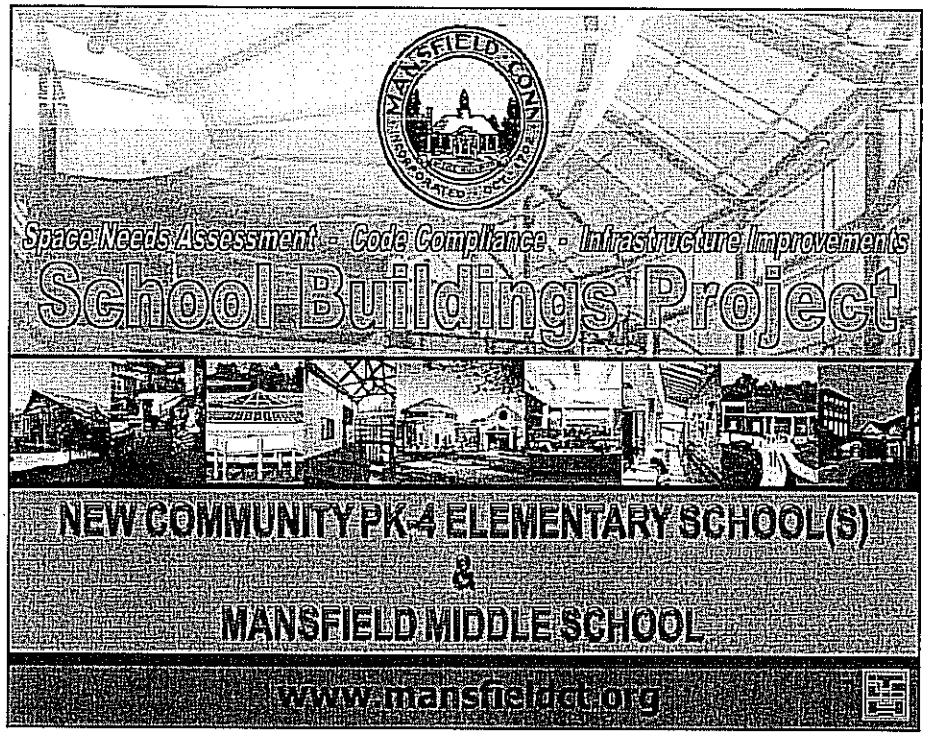
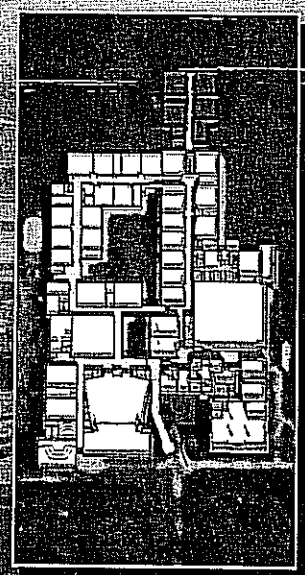


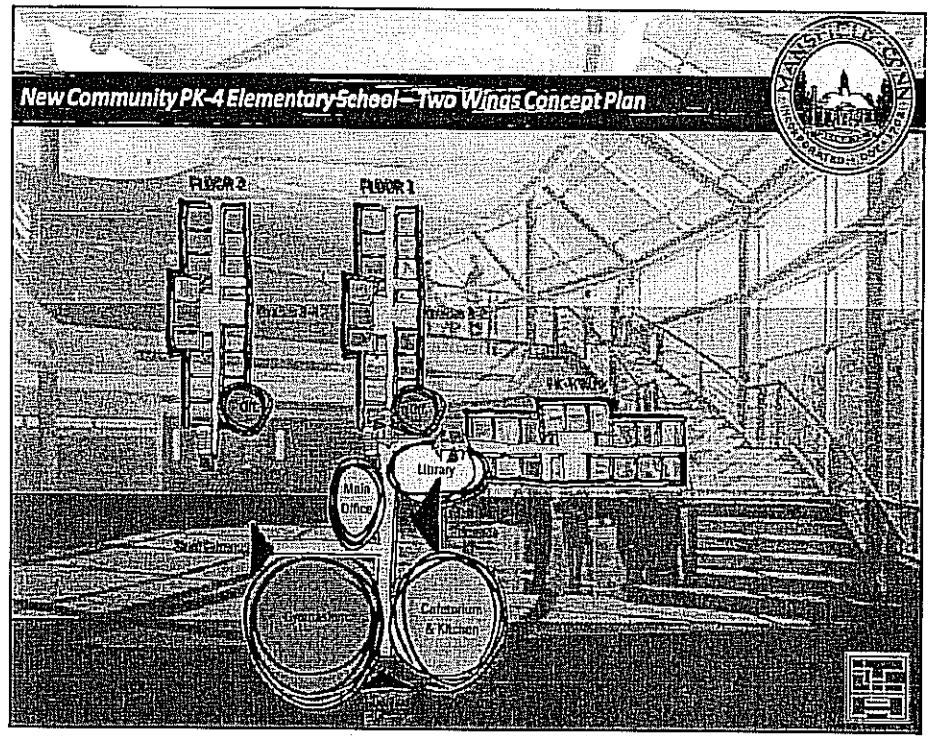
OPTION	PROJECT SCOPE MIDDLE SCHOOL (MS)	PROJECT SCOPE ELEMENTARY SCHOOLS (ES)	REVISED 04/27/2010 Project Cost	Cost to Mansfield	Financial Impact
D	• New School Office / Administration / Nurse's Complex at Upper Level • Replacement of 14 year old portables with new 4 Classroom Addition • Roof and window replacements, solar panels • Upgrade fire alarm systems • ADA and technology upgrades • New ADA compliant elevator • Selective heavy renovations	• Construct one new ES • Design to provide improved educational facilities • 700 student capacity • Close three existing ES • Total area approximately 101,000 s.f. • Maximize energy efficiency • Site design to incorporate separate parent and bus access	ES 35,898,556 MS 12,140,101 TOTAL 48,039,000	$19M	MILL RATE: +0.74 AVG. YRLY. COST INCREASE PER HOUSEHOLD: $125
E	• New School Office / Administration / Nurse's Complex at Upper Level • Replacement of 14 year old portables with new 4 Classroom Addition • Roof and window replacements, solar panels • Upgrade fire alarm systems • ADA and technology upgrades • New ADA compliant elevator • Selective heavy renovations	• Construct two new elementary schools at Southeast & another site (to be determined) each with 350 student capacity • Demolish existing schools at each location (Southeast & Vinton) • Close Goodwin School • Total area approximately 122,000 s.f. • Maximize energy efficiency • Site design to incorporate separate parent and bus access	ES 46,941,228 MS 12,641,297 TOTAL 59,582,525	$27M	MILL RATE: +1.77 AVG. YRLY. COST INCREASE PER HOUSEHOLD: $297

