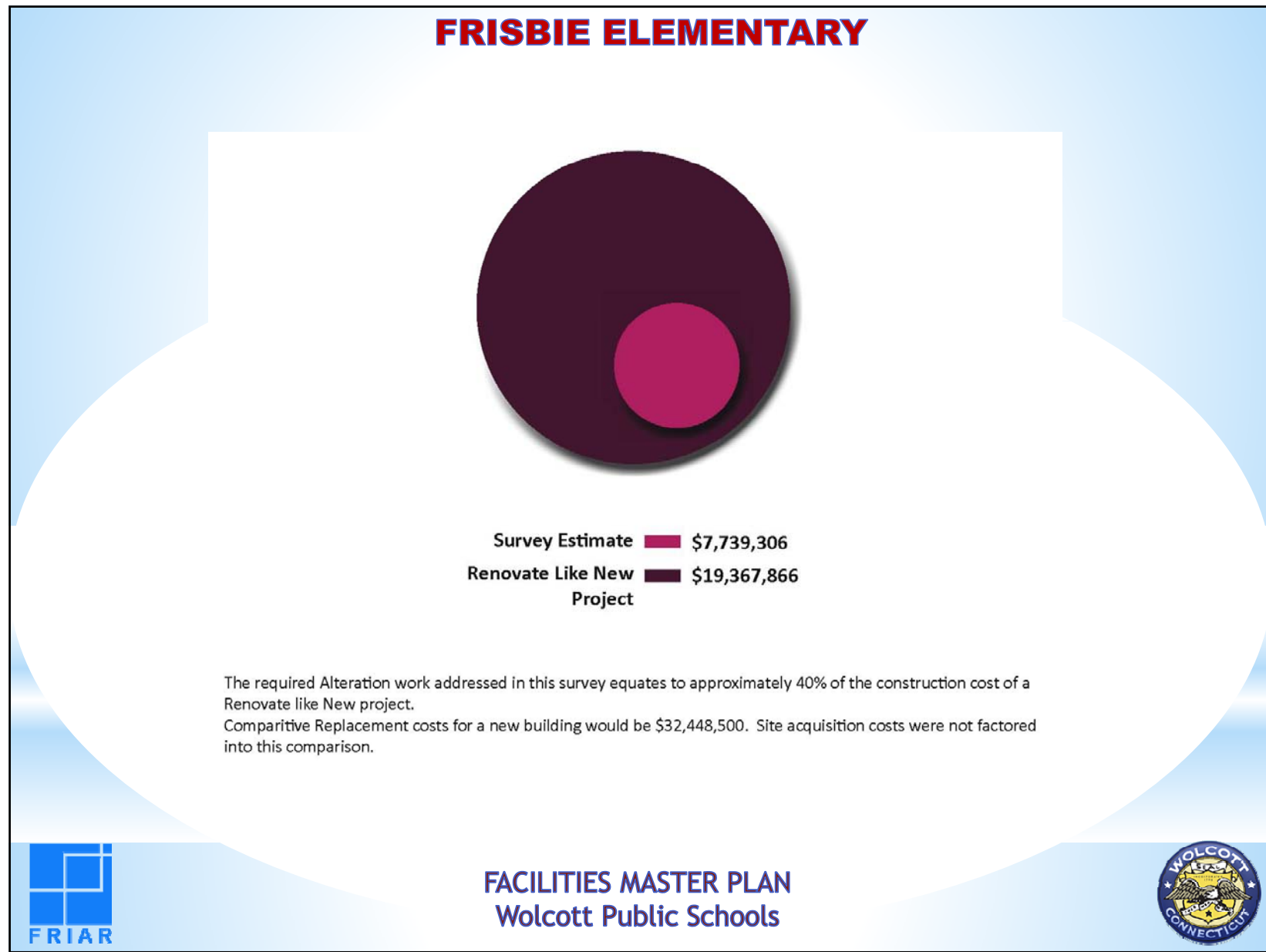
FACILITIES MASTER PLAN
Wolcott Public Schools





