

# Master Facilities Plan Presentation

*Panel Discussion: Fixing Greenwich Schools Infrastructure:  
What is the plan and cost?*



**Greenwich Public Schools**

April 29, 2021

# Facilities Master Plan Overview

- 2017-2018 Facilities Master Plan Study and Development
  - May/June 2018: Master Plan Prioritization Process
- BOE Adopted Prioritization June 14, 2018
- Every Summer: Review projects for upcoming budget year in coordination with 15-year Facilities Master Plan

# Prioritization Planning

- ❖ Planning based on:
  - ❖ Create additional capacity\*
  - ❖ Update to next generation learning environment
  - ❖ Security improvements
  - ❖ Air quality/HVAC
  - ❖ Accessibility (Interior Route & Elevators)
  - ❖ Full building replacement (if poor condition)
  - ❖ Other (fire alarm/sprinklers, and other life safety considerations)

\*Original Master Facilities Plan included priorities for creating additional capacity. With enrollment forecasts, creating additional capacity is not a priority that we are focusing on. For example: certain work at Julian Curtiss is not to increase capacity but to improve size and space usage (ie. Cafeteria is undersized based on their current enrollment)

# Prioritization: Major School Renovations

## Elementary

1. **Julian Curtiss** (Planned to be under construction in 2023; Built in 1946)
2. **Old Greenwich** (Planned to be under construction in 2024; First built in 1902; Additions: 1950, 1957, 1995)
3. **Riverside** (Planned to be under construction in 2027; First built in 1932; Additions: 1950, 1995)

## Middle

1. **Central Middle** (Planned to be under construction in 2034; First built in 1957; Small addition: 2000)

## Central Office

1. **Havemeyer** (Planned to be under construction in 2027; First built in 1892)

# Annual Infrastructure Planning

- ❖ 15-year annual infrastructure and facility improvement plan
- ❖ Areas include:
  - ❖ Abatement
  - ❖ Envelope (exterior masonry, roof, windows, doors)
  - ❖ Equipment
  - ❖ Exterior (lighting, paving, painting, playground, stairs)
  - ❖ Interior (ceilings, lighting, stages, flooring, minor renovations)
  - ❖ Mechanical/Electrical/Plumbing (HVAC, life safety, generator, emergency lighting)
  - ❖ Furnishings
  - ❖ Gymnasiums
  - ❖ Vertical Transportation (lifts, elevators)

**ADA is an annual priority:**

- Lift installations & replacements
- Elevator replacements
- Ramps
- Handrails
- Accessible sinks

**What should we be spending annually?**

# Annual Process

- ❖ Utilize Master Plan in building the budget
- ❖ Superintendent presents Proposed Budget to BOE (November)
- ❖ BOE makes adjustments to Operating & Capital Budgets after thorough discussion; & votes on BOE Budget (December)
  
- ❖ On Major Projects, structured to be a 3-year process in planning:
  - ❖ (Year 1): BOE requests Feasibility Study funds
  - ❖ (Year 2): BOE approves Ed Specs & requests design funds;
  - ❖ (Year 3): BOE requests construction funds to complete project  
*If funding is approved, the First Selectman appoints the Building Committee*

# Sample Project

## **Julian Curtiss School:**

- ❖ Year 1: Feasibility Requested, not funded
- ❖ Year 2: Feasibility funded
- ❖ [current year] Year 3: Design funds requested; if not funded ...
- ❖ Year 4: Design funds requested
- ❖ Year 5: Construction funds requested; if not funded...
- ❖ Year 6: Construction funds requested

\*Currently, we are on Year 3; it looks like it might be Year 4 to get design funds.

\*When projects are delayed in the current process, it subsequently delays other projects.



# Where to find more information

- ❖ Information and BOE Presentations are publicly available on the GPS website
- ❖ Navigate to: Departments → Facilities/Rentals → Facilities Master Plan

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## GREENWICH PUBLIC SCHOOLS

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### FACILITIES MASTER PLAN

Greenwich Public Schools contracted with KG+D Architects to develop a fifteen year Facilities Master Plan to include a comprehensive assessment of all school facilities and to plan for maintenance, replacement cycles, renovations, and next generation schools.

On May 22, 2018, District administration and KG+D Architects presented the final master plan proposal after a year-long comprehensive assessment of school facilities.

### REPORTS AND REFERENCES

October 3, 2017 Master Plan Development Community Forum (video below)- Presentation and community discussion as assessment, analysis and development of recommendations were underway.

October 5, 2017 - Facilities Master Plan Update to the Board of Education

January 18, 2018 - Facilities Master Plan Update to the Board of Education

April 5, 2018 - Facilities Master Plan Assessment and Recommendation to the Board of Education

May 22, 2018 - Master Plan Proposal Community Forum Presentation (video below)

September 26, 2019 - Facility Master Plan Document  
September 26, 2019 - Facility Master Plan Appendix

### May 22, 2018 Master Plan Community Forum

GPS\_Community Forum\_May 22 2018

Master  
Facilities  
Document &  
Appendix



# Ongoing Detailed Information

## **Where to find detailed information:**

- ❖ Monthly Financial Report presented to the Board of Education
  - ❖ Report is publicly available through BoardDocs
  - ❖ Outlines status of all major projects, including financial information
- ❖ Quarterly newsletter: GPS Capital Projects Update
  - ❖ Update on all major projects, includes: descriptions, pictures, and financial updates
  - ❖ Publicly available on the GPS website and delivered directly to: BOE, BET, and RTM (and all others who subscribe)
- ❖ Other Ad Hoc Updates
  - ❖ For example: Publishing information on Old Greenwich School's OCR Complaint & the Voluntary Resolution Agreement

# Original Presentation by KG+D

- ❖ Architectural in nature: program & facility enhancements (not a thorough engineering study)
- ❖ KG+D Master Facilities Plan Presentations at Community Forums (available on GPS website)



# BOE Proposed 2021-2022 Capital Budget

- ❖ **2021-2022 Capital Budget: \$32,092,000**
  - ❖ Major Projects: \$17,352,000
  - ❖ Annual Infrastructure/Improvements: \$12,064,195
  - ❖ Technology: \$2,325,805
  - ❖ Food Service: \$10,000
  - ❖ Security: \$340,000

# 2021-2022 Capital Budget: Major Projects

Major Projects, <del>\$17,352,000</del> \$2.95M		Amount
<del>WMS Soil Remediation</del>		<del>\$8.0M</del>
<del>Cardinal Field Improvement Project (Phase 2)</del>		<del>\$4.8M</del>
GHS Secure Entryway		\$2.75M
<del>JC Renovation — Design</del>		<del>\$200K</del> <del>\$1.7M</del>
<del>CMS — Engineering Study</del>		<del>\$102K</del>

**\$2.95M** Remaining in Proposed Budget

# What has changed over the years?

- ❖ If requested projects are not funded, it shifts all of the Master Plan Projects
- ❖ Original 15-Year Plan becomes an ongoing project plan (does not have an end date)
- ❖ 15-Year Plan starts with the proposed budget year (for example: next year's plan will begin with FY23 and end with FY37)

# Summary of Facilities Master Plan

- ❖ Most importantly, this document is a planning tool
- ❖ Communication tool for community for better understanding of school facility needs and long-term budgetary needs

## **What the Master Facilities Plan is NOT:**

- ❖ ...NOT an engineering study of all of our buildings
- ❖ ...NOT a static document
- ❖ ...NOT a precise estimate of cost
- ❖ ...NOT actual designs (only renderings)
- ❖ ...NOT a predictor of unknown variables (behind walls, wiring, ceilings, etc.)