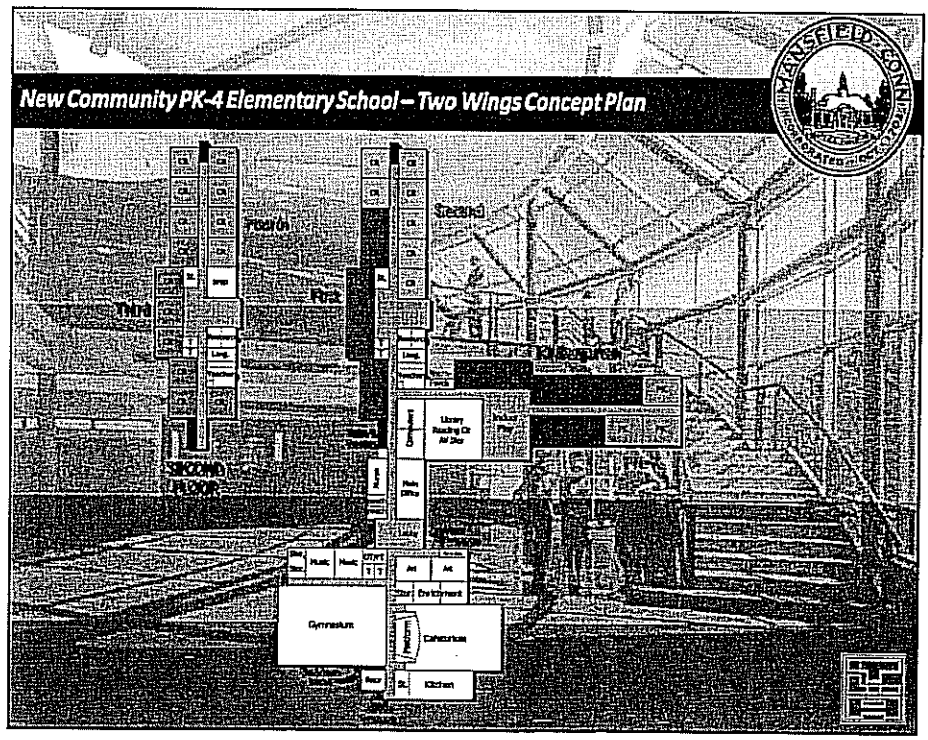
Mansfield Middle School

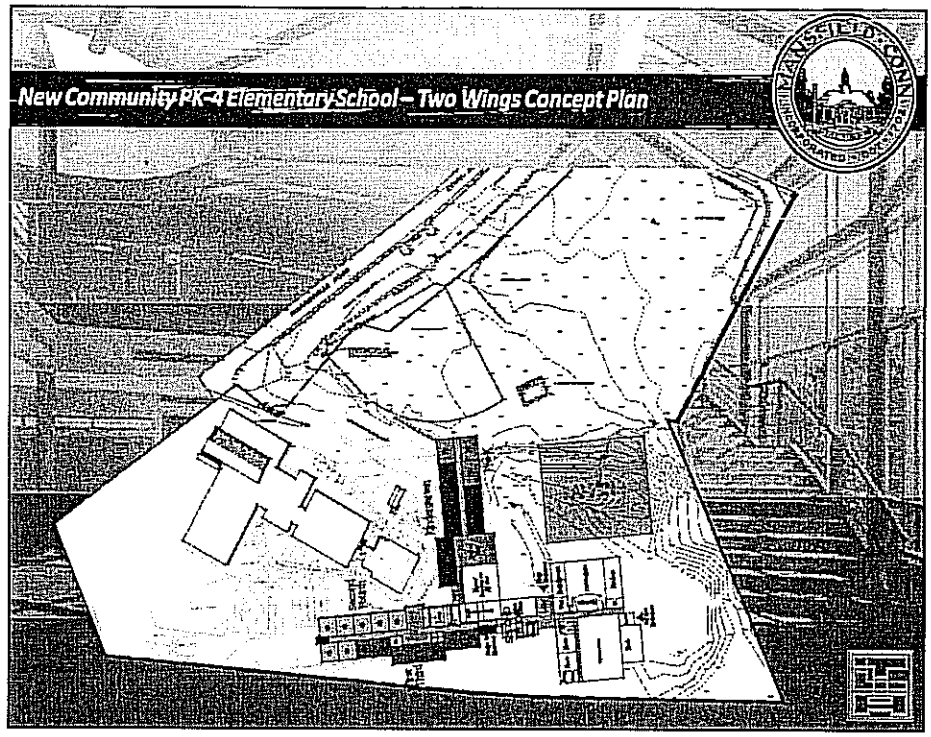


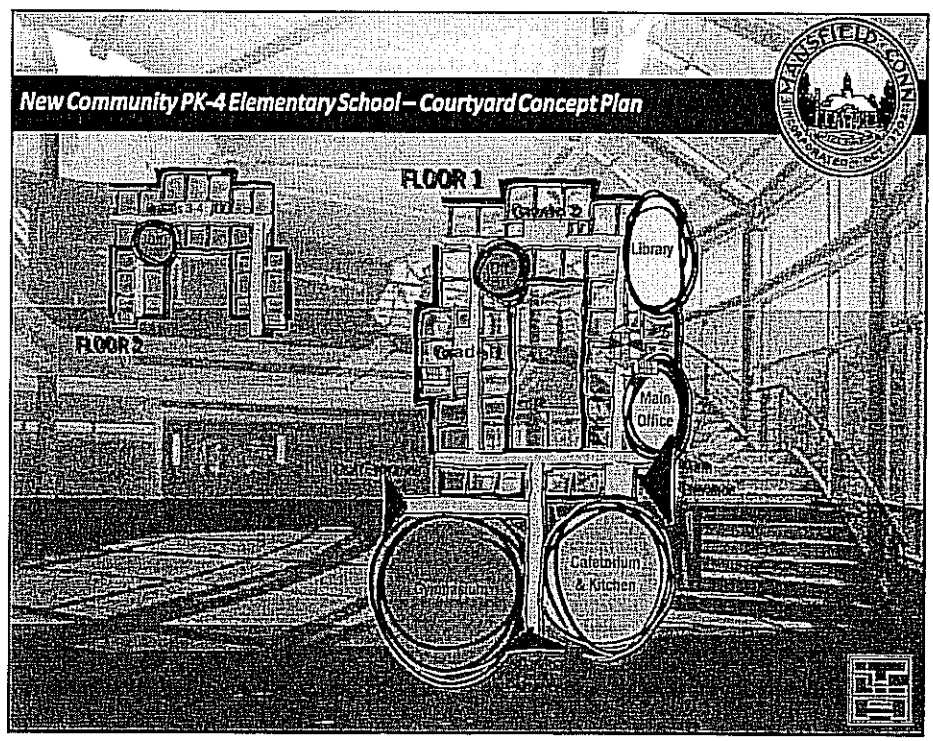
Single School Site Selection Process

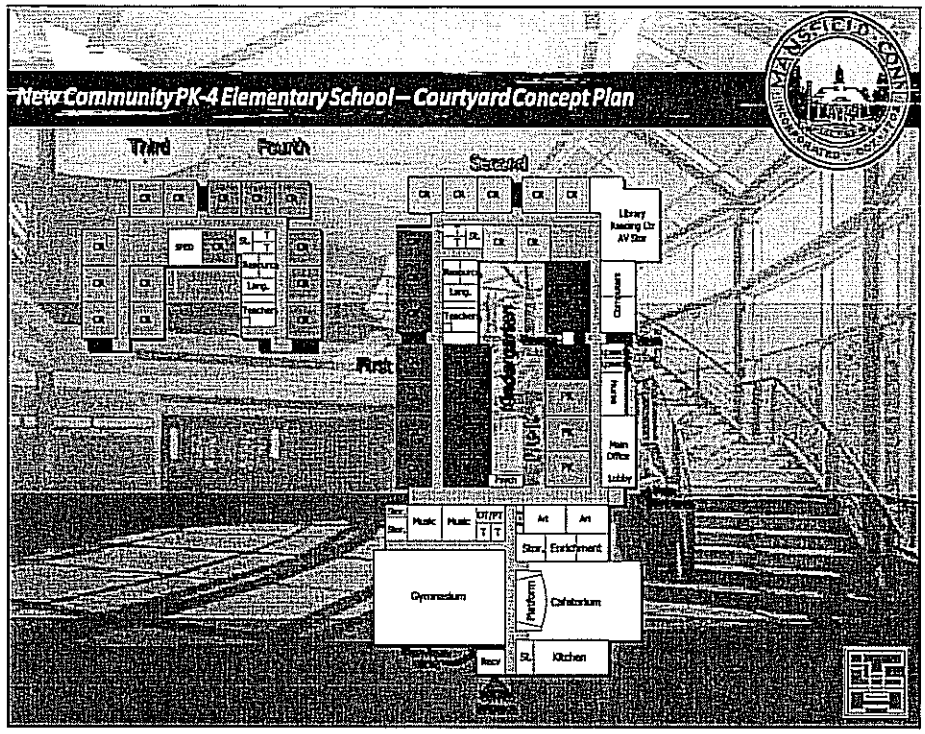
- PRIMARY REVIEW FACTORS
  - Minimum 10 useable acres without physical constraints
  - Access to public sewer or soils suitable for septic system
  - Central location / safe roadway access
  - Acceptable neighborhood impacts
  - Deed restrictions or existing uses
- TWO TOWN OWNED SITES IDENTIFIED
  - Middle School property
  - Southeast School / Southeast Recreational Fields property
- NO ADEQUATELY SIZED AND CENTRALLY LOCATED STATE OR PRIVATE PROPERTY AVAILABLE
- FEBRUARY 2009: SBC REQUESTED A MORE COMPREHENSIVE STUDY DEP SUGGESTED A SEPTIC FEASIBILITY STUDY
- JULY 2009: ANCHOR ENGINEERING SERVICES INC HIRED TO PREPARE SEPTIC FEASIBILITY ANALYSIS COMPLETED IN NOVEMBER, SUBMITTED TO DEP; SITE DETERMINED FEASIBLE

