Angelus Papageorge

Executive Director of Operations



To: Dr. Steve Tracy, Interim Superintendent

Date: October 19, 2022

From: Angelus Papageorge

Subject: Dwight Construction Cost Justification

As part of the initial project needs review at Dwight Elementary School, a team of school construction trade leaders toured the building. The team consisted of an engineering/design firm and Colliers Engineering (the firm that has filled the role of owner rep for many BOE and town projects). Also on-site for a visit was a team from Gilbane (the general contractor for both the Mill Hill and Holland Hill School projects), our in-house manager of Construction, and Myself. This site visit was conducted after school hours in 2020. The outcome of the site visit was that the construction needs and the infrastructure conditions would warrant a look at this project as a new build rather than a renovation and addition to the existing building.

The following is the justification for the placeholder number noted for this project on the BOE waterfall.

We have reached out to the state of Connecticut Office of School Construction Grants and Reimbursement to determine the average cost of building a new school today in Connecticut. We were told the project budgets average between $550-$650 per square foot. We took an average of $600/SF, accounting for being in Fairfield County. We also used a 65,000 SF building as the average 504 school size. McKinley is a 75,000 SF building, and Roger Sherman is a 64,725 SF building.

So, if using a $600/SF construction cost times a 65,000 SF building, you end up with a $39,000,000 construction cost today. We also added a $2,000,000 demolition and site work to the cost and the $1,500,000 to extend the sewer line to connect to the building bringing our total to $42,500,000 in today’s dollars. We escalated out eight years using a 4% escalation and have a total of approximately $58,000,000.

We also looked at McKinley’s building project costs to validate these numbers. That building project was approximately $21,500,000 in 2003. Using the Turner Construction building cost index (in 2003 it was 621 versus 1,311 in 2022), which would multiply that number by 2.112 (1,311/621), making McKinley’s project in today’s numbers approximately $45,000,000.