

Fall



(Strategic)
(Town)
(and)

Steam

(Educational) (Assets)
(Masterplan)

Ahead!



WHAT is STEAM?

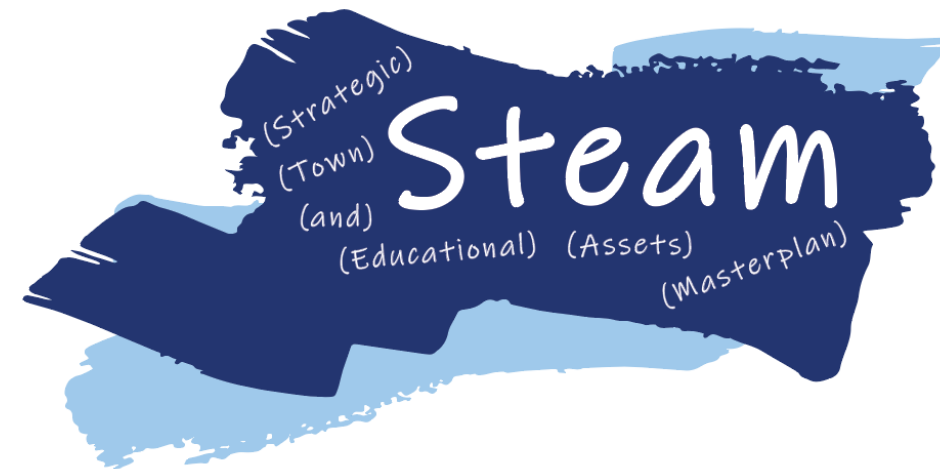
STEAM examines Weston's Town & School Facilities wholistically to allow for both long term budgeting and delivery of exceptional programming in a transparent and fiscally responsible way.





*HOW is **STEAM** different from the FOC?*

*The Facilities Optimization Committee (FOC) is an appointed board of volunteers who have been looking at a subset of the town/school facilities. Their work, along with the expertise of Tecton, is a foundation on which **STEAM** is developed. **STEAM** is the whole, FOC provides key groundwork for the overall plan.*





WHO is STEAM?

Stakeholders, including BOE, BOS, BOF, FOC, Tecton, Town and School Staff, and Westonites, all play an important role in STEAM. Conversations, presentations and collecting the necessary data in an aggregate way is essential.

We are all part of this process.





WHY create STEAM?

We are committed to understanding wholistically what the long term facilities needs are going to be over the next 10 years so that we can have clear direction for grant requests, bonding requests and multi-year capital budgets.

The ultimate goal of STEAM will be to develop a roadmap that will align and optimize all of the community's assets, programs, and operations to create the best future for Weston.



Facility Optimization Committee

1. Committee Creation: *The FOC Committee was formed in Feb. 2020*

2. Mission:

- a) *The goal is to find a long-term solution that works for all school and town facilities, is educationally sound, minimizes costs and is acceptable to the citizens of Weston.*
- b) *If the BoE determines it is educationally appropriate, maintains a safe and secure learning environment, and does not adversely impact the quality of education we deliver to our students, the goal is to determine if it is possible to reduce the footprint of school and town facilities to optimize lifetime costs (capital, facilities and operating expense), improve the learning environment, create appropriate synergies for town staff and school staff, and ensure consistency with the Town's Plan of Conservation and Development.*

3. All meetings are open to the public, all minutes and content are shared via the town website

Progress to Date:

- 1. Reviewed latest facility conditions studies, their principal findings, and enrollment projections**
- 2. Board of Education – 10 year facility plan, initiated in 2017**
 - a) Initiated a 10-year facility plan in 2017**
 - b) Studies looked at school buildings in isolation from town facilities**
 - c) Silver Petrucelli Phase I study – identified \$65-75 MM capital investment**
 - Majority of expenditures were for facility conditions (e.g. HVAC, roofing, flooring, lighting, code compliance)
 - d) Phase II study (2018) evaluated consolidating to 3 schools**
 - No clear alternative came as a result of the study, nor did it include other aging facilities in the district and in the town.

Progress to Date (cont.):

4. Town – no recent comprehensive studies

- a) Recent capital investment in Police and EMS facility*
- b) Annex – believed to be beyond expected life*
- c) Jarvis – underutilized, potential to be repurposed*

5. Preliminary work concludes that the optimal strategy likely does involve looking across BOE and Town facilities, alternatives include considering a three school option

6. Hired Tecton Architects in 2021 to assess the utilization and condition of some of our buildings and quantify options

Covid

In mid 2020, the committee delayed its schedule of assessment to allow for a better understanding of the long-term implications

- *Approximately 10% turnover of housing stock in the past 2 years*
- *Analysis and recommendations will need to be tested against updated enrollment projections and enrollment scenarios*

STEAM

(Strategic Town and Educational Assets Masterplan):

- *The goal is to include all town and school facilities into a master plan for capital improvement*



Tecton
ARCHITECTS

COMMUNITY CONVERSATION NO. 1

WESTON, CT

11. 17. 2021

A blue-tinted photograph of a park. In the foreground, there is a wooden gazebo with a tiered roof. Behind it, there are several trees, some with bare branches and some with sparse leaves. To the right, an American flag is flying on a tall pole. The background shows a grassy area and some parked cars in the distance. The overall scene is dimly lit, suggesting dusk or dawn.

WHAT IS TONIGHT ABOUT?

WHY IS IT IMPORTANT?

HOW LONG WILL IT BE?

Agenda



Tecton
ARCHITECTS

1. Team Introductions
2. Outline Goals of the Project
3. Work Completed so far
4. Conditions & Use
5. Next Steps

Team Introductions ~ A collaborative effort



FOC ~ Facilities Optimization Committee

Rick Bertasi ~ Chairperson of FOC, Community Member

Steven Ezzes ~ Vice Chairman of FOC, Chairman, Board of Finance

Gayle Weinstein ~ Secretary of FOC, Community Member

Denise Harvey ~ Community Member

Tony Pesco ~Chairperson, Board of Education

Rone Baldwin ~ Vice Chairman, Board of Finance

Richard Wolf ~ Chairman, Building Committee

Ken Edgar ~Chairman, Planning & Zoning Commission

Weston Public Schools

Lisa R. Wolak ~ Superintendent of Schools

Philip Cross ~ Director of Finance and Operations

Michael DelMastro ~ Director of Facilities

Town of Weston

Samantha Nestor ~ Weston's First Selectwoman

Jonathan Luiz ~ Town Administrator

Consultant Team

TECTON ARCHITECTS Architecture & Programming

Jeff Wyszynski, AIA, ~ Principal in Charge

Justin Hopkins, RA ~ Project Manager

Antonia Ciaverella, EDAC, WELL AP, LEED AP BD+C, Fitwel

CES Building Systems Engineering

MEP Engineering

Derek Bride, AP BD+C ~ Lead Engineer

Goals of the Project ~ A plan for the future



- 1 Document existing conditions, utilization, and capacity of Town and school facilities, identify deficiencies & opportunities to improve
- 2 Understand current and future needs, then integrate them into a long-range plan including economic implications
- 3 Identify synergies among school and Town, with the goal of optimizing use
- 4 Develop a plan that will align and optimize all of the community's assets and operations to create the best future for Weston

- Bi-weekly FOC Meeting Updates
- Bi-weekly working sessions (FOC, School, Town)

○ **Community Conversation No.1**

Provide baseline understanding...

