

Facilities Optimization Committee
Weston, CT
Special Meeting Agenda Minutes
April 6, 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

Tecton Architects: Jeff Wyszynski, Derek Bride, Justin Hopkins, Antonia Ciaverella

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

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

The meeting was adjourned at 3:00 PM



Tecton
ARCHITECTS

FACILITIES OPTIMIZATION PLANNING SERVICES

WESTON, CT

04.06.2021

OUR TEAM

CORE TEAM & ON THE CALL



**JEFF
WYSZYNSKI**
AIA

Principal-in-Charge



**JUSTIN
HOPKINS**
RA

Project Manager



**ANTONIA
CIAVERELLA**
EDAC, LEED AP BD+C,
WELL AP, FITWEL

Sustainability
& Wellness



**DEREK
BRIDE**

MEP Engineer –
CES



**ERNEST
NEPOMUCENO**
LEED AP

Senior Designer



ALISON FREDERICKS
ASSOCIATE AIA

Architectural
Designer

FUSS & O'NEILL
Civil Engineering,
Landscape Architecture

**CES - CONSULTING
ENGINEERING SERVICES**
MEP Engineering, Fire Protection

SZEWCAK ASSOCIATES
Structural Engineering

A COLLABORATIVE TEAM



CELEBRATING **42** YEARS!

STAFF OF
50+ PEOPLE

90%
REPEAT CLIENTS

MARKET DIVERSITY /

LEVERAGING OUR EXPERIENCE TO ELEVATE DESIGN



BROOKFIELD PUBLIC SCHOOLS
10-year Capital Plan
CAPITOL REGION EDUCATION COUNCIL
Aerospace Academy Elementary School Renovation, Rocky Hill, CT
Arts Academy Elementary School Renovation, Bloomfield, CT
Clark Street Magnet School Renovation, Hartford, CT
Greater Hartford Arts Academy Middle School Feasibility Study, Hartford, CT
Soundbridge School Feasibility Study, Wetherfield, CT
Two Rivers Magnet Middle School New Construction, East Hartford, CT
Town-Wide Facilities Assessments, Somers, CT
CENTRAL BERKSHIRE REGIONAL SCHOOL DISTRICT
Nessacus Middle School New Construction
COLCHESTER PUBLIC SCHOOLS
William J. Johnston Middle School Feasibility Study
Addition/Renovation
DUDLEY-CHARLTON REGIONAL SCHOOL DISTRICT
Charlton Middle School New Construction
Dudley Intermediate School Addition/Renovation
Dudley Middle School New Construction
Mason Road Elementary School Addition
EAST BRIDGEWATER PUBLIC SCHOOLS
East Bridgewater Middle School Additions and Renovations
EAST LONGMEADOW PUBLIC SCHOOLS
Feasibility Study
EMMETT O'BRIEN TECHNICAL HIGH SCHOOL ANSONIA
Renovation
FARMINGTON PUBLIC SCHOOLS
Farmington High School

Feasibility Study
GILL-MONTAGUE REGIONAL SCHOOL DISTRICT
Elementary School Window and Roof Replacement
FREETOWN LAKEVILLE REGIONAL SCHOOL DISTRICT
Austin Middle School Feasibility Study
HARTFORD PUBLIC SCHOOLS
Sports Management Services Agreement - New Construction
North West Hill Elementary School Addition/Renovation
Culinary Arts Academy at Weaver High School Renovation
West Middle School Auditorium Renovation
Board of Education Renovations
Moylan School Roof Replacement
Burns Latino Studies Academy Roof Replacement
Code Updates - Barbour, West, Noah Webster, Dwight, Life Career Center and Rawson Schools
(in partnership with James Vance & Associates)
Roof Replacements - Dwight Rawson, Life Career Center, Mark Twain and Barnard Brown Schools
(in partnership with Jeter, Cook & Jepsen and James Vance & Associates)
Equipment Upgrades - Bulkeley High School, Weaver High School, Quirk, Barnard Brown, Batchelder, Betances, Burns, Burr, Dwight, Hooker, Kennelly, Martin Luther King, Kinsella, Naylor, Rawson, Sanchez, Mark Twain, West, and Wish Schools
(in partnership with TSKP Studio and James Vance & Associates)
HOLYOKE PUBLIC SCHOOLS
Dean Vocational Technical High School Feasibility Study
JUMOKE ACADEMY, HARTFORD

Feasibility Study
LANCASTER PUBLIC SCHOOLS
Middle School Alterations
Elementary School New Construction
LEE PUBLIC SCHOOLS
Lee Elementary School New Construction
Lee Junior/High School Assessment of Existing Facilities
Master Plan
Middle School and High School
MINSTER PUBLIC SCHOOLS
Skyview Middle School New Construction
METHUEN PUBLIC SCHOOLS
Methuen High School Feasibility Study
MINORCA PUBLIC SCHOOLS
Pimlico Elementary School Addition/Renovation
Juniata Senior High School Addition/Renovation
Northbrook Elementary School
NORTHBOROUGH PUBLIC SCHOOLS
Three School Feasibility Study
SPRINGFIELD PUBLIC SCHOOLS
Bolton Elementary School Addition/Renovation
Clemente Regional Middle School New Construction
Armory Street Elementary School New Construction
Milton Bradley Elementary School Addition/Renovation
Balliet Elementary School New Construction
SILVER LAKE REGIONAL SCHOOL DISTRICT
Kingston Elementary School New Construction
SOUTH HADLEY PUBLIC SCHOOLS
Middle School Addition/Renovation
SOUTHWICK-TOLLAND-GRANVILLE REGIONAL SCHOOL DISTRICT
Southwick Regional High School Facility Assessment

