




Appendix

What is included?

- **Vintage Plans by School** (Hurlbutt Elementary School, Weston Intermediate School, Weston Middle School)
- **Existing Conditions Summary by School** (Hurlbutt Elementary School, Weston Intermediate School, Weston Middle School)
- **Utilization, Capacity, and Benchmarking Summary**
- **Utilization, Capacity, and Benchmarking by School** (Hurlbutt Elementary School, Weston Intermediate School, Weston Middle School)

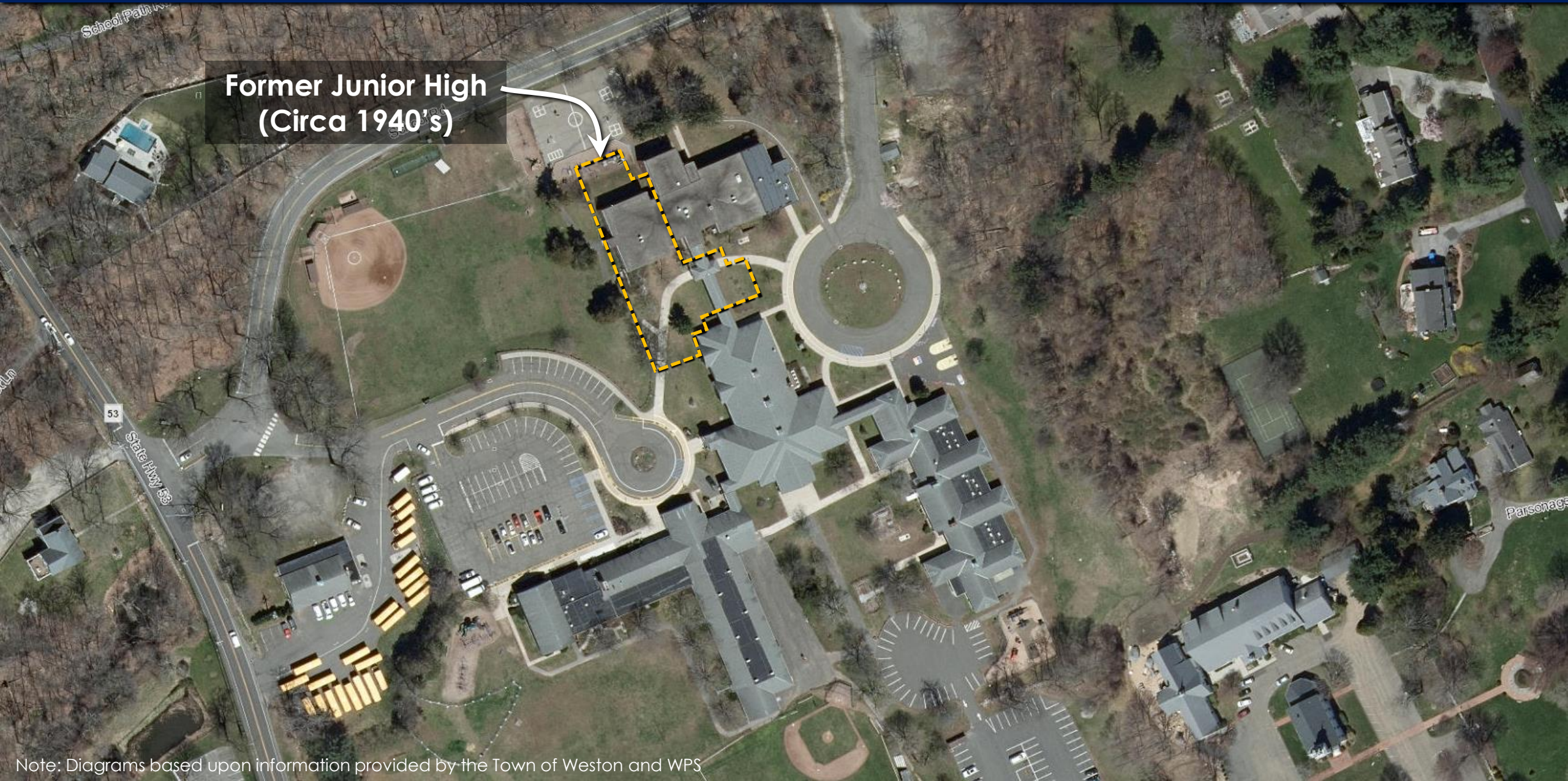
A blue-tinted photograph of a park-like setting. In the foreground, there is a wooden gazebo with a decorative roof and a small cupola on top. To the right, a wooden bench sits on a grassy area. In the background, there are several trees, some with bare branches and some with sparse leaves. An American flag is visible on a tall pole to the right. The overall scene is dimly lit, suggesting a late afternoon or early morning setting.

APPENDIX
VINTAGE PLANS

Vintage Plan Diagram ~ Hurlbutt Elementary School



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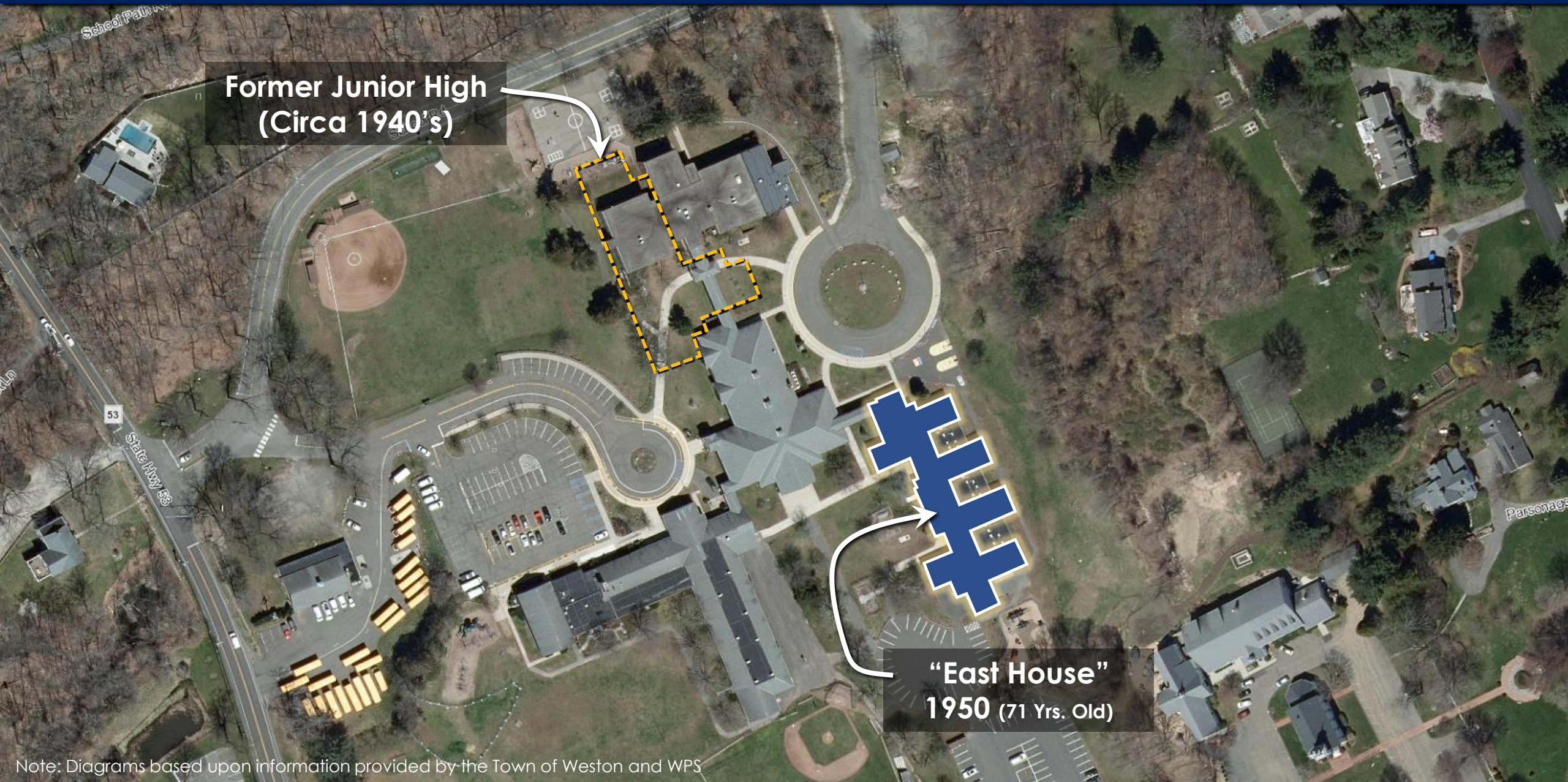
Former Junior High
(Circa 1940's)

Note: Diagrams based upon information provided by the Town of Weston and WPS

Vintage Plan Diagram ~ Hurlbutt Elementary School



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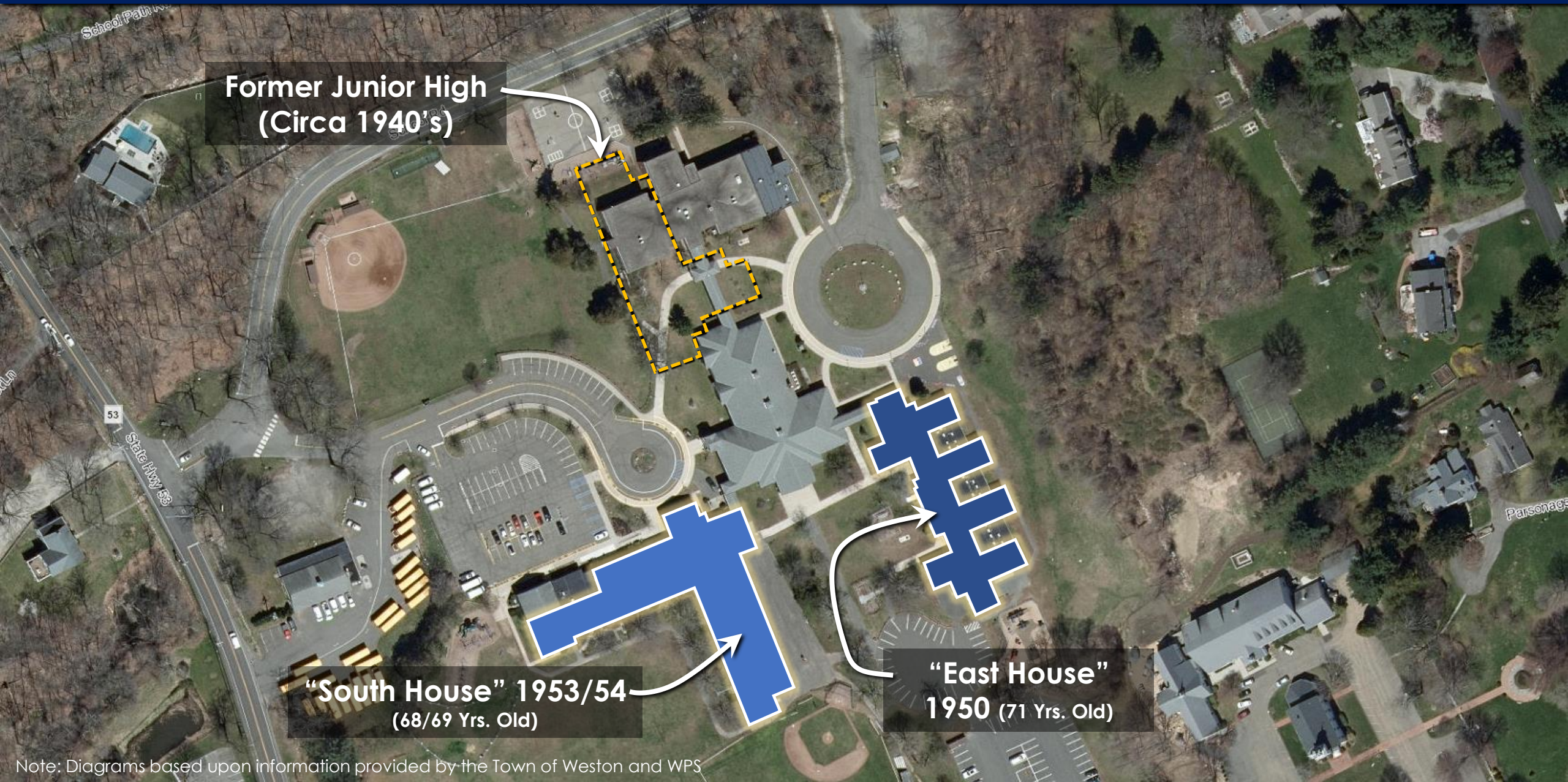
Former Junior High
(Circa 1940's)

"East House"
1950 (71 Yrs. Old)

Vintage Plan Diagram ~ Hurlbutt Elementary School



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**Former Junior High
(Circa 1940's)**

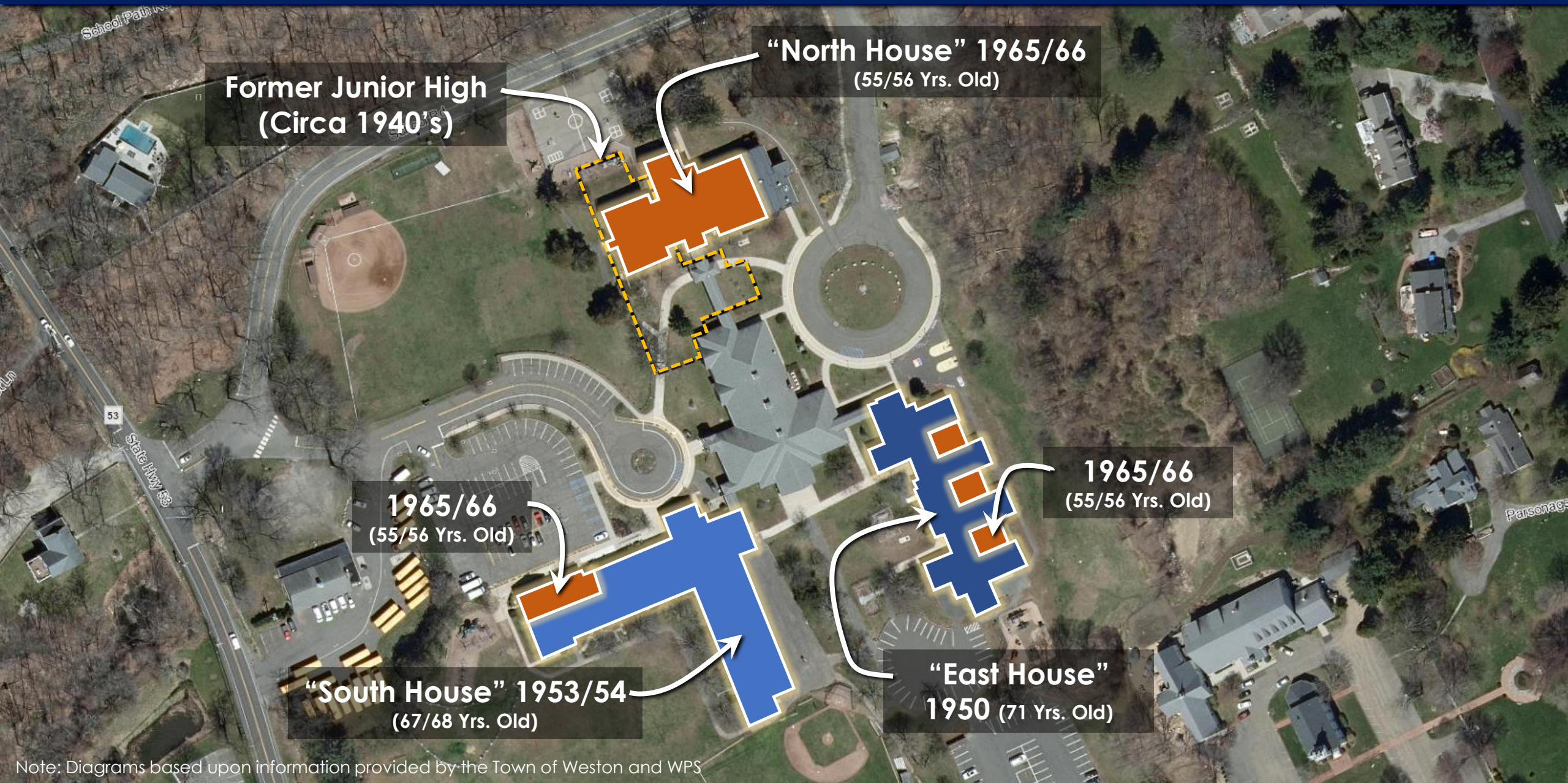
**"South House" 1953/54
(68/69 Yrs. Old)**

**"East House"
1950 (71 Yrs. Old)**

Vintage Plan Diagram ~ Hurlbutt Elementary School



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Former Junior High
(Circa 1940's)

"North House" 1965/66
(55/56 Yrs. Old)

1965/66
(55/56 Yrs. Old)

"South House" 1953/54
(67/68 Yrs. Old)