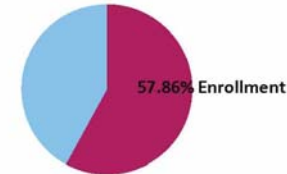




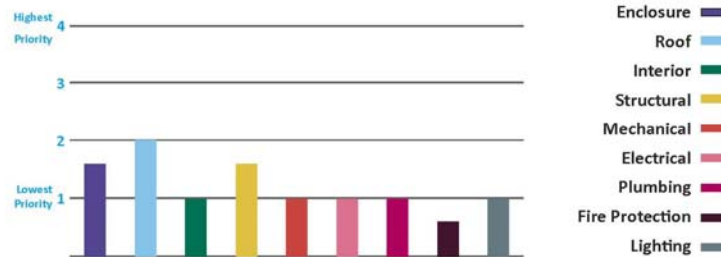


TYRRELL MIDDLE SCHOOL

State Space Standards Capacity



Prioritization of Required Work



The graph below represents the building's overall conformity with IBC, NFPA and ADA requirements. Compliance was rated on a scale of 1-4, with a 4 rating equating to full compliance. A rating of 2 or under indicates that the building requires moderate to substantial code compliance updates in order to protect the safety of the building's occupants.

Code Compliance Evaluation



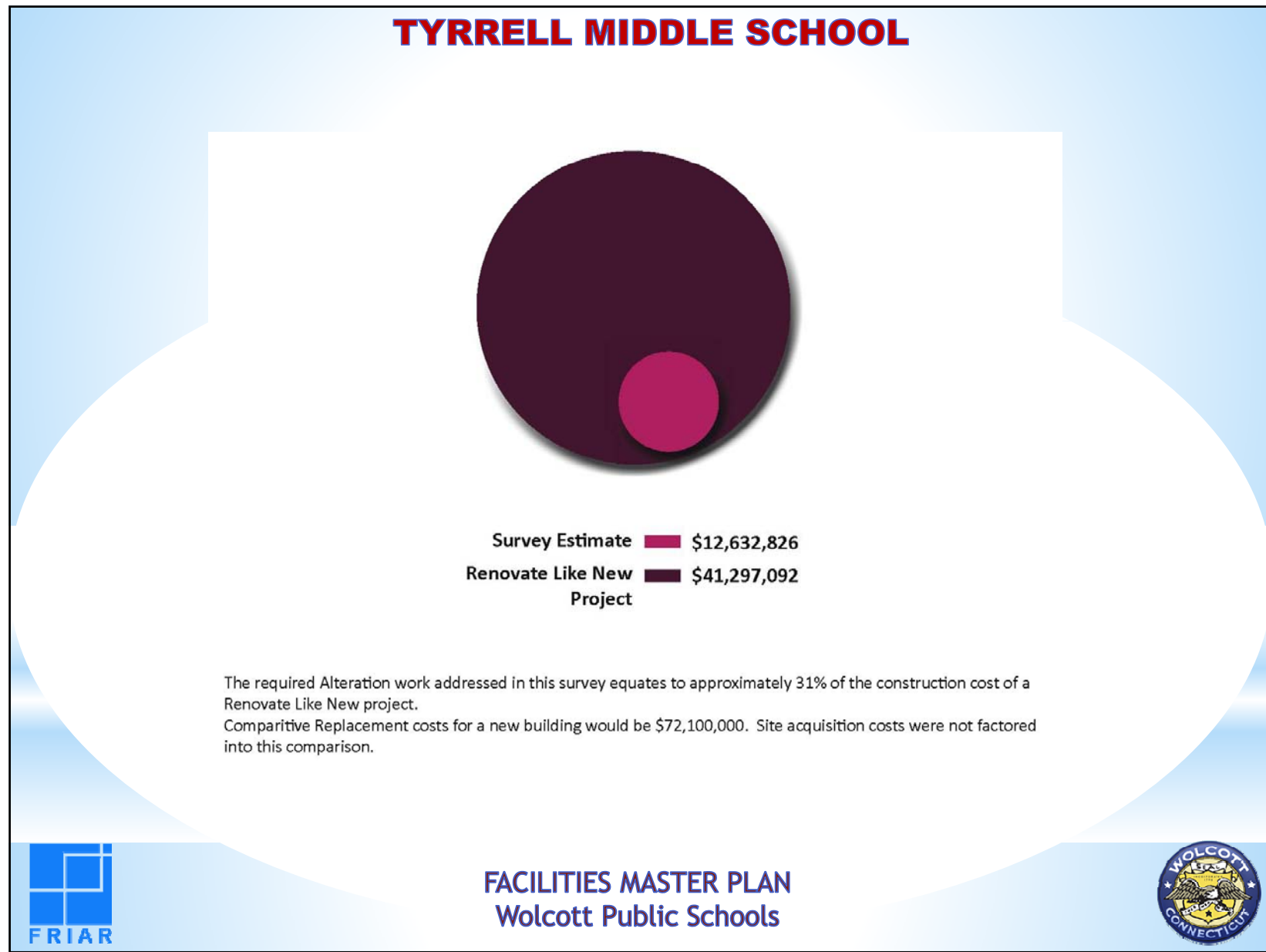
Summary of Recommendations

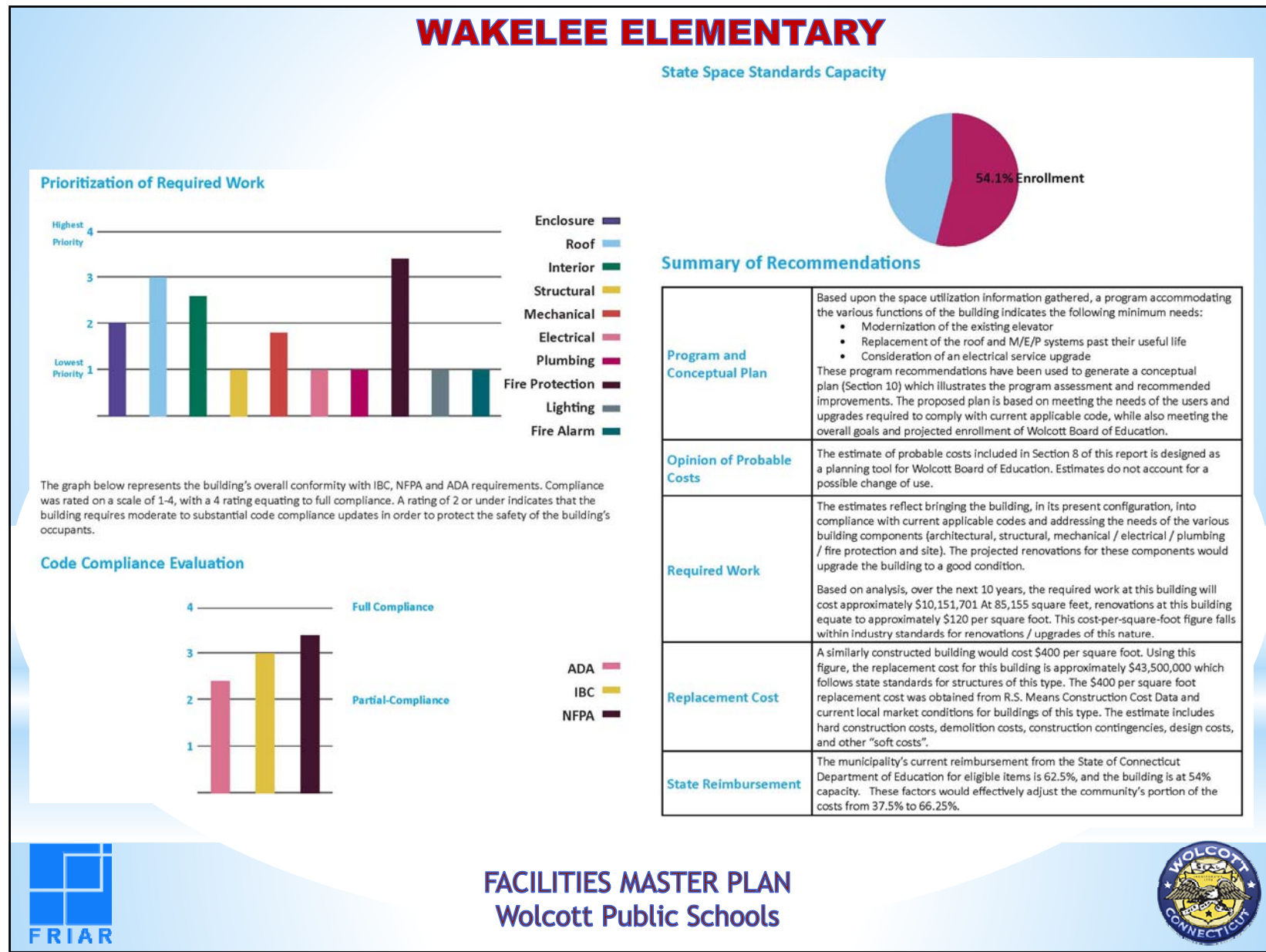
Program and Conceptual Plan	<p>Based upon the space utilization information gathered, a program accommodating the various functions of the building indicates the following minimum needs:</p> <ul style="list-style-type: none"> Bringing all fire separation walls up to Code Replacement of the roof and M/E/P systems past their useful life Consideration of an electrical service upgrade <p>These