

**WETHERSFIELD HIGH SCHOOL**  
WETHERSFIELD, CT 06109-2999  
**CONCEPTUAL DESIGN ESTIMATE - ORDER OF MAGNITUDE**  
**ADDITIONS & RENOVATIONS**  
January 3, 2012  
**PROJECT COST SUMMARY - FINAL ESTIMATE**

No. of Students:	1,230
New Construction (GSF):	27,579
Renovation (GSF):	249,970
Total Project - GSF:	277,549

WETHERSFIELD HIGH SCHOOL				January 3, 2012 CONCEPTUAL DESIGN ESTIMATE - ORDER OF MAGNITUDE	ESTIMATED REIMBURSEMENT ELIGIBILITY	ESTIMATED REIMBURSEMENT PERCENTAGE
DESCRIPTION	QTY	U/M	COST U/M			
<b>CONSTRUCTION COSTS</b>						
1 ABATEMENT	256,532	SF		-	-	
A ASBESTOS ABATEMENT ( ALLOWANCE )	249,970	SF	1.00	249,970	249,970	100.00%
B PCB ABATEMENT ( ALLOWANCE )	256,532	SF		500,000	500,000	100.00%
2 SITE SCOPE	37	ACRES	ALLOW	250,000	250,000	100.00%
A ACCESSIBLE ROUTES & DRIVES (ASPHALT) TO: BLEACHERS & FIELDS	1	LS	101,147	101,147	101,147	100.00%
B ACCESSIBLE CONCRETE RAMPS TO: TRACK, FINISH GRADE	1	LS	125,790	125,790	125,790	100.00%
C NEW CONCESSION STAND: ALLOWANCE	1	LS	264,000	264,000	264,000	100.00%
D RECONSTRUCT EXISTING ASPHALT DRIVES	1	LS	530,355	530,355	530,355	100.00%
E PROPOSED ASPHALT DRIVES	1	LS	123,256	123,256	123,256	100.00%
F RECONSTRUCT EXTG PKG LOTS, 29 SPC, 53 SPC, 77 SPC, 18 SPC, 79 SPC, 27	1	LS	567,853	567,853	567,853	100.00%
G PROPOSED PARKING LOTS: 53 SPC, 30 SPC, 124 SPC, 74 SPC, 24 SPC	1	LS	626,002	626,002	626,002	100.00%
H RENOVATE COURTYARDS, 2 EACH	1	LS	55,000	55,000	44,000	80.00%
I ADD: ACCESSIBLE PRESS BOX W/ ELEVATOR & HC VIEWING AREAS	1	LS	290,000	290,000	290,000	100.00%
J ADD: REPLACEMENT OF BLEACHERS AT FOOTBALL FIELD, 1,078 SEATS ON HOME SIDE & 749 SEATS ON VISITORS	1	LS	400,000	400,000	400,000	100.00%
K ACCESSIBLE CONCRETE ACCESS WALKS@ BUS ENTRANCE	1	LS	194,790	194,790	194,790	100.00%
L PARENT ZONES CONC. WALKS@ BLG ENTRANCE & AT TENNIS COURT	1	LS	94,283	94,283	94,283	100.00%
M RESURFACE (POURED ON SURFACE) THE EXISTING RUNNING TRACK BASED ON 5,400 SY. OF TRACK SURFACE	1	LS	210,060	210,060	105,030	50.00%
N REPLACE TENNIS COURTS	1	LS	400,000	400,000	200,000	50.00%
O ADD: PLANTING / LANDSCAPING	37	ACRES	3,270	120,990	120,990	100.00%
P RECONSTRUCT SOFTBALL FIELD	1	LS	175,000	175,000	87,500	50.00%
Q NEW UTILITIES: WATER / DRAINAGE	1	LS	140,000	140,000	140,000	100.00%
R NEW UTILITIES: ELECTRICAL	1	LS	120,000	120,000	120,000	100.00%
3 BUILDING SCOPE	277,549	SF		-	-	
A DEMOLITION - BUILDING: GREEN HOUSE	2,808	SF	5.50	15,444	15,444	100.00%
B NEW BLG ADDITION - PHYSICAL EDUCATION AREA	17,057	SF	220.00	3,752,540	3,677,489	98.00%
C NEW BLG ADDITION - OFFICE / STORAGE / LOBBY / MEDIA CTR / BAND	6,683	SF	330.00	2,205,390	2,205,390	100.00%
D NEW INFILL FLOOR AT MEDIA CTR - AT 500 LEVEL	1,184	SF	45.00	53,280	53,280	100.00%
E INFILL FLOOR AT MEDIA CTR - AT 400 LEVEL	566	SF	45.00	25,470	25,470	100.00%
F NEW AUDITORIUM MEZZANINE	2,655	SF	65.00	172,582	172,582	100.00%
G NEW EXTERIOR CANOPY AREA	2,513	SF	50.00	125,650	125,650	100.00%
H EXISTING BLG: ADA / CODE UPGRADES	249,970	SF	10.00	2,499,700	2,499,700	100.00%
I EXISTING BLG ENVELOPE: PAINT / NEW WINDOWS / REPAIR MASONRY	234,695	SF	14.00	3,285,730	3,285,730	100.00%
J EXISTING BLG ENVELOPE: REPLACE ROOF	150,000	SF	16.91	2,536,178	2,536,178	100.00%
K EXISTING BLG: ADD: 4'X4' SKYLIGHTS: 2EA@ GREENHOUSE, 8 EA @ART/TECH.AREA, 2EA@ GYM LOBBY	12	EA	3,000	35,995	35,995	100.00%
L EXISTING BLG: REPLACEMENT OF FINISHES	234,695	SF	10.00	2,346,950	2,346,950	100.00%
M EXISTING BLG: NEW WALLS	50,241	SF	14.00	703,374	703,374	100.00%
N EXISTING BLG: UPDATE / UPGRADE KITCHEN EQUIPMENT	1	LS	250,000	250,000	250,000	100.00%
O EXISTING BLG: INFILL W / CONCRETE @ LECTURE HALL FLOOR	3,050	SF	9.00	27,450	27,450	100.00%
P EXISTING BLG: RAISE STAGE FLOOR @ AUD. AREA	2,200	SF	10.00	22,000	22,000	100.00%
Q EXISTING BLG: ADD: RIGGING & CURTAINS @ STAGE	1	LS	150,000	150,000	150,000	100.00%
R EXISTING BLG: REMOVE & REPLACE CONCRETE FLR @ AUD. AREA	5,980	SF	12.00	71,760	71,760	100.00%
S EXISTING BLG: ADD: NEW AUDITORIUM SEATING	809	EA	260.00	210,336	126,202	60.00%
T EXISTING BLG: ADD: NEW SCIENCE & PREP ROOM CASEWORK	1	LS	920,000	920,000	920,000	100.00%
U EXISTING BLG: ADD: NEW CLASSROOM & OFFICE CASEWORK	249,970	SF	4.50	1,124,865	1,124,865	100.00%

