

Facilities Update

February 27, 2018

Stated Goals for the Master Plan

- Address the needs of an aging, deteriorating Ox Ridge facility in the context of the ELP program
- Address the need of the existing portable classrooms throughout the district which are beyond their useful life
- Address space concerns as they apply to new developments and district wide enrollment.

Administrative Priorities

Priority 1

- Address Ox Ridge as a building that will need significant upgrades to maintain its usefulness if action is not taken in the near future.

Priority 2

- Address retiring the Portables and the implications by building
- Address space needs as defined by new developments and moving ELP to the Ox Ridge campus.

Priority 3

- Explore bringing the elementary schools up to State standards where appropriate through renovations and/or additions

WHY UPGRADE?

OX RIDGE REQUIRES BOTH EDUCATIONAL AND INFRASTRUCTURE UPGRADES. THE FOLLOWING QUESTIONS NEED TO BE ANSWERED:

- WHY SHOULD THE TOWN OF DARIEN CONSIDER BUILDING REPLACEMENT VS. RENOVATIONS & ADDITIONS?
- THE E.L.P. PROGRAM IS CURRENTLY DECENTRALIZED ON THREE CAMPUSES: TOKENEKE E.S., ROYLE E.S. AND OX RIDGE E.S. WHAT ARE THE ADVANTAGES AND DISADVANTAGES OF DECENTRALIZATION VS. CONSOLIDATING ONTO ONE CAMPUS?
- WHY WOULD OX RIDGE BE THE BEST LOCATION FOR A CONSOLIDATED E.L.P. PROGRAM AND IS THERE ADEQUATE SPACE?



BACKGROUND

KG+D MASTER PLAN REPORT

- DOCUMENTED DISTRICT-WIDE INFRASTRUCTURE AND FACILITY CONDITIONS
- ANALYZED ENROLLMENT PROJECTIONS & DISTRICT'S PLANNED PROGRAM NEEDS, INCLUDING ELEMENTARY SCHOOL AND E.L.P.
- PROPOSED IMPROVEMENTS AND PROJECTS AT EACH SCHOOL BASED ON EDUCATIONAL AND INFRASTRUCTURE NEEDS



BACKGROUND

OX RIDGE SUMMARY

OPTION 1

- RENOVATE EXISTING EDUCATIONAL SPACES AND REPLACE EXISTING SYSTEMS

OPTION 2

- INCLUDES OPT 1 SCOPE
- NEW CLASSROOM WING ADDITION THAT WILL ALLOW THE ENTIRE E.L.P. TO BE CONSOLIDATED AT OX RIDGE

OPTION 3

- REPLACE EXISTING BUILDING WITH NEW CLASSROOM BLDG & COMMUNITY BLDG (GYM, CAFETERIA/THEATER/COMMONS)
- RENOVATE 1996 ADDITION FOR E.L.P.



REPLACEMENT VS RENOVATION

WITH THE EXCEPTION OF THE 1996 WING, THE BALANCE OF THE BUILDING REQUIRES EXTENSIVE RENOVATIONS AND SYSTEM REPLACEMENTS, INCLUDING:

- BUILDING ENCLOSURE
- BUILDING SYSTEMS
- INTERIOR FEATURES
- 21ST CENTURY EDUCATIONAL TOOLS & SPACE FLEXIBILITY
- SITE FEATURES

REPLACEMENT VS RENOVATION

HEALTH & SAFETY AND CONSTRUCTABILITY FACTORS:

- “SWING SPACE” IS REQUIRED TO TEMPORARILY RELOCATE EXISTING PROGRAM DURING RENOVATION WORK
- ABATEMENT OF HAZARDOUS MATERIALS
- BUILDINGS FROM THE 1950s AND 1960s DO NOT MEET CURRENT ENERGY CODES, WILL REQUIRE INCREASED MAINTENANCE AND REPLACEMENT OF EXISTING SYSTEMS



REPLACEMENT VS RENOVATION

EDUCATIONAL PROGRAM FACTORS:

- DOES THE EXISTING BUILDING MEET THE EDUCATION SPECIFICATION, i.e. ROOM SIZE, SUPPORT SPACE?
- CAN PARTS OF THE FACILITY BE USED AS A COMMUNITY BUILDING AFTER HOURS WHILE LIMITING ACCESS TO CLASSROOM AREAS?
- DO THE SITE FEATURES MEET THE PROGRAM NEEDS?
- DOES THE BUILDING MEET BEST PRACTICE SECURITY CRITERIA, i.e. ONE POINT OF ENTRY, SECURE VESTIBULE, VISUAL BARRIERS etc.?