- Conditions Assessment ~ Status of the physical structure
- Utilization and area analysis ~ How buildings are used

○ Future Community Conversations to include:

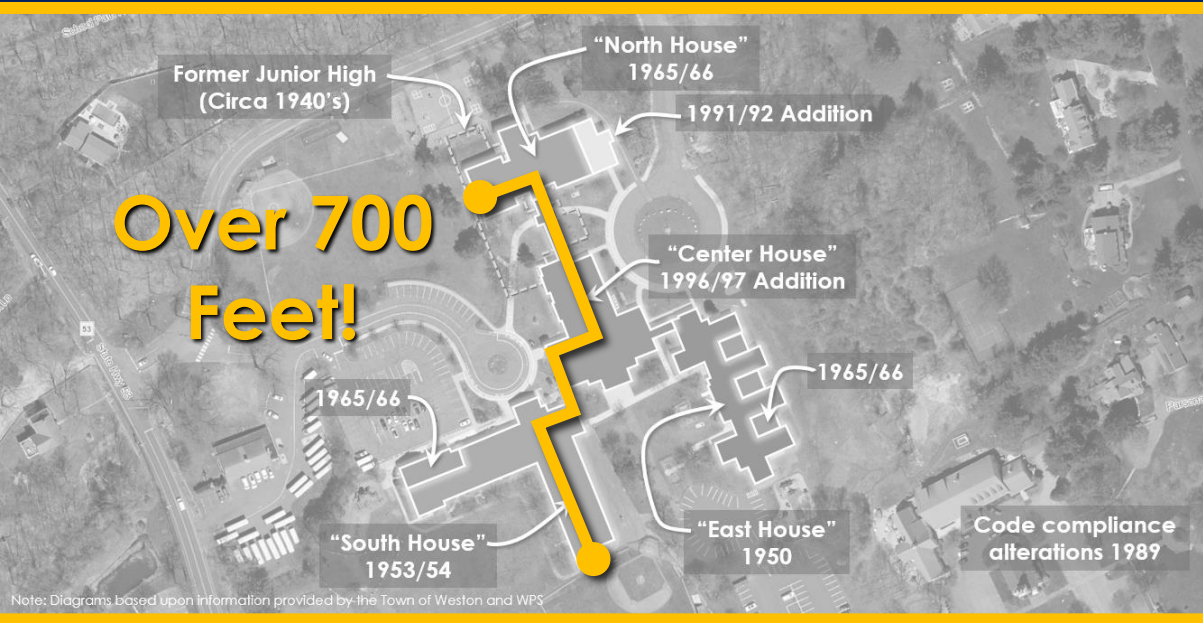
- Identify Opportunities and Development of Options
- Refinement of Options
- Discussion of Preferred Plan



The image shows a large, modern brick building with a prominent tower on the right side. The tower has a circular opening. The building has multiple windows and a central entrance. The text 'WESTON INTERMEDIATE SCHOOL' is faintly visible on the left side of the building. Overlaid on the image is the title 'REVIEW OF EXISTING CONDITIONS' in a large, bold, white, italicized sans-serif font.

***REVIEW OF
EXISTING CONDITIONS***

Vintage Plans ~ How the schools evolved



Hurlbutt Elementary School

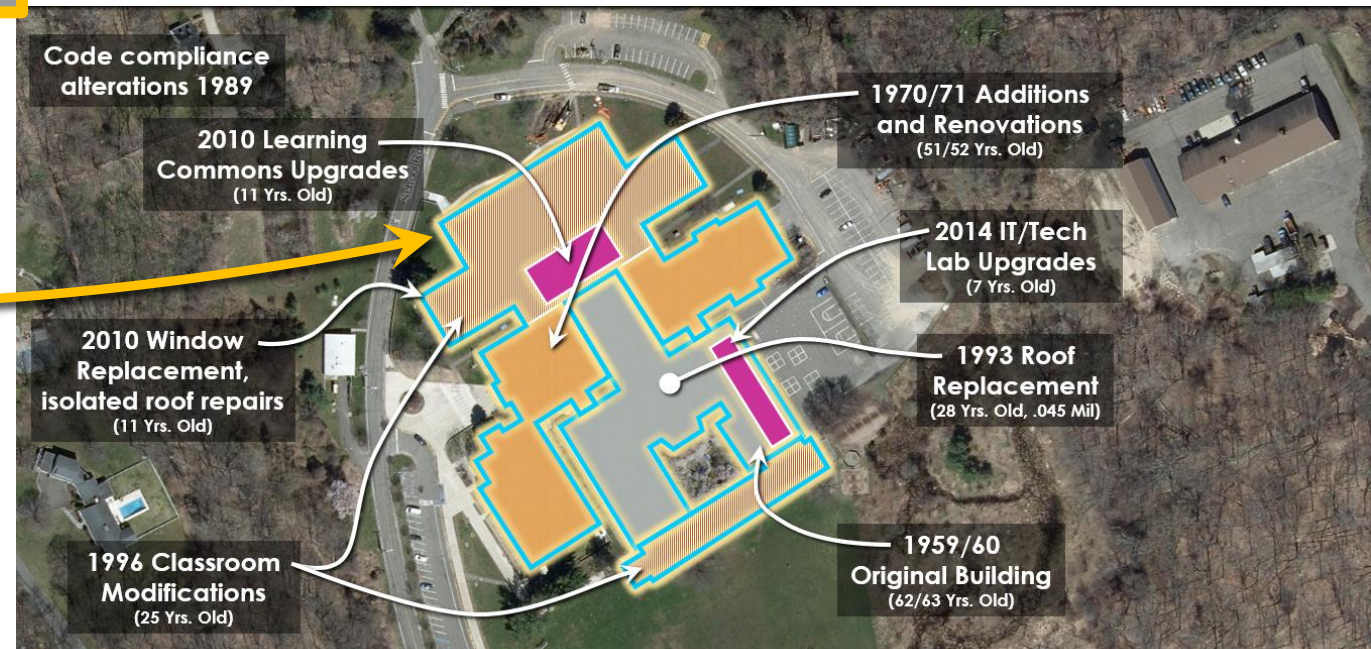
Vintage Plan Diagram

(Original Building 1950 ~ 71 Years Old)

Weston Middle School

Vintage Plan Diagram

(Original Building 1959/60 ~ 63 Years Old)



Conduct independent visual observation, develop assessment and update to existing conditions

- 1 **Site** (Pavement, traffic circulation, signs, parking, curbs, sidewalks)
- 2 **Architectural Exterior** (Building envelope, roofs, windows, doors, masonry, trim, downspouts)
- 3 **Architectural Interior** (flooring, ceiling, lighting, wall finishes, doors, frames)
- 4 **Code ~ Accessibility / Life Safety** (accessible entrances, lifts/ramps, floor clearance, sprinklers, fire alarm)
- 5 **Building Systems** (plumbing, heating, ventilation, air conditioning, lighting, electrical systems, technology, fire protection, fire alarms)

