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FOC MEETING

DRAFT PLANNING OPTIONS

(FOC REVIEW DOCUMENT)

WESTON, CT

2.16.2022

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Goals for Proposed Options



1. *Long-term solution (20-30 years)*
2. *Must be educationally sound & improve educational environment*
3. *Optimize town and school facilities, possibly reduce overall footprint, integrate 2020 POCD*
4. *Identify & leverage possible synergies for town and school*
5. *Minimize disruption during implementation (phasing)*
6. *Fiscally responsible*

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POCD ~ Adopted June 15, 2020, Effective July 1, 2020



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Challenges & Opportunities



1. Any substantial renovation would require thoughtful approach to phasing
2. Useable land areas are limited on current campus due to existing improvements and/or wetlands
3. Consider multi-phased/year approach to projects to allow for some flexibility (ie. post Covid impact on enrollment & education)
4. Based upon current enrollment projections, the reduction from a 4 school to 3 school district **will** require additions, modifications, and/or compromises of educational space for any option considered

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Challenges & Opportunities



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Options Planning

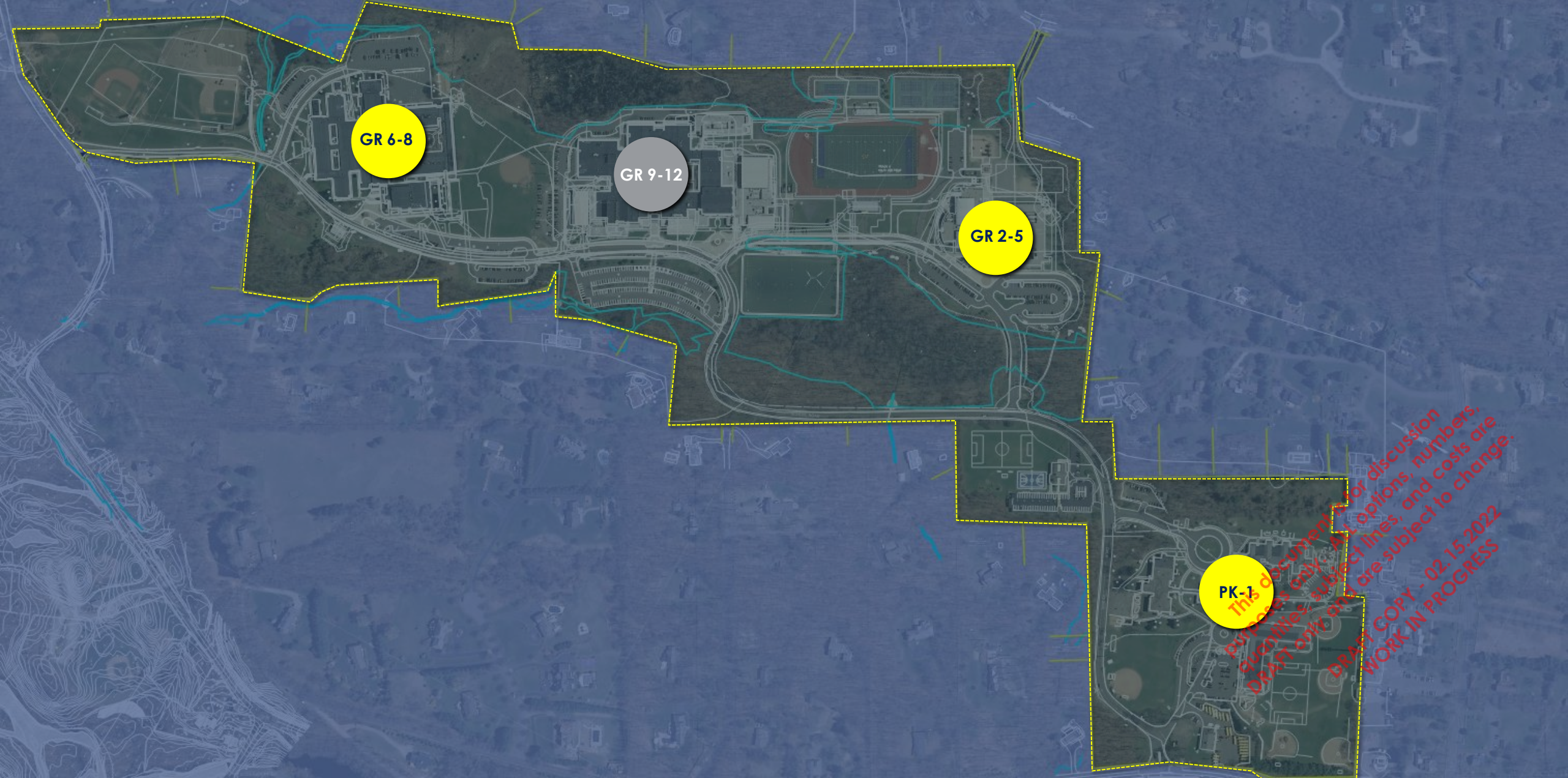
1. **Optimize Existing**, lowest cost, highest student impact
2. **New PK-1, Exit HES**, less student impact, higher cost
3. **New 6-8, PK-1**, least disruptive to student, higher cost