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DESCRIPTION		QTY	U/M	COST U/M			
<b>CONSTRUCTION COSTS - CONTINUED</b>							
V	EXISTING BLG: REFURBISH THE 6 STOP/2 DR ELEV., ADD 2 STOP/1 DR ELEV. @ AUD., ADD 2 STOP/2 DR ELEVATOR @ WGT RM, ADD MAIN STAIRS	1	LS	440,000	440,000	440,000	100.00%
W	EXISTING BLG: REPLACE FIRE PROTECTION	249,970	SF	4.00	999,880	999,880	100.00%
X	EXISTING BLG: UPGRADE EXTERIOR CANOPY AREA	1,373	SF	109.25	150,000	150,000	100.00%
Y	EXISTING BLG: UPGRADE MISC. ITEMS (LOCKERS, DOORS / FRAMES / HARDWARE, ETC.)	234,696	SF	11.00	2,581,645	2,581,645	100.00%
Z	EXISTING BLG: UPGRADE ADA @ POOL AREA	1	LS	50,000	50,000	50,000	100.00%
AA	UPDATE / REPLACE MECHANICAL SYSTEMS: BOILERS / WATER HEATERS / VENTILATION / AC / CONTROLS	249,970	SF	57.50	14,372,094	14,372,094	100.00%
AB	REPLACE: ELECTRICAL SYSTEMS: SERVICE / LIGHTING / EMERGENCY LIGHTING / SMOKE DETECTION / EXIT SIGNAGE / FIRE ALARM / TECH. INFRASTRUCTURE / CLOCK SYS. / COMM. SYS. / 750KW GENERATOR	249,970	SF	30.00	7,499,183	7,499,183	100.00%
AC	ADD: PHOTOVOLTAIC PANELS & METERS AT FRONT CANOPY AREA, APPROXIMATELY 3,000 SF COMPLETE SYSTEM	1	LS	150,000	150,000	150,000	100.00%
AD	ADD: GREEN ROOF NEAR GREEN HOUSE, 1,600 SF	1	LS	80,000	80,000	80,000	100.00%
AE	ADD: CO-GENERATION PLANT, 100KW	1	LS	375,000	375,000	375,000	100.00%
AF	ADD: GEOTHERMAL SYSTEM, APPROXIMATELY 220 WELLS, 400 FEET DEEP	1	LS	1,577,982	1,577,982	1,577,982	100.00%
4	TEMP. WALLS, EGRESS & BLG SYSTEMS FOR PHASING: ALLOWANCE	1	LS	250,000	250,000	125,000	50.00%
TRADE SUBTOTAL:		277,549	GSF	\$ 196.72	\$54,598,972	\$53,911,257	98.74%
NET SF		266,613	NSF		WAIVED	-	
5	BUILDING PERMIT FEE (ASSUMED WAIVED BY MUNICIPALITY)						
6	C.M. REIMBURSABLES	36	MO		2,150,002	2,122,921	98.74%
SUBTOTAL:					2,150,002	2,122,921	
<b>ESCALATION, CONTINGENCY</b>							
1	ESCALATION - CONST. START DATE: JULY 2013, 22 MO., 2.5% /YR	4.79%			2,616,201	2,583,248	98.74%
2	CONSTRUCTION CONTINGENCY				3,135,837	1,567,918	50.00%
SUBTOTAL:					5,752,037	4,151,166	
<b>C.M. / G.C. FEES</b>							
1	PRE-CONSTRUCTION PHASE	1	LS		125,000	123,426	98.74%
2	CONSTRUCTION PHASE	2.00%			1,250,020	1,234,275	98.74%
SUBTOTAL:					1,375,020	1,357,701	
<b>C.M. / G.C. BOND &amp; INSURANCE</b>							
1	PERFORMANCE & PAYMENT BOND	0.60%			429,247	423,840	98.74%
2	INSURANCE GL / PL	0.75%			479,070	473,036	98.74%
SUBTOTAL:					908,317	896,876	
<b>TOTAL CONSTRUCTION COSTS</b>				<b>\$233.42</b>	<b>\$64,784,349</b>	<b>62,439,922</b>	<b>96.38%</b>
<b>OWNERS ESTIMATED "SOFT" COSTS - TO BE CONFIRMED BY TOWN</b>							
1	LAND ACQUISITION, APPRAISALS				EXISTING	-	
2	MISCELLANEOUS ADMINISTRATION COSTS				36,000	34,697	96.38%
3	ARCHITECT / ENGINEER FEES, CONSULTANTS	4.58%			2,954,166	2,847,260	96.38%
	A. A/E REIMBURSABLES				90,000	86,743	96.38%
	B. CONSULTANTS				270,765	260,967	96.38%
4	ASBESTOS CONSULTANT				125,000	120,476	96.38%
5	SURVEYS, BORINGS, GEOTECHNICAL REPORT				25,000	24,095	96.38%
6	TRAFFIC STUDY				15,000	14,457	96.38%
7	TESTING, INSPECTIONS, SPECIAL INSPECTIONS				125,000	120,476	96.38%
8	INDEPENDENT STRUCTURAL REVIEW				25,000	24,095	96.38%
9	INDEPENDENT CODE COMPLIANCE REVIEW				10,000	9,638	96.38%
10	HISTORICAL CONSULTANT				N/A	-	0.00%
11	PRINTING, MAILING, ADVERTISING				24,000	23,131	96.38%
12	FURNITURE, EQUIPMENT (PARTIAL REPLACEMENT)	1,230	STD		2,000,000	1,927,624	96.38%
13	TELEPHONE SYSTEM	277,549	SF	1.00	277,549	267,505	96.38%
14	TECHNOLOGY	1,230	STD		1,850,000	1,783,052	96.38%
	A. TECHNOLOGY CONSULTANT				50,000	48,191	96.38%
15	SECURITY SYSTEM	277,549	SF	1.25	346,936	334,381	96.38%
16	BUILDER'S RISK INSURANCE	0.27%			174,918	168,588	96.38%
17	MOVING EXPENSES, STORAGE	277,549	SF	1.30	360,814	347,757	96.38%
18	BONDING COSTS				150,000	144,572	96.38%
19	INTERIM FINANCING				350,000	-	0.00%
20	STATE PERMIT FEE (0.26 / 1,000 OF CONST. COST)	0.26	/K		16,844	-	0.00%
21	COMMISSIONING ( ENHANCED )	277,549	SF	1.00	277,549	267,505	96.38%
22	OWNERS CONTINGENCY , 5% OF OWNERS COST - ONLY	5.00%		9,554,541	477,727	238,864	50.00%
<b>TOTAL OF OWNERS "SOFT" COSTS:</b>					<b>\$10,032,268</b>	<b>9,094,074</b>	<b>90.65%</b>
<b>TOTAL PROJECT COST:</b>				<b>\$269.56</b>	<b>\$74,816,617</b>	<b>71,533,996</b>	<b>95.61%</b>
<b>ESTIMATED - ELIGIBLE PROJECT COST:</b>					<b>71,533,996</b>		
<b>REIMBURSEMENT REDUCTION</b>					<b>44,598 SF &gt; ALLOWABLE SF</b>	<b>(11,965,674)</b>	
<b>STATE ALLOWABLE SF per STUDENT</b>					<b>180.5 SF/STD</b>	<b>-</b>	
<b>NET ELIGIBLE</b>						<b>59,568,122</b>	
<b>STATE REIMBURSEMENT - % TO BE CONFIRMED BY OWNER</b>					<b>50.71% 2011 - 2012</b>	<b>30,206,995</b>	
<b>ESTIMATED NET COST TO WETHERSFIELD</b>						<b>\$44,609,622</b>	

# EDUCATIONAL SPECIFICATIONS - Program Analysis

EDUCATIONAL	EXISTING CLASSROOMS	PROPOSED CLASSROOMS	EXISTING AREA / SF	PROPOSED AREA / SF	NET CHANGE IN AREA / SF	
English						
English Department Sub-Total	9	11	6,917			
Social Studies						
Social Studies Department Sub-Total	9	11	7,062			
World language						
World Language Department Sub-Total	7	7	6,379			
Math						
Math Department Sub-Total	9	12	7,151			
Business Education						
Business Department Sub-Total	4	4	3,370	3,661	291	8.6%
Science Department						
Science Department Sub-Total	11	14	14,892	19,540	4,648	31.2%
Special Education / ESL / SHAPE						
Special Ed Department Sub-Total			6,604	9,859	3,255	49.3%
<b>SUB-TOTAL ACADEMICS</b>			<b>52,375</b>	<b>68,039</b>	<b>15,664</b>	
Family & Consumer Science						
Family & Science Department Sub-Total			2,823	3,216	393	13.9%
Technology Education						
Technology Department Sub-Total			14,053	13,079	-974	-6.9%
Art						
Art Department Sub-Total			3,350	4,144	794	23.7%
Music						
Music Department Sub-Total			5,032	9,628	4,596	91.3%
<b>SUB-TOTAL ACADEMIC ELECTIVES</b>			<b>25,258</b>	<b>30,067</b>	<b>4,809</b>	
Auditorium						
Auditorium Sub-Total			9,136	13,278	4,142	45.3%
Cafeteria						
Cafeteria Kitchen Sub-Total			15,054	15,156	102	0.7%
Media Center						
Media Center Sub-Total			6,576	6,846	270	4.1%
Natatorium						
Natatorium Sub-Total			11,735	11,735	0	0.0%
Physical Education						
PE Department Sub-Total			30,527	36,252	5,725	18.8%
<b>SUB-TOTAL SCHOOL / COMMUNITY SPACES</b>			<b>73,028</b>	<b>83,267</b>	<b>10,239</b>	
Guidance						
Guidance Department Sub-Total			3,293	3,777	484	14.7%
Administration						
Administration Department Sub-Total			5,498	5,498	0	0.0%
<b>SUB-TOTAL ADMINISTRATION</b>			<b>8,791</b>	<b>9,275</b>	<b>484</b>	

## BUILDING / PROJECT DESIGN CRITERIA

1. Educational Specifications
2. Address Code Deficiencies, ADA & OCR Violations
3. Energy Conservation and infrastructure Update.
4. Cost Effective Solutions

SCIENCE: 4,648 SF Additional Space

TECHNOLOGY: ED -974 SF Space

MUSIC: 4,596 SF Additional Space

AUDITORIUM: 4,142 SF Additional Space

PHYSICAL Ed: 5,725 SF Additional Space

WETHERSFIELD HIGH SCHOOL - Additions and Renovations - "As New"



# PROPOSED DESIGN CONCEPT - Site Plan



WETHERSFIELD HIGH SCHOOL - Additions and Renovations - "As New"





# PROPOSED DESIGN CONCEPT - Building Plan - Level 100 / 200

## KEY PROGRAM ELEMENTS FLOOR LEVEL - 100

### BUILDING ADDITIONS

- Music
- Media Center
- Gymnasium

### MUSIC

- Electronic Music
- Recording Studio

### ART & TECHNOLOGY

- Shared Graphics Lab
- Shared Lecture Space & Gallery

### PHYSICAL EDUCATION

- Accessibility to all Site Facilities
- Title IX – Impacts Locker & Team Rooms

### SPECIAL EDUCATION

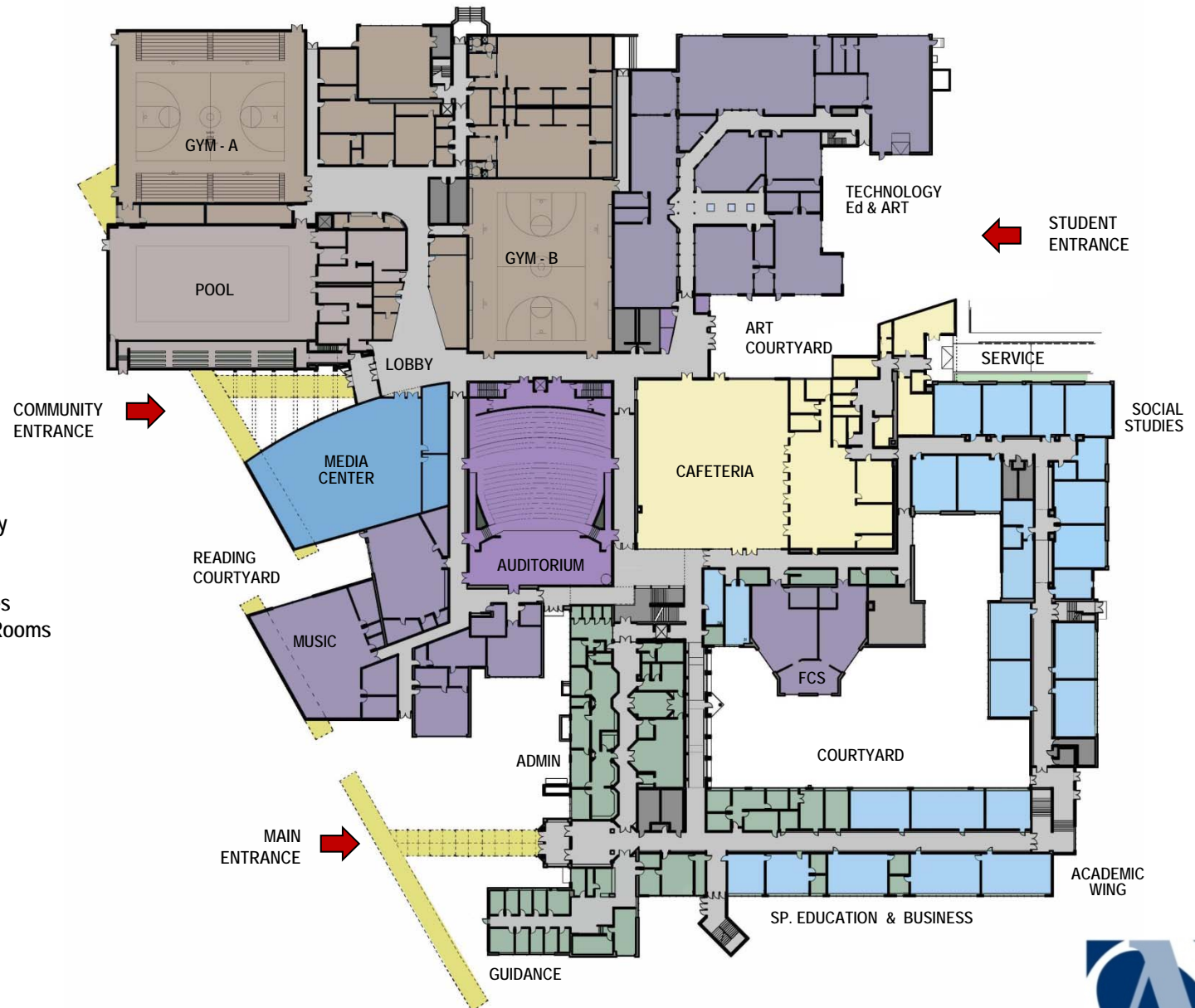
- Address Program Deficiencies
- ADA / OCR