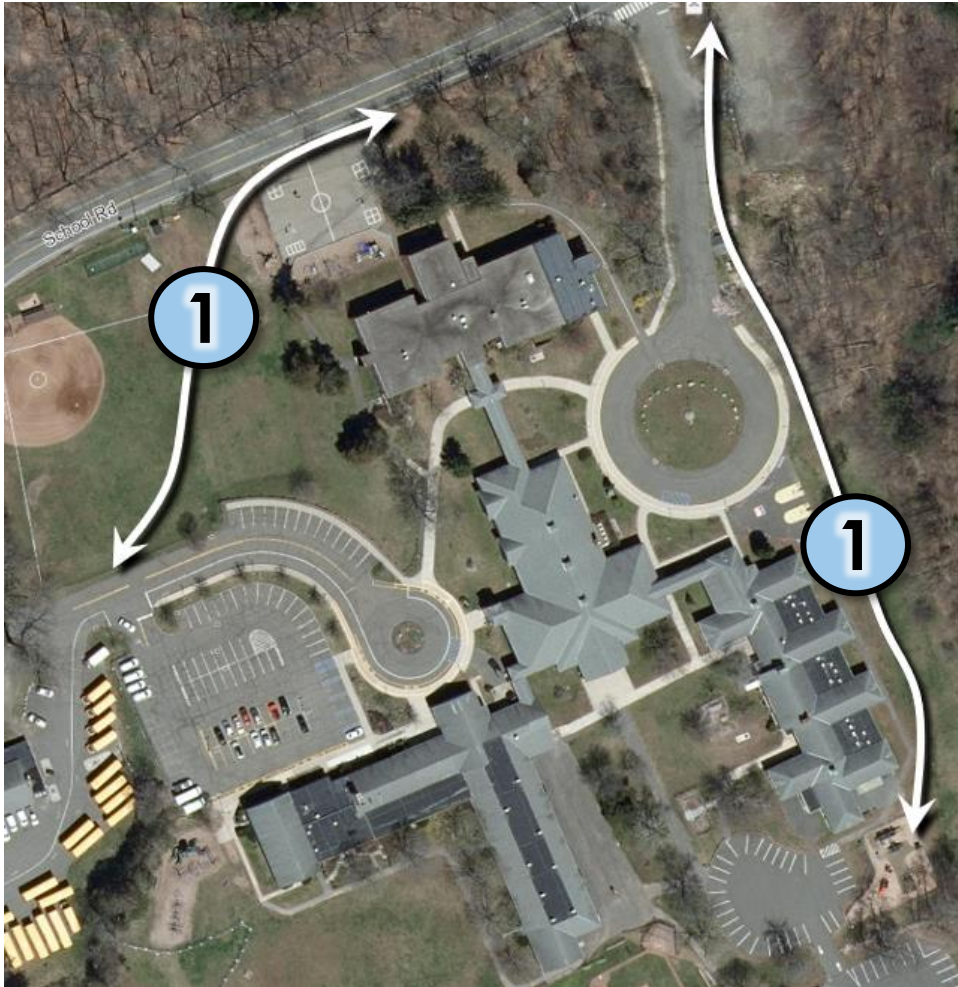


Hurlbutt Elementary ~ 24 School Road

Building Area/Site	88,895 sf / Shared Campus
Age/Construction	1940 (demo), 1950 (71), 1953 (68), 1965 (56), 1991(30), 1996 (25)

Summary Comments

- 1 Site** ~ Poor/limited separation of school parking from senior center, access control on site a challenge due to adjacent town uses, poor accessibility to various site features
- 2 Building Exterior** ~ Persistent roof leaks, several areas of deteriorated concrete & steel columns, spalling masonry
- 3 Architectural Interior** ~ durable and overall well maintained, most areas past useful life, humidity concerns at North House
- 4 Code/Accessibility** ~ No sprinkler system, some combustible construction, several ADA floor and reach clearance concerns, limited to no accessibility access to presentation areas.
- 5 Building Systems** ~ Plumbing original to each building & past its useful life, uneven temperature control throughout, electrical distribution multiple vintages, difficult to maintain, older fluorescent lighting, and fire alarm nearing end of useful life.



Summary Comments

- ① **Site** ~ Poor/limited separation of school parking from senior center, access control on site a challenge due to adjacent town uses, poor accessibility to various site features

Hurlbutt Elementary ~ 24 School Road

Building Area/Site	88,895 sf / Shared Campus
Age/Construction	1940 (demo), 1950 (71), 1953 (68), 1965 (56), 1991(30), 1996 (25)



Summary Comments

- ① **Site** ~ Poor/limited separation of school parking from senior center, access control on site a challenge due to adjacent town uses, poor accessibility to various site features
- ② **Building Exterior** ~ Persistent roof leaks, several areas of deteriorated concrete & steel columns, spalling masonry

Hurlbutt Elementary ~ 24 School Road

Building Area/Site	88,895 sf / Shared Campus
Age/Construction	1940 (demo), 1950 (71), 1953 (68), 1965 (56), 1991(30), 1996 (25)



Summary Comments

- ① **Site** ~ Poor/limited separation of school parking from senior center, access control on site a challenge due to adjacent town uses, poor accessibility to various site features
- ② **Building Exterior** ~ Persistent roof leaks, several areas of deteriorated concrete & steel columns, spalling masonry
- ③ **Architectural Interior** ~ durable and overall well maintained, most areas past useful life, humidity concerns at North House

Hurlbutt Elementary ~ 24 School Road

Building Area/Site	88,895 sf / Shared Campus
Age/Construction	1940 (demo), 1950 (71), 1953 (68), 1965 (56), 1991(30), 1996 (25)