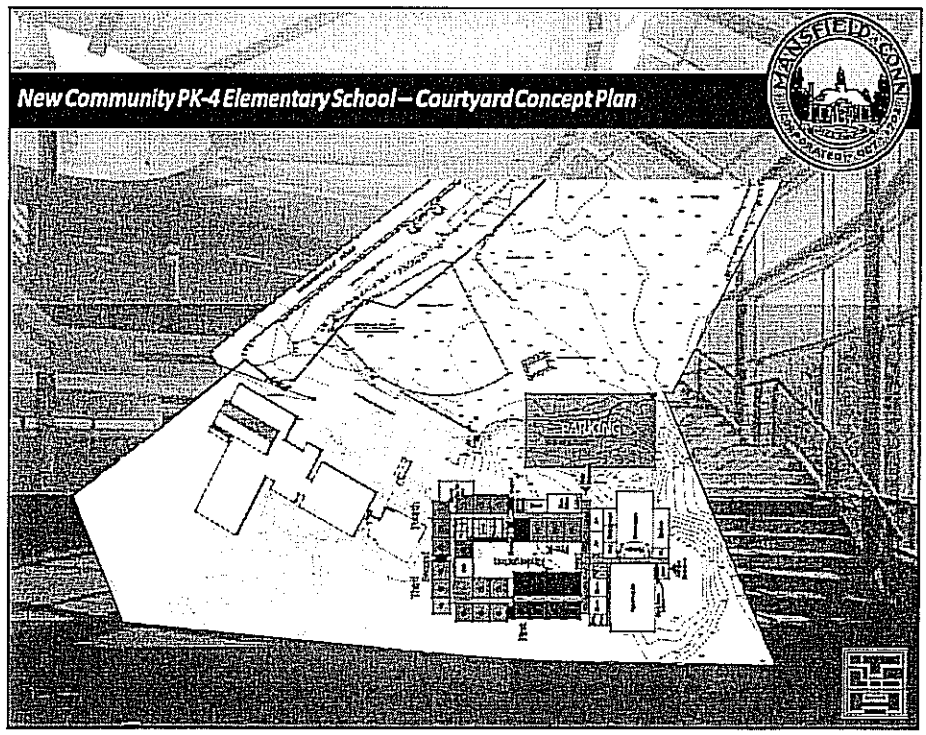

New Community PK-4 Elementary School—Two Wings Concept Plan
FLOOR 2
FLOOR 1
Library
Main Office
Cafetorium & Kitchen

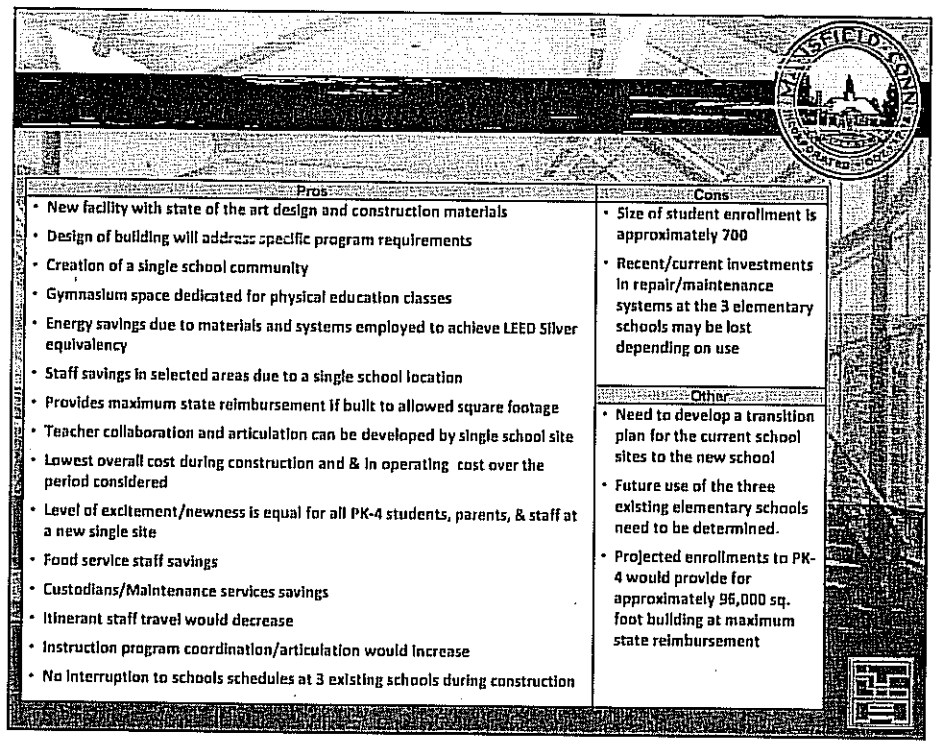

New Community PK-4 Elementary School – Two Wings Concept Plan
Fourth
Third
First
SECOND FLOOR
Gymnasium
Cafetorium
Kitchen

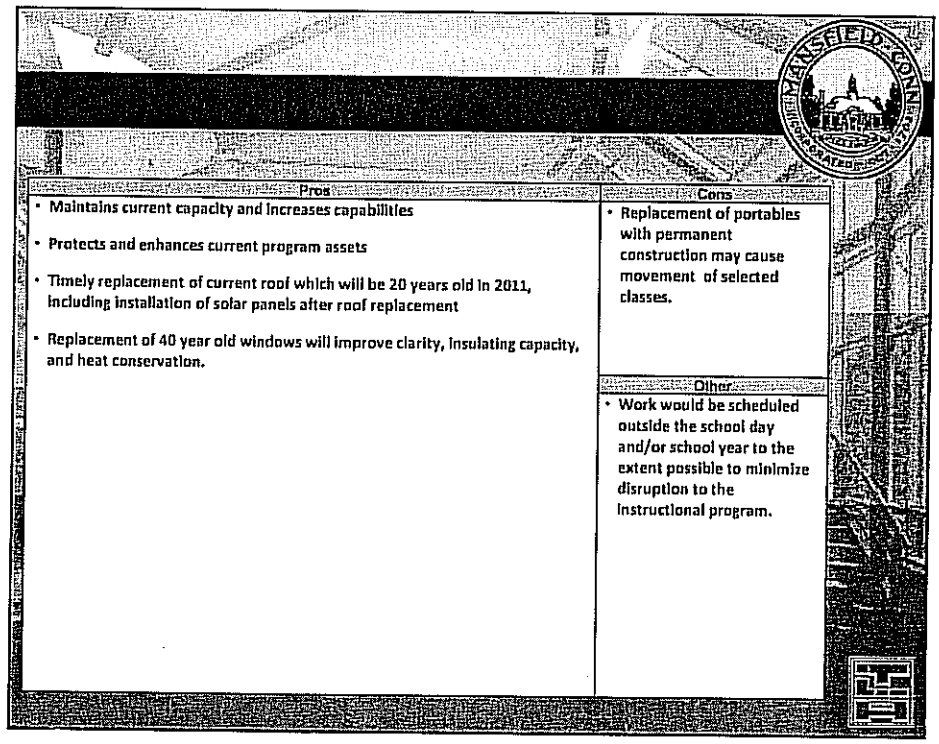

New Community PK-4 Elementary School – Two Wings Concept Plan

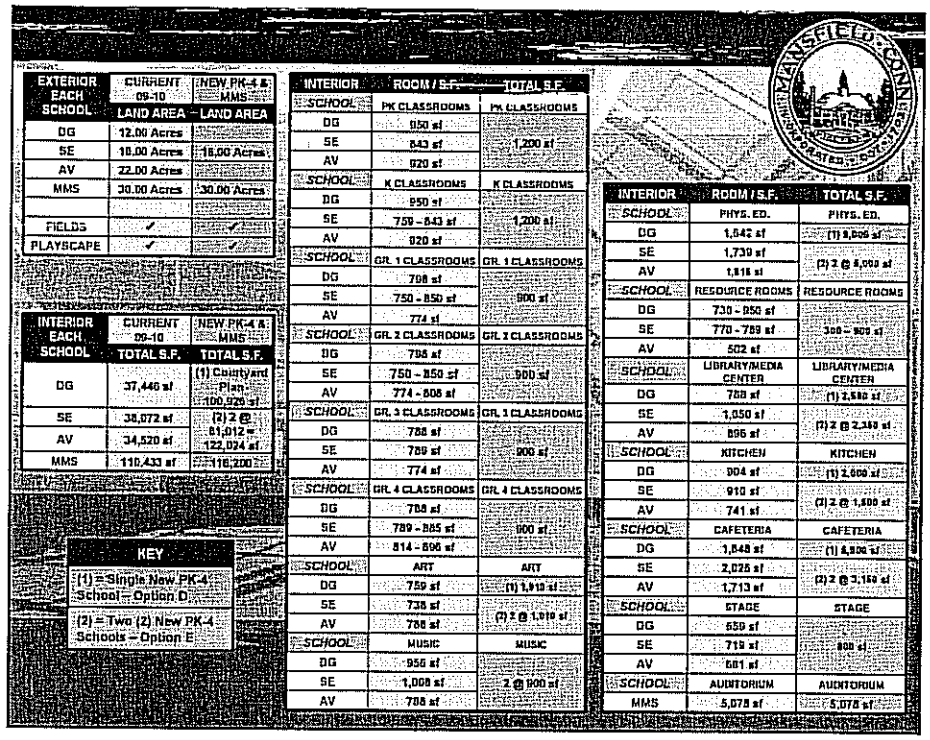

New Community PK-4 Elementary School – Courtyard Concept Plan
FLOOR 1
FLOOR 2
Library
Main Office
Cafetorium & Kitchen
Gymnasium


