

**TOWN OF WESTON, CT
Facilities Optimization Committee
Special Meeting**

October 20, 2021 7:30 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/89709234305>

Meeting ID: 897 0923 4305

Passcode: 990132

Join by phone: 646 558 8656

1. Approval of minutes
2. Discussion concerning the facilities optimization project
3. Any new items
4. Adjournment



Tecton
ARCHITECTS

UTILIZATION ANALYSIS SUMMARY PRESENTATION

WESTON, CT

10.20.2021 DRAFT

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Agenda



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1. Work Completed & Schedule
2. Abbreviated conditions summary WIS, WMS
3. Utilization Analysis
4. Takeaways & Next Steps

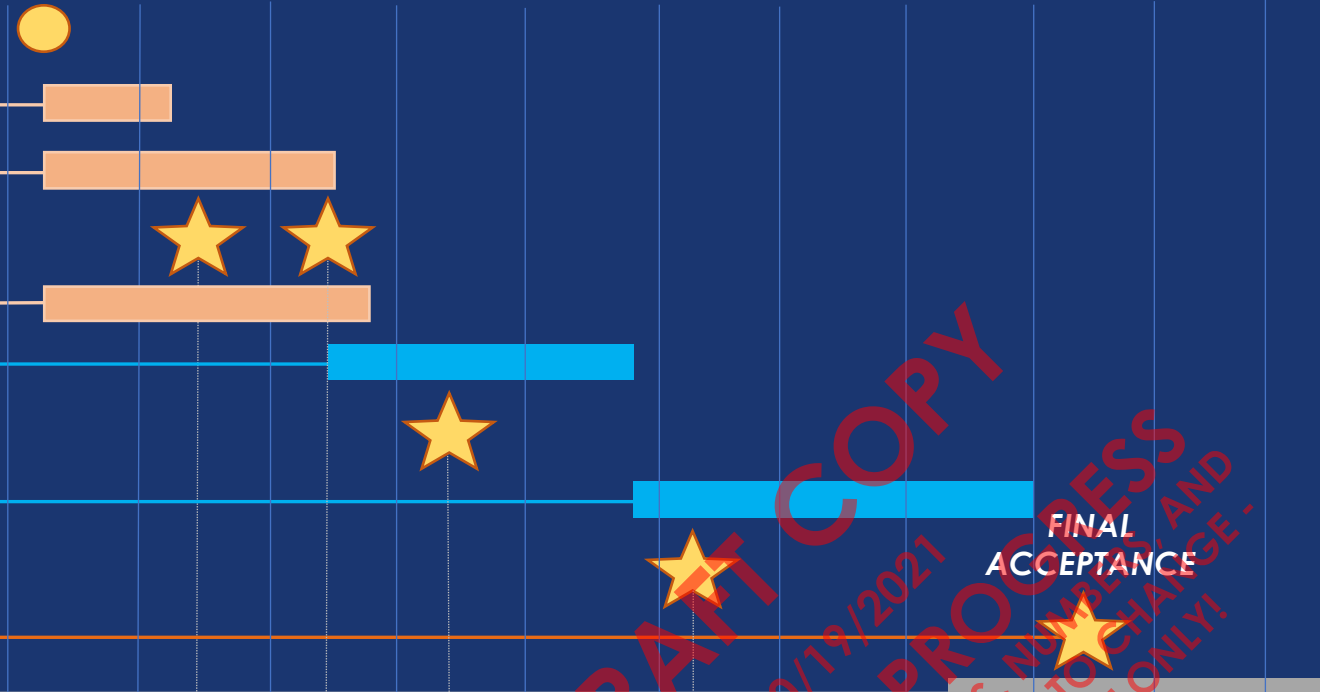
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MILESTONE SCHEDULE

ACTION ITEM

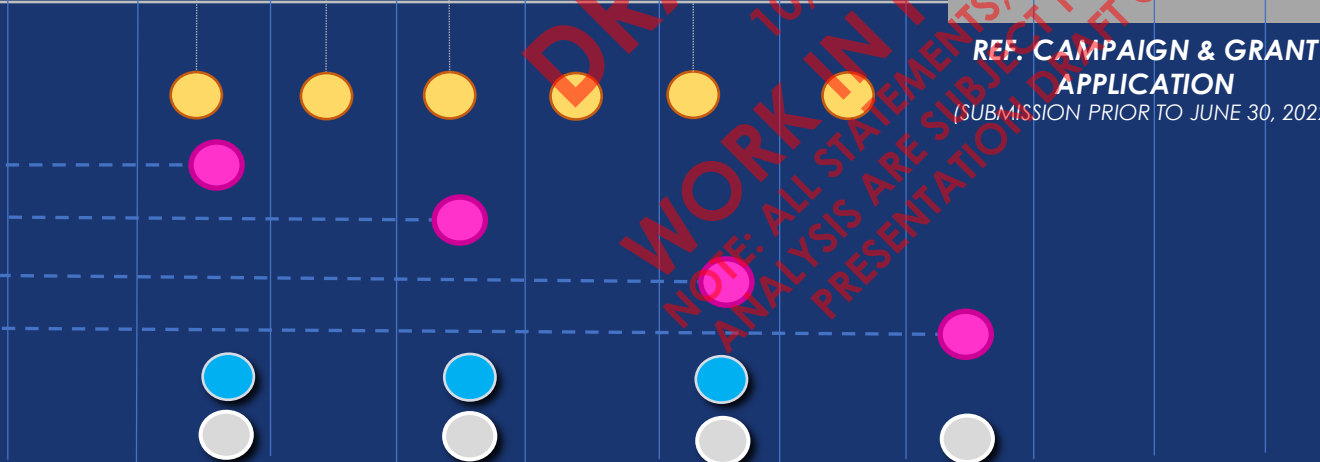


1. FACILITIES OPTIMIZATION KICKOFF MEETING
2. EXISTING CONDITIONS WALKTHROUGHS (8/18, 8/19)
3. PROGRAMMING SESSIONS & NEEDS ASSESSMENT
4. REVIEW FINDINGS, FEEDBACK, PRELIM. OPTIONS
5. DEVELOP & APPROVE ISSUE COMMUNICATIONS PLAN
6. DEVELOP PLANNING OPTIONS FOR COMMUNITY
7. REVIEW AND DISCUSS PLANNING OPTIONS
8. REFINE OPTIONS
9. SELECTION OF PREFERRED OPTION
10. FINALIZE CONCEPTS, SCOPE, SCHEDULE, AND COSTS



COMMUNITY INTERACTION

- Regular Facilities Optimization Committee Meetings
- Existing Building Tours & Presentation?
- Public Forum No.1 ~ Discuss Conditions, Needs, Solicit Input
- Public Forum No.2 ~ Present Optimization Options
- Public Forum No.3 ~ Present Preferred/Refined Option
- Review meetings with OSCG&R
- BOE, BOF, BOS Progress Update Meetings



FINAL ACCEPTANCE
REF. CAMPAIGN & GRANT APPLICATION
 (SUBMISSION PRIOR TO JUNE 30, 2022)

UTILIZATION & CAPACITY

BASELINE UNDERSTANDING

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1. Discover & document how each building is utilized.
2. Understand overall plan efficiency, can it be improved?
3. For Schools;
 - a) Benchmark typical classrooms – are they “right sized”? Is there enough? Are there too many?
 - b) Analyze capacity of core space (Cafeteria, Learning Commons, Gymnasiums, specialty spaces).
 - c) Review distribution and sizing of Specialized Ed spaces.
4. Identify opportunities and challenges.

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Capacity/Utilization ~ Summary for HES, WIS, WMS



BUILDING	GRADE CONFIG.	CUR. ENROLL. (9/17/2021)	FUTURE ENROLL.	EXISTING AREA	AREA PER STATE STD. (BASED UPON FUTURE ENROLL)	DELTA
HURLBUTT ELEMENTARY SCHOOL	PK-2	456	481 (Yr. 2030-31)	88,895	57,720	<u>31,175</u>
WESTON INTERMEDIATE SCHOOL	3-5	470	532 (Yr. 2030-31)	114,898	70,080	<u>44,818</u>
WESTON MIDDLE SCHOOL	6-8	541	567 (Yr. 2027-28)	161,111	95,376	<u>65,735</u>

Notes:

1. Utilized MML 11.20.2020 Medium Enrollment Projection.
2. State requires highest student enrollment from 8-year projection at time of grant application.
3. SF Area calculations in appendix.

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Note: WIS projected peak population Yr. 2030-31 may increase enrollment at WMS, not in current 10 Yr. projection

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State Standard Space Specifications Grades

Projected Enrollment	Pre-K and K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

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Its important to identify the causes of the variance and the options that may result from it.

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HURLBUTT ELEMENTARY SCHOOL

UTILIZATION STUDY

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Summary Comments

- ① **Useable area ratio less than typical**, (multiple additions, change in use, inefficient layout)
- ② **Majority of classrooms “right” sized**
(Most meet standard, some larger due to change in use, arrangement limits grade placement flexibility)
- ③ **Core Space Sizing & Duplication**
(two kitchens/cafeterias, Learning Common size)
- ④ **Evolution of Special Education**
(Need for small group and 1 on 1 instruction led to reuse/adaptation of existing classrooms/storage/etc.)

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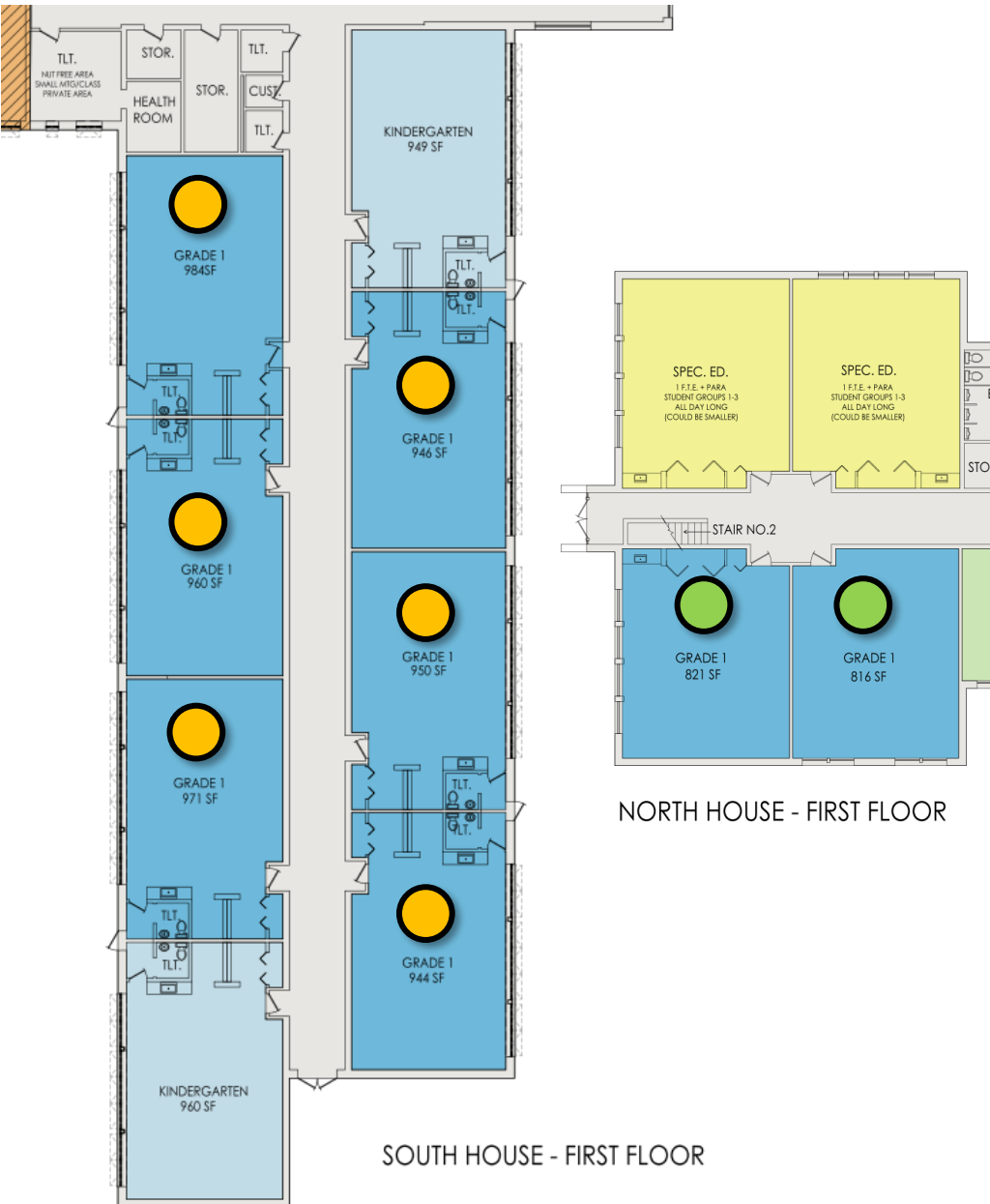