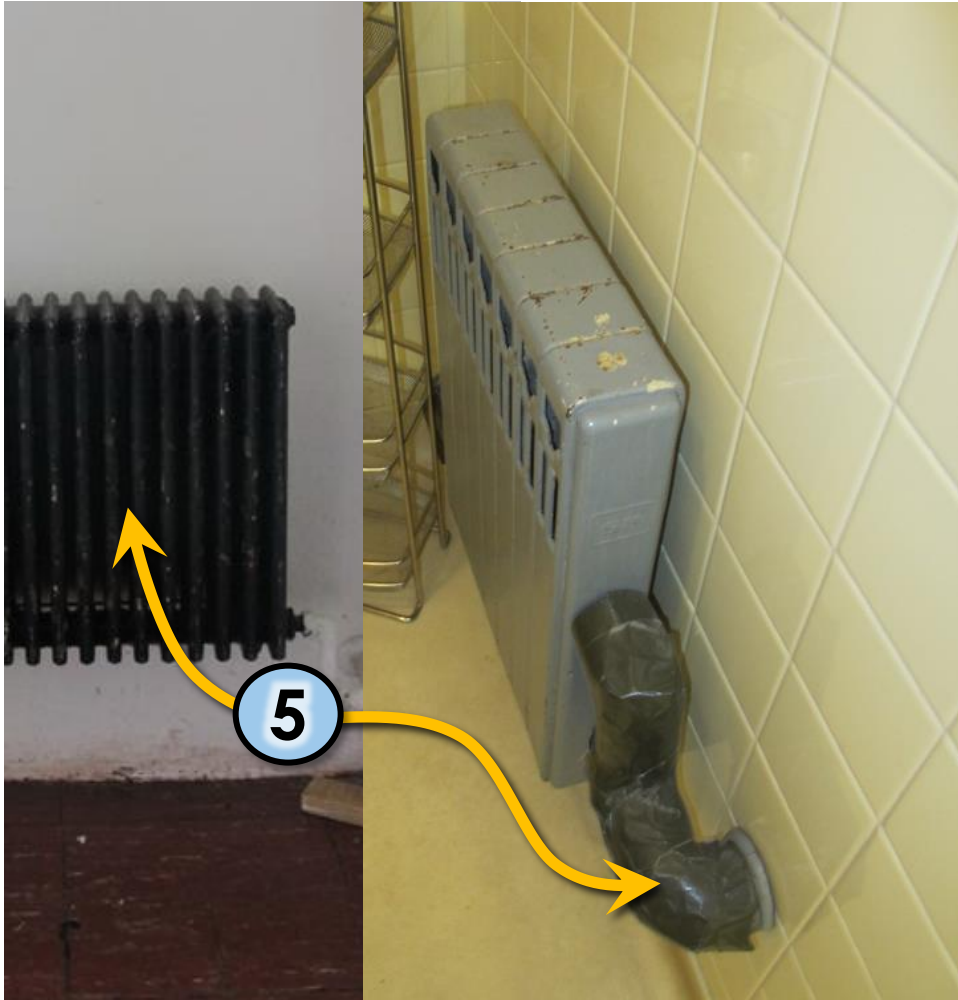


Summary Comments

- ① **Site** ~ Poor/limited separation of school parking from senior center, access control on site a challenge due to adjacent town uses, poor accessibility to various site features
- ② **Building Exterior** ~ Persistent roof leaks, several areas of deteriorated concrete & steel columns, spalling masonry
- ③ **Architectural Interior** ~ durable and overall well maintained, most areas past useful life, humidity concerns at North House
- ④ **Code/Accessibility** ~ No sprinkler system, some combustible construction, several ADA floor and reach clearance concerns, limited to no accessibility access to presentation areas.

Hurlbutt Elementary ~ 24 School Road

Building Area/Site	88,895 sf / Shared Campus
Age/Construction	1940 (demo), 1950 (71), 1953 (68), 1965 (56), 1991(30), 1996 (25)



Summary Comments

- 1** **Site** ~ Poor/limited separation of school parking from senior center, access control on site a challenge due to adjacent town uses, poor accessibility to various site features
- 2** **Building Exterior** ~ Persistent roof leaks, several areas of deteriorated concrete & steel columns, spalling masonry
- 3** **Architectural Interior** ~ durable and overall well maintained, most areas past useful life, humidity concerns at North House
- 4** **Code/Accessibility** ~ No sprinkler system, some combustible construction, several ADA floor and reach clearance concerns, limited to no accessibility access to presentation areas.
- 5** **Building Systems** ~ Plumbing original to each building & past its useful life, uneven temperature control throughout, electrical distribution multiple vintages, difficult to maintain, older fluorescent lighting, and fire alarm nearing end of useful life.

Hurlbutt Elementary ~ 24 School Road

Building Area/Site	88,895 sf / Shared Campus
Age/Construction	1940 (demo), 1950 (71), 1953 (68), 1965 (56), 1991(30), 1996 (25)

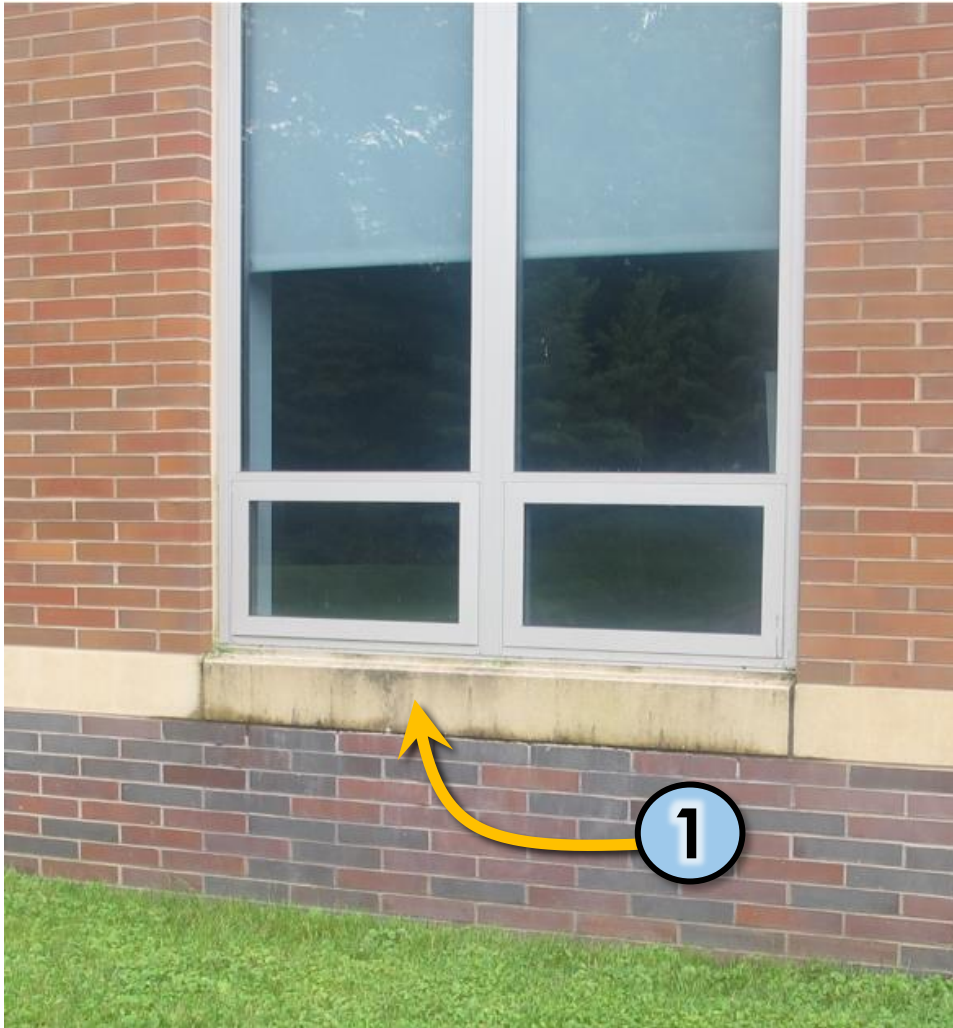


Summary Comments

- 1 Building Envelope** ~ sill replacement ongoing, brick repointing & caulking plan required, several leaks @ roof and parapet flashing.
- 2 Building Interior** ~ Well maintained, good condition overall, some millwork delamination (age/use), limited ceiling and floor replacement, isolated flooring issues at main hall
- 3 Fire Alarm System** ~ beginning to experience issues, requires repairs frequently
- 4 Plumbing** ~ No hot water recirculation system, results in poor water temperature (maintain by temperature maintenance cable ~ unreliable)
- 5 HVAC** ~ BMS (Building management system) good but starting to fail and requires frequent replacement. CO2 sensors fail often, "Good building, difficult to run"

Weston Intermediate School ~ 95 School Road

Building Area/Site	114,898 sf / Shared Campus
Age/Construction	2005(16)



Summary Comments

- ① **Building Envelope** ~ sill replacement ongoing, brick repointing & caulking plan required, several leaks @ roof and parapet flashing.