OPTION 1 – RENOVATION

- RENOVATE EXISTING BUILDING, INCLUDING:
 - BUILDING ENCLOSURE
 - INSULATION, ROOF MEMBRANE, NEW WINDOWS
 - BUILDING SYSTEMS
 - HVAC, PLUMBING FIXTURES, CLOCK & PA SYSTEM, ELEC SERVICE, LIGHTING
 - INTERIOR FINISHES
 - FLOOR & WALL FINISHES, CEILINGS, CASEWORK, DOORS & HARDWARE, TOILET ROOMS
 - 21ST CENTURY/NEXT GEN EDUCATIONAL TOOLS, EQUIP & FURNITURE
 - SITE FEATURES
 - REPAVE DRIVEWAY & PARKING LOTS, SIDEWALK REPAIR, PLAY AREA & PLAYING FIELD RENOVATIONS

- PROS:
 - LOWER UPFRONT COST
- CONS:
 - EXISTING EDUCATIONAL & FUNCTIONAL DEFICIENCIES WOULD REMAIN
 - NO “SWING SPACE” WOULD REQUIRE MULTIPLE SUMMERS TO COMPLETE WORK
 - SHORTER LIFE SPAN FOR RENOVATION WORK (25-30 YRS) COMPARED TO NEW CONSTRUCTION (40+ YRS)
 - DOES NOT ACCOUNT FOR ENROLLMENT GROWTH, CENTRALIZED ELP, LARGER CLASSROOM SIZES OR REPLACEMENT OF THE MODULAR CLASSROOM SPACE
 - HIGHER ONGOING MAINTENANCE COSTS



OPTION 1 COST SUMMARY

Ox Ridge Elementary School - OPTION 1 (22 General Classrooms + 2 ELP)				
General Renovations (1966 Bldg)	49,500	SF	\$175	\$8,662,500
Architectural/Structural (1966 Bldg)	1	EA		\$899,259
Mechanical (1966 Bldg)	1	EA		\$3,114,792
Plumbing (1966 Bldg)	1	EA		\$300,486
Electrical (1966 Bldg)	1	EA		\$993,802
Renovated classroom area (1996 wing)	8,830	SF	\$175	\$1,545,250
Air Conditioning 1996 wing	8,830	SF	\$60	\$529,800
Renovate Modular Classrooms	3,200	SF	\$100	\$320,000
Site work - Paving, Play Areas + Demolition	100,000	SF	\$10	\$1,000,000
Construction Sub-Total				\$17,365,889
General Conditions + O&P			17.00%	\$2,952,201
Escalation			5.00%	\$1,015,905
Contingency			8.00%	\$1,625,447
Project Costs - 12%			12.00%	\$2,633,224
ORES - Option 1 Subtotal				\$25,592,666



OPTION 2 – RENOVATION & ADDITION

- RENOVATE EXISTING BUILDING PER OPTION 1 SCOPE
- DEMOLISH MODULAR CLASSROOMS AND RELOCATE IN NEW ADDITION
- NEW 18,000 SF ADDITION
 - 8 NEW CLASSROOM
 - NEW MEDIA CENTER
 - LOSS OF 1 PLAYING FIELD
- ADAPTIVE REUSE OF 1996 BUILDING FOR CONSOLIDATED ELP PROGRAM
- MODIFY CAMPUS DROP-OFF/PICK-UP CIRCULATION & CENTRALIZE MAIN OFFICE

- PROS:
 - ADDITION PROVIDES “SWING SPACE” PROVIDING FLEXIBILITY IN CONSTRUCTION SCHEDULE
 - FULLY ACCESSIBLE ON A SINGLE LEVEL
 - DEDICATED DISTRICT ELP BUILDING
 - CENTRAL ENTRY POINT
- CONS:
 - EXISTING EDUCATIONAL & FUNCTIONAL DEFICIENCIES WOULD REMAIN
 - TEMPORARY SHORTAGE OF CLASSROOMS AFTER MODULAR DEMOLITION
 - SHORTER LIFE SPAN FOR RENOVATION WORK
 - HIGHER ONGOING MAINTENANCE COSTS FOR EXISTING PORTION OF FACILITY



OPTION 2 COST SUMMARY

Ox Ridge Elementary School - OPTION 2 (23 General Classrooms + 9 ELP)				
Eight-Classroom + Media Center Addition	18,900	SF	\$425	\$8,032,500
Main Entrance Reconfiguration	2,000	SF	\$375	\$750,000
General Renovations (1966 Bldg)	49,500	SF	\$175	\$8,662,500
Architectural/Structural (1966 Bldg)	1	EA		\$899,259
Mechanical (1966 Bldg)	1	EA		\$3,114,792
Plumbing (1966 Bldg)	1	EA		\$300,486
Electrical (1966 Bldg)	1	EA		\$993,802
Renovated classroom area (1996 wing)	8,830	SF	\$175	\$1,545,250
Air Conditioning 1996 wing	8,830	SF	\$60	\$529,800
Site work - Paving, Play Areas + Demolition	100,000	SF	\$20	\$2,000,000
Site work - Remove Modulars	1	EA	\$200,000	\$200,000
Construction Sub-Total				\$27,028,389
General Conditions + O&P			17.00%	\$4,594,826
Escalation			5.00%	\$1,581,161
Contingency			8.00%	\$2,529,857
Project Costs - 12%			12.00%	\$4,098,369
ORES - Option 2 subtotal				\$39,832,602