Kindergarten & Pre-K

- ① State Standard ~1,100 to 1,200SF
- ② Meet or below the SF standard
- ③ SF above standard

Use	Amt.	Avg. Size	St. Std.	Curr Enr.	Avg. Class	Weston
Grade Level	C.R.	Area SF	Area SF	Students	Students	Class Size
Pre-Kindergarten	3	1,121	1,100 - 1,200	30	10	15-20
Kindergarten	7	1,096	1,100 - 1,200	126	18	15-20
Grade 1	8	924	800-900	146	18	18-20
Grade 2	7	818	800-900	154	22	20-24

10 Classrooms in Total
 8 out of 10 meet space standard, two below.
Average SF of 1,104 SF
 Avg. St. Std. 1,150 sf ~ 4% below the avg. standard



Grade 1 (South & North House)

- ① State Standard ~ 800-900 SF
- ② Meet or below the SF standard
- ③ SF above standard

Use	Amt.	Avg. Size	St. Std.	Curr Enr.	Avg. Class	Weston
Grade Level	C.R.	Area SF	Area SF	Students	Students	Class Size
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Grade 1	8	924	800-900	146	18	18-20
Grade 2	7	818	800-900	154	22	20-24

8 Classrooms in Total

6 out of 8 are above space standard

Average SF of 924 SF

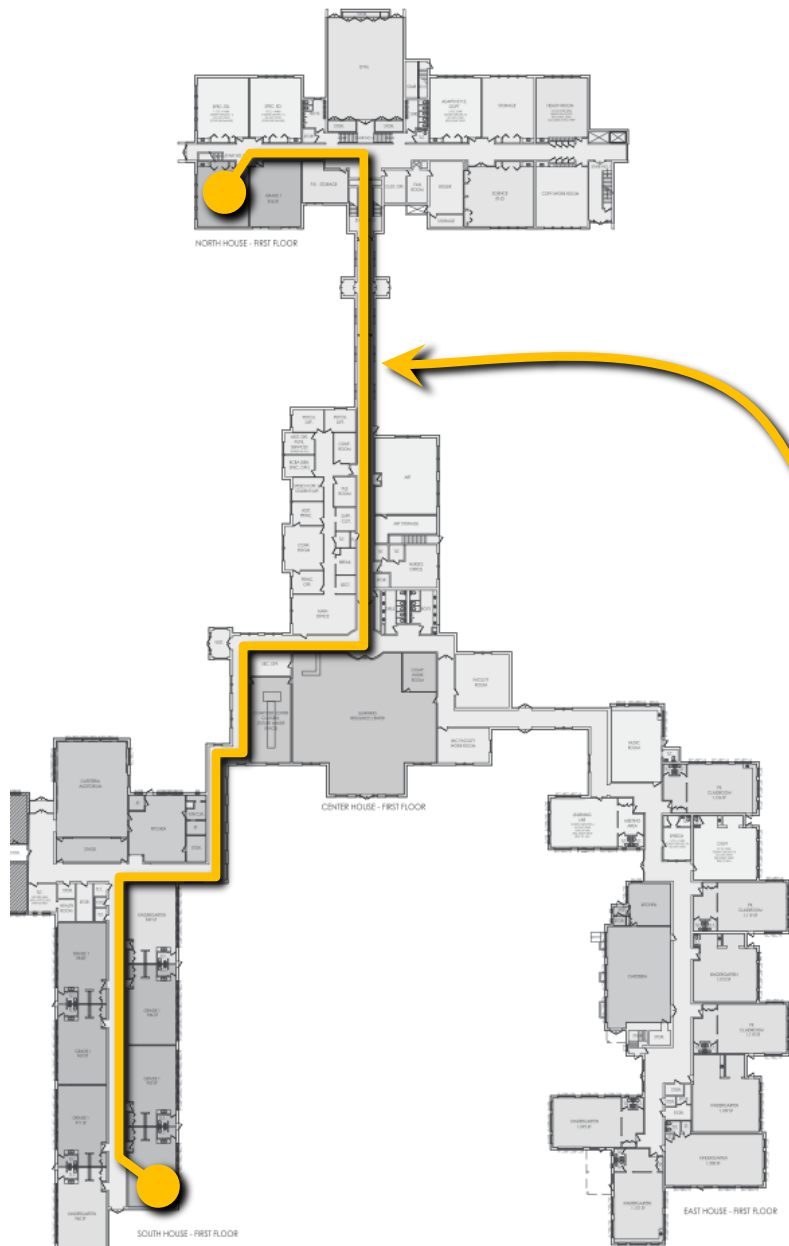
Avg. St. Std. 850 sf ~ 8.8% above the avg. standard

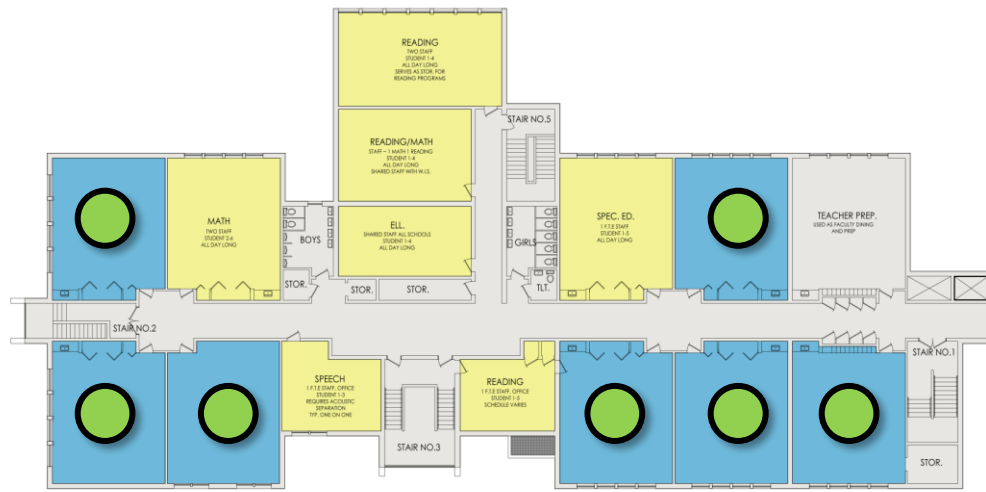
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Grade 2	7	818	800-900	154	22	20-24

**Distance between two furthest
Grade 1 Classrooms ~ 710 FEET!**





NORTH HOUSE - SECOND FLOOR

Grade 2 (North House, Second Floor)

- ① State Standard ~ 800-900 SF
- ② Meet or below the SF standard
- ③ SF above standard

Use	Amt.	Avg. Size	St. Std.	Curr Enr.	Avg. Class	Weston
Grade Level	C.R.	Area SF	Area SF	Students	Students	Class Size
Pre-Kindergarten	3	1,121	1,100 - 1,200	30	10	15-20
Kindergarten	7	1,096	1,100 - 1,200	126	18	15-20
Grade 1	8	924	800-900	146	18	18-20
Grade 2	7	818	800-900	154	22	20-24

7 Classrooms in Total

7 out of 7 meet space standard

Average SF of 818 SF

Avg. St. Std. 850 sf ~ 3.7% below the avg. standard

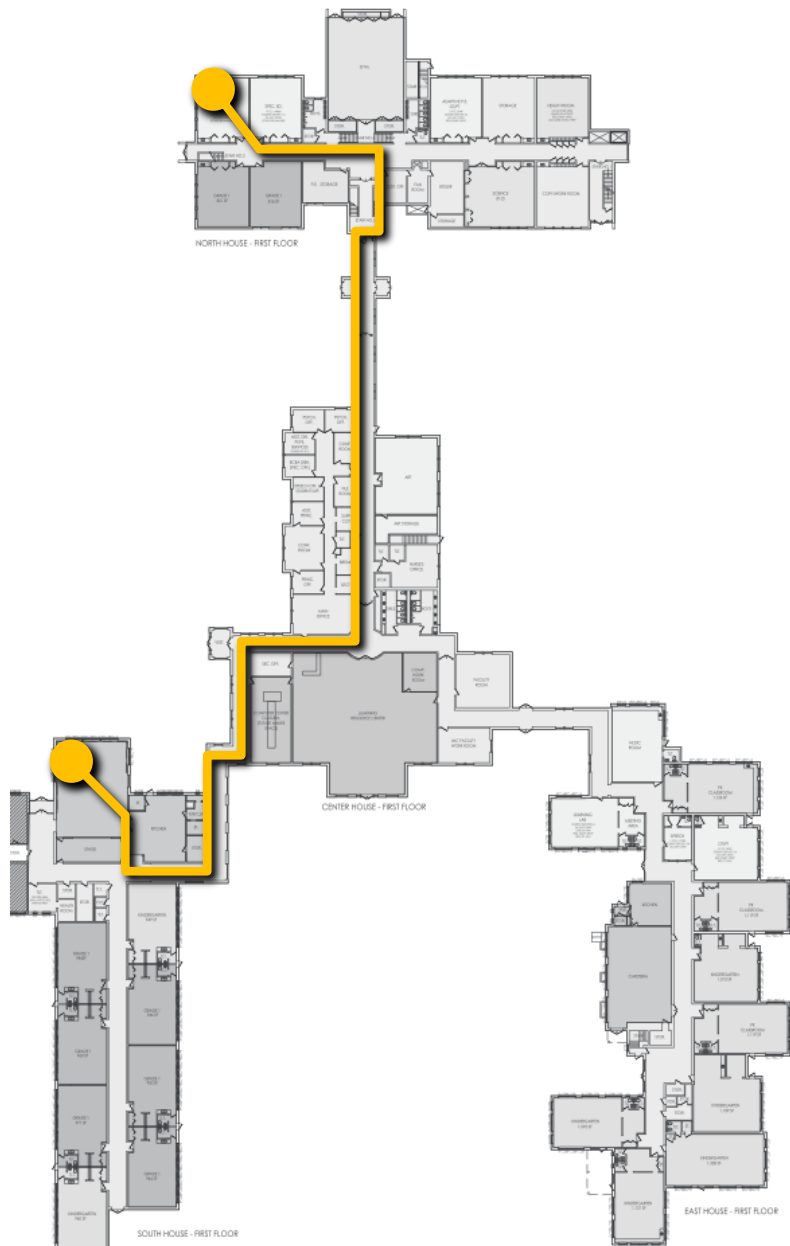
Grade 2 (North House, Second Floor)

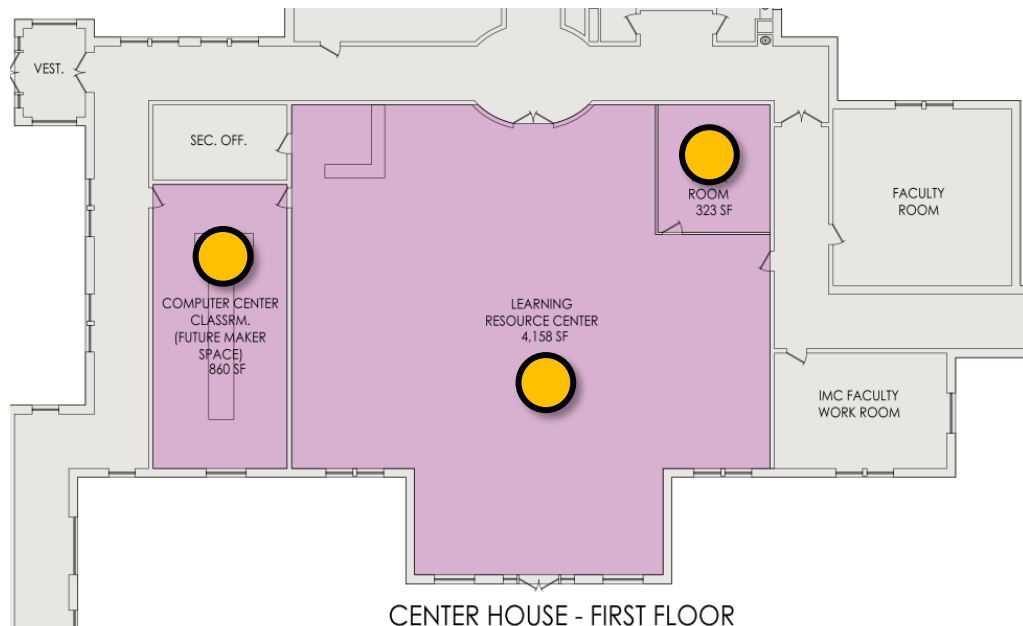
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Grade 1	8	924	800-900	146	18	18-20
Grade 2	7	818	800-900	154	22	20-24

Distance between Grade 2 to Cafeteria?