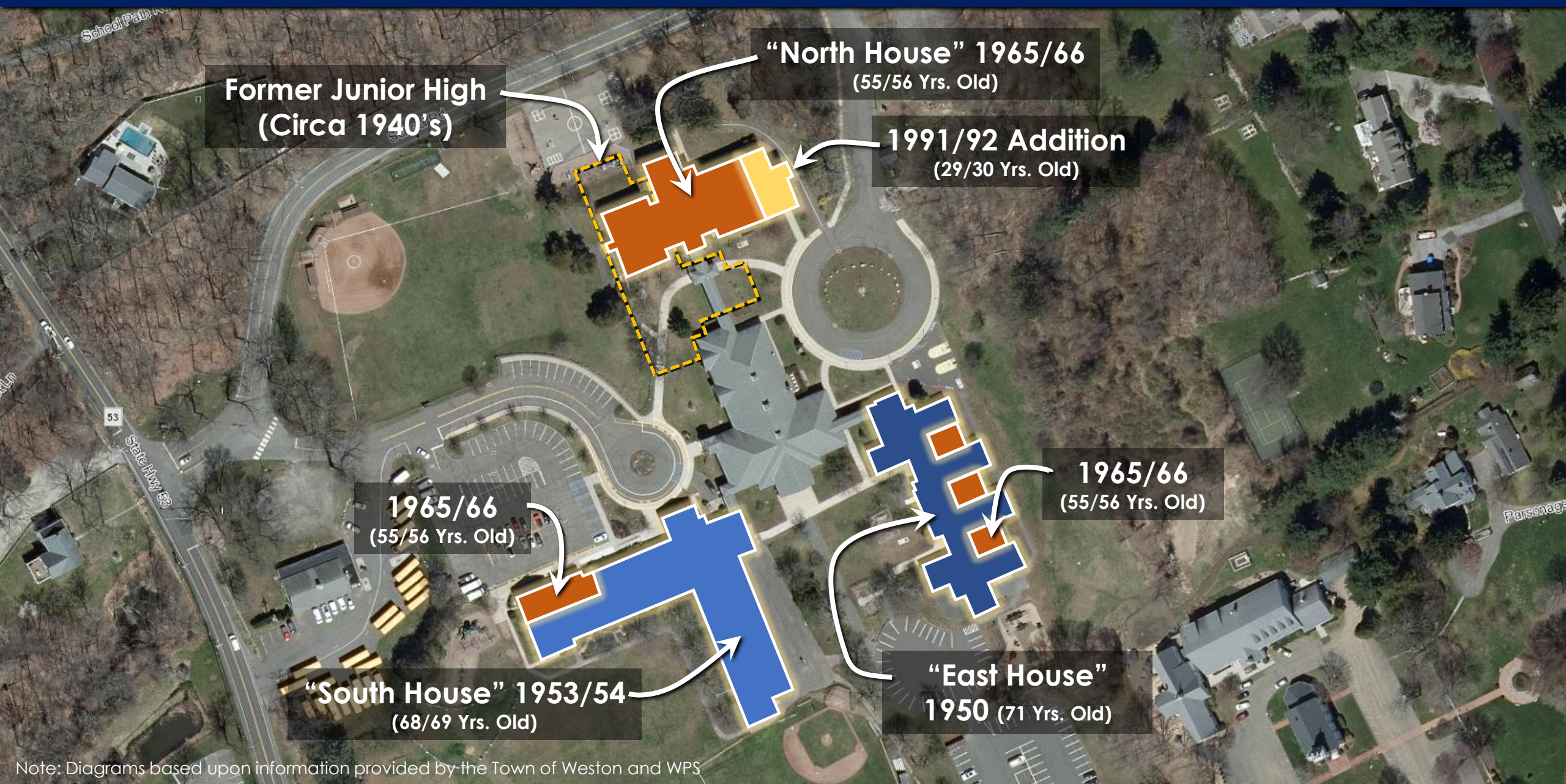
1965/66
(55/56 Yrs. Old)

"East House"
1950 (71 Yrs. Old)

Vintage Plan Diagram ~ Hurlbutt Elementary School



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Former Junior High
(Circa 1940's)

"North House" 1965/66
(55/56 Yrs. Old)

1991/92 Addition
(29/30 Yrs. Old)

1965/66
(55/56 Yrs. Old)

1965/66
(55/56 Yrs. Old)

"South House" 1953/54
(68/69 Yrs. Old)

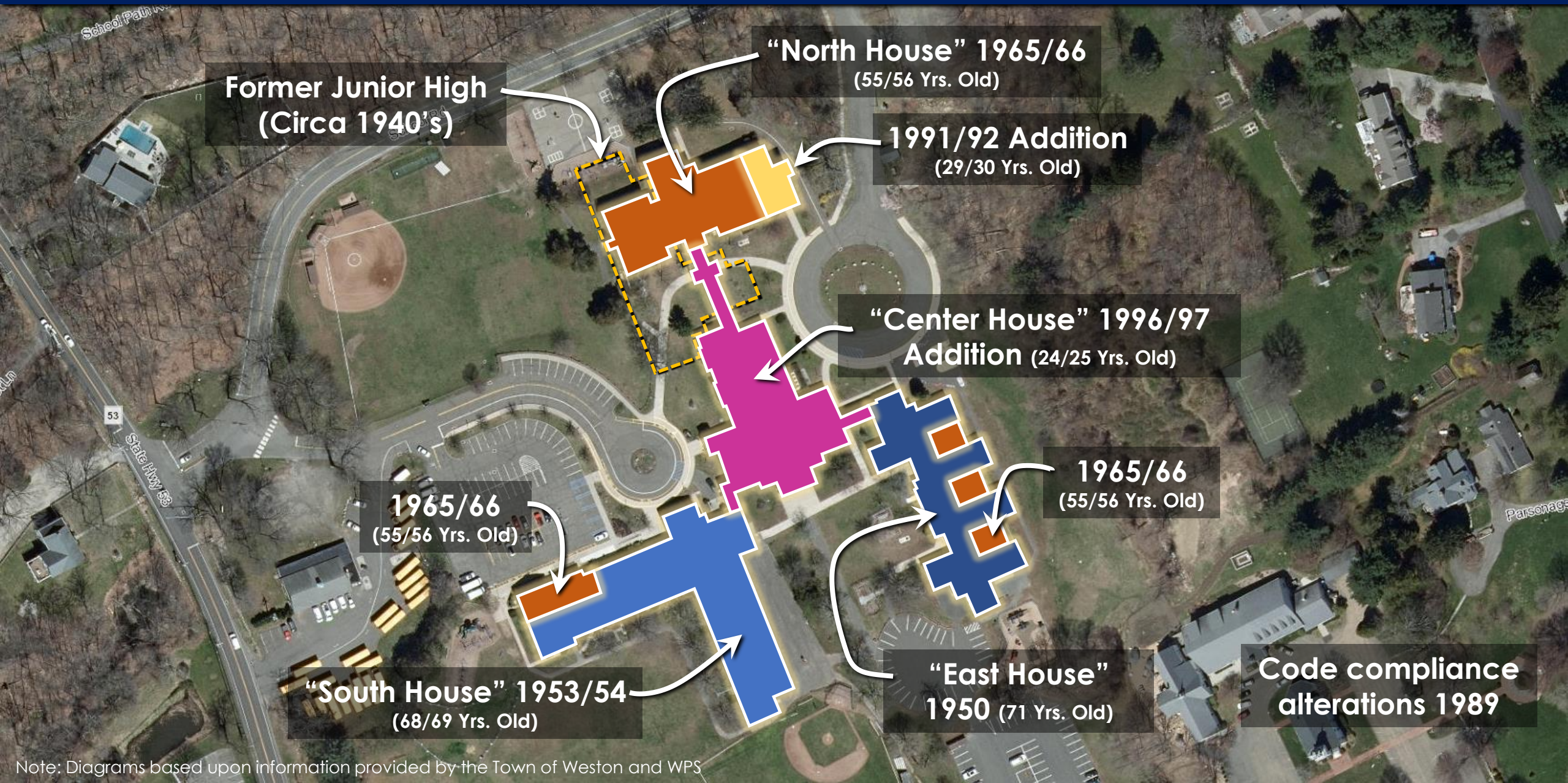
"East House"
1950 (71 Yrs. Old)

Note: Diagrams based upon information provided by the Town of Weston and WPS

Vintage Plan Diagram ~ Hurlbutt Elementary School



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**Former Junior High
(Circa 1940's)**

**"North House" 1965/66
(55/56 Yrs. Old)**

**1991/92 Addition
(29/30 Yrs. Old)**

**"Center House" 1996/97
Addition (24/25 Yrs. Old)**

**1965/66
(55/56 Yrs. Old)**

**1965/66
(55/56 Yrs. Old)**

**"South House" 1953/54
(68/69 Yrs. Old)**

**"East House"
1950 (71 Yrs. Old)**

**Code compliance
alterations 1989**

Note: Diagrams based upon information provided by the Town of Weston and WPS

Vintage Plan Diagram ~ Weston Intermediate School



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**2005 Original
Building (15 Yrs. Old)**



Vintage Plan Diagram ~ Weston Middle School



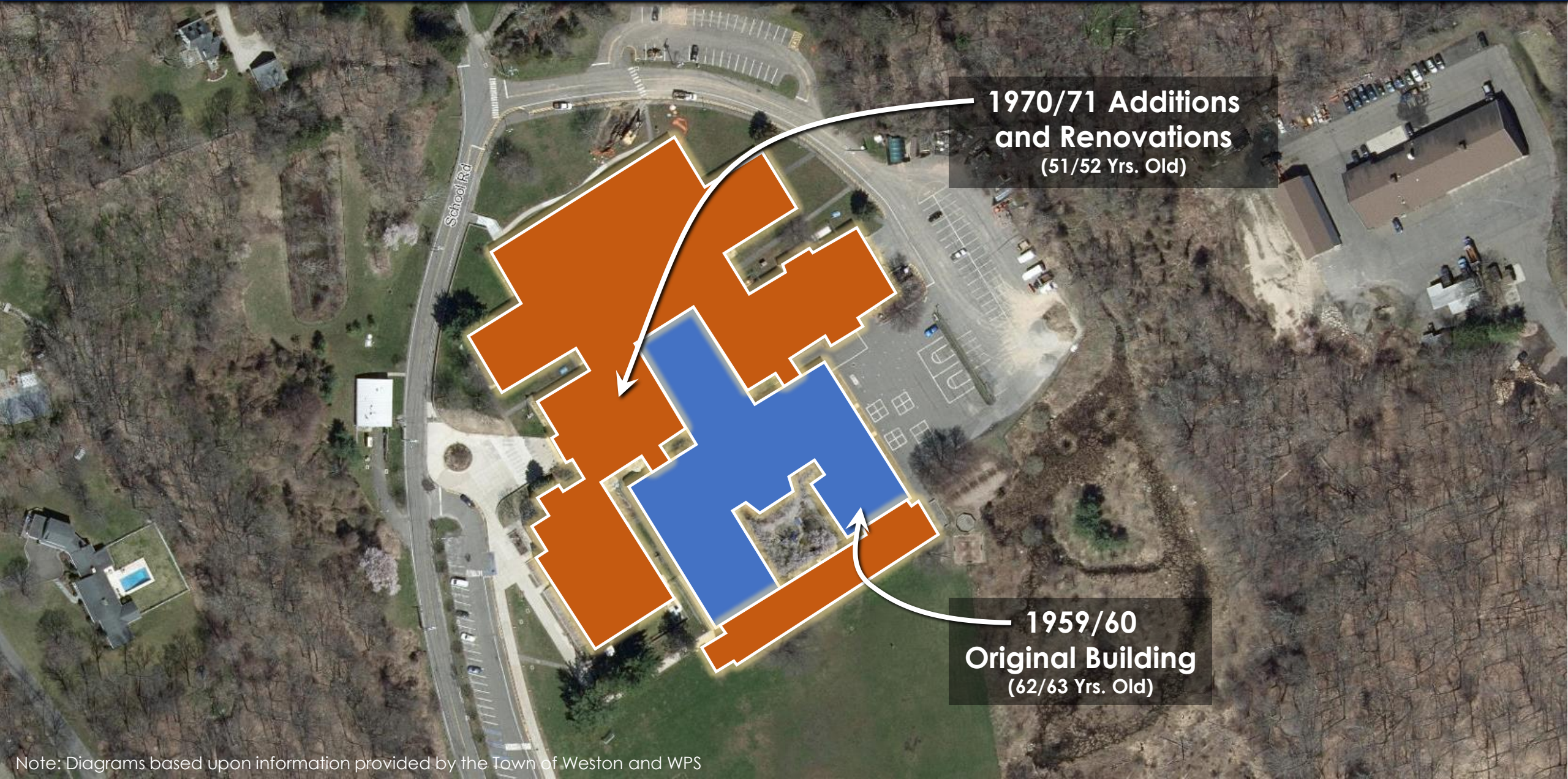
1959/60
Original Building
(62/63 Yrs. Old)

Note: Diagrams based upon information provided by the Town of Weston and WPS

Vintage Plan Diagram ~ Weston Middle School



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**1970/71 Additions
and Renovations**
(51/52 Yrs. Old)

**1959/60
Original Building**
(62/63 Yrs. Old)

Vintage Plan Diagram ~ Weston Middle School



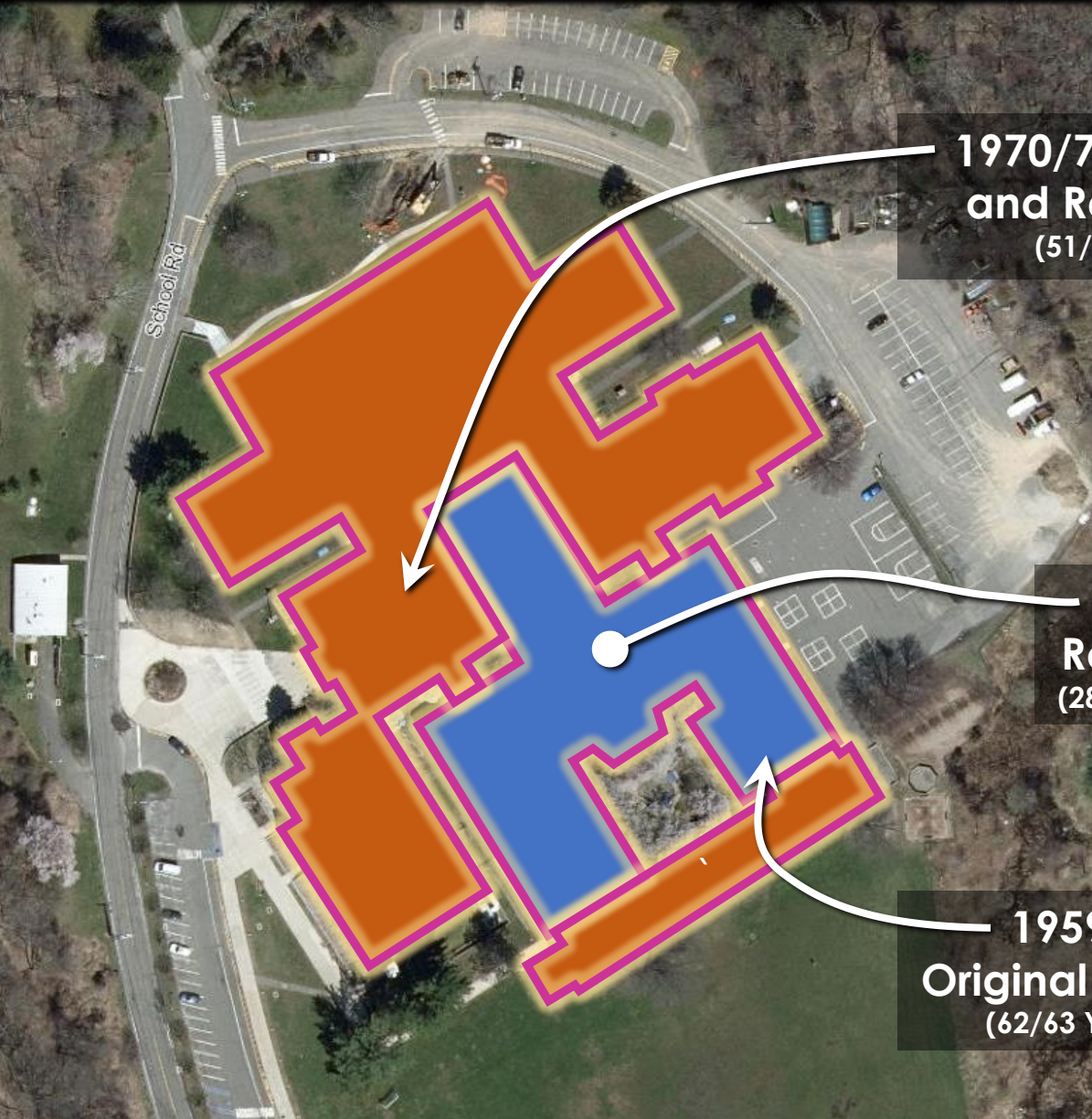
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Code compliance
alterations 1989

1970/71 Additions
and Renovations
(51/52 Yrs. Old)

1993 Roof
Replacement
(28 Yrs. Old, .045 Mil)

1959/60
Original Building
(62/63 Yrs. Old)