program recommendations have been used to generate a conceptual plan (Section 10) which illustrates the program assessment and recommended improvements. The proposed plan is based on meeting the needs of the users and upgrades required to comply with current applicable code, while also meeting the overall goals and projected enrollment of Wolcott Board of Education.</p>
Opinion of Probable Costs	<p>The estimate of probable costs included in Section 8 of this report is designed as a planning tool for Wolcott Board of Education. Estimates do not account for a possible change of use.</p>
Required Work	<p>The estimates reflect bringing the building, in its present configuration, into compliance with current applicable codes and addressing the needs of the various building components (architectural, structural, mechanical / electrical / plumbing / fire protection and site). The projected renovations for these components would upgrade the building to a good condition.</p> <p>Based on analysis, over the next 10 years, the required work at this building will cost approximately \$12,632,826 At 154,174 square feet, renovations at this building equate to approximately \$82 per square foot. This cost-per-square-foot figure falls below industry standards for renovations / upgrades of this nature.</p>
Replacement Cost	<p>A similarly constructed building would cost \$400 per square foot. Using this figure, the replacement cost for this building is approximately \$72,100,000, which follows state standards for structures of this type. The \$400 per square foot replacement cost was obtained from R.S. Means Construction Cost Data and current local market conditions for buildings of this type. The estimate includes hard construction costs, demolition costs, construction contingencies, design costs, and other "soft costs".</p>
State Reimbursement	<p>The municipality's current reimbursement from the State of Connecticut Department of Education for eligible items is 62.5%, and the building is at 58% capacity. These factors would effectively adjust the community's portion of the costs from 37.5% to 63.84%.</p>