480 FEET!





Media Center Analysis with support space		
Use	St. Stnd.	Exist.
Learning Res. Center	1,683	4,158
Multimedia Production Room	200	860
Conference Room	200	N/A
Media Specialist Office	120	N/A
Workroom/Storage	150	N/A
Main Server Room [MS]	150	323
Subtotals	2,503	5,341
Delta	2,838	
% Over the state Standard	113.4%	

Media Center

(Center House)

- ① State Standard ~SF based on 10% of student enrollment x 35 SF/Student
- ② Meet or below the SF standard
- ③ SF above standard

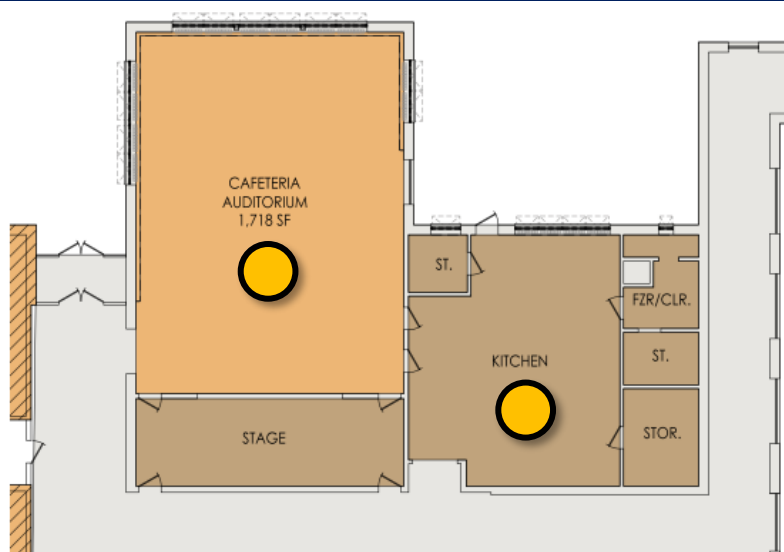
Area Calculation

10% X 481 X 35 SF ~ 1,683 sf

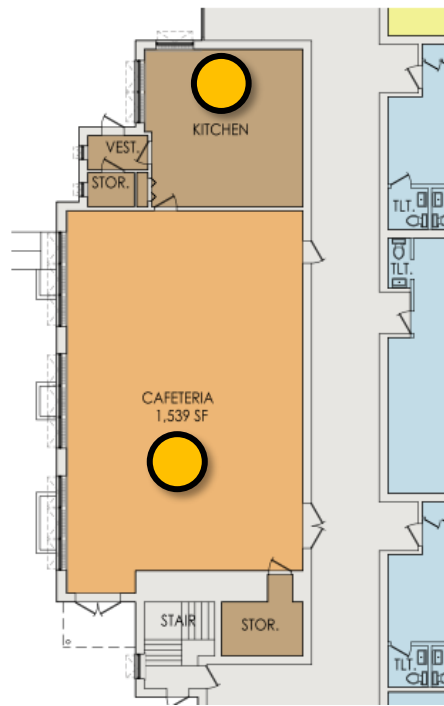
Existing ~ 4,158 sf

Delta of + 2,474, or 150% larger

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South House



East House

Cafeteria(s)

(East and South House)

- 1 State Standard ~SF based on 3 lunch periods and 17.5 SF/Seat
- 2 Meet or below the SF standard
- 3 SF above standard

Area Calculation

$17.5 \text{ sf/seat} \times 481/3 \sim 2,805 \text{ sf}$

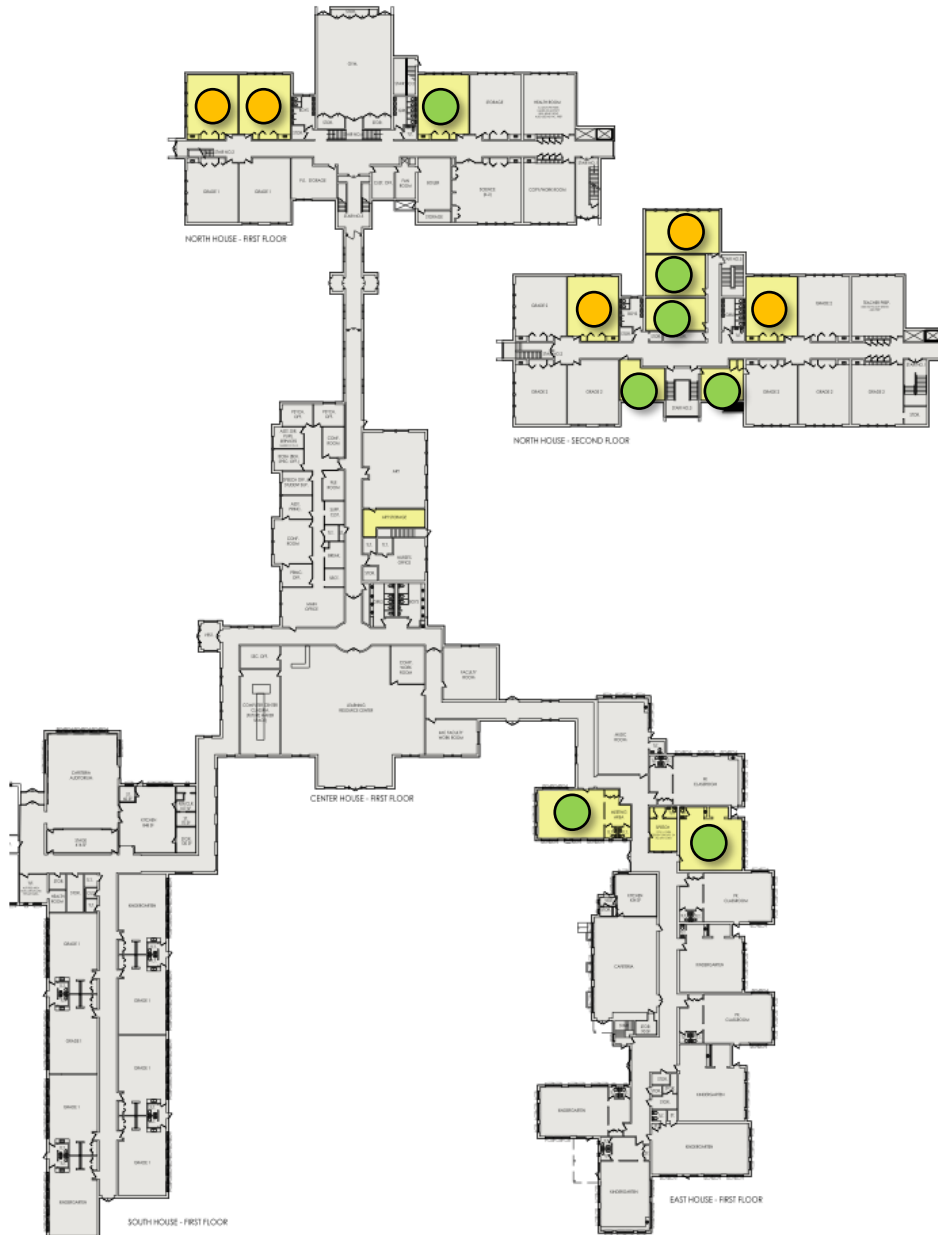
Existing $\sim 1,718 + 1,539 \sim 3,257 \text{ sf}$

Delta of + 452 sf, 16% Larger

Duplication of Support Space

$2,225 \text{ sf} \times 40\% \sim 890 \text{ sf}$

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Specialized Education (Multiple Houses)

1 State Standard ~ Varies

Specialized Education	
Use	St. Std.
Self-contained Classroom	900
Special Education/Resource	450
Small Self-contained Classroom	600
OT/PT Room	200
Workroom/Conference	150
Restroom/Shower	100

2 Meet or below the SF standard

3 SF above standard

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Specialized Education (Multiple Houses)

① **State Standard ~ Varies**



NORTH HOUSE - SECOND FLOOR



NORTH HOUSE - FIRST FLOOR

Specialized Education	
Use	St. Std.
Self-contained Classroom	900
Special Education/Resource	450
Small Self-contained Classroom	600
OT/PT Room	200
Workroom/Conference	150
Restroom/Shower	100

② **Meet or below the SF standard**

③ **SF above standard**

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Specialized Education (Multiple Houses)



NORTH HOUSE - SECOND FLOOR



NORTH HOUSE - FIRST FLOOR

Useable Area Analysis				
Spec. Ed. Uses	Area	Occ.	Stand.	Delta
Math	821	2-6	400	421
Speech	416	1-3	250	166
Reading	383	1-5	250	133
Spec. Ed.	821	1-5	250	571
ELL	485	1-4	250	235
Reading/Math	637	1-4	250	387
Reading	799	1-4	250	549
Spec. Ed.	821	1-3	250	571
Spec. Ed.	821	1-3	250	571
Adaptive PE	821	3-4	600	221
Learning Lab	1,106	3-6	900	206
Speech	312	3-4	250	62
OT/PT	970	3-4	900	70
Gross Floor Area	9,213	0	5,050	4,163

Some programs delivered in larger spaces than required, largely because those spaces are available.

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Opportunities to optimize (Multiple Houses)

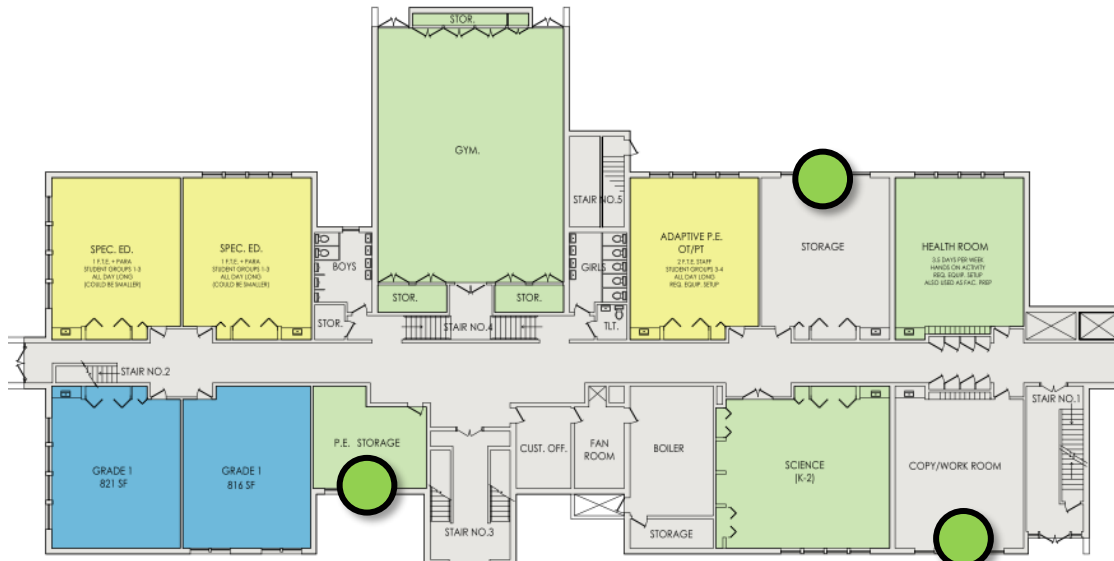
● Opportunities for reuse/optimization.