### BUSINESS

- Multi Purpose Spaces
- Technology in All Classrooms

### ADMINISTRATION

- Guidance & Admin Offices
- 



WETHERSFIELD HIGH SCHOOL - Additions and Renovations - "As New"

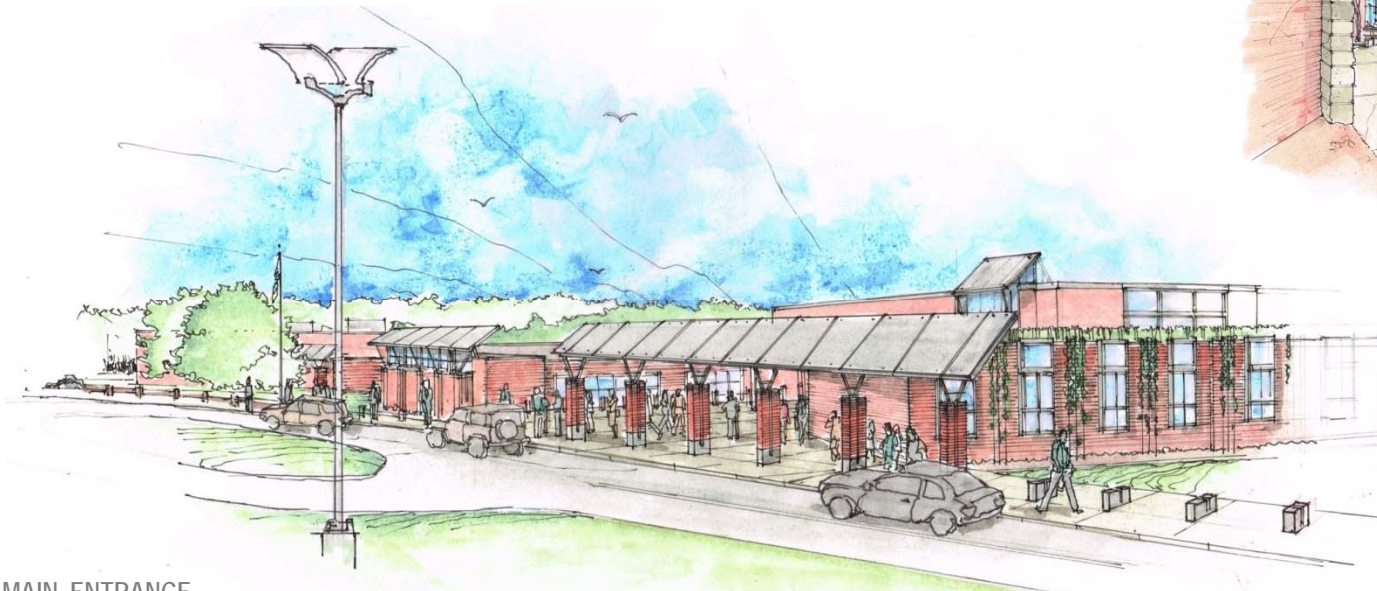




COMMUNITY ENTRANCE



STUDENT ENTRANCE



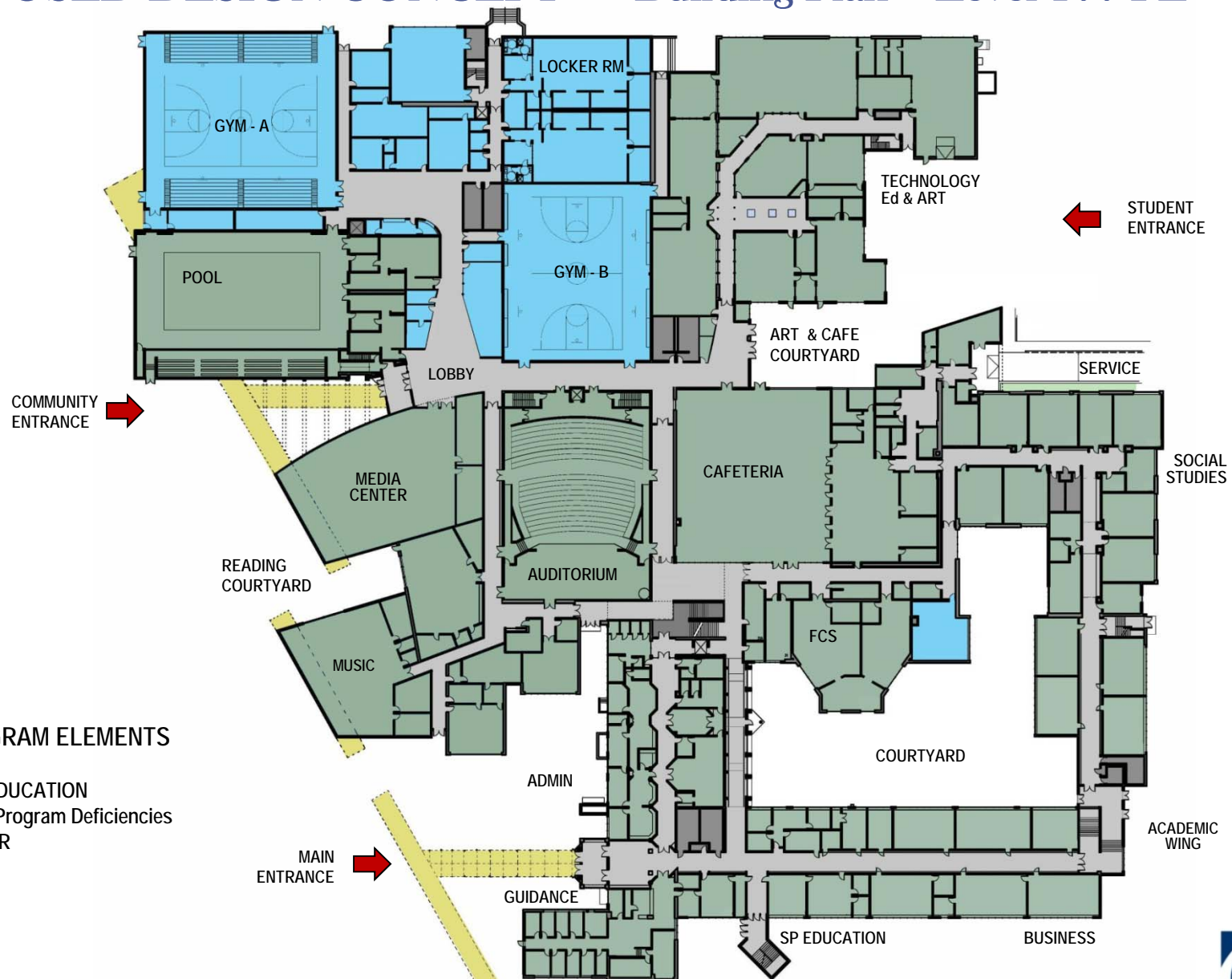
MAIN ENTRANCE

**QUISENBERRY ARCARI**  
**WETHERSFIELD HIGH SCHOOL - Additions and Renovations - "As New"**





# PROPOSED DESIGN CONCEPT - Building Plan - Level 100 PE



## KEY PROGRAM ELEMENTS

### PHYSICAL EDUCATION

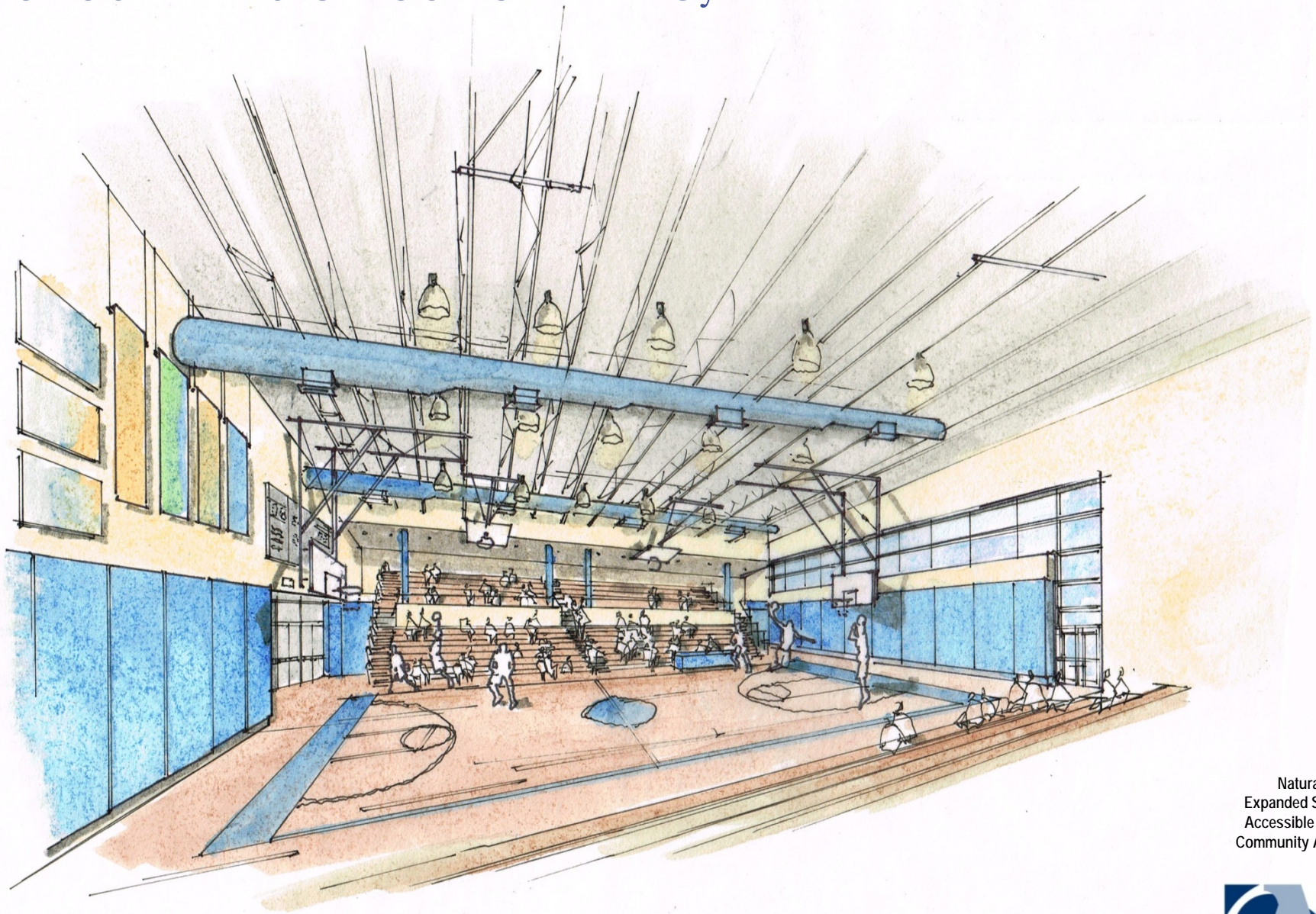
- Address Program Deficiencies
- ADA / OCR
- Title IX
- Storage

WETHERSFIELD HIGH SCHOOL - Additions and Renovations - "As New"





