

Facilities Optimization Committee  
Weston, CT  
Special Meeting Agenda Minutes  
April 6, 2021  
1:00 PM  
Via Zoom

**Attendance:**

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

AntinozziArchitects: Paul Lisi, Michael Ayles, Michael LoSasso, Nicholas D'Agostino, Patti McKeon, David Dickson

Chairman Bertasi called the meeting to order at 1:00PM

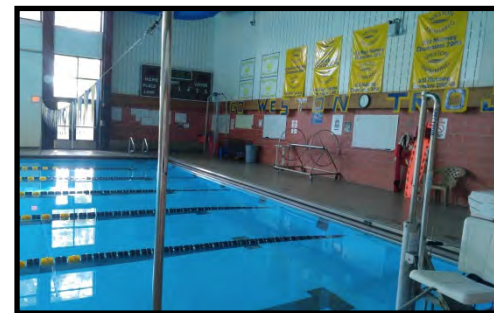
Antinozzi Architects presented the attached PowerPoint. The Committee asked questions related to the presentation.

The meeting was adjourned at 2:00 PM

# Town of Weston



## Facilities Optimization Committee Project



*Interview Presentation - Tuesday, April 6, 2021*

# Presentation Points



- **FOC Study Team/Experience**

- *Michael LoSasso - Principal-in-Charge, Antinozzi Associates*

- **Master Plan Process**

- **Component 1 & 2 – Facility & Program Assessment/Challenges**

- *Paul Lisi - Principal/Project Manager, Antinozzi Associates*
- *David Dickson - Principal, SLR Consulting*
- *Eric Gebrian – Team Leader, CES*
- *Nick D’Agostino - Senior Manager of System Design, D’Agostino & Assoc.*
- *Patti McKeon - Senior Associate, Antinozzi Associates*

- **Component 3 – Study Schedule / Community Engagement**

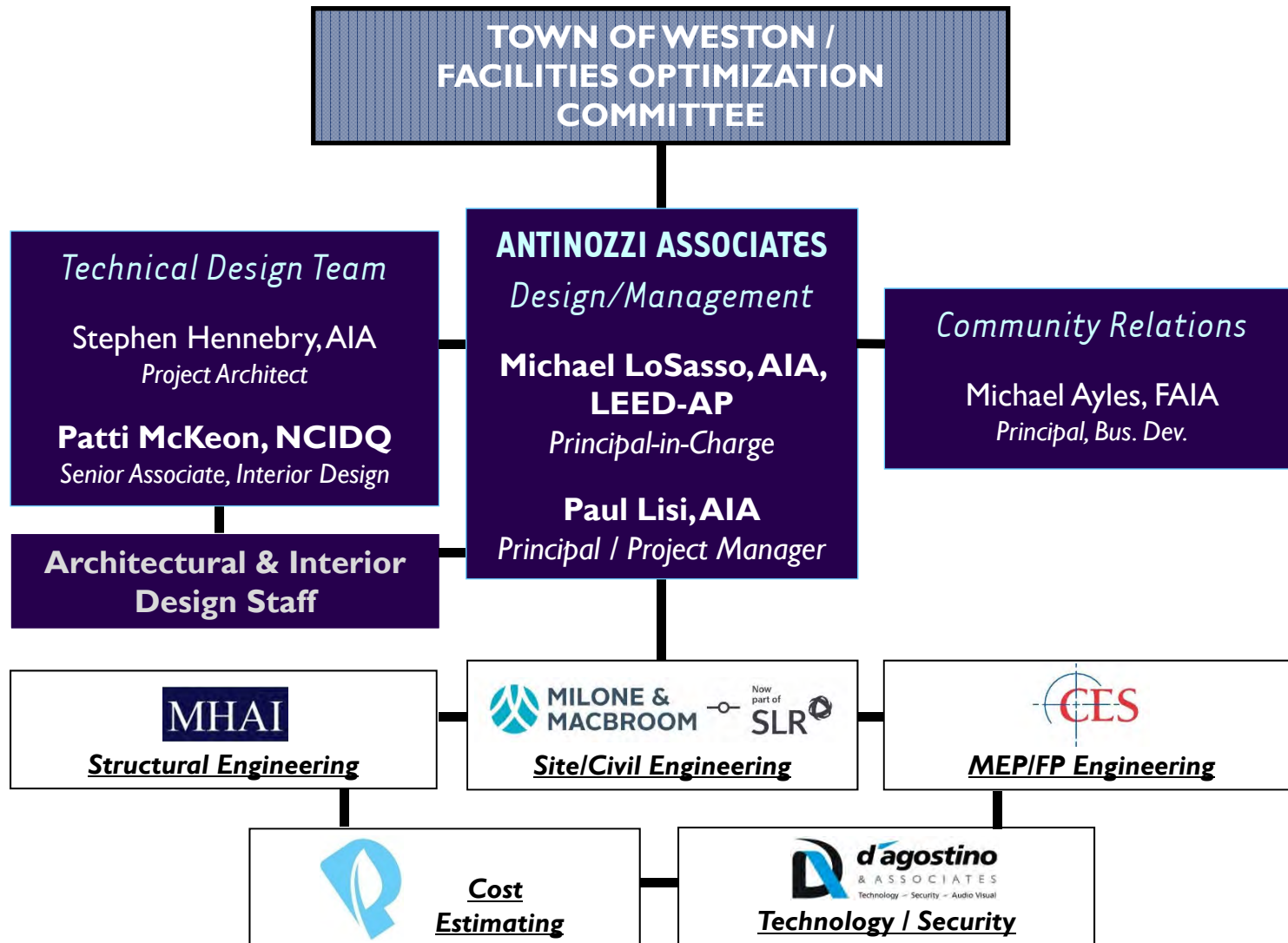
- *Michael Ayles - Principal, Antinozzi Associates*

