

# **RENOVATE LIKE NEW PROCESS**

## **A BRIEF SUMMARY OF REQUIREMENTS/PROCEDURES**

# PURPOSE:

Section 10-282 (18) of the Connecticut General Statutes (C.G.S.) defines "Renovations" as *“a school building project to totally refurbish an existing building:*

*(A) which results in the renovated facility taking on a useful life comparable to that of a new facility and which will cost less than building a new facility as determined by the Department, provided the school district may submit a feasibility study and cost analysis of the project prepared by an independent licensed architect to the department prior to final plan approval,*

# PURPOSE:

Section 10-282 (18) of the Connecticut General Statutes (C.G.S.) defines "Renovations" as *“a school building project to totally refurbish an existing building:*

*(B) which was not renovated in accordance with this subdivision during the twenty-year period ending on the date of application, and*

# PURPOSE:

Section 10-282 (18) of the Connecticut General Statutes (C.G.S.) defines "Renovations" as *“a school building project to totally refurbish an existing building:*

*(C) of which not less than seventy-five percent of the facility to be renovated is at least thirty years old.”*

SCHOOL	% AT LEAST 30 YEARS OLD
ANNIE E. VINTON ELEMENTARY SCHOOL	61 %
DOROTHY C. GOODWIN ELEMENTARY SCHOOL	70%
SOUTHEAST ELEMENTARY SCHOOL	64%*

*\* Excludes Portables*

# PURPOSE:

## ***EXAMPLES OF RENOVATIONS:***

- ❖ **Completely gutting a closed high school and converting it to a middle school.**
- ❖ **Completely gutting a vacant BOE office building and converting it to an alternative high school.**
- ❖ **Completely gutting a middle school and restoring it to *like new* condition for continued middle school use.**

# GUIDELINES FOR ELIGIBILITY:

In order to be considered a renovation as defined above, the following conditions must be met:

- √ 1. The applicant must make written application for such status.
- √ 2.(a) The applicant must have gone through a process of evaluating the proposed project compared to a new facility by providing feasibility study and cost analysis.
- X 2.(b) Professional estimates must be available to document that significant cost savings will result.

√ = INDICATES A CONDITION MANSFIELD CAN MEET

X = INDICATES A CONDITION THAT MANSFIELD CANNOT MEET

# GUIDELINES FOR ELIGIBILITY:

- √ 3. The entire facility must be brought into 100 percent compliance with all applicable codes (including handicapped accessibility) when the renovation project is complete. Partial renovations of an entire facility or complete renovations of a wing of a facility do not qualify.
  
- √ 4. The renovation must incorporate education technology capability throughout the facility, as recommended in the "Guidelines for Technology Infrastructure in Connecticut Schools" (or other current Technology Infrastructure standards).

√ = INDICATES A CONDITION MANSFIELD CAN MEET

X = INDICATES A CONDITION THAT MANSFIELD CANNOT MEET

# GUIDELINES FOR ELIGIBILITY:

- √ 5. It must be determined by a structural engineer that the structural integrity of the original building has not been compromised and is adequate to provide for continued occupancy for a period of time comparable to that of a new facility.
- √ 6. A detailed report on all existing building systems must be provided, including finishes, roofing, plumbing, water supply, fire protection, HVAC, electrical systems, energy monitoring, communications and security systems. Signed professional opinions must be provided that all systems will have a useful life of 20 years (or that comparable to a new system if less than 20 years) following the construction project completion.

√ = INDICATES A CONDITION MANSFIELD CAN MEET

X = INDICATES A CONDITION THAT MANSFIELD CANNOT MEET

# GUIDELINES FOR ELIGIBILITY:

- √ 7. All new and replacement windows must be energy efficient.
- √ 8. The site of the existing facility must be central to the area served and adequate to provide the educational programs offered.
- ? 9. Any other analysis deemed necessary by the Department to properly evaluate the request must be provided.