Note: Diagrams based upon information provided by the Town of Weston and WPS

Vintage Plan Diagram ~ Weston Middle School



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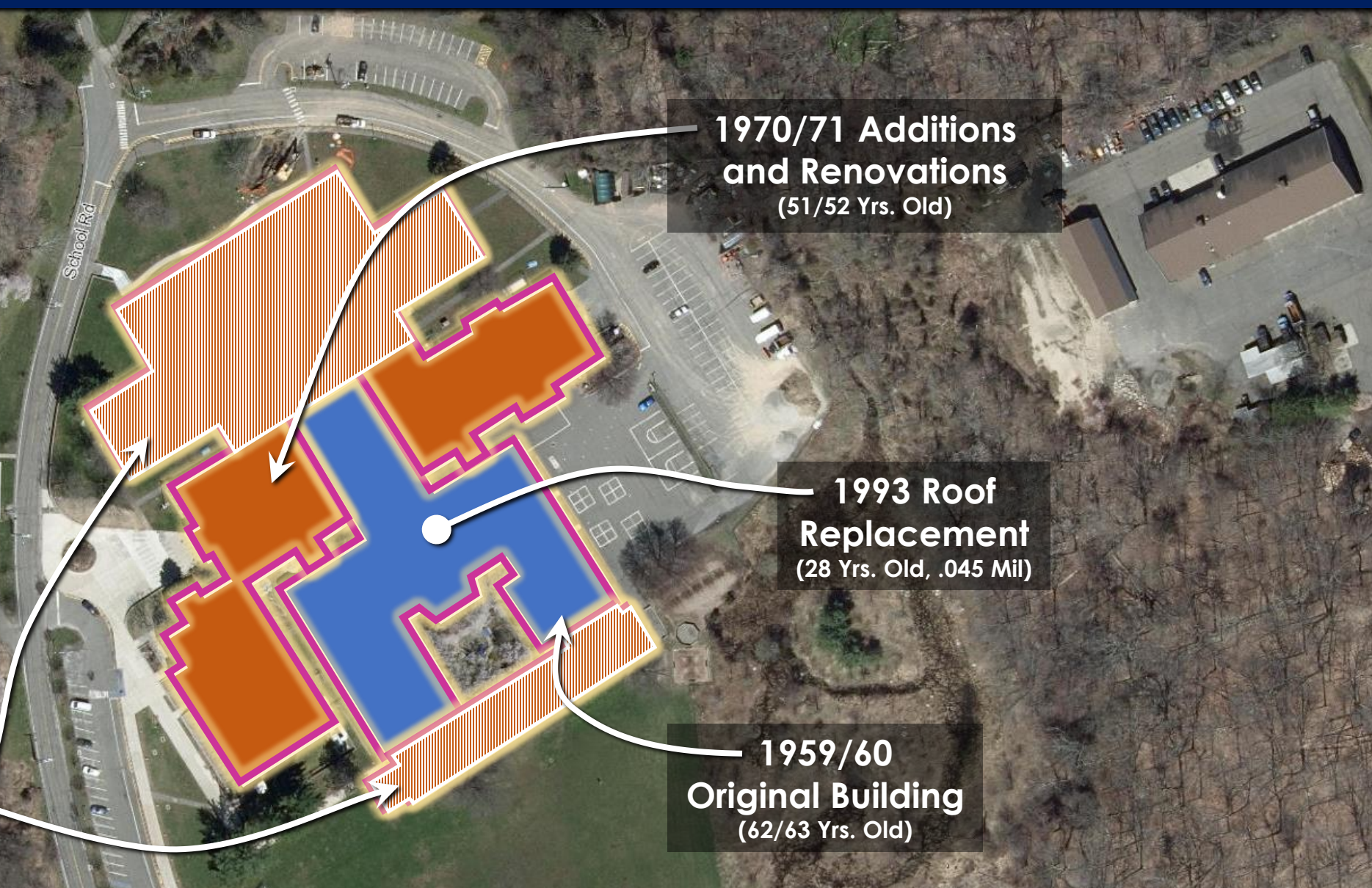
Code compliance
alterations 1989

1970/71 Additions
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1993 Roof
Replacement
(28 Yrs. Old, .045 Mil)

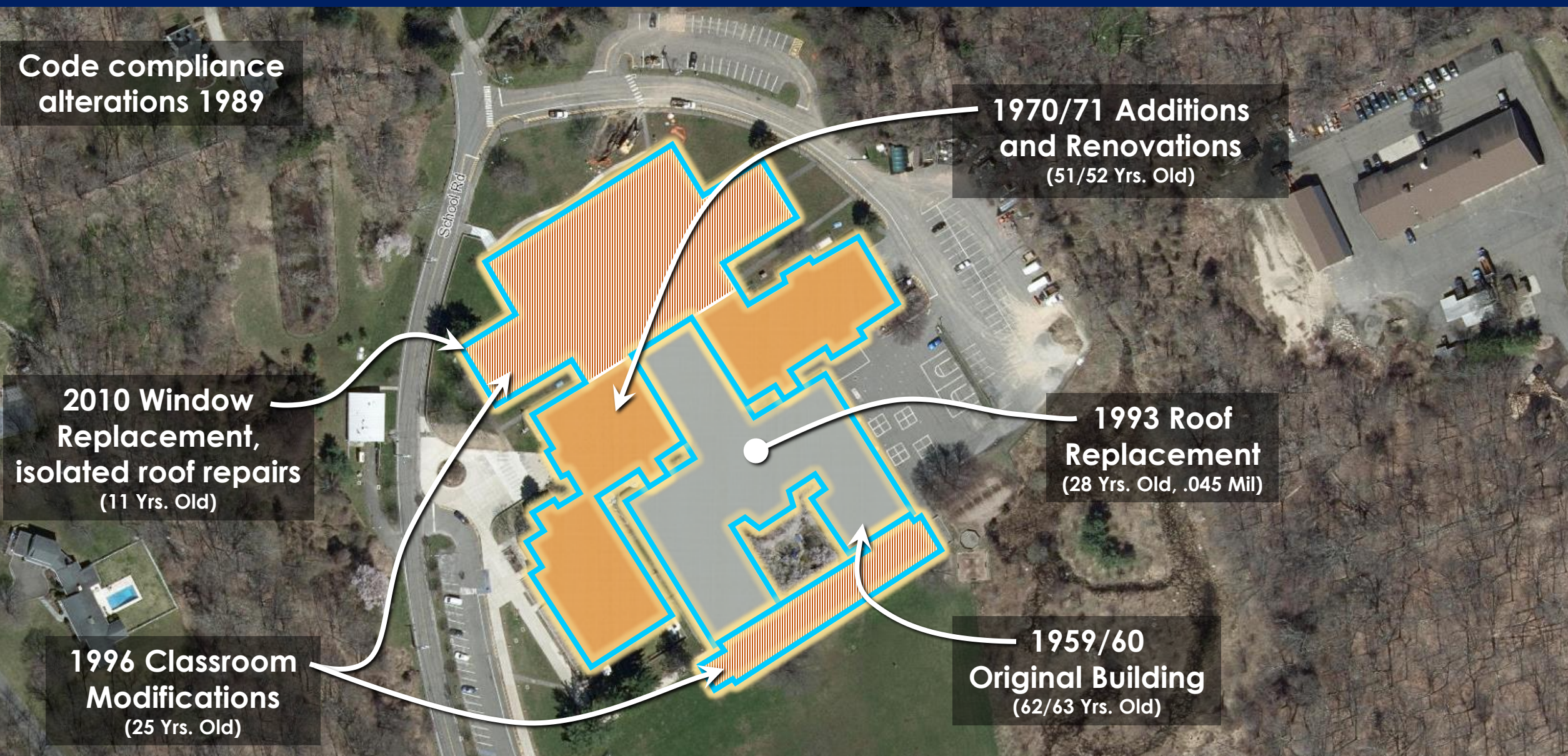
1996 Classroom
Modifications
(25 Yrs. Old)

1959/60
Original Building
(62/63 Yrs. Old)



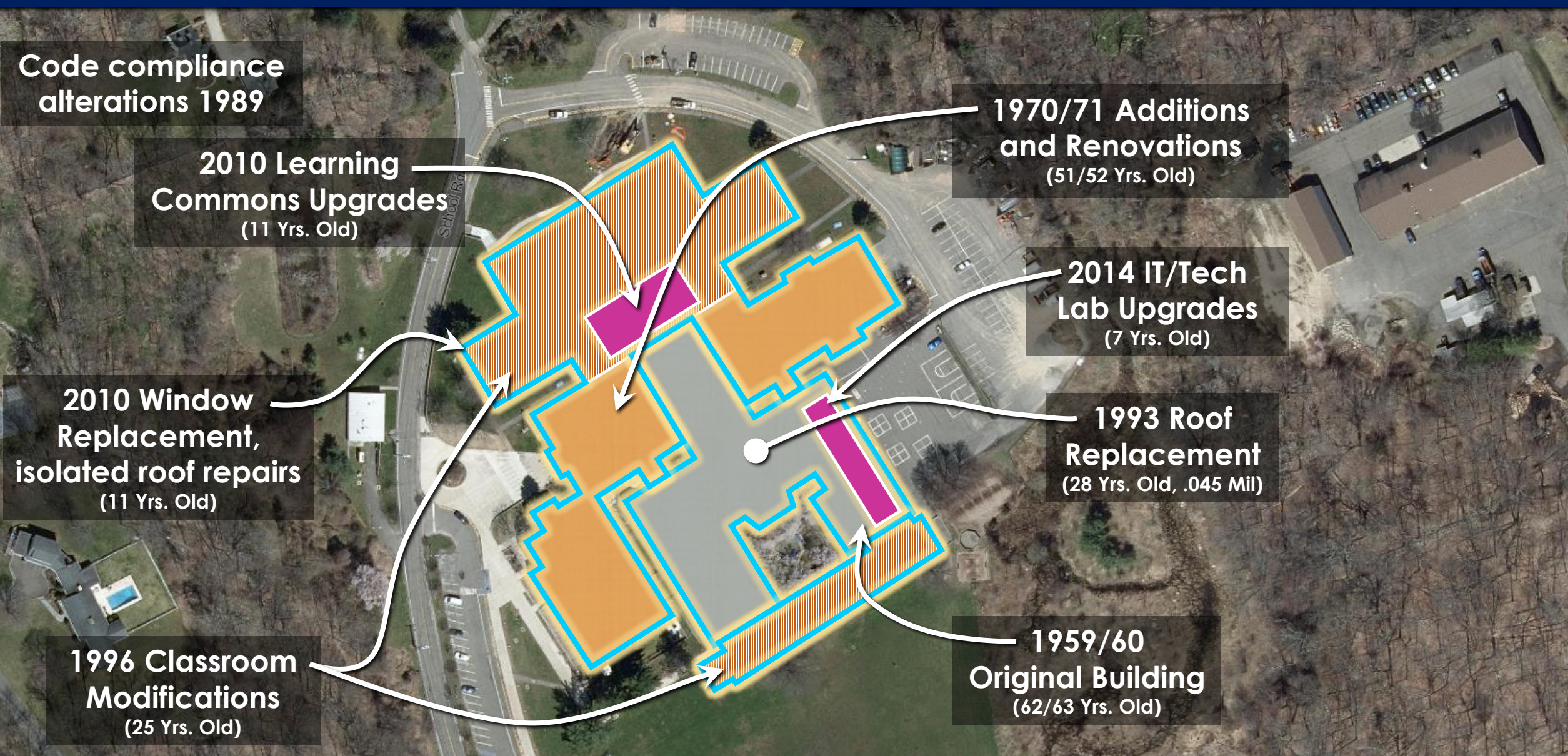
Note: Diagrams based upon information provided by the Town of Weston and WPS

Vintage Plan Diagram ~ Weston Middle School



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Vintage Plan Diagram ~ Weston Middle School



Note: Diagrams based upon information provided by the Town of Weston and WPS

A blue-tinted photograph of a park-like setting. In the foreground, there is a wooden gazebo with a decorative roof and a small cupola on top. To the right, an American flag flies on a tall pole. In the background, there are several trees, some with bare branches and some with sparse green leaves. A wooden bench is visible in the middle ground. The overall scene is a well-maintained outdoor area.

APPENDIX
EXISTING CONDITIONS SUMMARY



HURLBUTT ELEMENTARY SCHOOL
EXISTING CONDITIONS SUMMARY

Existing Conditions ~ Hurlbutt Elementary School



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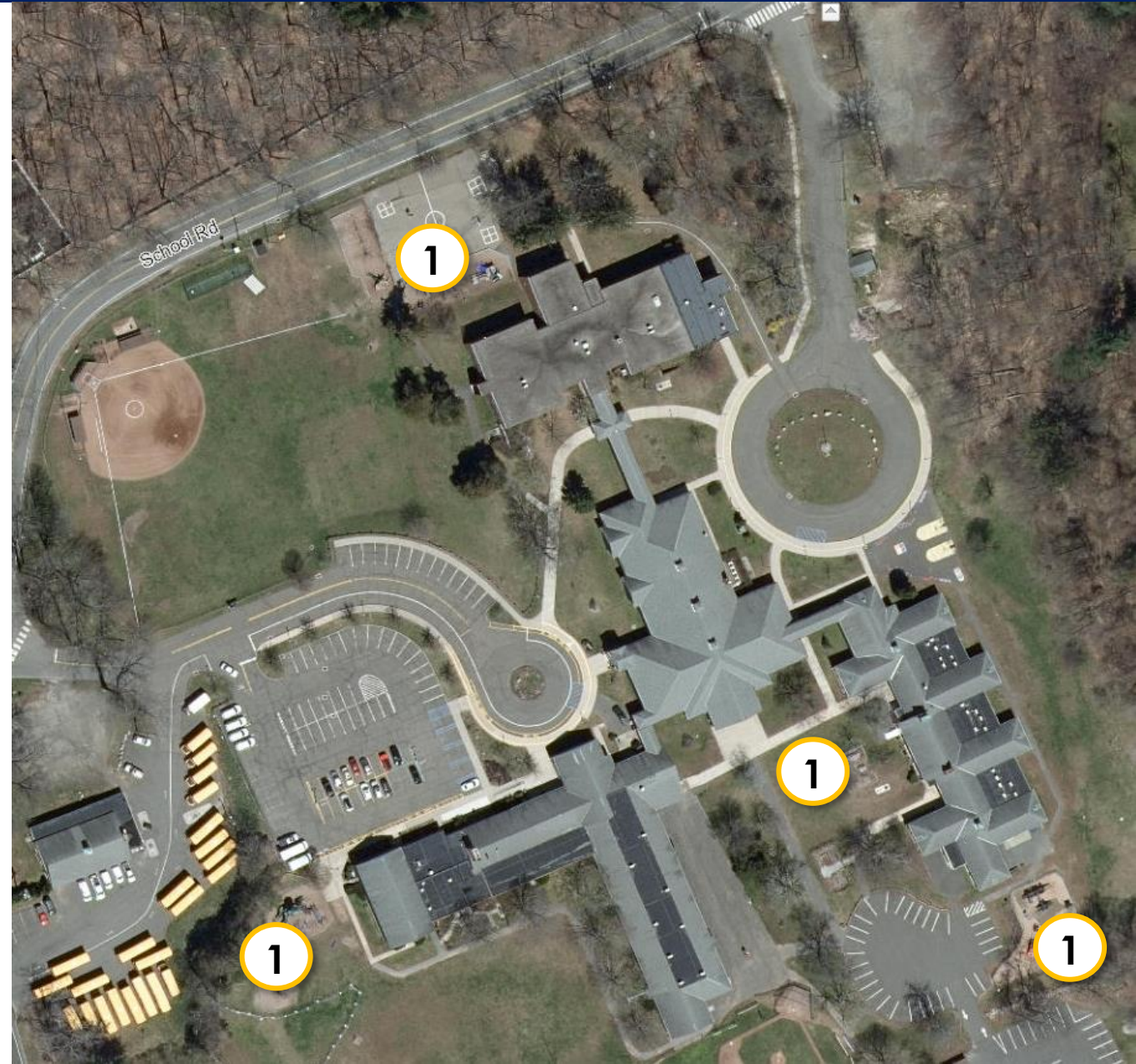
Site

- 1 Age-appropriate play areas are provided, some are exposed at edge of property
- 2 Access to control and control of building perimeter and site an ongoing challenge, due to adjacent town/community uses.
- 3 Poor separation of parking and circulation between school and senior center. Senior center prefers more outdoor space for program/events.

