

Fall



(Strategic)  
(Town)  
(and)

Steam

(Educational) (Assets)  
(Masterplan)

Ahead!



# WHAT is STEAM and the FOC?

**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.

The Facilities Optimization Committee (FOC) is an appointed board of volunteers looking at the town/school facilities. Their work, along with the expertise of Tecton, is a foundation on which **STEAM** is developed.



# 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*



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# COMMUNITY CONVERSATION NO. 1

WESTON, CT

11. 17. 2021

- 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





# Agenda

1. Team Introductions
2. Outline Goals
3. Work Completed
4. Conditions & Use
5. Next Steps



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## 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

## Goals of the Project ~ A plan for the future

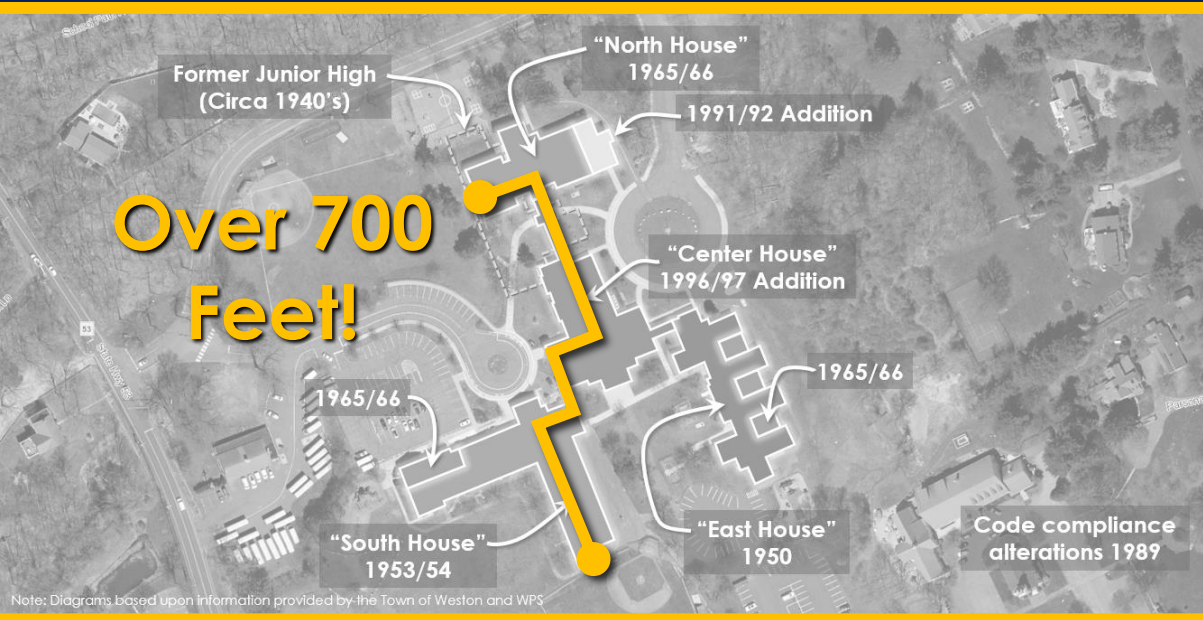


- 1 Document existing conditions, utilization, and capacity of Town and school facilities, identify deficiencies & opportunities to improve
- 2 Understand current and future needs, then integrate them into a long-range plan including economic implications
- 3 Identify synergies among school and Town, 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