- **Component 4, 5, & 6 – Master Planning Considerations**

- *Paul Lisi / Michael LoSasso, Antinozzi Associates*

- **Q & A**

# The Study Team



# K-12 Design Experience



## Antinozzi Associates – K-12 School Experience (last 10 years)

Grade	Project	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Project \$
<b>Completed School Projects:</b>															
6 - 12	CREC ASI (New)	█	█	█											\$63.3M
K - 8	Roosevelt ES (New)	█	█	█	█										\$44.7M
9 - 12	Eli Whitney THS (A/R)	█	█	█	█	█									\$98.3M
9 - 12	Orville Platt HS (A/R)	█	█	█	█	█	█								\$111.8M
9 - 12	Harding HS (New)	█	█	█	█	█	█	█							\$106M
<b>School Projects under Construction:</b>															
9 - 12	Stratford HS (A/R)			█	█	█	█	█	█	█	█	█			\$125.9M
5 - 8	Walsh Inter. School (A/R)					█	█	█	█	█	█	█			\$88M
9 - 12	West Haven HS (A/R)			█	█	█	█	█	█	█	█	█			\$129.9M
9 - 12	New London HS (Renov'n)					█	█	█	█	█	█	█	█		\$108M
PK - 5	Jefferson ES (R/A)									█	█	█	█		\$33.4M
<b>School Projects in Design:</b>															
PK - 5	Cranbury ES (N)									█	█	█	█		\$45M



# Recent Study

## Westport Public Schools – Master Plan Facility Study



### Master Plan Facility Study

## Westport Public Schools

Westport, Connecticut

October 7, 2019

FOR PUBLIC DISTRIBUTION



ANTINOZZI ASSOCIATES  
ARCHITECTURE & INTERIORS

**5.8 Existing Facility Survey**  
Westport Public Schools  
COURT TOWN ELEMENTARY SCHOOL  
5.1.1 Architectural Condition Analysis


**Existing Building** The building was built in 1997 and is a two-story structure. It is located on the corner of the site. The building is a brick structure with a gabled roof. The building is in good condition and is well-maintained. The building is a brick structure with a gabled roof. The building is in good condition and is well-maintained.



5.8.1 10/19/19  
Westport Public Schools  
Project #21006

**5.8 Existing Facility Survey**  
Westport Public Schools  
COURT TOWN ELEMENTARY SCHOOL  
5.1.1 Architectural Condition Analysis

**Building Envelope** Existing Building Envelope  
The building envelope is in good condition. The building is a brick structure with a gabled roof. The building is in good condition and is well-maintained. The building is a brick structure with a gabled roof. The building is in good condition and is well-maintained.



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# Components 1 & 2



- **FOC Study Team / Experience**

- *Michael LoSasso - Principal-in-Charge, Antinozzi Associates*

- **Master Plan Process**

- **Component 1 & 2 – Facility & Program Assessment/Challenges**

- *Paul Lisi - Principal/Project Manager, Antinozzi Associates*
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- *Patti McKeon - Senior Associate, Antinozzi Associates*

# Facilities Assessment



Wide Range of Original Building Ages (1950 – 2005)

School	Grades	Date of Construction (Most Recent Addition/ Renovation)	Square Footage	10/1/2020 Enrollment	Other Notes
Weston High	9–12	1968 (2005)	223,539	803	One-story except science wing (2)
Weston Middle	6–8	1960 (1995)	155,622	558	145,977 SF w/out lower level pool/lockers
Weston Intermediate	3–5	2005	110,450	493	Newest facility
Hurlbutt Elementary	PK–2	1950 (mid-1990's)	94,498	419	Includes Senior Center
BOE Central Office	N/A	N/A	3,735	N/A	50% of BOE Admin.
Annex Building	N/A	N/A	12,584	N/A	50% of BOE w/ other Town offices
Bus Garage	N/A	N/A	4,104	24 buses	Adjacent to Hurlbutt
Jarvis (P&R Dept.)	N/A	Historic property	N/A	N/A	In Historic District
Weston Town Hall	N/A	2001	54	672	In Historic District

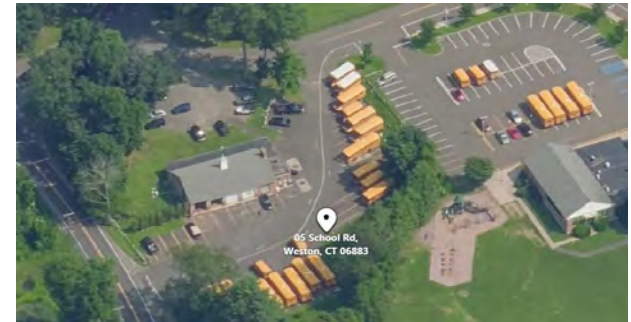




# Facilities Assessment

## Key Evaluation Points

- *Research Historical Data (Principal to Custodial Staff)*
- *Re-Review/Assess Physical Facility Conditions*
  - *Building Envelope*
  - *Interior Finishes*
  - *Code Compliance / Accessibility*
  - *Structural Systems (MHAI)*
  - **MEP Engineering Systems (CES)**
  - **Security/IT Systems (D'Agostino)**
  - **Site Analysis/Evaluation (SLR)**



# Facilities Assessment

SLR Consulting ... and the Town of Weston


As Milone & MacBroom, SLR has been working in Weston for several years


- Enrollment projections since 2017
- Facilities Utilization Report 2017

Other recent SLR work in Weston

- Town Center Master Plan
- Sidewalk Plan, LOTCIP intersection improvement Plan at School Road & RT 53
- Demographic studies for Plan of Conservation & Development