Architectural Exterior

- 4 Various and persistent roof leaks throughout, specifically at the cupolas
- 5 Poor accessibility throughout the site, to/from building, does not meet accessibility codes
- 6 Several areas of deteriorated concrete and steel columns, spalling brick, loose/decayed mortar joints

Grade Level	PK-2
Building Area/Site	86,204 sf / 13.5 acres (attributed to school)
Age/Construction	1940 (demo), 1950 (71), 1953 (68), 1965 (56), 1991(30), 1996 (25)



Existing Conditions ~ Hurlbutt Elementary School



Tecton
ARCHITECTS

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Tecton
ARCHITECTS

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Existing Conditions ~ Hurlbutt Elementary School



Tecton
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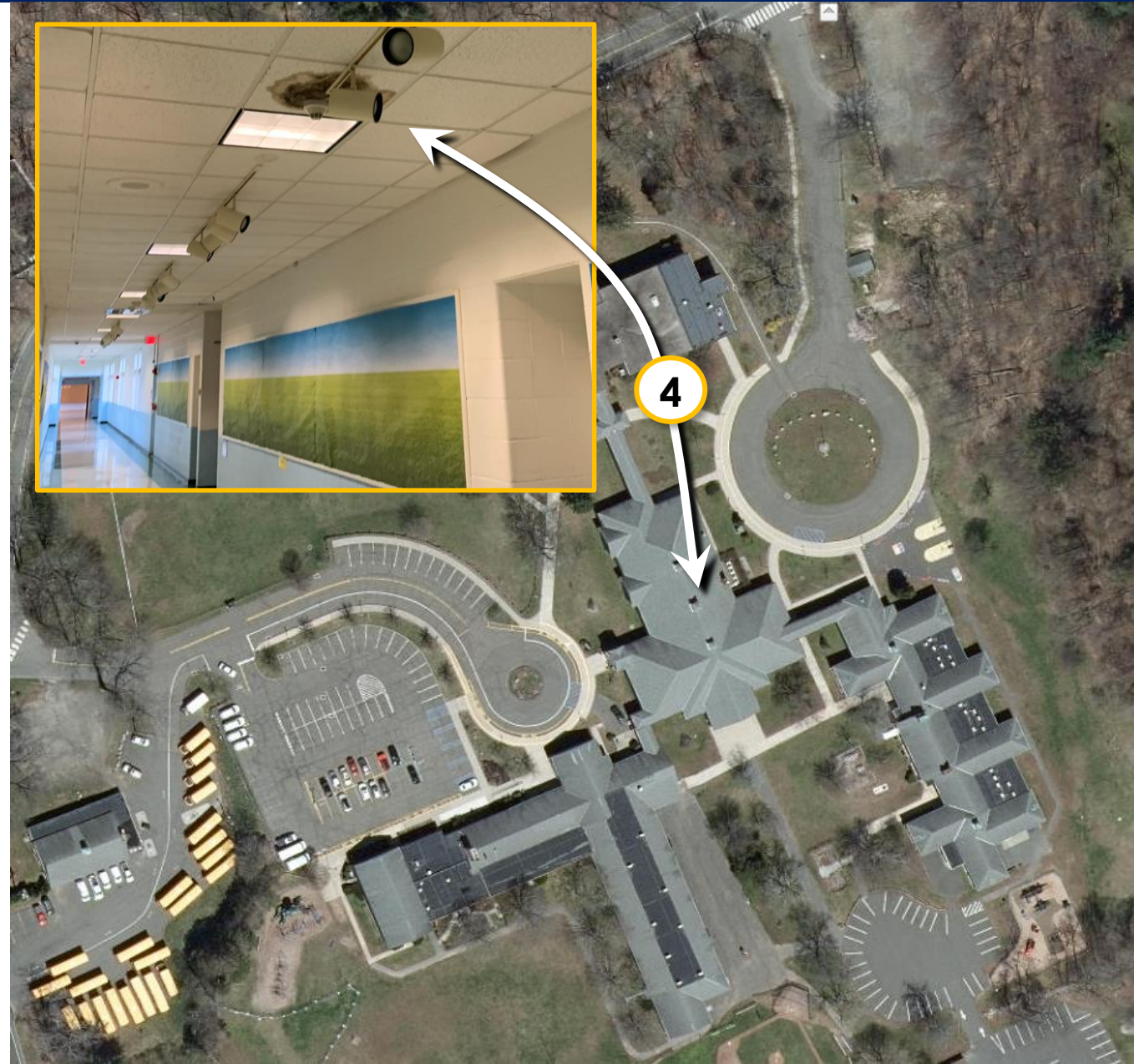
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Existing Conditions ~ Hurlbutt Elementary School



Tecton
ARCHITECTS

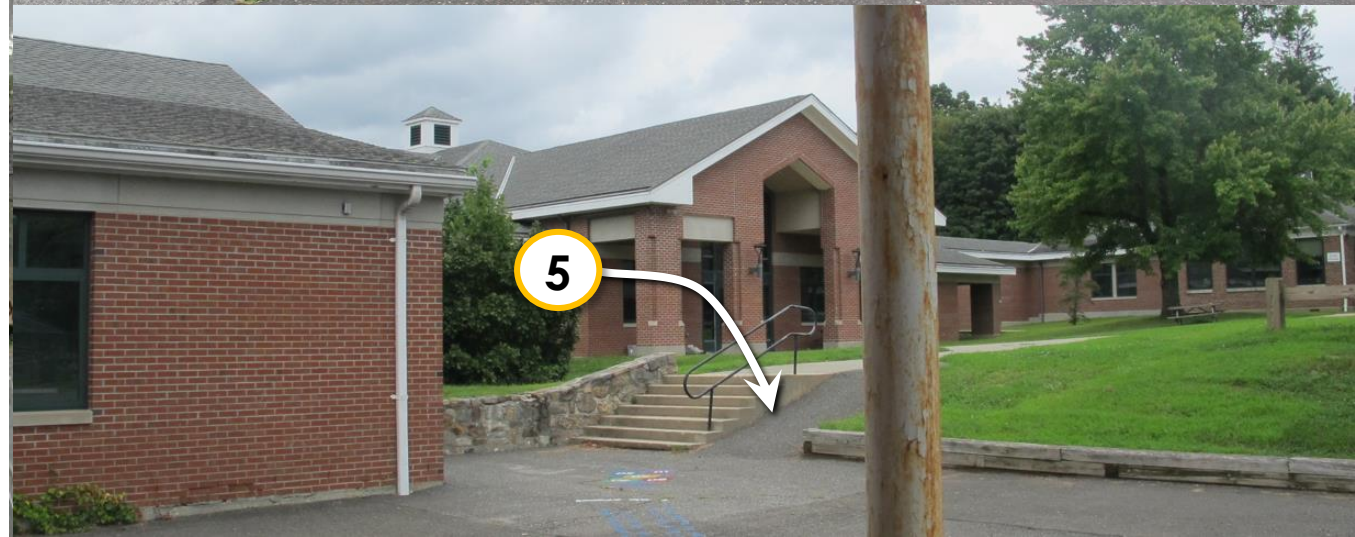
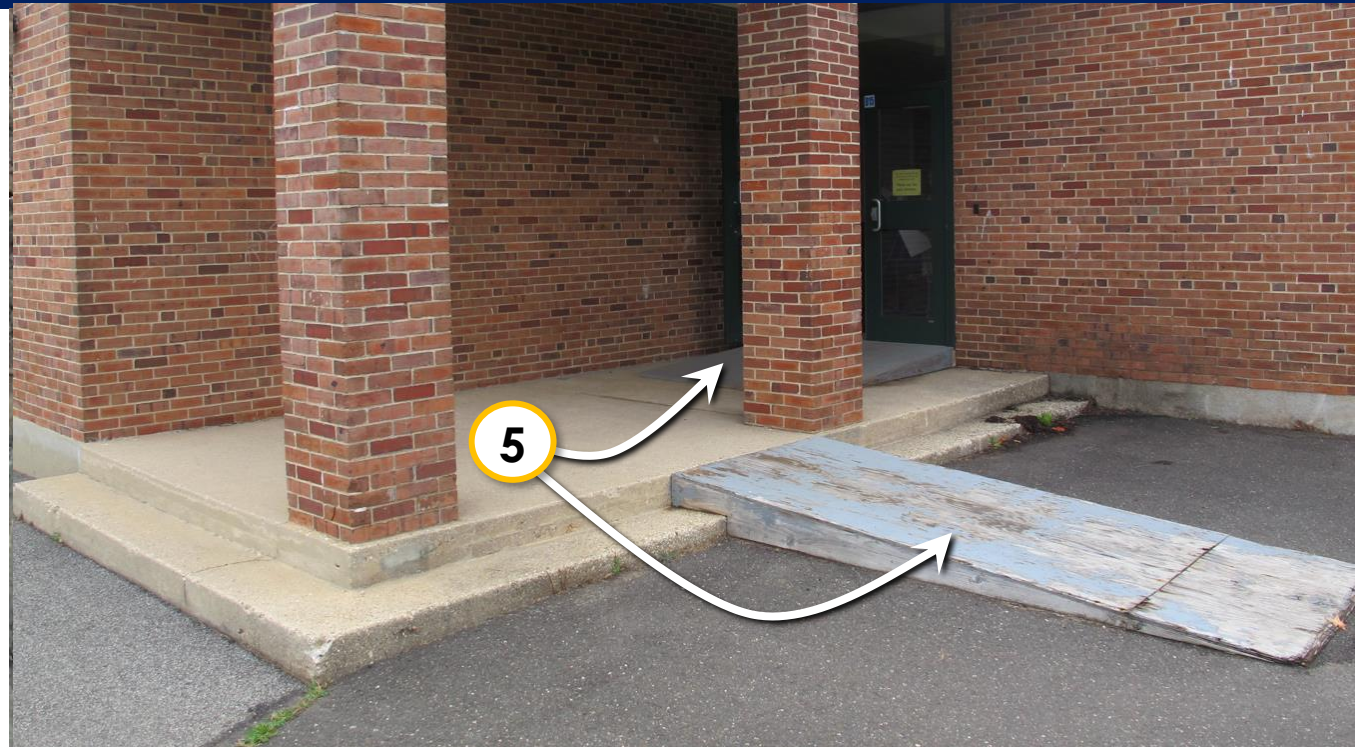
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Existing Conditions ~ Hurlbutt Elementary School



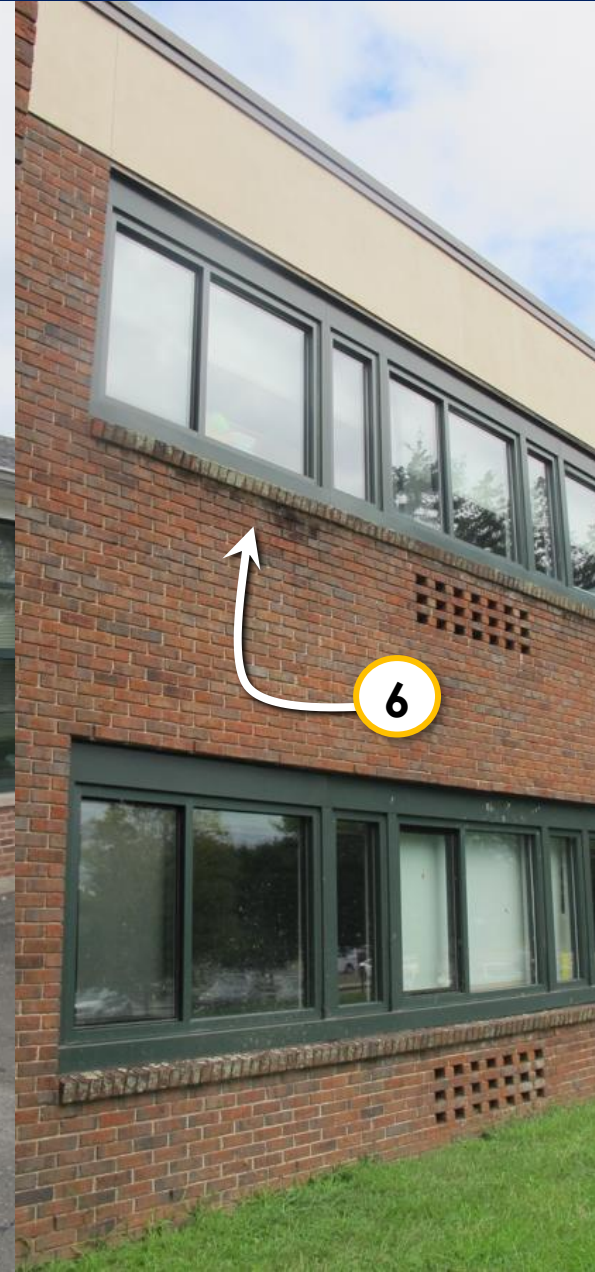
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Age/Construction	1940 (demo), 1950 (71), 1953 (68), 1965 (56), 1991(30), 1996 (25)



Architectural Interior

- 1** Building has been well maintained overall, built from mostly durable materials, block walls, ceramic tile walls/floors, however most of the areas are past their useful life.
- 2** Portions of the North house suffer from humidity and moisture control concerns. In some instances, it has affected quality and condition of finishes.
- 3** Areas of building still contain ACM at tiles, either in storage rooms or concealed under new finishes

Code ~ Accessibility/Life Safety

- 4** Some combustible construction and no sprinkler system
- 5** Several accessibility concerns related to door floor push/pull clearances, plumbing fixture arrangement, and millwork, hardware
- 6** Limited to no accessibility to presentation areas

Structural

- 7** Portions of building are wood frame construction



Architectural Interior

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Building has been well maintained overall, built from mostly durable materials, block walls, ceramic tile walls/floors, however most of the areas are past their useful life.

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Portions of building are wood frame construction



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Structural

- 7 Portions of building are wood frame construction



Building Systems

Fire Protection ~ No Sprinkler System

Plumbing (including sanitary sewer)

- Various Water Heaters in Facility, Some Old/New
- Piping is original to each building vintage and is old.

HVAC

- No AC except Media Center Core Area, Chiller Replaced 2019. Remainder of systems old.
- Some Steam, Uneven Temperatures.
- Multiple Oil Tanks
- Controls not working.

Electrical/Lighting

- Service Good Condition, Distribution is multiple vintages. Mostly older.
- Lighting mostly fluorescent.
- Generator in basement.
- Fire Alarm ~ Nearing the end of its useful life but has an Addressable panel.





WESTON INTERMEDIATE SCHOOL
EXISTING CONDITIONS SUMMARY



Summary Comments

- ① **Building Envelope** ~ lintel 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.

Weston Intermediate School ~ 95 School Road

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



Summary Comments

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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.
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Age/Construction	2005(16)



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- 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)

A blue-tinted photograph of Weston Middle School building and playground. The building is a modern, multi-story structure with large windows. In the foreground, there is a paved area with a basketball hoop and a bench. The text is overlaid in the center of the image.

WESTON MIDDLE SCHOOL
EXISTING CONDITIONS SUMMARY



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

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- 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).



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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.
Plumbing ~ Limited number of fixtures in classrooms, some not functioning due to sanitary line issues, original distribution piping



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.
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- 3** **Fire Protection** ~ None.
- 4** **Plumbing** ~ Limited number of fixtures in classrooms, some not functioning due to sanitary line issues, original distribution piping
- 4** **HVAC** ~ Humidity control concerns throughout building, no AC in Gym or Cafeteria space, combination of pneumatic and electronic controls, majority of systems past useful life.

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.
- 5** **Electrical** ~ Mostly fluorescent lighting, LED replacement program, original electrical distribution with limited expansion
- 5** **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”? 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 Education 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 Medium Enrollment Projection.
2. State requires highest student enrollment from 8-year projection at time of grant application.
3. SF Area calculations in appendix.

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
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Capacity/Utilization ~ Summary for HES, WIS, WMS



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Capacity/Utilization ~ Summary for HES, WIS, WMS



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Capacity/Utilization ~ Summary for HES, WIS, WMS



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Notes:

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2. State requires highest student enrollment from 8-year projection at time of grant application.
3. SF Area calculations in appendix.

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

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
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Capacity/Utilization ~ Summary for HES, WIS, WMS



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Notes:

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

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

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
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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.

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



HURLBUTT ELEMENTARY SCHOOL
UTILIZATION STUDY



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 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.)



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)

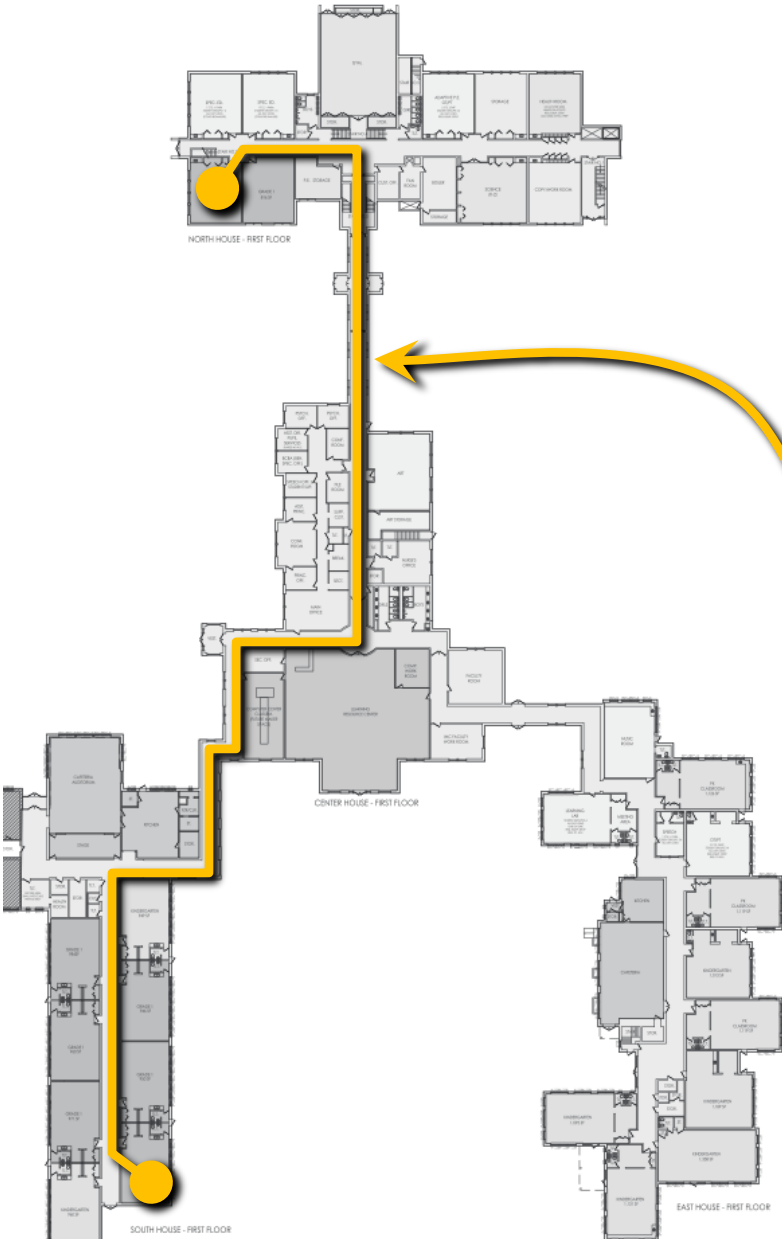
- ① State Standard ~ 800-900 SF
- ② Meet or below the SF standard
- ③ SF above standard

Use	Amt.	Avg. Size	St. Std.	Curr Enr.	Avg. Class	Weston
Grade Level	C.R.	Area SF	Area SF	Students	Students	Class Size
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