***REVIEW OF  
EXISTING CONDITIONS***

# Vintage Plans ~ How the schools evolved



## Hurlbutt Elementary School

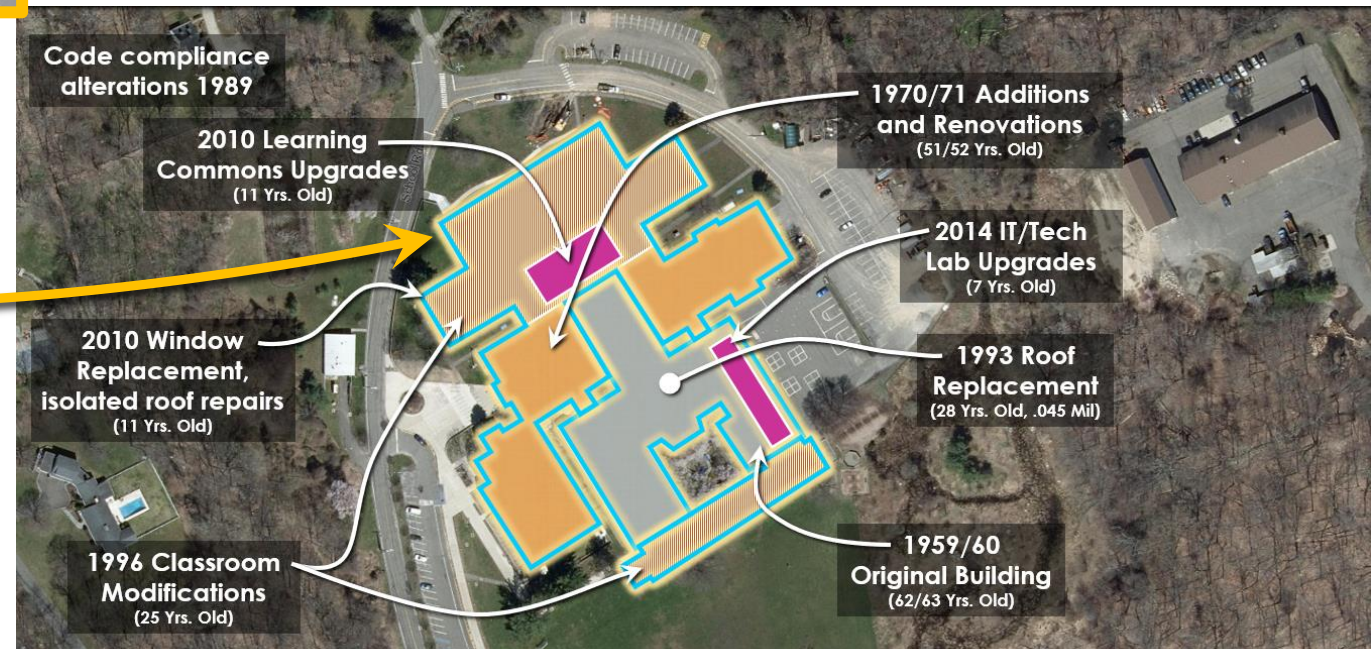
### Vintage Plan Diagram

(Original Building 1950 ~ 71 Years Old)

## Weston Middle School

### Vintage Plan Diagram

(Original Building 1959/60 ~ 63 Years Old)