New Community PK-4 Elementary School – Courtyard Concept Plan
Third
Fourth
Second
First
Library
Reading Ctr
AV Stor
Computers
Main
Office
Lobby
Music
Music
Art
Art
Stor.
Enrichment
Gymnasium
Platform
Cafetorium
Kitchen


New Community PK-4 Elementary School – Courtyard Concept Plan


Pros
• New facility with state of the art design and construction materials
• Design of building will address specific program requirements
• Creation of a single school community
• Gymnasium space dedicated for physical education classes
• Energy savings due to materials and systems employed to achieve LEED Silver equivalency
• Staff savings in selected areas due to a single school location
• Provides maximum state reimbursement if built to allowed square footage
• Teacher collaboration and articulation can be developed by single school site
• Lowest overall cost during construction and & in operating cost over the period considered
• Level of excitement/newness is equal for all PK-4 students, parents, & staff at a new single site
• Food service staff savings
• Custodians/Maintenance services savings
• Itinerant staff travel would decrease
• Instruction program coordination/articulation would increase
• No interruption to schools schedules at 3 existing schools during construction
Cons
• Size of student enrollment is approximately 700
• Recent/current investments in repair/maintenance systems at the 3 elementary schools may be lost depending on use
Other
• Need to develop a transition plan for the current school sites to the new school
• Future use of the three existing elementary schools need to be determined.
• Projected enrollments to PK-4 would provide for approximately 96,000 sq. foot building at maximum state reimbursement


Pros
• Maintains current capacity and increases capabilities
• Protects and enhances current program assets
• Timely replacement of current roof which will be 20 years old in 2011, including installation of solar panels after roof replacement
• Replacement of 40 year old windows will improve clarity, insulating capacity, and heat conservation.
Cons
• Replacement of portables with permanent construction may cause movement of selected classes.
Other
• Work would be scheduled outside the school day and/or school year to the extent possible to minimize disruption to the instructional program.



EXTERIOR EACH SCHOOL	CURRENT 09-10 LAND AREA	NEW PK-4 & MMS LAND AREA
DG	12.00 Acres	
SE	16.00 Acres	16.00 Acres
AV	22.00 Acres	
MMS	30.00 Acres	30.00 Acres
FIELDS	✓	✓
PLAYSCAPE	✓	✓

INTERIOR EACH SCHOOL	CURRENT 09-10 TOTAL S.F.	NEW PK-4 & MMS TOTAL S.F.
DG	37,446 sf	(1) Courtyard Plan 100,926 sf
SE	38,072 sf	(2) 2 @ 61,012 = 122,024 sf
AV	34,520 sf	
MMS	110,433 sf	116,200

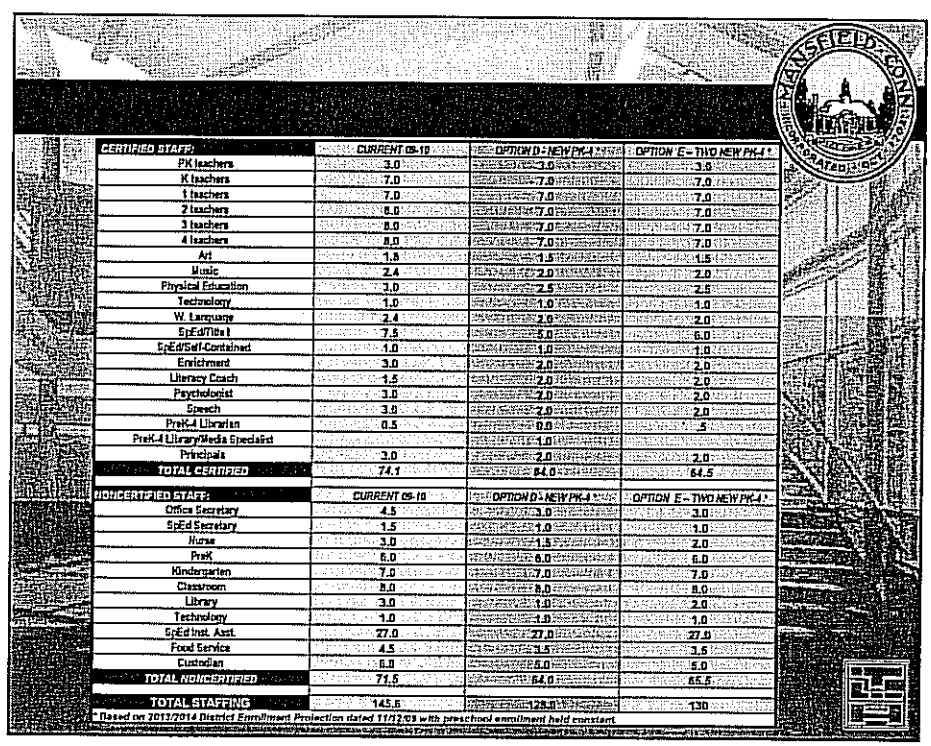
KEY

(1) = Single New PK-4 School – Option D

(2) = Two (2) New PK-4 Schools – Option E

INTERIOR SCHOOL	ROOM / S.F. PK CLASSROOMS	TOTAL S.F. PK CLASSROOMS
DG	950 sf	1,200 sf
SE	843 sf	
AV	920 sf	
SCHOOL	**K CLASSROOMS**	**K CLASSROOMS**
DG	950 sf	1,200 sf
SE	759 – 843 sf	
AV	920 sf	
SCHOOL	**GR. 1 CLASSROOMS**	**GR. 1 CLASSROOMS**
DG	798 sf	900 sf
SE	750 – 850 sf	
AV	774 sf	
SCHOOL	**GR. 2 CLASSROOMS**	**GR. 2 CLASSROOMS**
DG	798 sf	900 sf
SE	750 – 850 sf	
AV	774 – 808 sf	
SCHOOL	**GR. 3 CLASSROOMS**	**GR. 3 CLASSROOMS**
DG	788 sf	900 sf
SE	789 sf	
AV	774 sf	
SCHOOL	**GR. 4 CLASSROOMS**	**GR. 4 CLASSROOMS**
DG	788 sf	900 sf
SE	789 – 885 sf	
AV	814 – 896 sf	
SCHOOL	**ART**	**ART**
DG	759 sf	(1) 1,919 sf
SE	735 sf	(2) 2 @ 1,919 sf
AV	786 sf	
SCHOOL	**MUSIC**	**MUSIC**
DG	956 sf	2 @ 900 sf
SE	1,008 sf	
AV	788 sf	