Weston Intermediate School ~ 95 School Road

Building Area/Site	114,898 sf / Shared Campus
Age/Construction	2005(16)



Summary Comments

- 1** **Building Envelope** ~ sill replacement ongoing, brick repointing & caulking plan required, several leaks @ roof and parapet flashing.
- 2** **Building Interior** ~ Well maintained, good condition overall, some millwork delamination (age/use), limited ceiling and floor replacement, isolated flooring issues at main hall

Weston Intermediate School ~ 95 School Road

Building Area/Site	114,898 sf / Shared Campus
Age/Construction	2005(16)



Summary Comments

- 1** **Building Envelope** ~ sill replacement ongoing, brick repointing & caulking plan required, several leaks @ roof and parapet flashing.
- 2** **Building Interior** ~ Well maintained, good condition overall, some millwork delamination (age/use), limited ceiling and floor replacement, isolated flooring issues at main hall
- 3** **Fire Alarm System** ~ beginning to experience issues, requires repairs frequently

Weston Intermediate School ~ 95 School Road

Building Area/Site	114,898 sf / Shared Campus
Age/Construction	2005(16)



Summary Comments

- 1 **Building Envelope** ~ sill replacement ongoing, brick repointing & caulking plan required, several leaks @ roof and parapet flashing.
- 2 **Building Interior** ~ Well maintained, good condition overall, some millwork delamination (age/use), limited ceiling and floor replacement, isolated flooring issues at main hall
- 3 **Fire Alarm System** ~ beginning to experience issues, requires repairs frequently
- 4 **Plumbing** ~ No hot water recirculation system, results in poor water temperature (maintain by temperature maintenance cable ~ unreliable)

Weston Intermediate School ~ 95 School Road

Building Area/Site	114,898 sf / Shared Campus
Age/Construction	2005(16)



Summary Comments

- 1** **Building Envelope** ~ sill replacement ongoing, brick repointing & caulking plan required, several leaks @ roof and parapet flashing.
- 2** **Building Interior** ~ Well maintained, good condition overall, some millwork delamination (age/use), limited ceiling and floor replacement, isolated flooring issues at main hall
- 3** **Fire Alarm System** ~ beginning to experience issues, requires repairs frequently
- 4** **Plumbing** ~ No hot water recirculation system, results in poor water temperature (maintain by temperature maintenance cable ~ unreliable)
- 5** **HVAC** ~ BMS (Building management system) good but starting to fail and requires frequent replacement. CO2 sensors fail often, "Good building, difficult to run"

Weston Intermediate School ~ 95 School Road

Building Area/Site	114,898 sf / Shared Campus
Age/Construction	2005(16)



Weston Middle School ~ 135 School Road

Building Area/Site	161,111 sf / Shared Campus
Age/Construction	1960(61), 1971(50), 1996 (25), 2010 (11)

Summary Comments

- 1 Exterior Envelope** ~ Roof and windows replaced & in good/fair condition overall, wood soffit has decay and insect concern, masonry in fair/good condition – repointing/caulking plan req.
- 2 Interior** ~ Several modifications and improvement (learning commons, project lead the way), block wall cracks @ “new” gym, sag to ceiling tile representative of humidity concerns. Remaining original portions (1960/71) in fair to poor condition, past useful life (millwork, finishes, equipment).
- 3 Fire Protection** ~ None.
- 4 Plumbing** ~ Limited number of fixtures in classrooms, some not functioning due to sanitary line issues, original distribution piping
- 5 HVAC** ~ Humidity control concerns throughout building, no AC in Gym or Café space, combination of pneumatic and electronic controls, majority of systems past useful life.
- 6 Electrical** ~ Mostly fluorescent lighting, LED replacement program, original electrical distribution with limited expansion
Fire Alarm ~ Panel failing, frequent false/problem alarms



Summary Comments

1

Exterior Envelope ~ Roof and windows replaced & in good/fair condition overall, wood soffit has decay and insect concern, masonry in fair/good condition – repointing/caulking plan req.

Weston Middle School ~ 135 School Road

Building Area/Site	161,111 sf / Shared Campus
Age/Construction	1960(61), 1971(50), 1996 (25), 2010 (11)



Summary Comments

1

Exterior Envelope ~ Roof and windows replaced & in good/fair condition overall, wood soffit has decay and insect concern, masonry in fair/good condition – repointing/caulking plan req.

Weston Middle School ~ 135 School Road

Building Area/Site	161,111 sf / Shared Campus
Age/Construction	1960(61), 1971(50), 1996 (25), 2010 (11)



Summary Comments

- 1** **Exterior Envelope** ~ Roof and windows replaced & in good/fair condition overall, wood soffit has decay and insect concern, masonry in fair/good condition – repointing/caulking plan req.
- 2** **Interior** ~ Several modifications and improvement (learning commons, project lead the way), block wall cracks @ “new” gym, sag to ceiling tile representative of humidity concerns. Remaining original portions (1960/71) in fair to poor condition, past useful life (millwork, finishes, equipment).

Weston Middle School ~ 135 School Road

Building Area/Site	161,111 sf / Shared Campus
Age/Construction	1960(61), 1971(50), 1996 (25), 2010 (11)



Weston Middle School ~ 135 School Road

Building Area/Site	161,111 sf / Shared Campus
Age/Construction	1960(61), 1971(50), 1996 (25), 2010 (11)

Summary Comments

- 1** **Exterior Envelope** ~ Roof and windows replaced & in good/fair condition overall, wood soffit has decay and insect concern, masonry in fair/good condition – repointing/caulking plan req.
- 2** **Interior** ~ Several modifications and improvement (learning commons, project lead the way), block wall cracks @ “new” gym, sag to ceiling tile representative of humidity concerns. Remaining original portions (1960/71) in fair to poor condition, past useful life (millwork, finishes, equipment).
- 3** **Fire Protection** ~ None.
- 4** **Plumbing** ~ Limited number of fixtures in classrooms, some not functioning due to sanitary line issues, original distribution piping



Weston Middle School ~ 135 School Road

Building Area/Site	161,111 sf / Shared Campus
Age/Construction	1960(61), 1971(50), 1996 (25), 2010 (11)

Summary Comments

- 1** **Exterior Envelope** ~ Roof and windows replaced & in good/fair condition overall, wood soffit has decay and insect concern, masonry in fair/good condition – repointing/caulking plan req.
- 2** **Interior** ~ Several modifications and improvement (learning commons, project lead the way), block wall cracks @ “new” gym, sag to ceiling tile representative of humidity concerns. Remaining original portions (1960/71) in fair to poor condition, past useful life (millwork, finishes, equipment).
- 3** **Fire Protection** ~ None.
- 4** **Plumbing** ~ Limited number of fixtures in classrooms, some not functioning due to sanitary line issues, original distribution piping
- 5** **HVAC** ~ Humidity control concerns throughout building, no AC in Gym or Café space, combination of pneumatic and electronic controls, majority of systems past useful life.