## 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) |

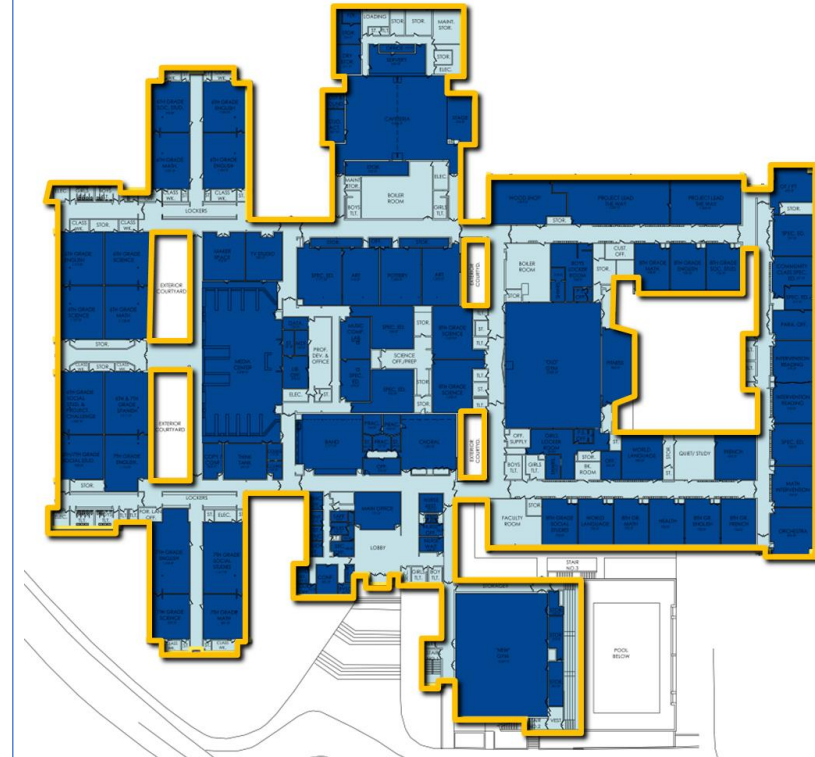
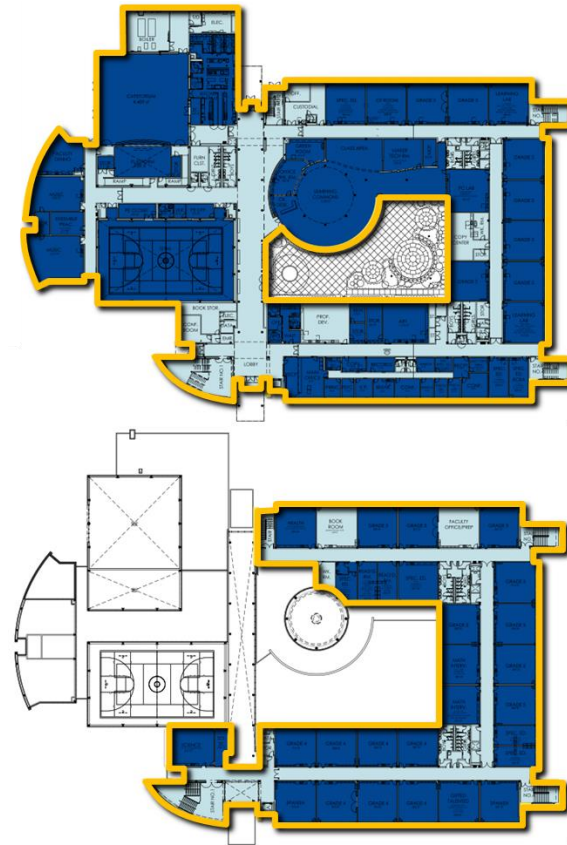
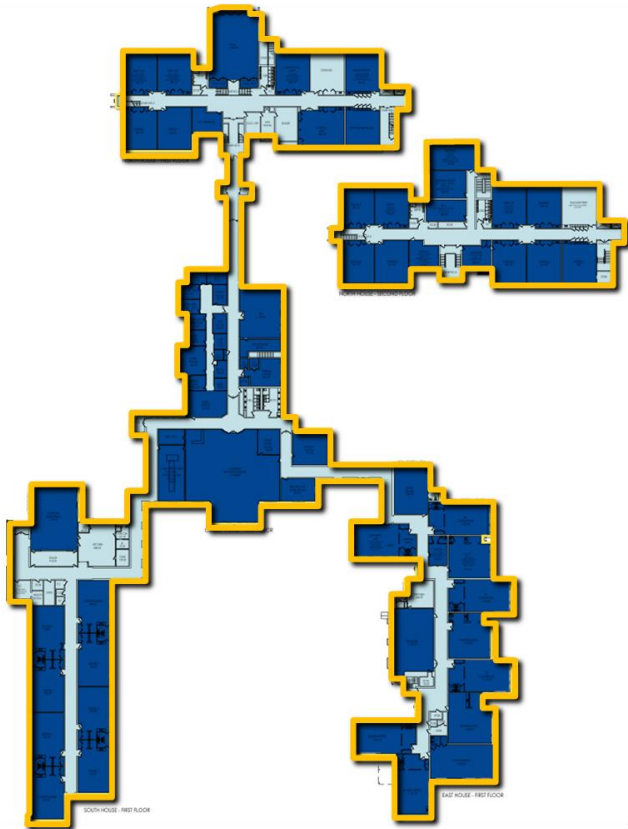