## PROPOSED DESIGN CONCEPT - Gymnasium



Natural Light  
Expanded Seating  
Accessible & Safe  
Community Access

**WETHERSFIELD HIGH SCHOOL - Additions and Renovations - “As New”**



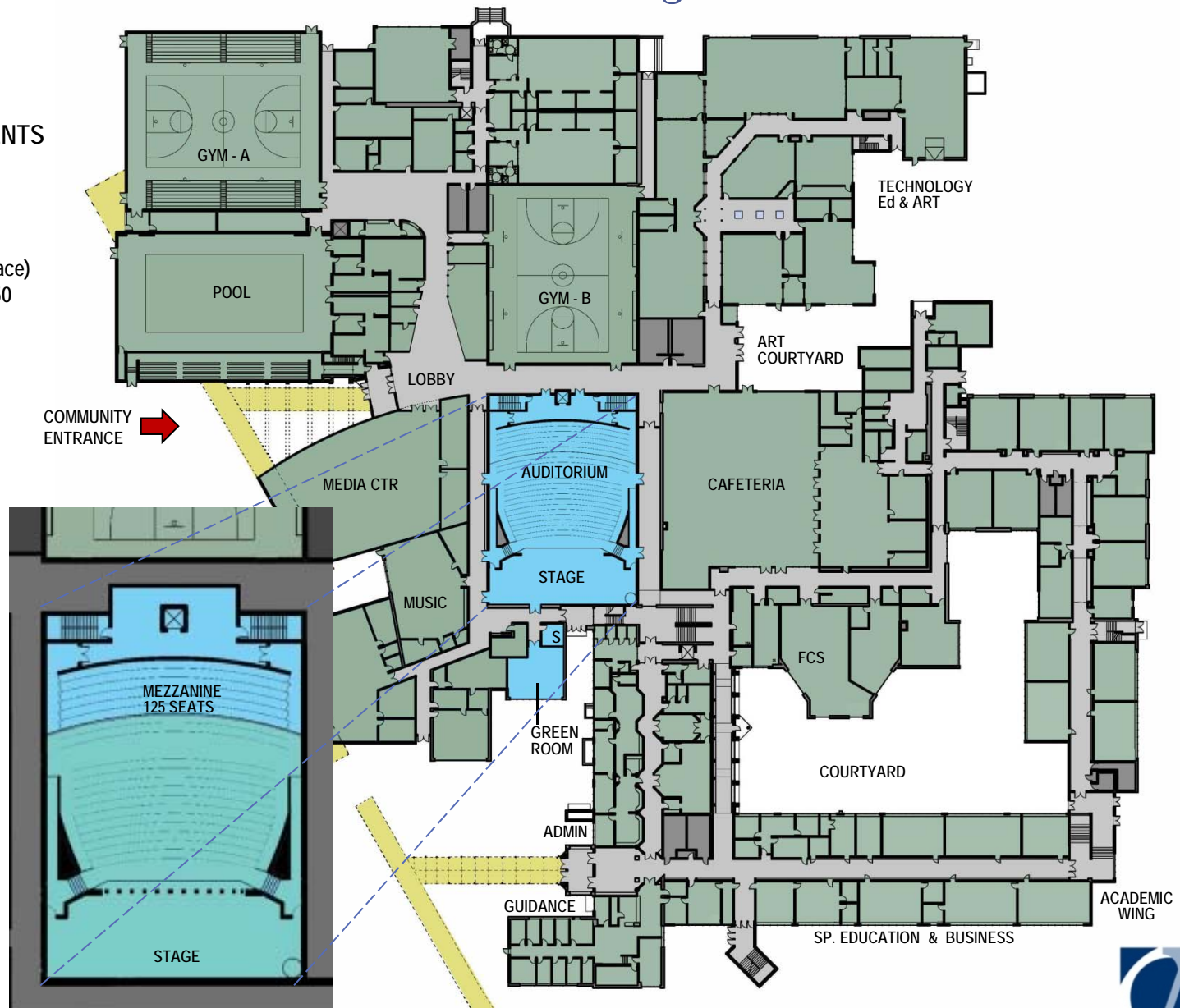


# PROPOSED DESIGN CONCEPT - Building Plan - Level 100 Auditorium

## KEY PROGRAM ELEMENTS

### AUDITORIUM

- Mezzanine
- Stage Depth
- Green Room (Shared Space)
- Seating Capacity 825 - 850



WETHERSFIELD HIGH SCHOOL - Additions and Renovations - "As New"



## PROPOSED DESIGN CONCEPT - Community Lobby



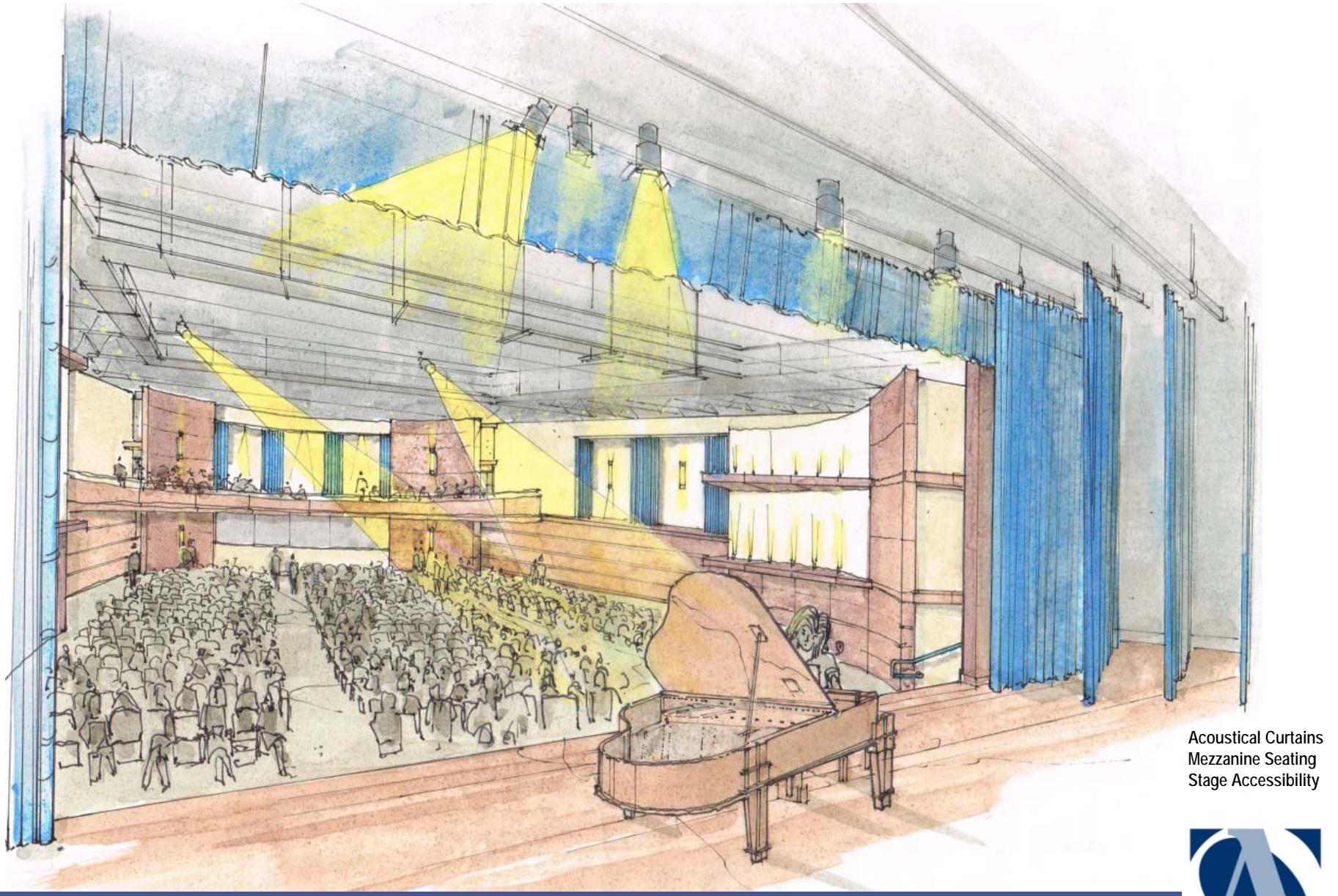
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**WETHERSFIELD HIGH SCHOOL - Additions and Renovations - "As New"**





