

January 23, 2014

Kate Carter, Ed.D.
Superintendent of Schools
South Windsor Public Schools
1737 Main Street
South Windsor, CT 06074

Re: Elementary Facilities Master Plan
Architect's Project #2013-008

Dear Dr. Carter:


This letter is to confirm completion of the Educational Specifications for the New Orchard Hill Elementary School. The calculated size of the new facility is 71,040 square feet. This figure matches the maximum size of a new facility that would not exceed the State's Space Standards Percentage, thus ensuring the project will receive the maximum State funding reimbursement allowed.

Since our presentation to the Board of Education, we have reviewed the recently released draft regulations of the State's School Safety Infrastructure Council. While the projected size of the new facility has not changed since we completed our original construction cost estimate, the numbers previously presented to you and the Board would need to be revised to respond to the mandates and suggestions of these guidelines.

The Commissioner of the Department of Administrative Services has suggested that the estimated costs to comply with the Council's guidelines would add five to ten percent to the budget of a new school building. Our design team's review of the Educational Specifications for the New Orchard Hill Elementary School has estimated the budgetary impact of this additional scope to fall within the lower segment of that range. Per the attached revisions to the budget document, we have added fifteen dollars per square foot to the building construction costs, and calculated this impact on the total project.

In short, we recommend seeking approval to proceed to a Town referendum with a project budget of \$33,521,724.

Sincerely,


Michael A. Sorano, AIA
Associate Principal
Friar Associates inc.


Robert W. Roach, AIA
Associate Principal
Friar Associates inc.

RWR:rwr

Enc: Phase I revised budget

cc: Daniel Hansen, Chris Chemerka, Patrick Hankard

Phase I project Orchard Hill Elementary: New Construction (revised)

Maximum allowed square footage	71,040
Construction value per sq. foot	<u>x \$315</u>
Estimated Construction value	\$22,377,600

Site Scope of Work	7.5 acres
Construction value per acre	<u>x \$390,000</u>
Estimated Site value	\$2,925,000

Total Construction Costs **\$25,302,600**

Estimated Soft Costs	
includes professional design fees, testing, FF&E, escalation at 4% per year, permitting fees	\$8,219,124

Total Project Budget **\$33,521,724**

State Reimbursement

Estimated Ineligible Costs (3% of Project Budget)	
typically covers permits and fees, textbooks and software, service equipment/maintenance contracts, and certain athletic facility costs	\$1,005,652

Estimated Eligible Costs	\$32,516,072
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State Reimbursement (34.64%) **\$11,263,567**

Total Project Budget	\$33,521,724
State Reimbursement	<u>- \$11,263,567</u>
Cost to South Windsor	\$22,258,157