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

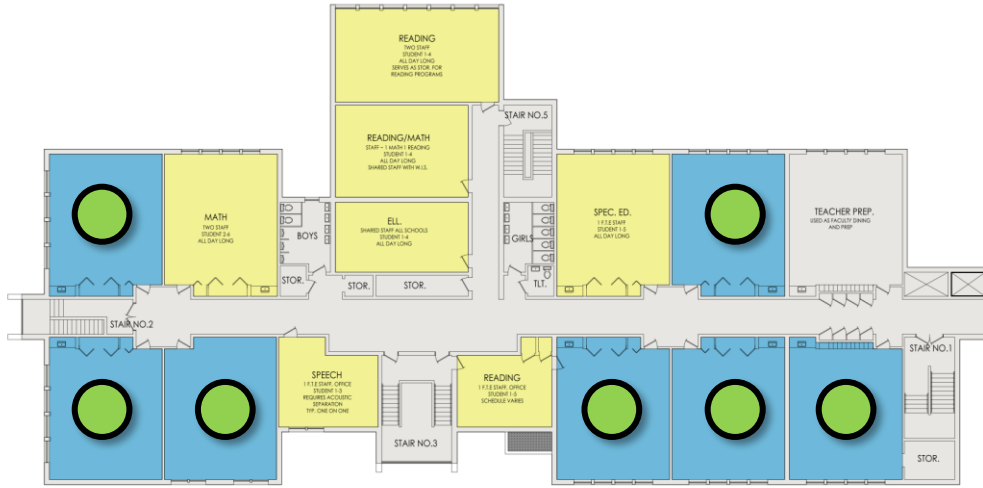
Grade 1 (South & North House)

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



Use	Amt.	Avg. Size	St. Stnd.	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

Distance between two farthest 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	144	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

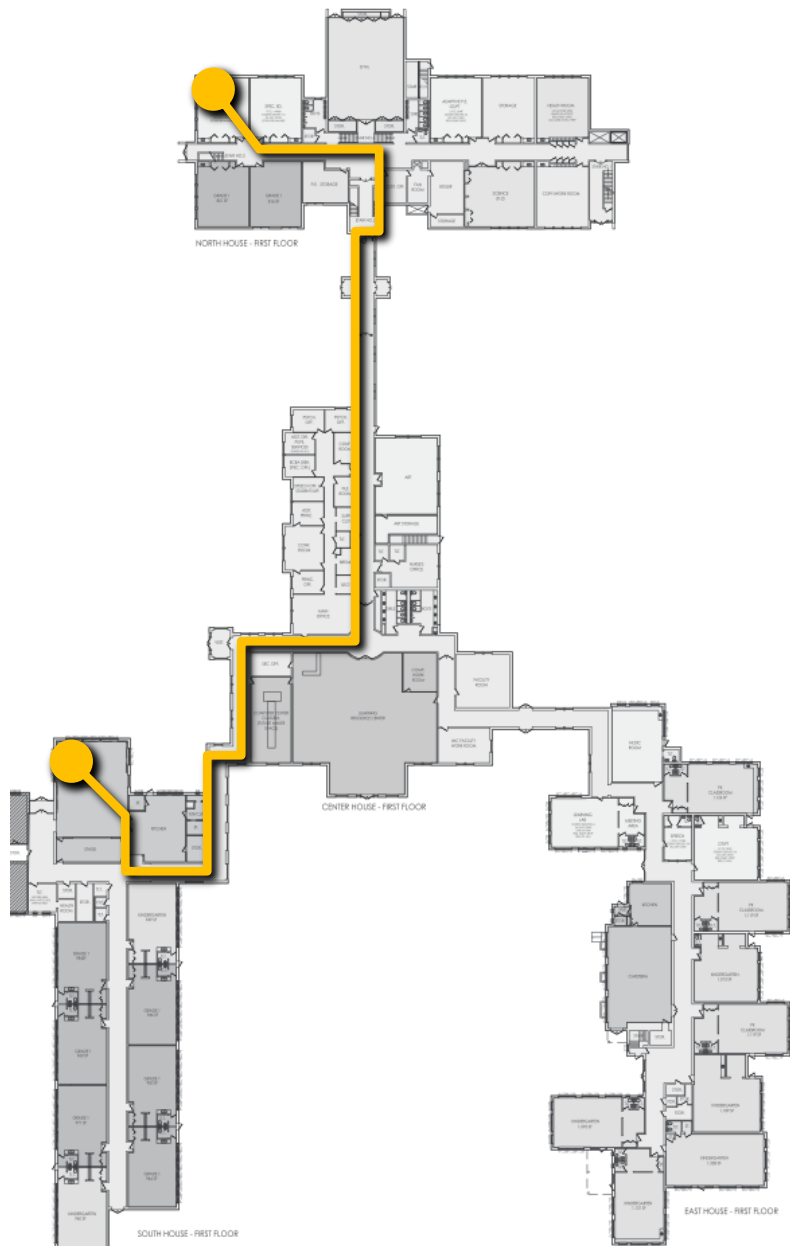
Grade 2 (North House, Second Floor)

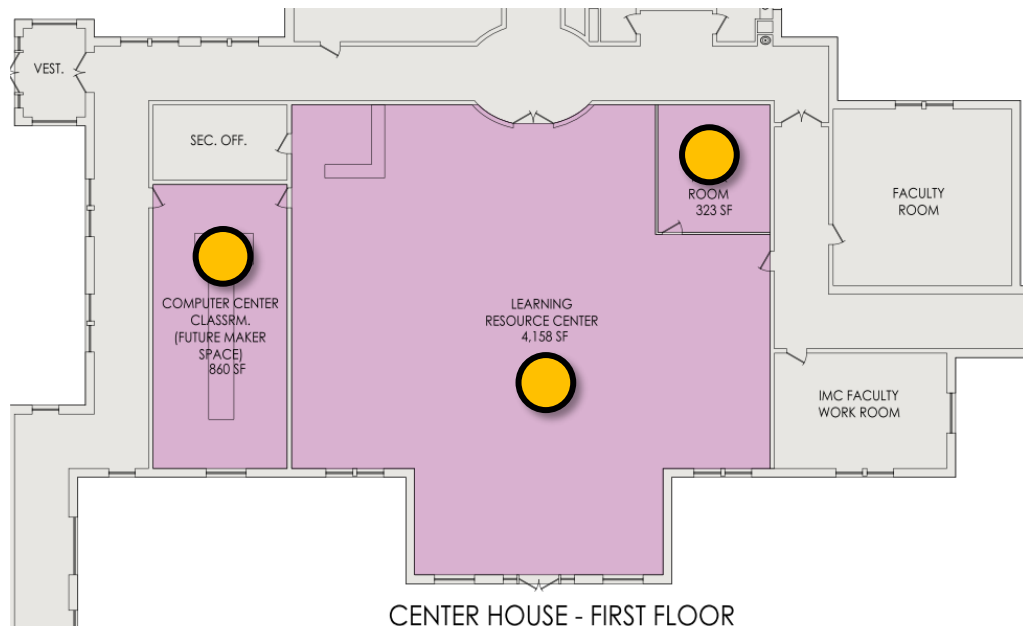
- ① State Standard ~ 800-900 SF
- ② Meet or below the SF standard
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Use	Amt.	Avg. Size	St. Stnd.	Curr Enr.	Avg. Class	Weston
Grade Level	C.R.	Area SF	Area SF	Students	Students	Class Size
Pre-Kindergarten	3	1,121	1,100 - 1,200	30	10	15-20
Kindergarten	7	1,096	1,100 - 1,200	126	18	15-20
Grade 1	8	924	800-900	144	18	18-20
Grade 2	7	818	800-900	154	22	20-24

Distance between Grade 2 to Cafeteria?

480 FEET!





CENTER HOUSE - FIRST FLOOR

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)

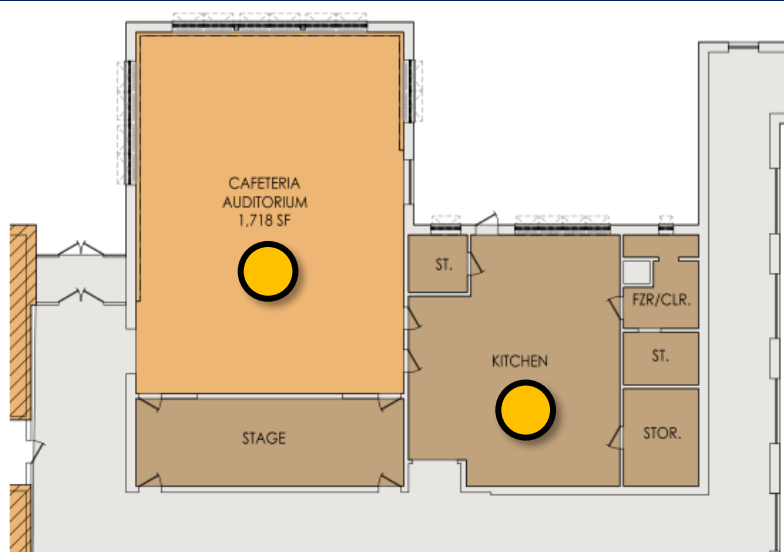
- ① **State Standard ~SF based on 10% of student enrollment x 35 SF/Student**
- ② **Meet or below the SF standard**
- ③ **SF above standard**

Area Calculation

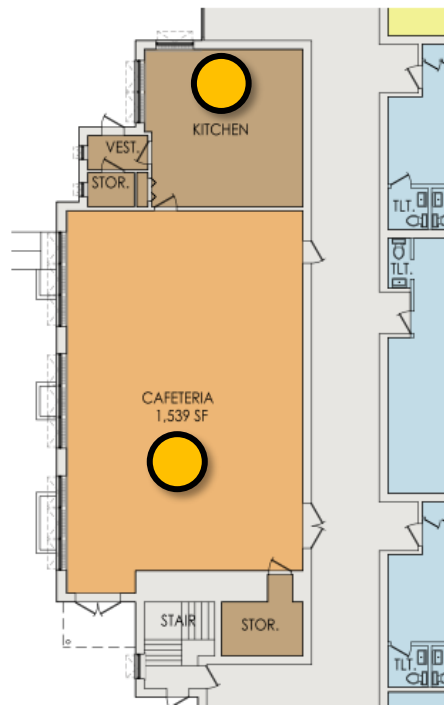
$10\% \times 481 \times 35 \text{ SF} \sim 1,683 \text{ SF}$

Existing ~ 4,158 SF

Delta of + 2,474 SF, or 150% larger



South House



East House

Cafeteria(s)

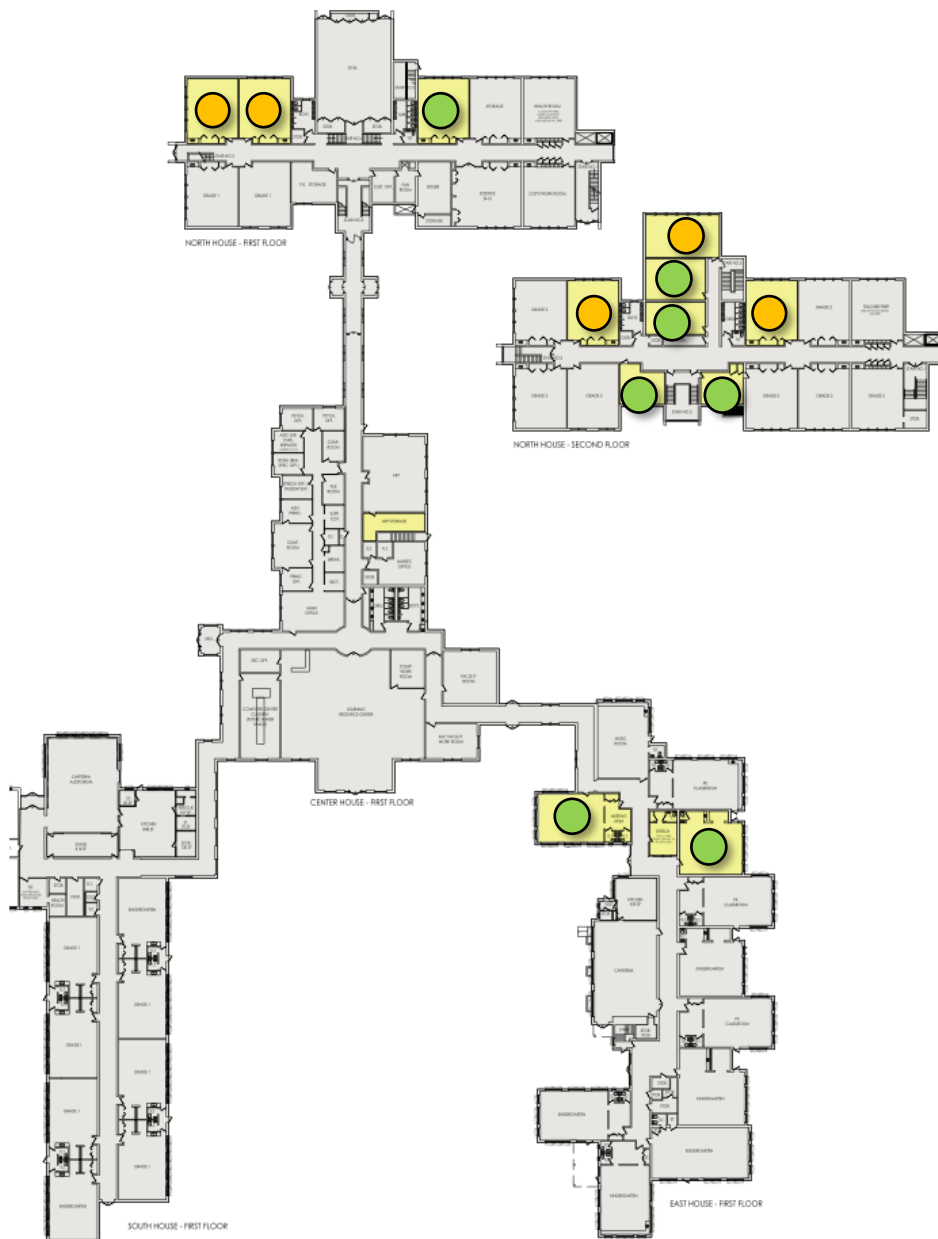
(East and South House)

- 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 sf/seat X 481/3 ~ 2,805 SF
Existing ~ 1,718 + 1,539 ~ 3,257 SF
Delta of + 452 SF, 16% Larger

Duplication of Support Space
2,225 SF x 40% ~ 890 SF



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**



NORTH HOUSE - SECOND FLOOR



NORTH HOUSE - FIRST FLOOR

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**

Specialized Education (Multiple Houses)



NORTH HOUSE - SECOND FLOOR



NORTH HOUSE - FIRST FLOOR

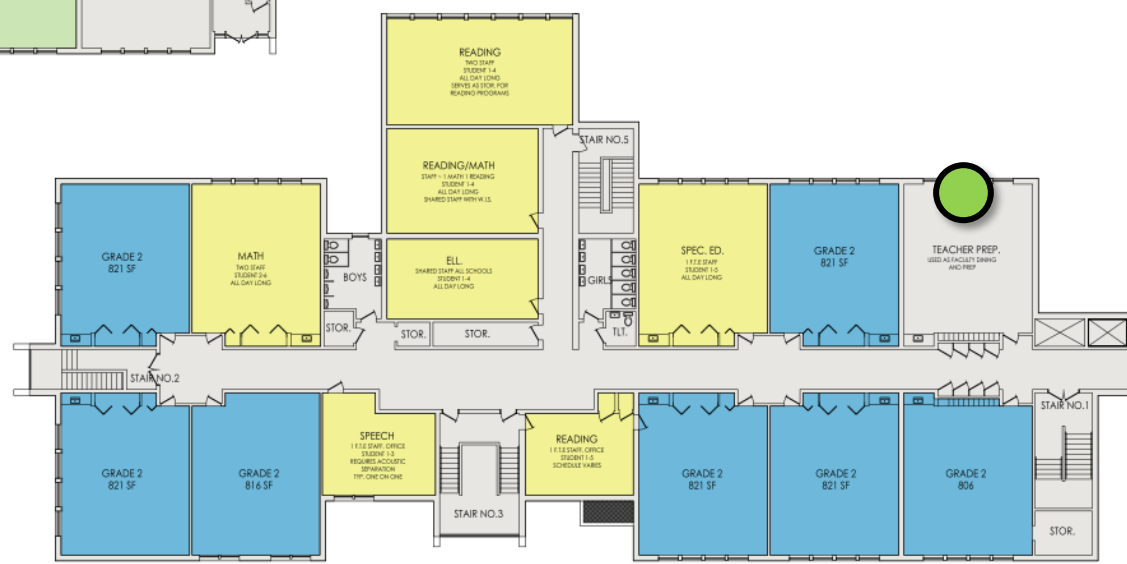
Useable Area Analysis				
Spec. Ed. Uses	Area	Occ.	Stand.	Delta
Math	821	2-6	400	421
Speech	416	1-3	250	166
Reading	383	1-5	250	133
Spec. Ed.	821	1-5	250	571
ELL	485	1-4	250	235
Reading/Math	637	1-4	250	387
Reading	799	1-4	250	549
Spec. Ed.	821	1-3	250	571
Spec. Ed.	821	1-3	250	571
Adaptive PE	821	3-4	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.

Opportunities to optimize (Multiple Houses)

 Opportunities for reuse/optimization.