## PROPOSED DESIGN CONCEPT - Auditorium view from Stage

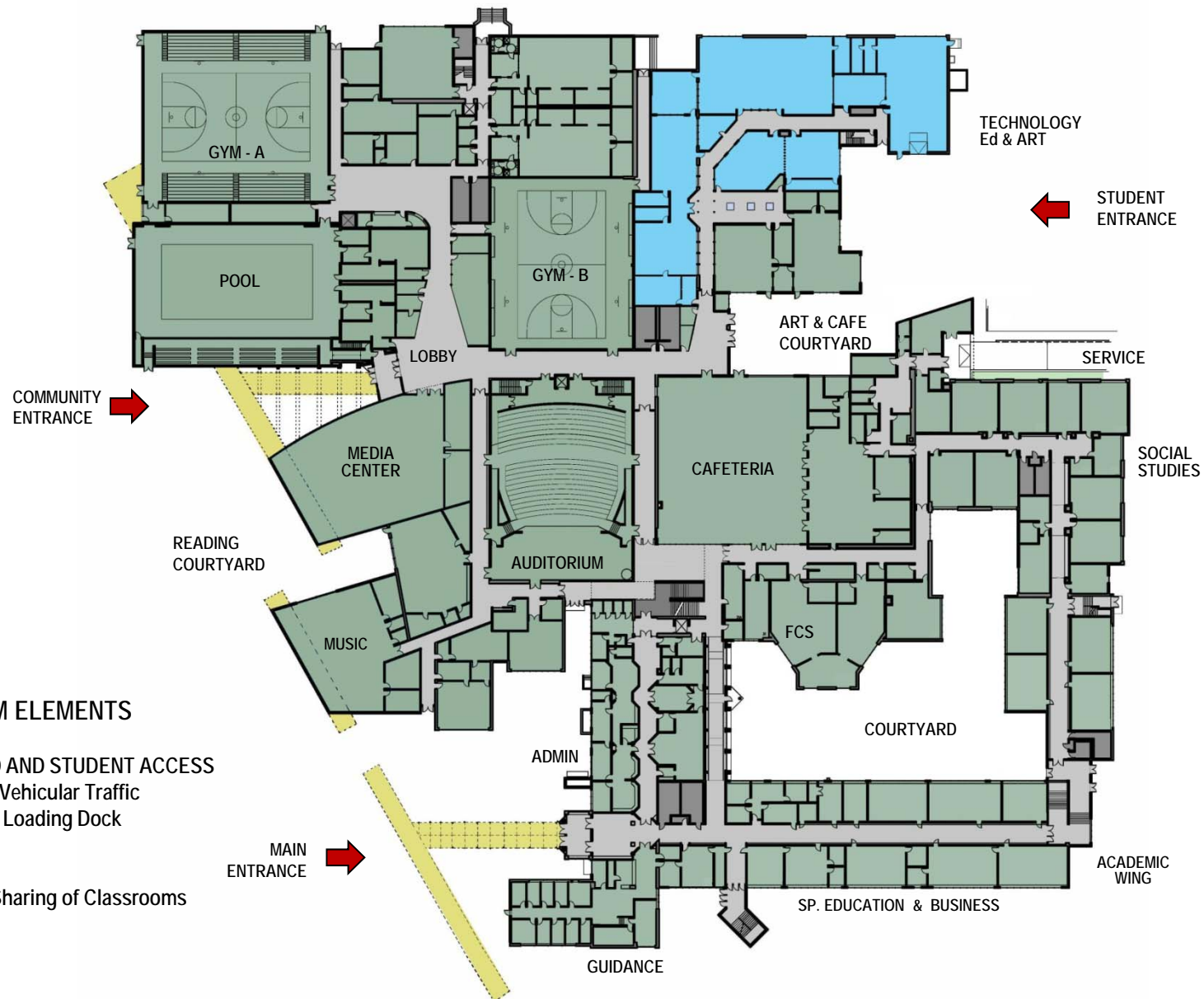


WETHERSFIELD HIGH SCHOOL - Additions and Renovations - "As New"





# PROPOSED DESIGN CONCEPT - Building Plan



WETHERSFIELD HIGH SCHOOL - Additions and Renovations - "As New"



## PROPOSED DESIGN CONCEPT – Student Entrance & Art Courtyard



Natural Light  
Separation of Traffic  
Student Friendly

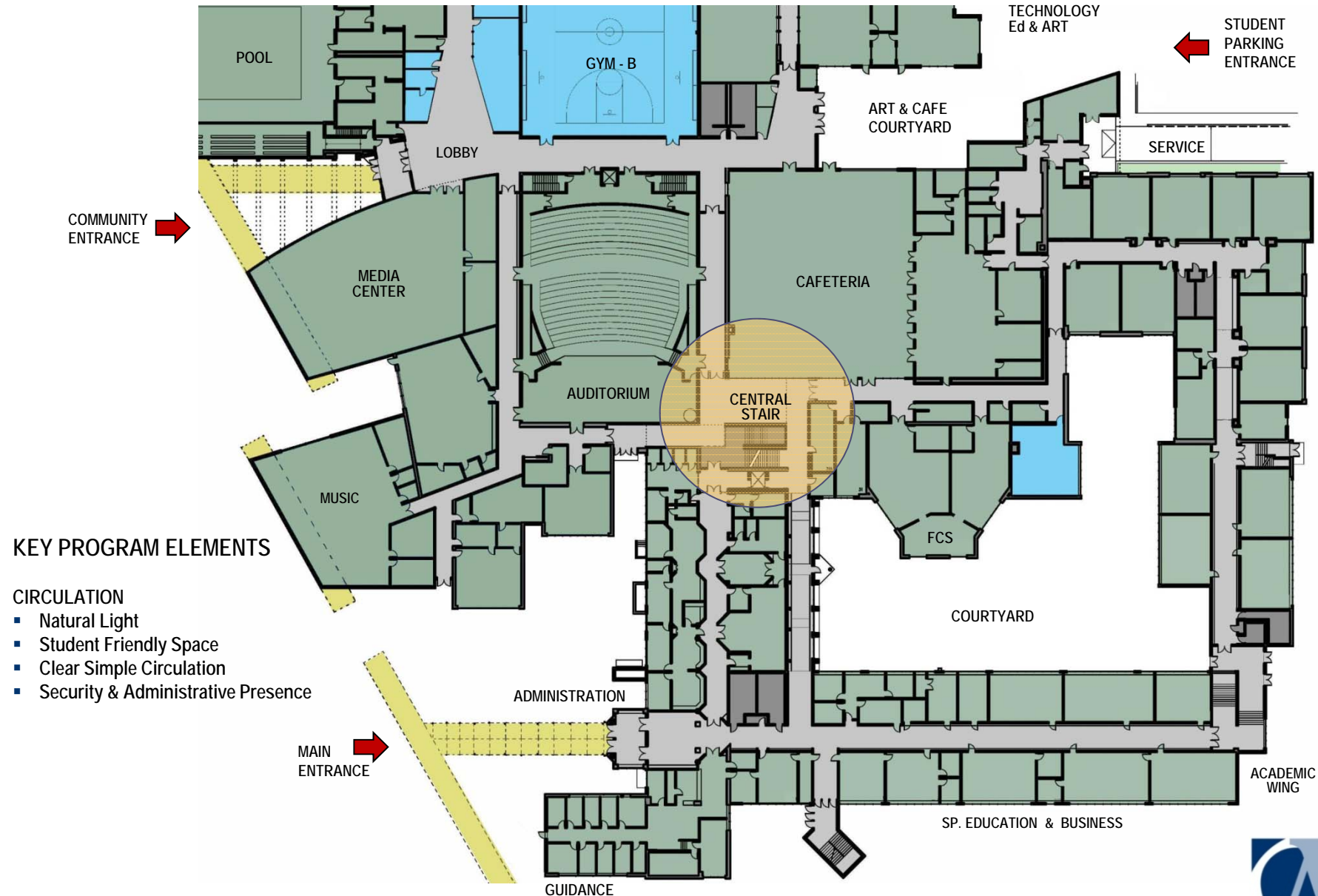
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**WETHERSFIELD HIGH SCHOOL - Additions and Renovations – “As New”**





# PROPOSED DESIGN CONCEPT - Building Plan - Level 100 thru 500



WETHERSFIELD HIGH SCHOOL - Additions and Renovations - "As New"





