

Town of Weston CT
Facilities Optimization Committee
Special Meeting Agenda Minutes
March 24, 2021
2:00 PM
Via Zoom

Attendance:

Committee Members: Rick Bertasi, Gayle Weinstein, Denise Harvey, Ken Edgar, Tony Pesco, Hillary Koyner, Richard Wolf, Jonathan Luiz

Geddis Architects: Barbrara Geddis, Prakesh Nair, Steve Spangler, John Brice Kevin Austin
Members of the Public

Chairman Bertasi called the meeting to order at 2:00PM

Geddis Architects presented the attached PowerPoint. The Committee asked questions related to the presentation.

Optimization

Town of Weston

Can one plus one equal three?



Geddis
Architects

Architecture . Planning . Interiors

www.geddisarchitects.com

The Money Threshold Question:

Our Skepticism

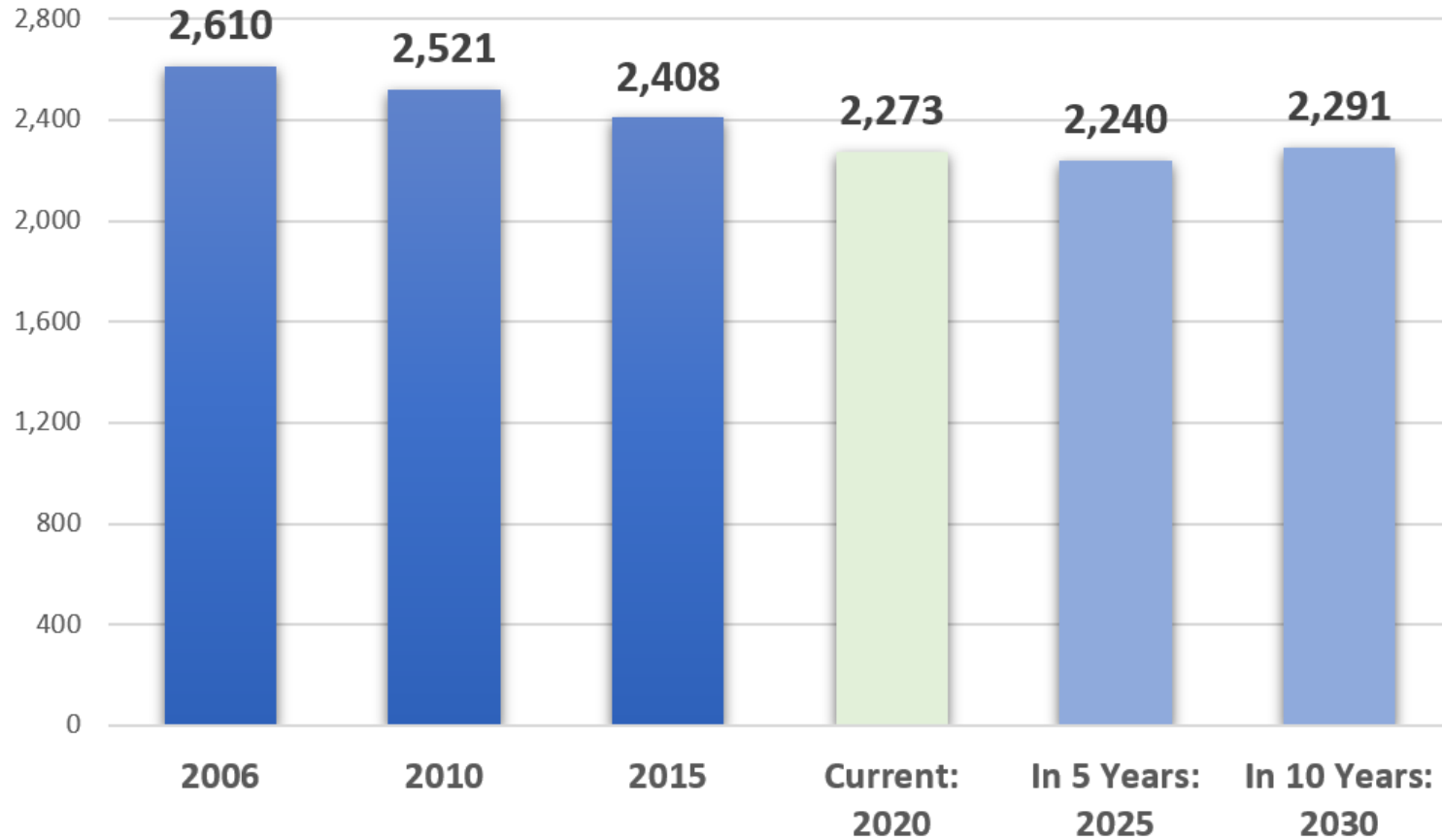
\$100 Million?