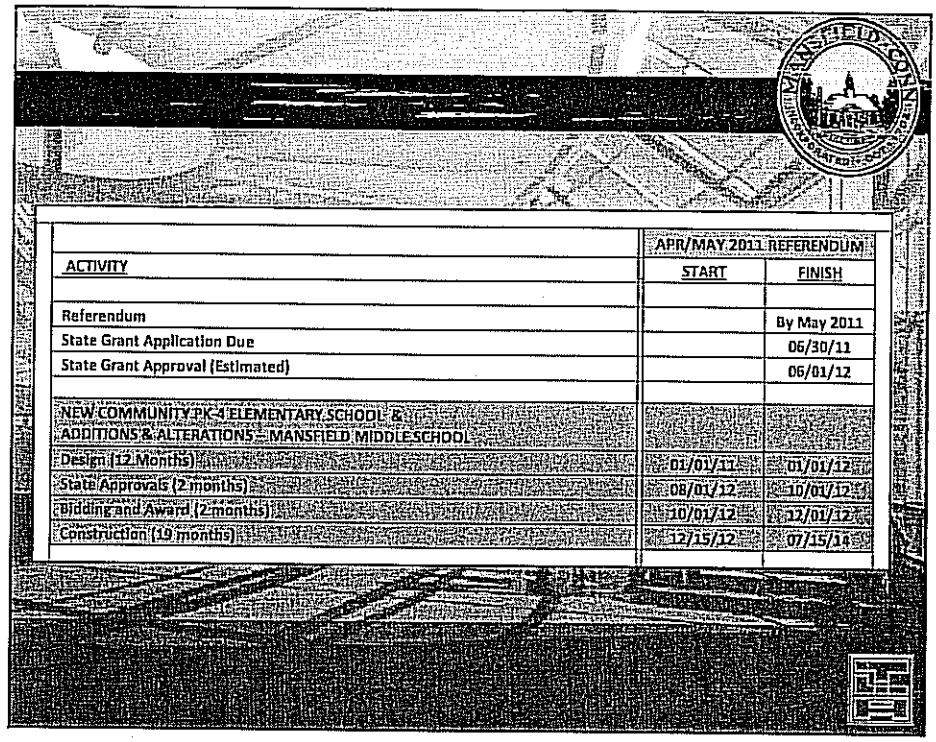
INTERIOR SCHOOL	ROOM / S.F. PHYS. ED.	TOTAL S.F. PHYS. ED.
DG	1,842 sf	(1) 5,508 sf
SE	1,739 sf	(2) 2 @ 5,000 sf
AV	1,818 sf	
SCHOOL	**RESOURCE ROOMS**	**RESOURCE ROOMS**
DG	730 – 950 sf	350 – 900 sf
SE	770 – 789 sf	
AV	502 sf	
SCHOOL	**LIBRARY/MEDIA CENTER**	**LIBRARY/MEDIA CENTER**
DG	788 sf	(1) 2,580 sf
SE	1,050 sf	(2) 2 @ 2,349 sf
AV	896 sf	
SCHOOL	**KITCHEN**	**KITCHEN**
DG	904 sf	(1) 2,000 sf
SE	910 sf	(2) 2 @ 1,600 sf
AV	741 sf	
SCHOOL	**CAFETERIA**	**CAFETERIA**
DG	1,848 sf	(1) 4,800 sf
SE	2,025 sf	(2) 2 @ 3,150 sf
AV	1,713 sf	
SCHOOL	**STAGE**	**STAGE**
DG	659 sf	800 sf
SE	719 sf	
AV	681 sf	
SCHOOL	**AUDITORIUM**	**AUDITORIUM**
MMS	5,078 sf	5,078 sf



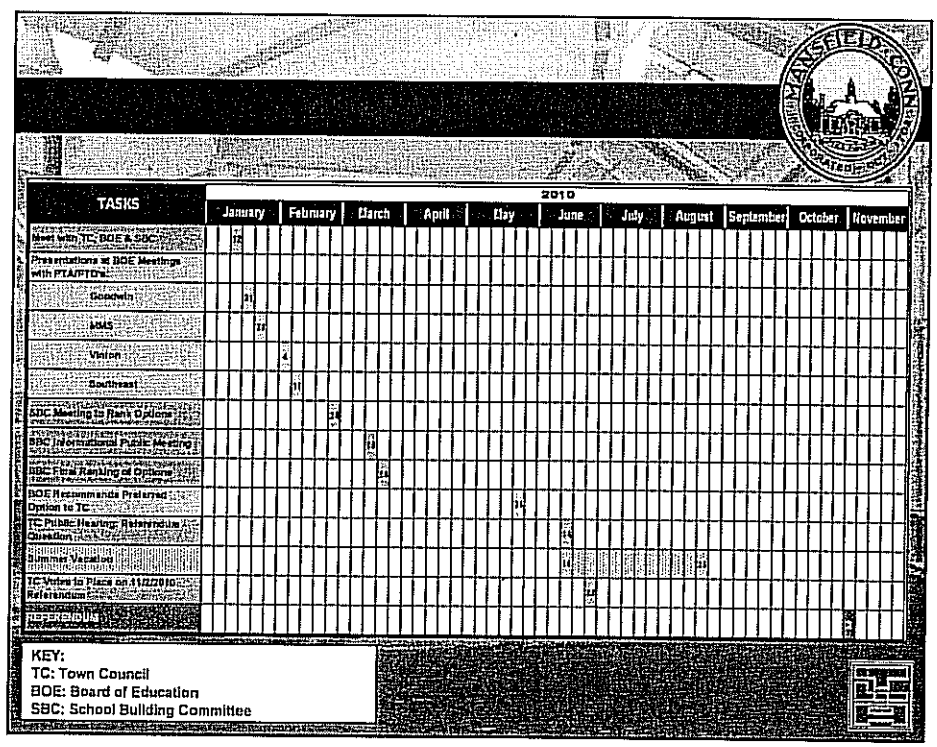
CERTIFIED STAFF:	CURRENT 09-10	OPTION D - NEW PK-4 *	OPTION E – TWO NEW PK-4 *
PK teachers	3.0	3.0	3.0
K teachers	7.0	7.0	7.0
1 teachers	7.0	7.0	7.0
2 teachers	8.0	7.0	7.0
3 teachers	8.0	7.0	7.0
4 teachers	8.0	7.0	7.0
Art	1.8	1.5	1.5
Music	2.4	2.0	2.0
Physical Education	3.0	2.5	2.5
Technology	1.0	1.0	1.0
W. Language	2.4	2.0	2.0
SpEd/Title I	7.5	6.0	6.0
SpEd/Self-Contained	1.0	1.0	1.0
Enrichment	3.0	2.0	2.0
Literacy Coach	1.5	2.0	2.0
Psychologist	3.0	2.0	2.0
Speech	3.0	2.0	2.0
PreK-4 Librarian	0.5	0.0	.5
PreK-4 Library/Media Specialist		1.0	
Principals	3.0	2.0	2.0
TOTAL CERTIFIED	*74.1*	*64.0*	*64.5*

NONCERTIFIED STAFF:	CURRENT 09-10	OPTION D - NEW PK-4 *	OPTION E – TWO NEW PK-4 *
Office Secretary	4.5	3.0	3.0
SpEd Secretary	1.5	1.0	1.0
Nurse	3.0	1.5	2.0
PreK	6.0	6.0	6.0
Kindergarten	7.0	7.0	7.0
Classroom	8.0	8.0	8.0
Library	3.0	1.0	2.0
Technology	1.0	1.0	1.0
SpEd Inst. Asst.	27.0	27.0	27.0
Food Service	4.5	3.5	3.5
Custodian	8.0	5.0	5.0
TOTAL NONCERTIFIED	*71.5*	*64.0*	*65.5*
TOTAL STAFFING	145.6	128.0	130

*Based on 2013/2014 District Enrollment Projection dated 11/12/09 with preschool enrollment held constant.



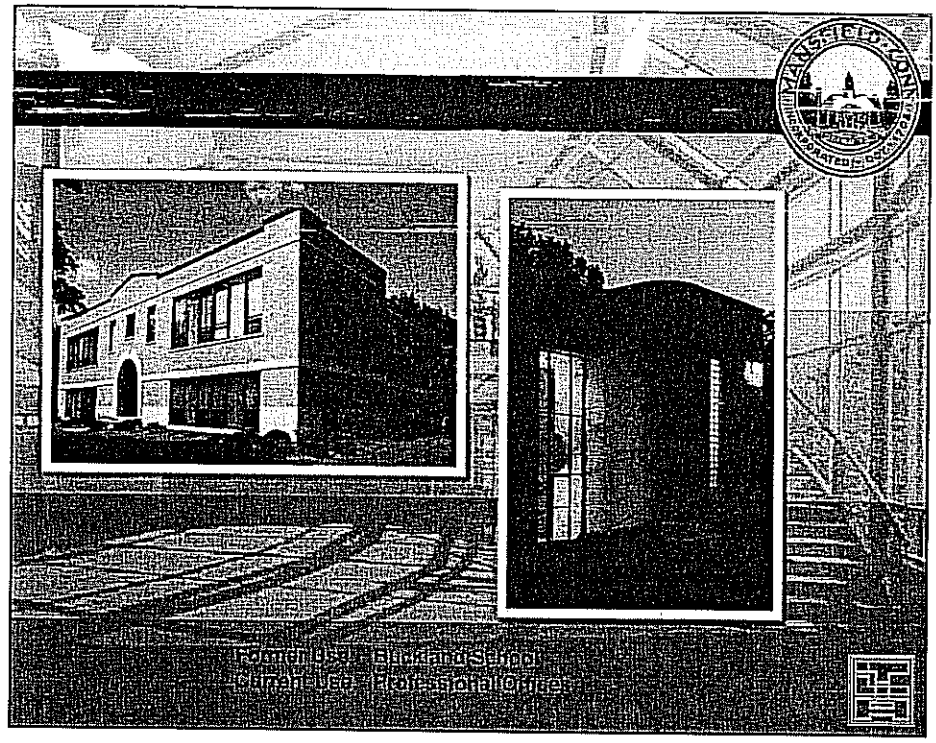
ACTIVITY	APR/MAY 2011 REFERENDUM START	FINISH
Referendum		By May 2011
State Grant Application Due		06/30/11
State Grant Approval (Estimated)		06/01/12
NEW COMMUNITY PK-4 ELEMENTARY SCHOOL & ADDITIONS & ALTERATIONS – MANSFIELD MIDDLE SCHOOL		
Design (12 Months)	01/01/11	01/01/12
State Approvals (2 months)	08/01/12	10/01/12
Bidding and Award (2 months)	10/01/12	12/01/12
Construction (19 months)	12/15/12	07/15/14