√ = INDICATES A CONDITION MANSFIELD CAN MEET

X = INDICATES A CONDITION THAT MANSFIELD CANNOT MEET

# **DETERMINATION OF ELIGIBILITY:**

**Upon review of the materials submitted, the Division of Finance and Internal Operations will make recommendations to the Commissioner as to the project's eligibility for renovation status (allow 30 days).**

**Statements of compliance with requirement Nos. 3 through 7 must be signed and stamped by design professionals. Requirement No. 8 must be signed by Superintendent of Schools.**

# **DETERMINATION OF ELIGIBILITY:**

**Average total cost for new construction from state school construction records (as of 11/09) is approximately \$400 to \$450 per square foot depending on location within the State and exclusive of site acquisition costs. Also, when comparing costs to that of a new facility, the Bureau of School Facilities will base its comparison on the maximum number of square feet eligible for reimbursement, not necessarily that of the facility to be renovated. In other words, if the facility to be renovated is oversized, the cost comparison will not be based on building a similarly oversized facility but rather to a new facility of the maximum area eligible for reimbursement.**

# DETERMINATION OF ELIGIBILITY:

SCHOOL	CURRENT EXCESS SQUARE FOOTAGE
ANNIE E. VINTON ELEMENTARY SCHOOL	<b>2,035 S.F.</b>
DOROTHY C. GOODWIN ELEMENTARY SCHOOL	<b>7,830 S.F.</b>
SOUTHEAST ELEMENTARY SCHOOL	<b>4,585 S.F.*</b>