***UTILIZATION & CAPACITY***  
***BASELINE UNDERSTANDING***

# Use and Area Analysis ~ Review and verify



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

Hurlbutt Elementary  
school is **40.4%**

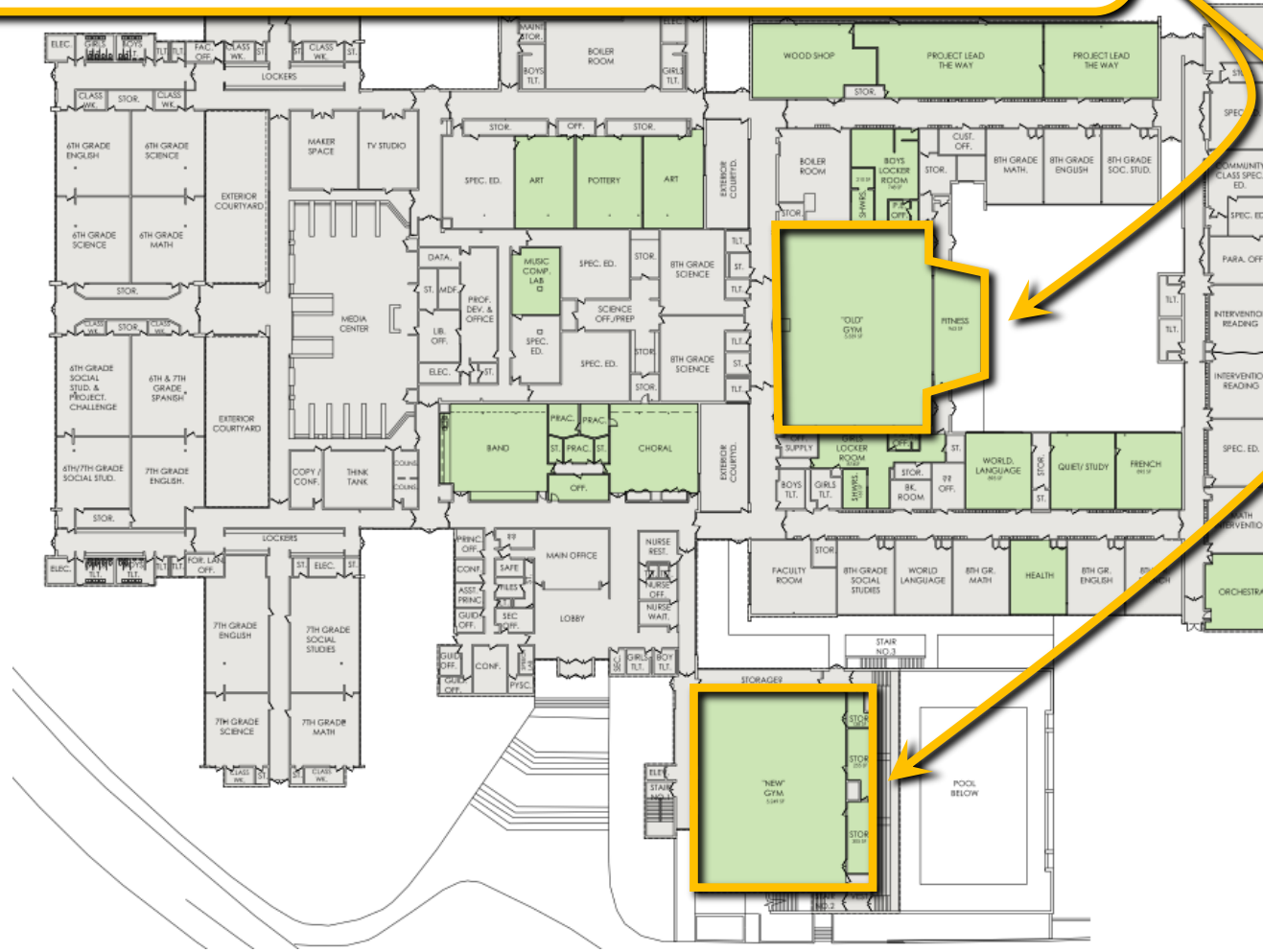
Weston Intermediate  
school is **42.3%**

