

PROJECT UPDATE
**ROCKWELL AND JOHNSON
ELEMENTARY SCHOOL PROJECTS**





OVERVIEW AND AGENDA

Introduction and Project History

Dr. Christine Carver

Charge and Process

Joe Costa, AIA

21st Century Education

Mike Berger

Recurring Themes and Community Input

Tina Greco, AIA

Education Specification Overview

Dr. Christine Carver and Tina Greco, AIA

Concept Designs

Mike Berger, Alison Dobbertin & Ryan Chmielewski

Concept Estimates

Ken Biega, O & G Industries

Next Steps

Dr. Christine Carver and Joe Costa, AIA

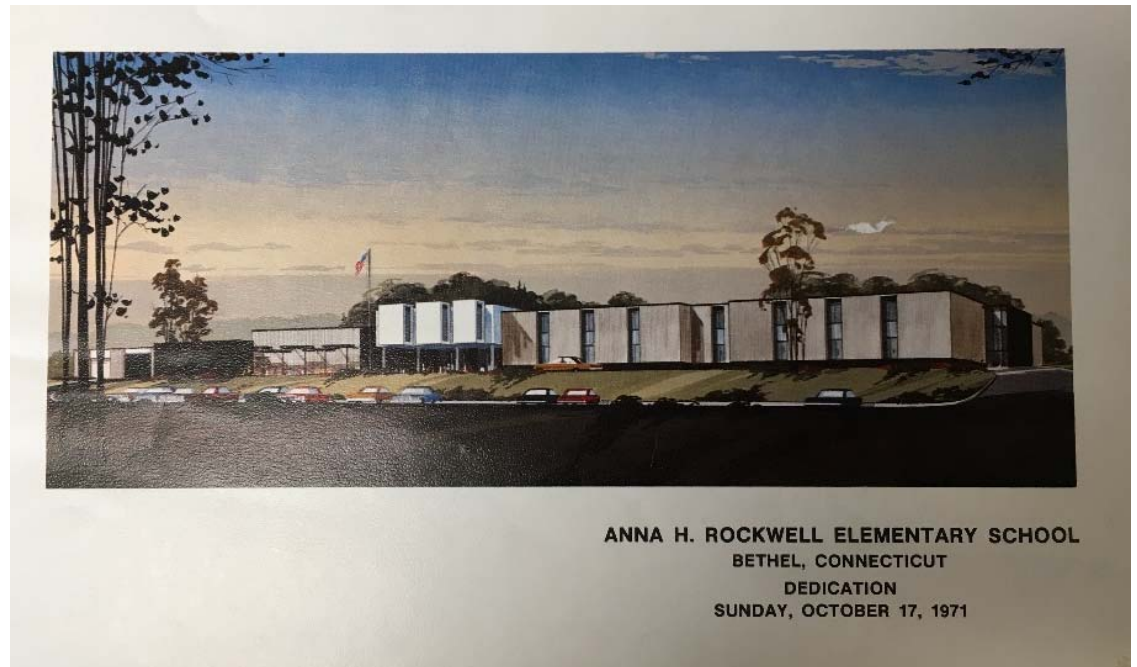
Questions and Answers

INTRODUCTION & PROJECT HISTORY

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The Nature and Context of the Problem

- Age of Structure
 - Rockwell - 1971
 - Johnson - 1980
- Americans with Disabilities Act Compliance
- Space restrictions at Rockwell School/Enrollment
- Code Compliance
- Hazardous Materials
- Electrical & Utility Systems at Capacity
- Failing Roof Systems
- Failing Climate Control (Heat & AC)
- Safety & Security Concerns



The Most Significant Problem...

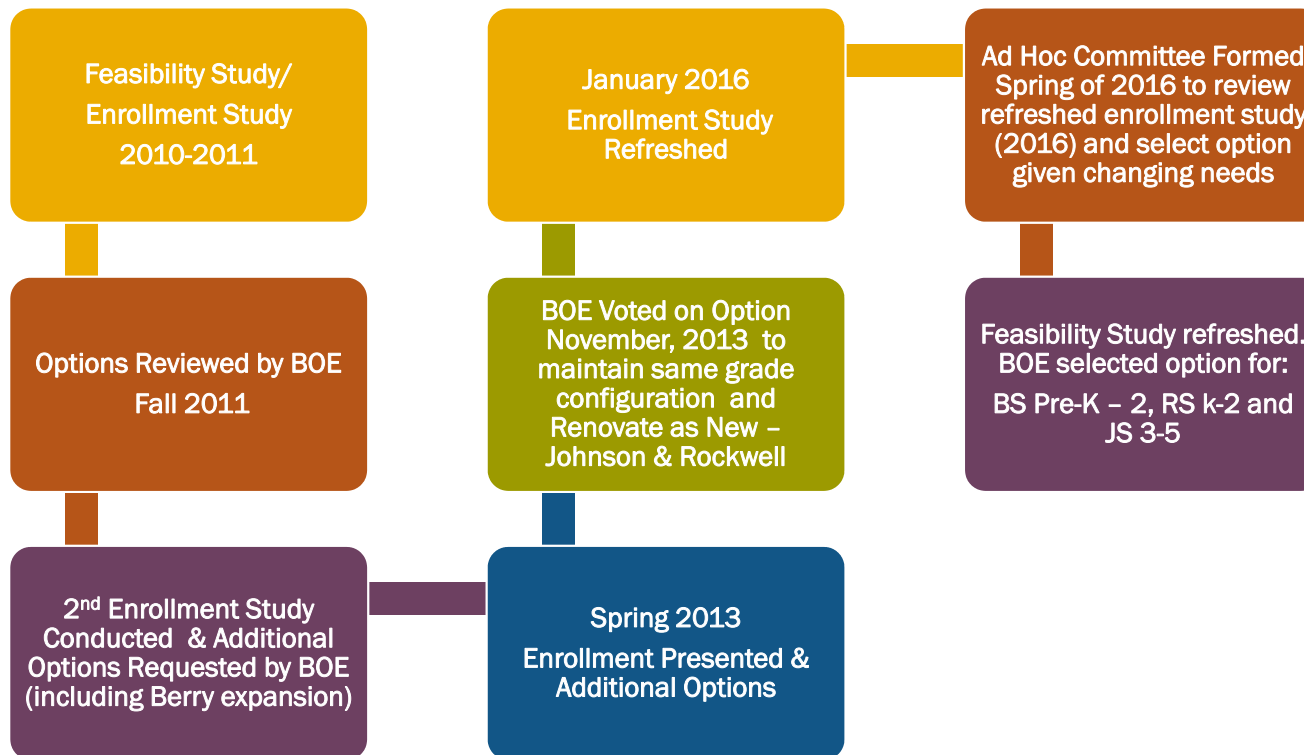
Cannot meet the instructional needs of the 21st Century Learner

- Electrical & infrastructure does not meet technological needs
- Spaces and furniture cannot be adapted to promote 21st Century Skills without significant expense
- Intervention/support space is completely inadequate

The State Dilemma Why we want to stay on the timeline for filing on June 30th?

- Budget Deficit
- School Construction Projects Increase State Bonding Debt
- More Careful Review of Projects
- Potential for Changes in Guidelines from Department of Administrative Services (DAS), Office of School Construction
 - Reimbursement Rates
 - Eligible and Ineligible Expenses

What has happened...



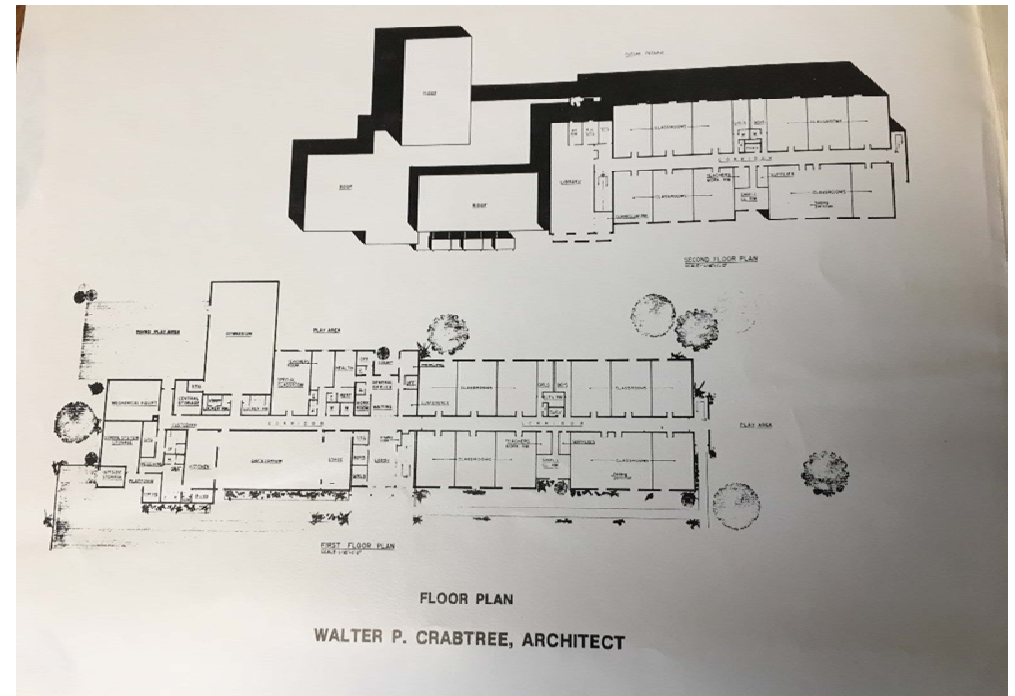
Approximately **4.5%** Per
Year **COST ESCALATION**