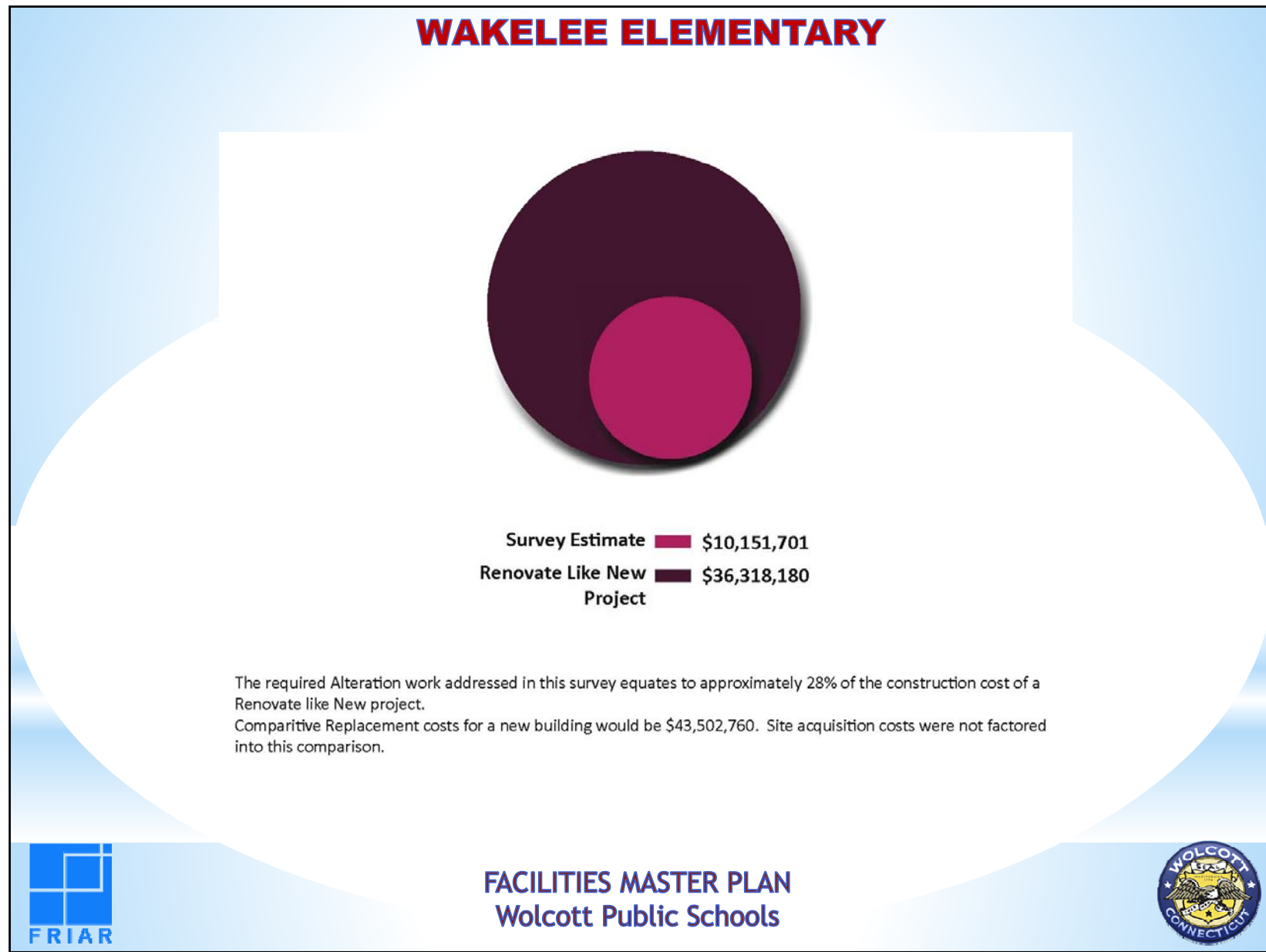


FACILITIES MASTER PLAN
Wolcott Public Schools



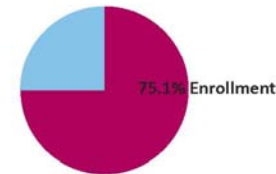




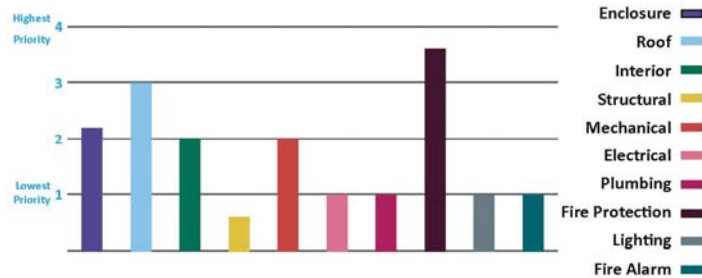


WOLCOTT HIGH SCHOOL

State Space Standards Capacity



Prioritization of Required Work



The graph below represents the building's overall conformity with IBC, NFPA and ADA requirements. Compliance was rated on a scale of 1-4, with a 4 rating equating to full compliance. A rating of 2 or under indicates that the building requires moderate to substantial code compliance updates in order to protect the safety of the building's occupants.