## PROPOSED DESIGN CONCEPT - Central Stair view from Cafeteria

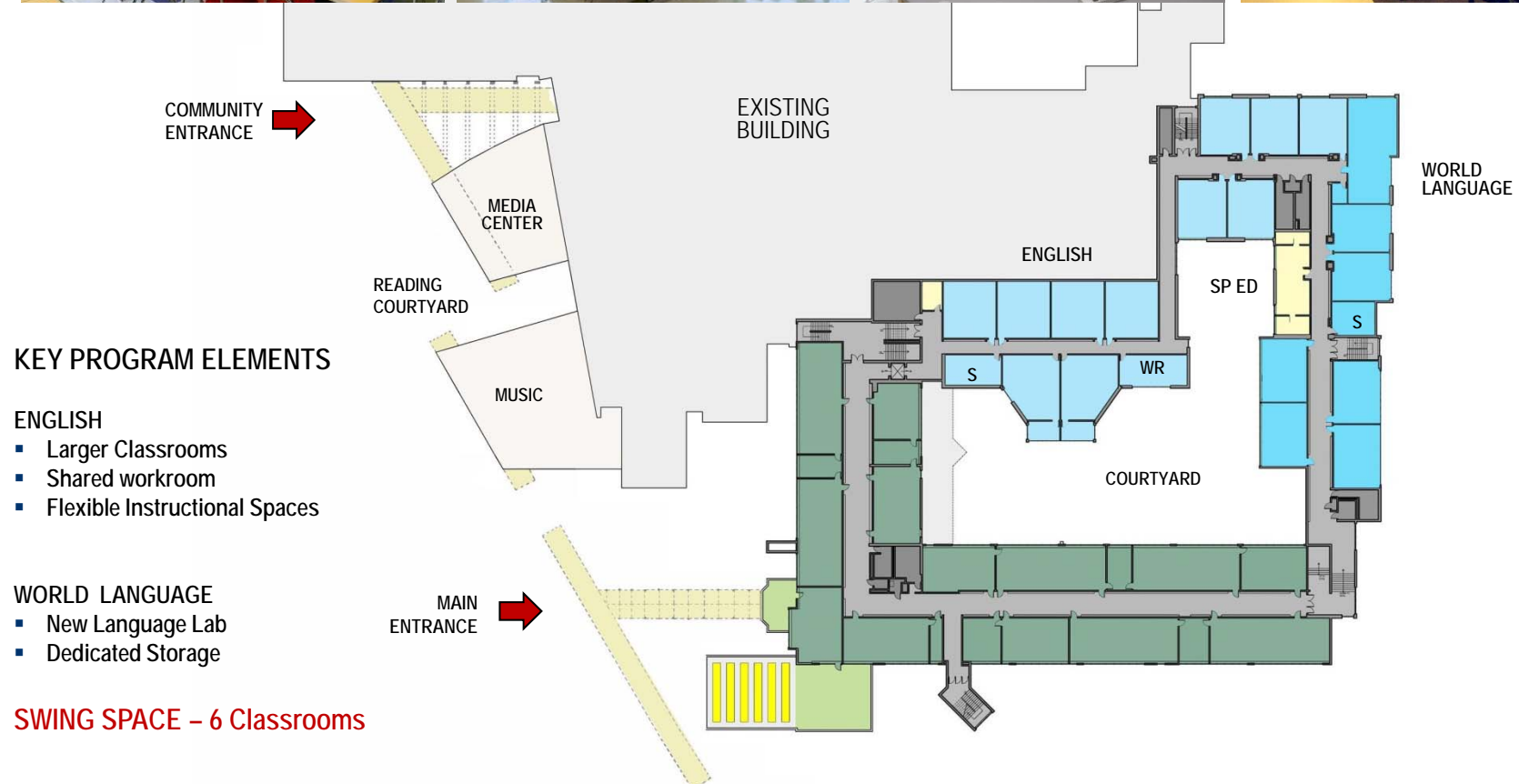


Natural Light  
Student Friendly  
Simplified Circulation  
Security & Control

**WETHERSFIELD HIGH SCHOOL - Additions and Renovations - “As New”**



# PROPOSED DESIGN CONCEPT - Building Plan - Level 300 Classrooms

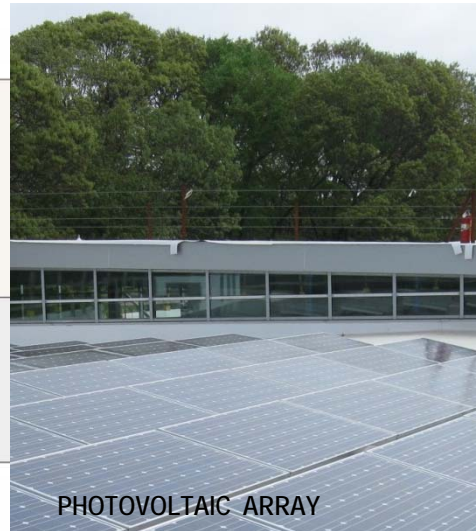


WETHERSFIELD HIGH SCHOOL - Additions and Renovations - “As New”





# PROPOSED DESIGN CONCEPT - Building Plan - Level 400 Science



## KEY PROGRAM ELEMENTS

### SCIENCE

- Clab-Rooms
- Shared Storage & Prep Rooms
- Greenhouse - gh
- Green Roof
- Access to Sustainable Systems



WETHERSFIELD HIGH SCHOOL - Additions and Renovations - "As New"

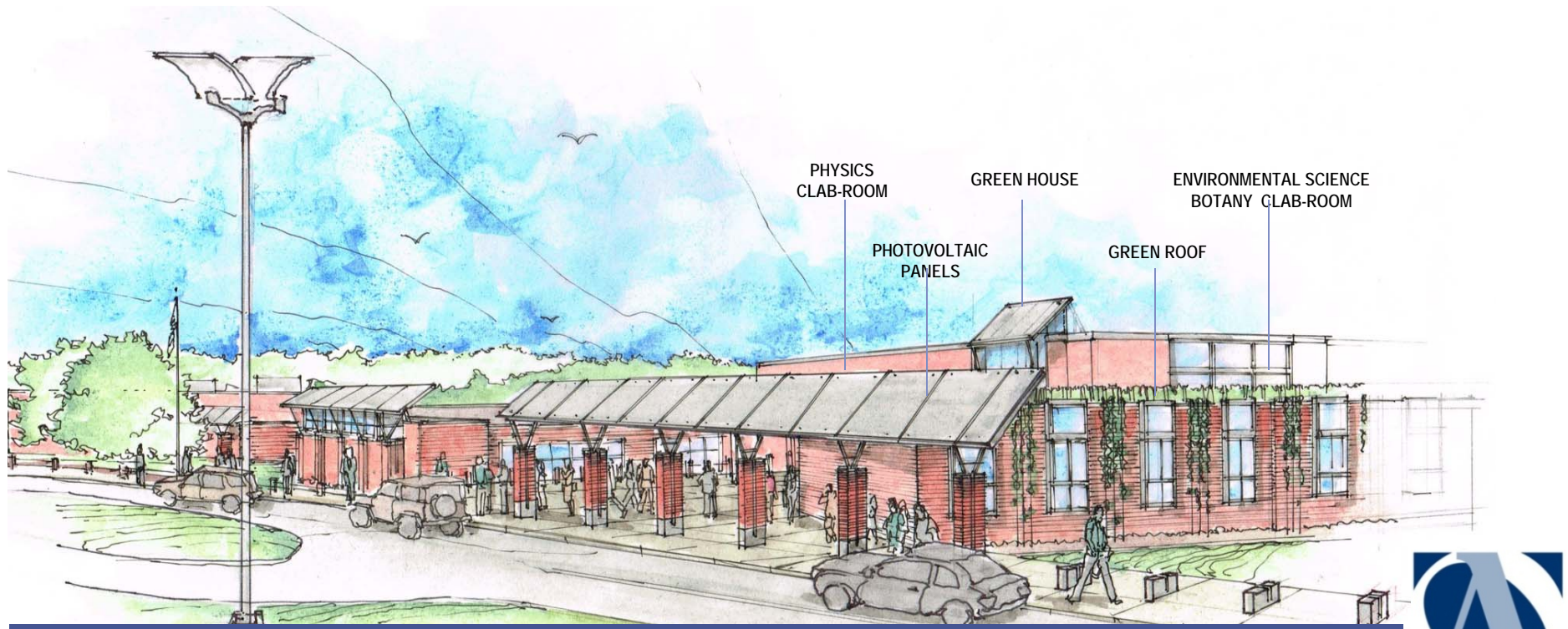




## PROPOSED DESIGN CONCEPT – Science Clabroom Images



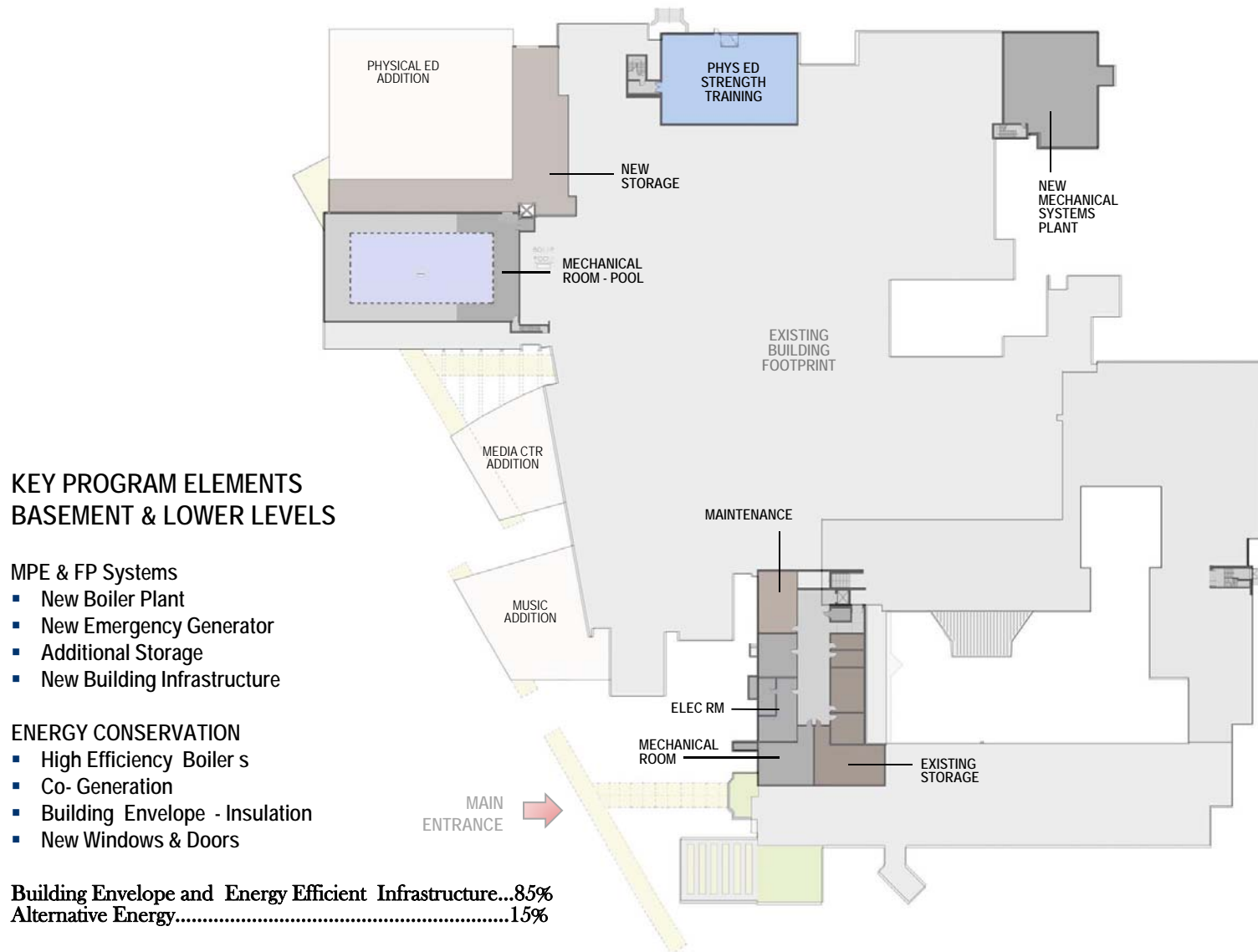
WHS - EXISTING SCIENCE LABORATORY



**WETHERSFIELD HIGH SCHOOL - Additions and Renovations – “As New”**



# PROPOSED DESIGN CONCEPT - Building Infrastructure & Systems



WETHERSFIELD HIGH SCHOOL - Additions and Renovations - “As New”





# PROPOSED DESIGN CONCEPT – Building Energy Systems

Building Envelope and Energy Efficient Infrastructure.....85% - Approximately  
Alternative Energy.....15% - Approximately

## OPTIONS EVALUATED 2008 – PRESENT

**Geothermal** technology (sometimes called ground source heating and cooling or geoexchange) is a simple, well proven, reliable and safe technology that uses the earth's renewable energy to provide high-efficiency heating and cooling. In winter, the system draws heat from the ground and transfers it to your home. In summer, it extracts heat from your home and transfers it to the ground. Hardware consists only of a heat pump connected to a water source such as a well or a series of small-diameter pipes buried underground. Well water or a water-based solution circulating through the pipes carries heat between the ground and the heat pump. The network of pipes can be hidden under your lawn, a garden, even your driveway.