 Weston Public Schools  
Comprehensive Enrollment Study



November 16, 2020

MILONE & MACBROOM

PREFERRED CONCEPT



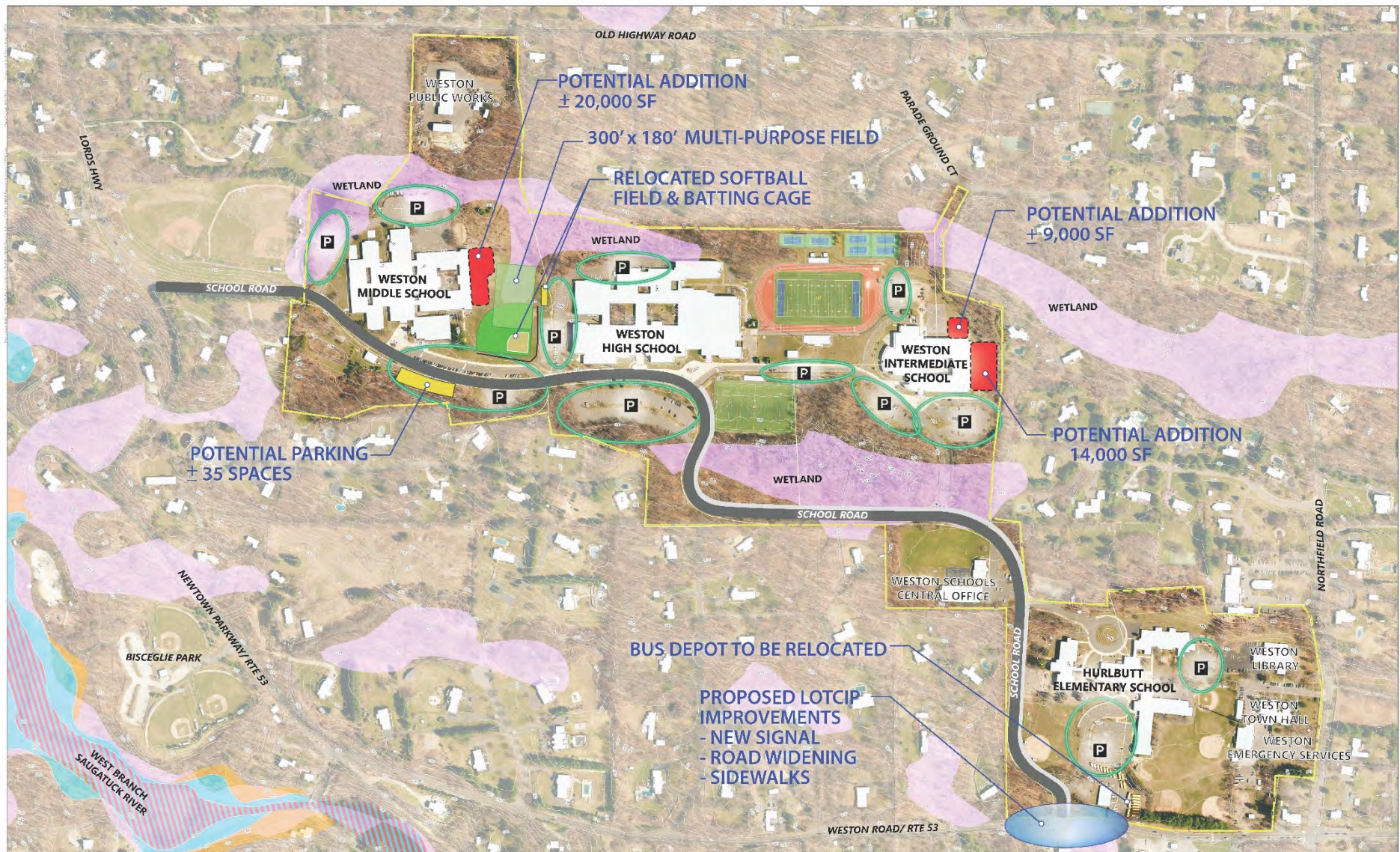
MILONE & MACBROOM

## Weston 2020

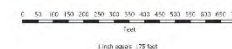
### Plan of Conservation & Development

Adopted June 15, 2020  
Effective July 1, 2020  
Prepared by  
**The Town of Weston Planning & Zoning Commission**  
with assistance from  
 MILONE & MACBROOM

# Facilities Assessment



Weston CT Elementary, Intermediate, Middle and High Schools **Existing Conditions and Opportunities**



# Facilities Assessment

Consulting Engineering Services

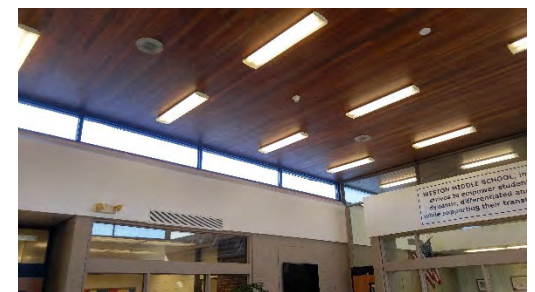
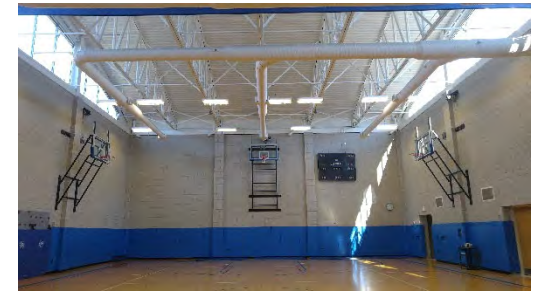
- Headquartered in Middletown, CT
- 25 years in business
- 100+ employees
- 6 offices and growing
- 300+ public school projects in Northeast



# Facilities Assessment

M/E/P/FP Assessments – Project Approach

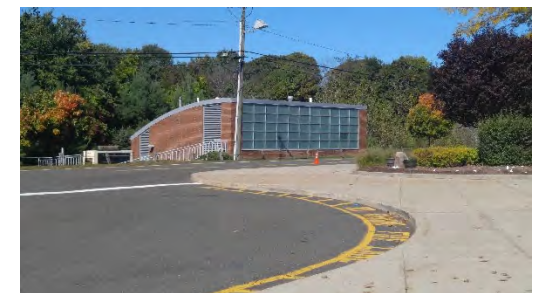
- Leverage 2017-18 assessments as a platform for deeper dive into two options for consolidation
- Perform targeted assessments of Hurlbutt ES and the Middle School
- How do we align/optimize necessary MEP/FP replacements and/or upgrades as part of the overall plan?
  - Hurlbutt Elementary: ~\$2.2M needed right now
  - Weston Middle: ~\$6.2M needed right now



# Facilities Assessment

M/E/P/FP Assessments – Project Approach

- Field survey each facility, focusing on Hurlbutt and Middle
- Photograph all systems and equipment
- Note general condition, functionality, age of systems and equipment, and expected replacement year range
- Note any aspects of building systems that are not compliant with current codes
- Compile information into spreadsheet document with keyed photo appendix