School Construction Grants

Renovate – only new items and code compliance work are eligible for state reimbursement at ~~47%~~ 45%

Renovate as New – ~~47%~~ 45%

New Building – 35%



What Options did the Ad Hoc Committee Review and Reject

1. *Build-as-New*
2. Do nothing
3. Three K-5 Schools with Rockwell & Johnson as *Renovate-As-New*
4. Closing Rockwell. Additions to Johnson & Rockwell. *Renovate-As-New* Rockwell & Johnson schools
5. All three elementary schools remain the same enrollment and grade configuration. *Renovate-As-New* Rockwell & Johnson schools
6. Berry grades Pre-K-3, Rockwell K-2 (3rd grade students to Johnson), Johnson 3-5. *Renovate-As-New* Rockwell & Johnson schools
7. Berry and Rockwell K-3 Schools and moving Pre-K to Johnson. *Renovate-As-New* Rockwell & Johnson schools
8. Berry Pre-K – 3, making Rockwell K-3 but a smaller school (shifting some enrollment to Berry) and Johnson would remain a 4-5 school. *Renovate-As-New* Rockwell & Johnson schools

Final Choice

Berry Pre-K – 2, Rockwell K-2 and Johnson 3-5; Rockwell & Johnson
a Renovate-As-New

Primary Reasons:

1. Two years in Johnson School does not develop a sense of school community.
2. All grade levels in the same building enables a consolidation of resources to support instructional programs.
3. No increase to the amount of student transitions.
4. Adding an addition provides more cost effective options for "swing space" during the renovation project.
5. Provides the most opportunity for growth potential.

CHARGE & PROCESS

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CHARGE & PROCESS

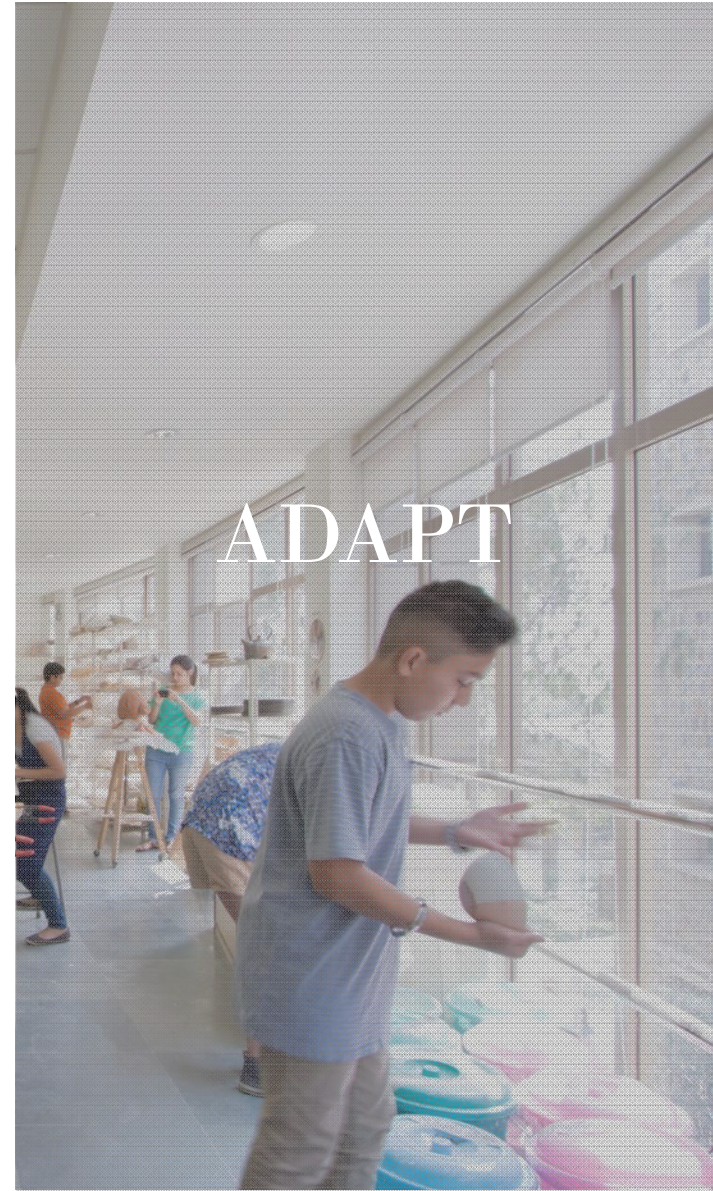
- Assisted with Option selection ✓
- Assisting with the Development of the Ed Spec – Program needs ✓
- Developed concept designs
- Prepared estimates
- Assisting with State grant application
- Assist with Referendum Process