OPTION 3 – REPLACEMENT

- NEW 60,000 SF CLASSROOM BUILDING
 - 25 GENERAL CLASSROOMS
 - 7 SPECIAL SUBJECT ROOMS
 - CENTRAL LIBRARY / MEDIA CENTER
- NEW GYM & CAFETERIA COMMONS BUILDING
 - ALLOW SEPARATE, SECURED COMMUNITY ACCESS
 - CENTRALIZED MAIN ENTRANCE
- DEMOLISH MODULAR CLASSROOMS AND RELOCATE IN NEW BUILDING
- ADAPTIVE REUSE OF 1996 BUILDING FOR CONSOLIDATED ELP PROGRAM
- NEW PARKING LOT AND DROP-OFF
- LOWER FIELD RENOVATION
- 2 NEW PLAYGROUNDS

- PROS:
 - LONGER LIFE SPAN FOR NEW WORK (40+ YRS)
 - AMPLE “SWING SPACE” ALLOWS USE OF EXISTING BUILDING DURING NEW CONSTRUCTION
 - NEW ENERGY EFFICIENT BUILDING SAVES ON OPERATIONAL COSTS AND IMPROVES USER COMFORT
 - NO TEMPORARY SHORTAGE OF CLASSROOMS
 - DEDICATED DISTRICT ELP BUILDING
 - 21ST CENTURY / NEXT GEN TECHNOLOGY INCORPORATED THROUGHOUT NEW FACILITY
 - SEPARATE COMMONS BUILDING
 - NEW BLDG MEETS STATE ED SPEC AND ACCOMMODATES DISTRICT'S PROGRAM & GROWTH REQUIREMENTS
- CONS:
 - HIGHEST UPFRONT COST



OPTION 3 COST SUMMARY

CAMPUS - Description	Quantity	Unit	Unit cost	Extended Cost
Ox Ridge Elementary School - OPTION 3 (25 General Classrooms + 10 ELP)				
New Construction	75,000	SF	\$375	\$28,125,000
Renovated classroom area (1996 wing)	8,830	SF	\$175	\$1,545,250
Air Conditioning 1996 wing	8,830	SF	\$60	\$529,800
Site work - Paving, Play Areas + Demolition	435,600	SF	\$10	\$4,356,000
Site work - Remove Modulars	1	EA	\$200,000	\$200,000
Construction Sub-Total				\$34,756,050
General Conditions + O&P			17.00%	\$5,908,529
Escalation			5.00%	\$2,033,229
Contingency			5.00%	\$2,033,229
Project Costs - 12%			12.00%	\$5,123,737
ORES - Option 3 Total				\$49,854,773



CONCLUSION

THE FOLLOWING POINTS NEED TO BE CONSIDERED PRIOR TO DECIDING BETWEEN RENOVATION AND REPLACEMENT OF OX RIDGE ELEMENTARY SCHOOL:

- **AGING INFRASTRUCTURE**
 - REQUIRES MAJOR UPGRADES, SYSTEMS ARE PAST USEFUL LIFE
- **MODERNIZATION OF INSTRUCTION SPACE**
 - NEW FACILITY WOULD ALLOW FOR PROPER INSTRUCTIONAL AND OPERATIONAL SPACES IN ALL CLASSROOMS AND COMMON AREAS
- **ELP CONSOLIDATION**
 - OPTIONS 2 & 3 WOULD ALLOW THE DISTRICT ELP PROGRAM TO BE HOUSED IN ONE BUILDING
- **COST BENEFIT**
 - NEW CONSTRUCTION HAS GREATER UPFRONT COSTS BUT LOWER ANNUAL MAINTENANCE AND UTILITY COSTS
- **HEALTH & LIFE SAFETY**
 - WITHOUT SWING SPACE, RENOVATION WORK CAN ONLY OCCUR WHEN CLASS IS NOT IN SESSION, ELONGATING THE CONSTRUCTION SCHEDULE.
- **SECURITY**
 - OPTIONS 2 & 3 PROVIDE A MORE CENTRALIZED MAIN ENTRY AND THE FLEXIBILITY OF ALLOWING SEPARATE ACCESS TO THE “COMMONS BUILDING.”
- **DURATION OF CONSTRUCTION**
 - NEW CONSTRUCTION WOULD MOST LIKELY BE 2 YEARS VERSUS 3 YEARS FOR RENOVATION WORK

