

Building	Use	Year Built	GSF	2010 Student Enrollment	2020 Enrollment Projection	Current No. of Employees	Planned No. of Employees	1996 Repair Cost †	Completed Repairs †	1996 Remaining Repairs †	Adjusted 1996 Repair Cost † †	SMMA 2011 Cost Estimate † †	FCI	Calculated Replacement Value**
Gallup Hill ES	School, Elementary K-6	1965	39,189	350	278	-	-	\$ 1,798,090		\$ 1,798,090	\$ 2,876,944	\$ 3,284,789	0.40	\$ 8,229,690
Ledyard HS	School, Senior 9-12	1963	191,000	977	847	-	-	\$ 7,957,350		\$ 7,957,350	\$ 12,731,760	\$ 11,459,382	0.23	\$ 49,660,000
Ledyard Center ES	School, Elementary K-6	1948	47,420	405	322	-	-	\$ 2,162,200		\$ 2,162,200	\$ 3,459,520	\$ 4,149,718	0.42	\$ 9,958,200
Gales Ferry ES*	School, Elementary K-2	2001	23,000	207	165	-	-	-	-		\$ 312,025	\$ 312,025	0.06	\$ 4,830,000
Juliet Long ES	School, Elementary, 3-6	1965	37,600	300	239	-	-	\$ 1,404,425		\$ 1,404,425	\$ 2,247,080	\$ 3,072,355	0.39	\$ 7,896,000
Ledyard MS	School, Junior 7-8	1971	75,600	436	325	-	-	\$ 2,861,800		\$ 2,861,800	\$ 4,578,880	\$ 6,509,849	0.33	\$ 19,656,000
Town Hall Complex	Municipal, Offices	1956	14,971	-	-	34	36	-	-	-	-	\$ 824,492	0.21	\$ 3,892,460
Police Department	Municipal, Police Station	1894	6,328	-	-	31	45	-	-	-	-	\$ 350,786	0.18	\$ 1,898,400
Bill Library	Municipal, Offices, Community Space	1880	10,858	-	-	24		-	-	-	-	\$ 356,487	0.16	\$ 2,280,180
Gales Ferry Library	Municipal, Offices, Community Space	1948	4,178	-	-			-	-	-	-	\$ 230,969	0.26	\$ 877,380
TOTAL				2,675	2,175			\$ 16,183,865	\$ -	\$ 16,183,865	\$ 25,894,184	\$ 30,550,852		\$ 109,178,310

*Not assessed in 1996 study.

** It should be noted that the cost estimates in this report account for the value of the structures only (bricks and sticks) and do not represent total project cost. Project costs associated with land acquisition, site investigation or infrastructure development are also not included. Without in depth site investigation, a generic estimate of these costs is unreliable. The total project cost could vary in the range of thirty to forty percent plus additional costs due to site and infrastructure. Assumes the following cost per square foot values (to be verified by Ledyard):

Elementary School - \$210/SF

Middle School - \$260/SF

High School - \$260/SF

Municipal Offices - \$260

Municipal Library - \$210

Police Station - \$300

† 1996 dollars - To be provided by Ledyard

†† 2011 dollars