Summary Comments

- 1 Exterior Envelope** ~ Roof and windows replaced & in good/fair condition overall, wood soffit has decay and insect concern, masonry in fair/good condition – repointing/caulking plan req.
- 2 Interior** ~ Several modifications and improvement (learning commons, project lead the way), block wall cracks @ “new” gym, sag to ceiling tile representative of humidity concerns. Remaining original portions (1960/71) in fair to poor condition, past useful life (millwork, finishes, equipment).
- 3 Fire Protection** ~ None.
- 4 Plumbing** ~ Limited number of fixtures in classrooms, some not functioning due to sanitary line issues, original distribution piping
- 5 HVAC** ~ Humidity control concerns throughout building, no AC in Gym or Café space, combination of pneumatic and electronic controls, majority of systems past useful life.
- 6 Electrical** ~ Mostly fluorescent lighting, LED replacement program, original electrical distribution with limited expansion
Fire Alarm ~ Panel failing, frequent false/problem alarms

Weston Middle School ~ 135 School Road

Building Area/Site	161,111 sf / Shared Campus
Age/Construction	1960(61), 1971(50), 1996 (25), 2010 (11)



UTILIZATION & CAPACITY
BASELINE UNDERSTANDING

- 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”? Are there enough? Are there too many?
 - b) Analyze capacity and utilization of core space (Cafeteria, Learning Commons, Gymnasiums, specialty spaces).
 - c) Review distribution and sizing of Specialized educational spaces.
- ④ **Identify opportunities and challenges.**

Capacity/Utilization ~ Summary for HES, WIS, WMS



BUILDING	GRADE CONFIG.	CUR. ENROLL. (9/17/2021) Students	FUTURE ENROLL. Students	EXISTING AREA SF Area	SF AREA PER STATE STD. (BASED UPON FUTURE ENROLL)	DELTA SF Area
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 Enrollment Projection.
2. State requires highest student enrollment from 8-year projection at time of grant application.
3. SF Area calculations in appendix.

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



Consistent findings include

- 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 spaces larger than typically found, some duplication** *(2 kitchens/cafeterias, Learning Commons size)*
- 4 Evolution of Special Education**
(Need for small group and 1 on 1 instruction led to reuse/adaptation of existing classrooms/storage/etc.)

Key Findings unique to each school



Hurlbutt Elementary School

Useable area ratio less than typical & Duplicative Core Space
(multiple additions, change in use, inefficient layout)



Weston Intermediate School

Dedicated educational space for "specials"
(Music(2), Science, Spanish, Health, gifted/talented)



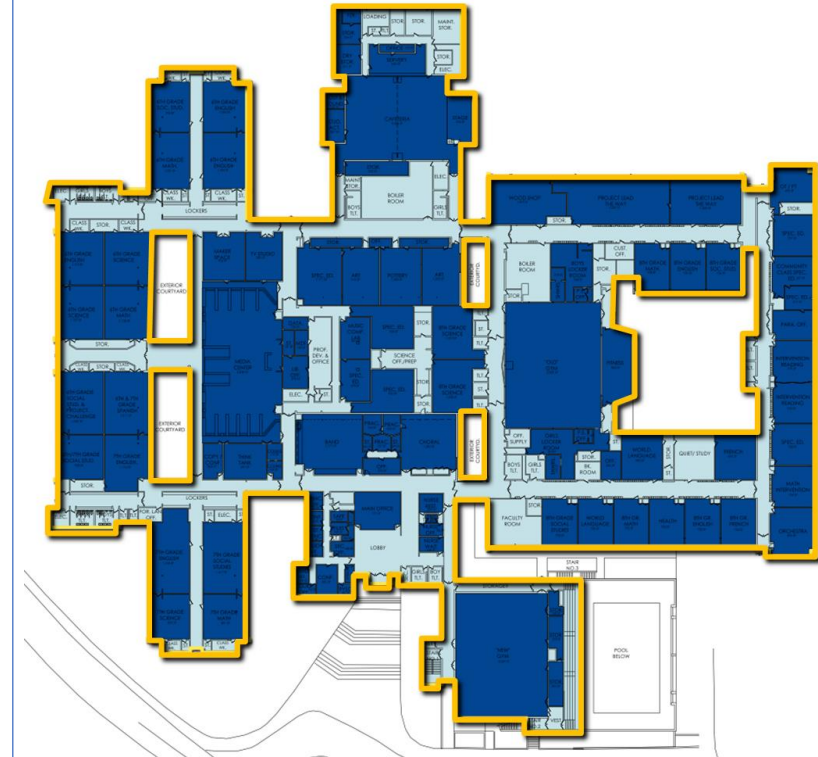
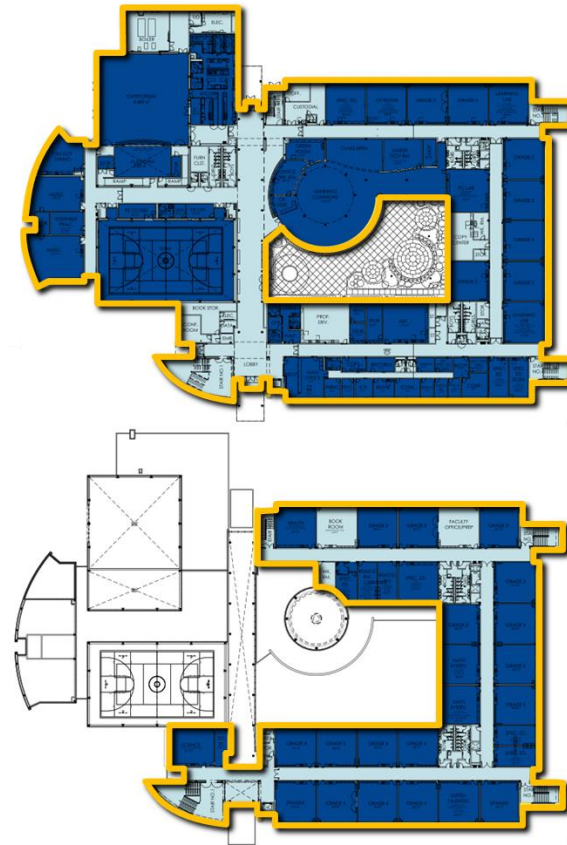
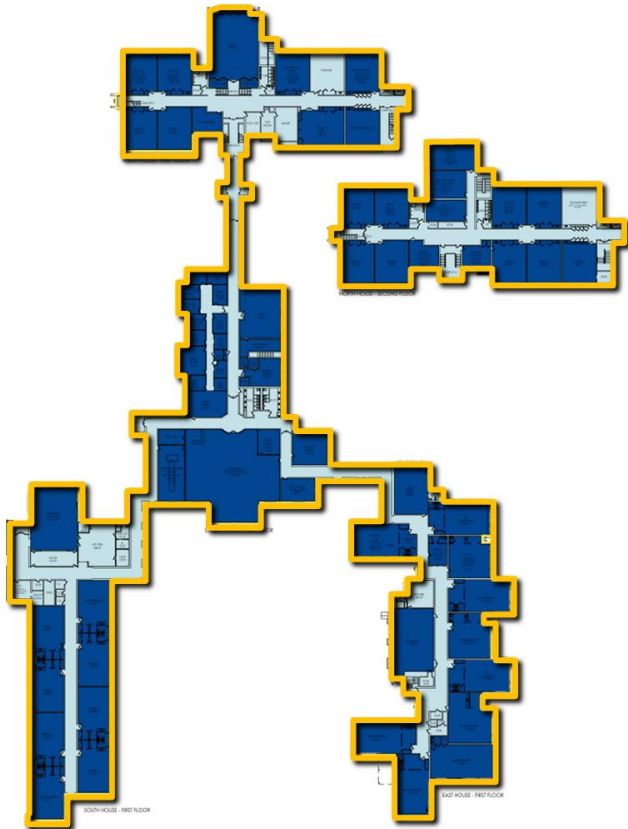
Weston Middle School

