



Local Education Agency _____

State Project No. _____

School _____

DEPARTMENT OF ADMINISTRATIVE SERVICES

Office of School Construction Grants

COST ANALYSIS FOR PROPOSED RENOVATION PROJECTS

A school construction project can be authorized for renovation status if the project meets the criteria to be defined as a renovation project pursuant to CGS Section 10-282 (18) and meets the Guidelines for Eligibility of Renovation Status. One of the criteria to qualify for renovation status is defined in Section 10-286 (a) (8) of the Connecticut General Statutes (C.G.S.), which states that a cost savings must be achieved in comparison to alternative construction options.

A cost savings can be determined if:

1. An independent licensed architect can document that renovating the facility will cost less than building new, and
2. The total cost of the renovation project is less than the product of the base standard maximum cost per square foot as established by DAS, presently \$450 a square foot, multiplied by the State Standard Space Specification for the proposed school construction project. The maximum square footage allowance per pupil for all grades is defined under the Regulations of the School Construction Grant Program, Section 10-287c-15.

A district may qualify for renovation status if the district can prove that renovating the facility will cost less than building new, even if costs exceed the base standard maximum cost per square foot, however any cost in excess of the base standard maximum cost of \$450 a square foot will not be eligible for reimbursement.

In addition, a project could lose its renovation status under the provisions of C.G.S. Section 10-286(a)(8), if the project costs increase to the point where the cost to renovate is in excess of the cost to build new.

In determining construction costs for renovation versus new construction, include site acquisition costs, demolition costs, swing space costs and remediation costs associated with the renovation of the existing facility, as well as those costs associated with constructing a new facility.



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New vs. Renovation Cost Analysis

	A. Total Project Cost	B. Maximum Standard Space Specification	Cost Per Square Foot (A/B)
1. New Construction	\$ _____	_____	\$ _____
2. Renovation Project	\$ _____	_____	\$ _____

Please note that if the proposed project is oversized in relation to the maximum allowable square footage per the State Standard Space Standards, only the State Standard square footage may be used in the above calculation.

Design Professional
Providing Data:

Signature Date

Printed Name

Superintendent of Schools:

Signature Date

Printed Name