Major Repairs/Reconstruction
TANTASQUA REGIONAL SCHOOL DISTRICT
High School Addition/Renovation
New Construction
WEST HARTFORD PUBLIC SCHOOLS
Florence E. Smith STEM School Feasibility Study
WEST SPRINGFIELD PUBLIC SCHOOLS
New Construction
High School Improvements
WESTPORT PUBLIC SCHOOLS
Kings Highway Elementary School Conditions Assessment
WILLIAMSBURG PUBLIC SCHOOLS
Anne T. Dunphy and Helen E. James School Feasibility Study
WILLIAMSTOWN-LANESBOROUGH PUBLIC SCHOOLS
Elementary School New Construction
WINDSOR PUBLIC SCHOOLS
Clover Street School Roof Replacement
AVON OLD FARMS SCHOOL AVON, CT
Kitchen, Servery and Dining Renovation
KINGSWOOD OXFORD SCHOOL
Master Plan
Estes Middle School Addition/Renovation
LEARNOcean Avenue Learning Academy, New London, CT
LOOMIS CHAFFEE SCHOOL
Clark Center for Science and Mathematics Renovation/Addition
Harman Hall Dormitory New Construction
Hubbard Music and Performing Arts Center Renovation
Kravis Hall Dormitory

New Construction
Richmond Hall Dormitory New Construction
Sellers Hall New Construction
Gwendolien Health Center New Construction
NORWICH FREE ACADEMY
Master Plan
Atrium Addition
RUMSEY HALL SCHOOL
Master Plan
Administration Building New Construction
SUFFIELD ACADEMY
Memorial Building Classroom Building Addition/Renovation
North Main Street Renovation
Fuller Hall Code Review
Classroom Renovations
Tremaine Art Building Renovation
Brewster Hall Dining Hall & Student Center
Addition/Renovation
Centurion Hall Leadership Center New Construction
Brodie Hall Dormitory New Construction
South Dormitory Schematic Design
Rockwell Hall Dormitory New Construction
Hoffman College Counseling Center Renovation
Temporary Classroom Conversion
Academy House Renovation
Nathana Fuller House Renovation
Stiles Lane Conversion
Seveans Performing Arts Center
Set Design and Woodworking Studio
Recording Studio
WILLIAMS SCHOOL
Comprehensive Campus Renovation

Our collective team has:

COMPLETED
100+
K-12 PROJECTS

OUR FIRST MEETING WITH YOU

UNDERSTANDING YOUR BUILDINGS... AND THE IMPACT THEY HAVE

Area Analysis

Orange Cullins
 Total Gross Floor Area ~ 92,885 GSF
 Total Gross Floor Area ~ 35,267 GSF
 Total Gross Floor Area ~ 28,500 GSF
 Total Gross Floor Area ~ 29,118 GSF

Efficiency of your buildings

Total Building Area ~ 267 SF ~38% Efficient
 Total Building Area ~ 267 SF

Typical Efficiency Factor ~ 25-30%
 Loss of Education Space
 (7,400 - 12,000 sf)

UNDERSTANDING YOUR BUILDINGS... AND THE IMPACT THEY HAVE

"The gift of time"

Consider and analyze the placement of core and specialty functions and the impact it has on Education (both students and faculty)

Building's impact on Education

175 feet

Average speed of a 5-year-old
 30 ft every 11-20 seconds

Just under 5 minutes
 to walk to Gym

SUSTAINABILITY, ENERGY CONSERVATION, REBATES

Energy Analysis Example - Renovate as Weston Middle School

Energy Efficiency & Savings

Average Utility Costs Per Year
 10 Year Projection of Energy Costs ~\$5,188,530

Potential Savings with Com...

- Code Baseline (\$1.75/SF) Delta - \$1,254,000
- Standard Energy Savings (\$1.50/SF) Delta - \$2,075,000
- High Energy Savings (\$1.25/SF) Delta - \$2,594,000
- Net Zero (\$0/SF) Delta - \$5,188,530

UNDERSTANDING THE DATA... AND THE IMPACTS IT HAS

Hurlbuff Elementary
 Max Allowable Area Analysis

Benchmarking building area to OSCG&R

Max Allowable ~ 71,100 GSF vs. Existing ~92,885 GSF
 Existing is **23.5%** larger than max

UNDERSTANDING YOUR BUILDINGS... AND THE IMPACT THEY HAVE

Building Envelope Analysis

Building perimeter to floor area ratio... why it matters

Total Building Area
 Envelope Area ~ 92,885 sq. ft.
 Envelope Area ~ 46,442 sq. ft. (50%)
 Envelope Area ~ 46,442 sq. ft. (50%)

Typical building perimeter to floor area ratio ~ 50%
 Existing Building
 4,590 x 15 / 92,885 ~ 75%

Envelope is 50% less efficient than standard

UNDERSTANDING YOUR COMMUNITY... WHAT'S THE PLAN?

POCD & previous initiatives

Weston 2020
 Plan of Conservation & Development

Millennials, resale shortage boost CT new housing activity to 14-year high

WHERE DO YOU START?

Facilities Feasibility Studies

Over 3 dozen documents, spanning 5 years of work, 500+ pages of information

- 1. Comprehensive Facilities Feasibility Study
- 2. Comprehensive Facilities Feasibility Study - Executive Summary
- 3. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix
- 4. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix A
- 5. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix B
- 6. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix C
- 7. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix D
- 8. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix E
- 9. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix F
- 10. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix G
- 11. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix H
- 12. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix I
- 13. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix J
- 14. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix K
- 15. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix L
- 16. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix M
- 17. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix N
- 18. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix O
- 19. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix P
- 20. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix Q
- 21. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix R
- 22. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix S
- 23. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix T
- 24. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix U
- 25. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix V
- 26. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix W
- 27. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix X
- 28. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix Y
- 29. Comprehensive Facilities Feasibility Study - Executive Summary - Appendix - Appendix Z

Town departments & BOE in 10 different buildings

POCD sets the tone for long range planning mindset

WESTON PUBLIC SCHOOLS CAPITAL BUDGET - DRAFT Weston Public Schools, Weston, CT			
11/1/21			
Description of Project	Year 1 FY 2021	Year 2 FY 2022	Year 3 FY 2023
1. WPS - Installation of Concrete Pad Over Old Tank	\$ 36,700	\$	\$
2. WPS - Replacement of 474' Over 40' Transfer Valve, Standards and Ledges	\$ 2,150,000	\$	\$
3. WPS - Replacement of 474' Over 40' Transfer Valve, Standards and Ledges	\$ 2,150,000	\$	\$
4. WPS - Building	\$	\$	\$
5. WPS - Building	\$	\$	\$
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7. WPS - Building	\$	\$	\$
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100. WPS - Building	\$	\$	\$
Total Capital Budget	\$ 1,097,400	\$ 442,400	\$ 1,119,700

Spend at least \$1-2 Millions on BOE Building Improvements per year

Master Plan begins to develop cohesion of commercial and municipal/town

Districtwide Projections

COVID Impact, Demographics, and the future

- Medium projections model most closely aligns with underlying demographic, housing, and economic trends
- Medium projection is very close to the high projections for the first 3 years

WHERE DO WE GO FROM HERE?