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



NORTH HOUSE - SECOND FLOOR



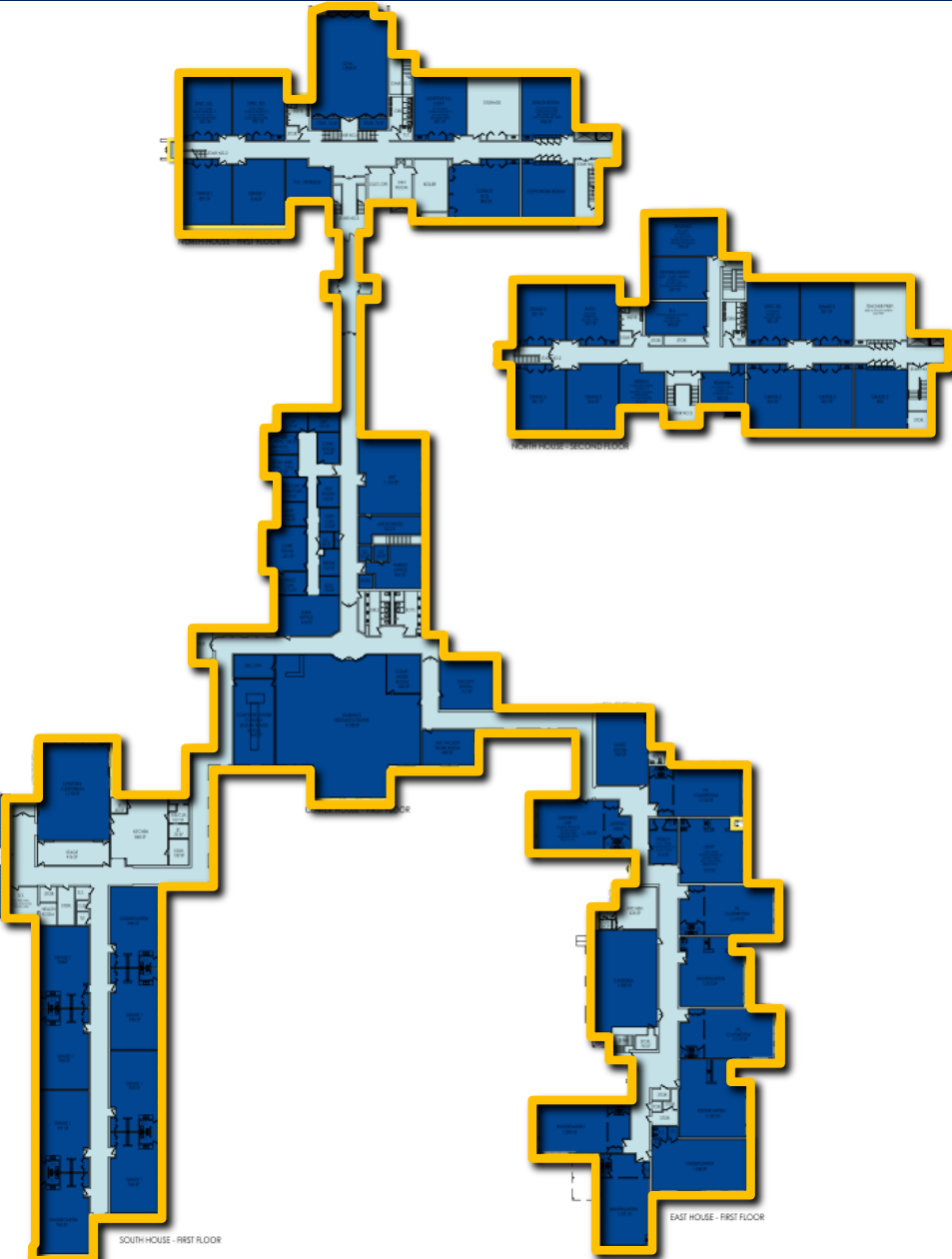
NORTH HOUSE - FIRST FLOOR

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%



A photograph of a modern brick school building with a prominent tower on the right side. The building has large windows and a covered entrance area. The image is overlaid with a dark blue filter.

WESTON INTERMEDIATE SCHOOL
UTILIZATION STUDY



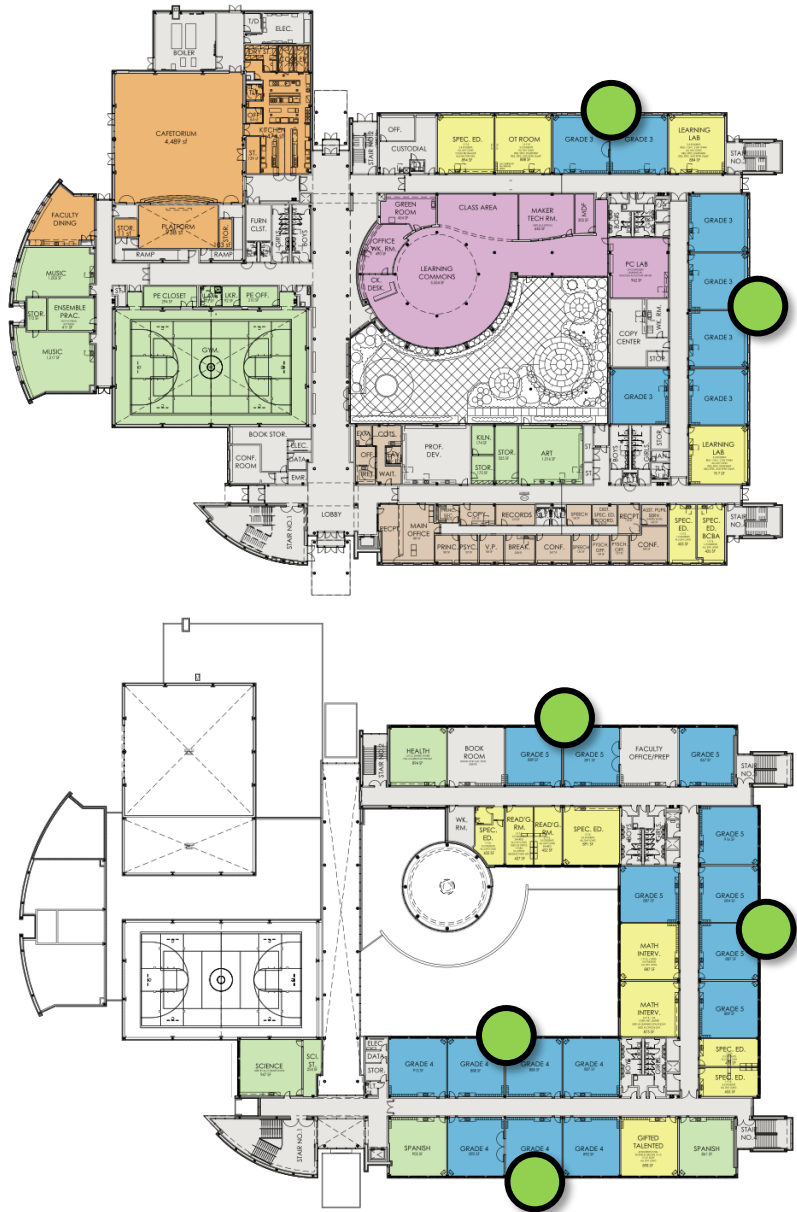
Summary Comments

- 1 Useable area ratio less than typical**
(Generous horizontal & 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).

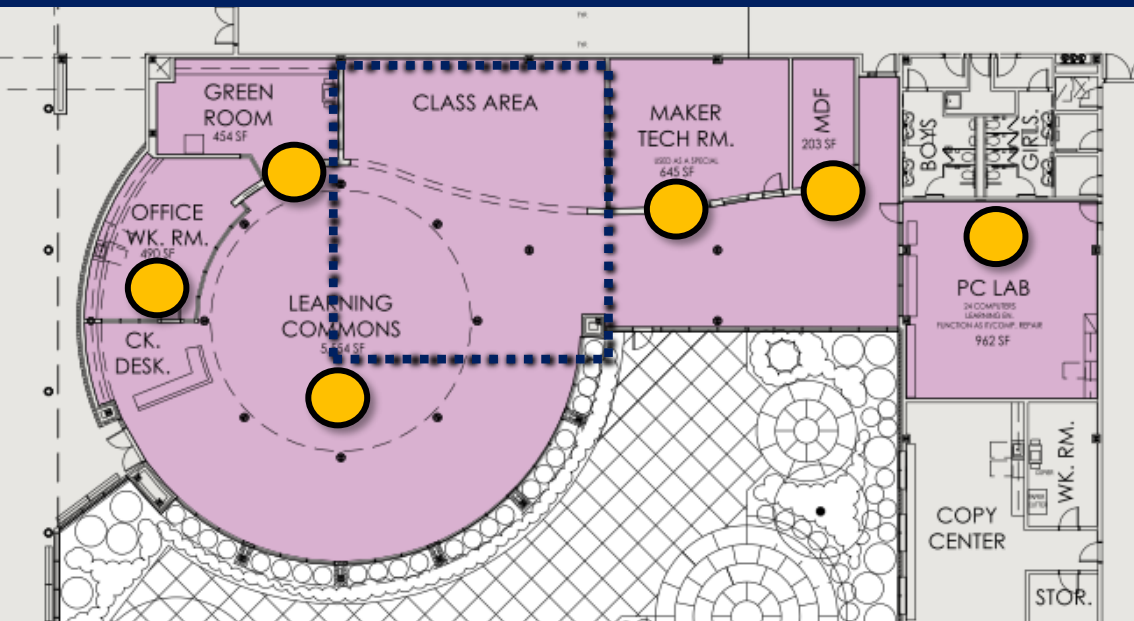
Typical Classrooms

- 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

- 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**

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%

Area Calculation
 $10\% \times 532 \times 35 \text{ SF} \sim 1,862 \text{ SF}$
 Existing 5,554 SF
Delta of + 3,692 SF, or 198% larger

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

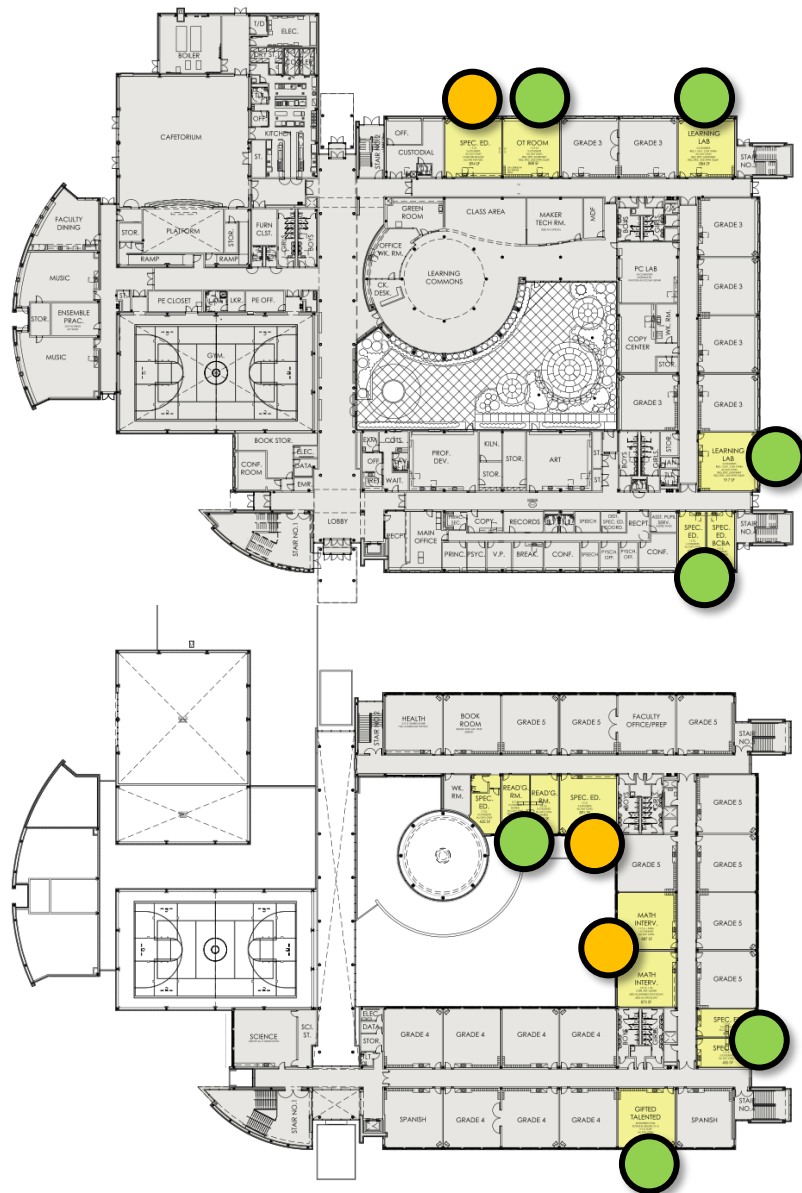


Area Calculation

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

Existing ~ 4,489 SF

Delta of + 1,474 SF, 48.9% Larger



Specialized Education

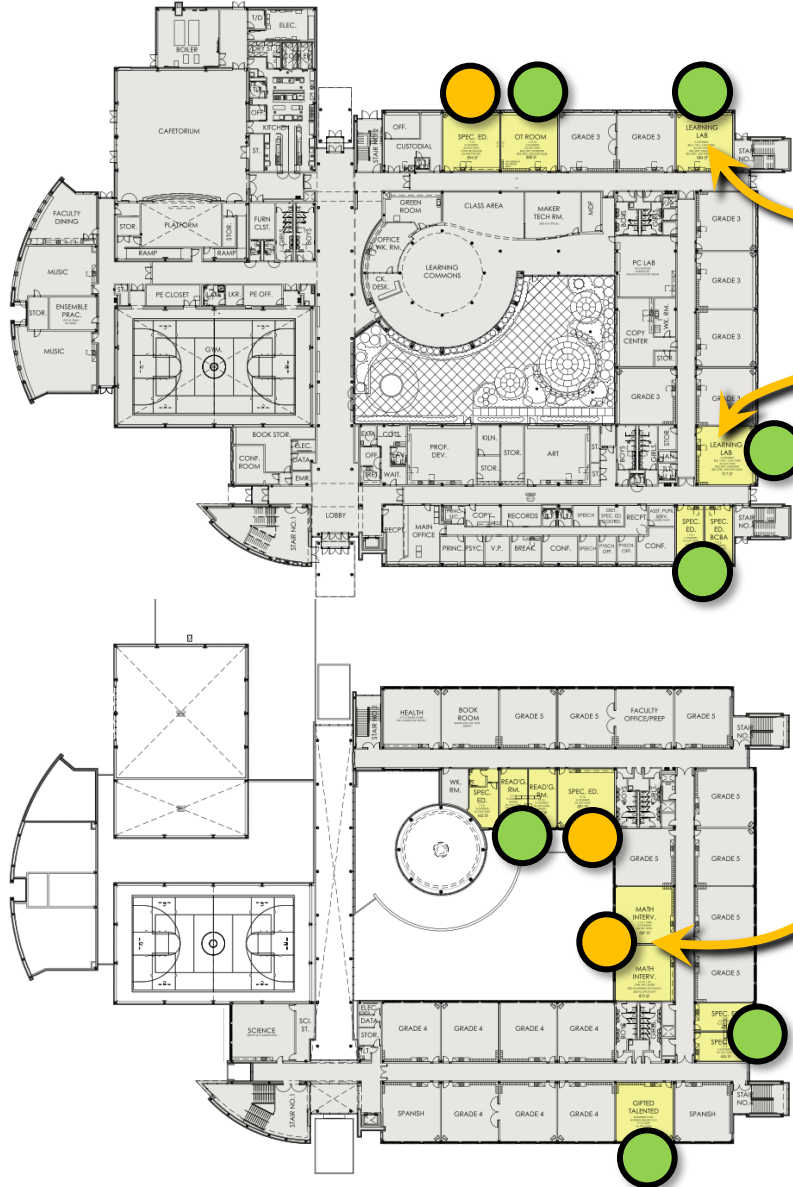
① **State Standard ~ Varies**

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**

Specialized Education

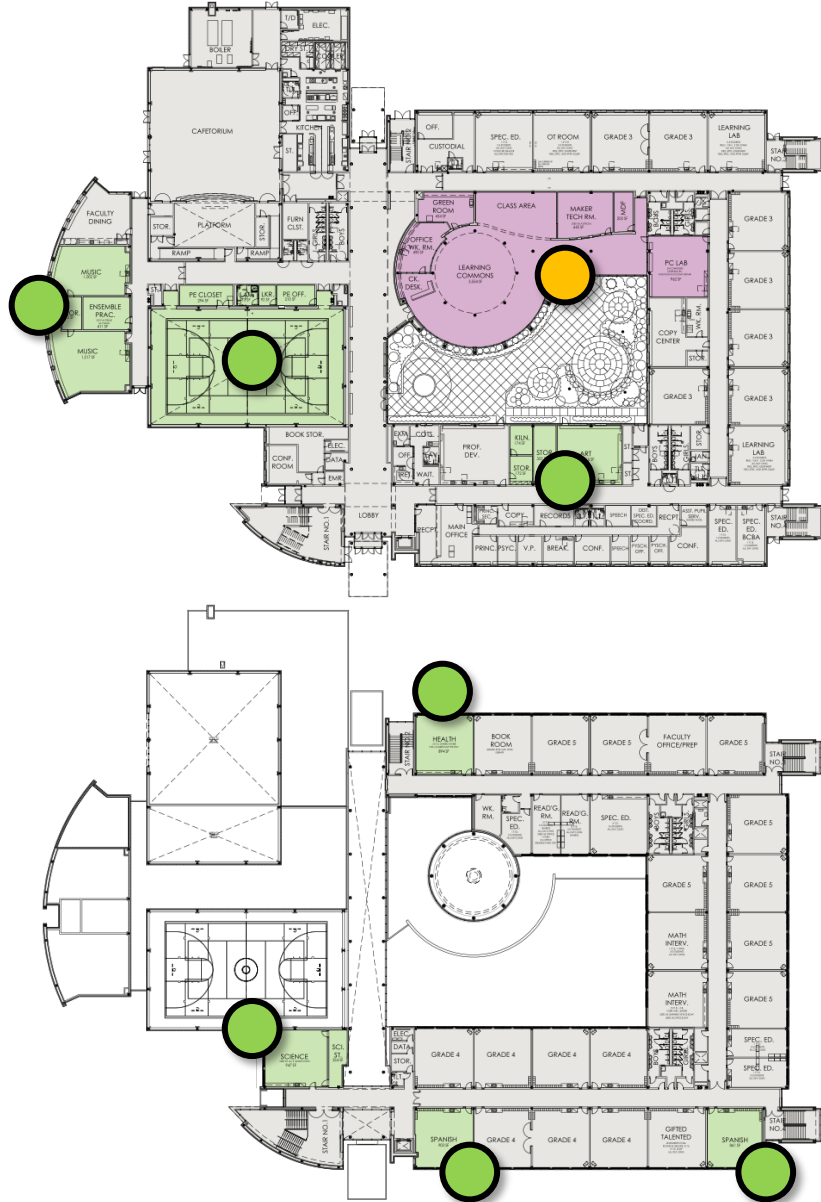


Learning Lab Example
 As specialized education needs have evolved, larger spaces are needed for equipment & learning.