# Facilities Assessment

Planning for the Future – MEP/FP Goals



- **Improve indoor health, comfort, and safety**
- **Enhance, not detract, from the learning environment**
- **Reduce utilities, maintenance, repair costs**
- **Reduce energy, carbon, and water footprint**
- **Longevity – 20+ years**
- **Set-up systems to flex with the changing energy market**

# Facilities Assessment

D'Agostino & Associates Overview



- Founded in 2010
- Experts in Security, Technology & Audio Visual Design & Support Services
- Experience with over 100 K-12 Technology, Security, & AV construction projects in CT
- Unmatched Expertise in assessing and designing solutions for Technology, Security, & AV Systems
- Strong Knowledge in Convergence of Modern Technology Systems



# Facilities Assessment

## Technology Assessment Approach

- 2017 Condition Analysis does not address Technology in a meaningful way
- 2017 Condition Analysis does not address Physical Security in a meaningful way
- Modern Technology and Physical Security systems are fundamental requirements for creating 21<sup>st</sup> Century Learning Environments
- Understanding the conditions of these systems is vital for making informed decisions on how and where to enhance these spaces



# Facilities Assessment

Technology & Physical Security Assessment Approach



- Conduct interviews with IT & Security Stakeholders
- Review all existing documentation
- Review and Assess existing Technology and Physical Security Systems
- Compare existing system conditions against District goals and industry best practices
- Create recommendation for District Stakeholder review
- Integrate recommendations into Master Plan, Cost/Schedule Assessment, and Conceptual Layouts



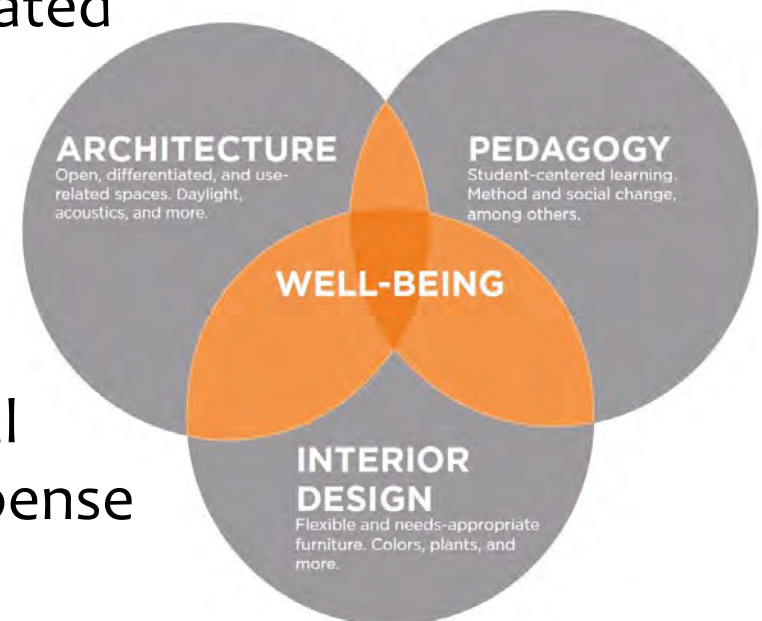
# Program/Space Assessment



Implementing 21<sup>st</sup> Century Learning Environments

Weston known for premier educational program;  
physical spaces needs to reflect pedagogy

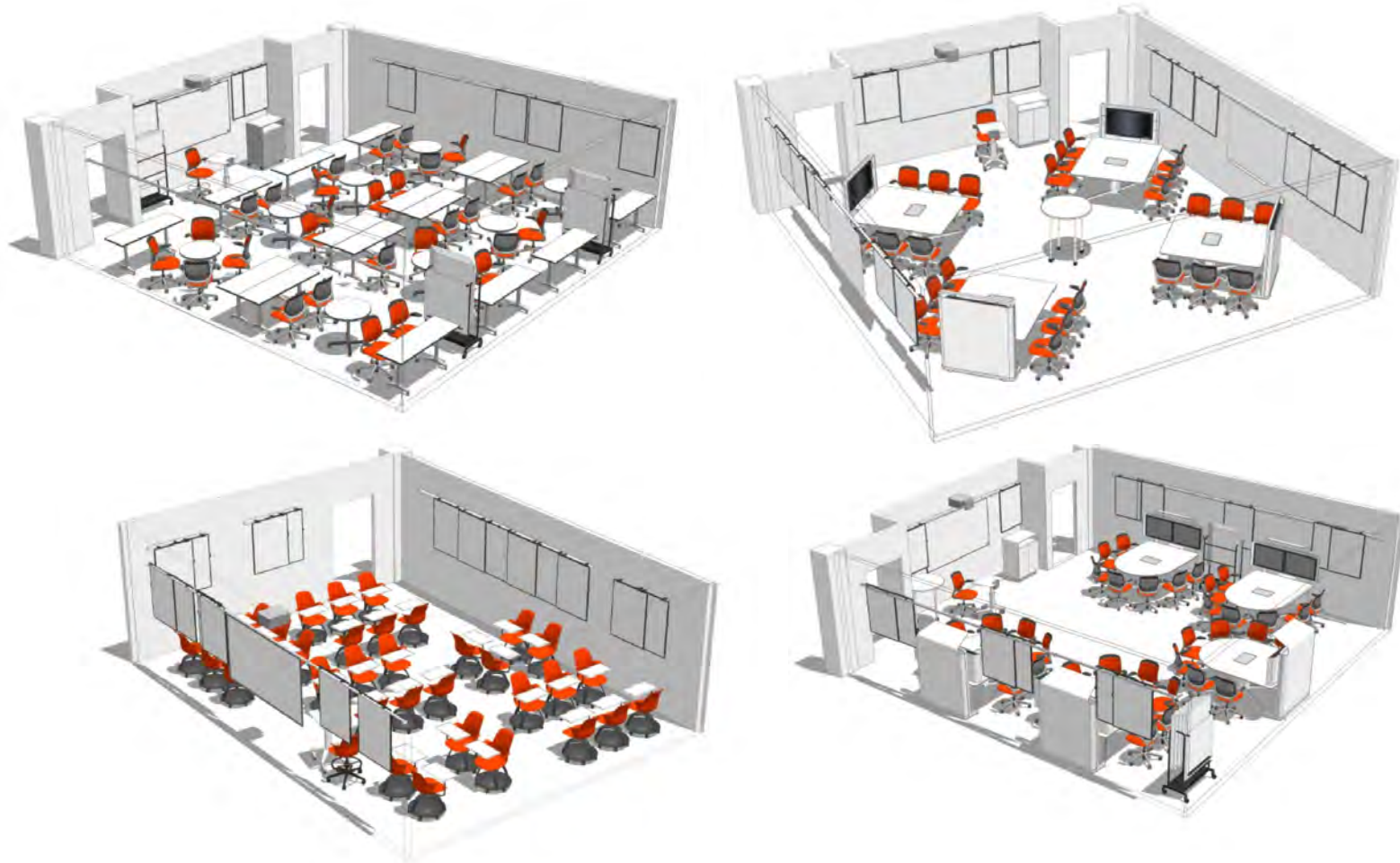
- Project-based, Maker-type Spaces
- Active Learning Classrooms
- Individualized Learning incorporated with group projects
- Designing for pedagogy of today ... teaching styles for tomorrow
- Addressing evolving instructional models without tremendous expense