1. Consider the reasons why past initiatives have stalled?
2. Engage both supporters & skeptics in the process
3. Make the process clear for developing your **Master Plan**
 - a. State the goals, need, and vision
 - b. Identify opportunities for participation
 - c. Be transparent with the developments of the options
 - d. Listen and adapt





***Is it time to consider a
different approach?***

FOC Workshops



District Wide Public Forums & Workshops



Community conversations and understanding expectations

Develop, analyze, and consider planning options

Community Town Staff Faculty

Town Boards (BOE, BOS, BOF)

Students



Opportunities, Benefits, Challenges, Costs, Schedule & Impact

Draft Master Plan
(11/1/2021)

Final Master Plan
Late Fall



Kickoff Meeting
April/May



Validate conditions & programming



Refinement of the scope, schedule, implementation, fiscal impact & reimbursement

Refining and finalizing the master plan

Community conversations and understanding expectations



HOW TO ENGAGE YOUR COMMUNITY

- *Asking vs. telling them*
- *Get their attention*
- *Meet them where they are at*
- *Tours to illustrate conditions*
- *Make it easy to catch up or contribute*
- *Respond*



FOCUS GROUP RESULTS BY QUARTER

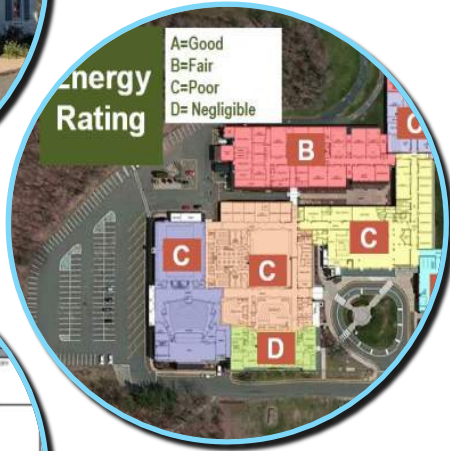
Changes in current programs are expected or desired over the next 5 years:

- **ELL growth – need services – growing into bilingual –** dedicated language lab space
- **Birth-5 population** unknown from year to year – need more bringing in more peer models
- **PreK - daycare for** employees – early childhood at (HS)
- Parent resource center
- **Move in-district SPED** programs (currently at capacity) – enrich office space, etc. – shared services
- **World language lab – HS - MS - ES – office spaces**
- **Maker spaces** – science labs MS – ES – STEM
- Common spaces for classroom clusters
- Professional Development space - model classes
- **HS – STEM & Career spaces** – mastery learning
- **ELL students increasing** – need for support space – technology equipment issues, space for set up)
- Improved space design to accommodate needs
- **Increased special health population** behavioral issues: – support staff & materials
- More adults in classrooms working with students
- **Additional preschool classes needed**

KEEP THE MESSAGE CLEAR & SIMPLE

- State Goals/Vision
- Maintain Simple Navigation
 - Where to go to find info
 - Where you are in the process
 - How can you contribute
 - Next steps in the process

Validate conditions & programming



	V4	V3	V2	V1	
Roofs					
Asphalt/Flt	4	3	2	1	Flt roof water reported or stain
EPDM membrane	4	3	2	1	White PVC
PVC membrane	4	3	2	1	
Ballast/Gravel	4	3	2	1	
Aluminum gutters / downspouts	4	3	2	1	
Flashed / Seal	4	3	2	1	
Exterior Walls					
Masonry / Brick	4	4	3	2	Minor repointing needed
Cladding - vinyl siding	4	3	2	1	
Stucco	4	3	2	1	
Joint (Building or expansion)	4	3	2	1	
Wall mounted fixtures	4	3	2	1	
Stucco/EIFS - embedded concrete	4	3	2	1	Minor cracks - repaired
Exterior Doors & Frames					
Aluminum Doors & Frames	4	4	4	4	
Woods/Steel Doors & Frames	4	3	2	1	
Glazed / Specialty	4	3	2	1	Includes covered walkway structure
Windows					
Aluminum Frames	4	3	2	1	security film applied
Wood/Steel Frames	4	3	2	1	
Walkways / site stairs					
Concrete walks & curbs	3	2	1	0	
Stucco/EIFS curbs & walls	4	3	2	1	
Ceilings / parking lots					
Stucco/EIFS	1	1	1	1	
Joint sealing	1	1	1	1	
Exposed concrete soffits	3	2	1	0	cracks or sealant/peeling paint
Landscaping					
Low	2	1	1	0	
Planting	3	2	1	0	
Multi-level	1	1	1	0	Handbook available
Site					
Photocopies / Buckets	1	1	1	0	
Paved (pav surfaces) (PM)	2	1	1	0	
Paved (pav surfaces) (SM)	1	1	1	0	
Diamond Mesh	3	2	1	0	Maintenance of drainage
Steeper Slope	1	1	1	0	Resurfacing/reconcrete
Auxiliary Buildings - storage	3	2	1	0	Wood storage shed
Loading area	1	1	1	0	
Concrete Structures	1	1	1	0	Reconcrete
Reinforced Concrete, joist & beam	3	2	1	0	
Reinforced Joist	3	2	1	0	

EXISTING CONDITIONS & PROGRAMMING VALIDATION

- Validate & Update
- Graphically depicting clearly
- Summarizing the findings
- Help prioritize yearly improvements, cost benefit analysis