Inefficient circulation paths due to relationship of original/addition, duplication of Gym(s)
(Left many spaces with limited natural daylight, poor circulation routes)

Use and Area Analysis ~ Review and verify



Tecton
ARCHITECTS



Expected gross to net useable area averages range from 25-30%

Hurlbutt Elementary
school is **40.4%**

Weston Intermediate
school is **42.3%**

Weston Middle school is
40.1%

Specialized Education (Multiple Houses)



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

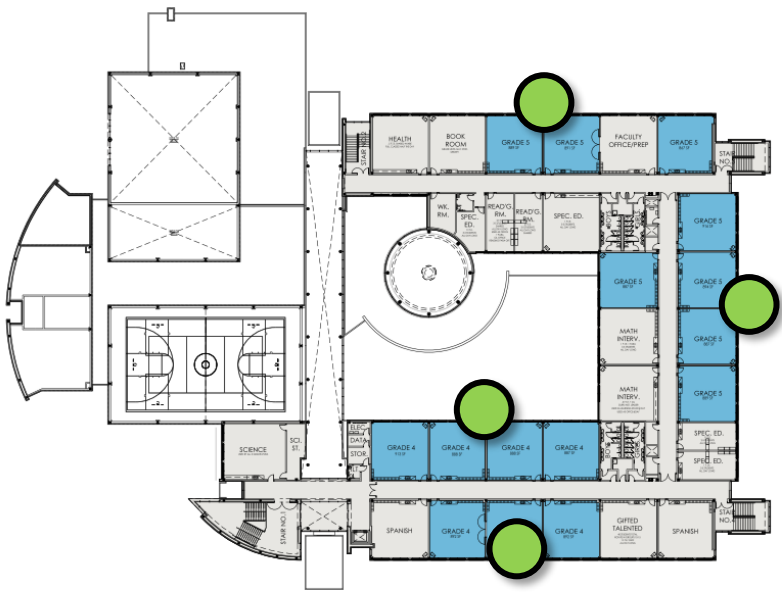
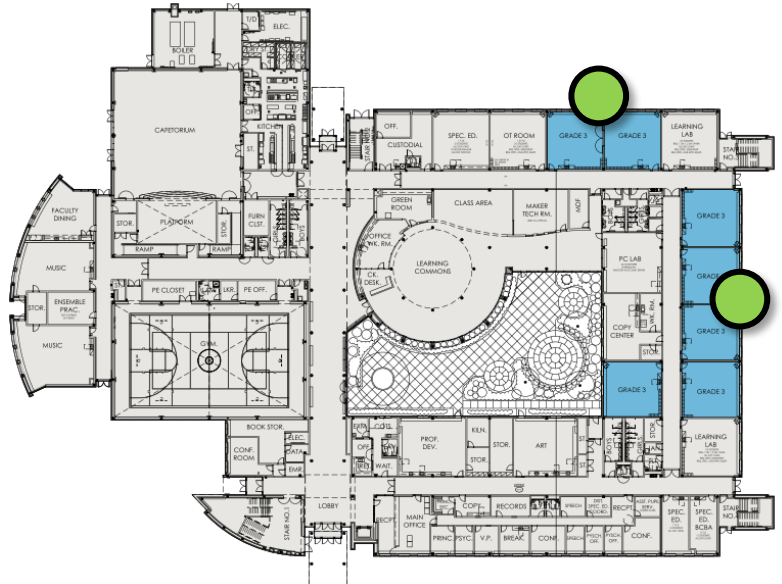
Some programs delivered in larger spaces than required, largely because those spaces are available.

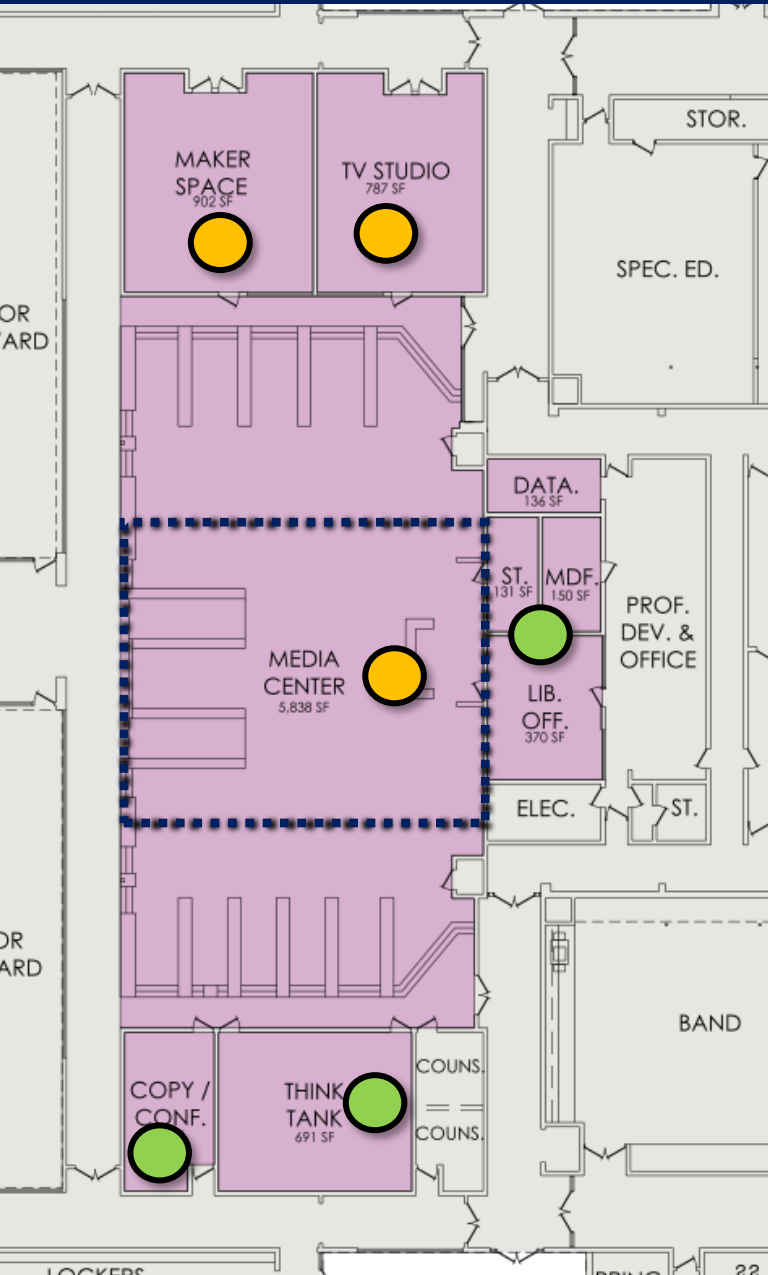
Typical Classrooms

- 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	894	800-900	140	20.0	20-24
Grade 4	7	893	800-900	151	21.6	20-24
Grade 5	8	889	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

Media Center Analysis with support space		
Use	St. Stnd.	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