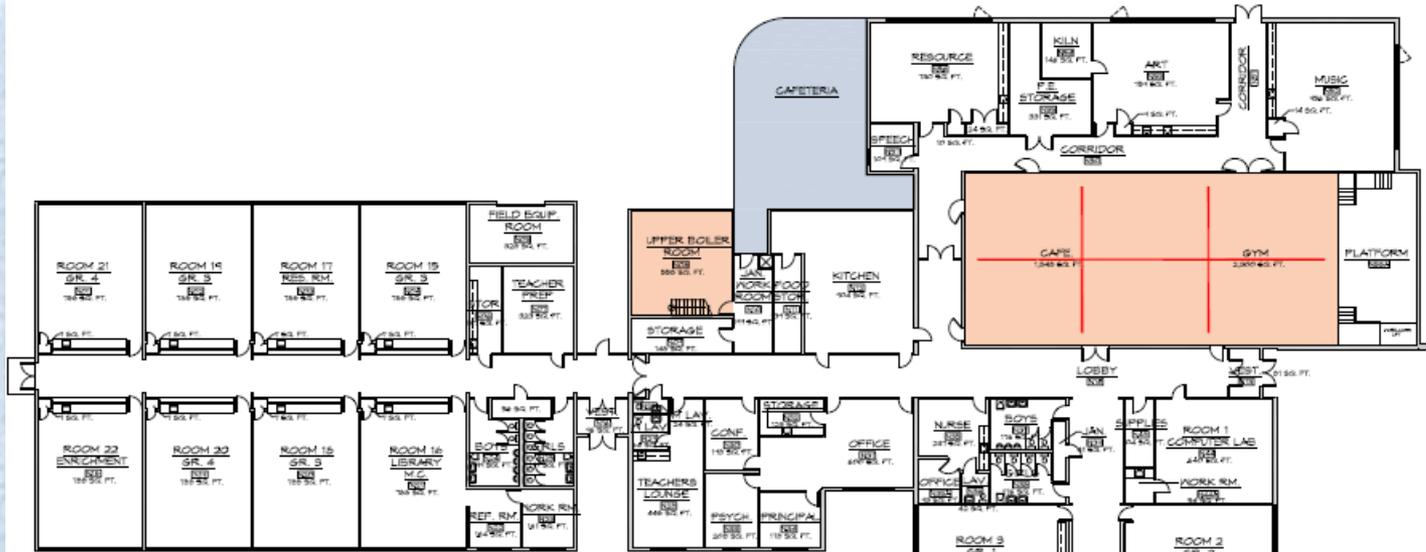
*\* Includes Portables*

# **RENOVATE LIKE NEW PROCESS**

**EXAMPLE #1:**

**DOROTHY E. GOODWIN SCHOOL**

# TASK 1

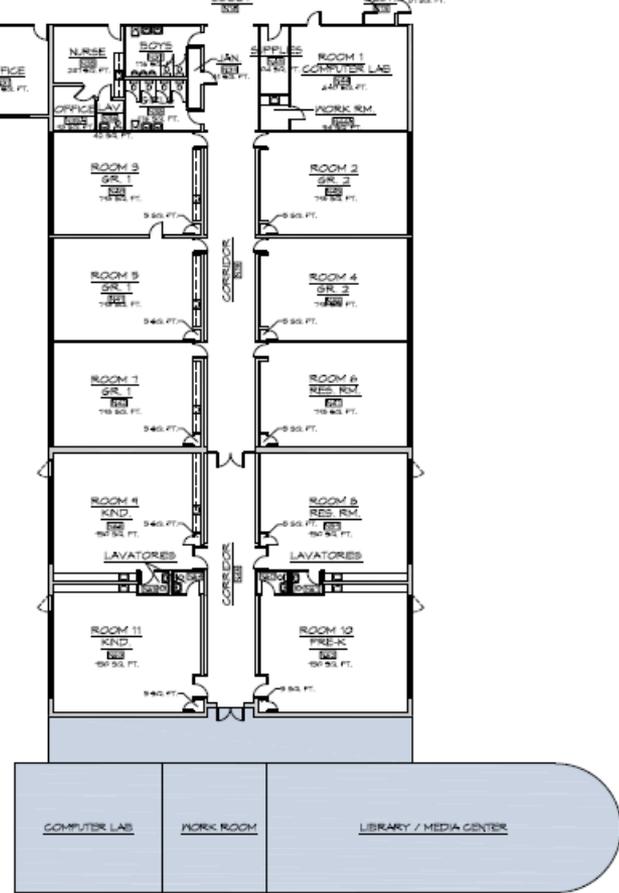
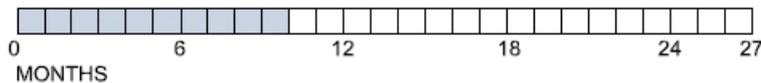


## TASK #1

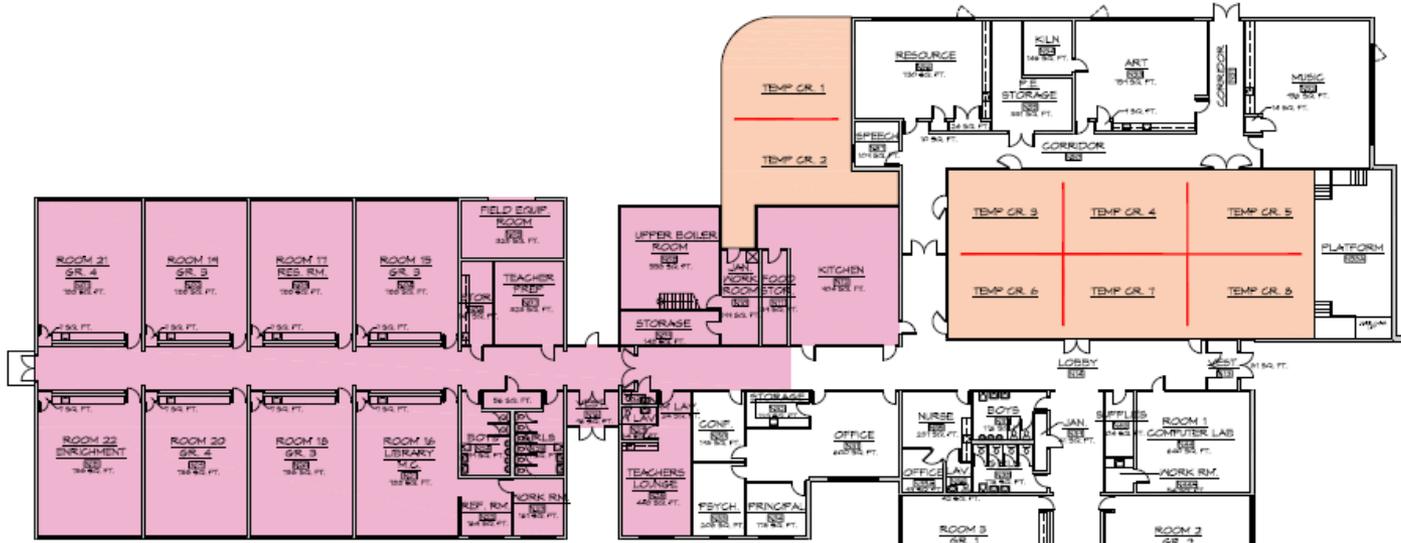
- CONSTRUCT NEW SPACES
- SUBDIVIDE INTO TEMPORARY CLASSROOMS IN EXISTING GYMNASIUM/CAFETERIA
- PROVIDE TEMPORARY NEW LIGHTING, HVAC, EMERGENCY LIGHTS, EXIT LIGHTING, MARKER BOARDS, AND RELATED CLASSROOM EQUIPMENT
- SUSPEND PHYSICAL EDUCATION AND LUNCH PROGRAMS