*Develop, analyze, and
consider planning options*

DEVELOP, ANALYZE, AND CONSIDER PLANNING OPTIONS

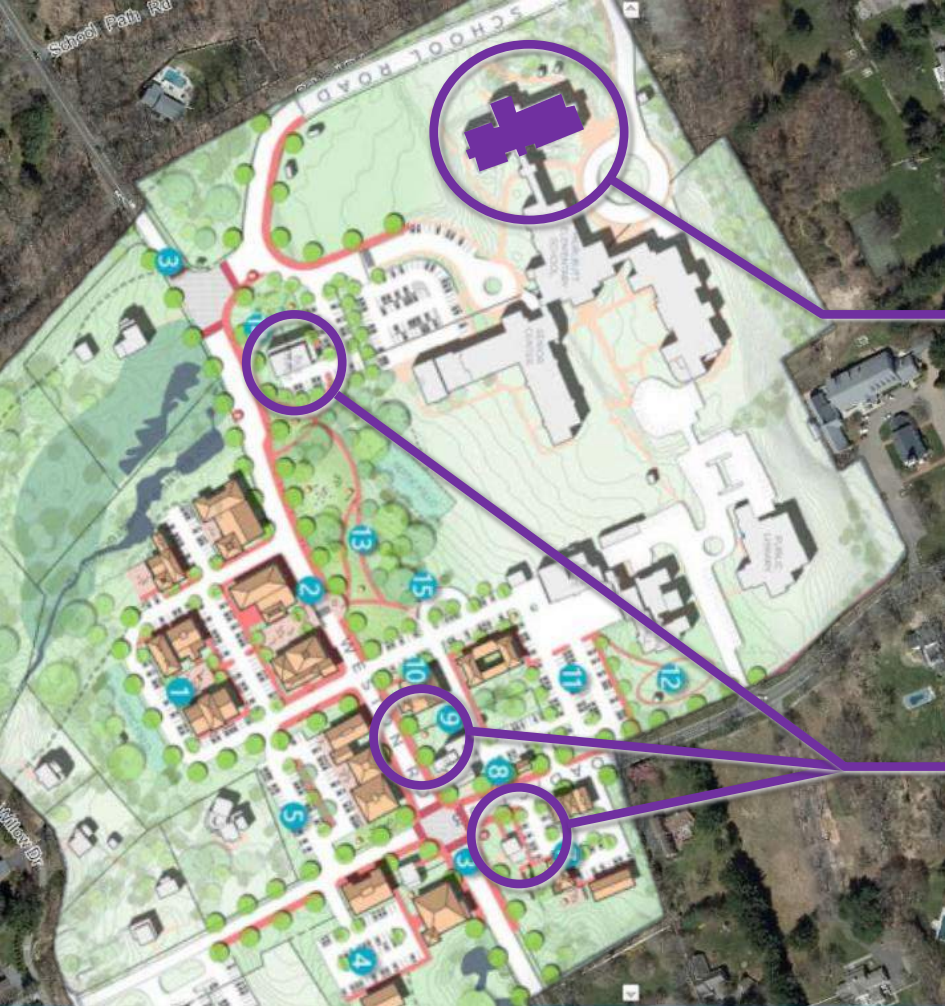
Consider “best fit” scenarios to
Town Annex departments &
BOE offices