Code Compliance Evaluation



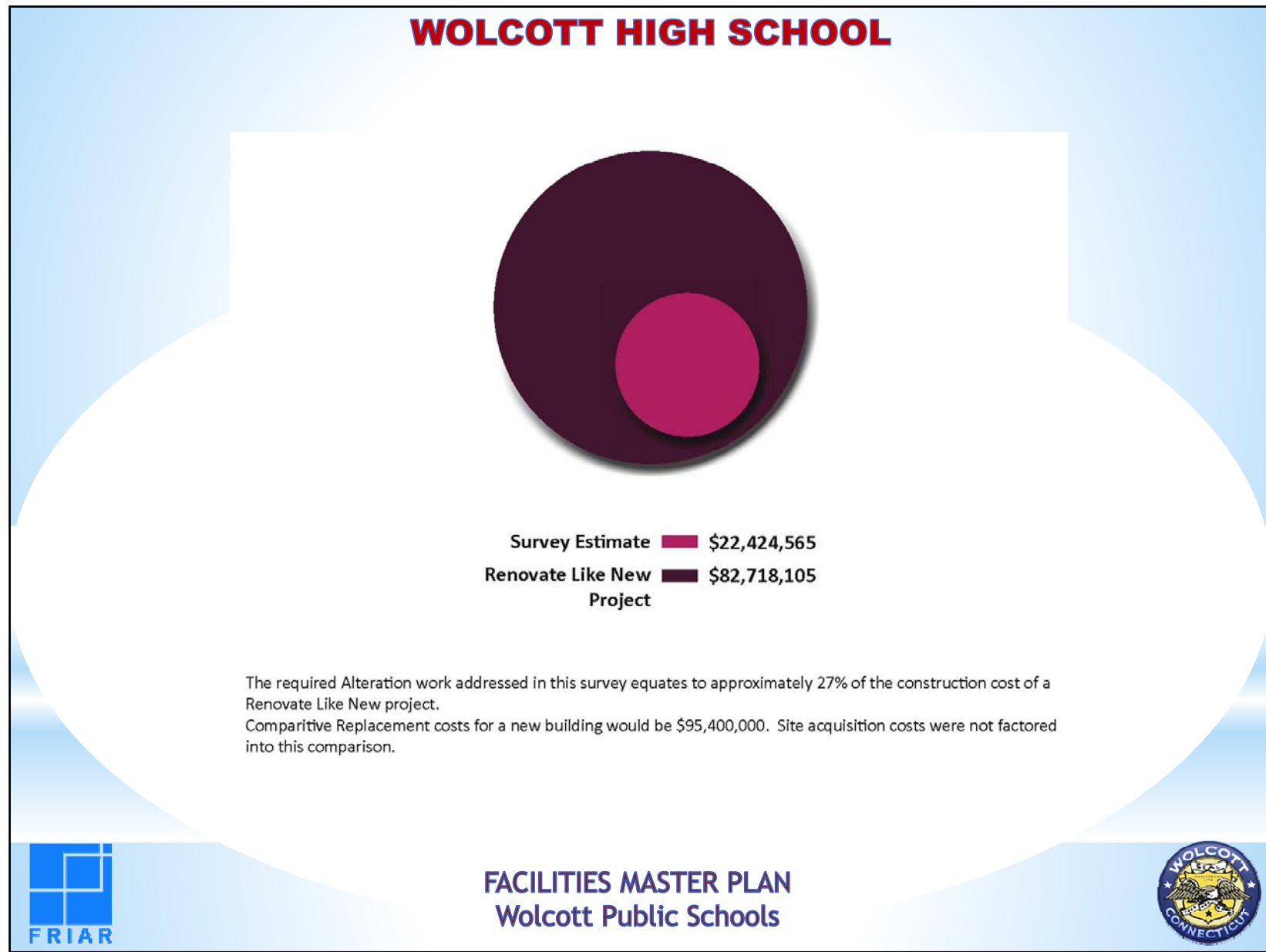
Summary of Recommendations

Program and Conceptual Plan	<p>Based upon the space utilization information gathered, a program accommodating the various functions of the building indicates the following minimum needs:</p> <ul style="list-style-type: none"> Modernization of the existing elevator Bringing all fire separation walls up to Code Replacement of the roof and M/E/P systems past their useful life Consideration of an electrical service upgrade <p>These program recommendations have been used to generate a conceptual plan (Section 10) which illustrates the program assessment and recommended improvements. The proposed plan is based on meeting the needs of the users and upgrades required to comply with current applicable code, while also meeting the overall goals and projected enrollment of Wolcott Board of Education.</p>
Opinion of Probable Costs	<p>The estimate of probable costs included in Section 8 of this report is designed as a planning tool for Wolcott Board of Education. Estimates do not account for a possible change of use.</p>
Required Work	<p>The estimates reflect bringing the building, in its present configuration, into compliance with current applicable codes and addressing the needs of the various building components (architectural, structural, mechanical / electrical / plumbing / fire protection and site). The projected renovations for these components would upgrade the building to a good condition.</p> <p>Based on analysis, over the next 10 years, the required work at this building will cost approximately \$22,424,565 At 179,167square feet, renovations at this building equate to approximately \$151 per square foot. This cost-per-square-foot figure falls within industry standards for renovations / upgrades of this nature.</p>
Replacement Cost	<p>A similarly constructed building would cost \$400 per square foot. Using this figure, the replacement cost for this building is approximately \$95,400,000, which follows state standards for structures of this type. The \$400 per square foot replacement cost was obtained from R.S. Means Construction Cost Data and current local market conditions for buildings of this type. The estimate includes hard construction costs, demolition costs, construction contingencies, design costs, and other "soft costs".</p>
State Reimbursement	<p>The municipality's current reimbursement from the State of Connecticut Department of Education for eligible items is 62.5%, and the building is at 75% capacity. These factors would effectively adjust the community's portion of the costs from 37.5% to 53%.</p>