### CONSTRUCTION TIMELINE



# TASK 2

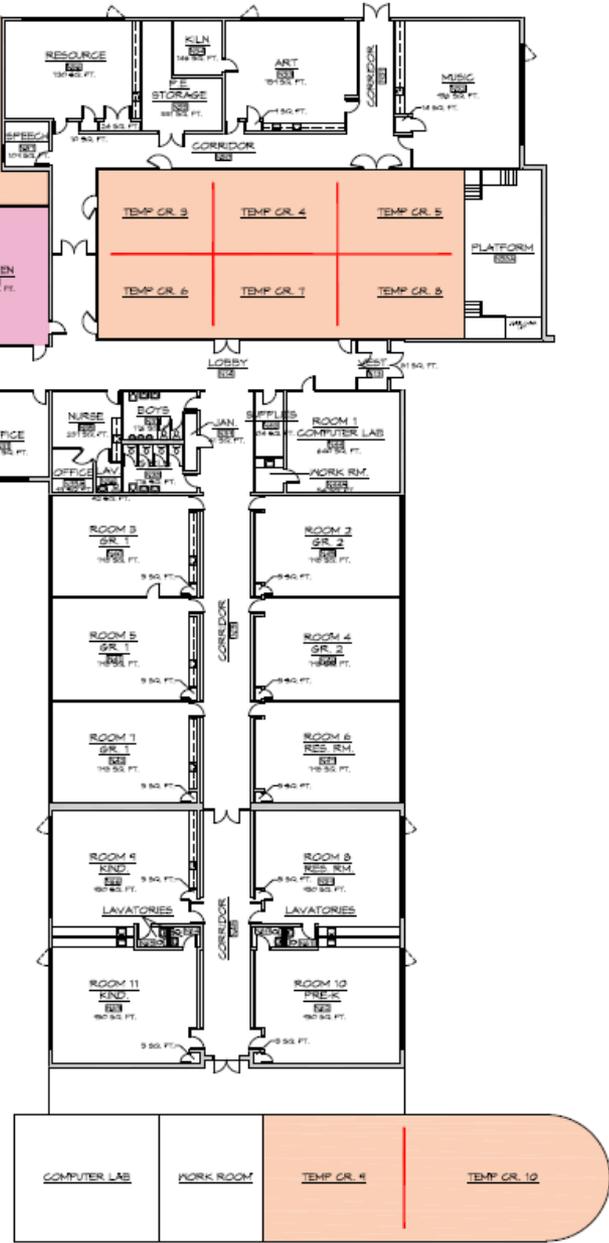
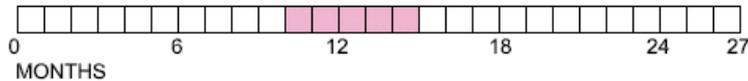


## TASK #2

- CLOSE DOWN WEST WING
- "TOTALLY GUT" AND RENOVATE LIKE NEW
- NO LUNCH PROGRAM - MEALS IN CLASSROOMS
- PHYSICAL EDUCATION, LIBRARY/MEDIA CENTER AND COMPUTER SPACES UTILIZED FOR "SWING SPACES"
- ALL GRADES USE TOILET ROOMS IN SOUTH WING