Existing Annex ~ 15,000 gsf

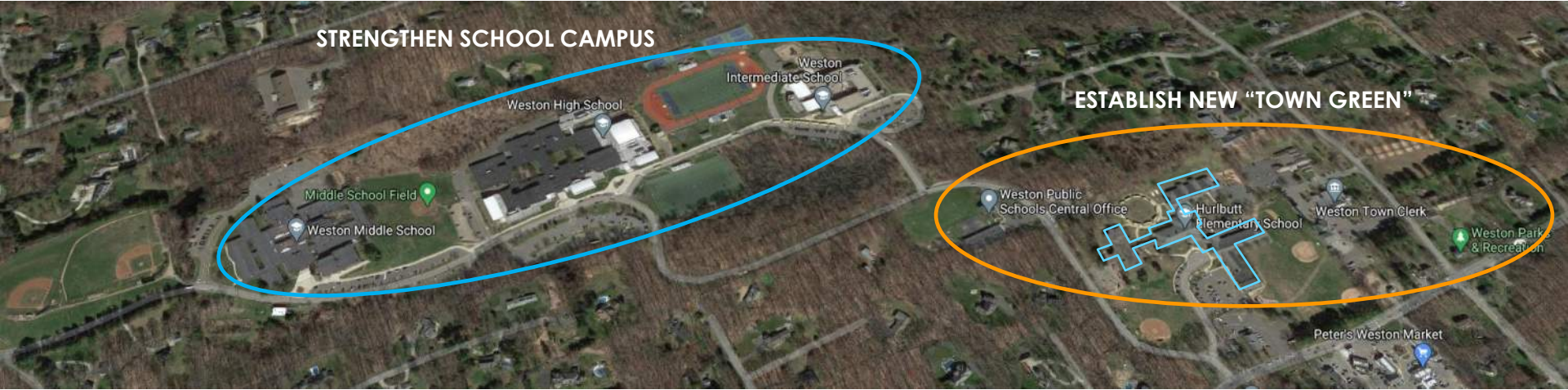
Existing BOE Building ~ 8,000 gsf

North House Footprint ~ 16,000 gsf x two

Consider relocation of Park &
Recreation, Onion Barn, and
Bus Depot



CAMPUS COMMUNITY / CLOSE/REPURPOSE HURLBUTT



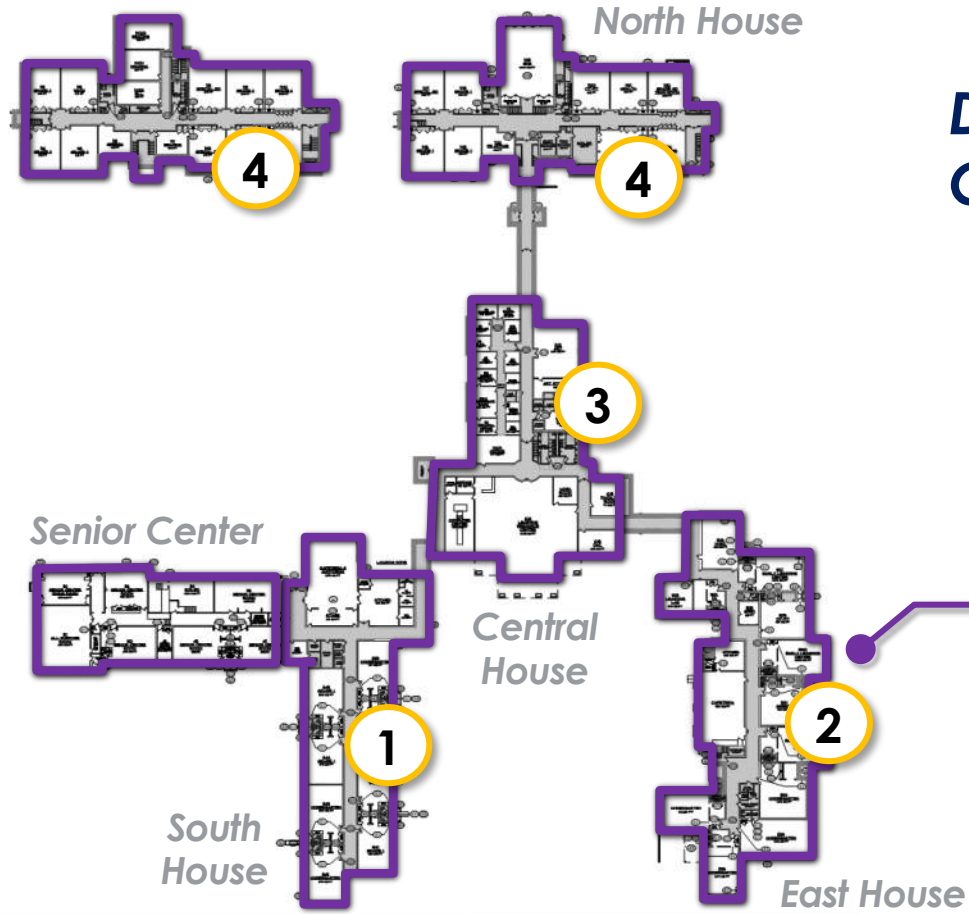
Develop, analyze, and consider planning options

DEVELOP, ANALYZE, AND CONSIDER PLANNING OPTIONS



Consider “best fit” scenarios to maintain PK & K in place

Contemplate long term planning impacts and consider relocation of parking to create pedestrian quads for “municipal campus”



DEVELOP, ANALYZE, AND CONSIDER PLANNING OPTIONS

Review and analyze opportunities to isolate/separate building infrastructure

Hurlbutt School building infrastructure lends itself to isolating each house if multiple uses are contemplated

OTHER CONSIDERATIONS...WHAT'S RIGHT FOR YOUR COMMUNITY?

Synergies in co-locating

- Benefit to community as one stop shop
- Ability to increase/enhance controlled access & security to offices
- Promotes the use of shared amenities;
 - Conference & Presentation space
 - Break areas & Work Centers
 - Public facing functions
- Encourages interaction and interdisciplinary approach to programs
- Could reduce overlap and in turn provide additional opportunities to enhance benefits to town.



Develop, analyze, and consider planning options

SIMILAR EXAMPLE...SIMSBURY



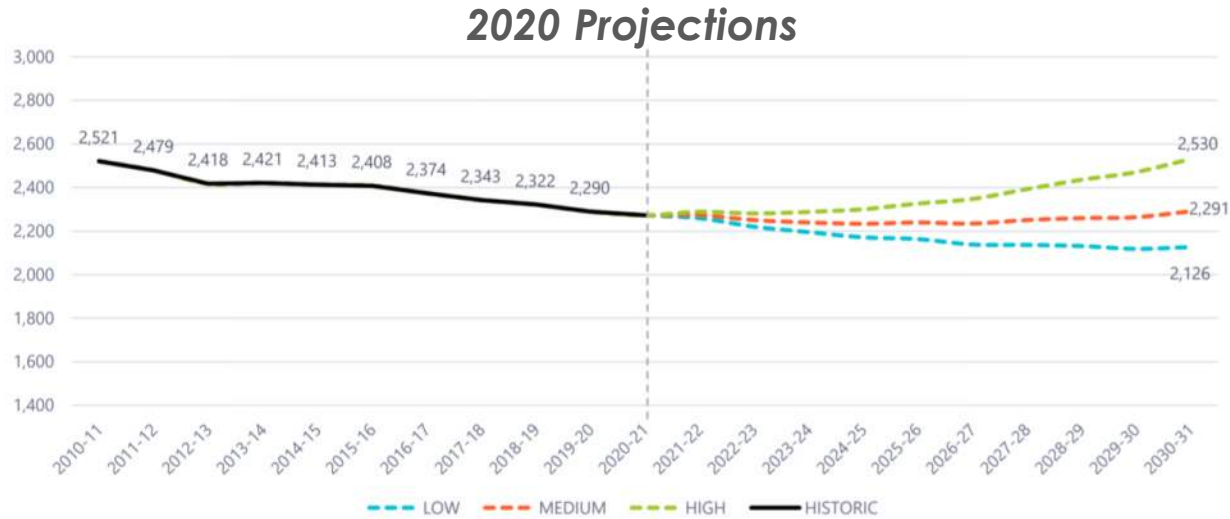
TOWN OF SIMSBURY:

- School Facilities Master Plan
- Elementary Renewal Plan
- Town-Wide Facilities Master Plan