$10\% \times 567 \times 35 \text{ SF} \sim 1,985 \text{ SF}$

Existing 5,838 SF

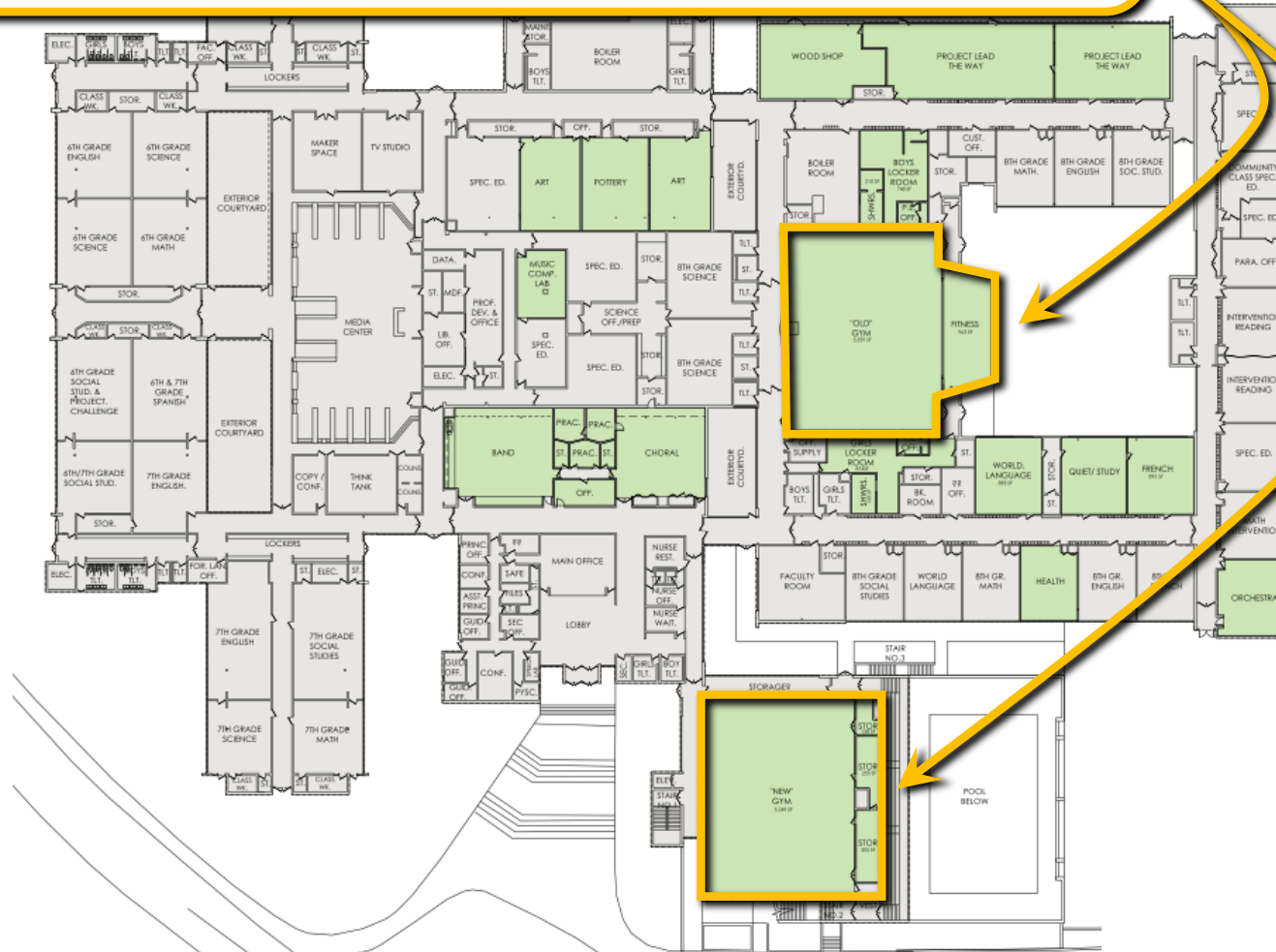
Delta of + 3,854 SF, or 194% larger

Core Space Analysis Example ~ Weston Middle



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%

- 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”? Are there enough? Are there too many?
 - b) Analyze capacity and utilization of core space (Cafeteria, Learning Commons, Gymnasiums, specialty spaces).
 - c) Review distribution and sizing of Specialized educational spaces.
- ④ **Identify opportunities and challenges.**



WHERE DO WE GO FROM HERE?
SCHEDULE & NEXT STEPS

Takeaways & Next Steps



Tecton
ARCHITECTS

1. Baseline of the schools...providing foundation, an understanding, a start point, through a review of conditions and how you currently use buildings. (most important part is school piece)
2. Hearing from you, your concerns, initial reactions.
3. Open platform to ask questions, express concerns, & voice opinions
4. A lot of work completed, yet still at Initial stages of this effort. Process will involve several activities and approvals. A fully transparent process. Encourage participation & dialogue
5. More opportunities to participate...next steps we begin to develop options and solutions for consideration



FOC Meetings typically 2x month



Community Conversation #1

Kickoff Meeting with Tecton Team



2021



Validate Existing Conditions, Programming, and Utilization





FOC Meetings typically 2x month



Community Conversation #1

Stay Involved!
Community Conversation #2

Kickoff Meeting with Tecton Team



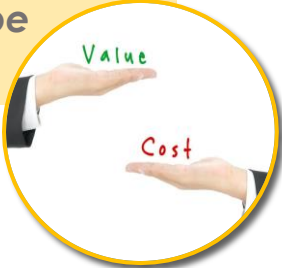
2021



Validate Existing Conditions, Programming, and Utilization

Discussion & development of possible solutions

- Opportunities
- Benefits/Challenges
- Economic Impact
- Synergies & Scope
- Schedule





FOC Meetings typically 2x month



Community Conversation #1

Stay Involved!
Community Conversation #2

Be part of the Solution!
Community Conversation #3

Kickoff Meeting with Tecton Team



2021



Validate Existing Conditions, Programming, and Utilization



Discussion & development of possible solutions

- Opportunities
- Benefits/Challenges
- Economic Impact
- Synergies & Scope
- Schedule

Conceptual Design
Refinement of the Options





FOC Meetings typically 2x month



Community Conversation #1

Stay Involved!
Community Conversation #2

Be part of the Solution!
Community Conversation #3

Kickoff Meeting with Tecton Team



2021

AUG | SEPT | NOV. | DEC. | JAN. | FEB. | MAR. | APR. | MAY | JUNE



Validate Existing Conditions, Programming, and Utilization

Discussion & development of possible solutions

- Opportunities
- Benefits/Challenges
- Economic Impact
- Synergies & Scope
- Schedule

Conceptual Design
Refinement of the Options

Finalize Recommendation
Possible Grant Submission





Ask, listen, respond...

- Why did you attend tonight?
- What is important to you?
- What do you see as a priority?
- What works well? What doesn't?
- What do you believe is the greatest need?
- Do you believe there is a need?
- If you could change one thing, what would it be?



***Want more Information?
Click Here!***



STEAM



STAFF
DIRECTORY



OUR SCHOOLS



COVID-19



ALERTS &
ENOTIFICATIONS
SIGN UP



MEETING
CALENDAR

THANK YOU



Tecton
ARCHITECTS

Share your thoughts!



EMAIL US:
info@westonct.gov

Follow us



Town
Facebook
Page:
[@westonct.gov](https://www.facebook.com/@westonct.gov)

Find project materials



WEBSITE:
westonct.gov
Check here for updates!