

## Project Summary

### Elementary Schools

- Renovate and expand West Hill Elementary School
- Build new elementary school on Moser site
- Demolish current Moser School.
- Turn over current Stevens School facility to town for alternative use.

Elementary Project Cost=       \$51.9 million  
 State Reimbursement =       \$21.1 million  
 Estimated Cost to Rocky Hill =   \$30.8 million

### Secondary Schools

- Renovate and expand Rocky Hill High School

Secondary Project Costs =       \$40.0 million  
 State Reimbursement =       \$13.1 million  
 Estimated Cost to Rocky Hill =   \$26.9 million

**Total Project Cost =               \$91.9 million**  
**Estimated Total Cost to Rocky Hill   \$57.7 million**

## Project Description

### **Expand and Renovate West Hill Elementary School as New**

West Hill was built in 1971, and needs significant updating. Renovating the school “as new” means updating the school building so that it has a new usable life of over 20 years. Some key improvements are:

- The building will be expanded to accommodate all program needs of the school and move classrooms out of areas designed for storage.
- Upgrade all electrical, heating and cooling systems to a modern standard improving efficiency, indoor air quality and capacity.
- Increase building security and safety including the installation of a fire sprinkler system, a fence around the perimeter of the building, improved entry way, creation of an enclosed Main Office, improved communications systems, security cameras, improved parking and traffic pattern at the school, therefore, increasing efficiency and safety of student pickup and drop off areas.
- Improve handicap accessibility to the entire building making the building compliant with Federal standards as required under the Americans with Disabilities Act. This means addressing the lack

of accessibility to many classrooms and instructional areas of the building such as the art room, library, and restroom facilities.

- Improve instructional technology providing teachers with modern equipment to teach children such as LCD projectors, modern computers, SMARTboards, and other interactive instructional tools.

The cost of this project is estimated to be \$22,520,181. However, Rocky Hill is eligible to receive State Grant Funding which will reimburse Rocky Hill for approximately \$8,980,000 of the associated cost of the project. This leaves Rocky Hills' total cost at \$13,540,437.

### **Build a New Elementary School on the Existing Moser School Site**

The new school would replace the current Moser (built in 1924) and Stevens (built in 1957) Elementary Schools with one new modern facility. Building a new school on the Moser site was determined to be the best option in addressing the many issues that exist at the current Stevens and Moser schools. The Rocky Hill Board of Education Facilities Committee considered several options prior to making this determination. The committee began its work assuming that an addition would be constructed on the existing Stevens School and the building would be renovated as described previously at West Hill. However, during the planning process the following concerns developed:

- Stevens school has very little usable land on which to build an addition. The plot is 6.32 acres compared to the 10.13 acres at the Moser School site. Expanding Stevens would use nearly all of the buildable space on the plot of land leaving little space for the necessary increased space for parking and playgrounds. In fact, the current Stevens facility already uses 78% of the available land on the site. Currently, the lack of both parking and playground areas is already a problem on the Stevens' site and an addition to the building only magnifies the problem rather than solving it.
- In addition, portable classrooms would be necessary during the construction and renovation of the school. Due to the limitations of the building and the plot of land, these units would be very costly and extremely difficult to place. The portables most likely would be placed in the current parking lot/bus loop creating terrible difficulties in parking and student drop off and pick up.
- The existence of wetlands behind the building further complicated the discussion around expansion of the facility.
- The committee determined that attempting to expand Stevens would result in the many aforementioned problems and still result in a school that is not ideally suited to the needs of the Rocky Hill Public Schools.

### **Benefits of a New Facility on the Moser Site**

- The new school will replace the aged and inadequate facilities of Stevens and Moser Elementary Schools. The reduction in the number of elementary schools in Rocky Hill from three to two will also reduce the overhead operating costs incurred in maintenance, energy, and personnel. It is projected that there will be hundreds of thousands of dollars in savings annually in these areas.
- The new facility is expected to incorporate the latest “green” technologies to reduce its overall demand for fossil fuels. The project calls for the incorporation of geothermal wells which will eliminate the need for heating oil and reduce cooling costs dramatically.
- The construction of a new elementary school on the current Moser site will allow the current Moser School to remain open during construction and eliminate the need for costly portable classrooms during construction.
- The new facility will be of a modern design providing students with a school designed to meet the demands of a 21<sup>st</sup> century educational program and meet the most stringent building codes and specifications for indoor air quality and safety.
- As with the West Hill facility, students and teachers will be provided with access to the latest instructional technology required to meet the needs of students in the 21<sup>st</sup> century.
- The project will also provide for improved athletic fields on the site and greatly increase the parking available during school and athletic events.
- The construction of a new elementary school facility is estimated to cost \$29,363,580. Rocky Hill will be eligible for a State of Connecticut school construction grant which will reimburse Rocky Hill for \$12,134,285 in construction costs, leaving the total cost of the project to Rocky Hill at \$17,229,295.

### **Renovate and Expand Rocky Hill High School**

Rocky Hill High School was constructed in 1981. The proposed school renovation project will accomplish the following:

- Expand the school by approximately 4200 square feet. The new construction will house new locker rooms replacing locker rooms which were originally placed on the third floor of the building above the school athletic facilities. The old locker rooms will be demolished and be replaced by modern science classrooms. The new construction will also provide additional storage space eliminating the need for the three large storage trailers that are currently rented on a monthly basis.
- The construction of new science labs will greatly enhance the schools capacity to provide students with a 21<sup>st</sup> century science and mathematics curriculum.

- The remainder of the facility will be renovated to an “as-new” status which will upgrade all of the finishes, doors, windows, ceiling tiles etc. throughout the building.
- The building would be made compliant with the Americans with Disabilities Act (ADA) making it completely handicap accessible with the inclusion of upgrades to bathrooms, water fountains, elevators and related accessible amenities.
- The buildings’ indoor air quality will be improved by upgrades made to the heating cooling and ventilations systems increasing their efficiency and effectiveness.
- The school security will be upgraded with improvements in communications and security systems including additional security cameras, improved telephone systems, and the addition of fire sprinklers.
- The educational program of the school will be greatly improved by the improved utilization of space throughout the school. Specifically, space previously dedicated to programs no longer in existence such as “metal shop” will be recaptured and used for modern programs such as a video studio and editing, and computer aided design. In addition, the guidance department facility will be expanded meeting the expectations of the New England Association of Schools and Colleges accreditation program, additional conference rooms will be identified, and the use of the portable classroom will be eliminated with the recaptured additional space.
- The instructional technology used by teachers and students will be upgraded to meet the most modern specifications.
- There will also be improvements made to the front stairs of the building, which is currently in terrible condition. The parking lots will be expanded providing addition parking at the facility.

The cost for the renovation of Rocky Hill High School is estimated to be \$40,030,488. The Town of Rocky Hill is eligible to receive a State of Connecticut Grant for School Construction which will reimburse the town for \$13,094,616, leaving the total cost to Rocky Hill of \$26,935,872