INSPIRE



COMFORT



ADAPT



21st century education

THE CLASSROOM BECOMES A LEARNING STUDIO



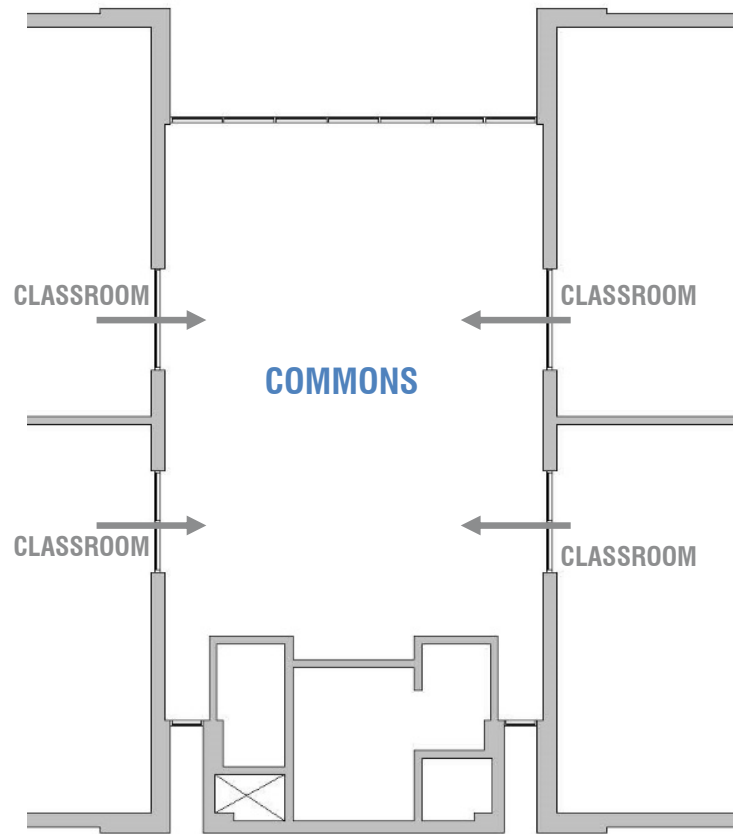
LEARNING SPACES



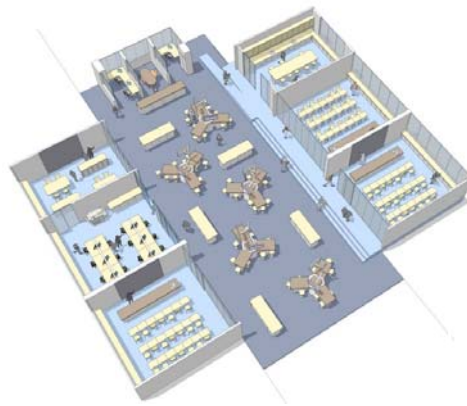
...AND A PLACE FOR INFORMAL INTERACTION



COMMON SPACE ALLOWS FOR TEAMING



STEM IS ABOUT CONNECTING SPACES AND PROMOTING INQUIRY



THE MEDIA CENTER BECOMES A LEARNING COMMONS



THE AUDITORIUM IS A TEACHING SPACE



...AND MUSIC ROOMS ARE PERFORMANCE SPACES



CAFETERIAS ARE ALL DAY LEARNING SPACES



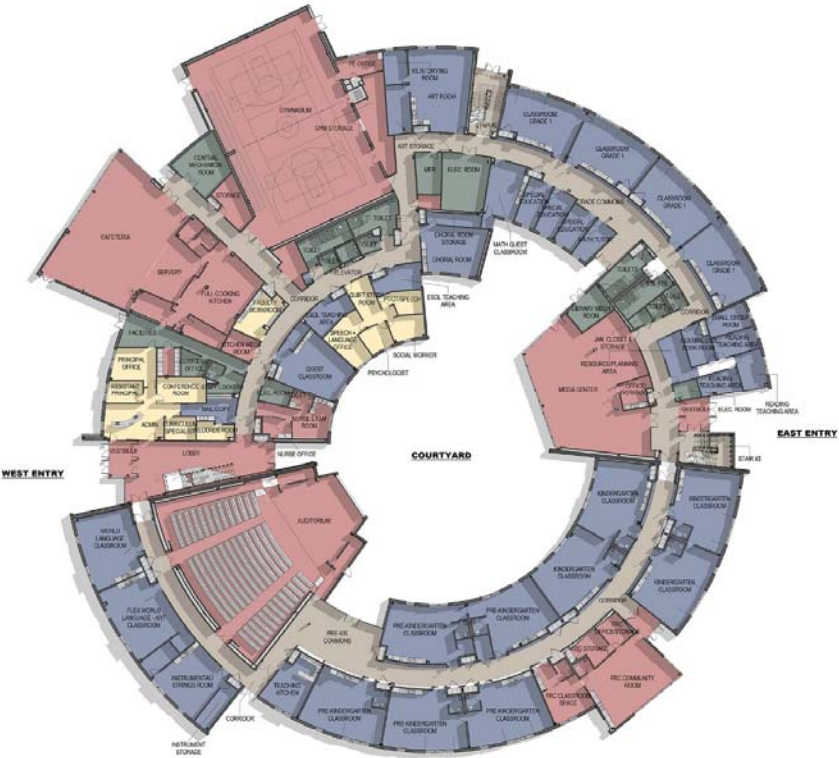
SPACES SHOULD CONNECT TO THE OUTDOORS



...AND LEARNING SHOULD EXTEND INTO THE LANDSCAPE



...AND THE BUILDING SHOULD BE A TEACHING TOOL



TEACHERS NEED SPACE TOO



RECURRING THEMES

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RECURRING THEMES

- 1 Natural Light and Views
- 2 Accessibility
- 3 Acoustics
- 4 Storage
- 5 Flexibility for Different Kinds of Learning
- 6 Infrastructure upgrades:
 - Electrical
 - Technology
 - Ventilation and AC



- 1** Integrated Learning
- 2** STEAM - Discipline Connections Facilitated
- 3** Commons
- 4** Security
- 5** Teacher Workspaces
- 6** Site Traffic Flow & Parking
- 7** Accessible Playgrounds
- 8** Outdoor Learning

SPECIFICS





COMMUNITY INPUT

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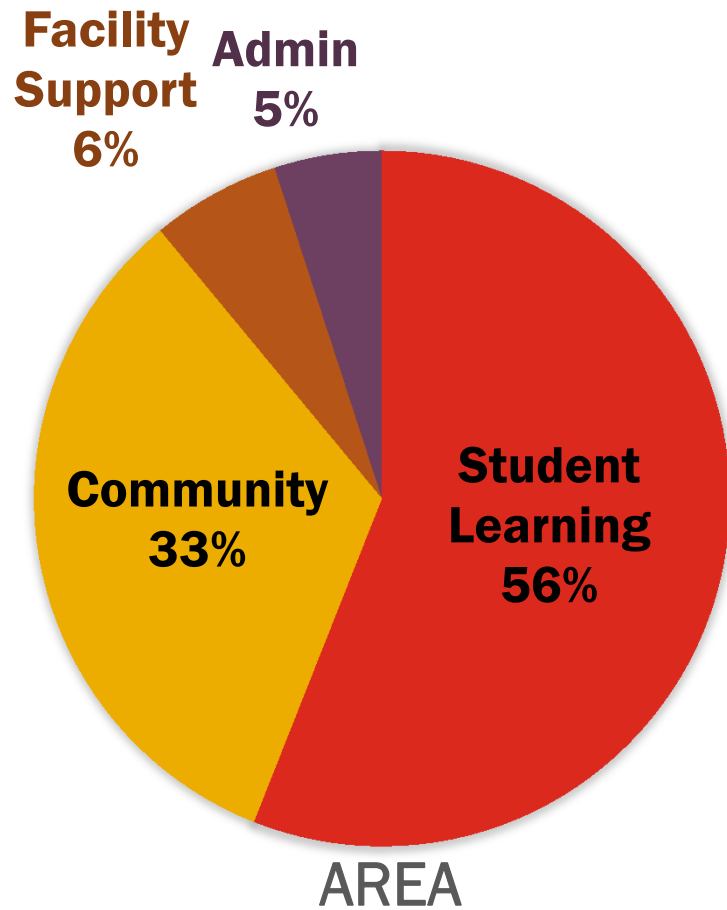
COMMUNITY FORUM

- Forward thinking environment
- Healthy school – light and air
- Welcoming learning environment
- Encourages collaboration and teams
- Safe and secure school
- Right size
- Bethel cares



EDUCATION SPECIFICATIONS OVERVIEW

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ROCKWELL ELEMENTARY SCHOOL

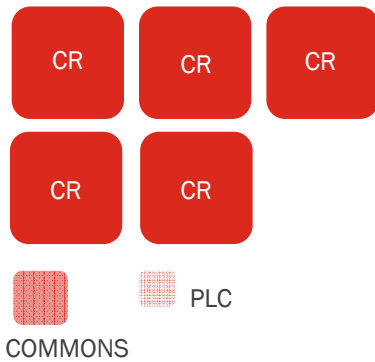
- Grades K, 1, 2
- 305 Students
- Student Learning Spaces—56%
- Community Spaces—33%
- Facility Support—6%
- Administration—5%