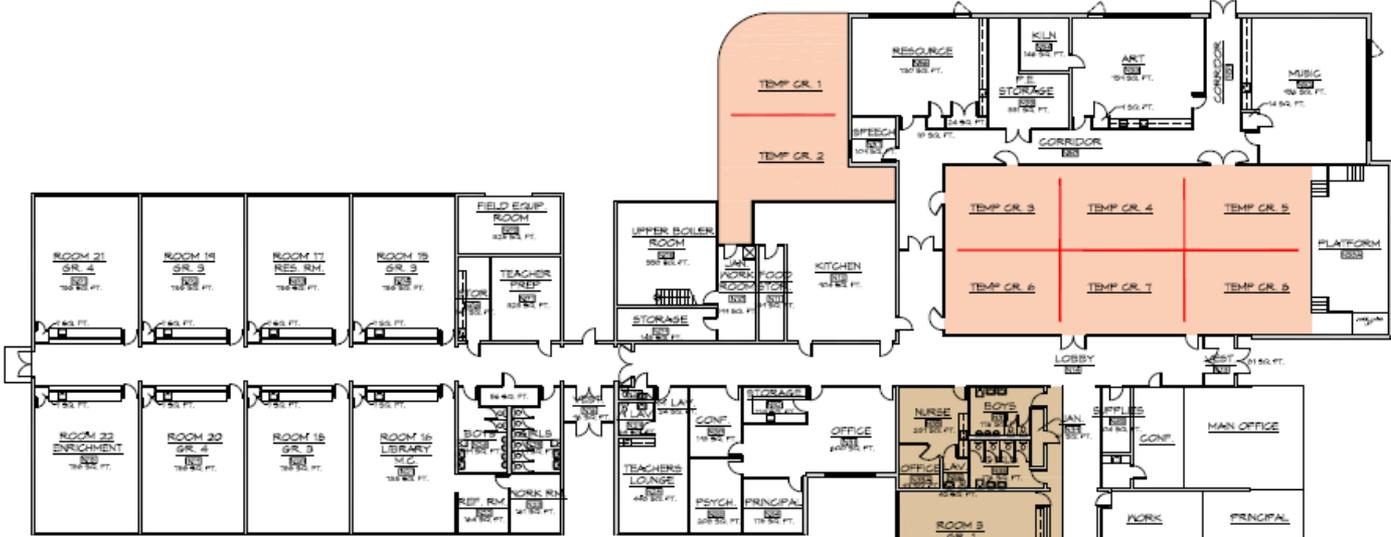


CONSTRUCTION TIMELINE





# TASK 4

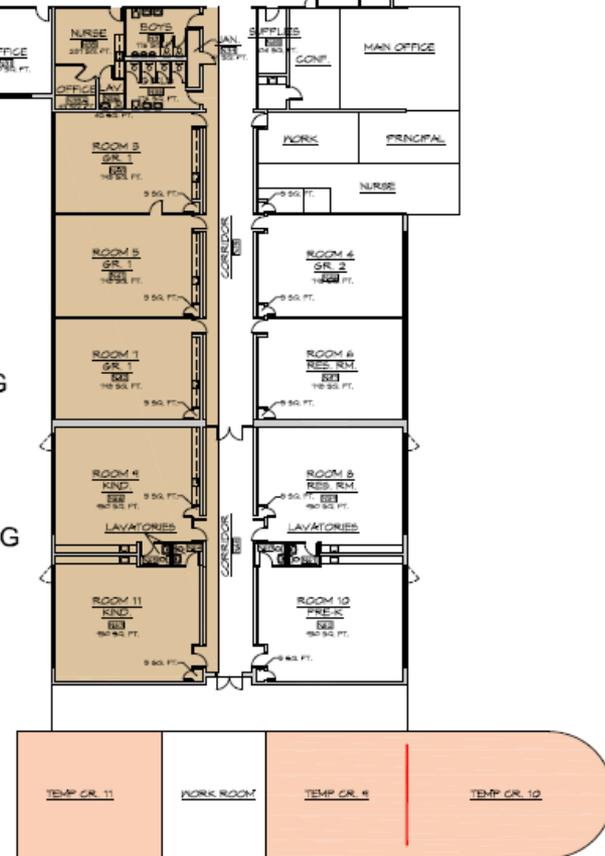
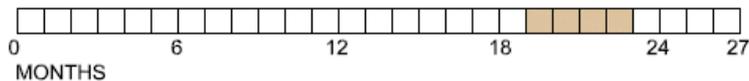