\$80 Million?

\$60 Million Plus?

Years of study....

PK-12 Enrollment Trends & Projections



The Schools Opening Question:

Can Four Buildings
Become
Three?

School Inventory Threshold Question:

Space Allocation

School Buildings	Reported Bldg Net Sq Ft	# of Students 2020	Sq Ft Per Student	Ages and Reported Conditions	Grade Cohort 2020
Weston High School	223,539	803	278	1968 "Fairly Good" Condition	9-12
Weston Middle School	145,977	558	262	1960/1970/1995 "Fair" Condition	6-8
Weston Intermediate School	110,450	493	224	2005 "Great" Condition	3-5
Hurlbutt Elementary (including Senior Center)	94,498	395	239	1950: East House 1952: South House c.1960's: North House c.1995: Core Building "Good" condition	PK-K and 1-2

FACILITIES OPTIMIZATION - PROJECT SCHEDULE

Start Date 4/22/2021

PART ONE: School & Municipal Planning Team: Project Mgmt & Communications

Task One: Project Management & Communication	12 weeks
Task Two: Funding and Financing	4 weeks

PART TWO: The Schools: School Questions

Task One: A Second Opinion: Confirm 3 School Model	3 weeks
Alt Task Two: Alternate - 21 Century MS & HS	4 weeks
Task Three: Conceptual Design Work & Estimating	9 weeks
Task Four: Other Infrastructure	4 weeks
Task Five: Construction Implementation Plan	3 weeks
Alt Task Six: Alternate - Hazardous Material Review	3 weeks

PART THREE: The Municipal Office Questions

Task One: Review Programming Work	3 weeks
Task Two: Conceptual Design Work & Estimating	6 weeks
Task Three: Construction Implementation Plan	3 weeks
Alt Task Four: Alternate - Building Condition Surveys	2 weeks
Alt Task Five: Alternate - Hazardous Material Review	3 weeks

Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10	Week 11	Week 12
22-Apr	29-Apr	6-May	13-May	20-May	27-May	3-Jun	10-Jun	17-Jun	24-Jun	1-Jul	8-Jul



End Date 7/15/2021

What Next:
This is the First
Work Session

Design Leaders.
Program Managers.
Program Leaders.

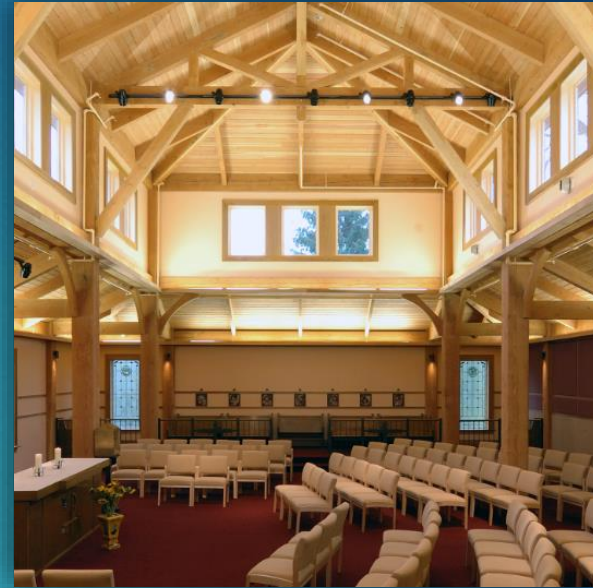
How 12 weeks can
transform

Alt Task Five: Alternate - Hazardous Material Review	3 weeks
Alt Task Four: Alternate - Building Condition Surveys	2 weeks
Task Three: Construction Implementation Plan	3 weeks
Task Two: Conceptual Design Work & Estimating	6 weeks

End Date 7/15/2021

Geddis Architects

Design & Strategic Planning Leaders



The Town Government Center

Weston's Brand

Balance. Hierarchy. Equity

- ▶ Weston, a “long lot” of an historic town, is a 21st century oasis with fundamental choices. Its unparalleled natural resources and quality of life rely on its families’ trust, pride (and taxes).



The School Campus

POCD

Connections



The Town Commercial Center

Essential Question

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Crossing Weston Road: Streets as Walls

- ▶ There is no reason for Weston's town center to be merely a drive-by or a drive-in.
- ▶ This is an auspicious moment with prospects of a new market and a new pharmacy.
- ▶ The crosswalk, as you well know, does not connect into the two campus.



Opportunities

Hidden in Plain Sight

Bus Depot and Barn Parcels

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- ▶ There are precious properties on the edge of your secluded school campus.
- ▶ The bus depot is a pivotal parcel across from the town center's retail structure.
- ▶ The beloved barn occupies an equally important piece of land.