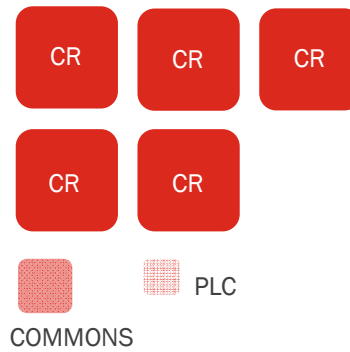
ROCKWELL ELEMENTARY SCHOOL

STUDENT LEARNING SPACES

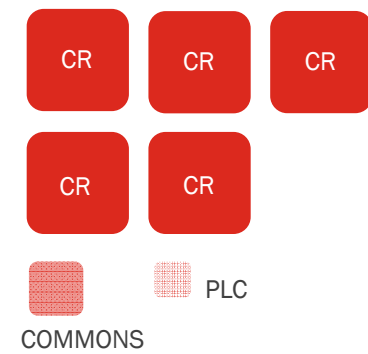
KINDERGARTEN CLASSROOMS



GRADE 1 CLASSROOMS

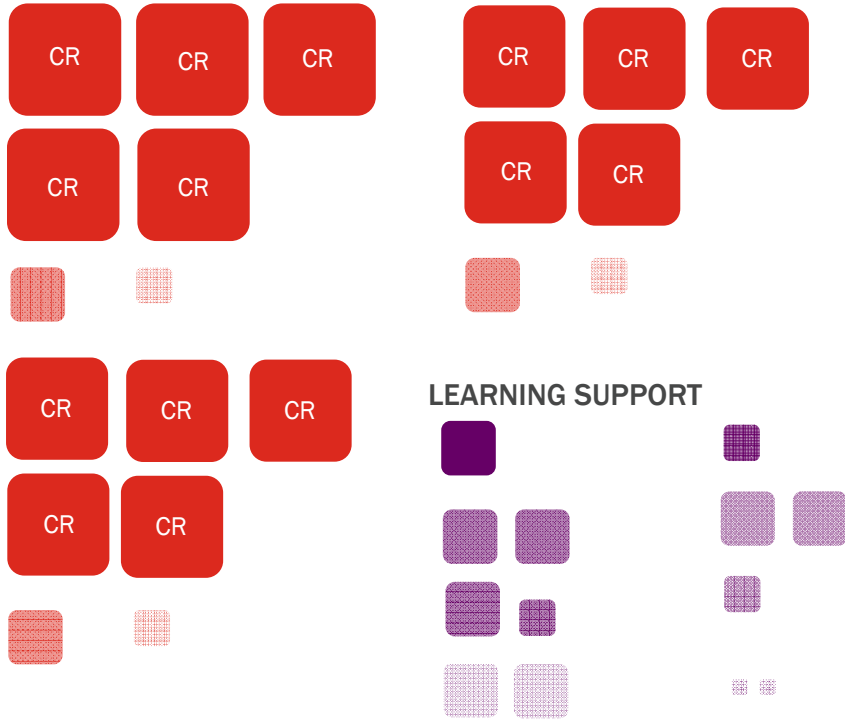


GRADE 2 CLASSROOMS

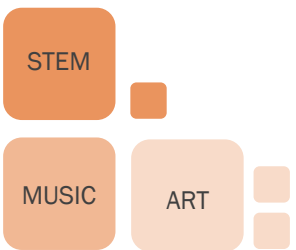


ROCKWELL ELEMENTARY SCHOOL

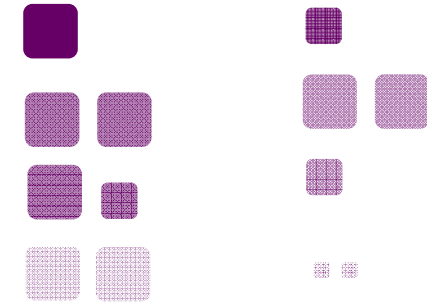
CLASSROOMS



SPECIALIZED INSTRUCTION



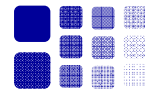
LEARNING SUPPORT



STUDENT SERVICES



MAIN OFFICE



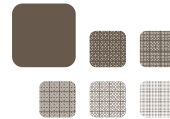
MEDIA AND TECHNOLOGY SUPPORT



FACULTY SUPPORT



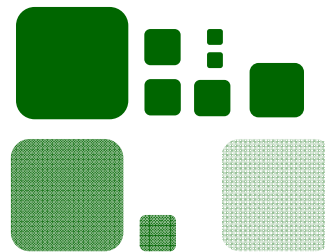
MECHANICAL AND CUSTODIAL



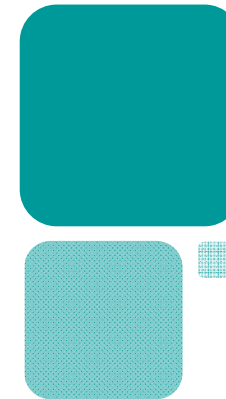
PROPERTY CONTROL



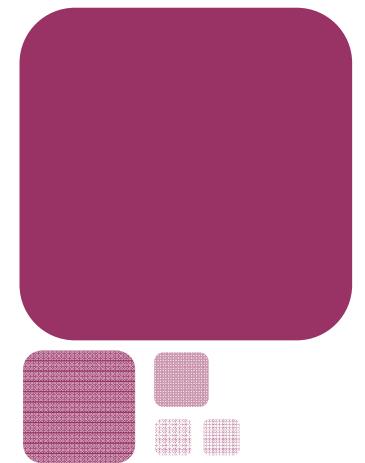
LEARNING COMMONS



FOOD SERVICE



GYMNASIUM



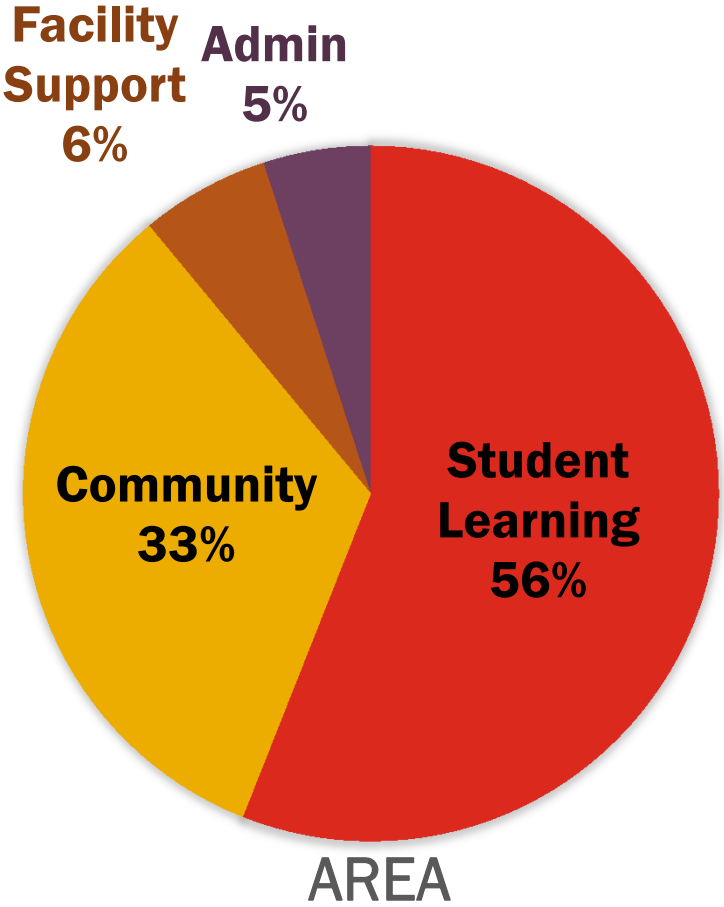
COMMUNITY PROGRAMS



NURSE'S SUITE

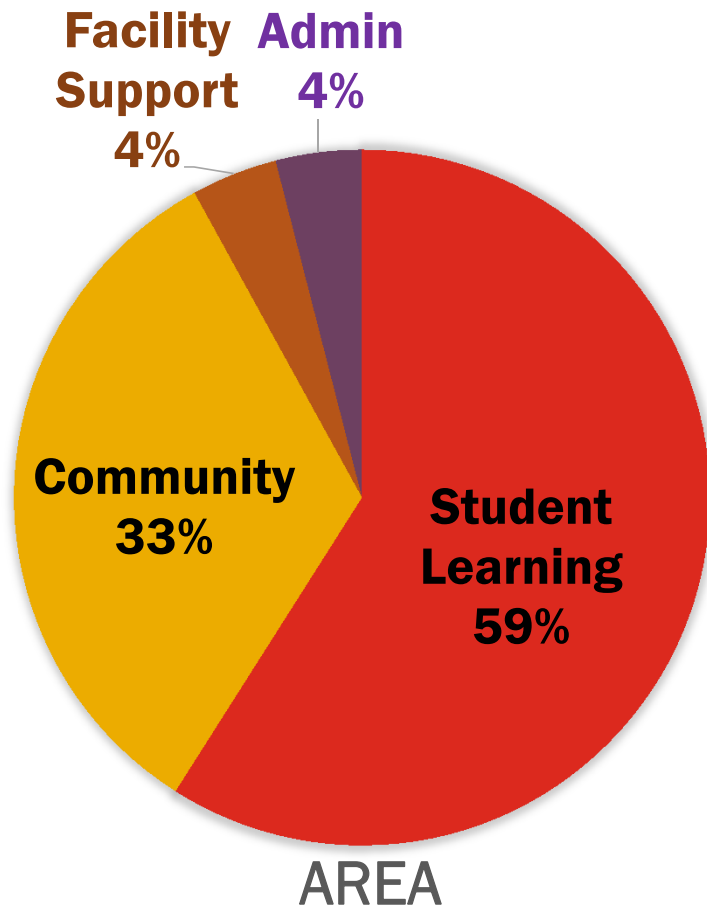


ROCKWELL ELEMENTARY SCHOOL



Net Program Area
40,062 NSF
x 1.45 NTG

58,089 GSF



JOHNSON SCHOOL

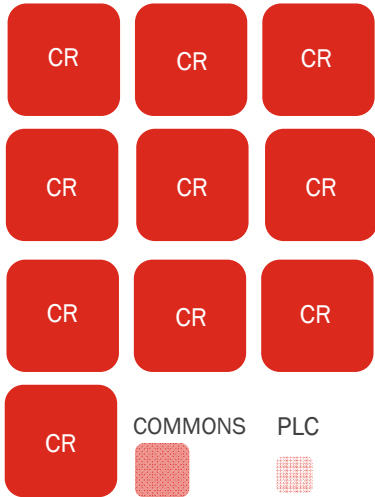
- Grades 3, 4, 5
- 644 Students
- Student Learning Spaces—59%
- Community Spaces—33%
- Facility Support—4%
- Administration—4%