Note ~ the building configuration limits the ability to accommodate fluctuating grade level capacities and adjacencies

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NORTH HOUSE - SECOND FLOOR



NORTH HOUSE - FIRST FLOOR

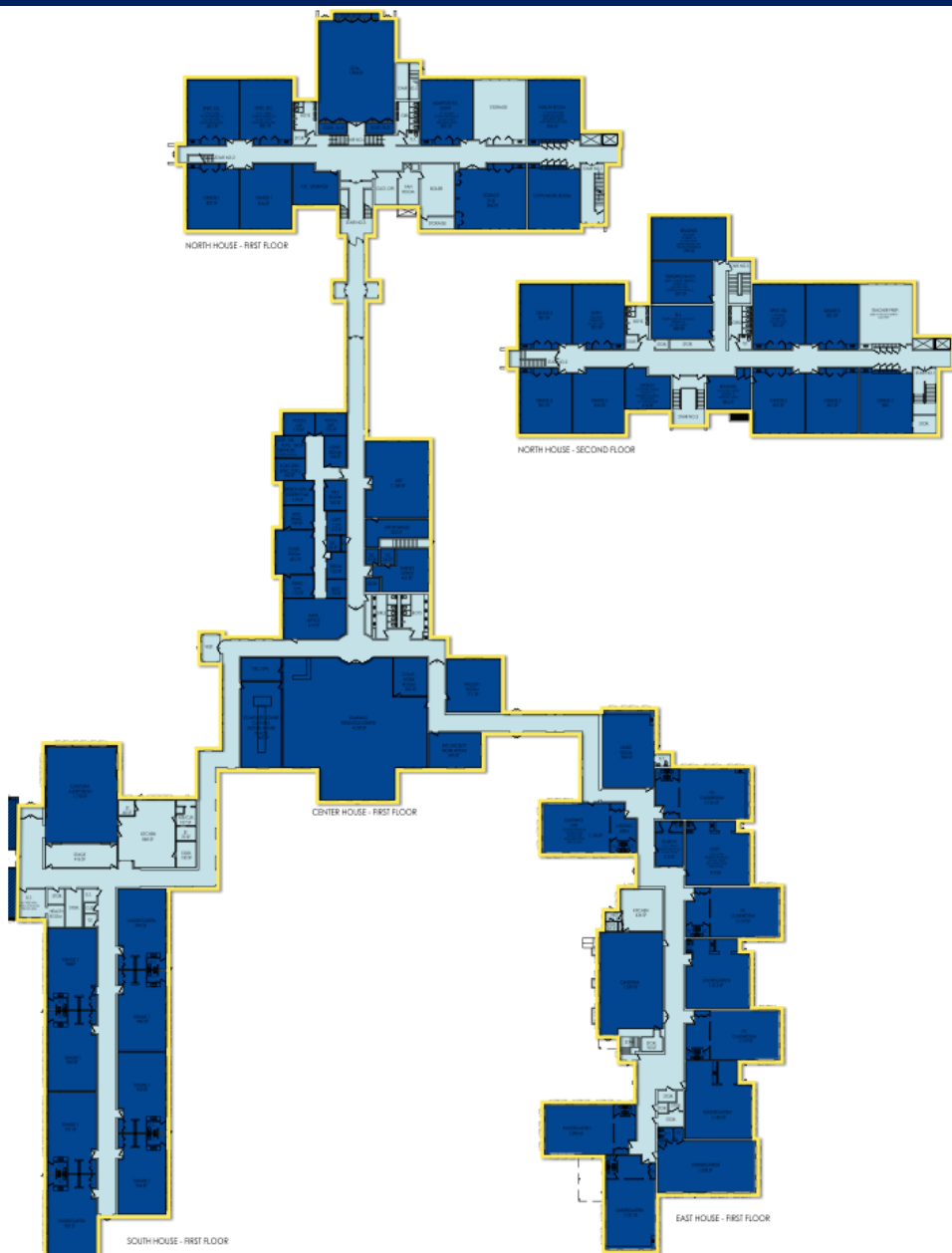
Useable Area Analysis

(Multiple Houses)

Useable Area Analysis			
Useable Area	52,956	60%	
Net (Useable to Gross)	35,939	40.4%	
Gross Floor Area	88,895		
Typical/Expected Ratios			
High Range	30.0%	26,669	9,271
Low Range	25.0%	22,224	13,715

Expected gross to net useable area averages range from 25-30%
The elementary school is currently at **40.4%**

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WESTON INTERMEDIATE SCHOOL

UTILIZATION STUDY

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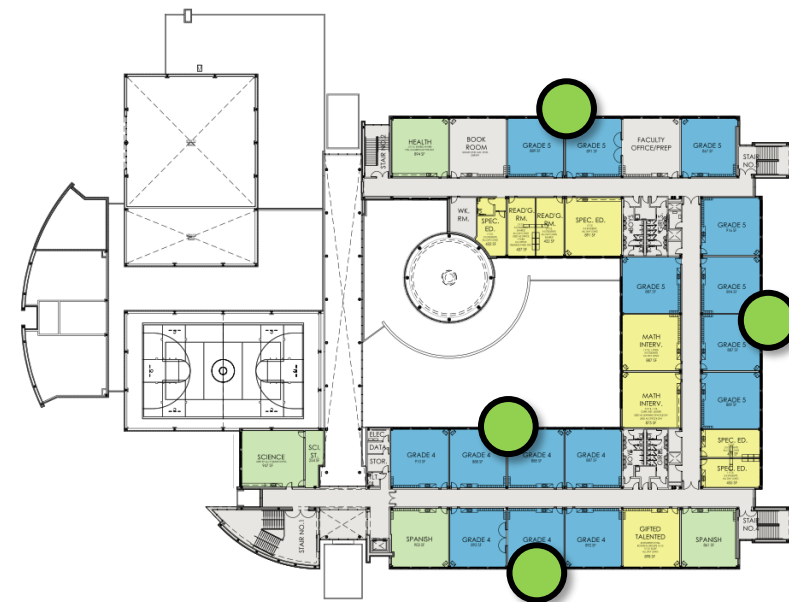
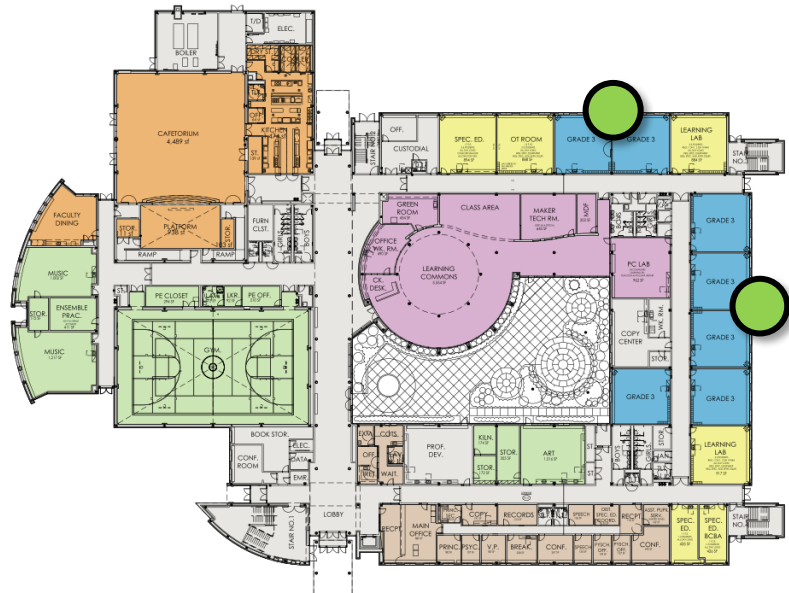
Summary Comments

- ① **Useable area ratio less than typical**
(Generous circulation & vertical circulation, Main Entry/Lobby, 4 stairs, underutilized space)
- ② **Majority of classrooms slightly larger than average standard** (Evenly distributed throughout)
- ③ **Core spaces larger than typically found**
(Cafeteria, Media/Learning Commons, "specials")
- ④ **Dedicated educational space for "specials"**
(Music, Art, Gym, Science, Spanish, Health, gifted/talented)
- ⑤ **Adapted Typ. Classroom for special education**
(Small group instruction in space larger than required, specific needs per grade level).

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Typical Classrooms

- ① State Standard ~ 800-900 SF
- ② Meet or below the SF standard
- ③ SF above standard



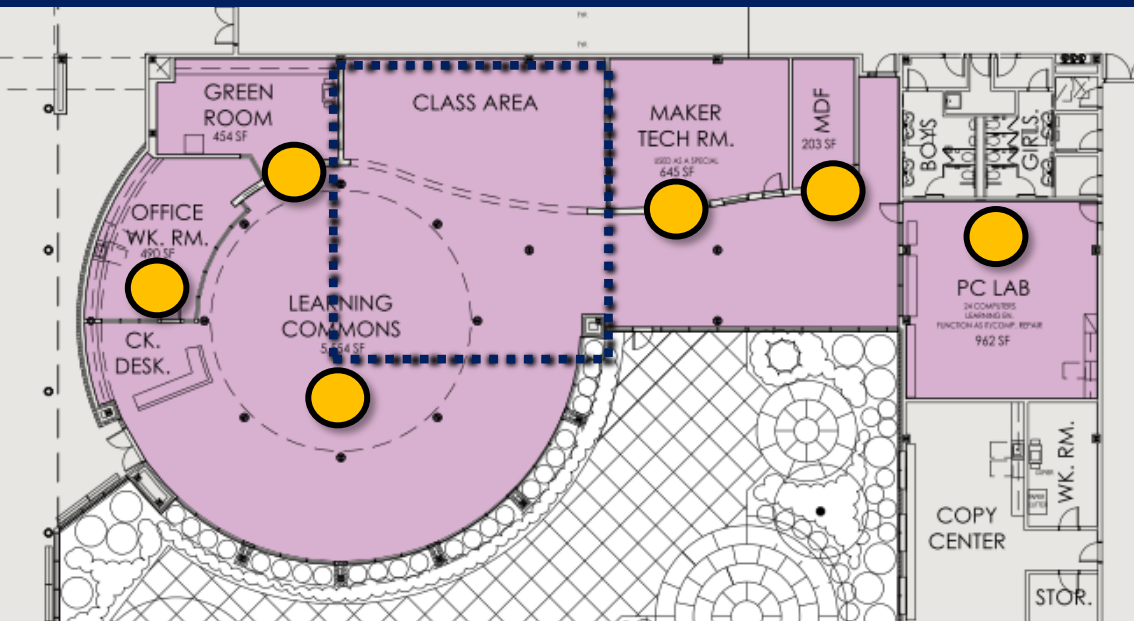
Use	Amt.	Avg. Size	St. Std.	Curr Enr.	Avg. Class	Weston
Grade Level	C.R.	Area SF	Area SF	Students	Students	Class Size
Grade 3	7	0	800-900	140	20.0	20-24
Grade 4	7	0	800-900	151	21.6	20-24
Grade 5	8	0	800-900	179	22.4	20-24

22 Classrooms in Total

All meet or exceed space standard (35 Sim. Size)

Average SF of 892 SF

St. Std. 850 sf ~ 5% above, 929 sf, St. Std. 800 sf ~ 11.5%, 2,029 sf



Media Center Analysis with support Space		
Use	St. Stnd.	Exist.
Learning Commons	1,862	5,554
Multimedia Production Room	200	454
Conference Room	200	0
Media Specialist Office	120	490
Workroom/Storage	150	N/A
Main Server Room [MS]	150	203
Maker Tech Room	0	645
PC Lab	0	962
Subtotals	2,682	8,308
Delta		5,626
% over/under State Stand.		210%

Media Center

- ① State Standard ~SF based on 10% of student enrollment x 35 SF/Student
- ② Meet or below the SF standard
- ③ SF above standard

Area Calculation

$10\% \times 532 \times 35 \text{ SF} \sim 1,862 \text{ sf}$

Existing 5,554 sf

Delta of + 3,692, or 198% larger

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Cafeteria

- 1 State Standard ~SF based on 3 lunch periods and 17.5 SF/Seat
- 2 Meet or below the SF standard
- 3 SF above standard