Challenge: Board of Ed Offices and Annex Highest and Best Use?

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Excess or Swing or New Destination

- ▶ It is also true at the Town Hall itself with its two additions. It really is time to consolidate and not add more annexes.
- ▶ This location has some intriguing possibilities.



Challenge: Hurlbutt

So Close and Yet So Far

Location Location Location

- ▶ Hurlbutt is a building of many “houses.”
- ▶ It has two entrances already and could easily have at least one more.
- ▶ It is the obvious candidate for town offices.
- ▶ It can easily connect to the library and town hall parking an access point.



Strengths: Intermediate & High Schools

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What is in a Name?

Redefine the age groups creating communities

- ▶ Two of your four school buildings are anchors. Each has assets.
- ▶ To make the hypothesis work, the age groups and learning communities in each will shift.

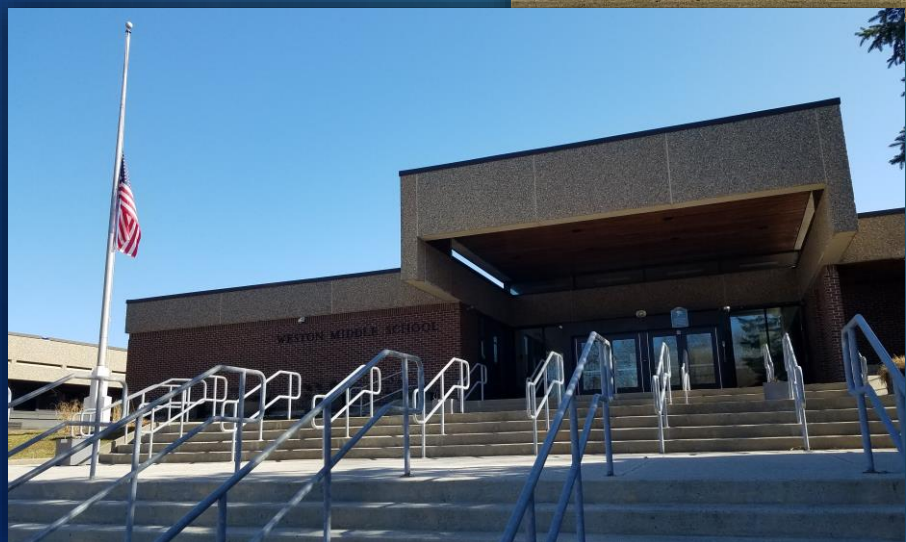


Challenge: Middle School Building

Elephant in the Room

Money Pit or Asset ?

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THE 20 LEARNING MODALITIES: 1-10



Independent Study



Peer-to-peer Tutoring



One-on-one with Teacher



Lecture



Team Collaboration



Learning with Mobile Technology



Student Presentation



Internet Based Research



Seminar- Style Instruction



Performance Based Learning

THE 20 LEARNING MODALITIES: 11-20



Project-Based Learning



Interdisciplinary Study



Naturalist Learning



Art-Based Learning



Distance Learning



Social-Emotional Learning



Design-Based Learning



Storytelling



Team Learning and Teaching



Play and Movement Learning



Cornell University

CLASSROOM



LEARNING COMMUNITY



COMPARISON OF CLASSROOM VS. LEARNING COMMUNITY

No	20 Methods of Learning	Classroom	Learning Community	No	20 Methods of Learning	Classroom	Learning Community
1	Independent Study		1	11	Seminar-Style Instruction		1
2	Peer-to-peer Tutoring		1	12	Performance based Learning		1
3	One-on-one with Teacher		1	13	Interdisciplinary Study		1
4	Lecture	1	1	14	Naturalist Learning		1
5	Team Collaboration		1	15	Art-Based Learning		1
6	Project-Based Learning		1	16	Social-Emotional Learning		1
7	Distance Learning		1	17	Design-Based Learning		1
8	Learning with Mobile Technology	1	1	18	Storytelling	1	1
9	Student Presentation	1	1	19	Team Learning & Teaching		1
10	Internet Based Research		1	20	Play & Movement Learning		

Classroom Model Total Score = 4

Learning Community Model Total Score = 19



Achieving Optimization: Strengthening Strengths. Eliminating Weaknesses

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How will you know when you are there?



- ▶ Yes, you can consolidate into three buildings for school functions.
- ▶ Yes, you can consolidate all town functions in better walking distances.
- ▶ Yes, you can create a crossing at Weston Road.
- ▶ Yes, you can find new uses for Jarvis.
- ▶ Yes, you can retool Hurlbutt for other uses.
- ▶ Yes, the Middle School requires a mega intervention at its center.
- ▶ Yes, you can retool the Annex for something different.

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Questions?