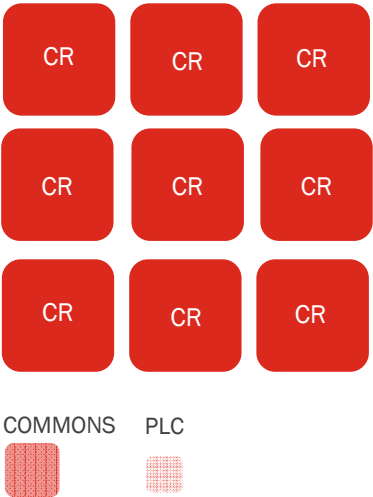
JOHNSON SCHOOL

STUDENT LEARNING SPACES

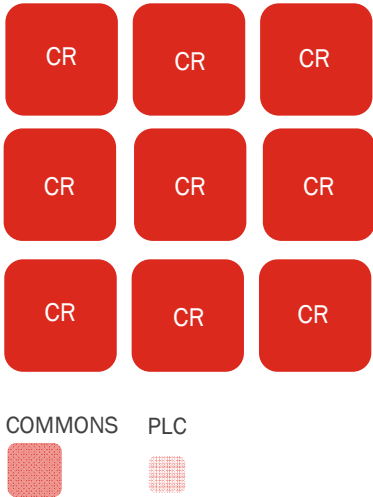
GRADE 3 CLASSROOMS



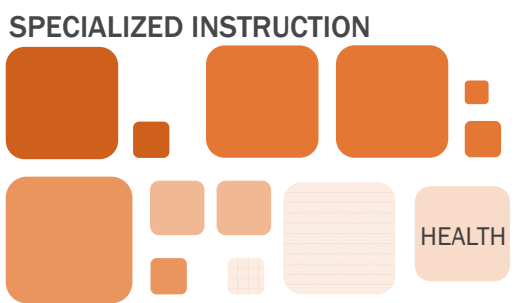
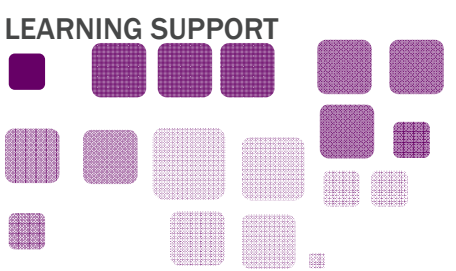
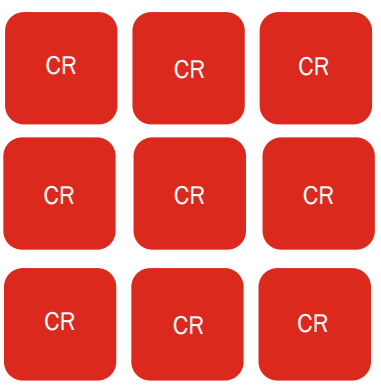
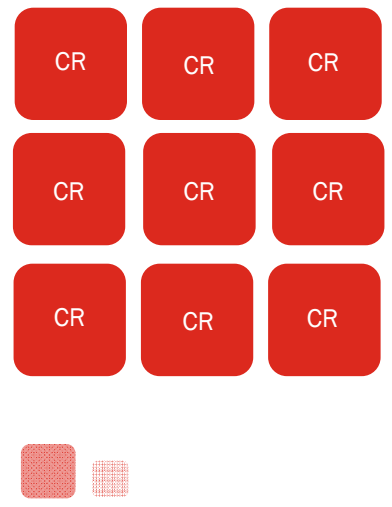
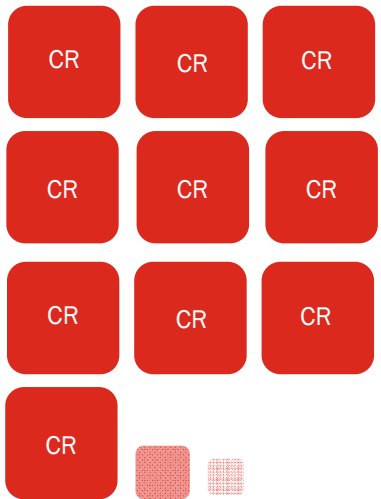
GRADE 4 CLASSROOMS



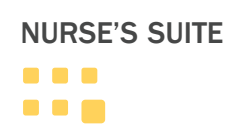
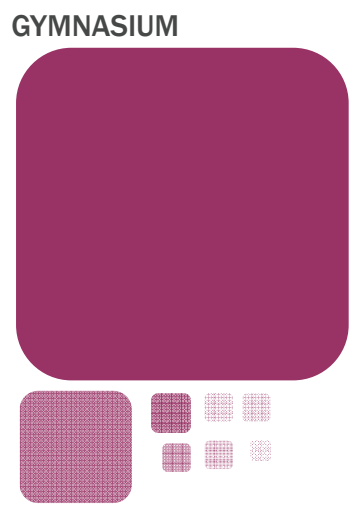
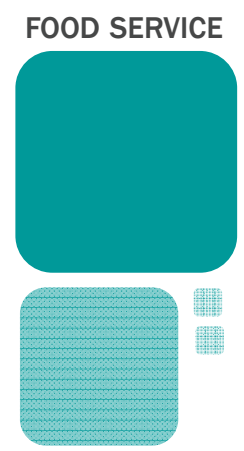
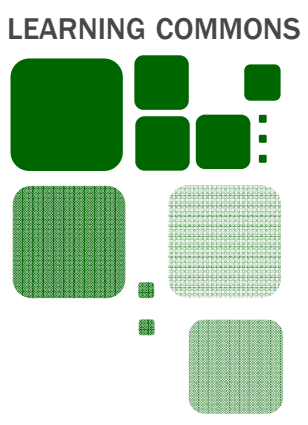
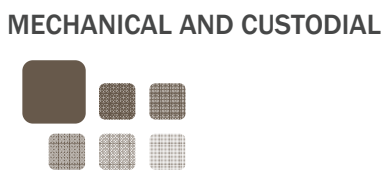
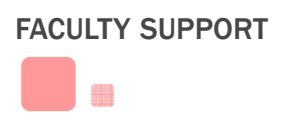
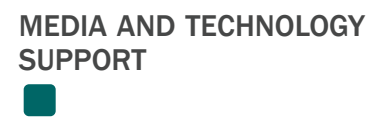
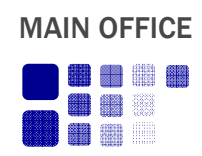
GRADE 5 CLASSROOMS