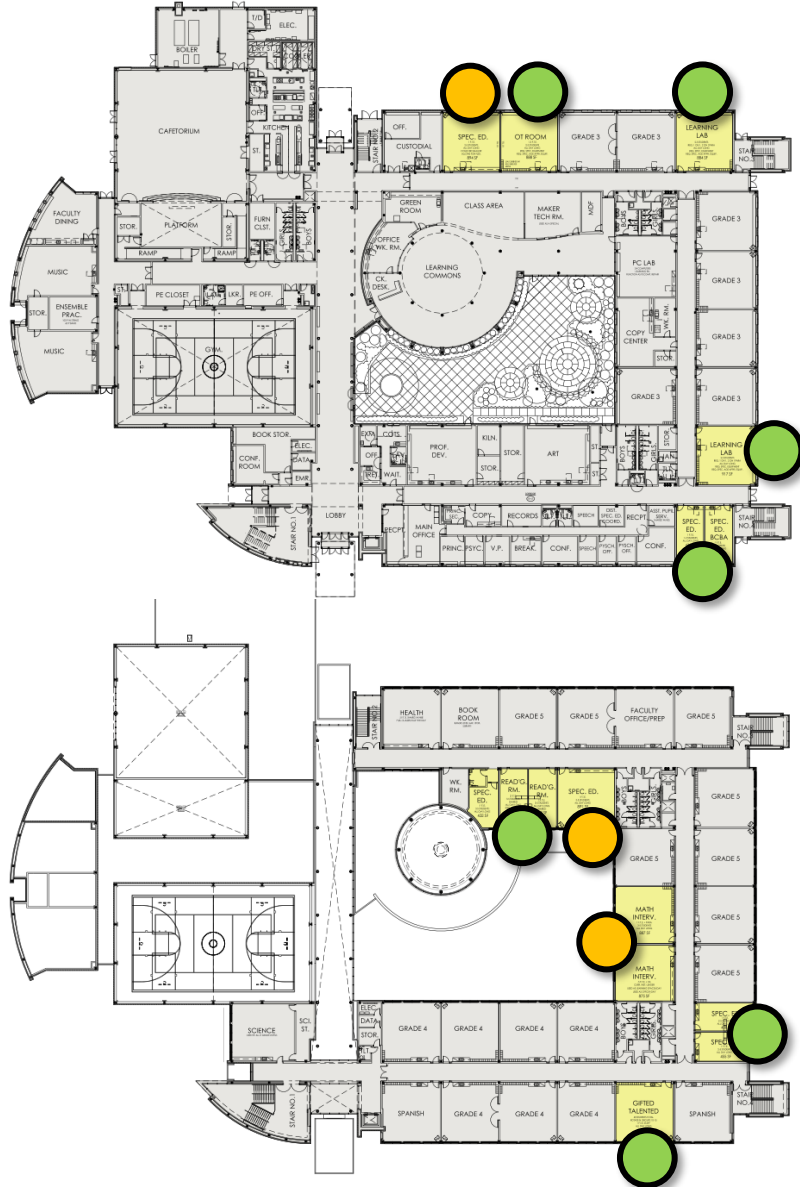
Area Calculation

$$17.5 \text{ sf/seat} \times 532/3 \sim 3,015 \text{ sf}$$

Existing ~ 4,489

Delta of + 1,474 sf, 48.9% Larger

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Specialized Education

① **State Standard ~ Varies**

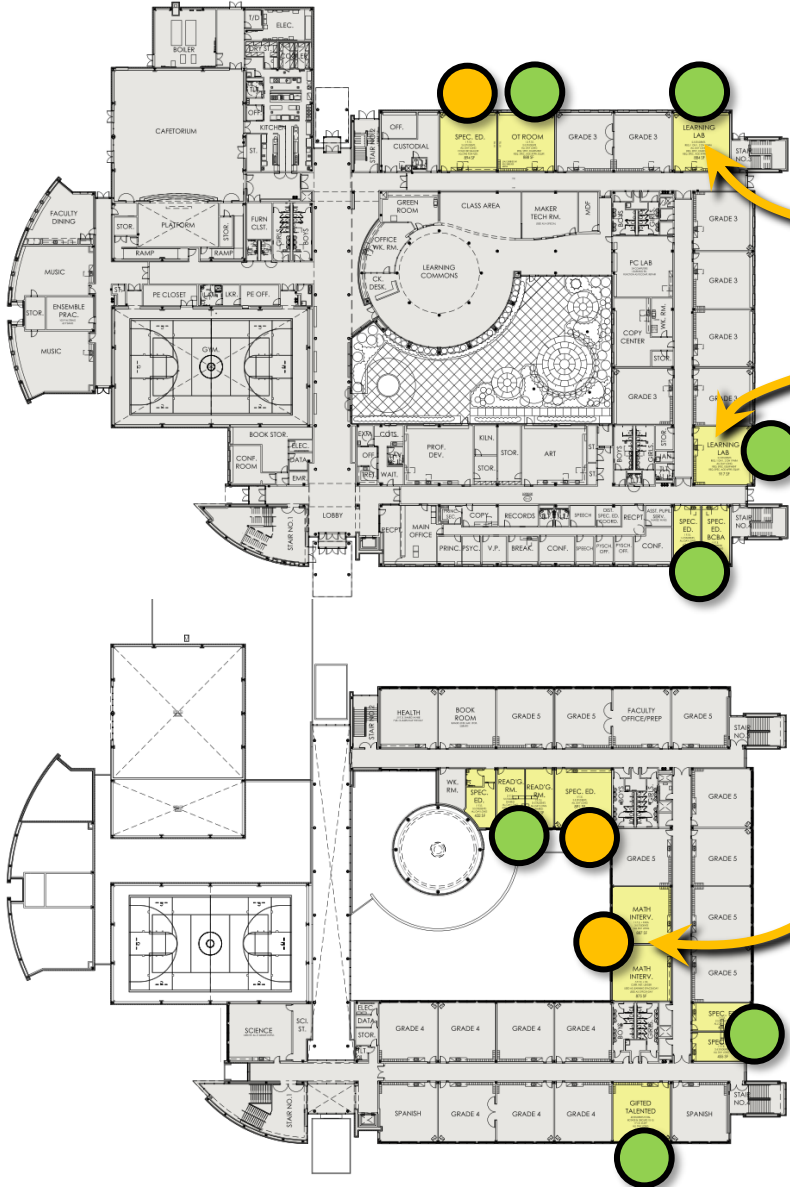
Specialized Education	
Use	St. Std.
Self-contained Classroom	900
Special Education/Resource	400
Small Self-contained Classroom	600
OT/PT Room	200
Workroom/Conference	150
Restroom/Shower	100

② **Meet or below the SF standard**

③ **SF above standard**

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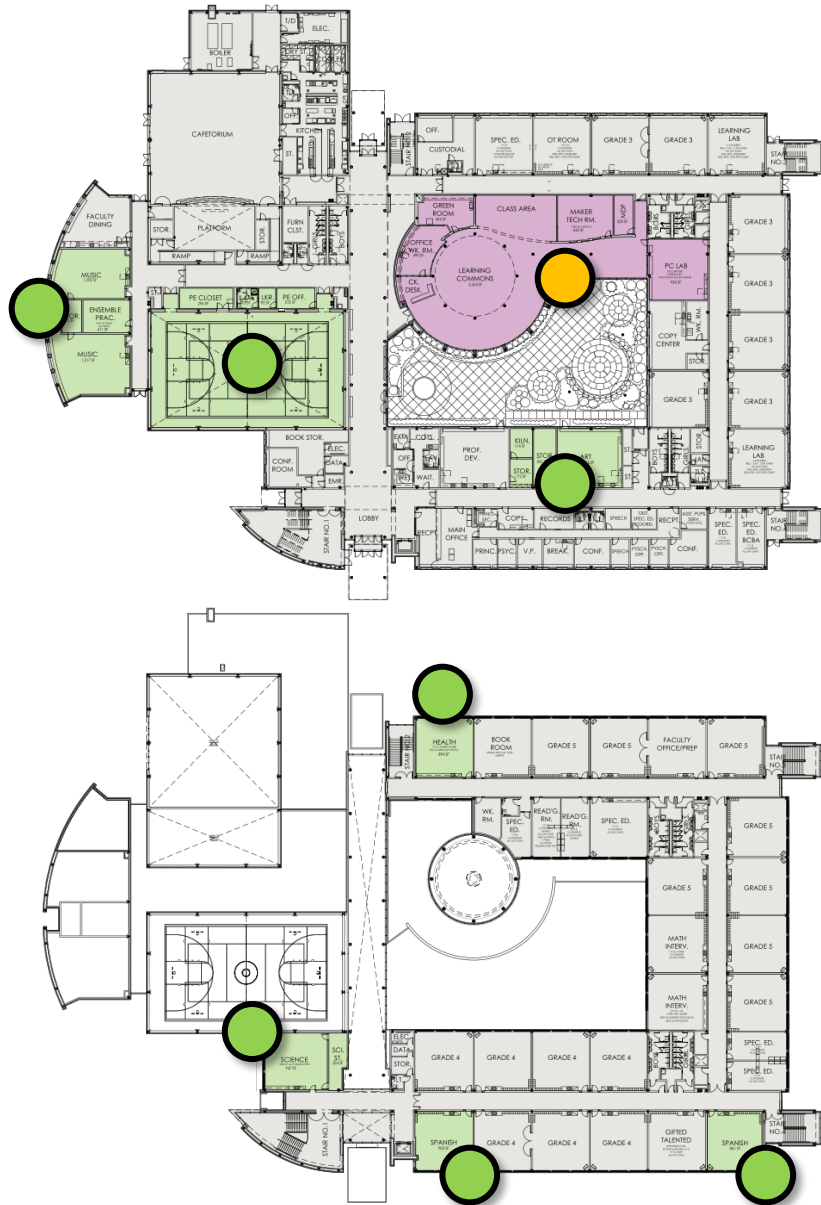
Specialized Education



Learning Lab Example
 As specialized education needs have evolved, larger spaces are needed for equipment & learning.

Math Intervention Example
 Appropriately sized individual & small group instruction space could result in space reduction.

Special Education - Area Analysis				
Spec. Ed. Uses	Area	Occ.	Stand.	Delta
First Floor				
Special Ed.	894	2-5	250	644
OT Room	888	2-3	850	38
Learning Lab	884	2-3	850	34
Learning Lab	917	1-5	850	67
Spec. Ed. BCBA	426	1-2	250	176
Spec. Ed.	433	1-2	250	183
Second Floor				
Spec. Ed.	432	3-5	250	182
Reading Room	437	3-5	250	187
Reading Room	432	3-5	250	182
Spec. Ed.	891	3-5	400	491
Math Interv.	887	3-5	250	637
Math Interv.	875	3-5	250	625
Spec. Ed.	438	2-5	400	38
Spec. Ed.	455	2-5	400	55
Gifted/Talented	898	3-4	400	498
Gross Floor Area	10,187	0	6,150	4,037



Specials

- Gym (2)
- Art (1)
- Media Center (1)
- Music (2)
- Spanish (2)
- Science (1)
- Health (1)

Key Findings

- Appropriately sized space for function.
- Further analyze amount of rooms vs. schedule.