## TASK #4

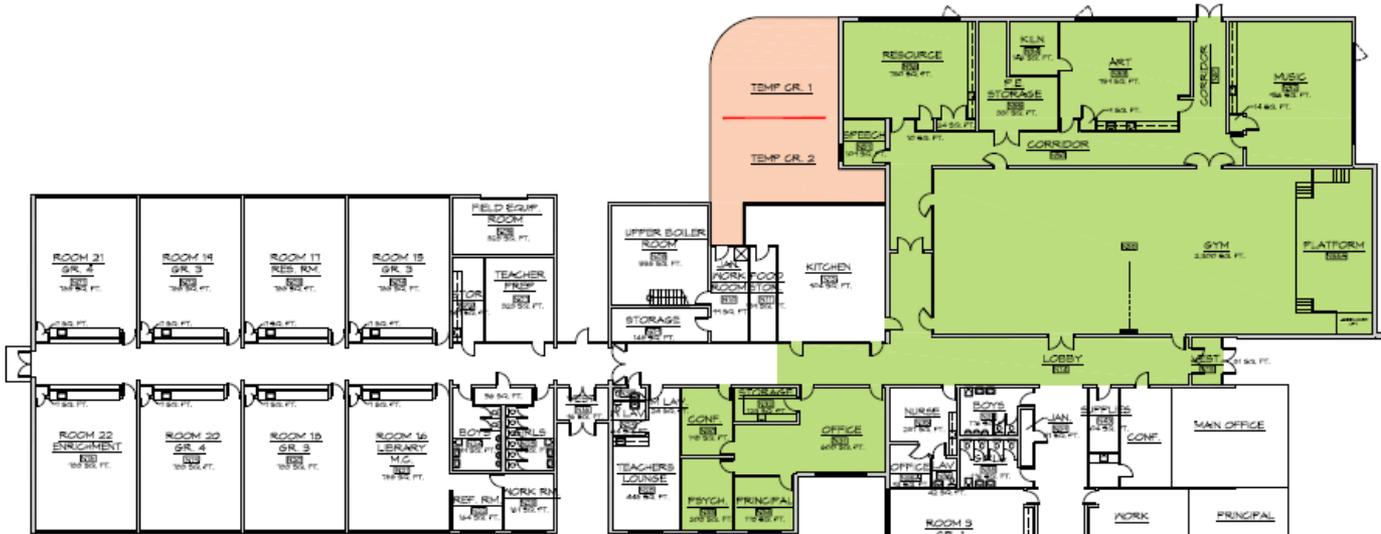
- RE-OCCUPY EAST SIDE OF SOUTH WING
- CLOSE DOWN WEST SIDE OF SOUTH WING
- "TOTALLY GUT" AND RENOVATE WEST SIDE OF SOUTH WING
- NO LUNCH PROGRAM - MEALS IN CLASSROOMS
- PHYSICAL EDUCATION, LIBRARY/MEDIA CENTER AND COMPUTER SPACES UTILIZED FOR "SWING SPACES"
- ALL GRADES USE RENOVATED TOILET ROOMS IN WEST WING



### CONSTRUCTION TIMELINE



# TASK 5

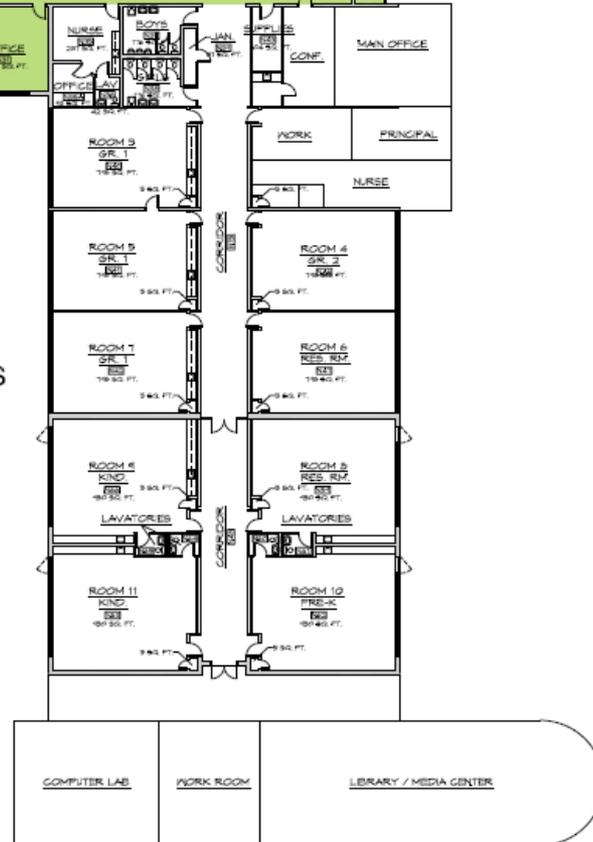
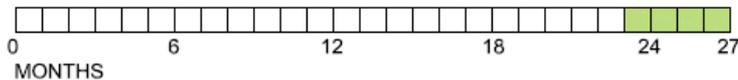