# Program/Space Assessment



Implementing 21<sup>st</sup> Century Learning Environments

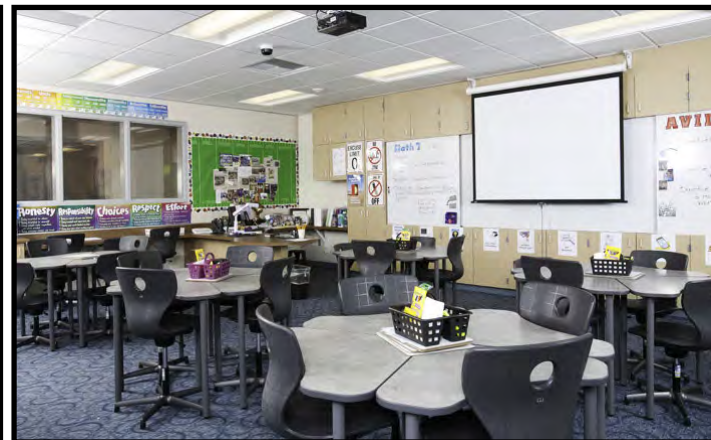


***Classroom Configuration vs. Instruction (Steelcase)***

# Program/Space Assessment



Implementing 21<sup>st</sup> Century Learning Environments



***Classroom Configuration vs. Instruction (Steelcase)***

# Program/Space Assessment



Implementing 21<sup>st</sup> Century Learning Environments



**Mobile Furniture**

## Data has shown:

- 40% higher test scores
- 15% more likely to go to college
- Reduced risk for heart disease, diabetes, stroke, cancer, dementia
- 1/10<sup>th</sup> as likely to be obese
- May live 5 years longer