**Co-Generation** - [Gas engine](#) CHP plants use a reciprocating gas engine which is generally more competitive than a gas turbine up to about 5 MW. The gaseous fuel used is normally [natural gas](#). These plants are generally manufactured as fully packaged units that can be installed within a plantroom or external plant compound with simple connections to the site's gas supply and electrical distribution and heating systems.

A **fuel cell** is an electrochemical device that combines hydrogen fuel and oxygen from the air to produce electricity, and useable heat and water. Fuel cells produce Direct Current (DC) electricity without the conventional combustion reaction. Carbonate fuel cell power plants can utilize many fuel sources, including: Natural gas - Industrial and municipal [wastewater treatment](#) gas - Propane - Coal gas

**Photovoltaics (PV)** is a method of [generating electrical power](#) by converting [solar radiation](#) into [direct current electricity](#) using [semiconductors](#) that exhibit the [photovoltaic effect](#). Photovoltaic power generation employs [solar panels](#) composed of a number of [solar cells](#) containing a photovoltaic material. Materials presently used for photovoltaics include [monocrystalline silicon](#), [polycrystalline silicon](#), [amorphous silicon](#), [cadmium telluride](#), and [copper indium gallium selenide/sulfide](#).



GEO-THERMAL



CO-GENERATION



FUEL CELL



PHOTOVOLTAICS

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WETHERSFIELD HIGH SCHOOL - Additions and Renovations – “As New”





# PROPOSED DESIGN CONCEPT - Construction Phase One



## PHASE ONE

July 2013 - August 2014

### Site

- ❖ North Parking

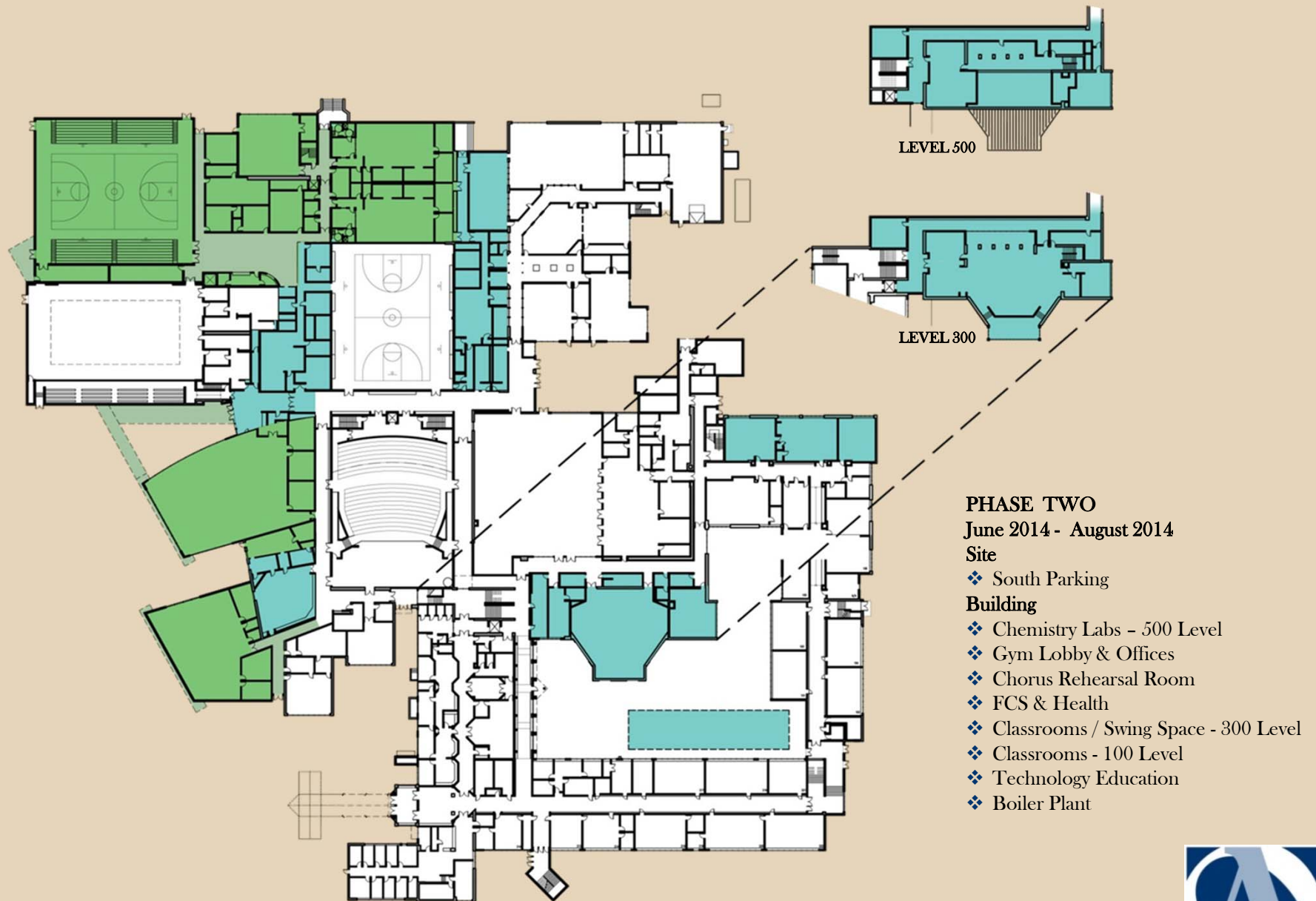
### Building

- ❖ New Gymnasium
- ❖ Strength Training
- ❖ Boys & Girls Locker Rooms
- ❖ Team Rooms / Storage / Lobby
- ❖ New Entrance Canopy
- ❖ New Media Center
- ❖ New Band Room & Storage
- ❖ Boiler Plant

WETHERSFIELD HIGH SCHOOL - Additions and Renovations - "As New"



# PROPOSED DESIGN CONCEPT - Construction Phase Two

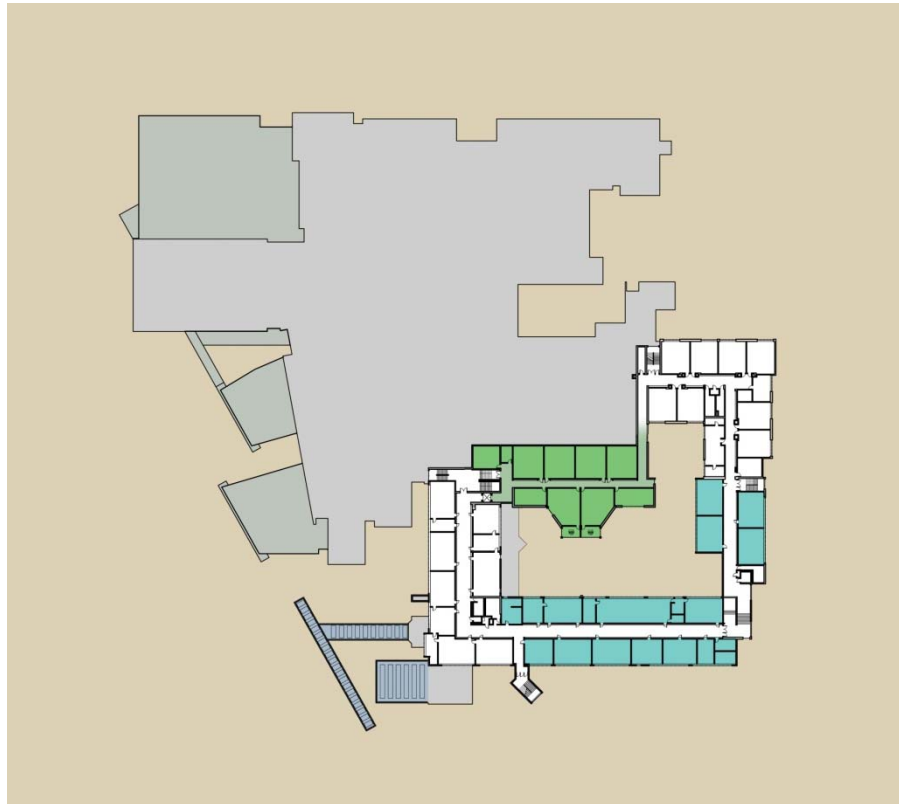


WETHERSFIELD HIGH SCHOOL - Additions and Renovations - "As New"





# PROPOSED DESIGN CONCEPT – Construction Phase Two



## PHASE THREE

September 2014 - December 2014

### Building

- ❖ Main Entry Canopy - 200 Level
- ❖ Science Labs - Level 400
- ❖ Classrooms - Level 400