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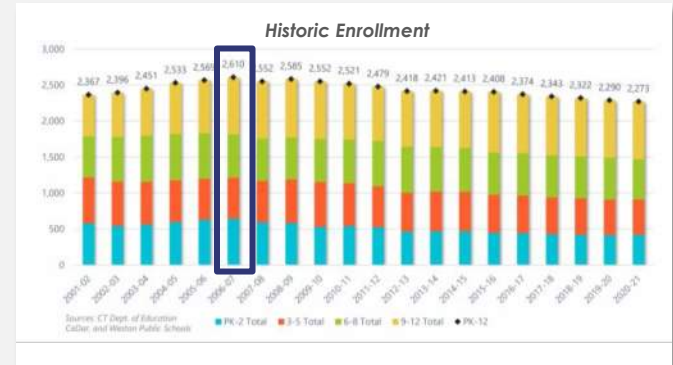
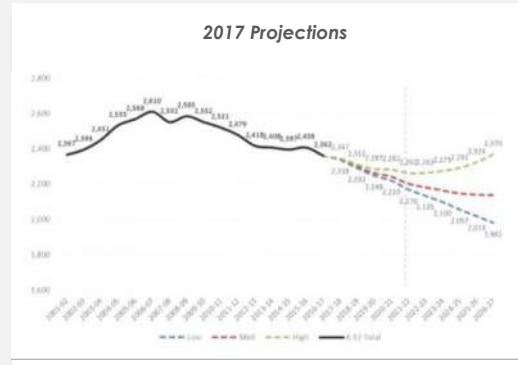
Town Buildings

Develop, analyze, and consider planning options



COVID IMPACT:

- Look at historic enrollment and bubble years as indicator of max enrollment
- Build in flexibility



Develop, analyze, and consider projection options

Benchmarking ~ Maximum Allowable Area as per OSCG&R

School	Existing SF	Option 1			Option 2		
		Grade Config.	Enroll.	Max SF	Grade Config.	Enroll.	Max SF
Hurlbutt	92,885	-	-	-	PK-4	807	121,050* (+30.3%)
Intermediate	111,713	PK-4	807	96,840 (-13.3%)	5-8	738	121,368 (+8.6%)
Middle	172,863	5-8	738	121,368 (-29.8%)	-	-	-
High	145,977	9-12	794	143,338 (-1.8%)	9-12	794	143,338 (-1.8%)

*Additional space allowance due to age of building

Develop, analyze, and consider planning options

UNDERSTANDING THE OPTIONS...WHAT'S RIGHT FOR YOUR COMMUNITY?

Options	Cost	Duration & Disruption	Operational & Energy Efficiencies	Impact on Town Buildings	Quality & Aesthetics	Parent, Bus, Site Safety	Fields & Site	21 st Century Learning Space	Grade Config.
Option 1 <i>(Repurpose Hurlbutt)</i>									
Option 1A <i>(Early Childhood @ Hurlbutt)</i>									
Option 2 <i>(Repurpose Middle School)</i>									



OTHER CONSIDERATIONS...WHAT'S RIGHT FOR YOUR COMMUNITY?

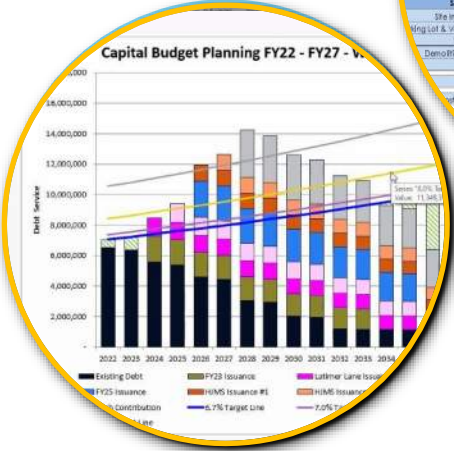


Impact of Grade Reconfiguration

- **5-8 Structure often considers:** social and emotional development, schools within a school and team teaching with shared core
- **PK & K relocation requires:**
 - more area per student (50% More ~ 1,200 vs. 800 sf)
 - age-appropriate play
 - Properly size core and support spaces
 - Different parent drop off
 - Synergies with community programs

Develop, analyze, and consider planning options

Refining and finalizing the master plan



DESIGN OPTIONS

Grade Levels	Est. Sq. Ft.	Est. Cost	Est. Area
Pre-Kindergarten	291	116	4,507
Kindergarten	116	116	17,760
Grade 1	177	116	20,084
Grade 2	197	116	22,898
Grade 3	176	116	20,442
Grade 4	182	116	21,071
Grade 5	213	148	37,546
Total	1,184		
Max. Area Allowed	(39,865)		
Existing Building	(27,482)		
Variance	N/A		

Possible Bond Reference Vote
~\$78,141,446

Cost to Brookfield after anticipated State Reimbursement
~\$63,294,571

Scope of work	Am't	Unit	Cost/Unit	Cost
Site Improvements	16,251	Acres	\$843,390	\$4,021,873
King Lot & Vepko-Cole Ctr.	253	Spaces	\$7,590	\$2,001,750
New Building	138,857	Sq. Ft.	\$415.00	\$57,423,580
Demo/Ren of Existing	67,421	Sq. Ft.	\$36	\$2,434,356
Subtotal				\$66,981,961
Soft Costs	16,229	%		\$10,029,863
Contingency	16,229	%		\$10,029,863
Total Project Costs				\$78,141,446
State Reimbursement				(\$17,846,875)
Cost to Brookfield				\$63,294,571

Refining the Preferred Option

- Refine and detail scope
- Define schedule (Short & Long)
- Implementation & Phasing Diagrams
- Fiscal Impact & Reimbursement

UNDERSTANDING THE OPTIONS...WHAT WILL IT COST?

				
	WILLIAM J. JOHNSTON MIDDLE SCHOOL COLCHESTER, CT	LATIMER LANE ELEMENTARY SCHOOL SIMSBURY, CT	PUMPKIN DELIGHT ELEMENTARY SCHOOL MILFORD, CT	THE SHERMAN SCHOOL SHERMAN, CT
TOTAL SQUARE FOOTAGE	121,970 SF	58,456 SF	52,400 SF (selective renovation)	74,358 SF (~5,000 SF untouched)
NEW	74,885 SF (61.4%)	26,305 (45%)	10,010 SF (19.1%)	18,301 SF (24.6%)
RENOVATION	47,085 SF (38.6%)	32,151 (55%)	42,430 SF (80.9%)	51,092 SF (68.7%)
AVERAGE COST/SF	\$357	\$405	\$264	\$365

Refining and finalizing the master plan

UNDERSTANDING THE OPTIONS...COORDINATION WITH OSCG&R

- Experience with all three PMs**

Kermit, Bob, and Barbara.