# Program/Space Assessment

Implementing 21<sup>st</sup> Century Learning Environments



***Classroom Configuration vs. Instruction (Steelcase)***

# Program/Space Assessment

Implementing 21<sup>st</sup> Century Learning Environments



***Active Learning Classrooms***



# Program/Space Assessment

Implementing 21<sup>st</sup> Century Learning Environments



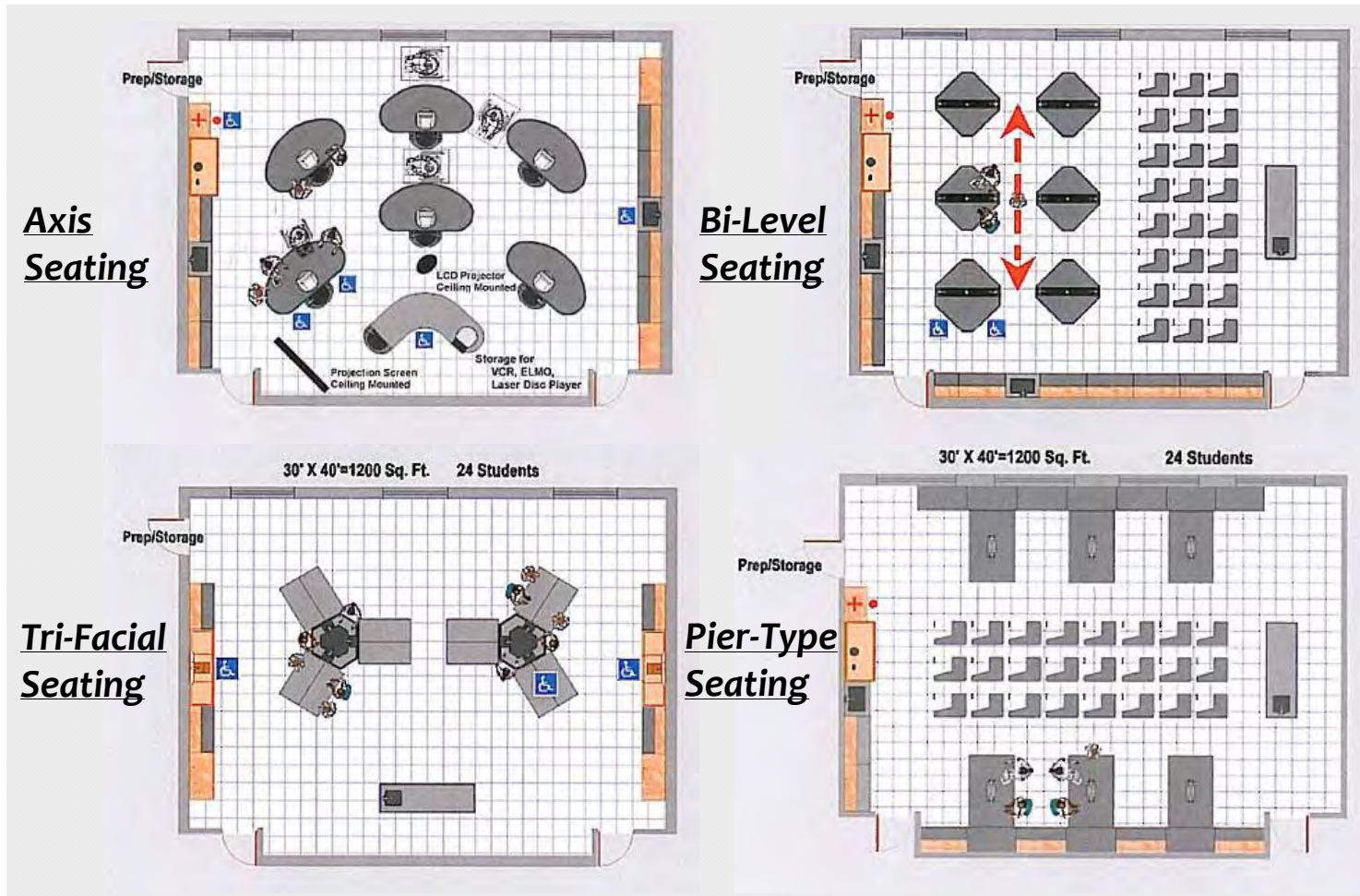
## *Library / Media Centers*

- No longer massive, silent room
- Zones – group collaboration, semi-private, independent
- Color-coding and shapes of furnishings

# Program/Space Assessment



Implementing 21<sup>st</sup> Century Learning Environments



**Science Classroom / Lab Configuration (“Clabs”)**

# Program/Space Assessment



Implementing 21<sup>st</sup> Century Learning Environments

Axis Seating



Bi-Level Seating



Tri-Facial Seating



Pier-Type Seating



**Science Classroom / Lab Configuration (“Clabs”)**

# Program/Space Assessment



Implementing 21<sup>st</sup> Century Learning Environments



***Science Classroom / Lab Configuration (“Clabs”)***

# Program/Space Assessment



Implementing 21<sup>st</sup> Century Learning Environments



## ***STEAM / STREAM / Maker Spaces***

- 'Flight' Lounges
- 55% of elementary schools, 61% of middle schools include maker-type spaces in new programming

# Program/Space Assessment



Implementing 21<sup>st</sup> Century Learning Environments

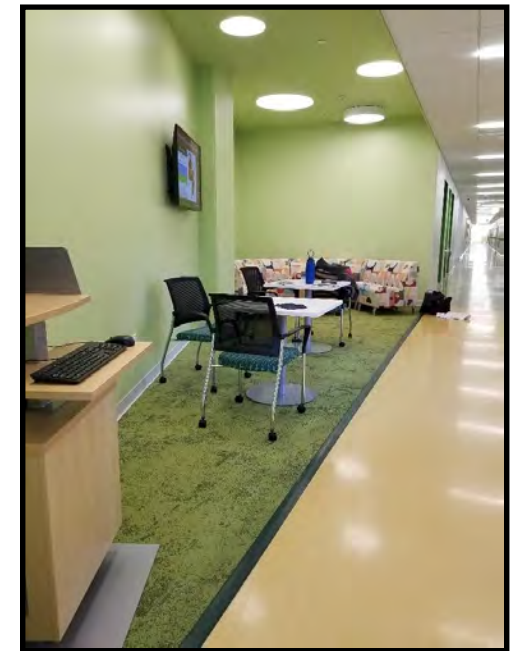


## ***Common Areas / Corridors***

- Double-loaded corridors are in the past
- Corridors becoming Learning Spaces
- Study / Collaboration “nooks” around the school

# Program/Space Assessment

Implementing 21<sup>st</sup> Century Learning Environments



## ***Common Areas / Corridors***

- Double-loaded corridors are in the past
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# Component 3



- **FOC Study Team / Experience**

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- **Master Plan Process**

- **Component 1 & 2 – Facility & Program Assessment/Challenges**

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- **Component 3 – Study Schedule / Community Engagement**

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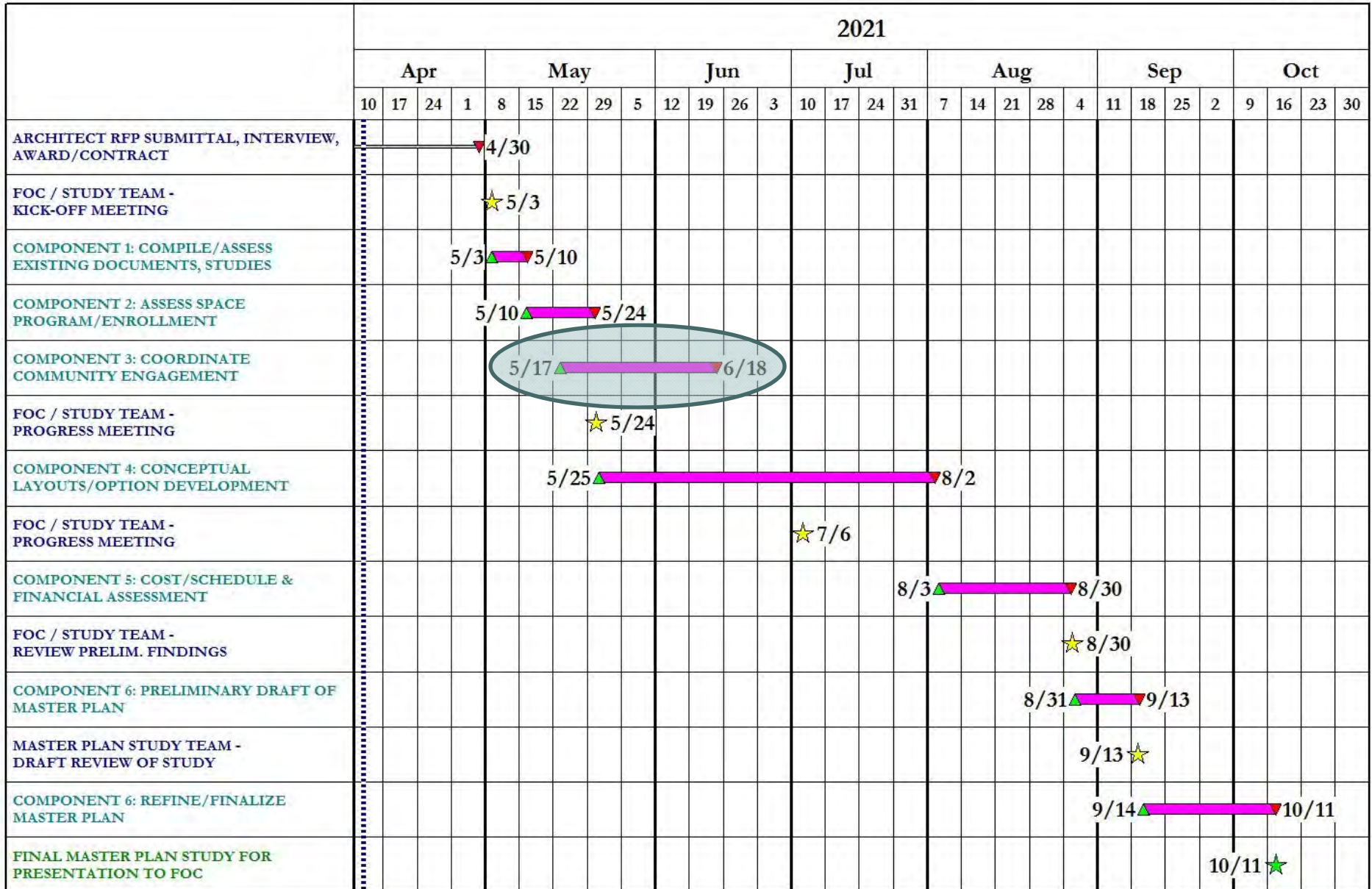