## PHASE FOUR

January 2015 - May 2015

### Building

- ❖ Auditorium - 100 Level

## PHASE FOUR

January 2015 - May 2015

### Building

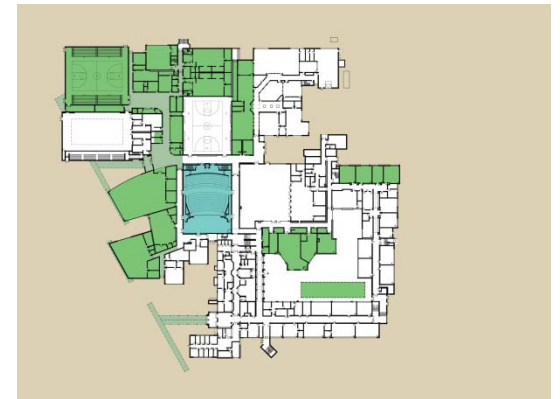
- ❖ Auditorium - Mezzanine

## PHASE FOUR

January 2015 - May 2015

### Building

- ❖ Auditorium - 100 Level
- ❖ Classrooms - 300 Level



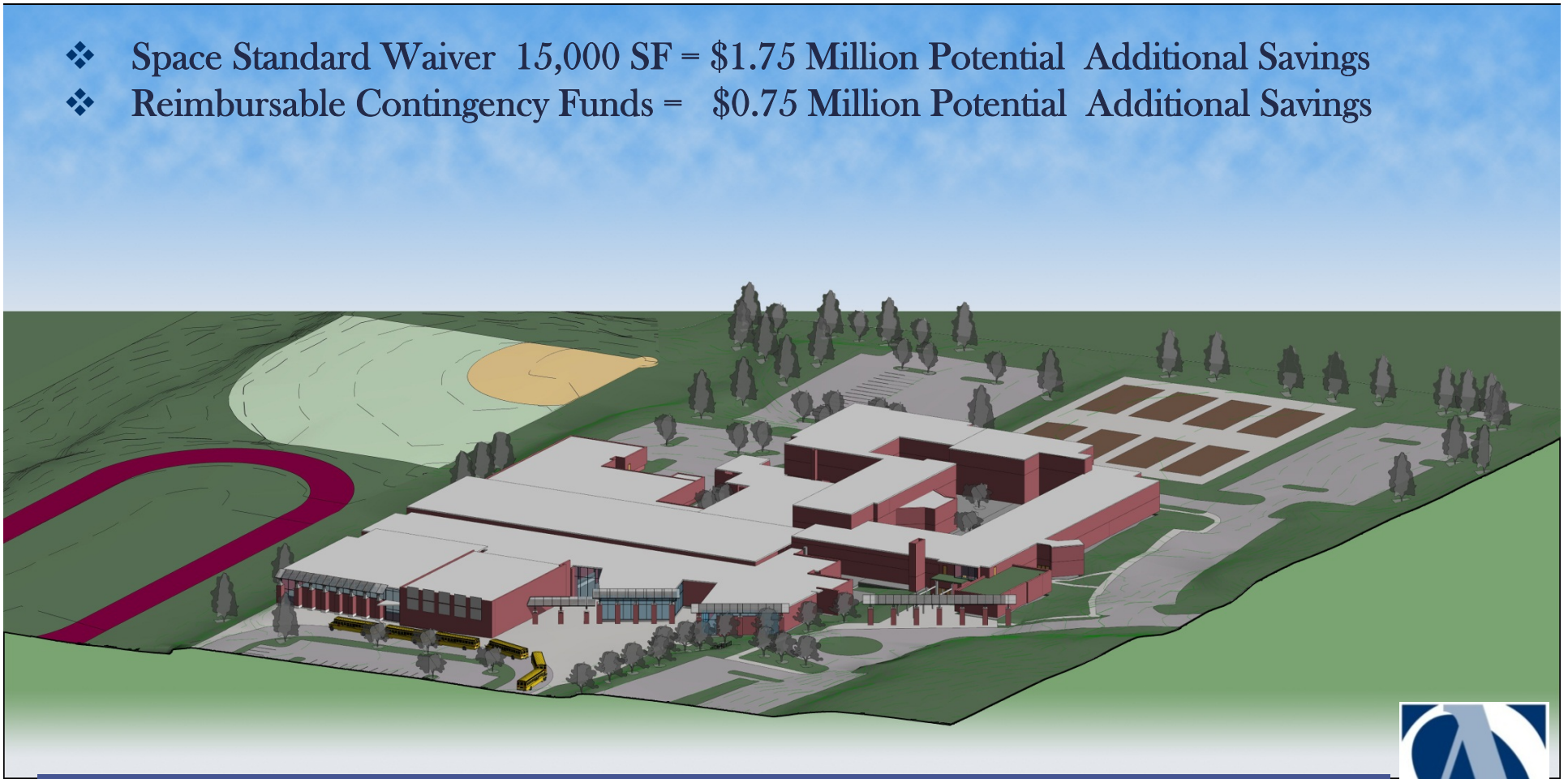
WETHERSFIELD HIGH SCHOOL - Additions and Renovations - “As New”



## FINANCIAL EVALUATION – Preliminary Budget Estimate

❖ Estimated Project Cost	\$74.82 Million
❖ Estimated State Reimbursement	\$30.21 Million
❖ Cost to Town of Wethersfield	\$44.61 Million

- ❖ Space Standard Waiver 15,000 SF = \$1.75 Million Potential Additional Savings
- ❖ Reimbursable Contingency Funds = \$0.75 Million Potential Additional Savings



WETHERSFIELD HIGH SCHOOL - Additions and Renovations – “As New”



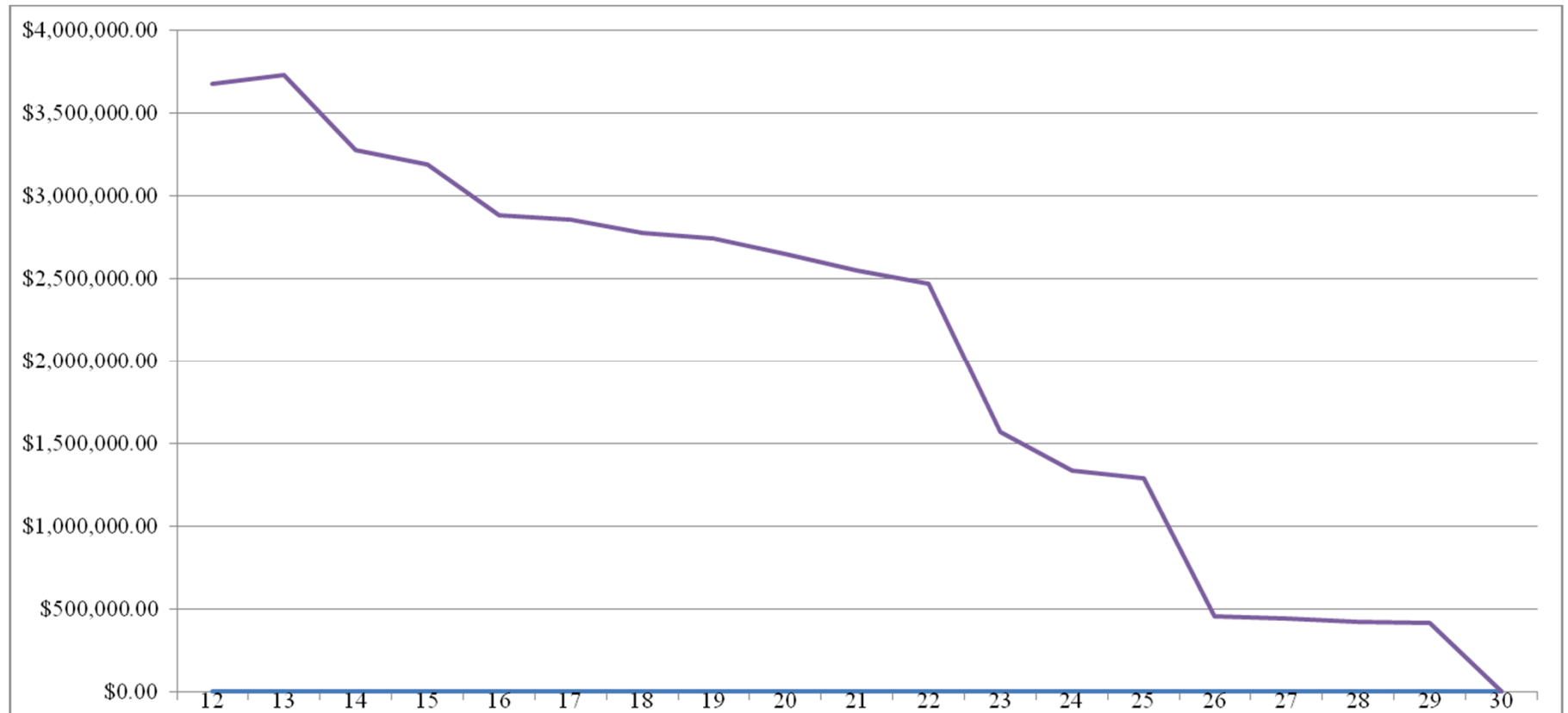


# WETHERSFIELD HIGH SCHOOL

## IMPACT ON TAX-PAYERS

TOWN OF WETHERSFIELD DEBT SERVICE

FISCAL YEAR 2012 - 2030



FISCAL YEAR



# WETHERSFIELD HIGH SCHOOL

## IMPACT ON TAX-PAYERS

Town of Wethersfield Impact of High School "Renovate as New" Bond on Property Taxes for Various Properties (Town Share of Project \$44,609,622)							
Property Taxable Value (70% of Market Value)	Program Year and Mill Levy Increase						
	2013	2014	2015	2016	2017	2018	Total
	0.02	0.10	0.44	0.36	0.34	-0.07	1.19
\$100,000.00	\$2.00	\$10.00	\$44.00	\$36.00	\$34.00	-\$7.00	\$119.00
\$187,000.00 *	\$3.74	\$18.70	\$82.28	\$67.32	\$63.58	-\$13.09	\$222.53
\$250,000.00	\$5.00	\$25.00	\$110.00	\$90.00	\$85.00	-\$17.50	\$297.50
\$350,000.00	\$7.00	\$35.00	\$154.00	\$126.00	\$119.00	-\$24.50	\$416.50
\$500,000.00	\$10.00	\$50.00	\$220.00	\$180.00	\$170.00	-\$35.00	\$595.00
*Average value of a home in Wethersfield							