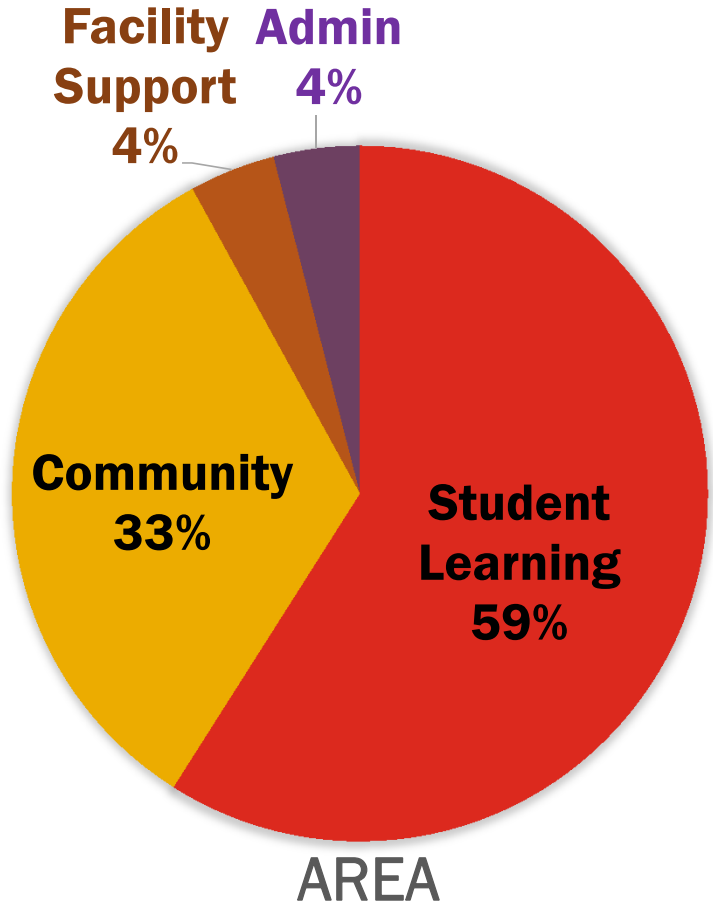
CLASSROOMS



JOHNSON SCHOOL



JOHNSON SCHOOL



Net Program Area
63,760 NSF
x 1.45 NTG

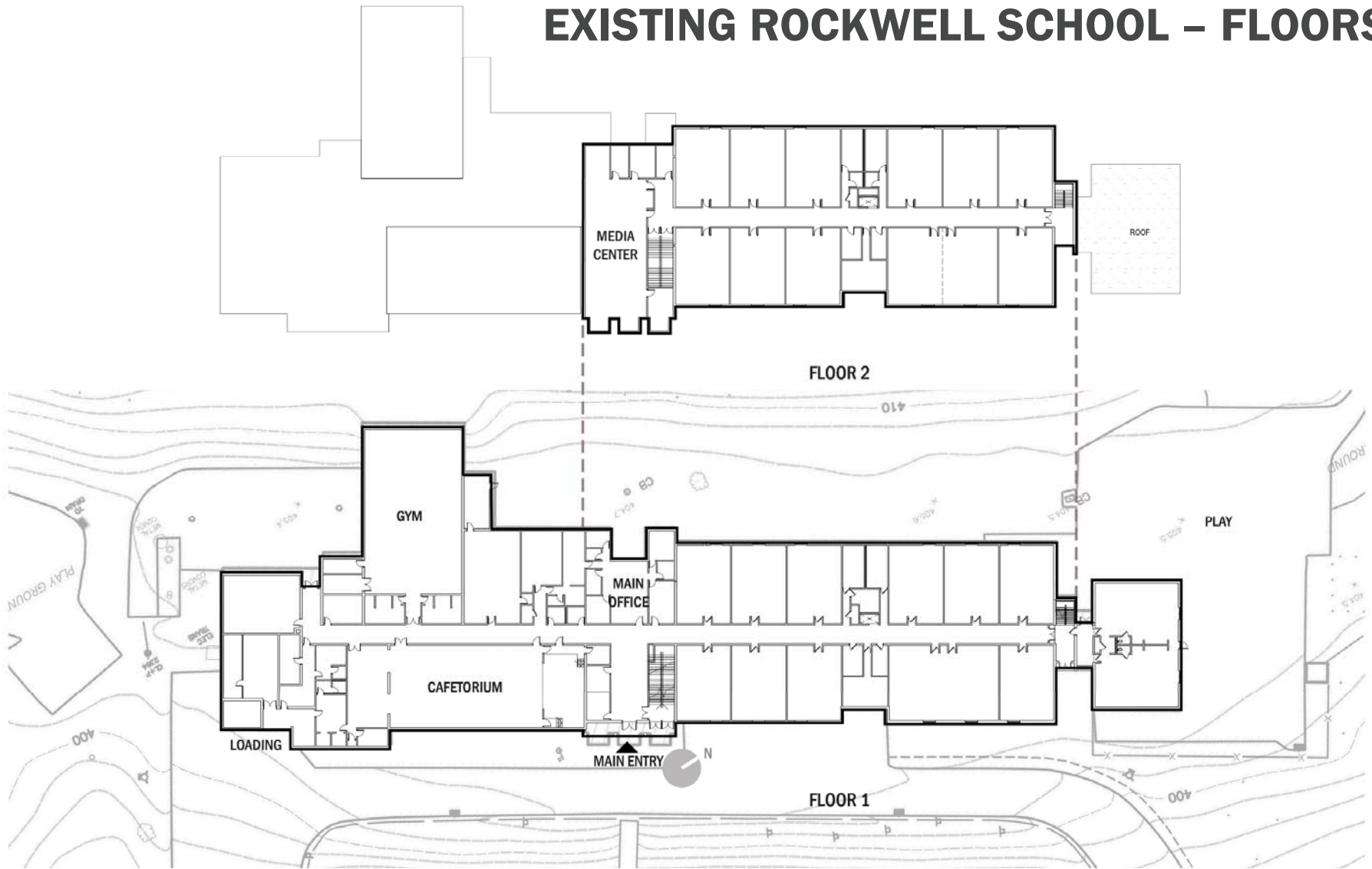
92,452 GSF



CONCEPT DESIGNS

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EXISTING ROCKWELL SCHOOL – FLOORS 1&2