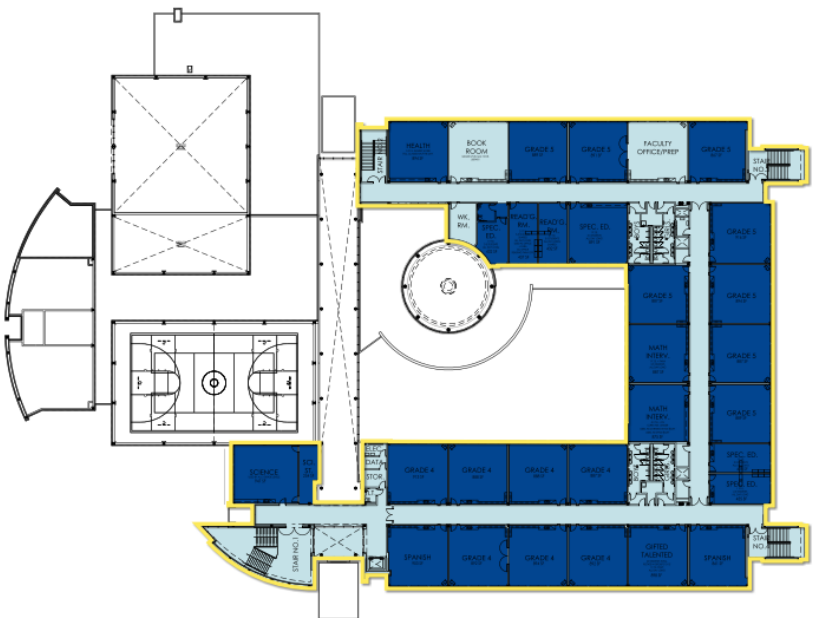
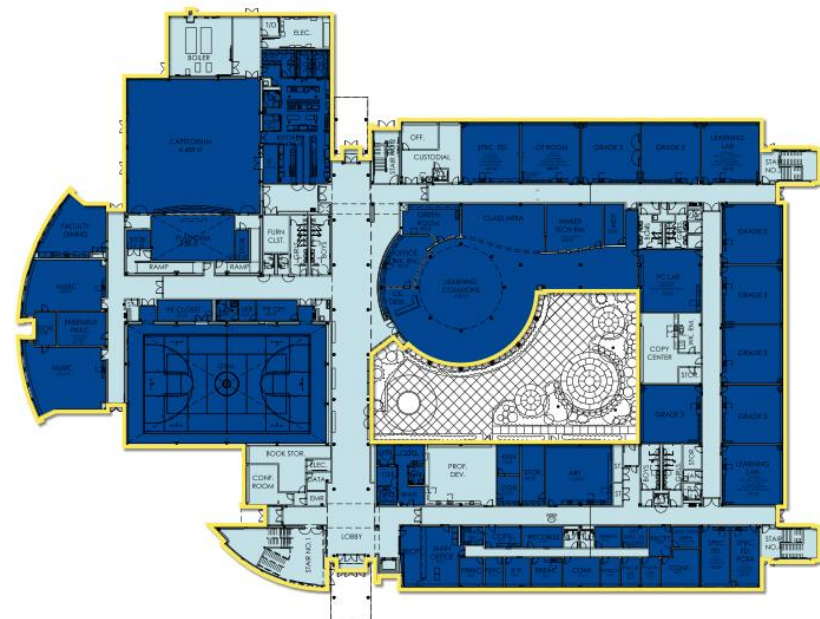
Specials

Specials - Area Analysis

Specials	Area	Occ.	Stand.	Delta
First Floor				
Art	1,016	22-24	1,200	-184
Art Stor	355	N/A	150	205
Art Stor	172	N/A	0	172
Kiln	174	N/A	100	74
Music	1,002	22-24	1,200	-198
Music	1,217	22-24	1,200	17
Ensemble	172	N/A	200	-28
Stor	411	N/A	200	211
Gym	6,057	44-48	6,000	57
PE Closet	294	N/A	200	94
Locker	92	N/A	200	-108
Lav	113	N/A	80	33
PE. Off	210	N/A	120	90
Second Floor				
Science	947	22-24	900	47
Science Stor.	254	N/A	150	104
Spanish	903	22-24	850	53
Spanish	861	22-24	850	11
Health	894	22-24	850	44
Gross Floor Area	15,144		14,450	694

Useable Area Analysis

Useable Area Analysis			
Useable Area	66,257	58%	
Net (Useable to Gross)	48,641	42.3%	
Gross Floor Area	114,898		
Typical/Expected Ratios			
High Range	30.0%	34,469	14,172
Low Range	25.0%	28,725	19,917



Expected gross to net useable area averages range from 25-30%
 The intermediate school is currently at
42.3%

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WESTON MIDDLE SCHOOL

UTILIZATION STUDY

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Summary Comments

1

Useable area ratio less than typical

(Inefficient circulation paths, larger than expected core spaces, some duplication and/or underutilized space)

2

Core spaces larger than typically found and some duplicative uses

(Cafeteria & Learn. Comm. ~ size, and Phys. Ed. Duplication)

3

Uneven distribution of typical classrooms & size due to building additions & adaptive reuse of space

4

Multiple & single loaded circulation paths due to original/addition relationship

(Left many spaces with limited natural daylight, poor circulation routes)

5

Limited “grade level neighborhoods”

(Uneven placement of grade level classrooms, inefficient relationship to “specials” and core spaces)



6th Grade Typical Classrooms

- 1 State Standard ~ 800 SF, Science 1,100 sf
- 2 Meet or below the SF standard
- 3 SF above standard

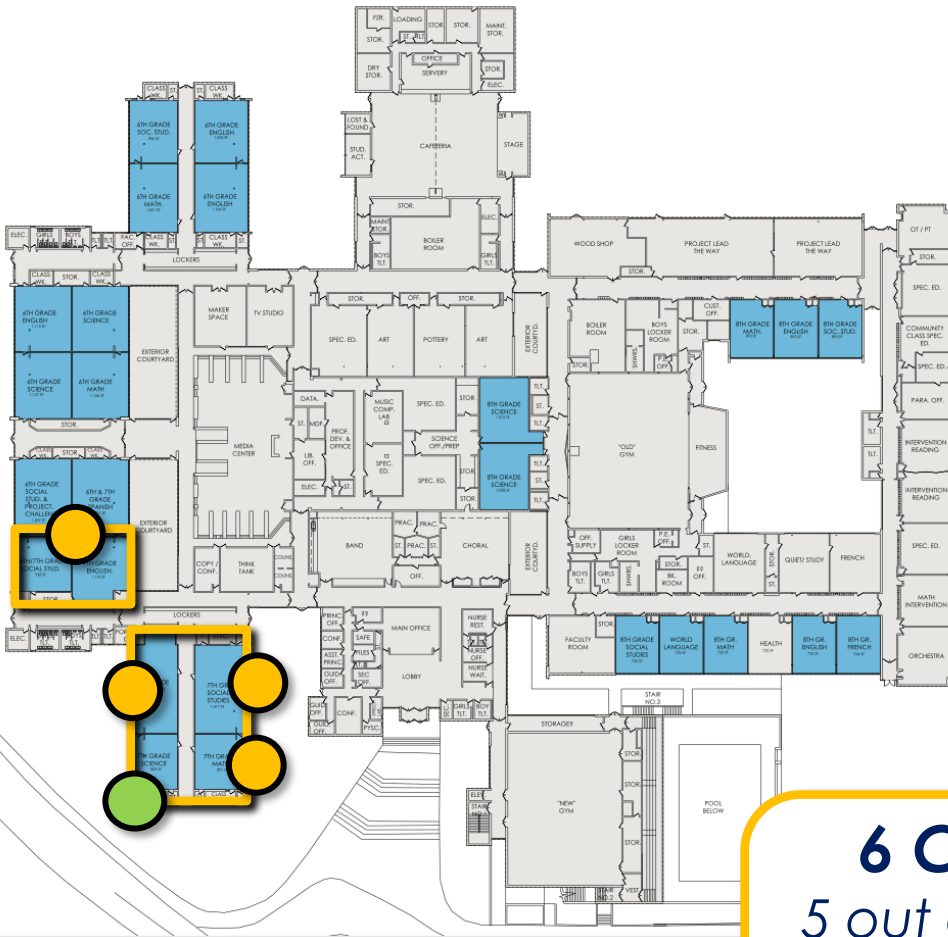


10 Classrooms in Total
All meet or exceed space std.
2,509 SF over Standard
27.5% over standard

6th Grade Classrooms				
Use	Area	Occ.	Stand	Delta
First Floor				
6th Social Studies	906	20-24	800	106
6th English	1,003	20-24	800	203
6th English	1,104	20-24	800	304
6th Math	1,001	20-24	800	201
6th English	1,112	20-24	800	312
6th Science	1,112	20-24	1,100	12
6th Math	1,126	20-24	800	326
6th Science	1,127	20-24	1,100	27
6th Social/R.C.	1,307	20-24	800	507
6th/7th Spanish	1,311	20-24	800	511
Gross Floor Area	11,109		8,600	2,509

7th Grade Typical Classrooms

- ① State Standard ~ 800 SF, Science 1,100 sf
- ② Meet or below the SF standard
- ③ SF above standard



6 Classrooms in Total
5 out of 6 meet/exceed stnd.
1,480 SF over Standard
29.1% over standard

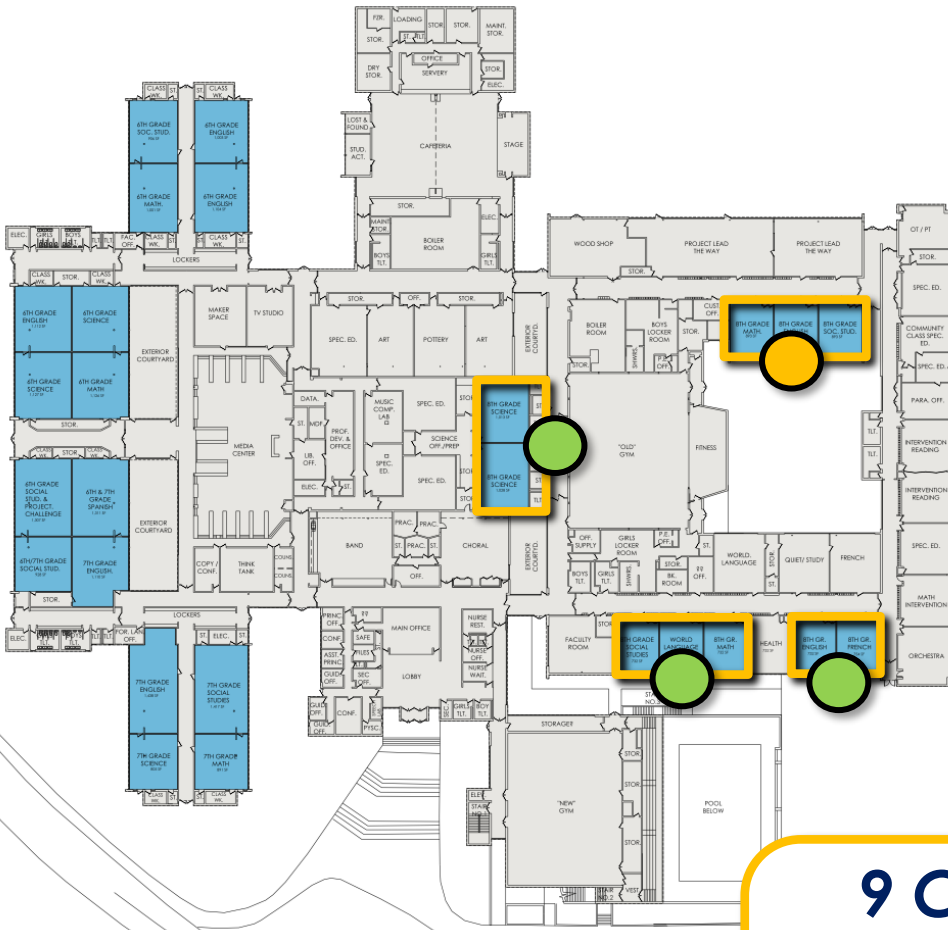
7th Grade Classrooms				
Use	Area	Occ.	Stand.	Delta
First Floor				
7th Math	891	20-24	800	91
7th Science	805	20-24	1,100	-295
7th Social Studies	1,417	20-24	800	617
7th English	1,438	20-24	800	638
7th English	1,110	20-24	800	310
7th Social Studies	928	20-24	800	128
Gross Floor Area	6,589		5,100	1,489

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8th Grade Typical Classrooms