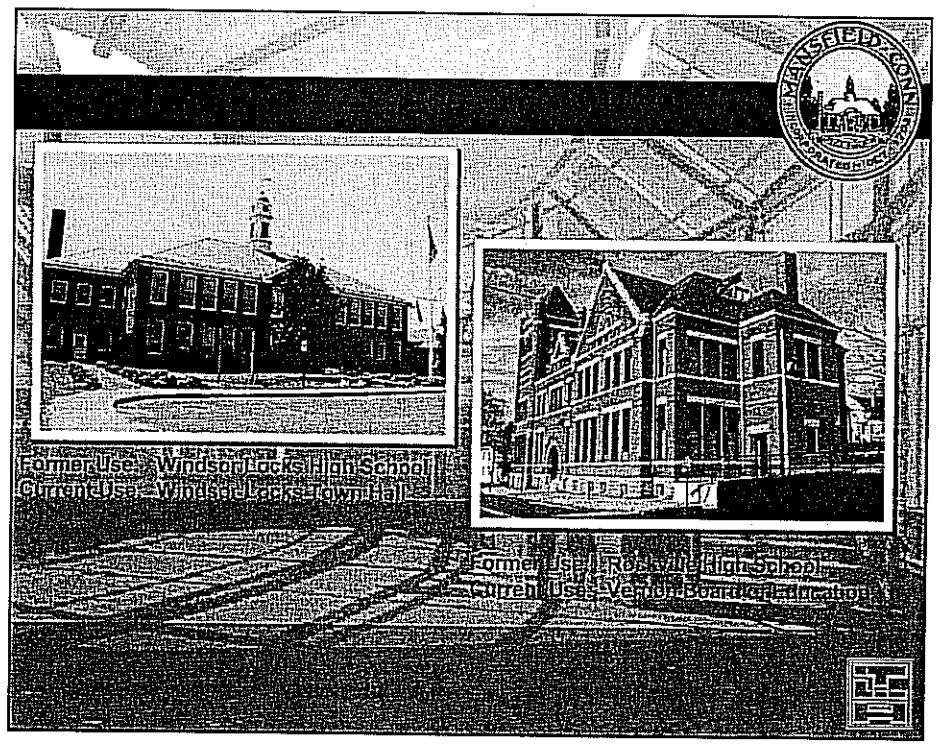


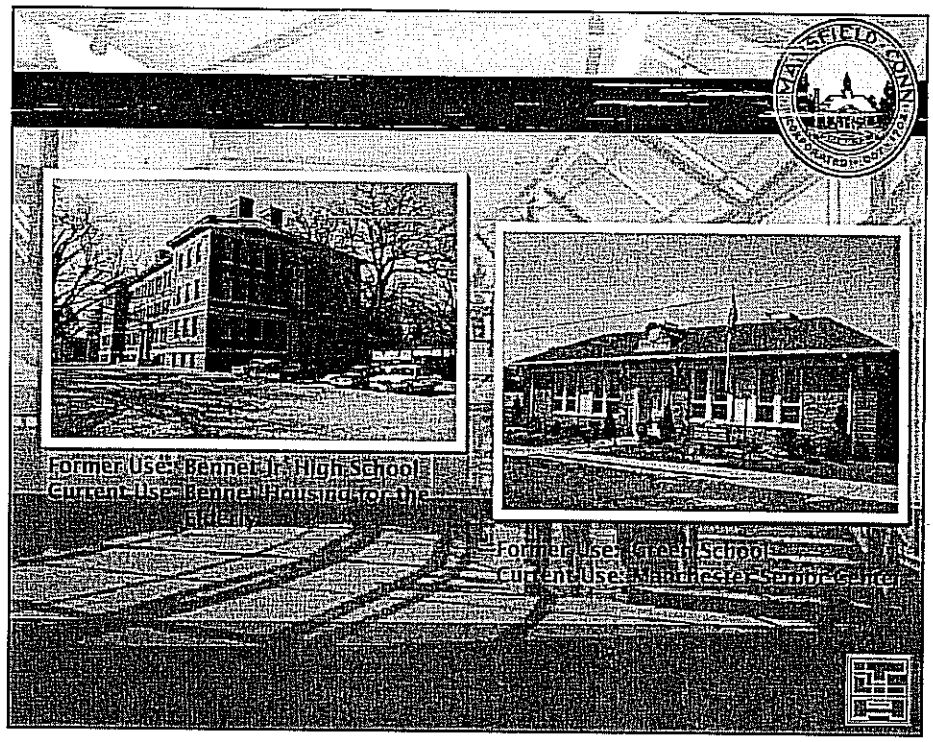
ESTIMATED VALUES OF EXISTING ELEMENTARY SCHOOLS	AMOUNT
Southeast Elementary School	$2,649,300
Annie E. Vinton Elementary School	$2,395,100
Dorothy C. Goodwin Elementary School	$2,767,700
Projected cost to maintain minimum heating, lighting, utilities, maintenance and security if no longer used as a school	$15,000 per school per year

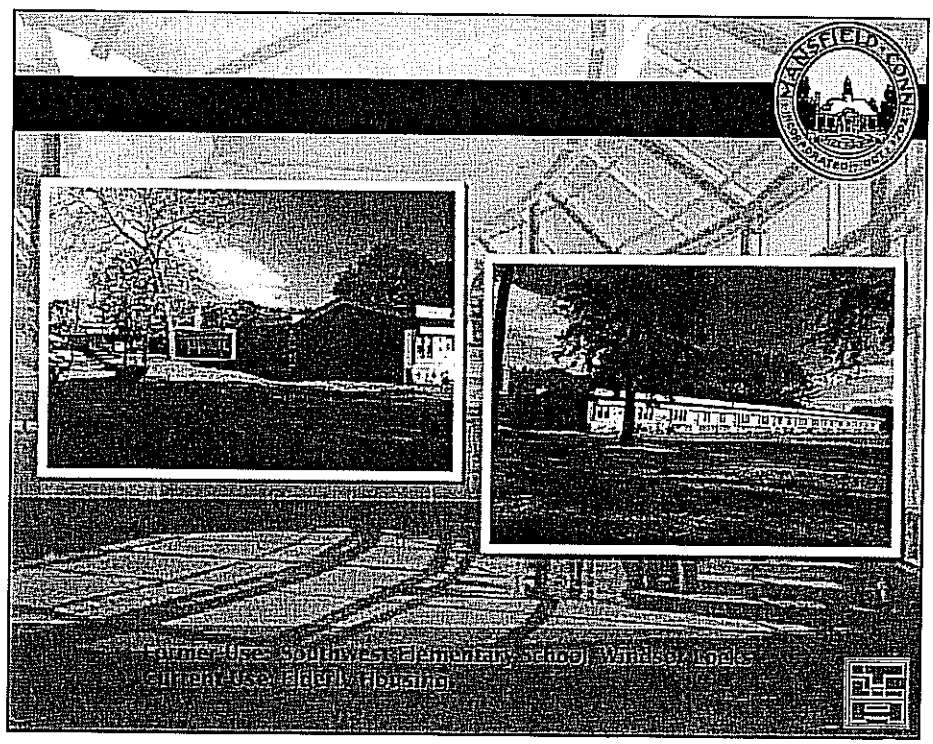
Former Use: Storrs Grammar School
Current Use: Mansfield Town Hall