## TASK #5

- RE-OCCUPY RENOVATED SOUTH WING
- CLOSE DOWN CAFE/GYM AND SURROUNDING SPACES
- "TOTALLY GUT" AND CAFE/GYM AND SURROUNDING SPACES
- NO LUNCH PROGRAM - MEALS IN CLASSROOMS
- PHYSICAL EDUCATION, LIBRARY/MEDIA CENTER AND COMPUTER SPACES UTILIZED FOR "SWING SPACES"
- NO CONNECTION BETWEEN SOUTH AND WEST WINGS



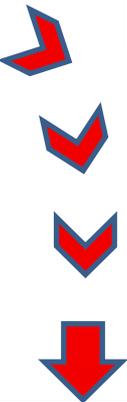
### CONSTRUCTION TIMELINE



# RENOVATE LIKE NEW PROCESS

## EXAMPLE #2:

Vacate Annie E. Vinton & Relocate Students  
to the Two Other Schools

<b>VINTON ELEMENTARY SCHOOL</b> #/CLASSROOMS TO BE PROVIDED: 16						
	UTILIZE: ART/MUSIC ENRICHMENT		REQUIRED TEMPORARY RELOCATABLES			
<b>GOODWIN ELEMENTARY SCHOOL</b>	3		5			
<b>SOUTHEAST ELEMENTARY SCHOOL</b>	3		5			
<b>TOTAL CLASSROOMS</b>	6	+	10	=	16	

SIMILAR PROCESS WILL THEN OCCUR AT EACH OF THE OTHER ELEMENTARY SCHOOLS

# OPTION B

ELEMENTARY SCHOOLS: RENOVATE LIKE NEW COST ESTIMATES				ALTERATIONS; REPLACE PORTABLES	GRAND TOTALS
SCHOOL:	VINTON	GOODWIN	SOUTHEAST	MIDDLE SCHOOL	
Total Project Budget	\$19,909,284	\$21,493,268	\$24,651,486	\$11,180,299	\$77,234,337
<b>Net State Reimbursement</b>	<b>(9,272,663)</b>	<b>(8,231,945)</b>	<b>(11,177,585)</b>	<b>(5,322,393)</b>	<b>(34,004,587)</b>
Cost to Mansfield	\$10,636,621	\$13,261,323	\$13,473,900	\$5,857,906	\$43,229,750
Total Project Cost/S.F.	\$408.86	\$396.60	\$482.24		

DETERMINATION OF ELIGIBILITY: MAXIMUM SQUARE FOOTAGE ELIGIBLE FOR REIMBURSEMENT						
Proposed Square Footage	VINTON: 48,694		GOODWIN: 54,194		SOUTHEAST: 51,119	
<b>State Allowable Square Footage</b>	<b>32,488 x \$450=</b>	<b>\$14,619,600</b>	<b>29,636 x \$450=</b>	<b>\$13,336,200</b>	<b>33,480 x450=</b>	<b>\$15,066,000</b>

**At ALL THREE Elementary Schools the Renovate Like New costs exceed maximum eligible costs for new construction.**

# OPTION E

ELEMENTARY SCHOOLS: NEW SCHOOLS COST ESTIMATES			ALTERATIONS; REPLACE PORTABLES	GRAND TOTALS
	<i>NEW SCHOOL AT VINTON SITE</i>	<i>NEW SCHOOL AT GOODWIN SITE</i>	<i>MIDDLE SCHOOL</i>	
Total Project Budget	\$27,405,772	\$26,801,586	\$11,507,963	\$65,715,321
<b>Net State Reimbursement</b>	<b>(12,307,574)</b>	<b>(12,036,242)</b>	<b>(5,497,498)</b>	<b>(29,841,315)</b>
Cost to Mansfield	\$15,098,198	\$14,765,344	\$6,010,465	\$35,874,007
Total Project Cost/S.F.	\$472.83	\$462.41		