# TOWN OF WESTON / FACILITIES OPTIMIZATION COMMITTEE

## PROPOSED STUDY SCHEDULE (Assuming NTP 5/1/21)

ANTINOZZI ASSOCIATES ARCHITECTURE & INTERIORS

4/6/21



# Community Engagement



## Key Points to Successful Engagement

### ■ Translate the Project

- Ensure Ed. Specs. relate to Weston's expectations
- Simplify Budget/Cost Estimates
- "What does this cost ME?"
- "What value does it bring ME?"



	\$34,400,000	\$47,100,000	\$55,000,000	\$62,400,000
	BASELINE	LIKE NEW	LIKE NEW RENOV.	NEW
	MAINTENANCE	RENOVATION	& REPLACEMENT	CONSTRUCTION
FISCAL YEAR	Annual Tax on \$350,000 Assessment	Annual Tax on \$350,000 Assessment	Annual Tax on \$350,000 Assessment	Annual Tax on \$350,000 Assessment
2011	\$ -	\$ -	\$ -	\$ -
2012	-	-	-	-
2013	-	-	-	-
2014	-	-	-	-
2015	-	-	-	-
2016	58	80	93	105
2017	116	159	186	211
2018	221	299	353	394
2019	238	326	379	425
2020	234	321	373	418
2021	230	325	372	426
2022	226	320	365	429
2023	228	319	369	426
2024	234	318	371	428
2025	239	322	370	427
2026	234	315	365	424

### ■ Planning and Strategy

- Gauging the Level of Public Support
- Defining Target Audiences / Message Refinement
- Gaining Consensus among Town and BOE Leaders!



# Components 4-6



- FOC Study Team / Experience

- *Michael LoSasso - Principal-in-Charge, Antinozzi Associates*

- Master Plan Process

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- *Patti McKeon - Senior Associate, Antinozzi Associates*

- Component 3 – Study Schedule / Community Engagement

- *Michael Ayles - Principal, Antinozzi Associates*

- Component 4-6 – Concept / Financial / Master Plan Considerations

- *Paul Lisi / Michael LoSasso, Antinozzi Associates*

# Master Plan Study

Critical Areas of Focus/Consideration

## Construction Logistics / Phasing

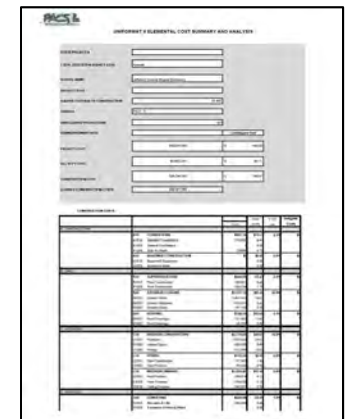
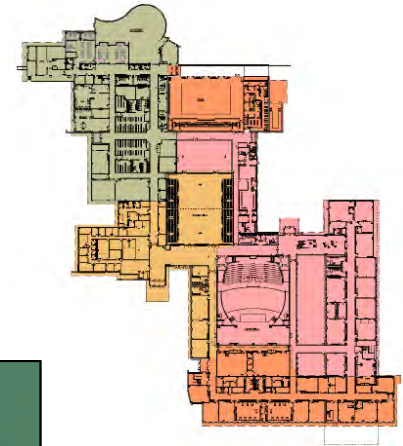
- Major factor to look at when construction is in occupied facilities

## Financial Considerations

- More than detailed cost estimates ... State and existing infrastructure play important roles as well