Former Use: Buchanan School
Current Use: Buchanan Library


MANSFIELD, CONN.
Former Use: Buckland School
Current Use: Professional Offices


MANSFIELD, CONN.
Former Use: Windsorlocks High School
Current Use: Windsorlocks Town Hall
Former Use: Rockville High School
Current Use: Vernon Board of Education


MANSFIELD, CONN.
Former Use: Bennet Jr. High School
Current Use: Bennet Housing for the Elderly
Former Use: Green School
Current Use: Mansfield Senior Center


MANSFIELD, CONN.
Former Use: Southwest Elementary School
Current Use: Elderly Housing

Four School Renovation Project
Option A vs. Potential Repairs Years 1 - 10

Description	Total All Schools			Council Requested * Potential Repairs	
	Cost	Eligible	Ineligible	Within 5 Yrs	Within 10 Yrs
Septic System	155,000	-	155,000	35,000	40,000
Playscape	150,000	150,000	-	100,000	
Paved Play Area (3000SF)	45,000	-	45,000		
Oil Tank Replacement	446,544	-	446,544	15,000	200,000
Adjust Grade-Handicap Accessibility	300,000	300,000	-		
Asbestos Abatement Allowance	750,000	750,000	-		
Roof Replacement	3,314,082	3,314,082	-		4,000,000
Soffit Panel Replacement	270,000	-	270,000		
Relocatable Roof Replacement	193,600	193,600	-		
Bulkheads at Tunnels	72,000	-	72,000	50,000	
Window Replacement	1,179,481	612,654	566,827		
Exterior Door Replacement	179,000	-	179,000		25,000
Wall Replacement at Transite Walls	1,548,750	160,000	1,388,750		
Operable Partition at Gym Allowance	120,000	-	120,000	35,000	80,000
Toilet Room ADA Modifications	264,000	264,000	-		65,000
Classroom Doorway Renovations	777,700	777,700	-	20,000	
New Elevator - ADA Compliant	180,000	180,000			180,000
Gym Floor Replacement	155,456	-	155,456		150,000
VCT Replacement	35,000	-	35,000		
Kitchen Upgrades	275,000	140,000	135,000	20,000	300,000
Ventilation System	2,348,280	-	2,348,280	5,000	15,000
Replace HVAC Control & Heat System	3,874,662	-	3,874,662		
Replace Boilers	600,000	-	600,000	100,000	200,000
Replace Plumbing Fixtures	558,000	-	558,000		
Electrical Service Upgrades (1200AMP)	300,000	-	300,000		
NU Charges	45,000	-	45,000		
SubPanel Upgrades (allow 15 panels)	337,500	-	337,500		
New Fire Alarm System	550,000	350,000	200,000		400,000
Technology Upgrades	815,000	-	815,000		
Floor,Carpet,shelves,tables - CIP				80,000	
Sub-total	19,839,055	7,192,036	12,647,019	460,000	5,655,000
LEED Construction - 5%	991,953	359,602	632,351	23,000	282,750
Total	20,831,008	7,551,638	13,279,370	483,000	5,937,750
ESTIMATED LOCAL SHARE				***483,000***	***2,787,750***

* Note: As requested by the Town Council - list of "potential" repairs with an estimated cost. This is our best estimate as to what may need replacement/repair.

Prepared by: Finance

9/23/2010

TOWN OF MANSFIELD
MANSFIELD PUBLIC SCHOOLS
DEPARTMENT OF FACILITIES MANAGEMENT

William D. Hammon, Facilities Management Director

AUDREY P. BECK BUILDING
FOUR SOUTH EAGLEVILLE ROAD
MANSFIELD, CONNECTICUT 06268-2599
(860) 429-3326 TELEPHONE
(860) 487-4443 FACSIMILE
EMAIL: HAMMONWD@MANSFIELDCT.ORG

August 20, 2010

Anticipated Repair Costs
Within Five Years

Description	Estimated Cost
1. Gym dividing door	$ 35,000
2. Fuel oil line at Southeast School	15,000
3. One boiler at any location	100,000
4. Door replacements	20,000
5. Large floor tile replacement	15,000
6. One refrigerator/freezer	20,000
7. One office air conditioning unit	5,000
8. Installation of bulkheads for confined space entrance	50,000
9. Septic system repair at one of town schools	35,000
10. Carpets in Southeast School portables	20,000
11. Various counters and shelving in classrooms	20,000
12. Cafeteria tables at elementary schools already failing	(per school) 25,000
13. Playground at Vinton School	100,000

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August 31, 2010

Anticipated Repair Costs
Within Six to Ten Years

Description	Estimated Cost
1. All roofs (eligible for state reimbursement of 75%)	$ 4,000,000
2. Elevator at Mansfield Middle School	180,000
3. Elementary school gym floors	(per school) 50,000
4. Replace two (2) boilers at any school/town building	(per boiler) 100,000
5. Oil tank replacement at Vinton and Southeast Schools	(per tank) 100,000
6. Replacement of bathroom fixtures	65,000
7. Freezer/Refrigerators at four schools	(per school) 75,000
8. All exterior doors and hardware	25,000
9. Two remaining gym door dividers	(per divider) 40,000
10. Two office air conditioning units	(per unit) 7,500
11. One septic system repair	40,000
12. Fire alarm systems	(per system) 100,000

Four School Renovation Project
Option A - Planned Improvements by Year

Description	Total All Schools			Planned Improvements (Total Costs)					
	Cost	Eligible	Ineligible	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 - 20
Septic System	155,000	-	155,000		80,000	75,000			-
Playscape	150,000	150,000	-		80,000	70,000			-
Paved Play Area (3000SF)	45,000	-	45,000						45,000
Oil Tank Replacement	446,544	-	446,544						446,544
Adjust Grade-Handicap Accessibility	300,000	300,000	-						300,000
Asbestos Abatement Allowance	750,000	750,000	-						750,000
Roof Replacement	3,314,082	3,314,082	-			1,105,000	1,105,000	1,105,000	-
Soffit Panel Replacement	270,000	-	270,000						270,000
Relocatable Roof Replacement	193,600	193,600	-						193,600
Bulkheads at Tunnels	72,000	-	72,000						72,000
Window Replacement	1,179,481	612,654	566,827				590,000	590,000	-
Exterior Door Replacement	179,000	-	179,000						179,000
Wall Replacement at Transite Walls	1,548,750	160,000	1,388,750						1,548,750
Operable Partition at Gym Allowance	120,000	-	120,000						120,000
Toilet Room ADA Modifications	264,000	264,000	-						264,000
Classroom Doorway Renovations	777,700	777,700	-						777,700
New Elevator - ADA Compliant	180,000	180,000							180,000
Gym Floor Replacement	155,456	-	155,456					155,000	-
VCT Replacement	35,000	-	35,000						35,000
Kitchen Upgrades	275,000	140,000	135,000				275,000		-
Ventilation System	2,348,280	-	2,348,280		585,000	585,000	585,000	593,000	-
Replace HVAC Control & Heat System	3,874,662	-	3,874,662						3,874,662
Replace Boilers	600,000	-	600,000	600,000					-
Replace Plumbing Fixtures	558,000	-	558,000			558,000			-
Electrical Service Upgrades (1200AMP)	300,000	-	300,000		300,000				-
NU Charges	45,000	-	45,000		45,000				-
SubPanel Upgrades (allow 15 panels)	337,500	-	337,500						337,500
New Fire Alarm System	550,000	350,000	200,000		175,000	175,000	200,000		-
Technology Upgrades	815,000	-	815,000						815,000
Sub-total	19,839,055	7,192,036	12,647,019	600,000	1,265,000	2,568,000	2,755,000	2,443,000	10,208,756
LEED Construction - 5%	991,953	359,602	632,351	30,000	63,250	128,400	137,750	122,150	510,438
Total	20,831,008	7,551,638	13,279,370	630,000	1,328,250	2,696,400	2,892,750	2,565,150	10,719,194
ESTIMATED LOCAL SHARE				*630,000*	*1,113,000*	*1,331,400*	*1,160,250*	*1,084,650*	*7,960,070*

Note: Option A includes the improvements and repairs that would be needed to maintain the existing buildings for another 20 years.
No educational enhancements are anticipated
Limited energy efficiencies would be obtained.