Director Kosta Diamantis & Michele Dixon from Grants

- Several Active Projects**

Milford, Simsbury, Ellington, LEARN, Sherman, Brookfield

- Experience with atypical projects**

Colchester ~ Space Waiver & Renovate as new

LEARN ~ specialty building & program

Milford ~ Unique city schedule

REIMBURSEMENT RATE:
21.43% (General),
11.43% (New) for 2021

Event Details

Strategic Sourcing

Event ID	Formal	Type	Page
60000220000000000000	Full	SC	

Event Name: Application Materials
Start Time: 10/27/2019 10:30:00 AM
Finish Time: 10/27/2019 03:00:00 PM

Event Currency: US Dollar
Bid allowed in other currency: No

Bid Number: 2
Bid Date: 05/24/2019 13:16:37 EDT
Total Bid Amount: 76,141,446.00

Bidder: TOWN OF BROOKFIELD
TOWN TREASURER
PO BOX 5108
BROOKFIELD CT 06804
United States

Submit To: Dept of Administrative Svcs
Accounts Payable
450 Calverius Blvd
Hartford CT 06103
United States
Contact: DAS-Dixon Michelle R
680 713 6477
Phone: michelle.dixon@ct.gov
Email:

State Project Number: DASH1-SCPO000002
Local Educational Agency: Brookfield
School Name: Huckleberry Hill PK-5 School
Date: 4/1/2019

2500

Event Description: PK-5
General Comments: Farms, Innovation, High-quality of go

Grade Configuration: PK-5

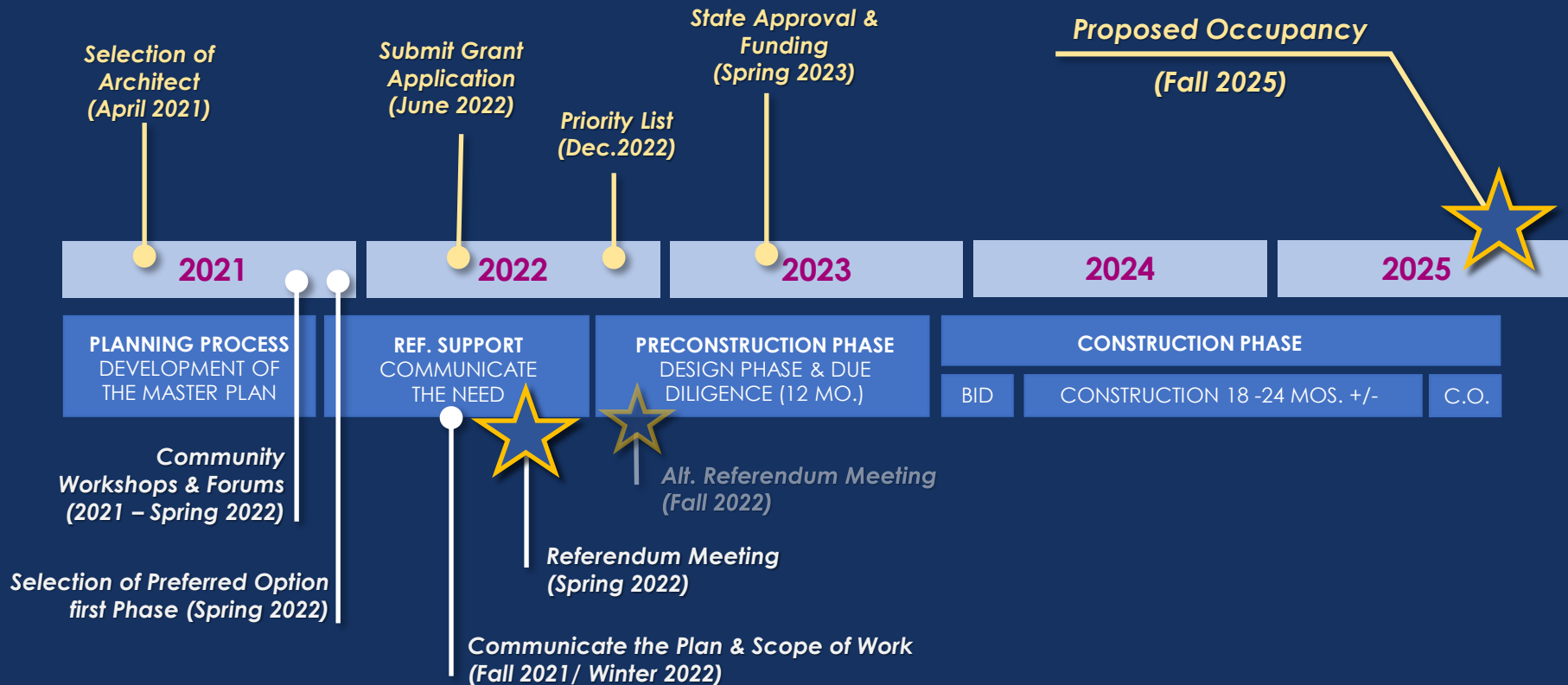
PROJECTED STUDENT ENROLLMENT		Students	# Inst. Areas	Students	# Inst. Areas
8-Year Highest Projected Enrollment	8-Year	24	8-Year	25	
Pre-Kindergarten		36	1.50	Grade 6	0.00
Kindergarten		180	7.50	Grade 7	0.00
Grade 1		187	7.79	Grade 8	0.00
Grade 2		191	7.96	Grade 9	0.00
Grade 3		186	7.75	Grade 10	0.00
Grade 4		192	8.00	Grade 11	0.00
Total Stc					

REIMBURSEMENT: SF/SF, SF/SI, SF/S, Maximum

Grant Application Phase Cost Estimate

Category	Cost	Unit	Rate	Project Budget	Cost
Project Cost	\$17,888,125.00	of Project Cost	100.00	\$17,888,125.00	
Subtotal	\$17,888,125.00			\$17,888,125.00	
Construction Cost	\$82,775,887.00	of Construction Cost	817.13	\$82,775,887.00	
Eligible Construction Cost	\$82,775,887.00	of Eligible Cost	817.13	\$82,775,887.00	
Const Total Gr	\$100,664,012.00	Fee	\$644,000.00	Construction	\$100,000,000.00