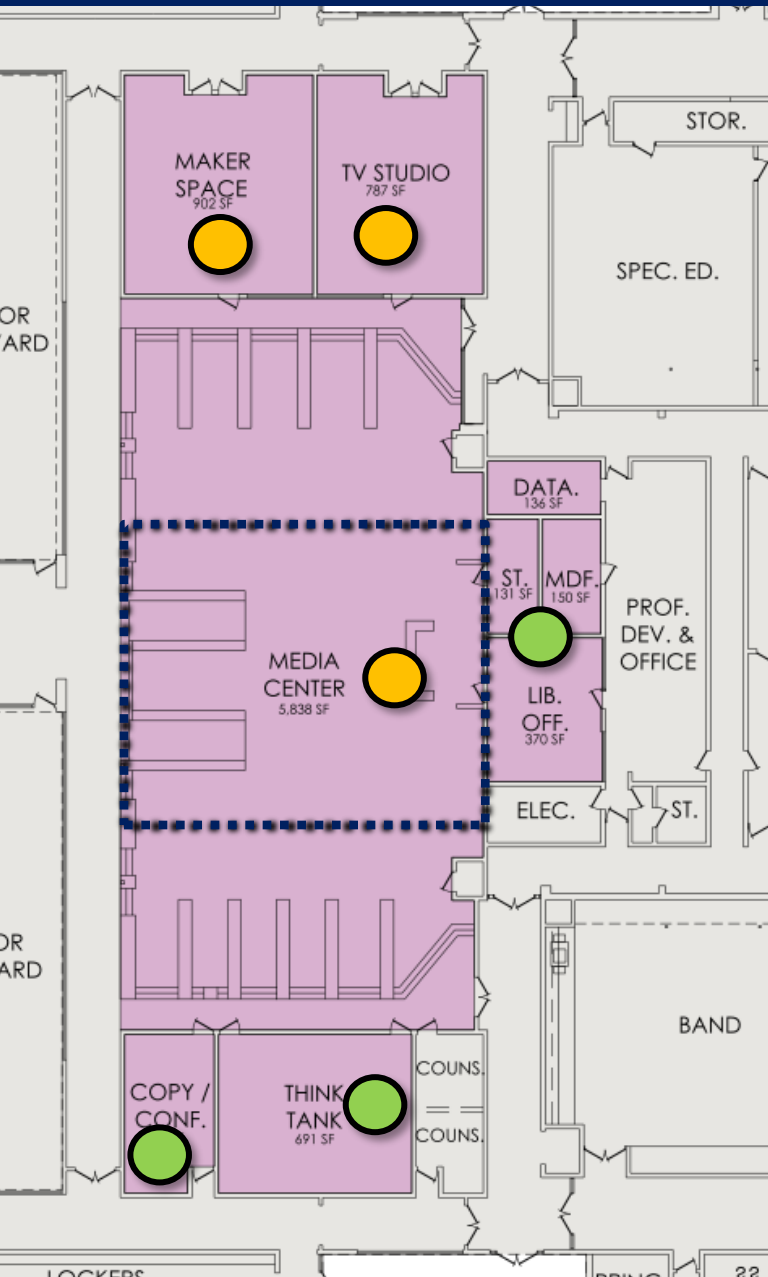
- ① State Standard ~ 800 SF, Science 1,100 sf
- ② Meet or below the SF standard
- ③ SF above standard



9 Classrooms in Total
6 out of 9 at or below stnd.
598 SF under Standard
7.6% below standard

8th Grade Classrooms				
Use	Area	Occ	Stand.	Delta
First Floor				
8th French	754	20-24	800	-46
8th English	732	20-24	800	-68
8th Math	732	20-24	800	-68
8th Social Studies	732	20-24	800	-68
8th Science	1,028	20-24	1,100	-72
8th Science	1,013	20-24	1,100	-87
8th Math	738	20-24	800	-62
8th English	737	20-24	800	-63
8th Social Studies	736	20-24	800	-64
Gross Floor Area	7,202		7,800	-598

Media Center



Media Center Analysis with support space		
Use	St. Std.	Exist.
Media Center/Learning Com.	1,985	5,838
Multimedia Production Room	200	787
Conference Room	200	304
Media Specialist Office	120	370
Workroom/Storage	150	131
Main Server Room [MS]	150	150
Maker Space	0	902
Data	0	136
Think Tank	0	691
Subtotals	2,805	9,309
Delta		6,504
% over/under State Stand.		232%

1

State Standard ~SF based on 10% of student enrollment x 35 sf/student

2

Meet or below the SF standard

3

SF above standard

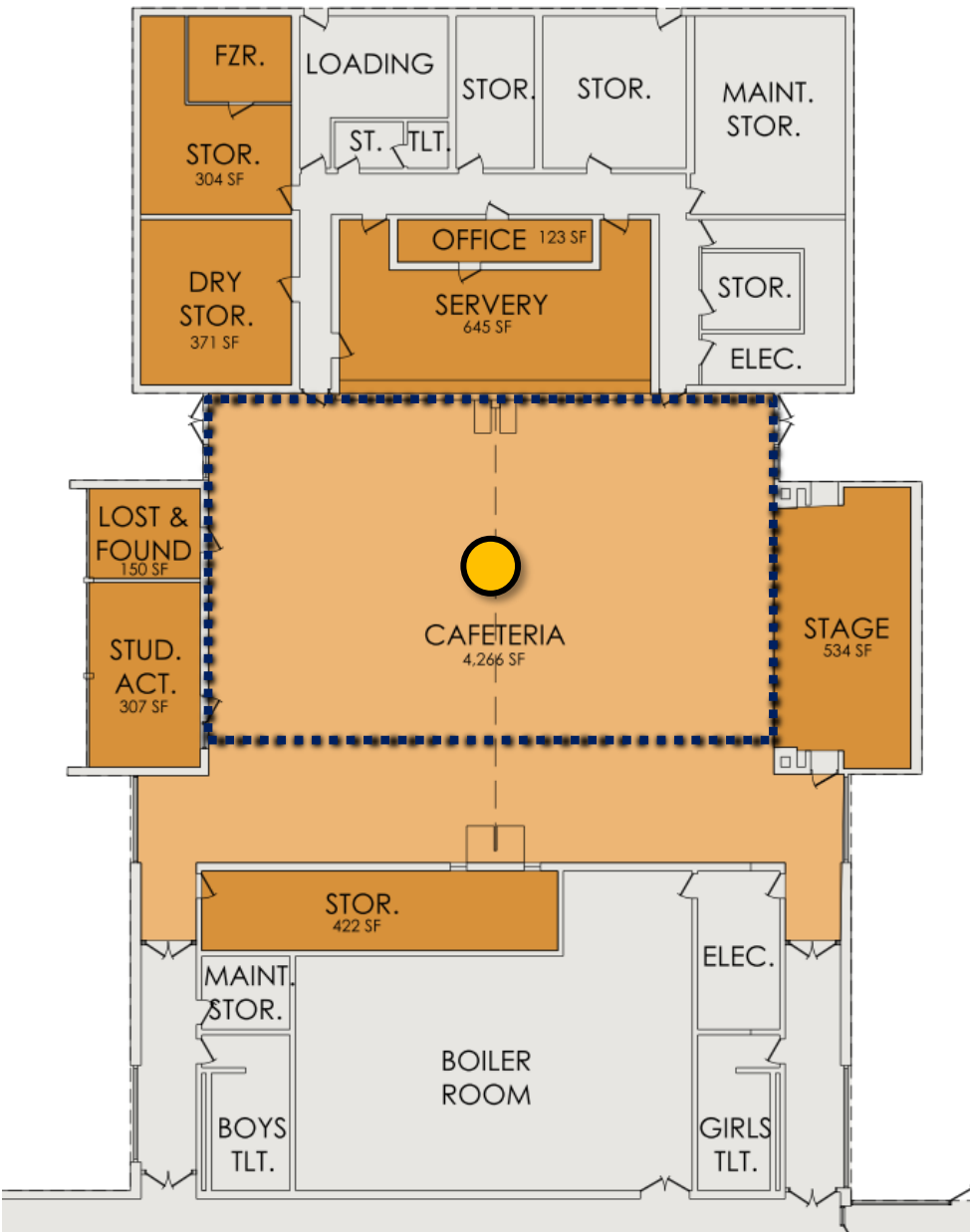
Area Calculation

10% X 567 X 35 SF ~ 1,985 sf

Existing 5,838 sf

Delta of + 3,854, or 194% larger

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Cafeteria

- 1 State Standard ~SF based on 3 lunch periods and 17.5 SF/Seat
- 2 Meet or below the SF standard
- 3 SF above standard

Area Calculation

$17.5 \text{ sf/seat} \times 567/3 \sim 3,213 \text{ sf}$

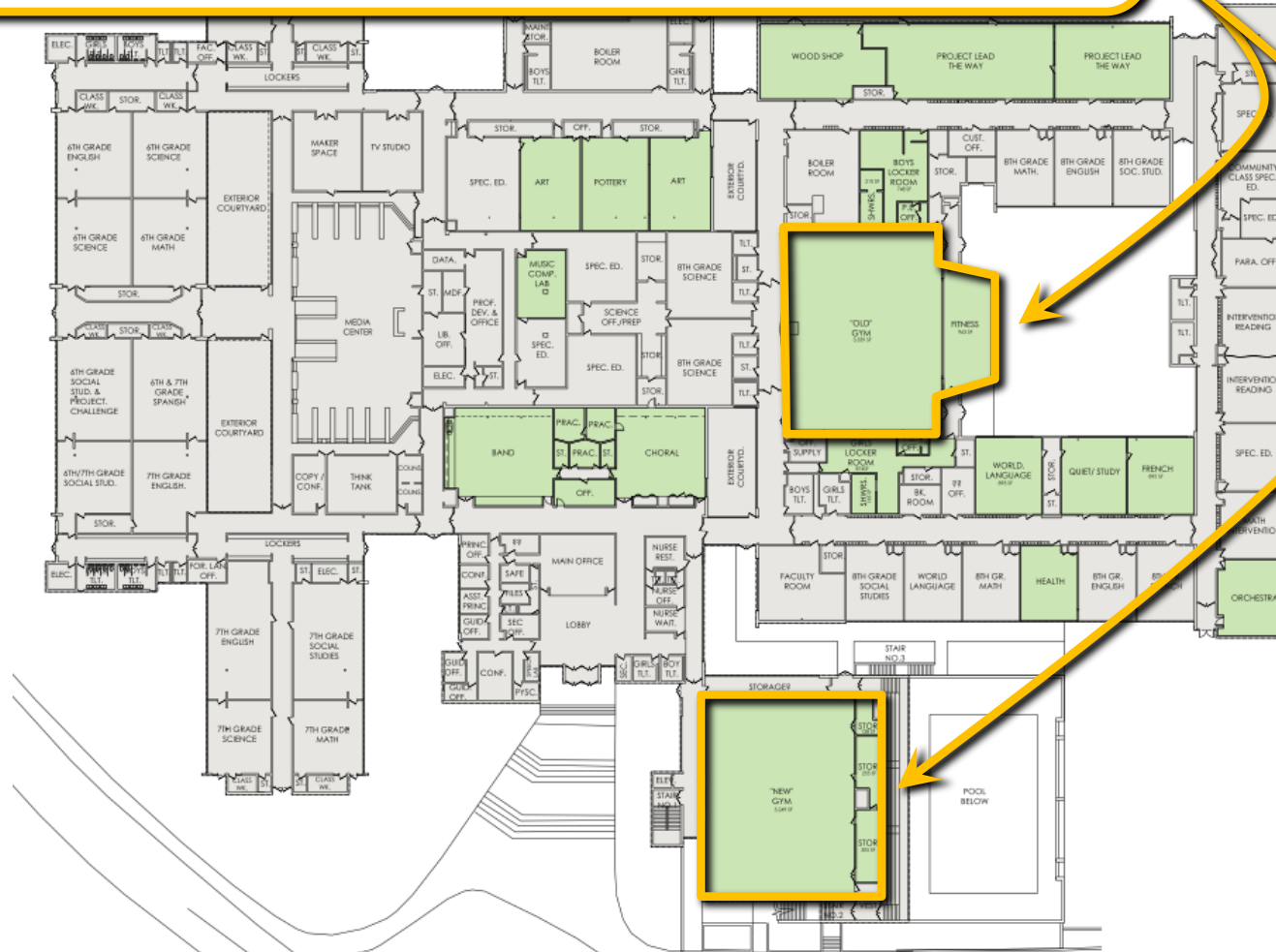
Existing ~ 4,266

Delta of + 1,053 sf, 32.8% Larger

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Observed multiple physical education spaces, when compared to average state standard...