## Location Matters

- School Campus and Town Center



# Construction Logistics/Phasing

Recent School Phasing Experience

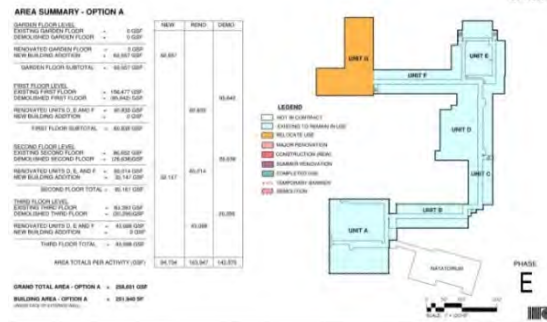


Walsh Intermediate School

Stratford High School



West Haven High School



# Construction Logistics/Phasing



Project Phasing – Strategy

## SAFETY

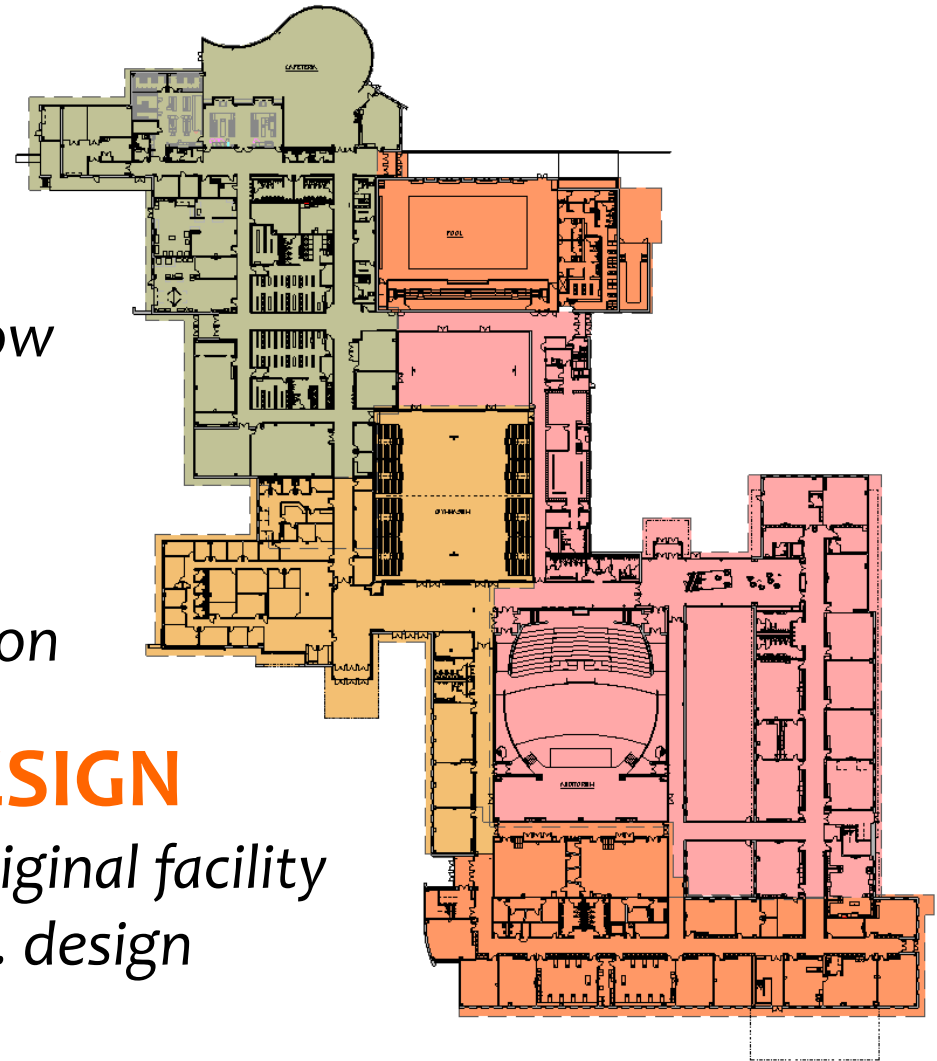
- *Physical Separation*
- *Acoustical Separation*
- *Clear Student/Teacher Flow*

## EFFICIENCY

- *Minimize Relocations*
- *Program/System Utilization*

## UNCOMPROMISED DESIGN

- *Design appears part of original facility*
- *Balance phasing needs vs. design solution*



# Construction Logistics/Phasing



Why Phasing is critical to Weston

## Cost/Budget

- *Temporary portables = \$\$\$*
- *Longer phasing periods result in cost escalation, longer bonding*



## Student Experience

- *Physical disorientation*
- *Educational disruption*
- *Safe separation from construction*



## Project Schedule

- *Consider swing space, temporary grade consolidation, seasons*





# Financial Considerations



DAS-OSCG&R Coordination

## Maximize State Reimbursement

- Minimize duplicate use of program spaces and square footage beyond eligible amount per grade configuration
- Weston Rate low (21.43% / 11.43%), but millions of dollars!
- Minimize 'Non-Eligible' & 'Limited-Eligible' items

### A. - E. Non-Eligible:

- *Site work off school property*
- *Repair, Replacement, & Maintenance Work*
- *Roof Repairs*
- *Window Replacements (labor, blinds/shades)*
- *Other: Athletic Facility Lighting, Parking, Turf; Feasibility Study; Movable Site Furnishings; Expendables*

### F. Limited-Eligible:

- *Outdoor Athletic Facilities (includes tennis courts)*
- *Swimming Pools*
- *Retractable Gym Seating (movable bleachers)*
- *Permanent (non-retractable) Gym Spectator Seating*
- *New/Replacement Seating Areas in an Auditorium*

# Financial Considerations



Why DAS-OSCGR Reimbursement is critical to Weston

## Space Standard / Square Footage Eligible for Reimbursement

- Currently 584,000 SF of school building area (4 schools)
- HES and WMS exceed space standard based on highest projected enrollment
- Note: Pre-1950 buildings may be allowed added reimbursement

## Existing infrastructure and utility/energy costs

- *Minimize SF beyond eligible amount per grade config'n (as of Oct. 2020)*
- *Current enrollment per school based on current SF/grade configuration*
  - WHS (9-12) = 223,539 SF (803)
  - WMS (6-8) = 155,622 SF (558)
  - WIM (3-5) = 110,450 SF (493)
  - HES (PK-2) = 94,498 SF (419)
- *Current enrollment per school based on possible SF/grade reconfiguration (2021-22 high)*
  - WHS (9-12) = 143,317 SF (794)
  - WMS (5-8) = 119,228 SF (727)
  - WES (PK-4) = 87,348 SF (753)

# Location

Critical Areas of Focus/Consideration



## Consolidation of Town Facilities and Departments

- *Cannot ignore Hurlbutt ES (and Senior Center) proximity to Town Center*

## Advantage of School Campus

- *Unique to have all schools in one location*

## Proximity of Bus Garage

- *Hazardous, poor adjacency with Route 57, Town Center*



# Town of Weston



## Facilities Optimization Committee Project

Interview  
Presentation

Q & A