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

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

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

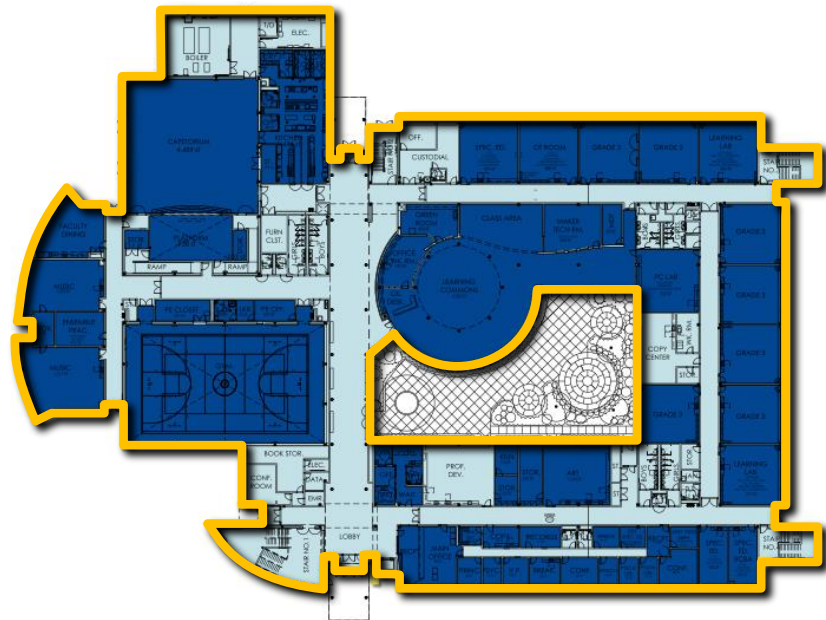
- Appropriately sized space for function.
- Further analyze amount of rooms vs. schedule.

Specials

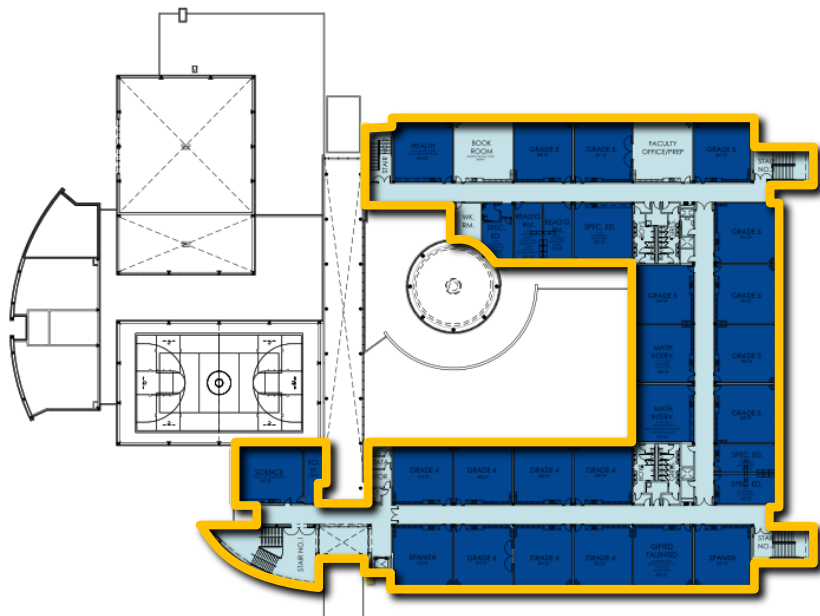
Specials - Area Analysis

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%



WESTON MIDDLE SCHOOL
UTILIZATION STUDY



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)

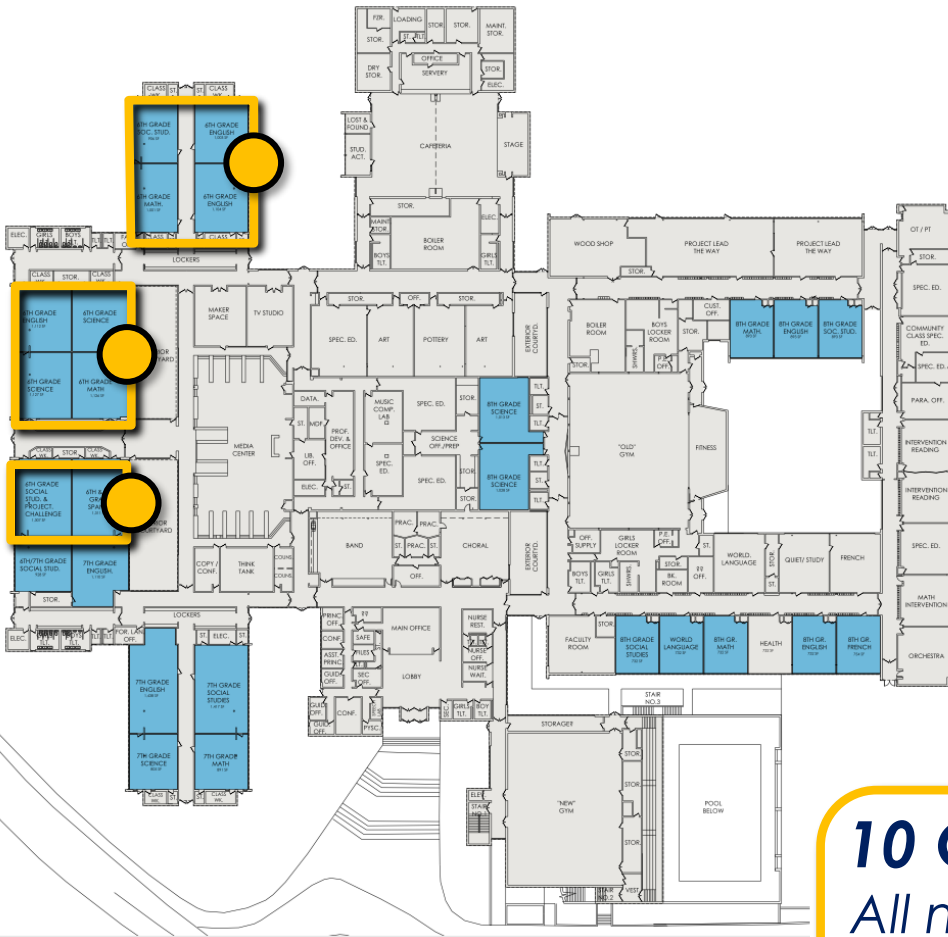
5

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

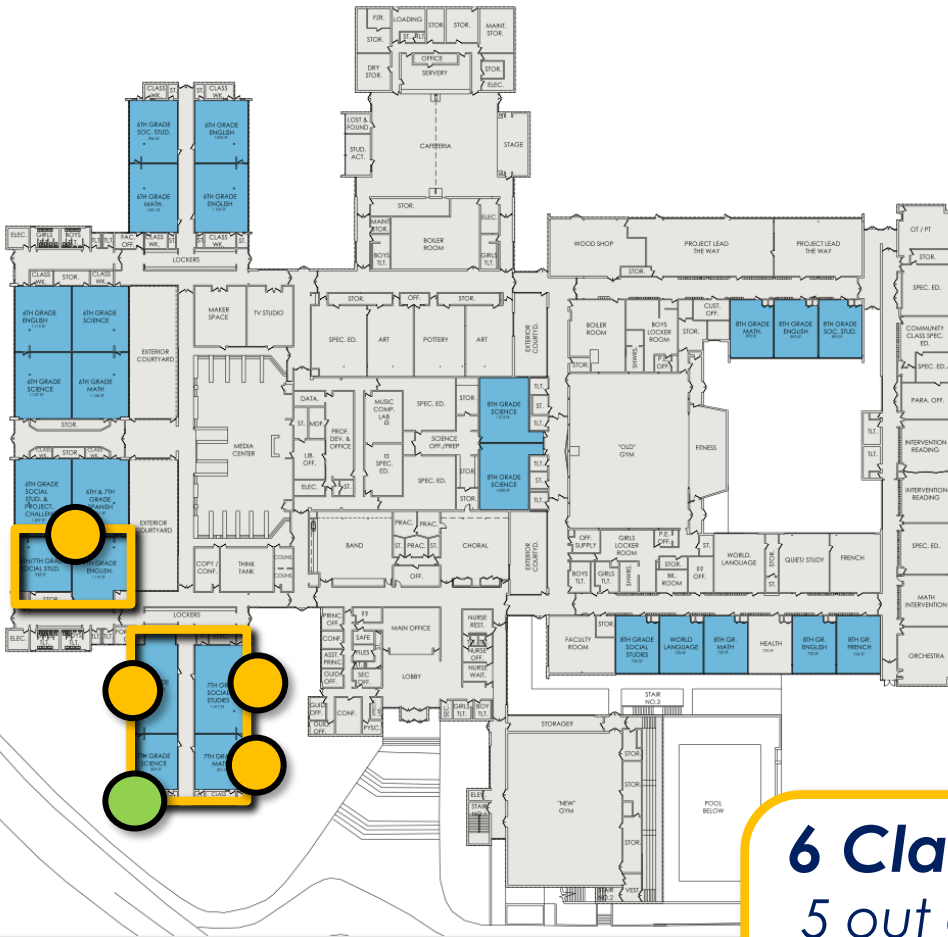


10 Classrooms in Total (6th)
 All meet or exceed space std.
2,509 SF over Standard
27.5% over standard

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/P.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

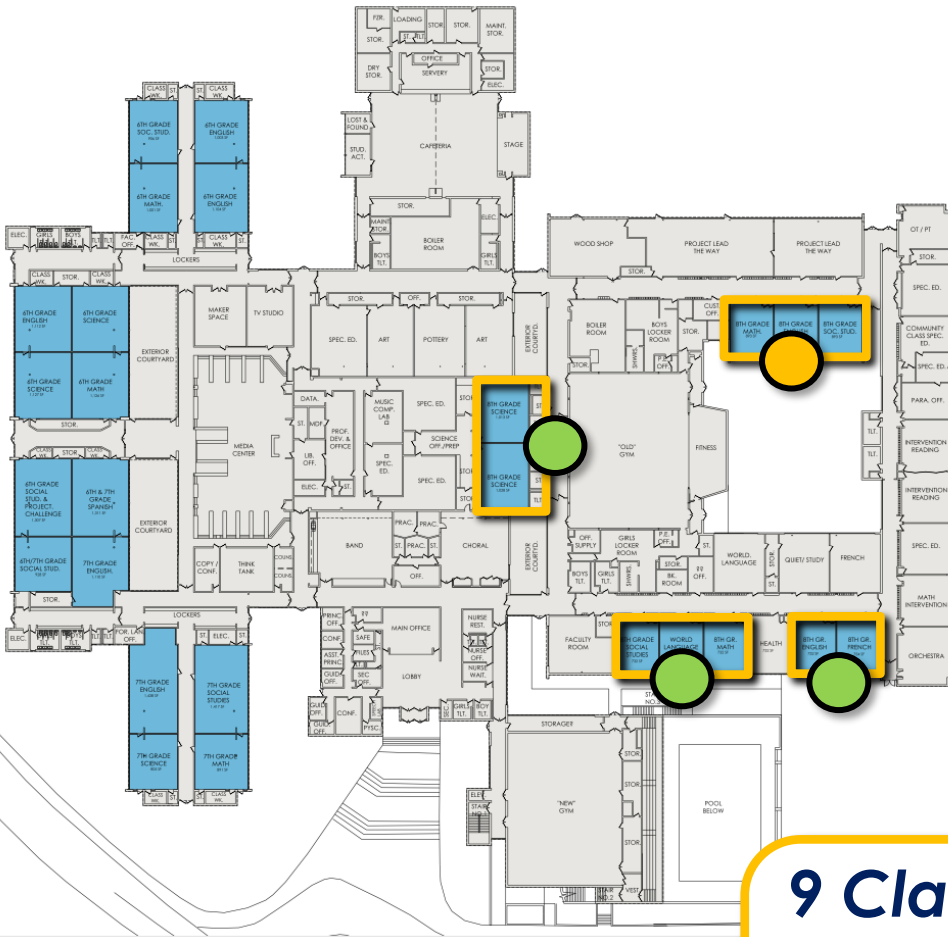


6 Classrooms in Total (7th)
 5 out of 6 meet/exceed stnd.
1,480 SF over Standard
29.1% over standard

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

8th Grade Typical Classrooms

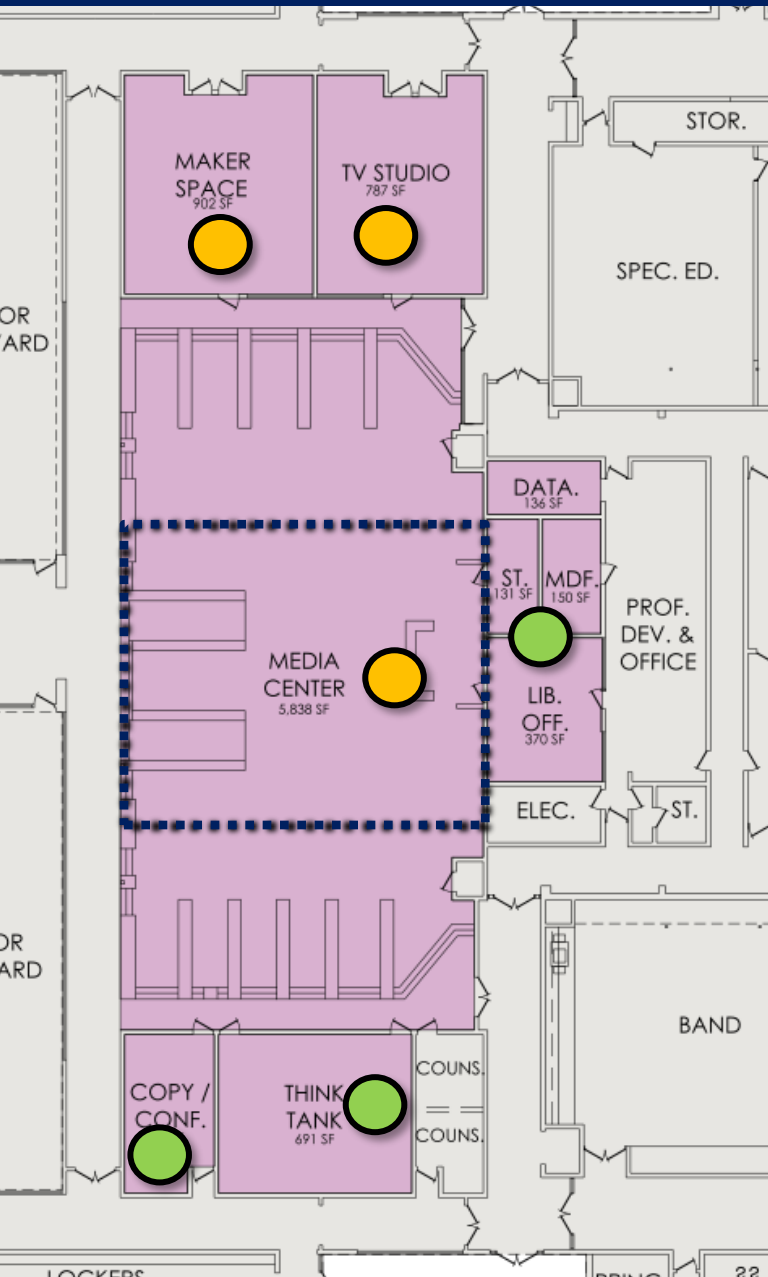
- ① State Standard ~ 800 SF, Science 1,100 SF
- ② Meet or below the SF standard
- ③ SF above standard



9 Classrooms in Total (8th)
 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. 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