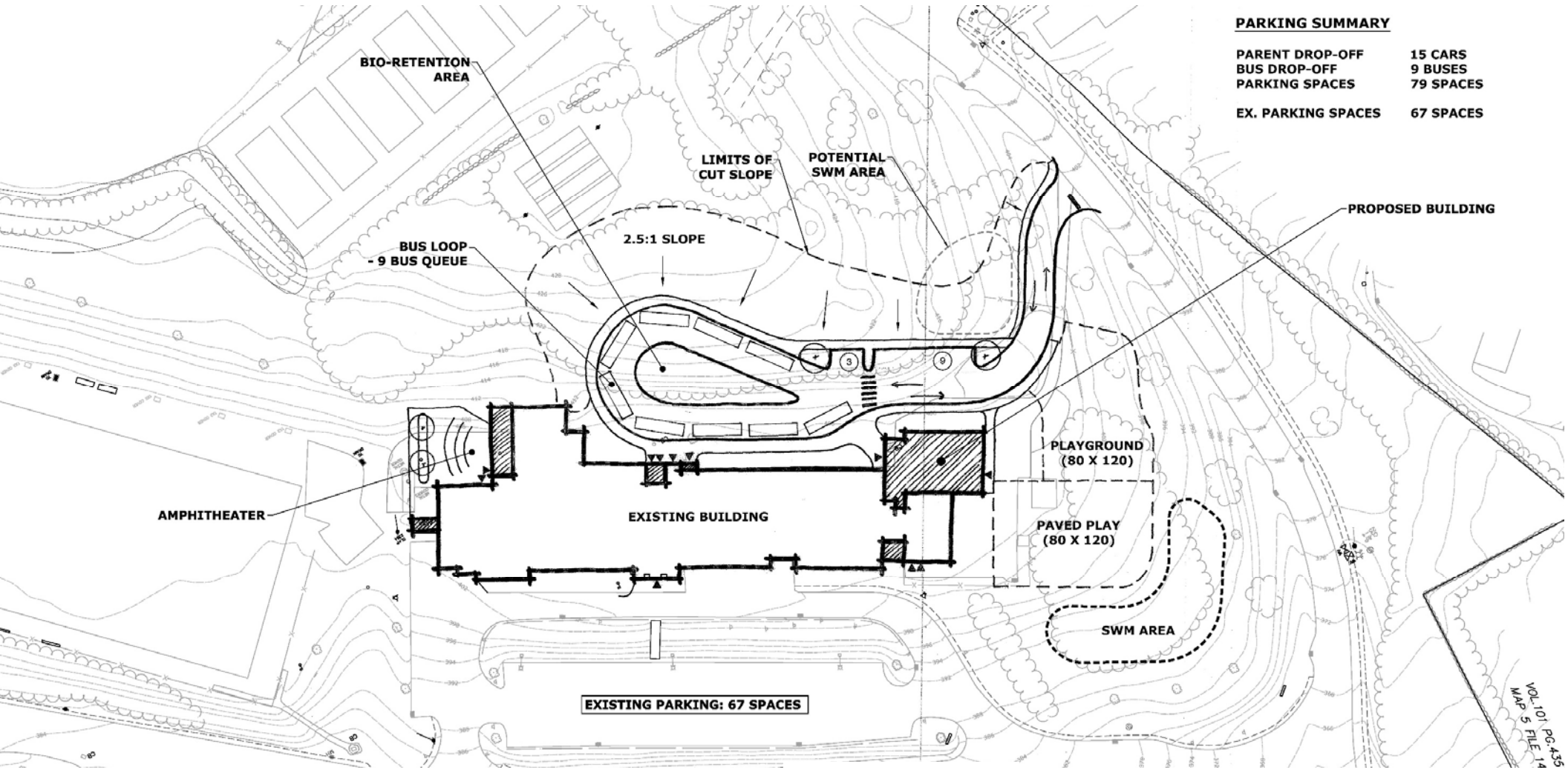
PROPOSED ROCKWELL SCHOOL – FLOORS 1&2



ROCKWELL SCHOOL SITE

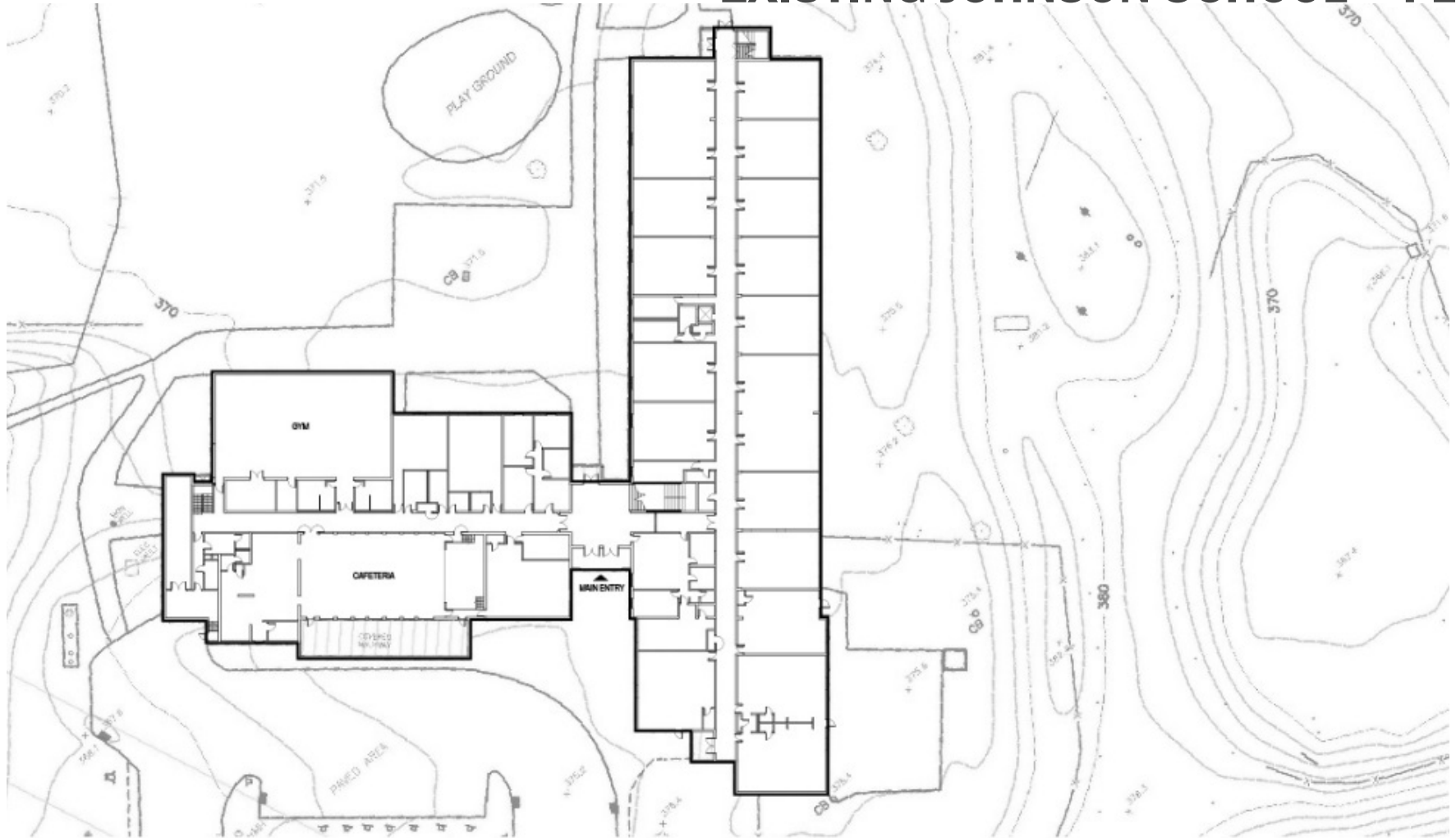
PARKING SUMMARY

PARENT DROP-OFF	15 CARS
BUS DROP-OFF	9 BUSES
PARKING SPACES	79 SPACES
EX. PARKING SPACES	67 SPACES

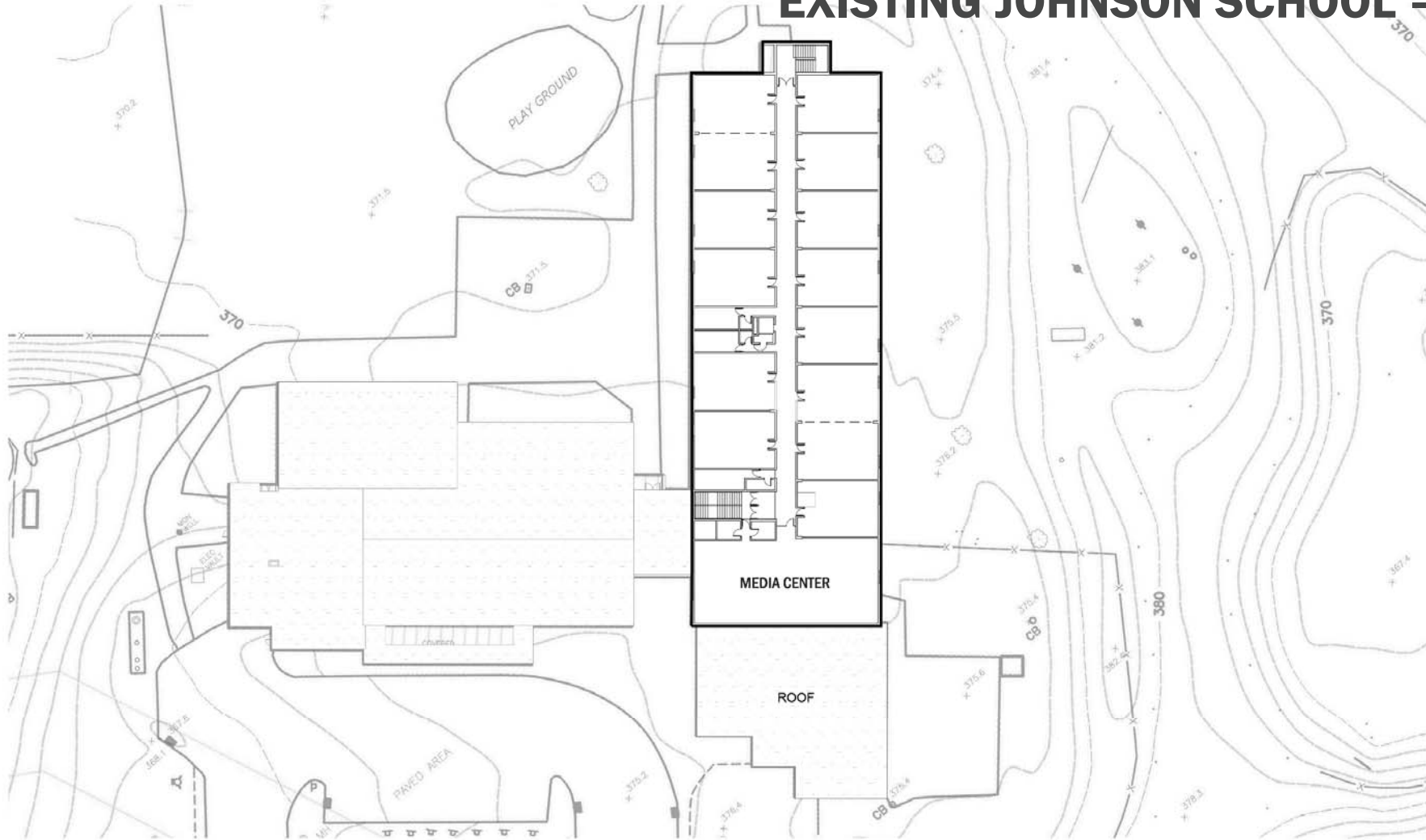


VOL. 101 PG. 4-35
 MAP 5 FILE 14

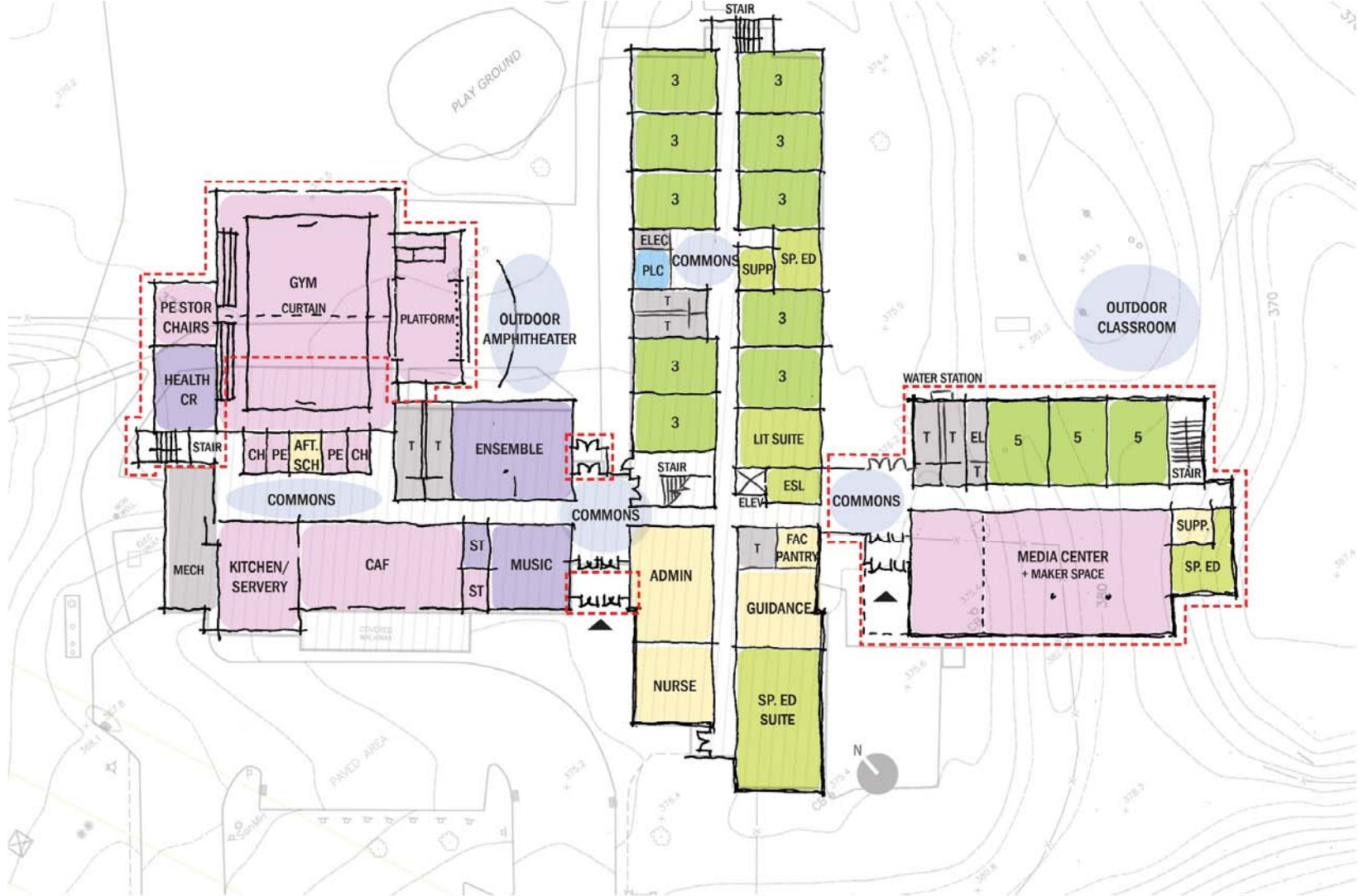
EXISTING JOHNSON SCHOOL - FL 1



EXISTING JOHNSON SCHOOL – FL 2



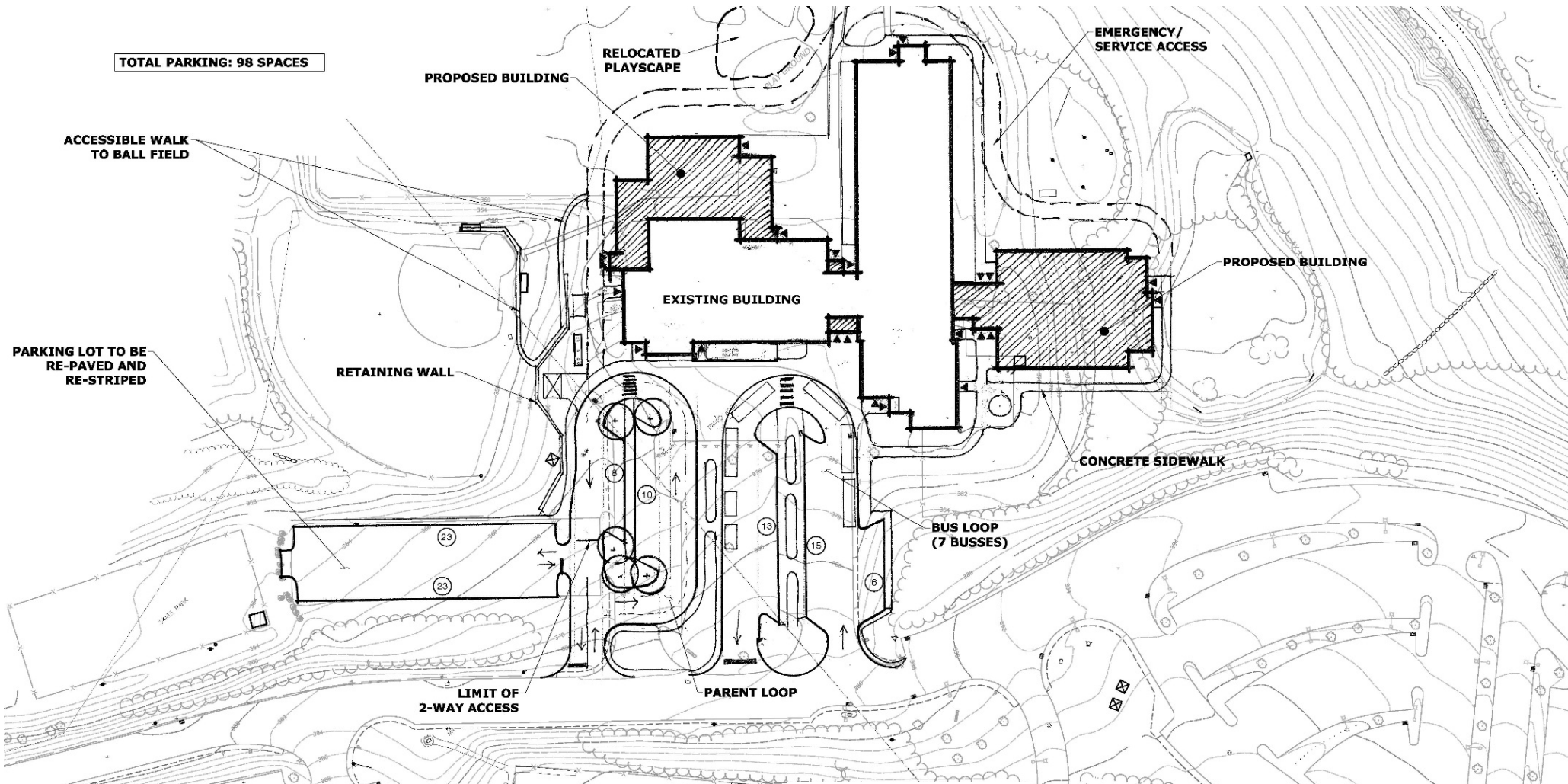
PROPOSED JOHNSON SCHOOL – FLOOR 1



PROPOSED JOHNSON SCHOOL – FLOOR 2



JOHNSON SCHOOL SITE



TOTAL PARKING: 98 SPACES

PROPOSED BUILDING

RELOCATED
PLAYSCAPE

EMERGENCY/
SERVICE ACCESS

ACCESSIBLE WALK
TO BALL FIELD

EXISTING BUILDING

PROPOSED BUILDING

PARKING LOT TO BE
RE-PAVED AND
RE-STRIPED

RETAINING WALL

CONCRETE SIDEWALK

BUS LOOP
(7 BUSES)

LIMIT OF
2-WAY ACCESS

PARENT LOOP



CONCEPT ESTIMATES

PROCESS

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CONCEPT ESTIMATING PROCESS

- Two estimators: O&G and MPR
- Documents:
 - Preliminary site and building concept drawings
- Discussions with Design Team
- Assumptions
- Contingencies and Allowances

TOTAL COST ESTIMATION

	ROCKWELL	JOHNSON	TOTAL
HARD (CONSTRUCTION)	\$23,072,449	\$33,135,668	\$56,208,117