Prepared by: Finance

9/23/2010

Four School Renovation Project
Option A Details

Description	Goodwin			Southeast			Vinton			Middle School			Total All Schools		
	Cost	Eligible	Ineligible	Cost	Eligible	Ineligible	Cost	Eligible	Ineligible	Cost	Eligible	Ineligible	Cost	Eligible	Ineligible
Septic System	60,000		60,000			-	75,000		75,000			-	155,000	-	155,000
Playscape	75,000	75,000	-			-	75,000	75,000	-			-	150,000	150,000	-
Paved Play Area (3000SF)	15,000		15,000	15,000		15,000	15,000		15,000			-	45,000	-	45,000
Oil Tank Replacement	148,848		148,848	148,848		148,848	148,848		148,848			-	446,544	-	446,544
Adjust Grade-Handicap Accessibility	75,000	75,000	-	75,000	75,000	-	75,000	75,000	-	75,000	75,000	-	300,000	300,000	-
Asbestos Abatement Allowance	150,000	150,000	-	150,000	150,000	-	150,000	150,000	-	300,000	300,000	-	750,000	750,000	-
Roof Replacement	697,153	697,153	-	609,399	609,399	-	655,384	655,384	-	1,352,146	1,352,146	-	3,314,082	3,314,082	-
Soffit Panel Replacement										270,000		270,000	270,000	-	270,000
Relocatable Roof Replacement				105,600	105,600					88,000	88,000	-	193,600	193,600	-
Bulkheads at Tunnels	36,000		36,000	36,000		36,000			-			-	72,000	-	72,000
Window Replacement	291,627	60,000	231,627	297,000	60,000	237,000	297,814	242,814	55,000	293,040	249,840	43,200	1,179,481	612,654	566,827
Exterior Door Replacement	34,000		34,000	64,000		64,000	30,000		30,000	51,000		51,000	179,000	-	179,000
Wall Replacement at Transite Walls	469,350	50,000	419,350	600,600	60,000	540,600	476,800	50,000	426,800			-	1,548,750	160,000	1,388,750
Operable Partition at Gym Allowance	40,000		40,000	40,000		40,000	40,000		40,000			-	120,000	-	120,000
Toilet Room ADA Modifications	72,000	72,000	-	57,000	57,000	-	45,000	45,000	-	90,000	90,000	-	264,000	264,000	-
Classroom Doorway Renovations	146,300	146,300	-	100,100	100,100	-	123,200	123,200	-	408,100	408,100	-	777,700	777,700	-
New Elevator - ADA Compliant										180,000	180,000		180,000	180,000	
Gym Floor Replacement	50,400		50,400	59,136		59,136	45,920		45,920			-	155,456	-	155,456
VCT Replacement			-	15,000		15,000	20,000		20,000			-	35,000	-	35,000
Kitchen Upgrades	100,000	50,000	50,000	100,000	50,000	50,000	75,000	40,000	35,000			-	275,000	140,000	135,000
Ventilation System	820,180		820,180	757,060		757,060	771,040		771,040			-	2,348,280	-	2,348,280
Replace HVAC Control & Heat System	1,353,297		1,353,297	1,249,149		1,249,149	1,272,216		1,272,216			-	3,874,662	-	3,874,662
Replace Boilers	200,000		200,000	200,000		200,000	200,000		200,000			-	600,000	-	600,000
Replace Plumbing Fixtures	173,000		173,000	141,000		141,000	109,000		109,000	135,000		135,000	558,000	-	558,000
Electrical Service Upgrades (1200AMP)	100,000		100,000	100,000		100,000	100,000		100,000			-	300,000	-	300,000
NU Charges	15,000		15,000	15,000		15,000	15,000		15,000			-	45,000	-	45,000
SubPanel Upgrades (allow 15 panels)	112,500		112,500	112,500		112,500	112,500		112,500			-	337,500	-	337,500
New Fire Alarm System	100,000		100,000	100,000		100,000	100,000	100,000	-	250,000	250,000	-	550,000	350,000	200,000
Technology Upgrades	180,000		180,000	180,000		180,000	180,000		180,000	275,000		275,000	815,000	-	815,000
Sub-total	5,534,655	1,375,453	4,159,202	5,327,392	1,267,099	4,060,293	5,209,722	1,556,398	3,653,324	3,767,286	2,993,086	774,200	19,839,055	7,192,036	12,647,019
LEED Construction - 5%	276,733	68,773	207,960	266,370	63,355	203,015	260,486	77,820	182,666	188,364	149,654	38,710	991,953	359,602	632,351
Total	5,811,388	1,444,226	4,367,162	5,593,762	1,330,454	4,263,308	5,470,208	1,634,218	3,835,990	3,955,650	3,142,740	812,910	20,831,008	7,551,638	13,279,370

Note: Option A includes the improvements and repairs that would be needed to maintain the existing buildings for another 20 years.
No educational enhancements are anticipated
Limited energy efficiencies would be obtained.

Prepared by: Finance

9/23/2010

Newfield Construction, Inc.

Mansfield Schools — **OPTION E1** — Two New Elementary Schools at Vinton and Southeast, Demolish
Total Project Cost Analysis — **700 Students** — Existing Vinton and Southeast Schools, Close Goodwin.
September 27, 2010 — Middle School- Repair and Maintain, Roof and Window Replacement

	New Vinton School			New Southeast School			Middle School			
	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	Grand Totals
Heavy Renovations	0	240	0	0	240	0				
Roof Replacement	0	15	0	0	15	0				
Solar Panels			0			0				
Window Replacement			0			0				
Demolish Vinton & Southeast Schools	34,520	17	586,840	38,065	17	647,105				
Site			3,000,000			3,000,000				
New Construction	61,012	230	14,032,760	61,012	230	14,032,760				
Repair and Maintain Costs									3,955,650	
Total Construction Costs			17,619,600			17,679,865			3,955,650	
Estimated Soft Costs			3,876,312			3,889,570			870,243	
Construction and Soft Costs			21,495,912			21,569,435			4,825,893	
Escalation 3% per year	3yr	9%	1,934,632	3yr	9%	1,941,249	4.5 Yr	13.5%	651,496	
Total Project Budget			**23,430,544**			**23,510,684**			**5,477,389**	**52,418,617**
Net State Reimbursement			12,684,130			12,727,514			2,027,067	**27,438,711**
Cost to Mansfield			10,746,414			10,783,171			3,450,321	**24,979,906**
Estimated Ineligible Costs			880,980			883,993			812,910	
Estimated Eligible Costs			22,549,564			22,626,691			3,142,740	
State Reimbursement 75%			16,912,173			16,970,018			2,357,055	
Reimbursement Penalty			-4,228,043			-4,242,505			-329,988	
Net State Reimbursement			12,684,130			12,727,514			2,027,067	**27,438,711**
Existing Square Footage (net)	34,520			38,065			110,433			
Proposed Square Footage (net)	57,961			57,961			116,197			
State Allowable Sq. Footage	43,400			43,400			99,712			
Square Footage Penalty %	25%			25%			14%			
Demolish Goodwin School*	37,466	17	636,922							
*Not inculded in Cost to Mansfield										

From: Mark LaPlaca
Sent: Sun 9/26/2010 6:07 PM
To: Matthew W. Hart
Subject: School Building Project

Matt,

At the Board of Education meeting on September 16th, the Board discussed the Council's deliberations on the School Building Project. The Board agreed by consensus for me to relay the following to the Council Monday night. I wonder if you would include this in their package. I will also be present if any questions.

The Board does not feel it would be a good idea to schedule a referendum on only the Middle School part of the project. If the Town Council does not want to go ahead with the entire recommendation, the Board feels a discussion of priorities would need to be had before a decision on what, if any, smaller projects should go forward. In general, there was consensus that the Middle School might not top the list. The original charge of the TC to the School Building Committee was to evaluate the needs for all the buildings as part of one project and that was the approach the Board took after the recommendation was passed on to us.

In the event that the Council does not feel it fiscally prudent to accept the Board's recommendation in full, the Board feels that after some guidance from the Council, the BOE should take the lead in prioritizing parts of the project, considering reducing aspects of it, and revising its recommendation.

The Board does feel it necessary for the Council to provide guidance with regard to the elementary school part of the project. Specifically, given the information provided by the Board, is the Council in favor of maintaining 3 older elementary schools, consolidating to 1 elementary school, or consolidating to 2 schools, as the Board feels is appropriate?

There was also discussion of the fact that the School Building Committee did not vote against Option E, in fact, they did not have Option E at the time they voted. The Board feels that the Town Council does need to choose between the 2 recommendations, and that they are not competing. The Board feels the that Option E is the evolution of the SBC's recommendation.

Respectfully,

Mark LaPlaca
BOE Chair