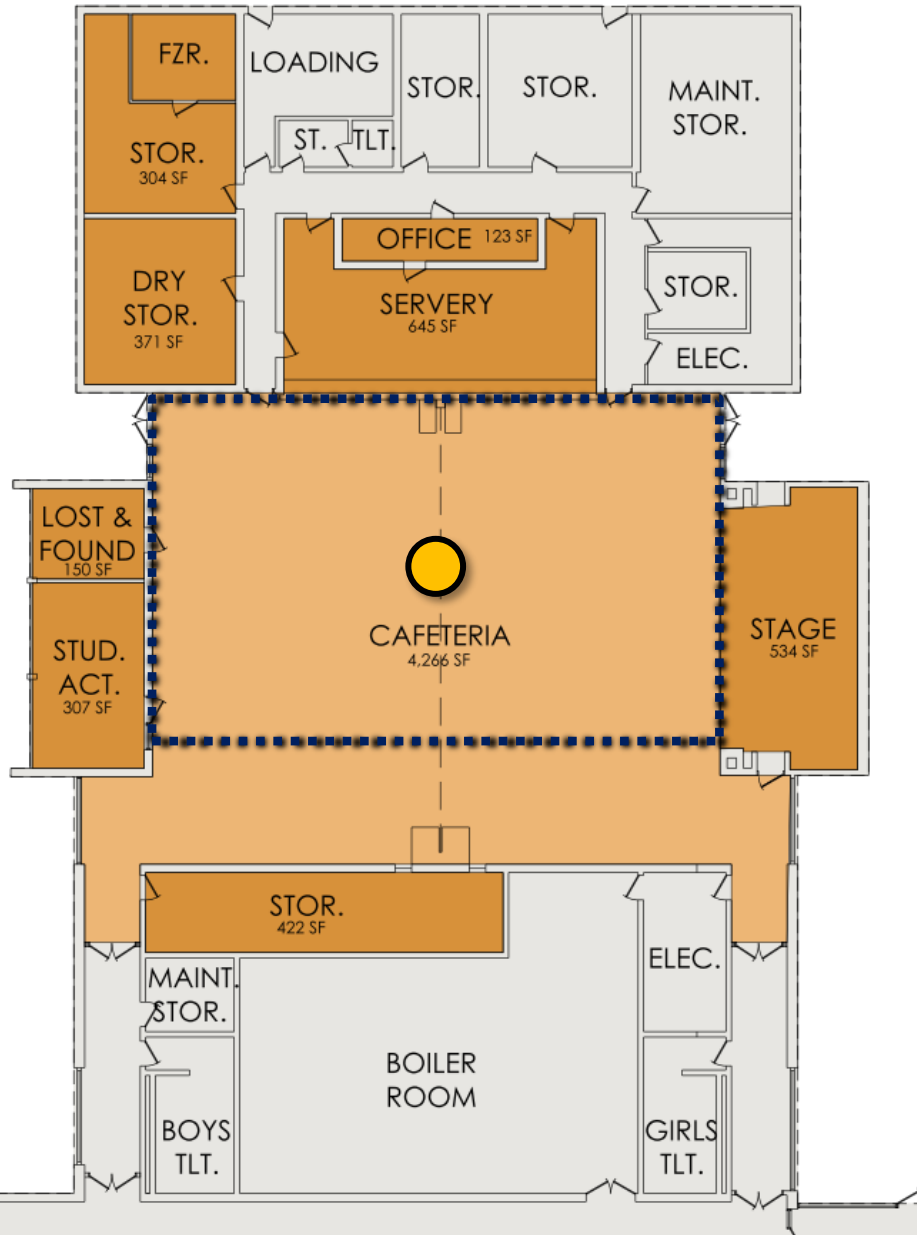
SF above standard

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



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

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

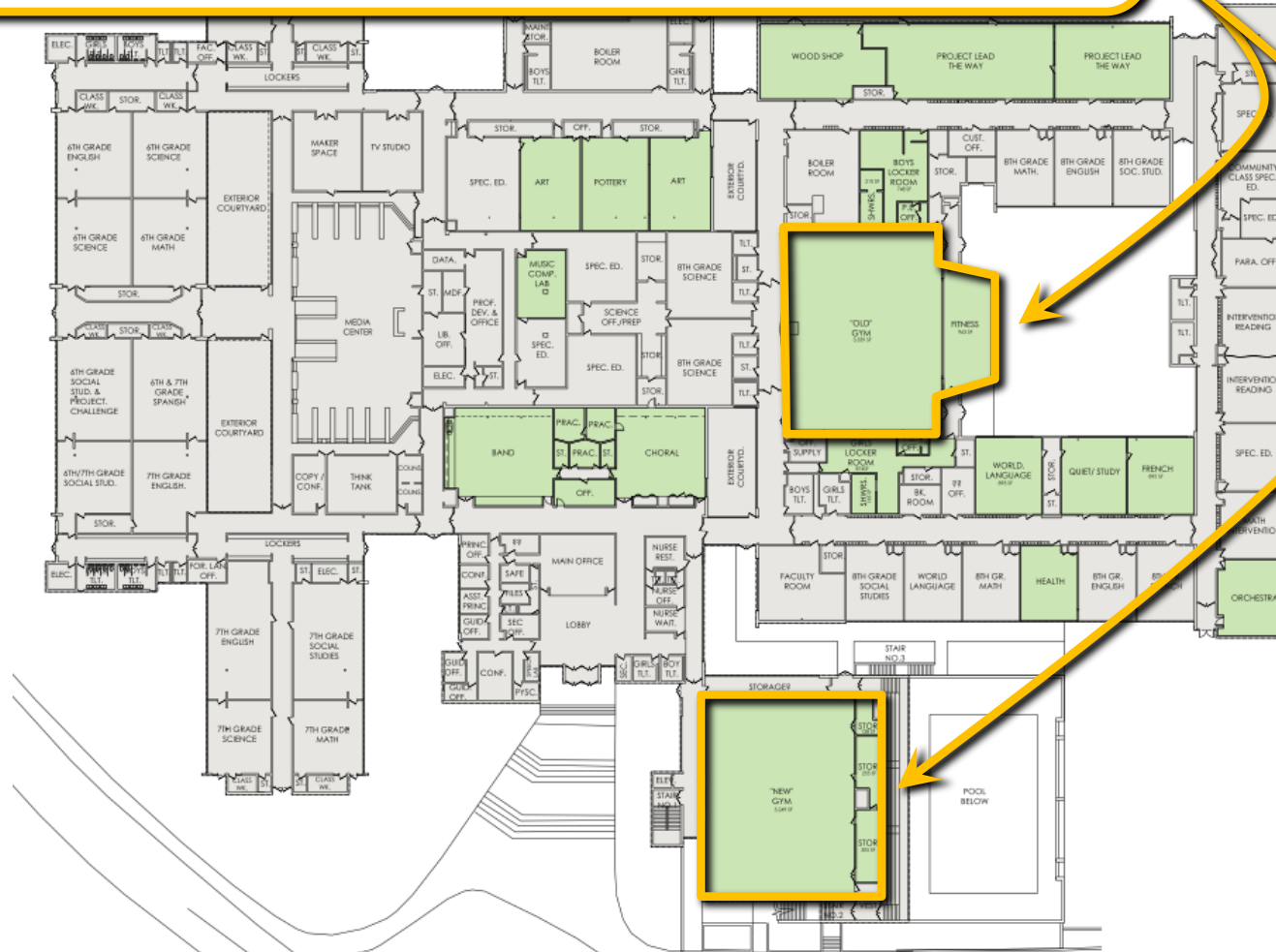
Existing ~ 4,266 SF

Delta of + 1,053 SF, 32.8% Larger

Capacity/Utilization ~ Weston Middle School

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%

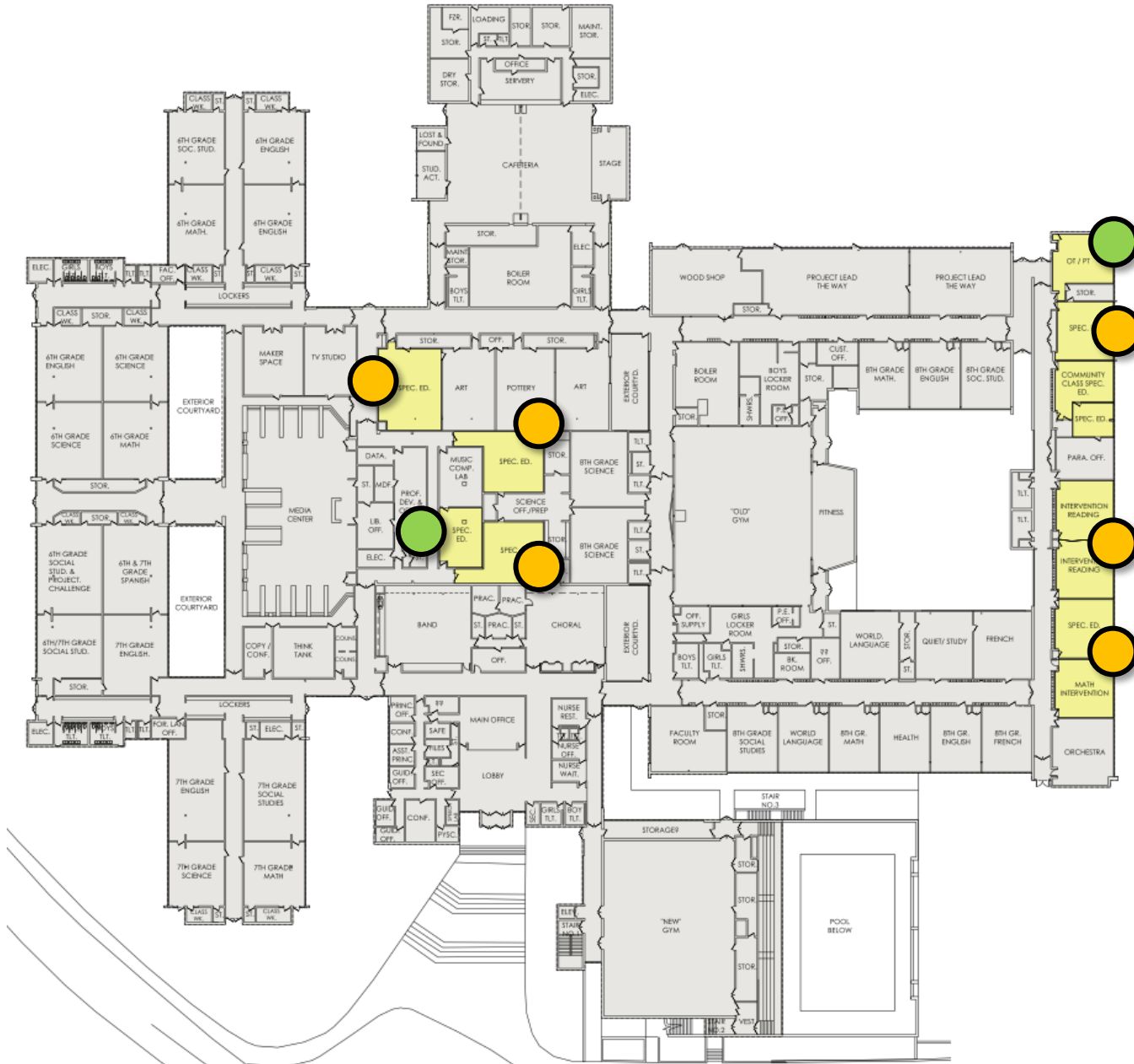
Specialized Education

1 State Standard ~ Varies

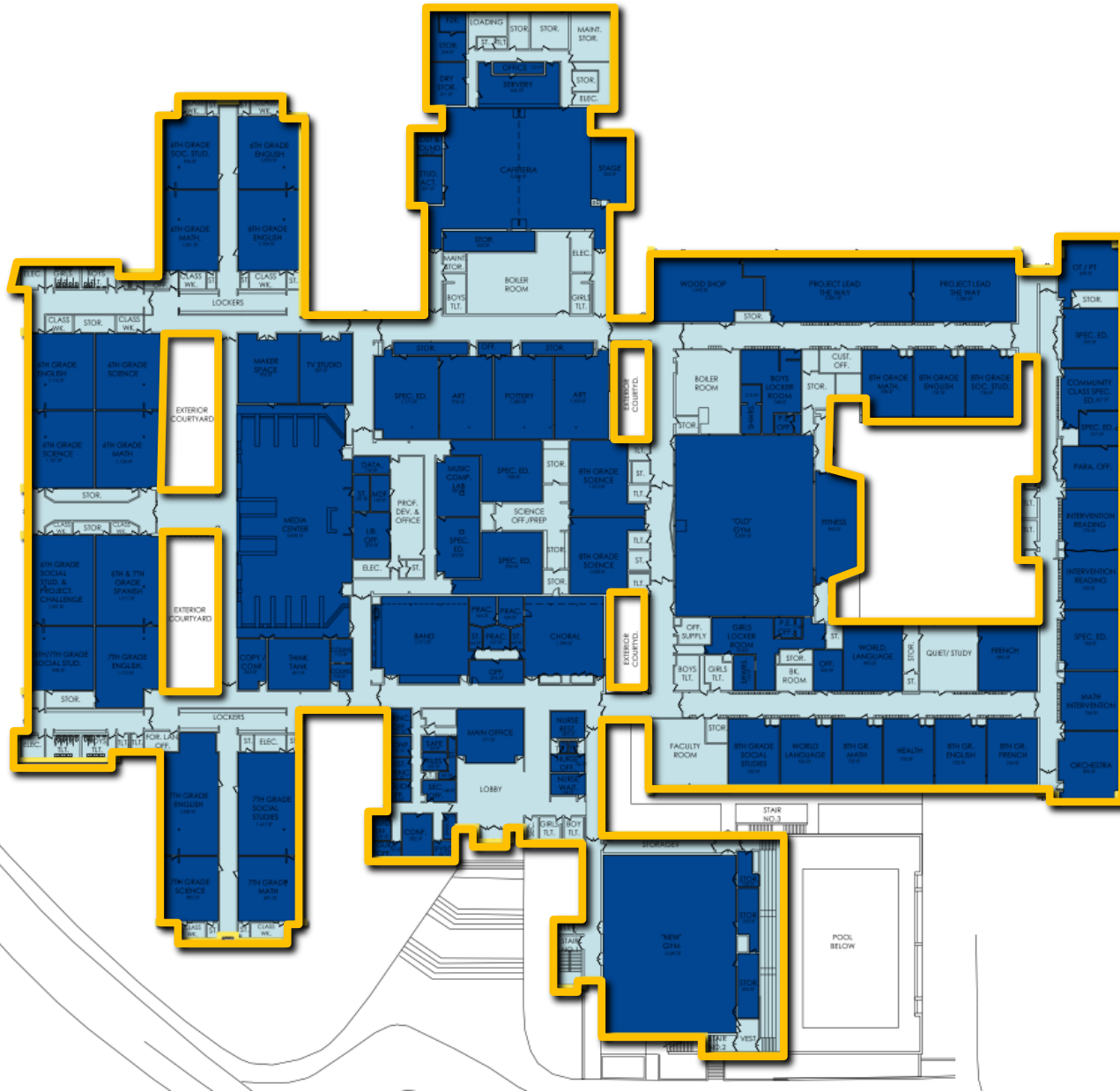
Specialized Education	
Use	St. Std.
Self-contained Classroom	900
Special Education/Resource	400
Small Self-contained Classroom	600
OT/PT Room	200
Workroom/Conference	150
Restroom/Shower	100

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

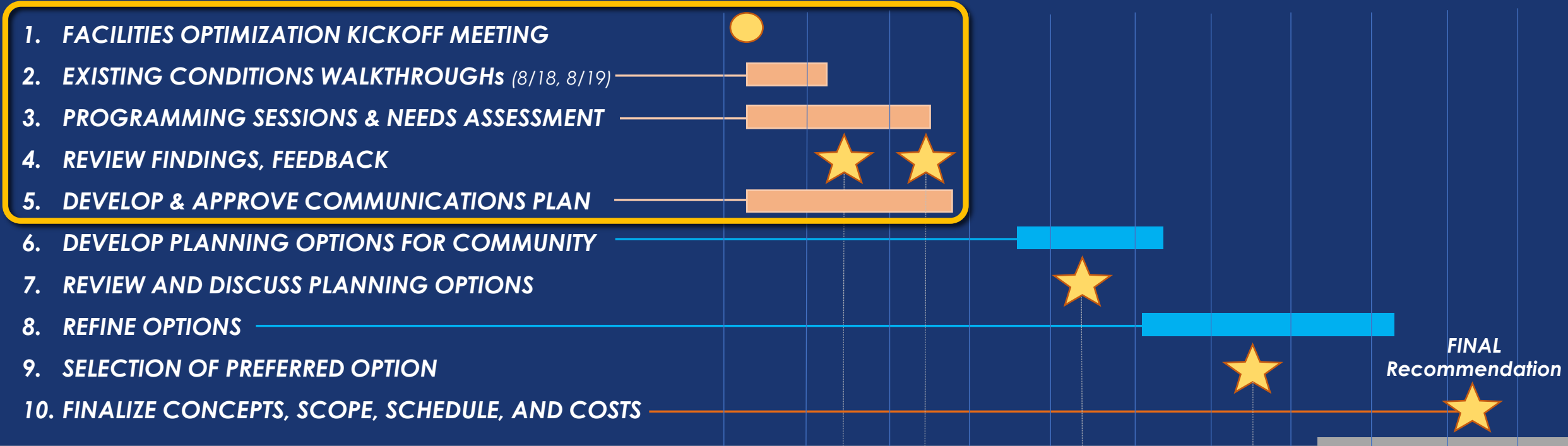
Expected gross to net useable area averages range from 25-30%. WMS is currently at 40.1%

- 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 Education spaces.
- 4. Identify opportunities and challenges.**

MILESTONE SCHEDULE (1R.)

ACTION ITEM

← 2021 → ← 2022 →
 AUG. SEPT. OCT. NOV. DEC. JAN. FEB. MAR. APR. MAY JUN.



COMMUNITY INTERACTION

- Regular Facilities Optimization Committee Meetings
- Existing Building Tours & Presentation?
- Community Conversation No.1 ~ Conditions, utilization
- Community Conversation No.1 ~ Opportunities
- Community Conversation No.3 ~ Preferred Opportunity
- Review meetings with OSCG&R
- BOE, BOF, BOS Progress Update Meetings



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

← 11/17 @ 7 pm