SOFT (FEES, BONDING, ETC.)			
TOTAL COST			

TOTAL COST ESTIMATION

	ROCKWELL	JOHNSON	TOTAL
HARD (CONSTRUCTION)	\$23,072,449	\$33,135,668	\$56,208,117
SOFT (FEES, BONDING, ETC.)	\$4,112,685	\$6,566,134	\$10,678,819
TOTAL COST			

TOTAL COST ESTIMATION

	ROCKWELL	JOHNSON	TOTAL
HARD (CONSTRUCTION)	\$23,072,449	\$33,135,668	\$56,208,117
SOFT (FEES, BONDING, ETC.)	\$4,112,685	\$6,566,134	\$10,678,819
TOTAL COST	\$27,185,134	\$39,701,802	\$66,886,936



STATE GRANT ELIGIBILITY

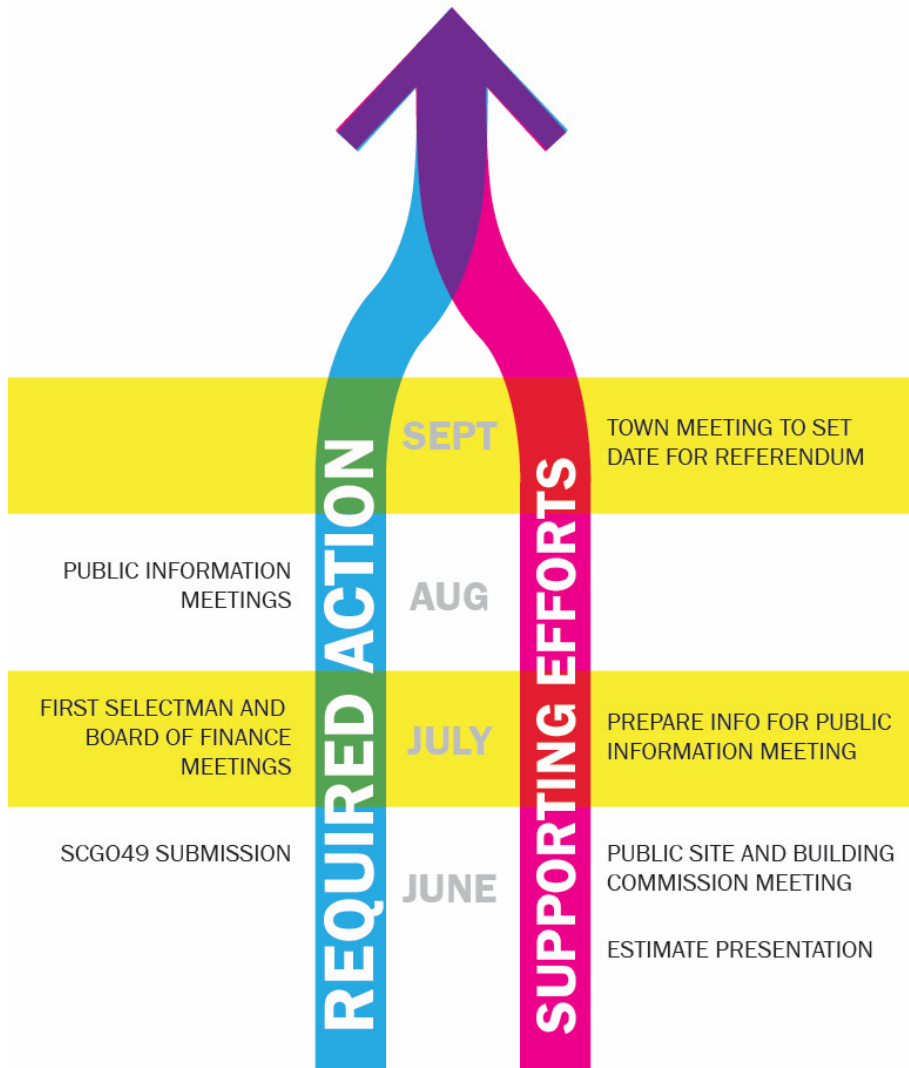
- Up to 45% on Eligible Costs
- Eligible items
 - Construction
 - Soft Costs
 - FF&E
- Ineligible items
 - Financing
 - Bonding
 - Legal Fees
 - Administrative Costs
 - Contingencies (until approved)
 - State Space Standards



NEXT STEPS

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REFERENDUM



NEXT STEPS AND SCHEDULE

June

- Present concepts and estimates
- Public Site and Building Commission Meeting
- Submit SCG049 documents

July and August

- Prepare materials for Presentations
- Board & Commission Presentations/Meetings
- Public Information Forums

September

- Town Meeting to set date for Referendum
- REFERENDUM VOTE (3rd or 4th week)



QUESTIONS AND ANSWERS

Perkins Eastman



THANK YOU

Perkins Eastman