Weston Middle school is  
**40.1%**

# 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      |
| <b>% Over St. Std.</b> |          | <b>47%</b> |



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# SCHOOL DISTRICT MEETING PROGRESS UPDATE

WESTON, CT

12.01.2021





*QUALITY OF EDUCATIONAL ENVIRONMENTS*  
*WHY IT MATTERS & WHAT IT CAN BE*

# WHY IT MATTERS ~ QUALITY OF EDUCATIONAL ENVIRONMENTS



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COLLABORATION SPACES



ADAPTABLE & RECONFIGURABLE



SPATIAL QUALITY + TECHNOLOGY



OWNERSHIP & PERSONALIZATION



SOCIAL ENRICHMENT



NATURE, INQUIRY & STEWARDSHIP



PLACEMAKING



WHOLE CHILD WELLNESS



## Why It Matters ~

On average, children spend...

**7 m** IN UNSTRUCTURED  
**7 hr** PLAY OUTDOORS  
IN FRONT OF  
A SCREEN

Child Mind Institute <https://childmind.org/article/why-kids-need-to-spend-time-in-nature/>

**90%**  
OF THEIR TIME INDOORS

EPA <https://www.epa.gov/iaq-schools/what-you-can-do-improve-academic-performance>

THE PHYSICAL ENVIRONMENT IMPACTS  
STUDENT LEARNING PROGRESS BY

**25%**

Building and Environment Journal  
<https://www.sciencedirect.com/science/article/abs/pii/S0360132312002582>



Suffield Middle School



**Collaboration Areas  
& Circulation Zones~  
Daylight...**

**STUDENTS IN CLASSROOMS  
WITH MORE NATURAL  
DAYLIGHT PROGRESSED...**

**20% + 26%**  
**FASTER ON MATH TESTS**      **FASTER ON READING TESTS**

EPA <https://www.epa.gov/iaq-schools/indoor-air-quality-high-performance-schools#how>

# WHY IT MATTERS ~ QUALITY OF EDUCATIONAL ENVIRONMENTS



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## Nature & Outdoor Learning ~

Nature, natural sounds, natural materials and natural patterns...