KEEPING THINGS IN PERSPECTIVE



Refining and finalizing the master plan



SOCIAL/EMOTIONAL IMPACT



21st CENTURY EDUCATION



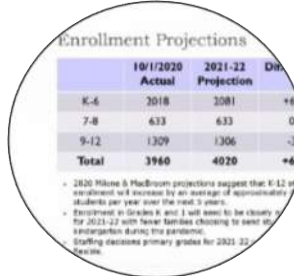
BUILDING SYSTEMS



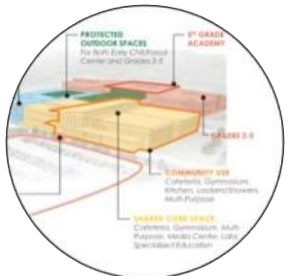
CONCEPTUAL IMAGES



OPERATIONAL EFFICIENCIES



DEMOGRAPHICS



CONCEPTUAL DIAGRAMS



RESILIENCY/SUSTAINABILITY

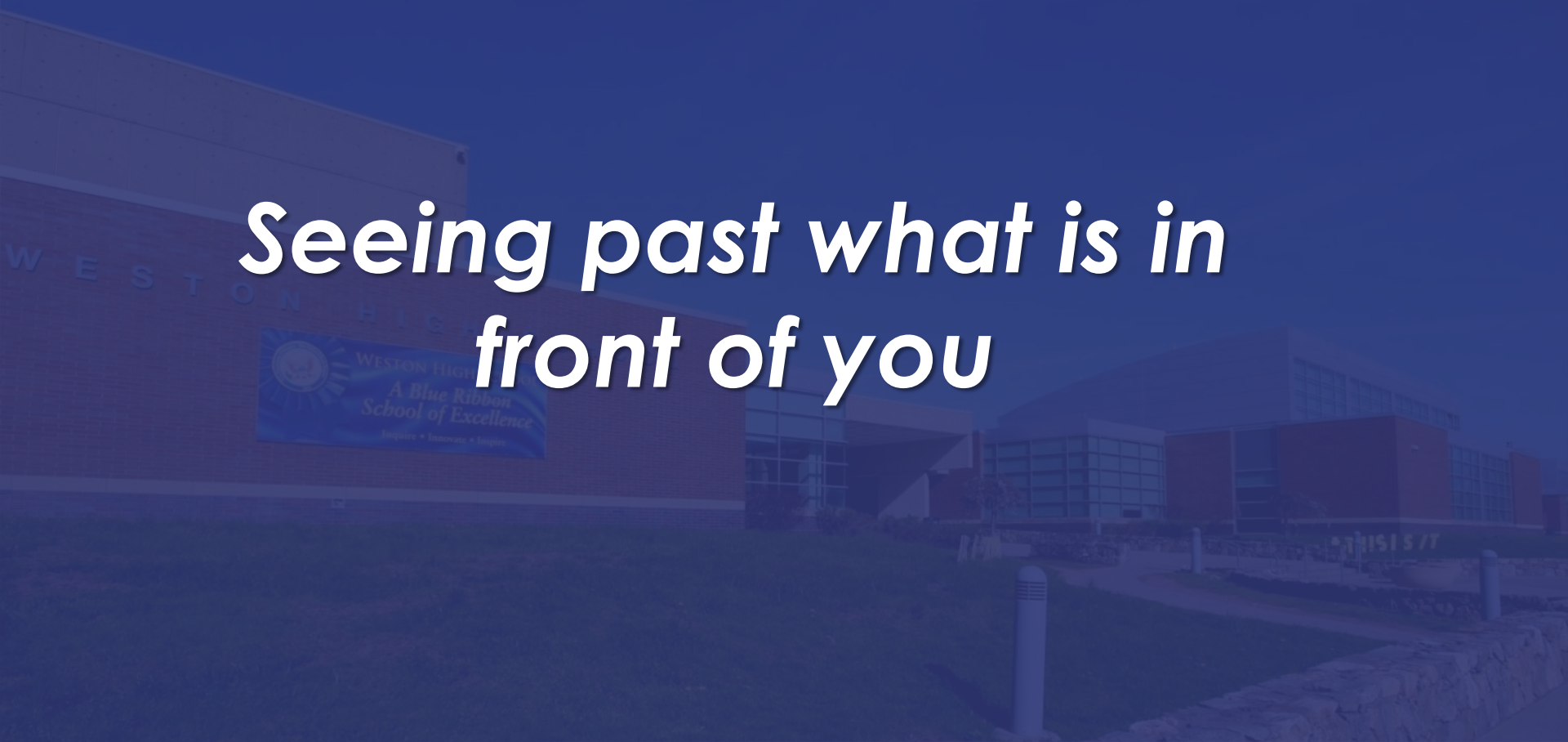


COST IMPACT & REIMBURSEMENT

Being responsible and comprehensive

- What are the benefits?
- What could it look like?
- What will it cost?
- What is the process?
- When will it start and finish?

*Seeing past what is in
front of you*



TRANSFORMING SPACE / REPURPOSING HURLBUTT ELEMENTARY SCHOOL



BEFORE



AFTER



BEFORE



LOOMIS CHAFFEE SCHOOL

AFTER



TRANSFORMING SPACE / REFRESHING THE MIDDLE SCHOOL



BEFORE



ASNUNTUCK COMMUNITY COLLEGE

AFTER



ASNUNTUCK COMMUNITY COLLEGE

BEFORE



AFTER



BEFORE



AFTER



Q & A

SCOPE OF
WORK

EXISTING CONDITIONS
ASSESSMENT

PROGRAM
DEVELOPMENT

21ST CENTURY
LEARNING

COMMUNITY
INTERACTION

BENCHMARKING

CASE STUDIES/
EXPERIENCE

PROJECT
MANAGEMENT

THANK YOU!