Area is above standard by 4,715 sf or 47%



Gymnasium

Gymnasium Analysis		
Use	St. Std.	Exist.
Old Gym	7,500	5,539
Boys Locker Room	400	748
Showers	200	210
PE Office	120	111
Girls Locker	400	874
Showers	120	165
PE Office	120	118
New Gym	0	5,249
Stor.	200	138
Stor.	0	255
Stor.	0	305
Fitness	900	963
Subtotal	9,960	14,675
Delta		4,715
% Over St. Std.		47%

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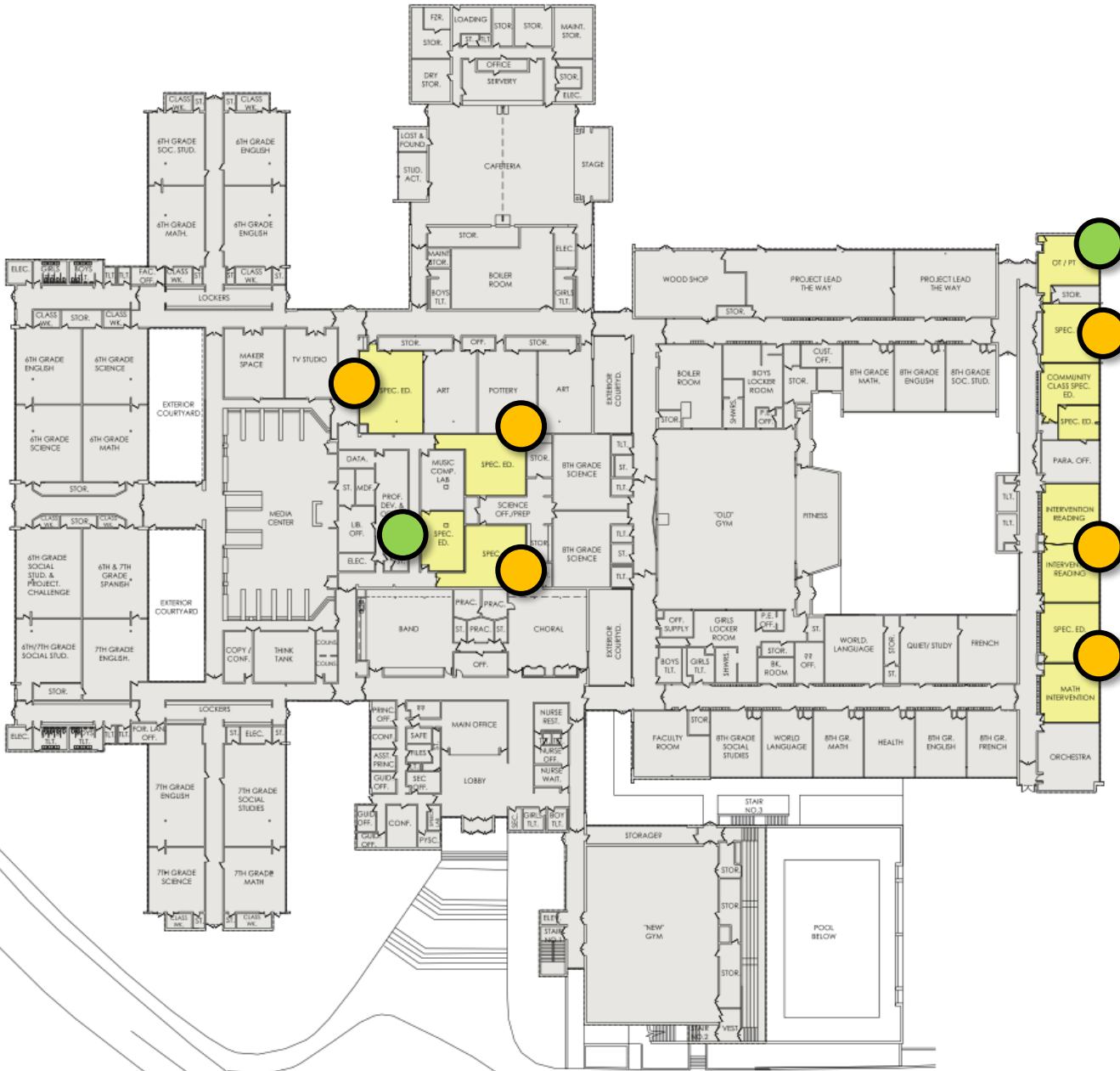
Specialized Education

1 State Standard ~ Varies

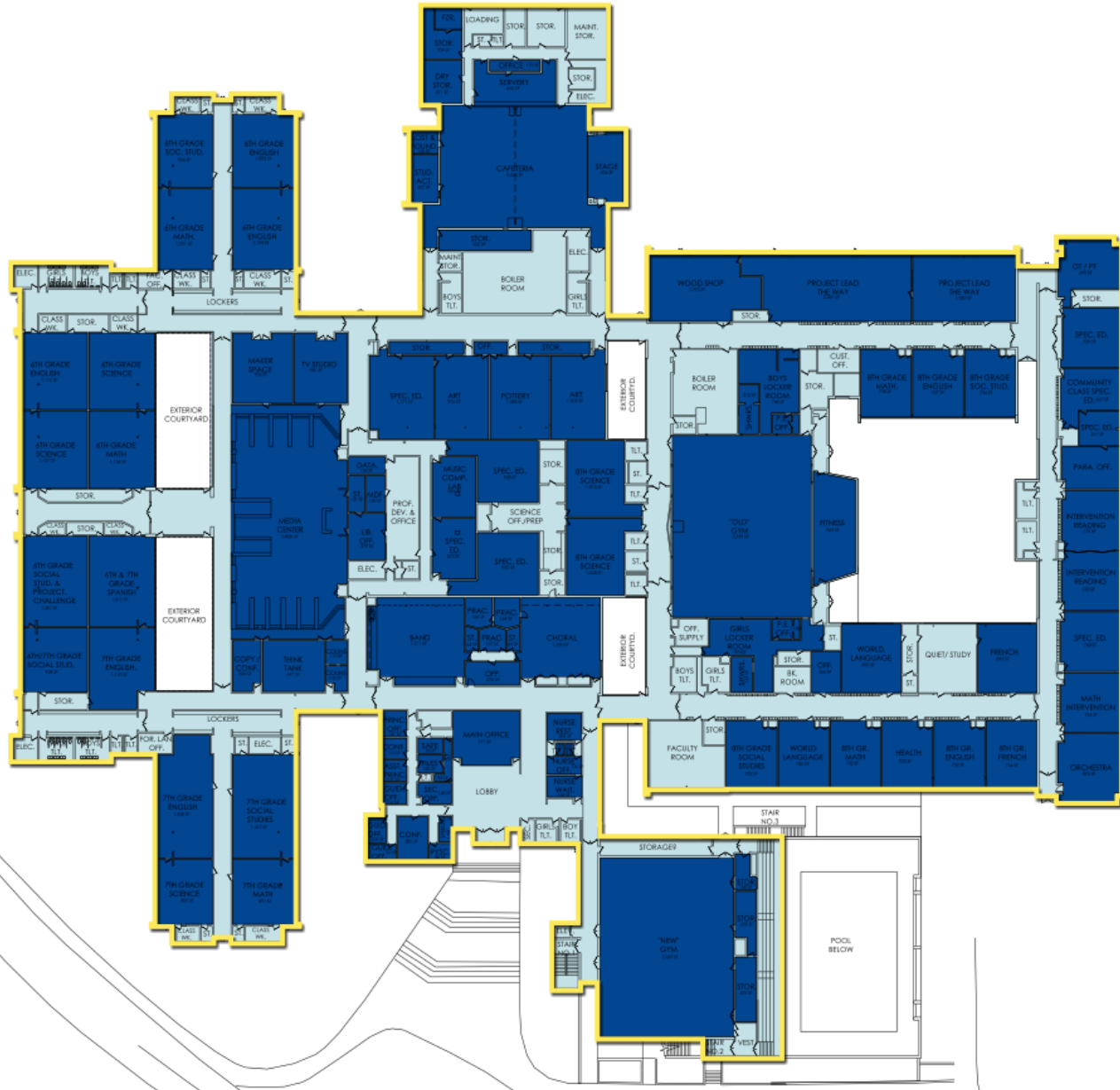
Specialized Education	
Use	St. Std.
Self-contained Classroom	900
Special Education/Resource	400
Small Self-contained Classroom	600
OT/PT Room	200
Workroom/Conference	150
Restroom/Shower	100

2 Appropriately Sized

3 SF above standard



Useable Area Analysis



Useable Area Analysis			
Useable Area	86,633	60%	
Net (Useable to Gross)	58,068	40.1%	
Gross Floor Area	144,701		
Typical/Expected Ratios			
High Range	30.0%	43,410	14,658
Low Range	25.0%	36,175	21,893

Expected gross to net useable area averages range from 25-30%. WMS is currently at 40.1%

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Tecton
ARCHITECTS

UTILIZATION ANALYSIS SUMMARY PRESENTATION

WESTON, CT

10.20.2021 DRAFT

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Capacity/Utilization ~ Hurlbutt Elementary School



Hurlbutt Elementary School				
Item Description	2030-31 Enrollment			
Grade Level	PK	K	1	2
Student Population	45	134	147	155
Subtotal	481			
Current Space Standard				
SF/Student (Max.)	120	120	120	120
SF/Grade Level (Max.)	5,400	16,080	17,640	18,600
Total Max. Allow.	57,720			
Existing Building	88,895			
Upper Level	16,628			
Ground Floor Level	72,267			
Delta in Area	31,175			
Delta in % over allow.	54.0%			

1

Take highest student enrollment from 8-year projection.

2

Multiply by max allowable as per state standard Space Specifications by grade level & total size of school. Review for applicable allowances (older building inefficiencies)

3

Review existing area compared to state standard benchmark

State Standard Space Specifications Grades

Projected Enrollment	Pre-K and K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

Sec. 10-287c-15. Standards (Reference: Section 10-283a)

(a) **State standard space specifications.** The standard space specifications identified in this section shall apply to all school building project grants except code and health violations, roof replacements, site acquisitions, site improvements, leasing projects, plant purchases, vocational agriculture equipment, and administrative facilities. For any building constructed prior to 1950, the standard space specifications identified in this section shall be increased by twenty-five per cent.

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Note: Utilized MML 11.20.2020 Medium Enrollment Projection

Capacity/Utilization ~ Weston Intermediate School



Weston Intermediate School			
Item Description	2030-31 Enrollment		
Grade Level	3	4	5
Student Population	165	172	195
Subtotal	532		
CT Space Standard			
SF/Student (Max.)	120	120	152
SF/Grade Level (Max.)	19,800	20,640	29,640
Total Max. Allow.	70,080		
Existing Building	114,898		
Upper Level	75,607		
Lower Level	39,291		
Delta in Area	44,818		
Delta in % over allow.	64.0%		

1

Take highest student enrollment from 8-year projection.

2

Multiply by max allowable as per state standard Space Specifications by grade level & total size of school. Review for applicable allowances (older building inefficiencies)

3

Review existing area compared to state standard benchmark

State Standard Space Specifications Grades

Projected Enrollment	Pre-K and K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

Sec. 10-287c-15. Standards (Reference: Section 10-283a)

(a) **State standard space specifications.** The standard space specifications identified in this section shall apply to all school building project grants except code and health violations, roof replacements, site acquisitions, site improvements, leasing projects, plant purchases, vocational agriculture equipment, and administrative facilities. For any building constructed prior to 1950, the standard space specifications identified in this section shall be increased by twenty-five per cent.

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Note: Utilized MML 11.20.2020 Medium Enrollment Projection

Capacity/Utilization ~ Weston Middle School



Weston Middle School			
Item Description	2027-28 Enrollment		
Grade Level	6	7	8
Student Population	184	191	192
Subtotal	567		
Current Space Standard			
SF/Student (Max.)	152	176	176
SF/Grade Level (Max.)	27,968	33,616	33,792
Total Max. Allow.	95,376		
Existing Building	161,111		
Ground Floor Level	144,701		
Lower Level	16,410		
Delta	-65,735		
Delta	-68.9%		

1

Take highest student enrollment from 8-year projection.

2

Multiply by max allowable as per state standard Space Specifications by grade level & total size of school. Review for applicable allowances (older building inefficiencies)

3

Review existing area compared to state standard benchmark

State Standard Space Specifications Grades												
Projected Enrollment	Pre-K and K	1	2	3	4	5	6	7	8	9	10	11-12
Allowable Square Footage per Pupil												
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178

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Note: Utilized MML 11.20.2020 Medium Enrollment Projection