REDUCES STRESS LEVELS IN JUST

# 20s

Welcome to Your World by Sarah Williams Goldhagen

VIEWS TO NATURE FOR

# 40s

LED TO FEWER MISTAKES ON FOCUSED TASKS

APA <https://www.apa.org/monitor/2020/04/nurtured-nature>

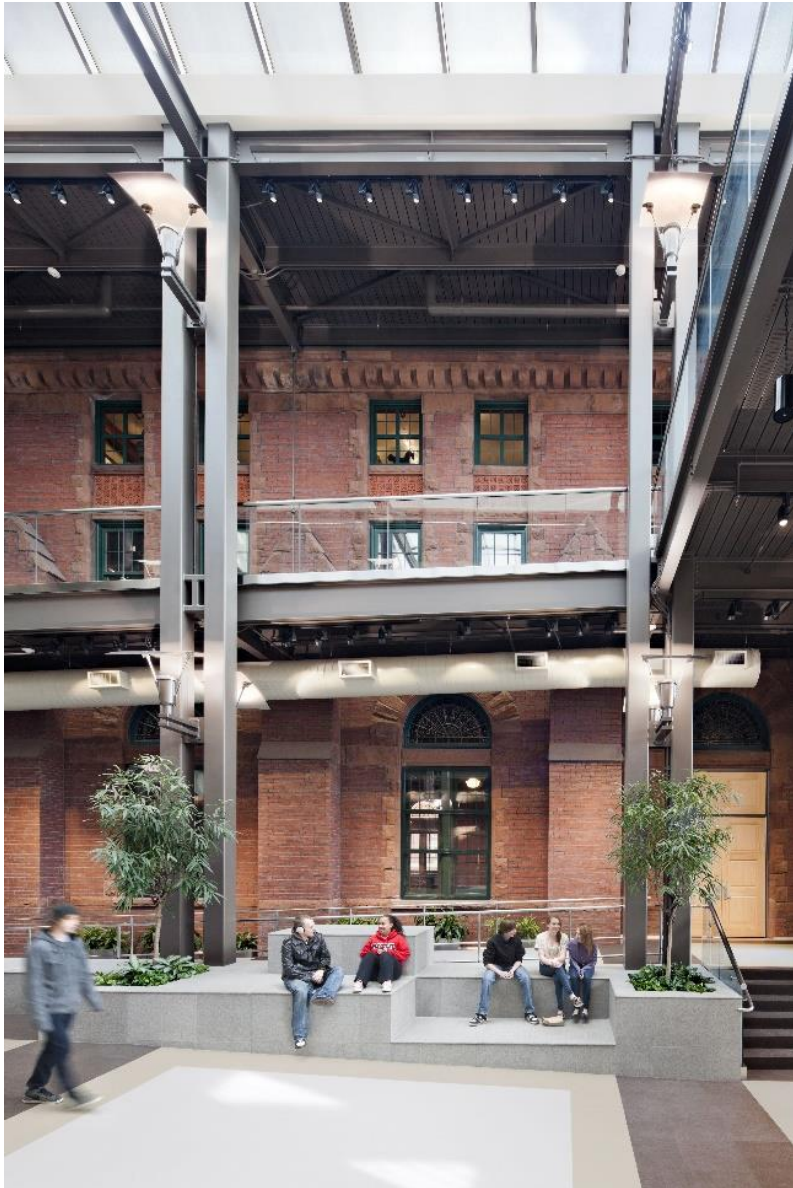


HAPPINESS & PRO-SOCIAL BEHAVIOR

# 21<sup>ST</sup> CENTURY LEARNING / SOCIAL INTERACTION & COLLABORATION



# 21<sup>ST</sup> CENTURY LEARNING / FLEXIBLE SPACE / CLASSROOMS



# TRANSFORMING SPACES / CREC DISCOVERY ACADEMY- BEFORE



PRECEDENT EXAMPLE

# TRANSFORMING SPACES / CREC DISCOVERY ACADEMY- AFTER





# TRANSFORMING SPACES / ASNUNTUCK COMMUNITY COLLEGE - BEFORE



# TRANSFORMING SPACES / ASNUNTUCK COMMUNITY COLLEGE - AFTER





***WHERE DO WE GO FROM HERE?***  
*SCHEDULE & NEXT STEPS*



FOC Meetings typically 2x month



Community Conversation #1

Stay Involved!  
Community Conversation #2

We are here!

Be part of the Solution!  
Community Conversation #3

Kickoff Meeting with Tecton Team



2021



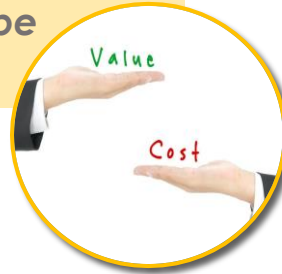
Validate Existing Conditions, Programming, and Utilization

Discussion & development of possible solutions

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

Conceptual Design  
Refinement of the Options

Finalize Recommendation  
Possible Grant Submission



# THANK YOU



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Share your thoughts!



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