FACILITIES MASTER PLAN
Wolcott Public Schools



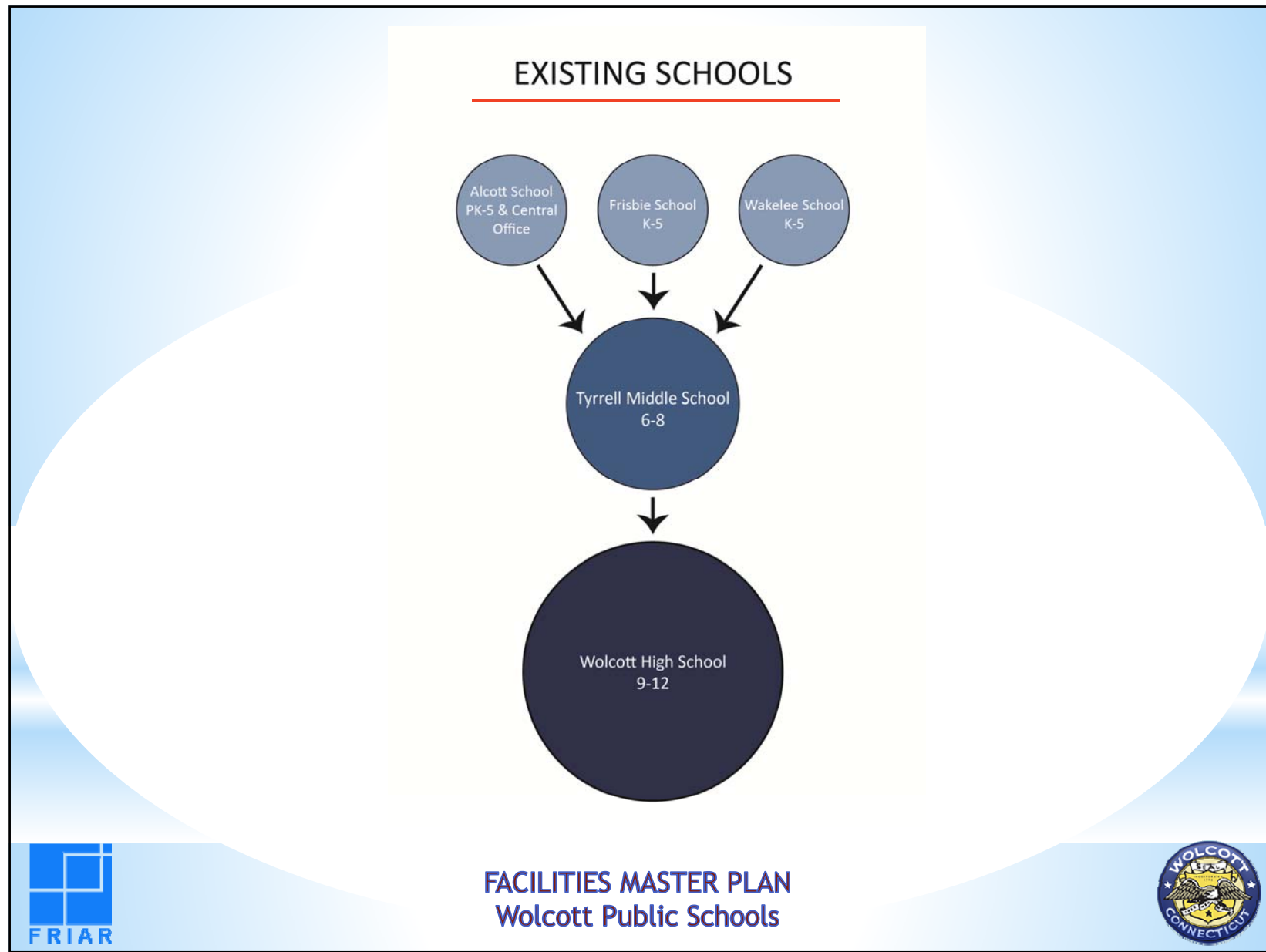


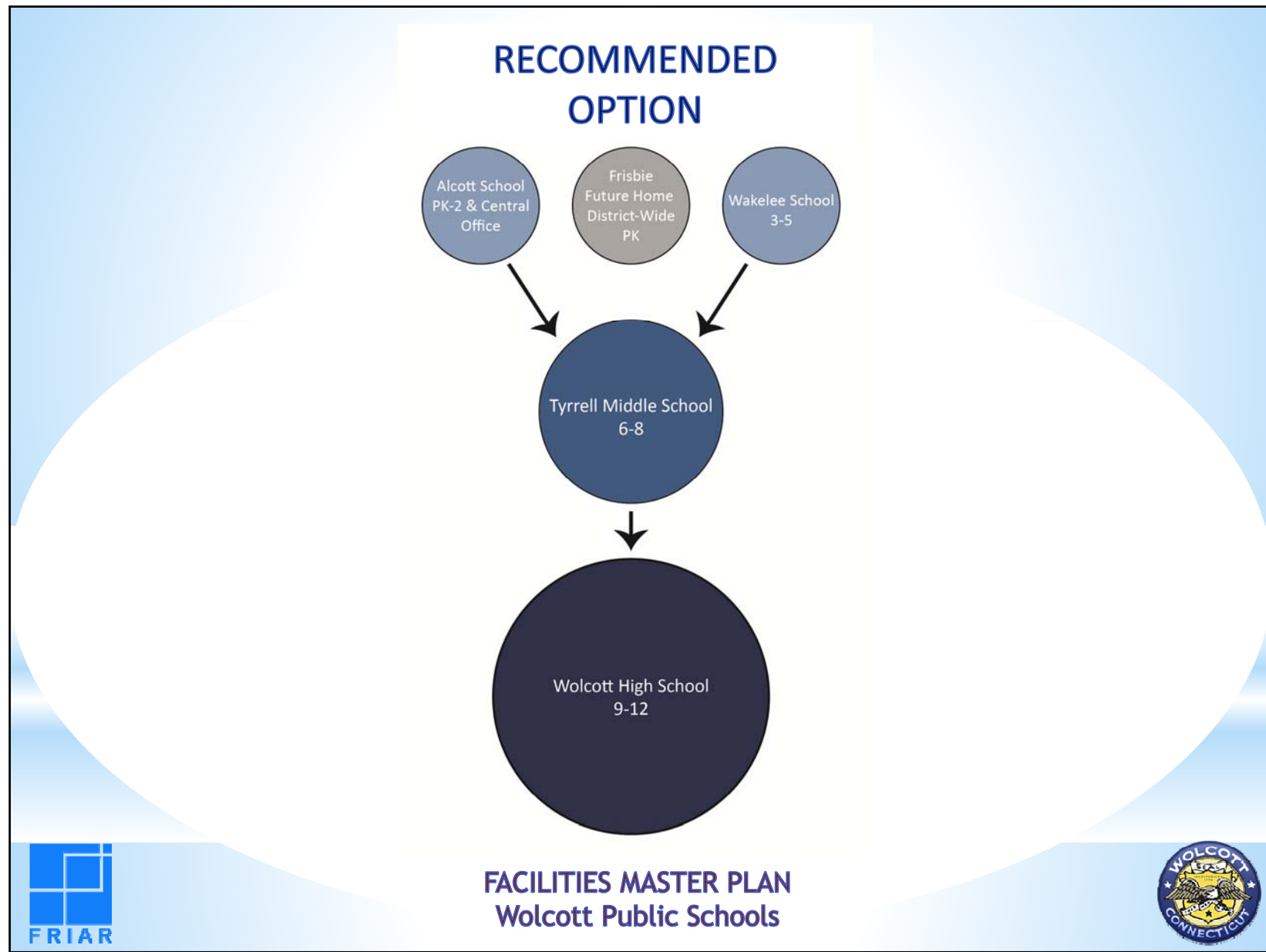
PROPOSED OPTIONS



FACILITIES MASTER PLAN
Wolcott Public Schools







PROJECTED COSTS

Recommended Master Plan:

- Total Projects Cost \$176,917,938
- Projected State Reimbursement \$ 45,292,077
- Projected Town Costs Share \$ 131,625,861
(74%)



FACILITIES MASTER PLAN
Wolcott Public Schools