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Proposed Option ~ 1 (Utilize existing, lowest cost, consolidate)



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Proposed Option ~ 1 (Utilize existing, lowest cost, consolidate)



Step	Project	Area (gsf)	Scope of work
1	Targeted modifications/additions to WMS for grades 6-8 (593)	161,111	<ul style="list-style-type: none"> Improvements completed during summer/off hours, and/or phased occupied renovations/modifications. Yearly improvements Costs do not include modifications to the building for educational programs.
2	Targeted modifications/additions to WIS for grades 2-5 (746)	114,898 +	<ul style="list-style-type: none"> Improvements completed during summer/off hours, and/or phased occupied renovations/modifications. Yearly improvements Requires renovate/add to cafeteria, considerable consolidation and/or relocation of dedicated specialized educational space, reduction of dedicated special program rooms ~ Science, Spanish, Learning Lab, Specialized Ed. / Intervention, Prof. Dev.) Costs include limited modifications to the building for educational programs.
3	Targeted modifications/additions to the first floor of HES for PK-1 (350)	72,267	<ul style="list-style-type: none"> Improvements completed during summer/off hours, and/or phased occupied renovations/modifications. Yearly improvements Requires consolidation of dedicated specialized educational space, Learning Labs, Reading/Math/Specialized Ed. / Intervention Costs do not include modifications to the building for educational programs.
4	Targeted modifications to HES Second Floor North House for Town Hall Annex (THA) & Jarvis staff, (Bus Depot & Central off. ETR)	16,628	<ul style="list-style-type: none"> Requires secure/isolation of access to the second floor (both stair & elevator) for public access Requires modifications to the site to provide a separate entrance to the space Limited modifications to the existing space for second floor office fitout

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Proposed Option ~ 1 (Utilize existing, lowest cost, consolidate)



Benefits / Opportunities

Lowest capital investment

Maximum flexibility to adjust project scope from year to year

It is possible to “make do” with space that is not the most conducive to learning (faculty continue to deliver quality education in less-than-optimal space)

Opportunity to optimize town hall staff into HES & discard modulars past useful life

Others?

Challenges

Most disruptive to occupants/students due to yearly renovations (assumes no “swing” space)

Significant sacrifices to dedicated specialized education & specialty space

Minimizes the opportunity for grant reimbursements, more “out of pocket”

Does not include costs for “swing” space, should larger improvement projects be desired.

Does not address improvements to the educational environment. Does not provide opportunity for optimal learning.

Mix of town uses and school uses in the same building, not ideal for operations or security

Other?

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Proposed Option ~ 1 (Utilize existing, lowest cost, consolidate)



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Step	Project	Area (gsf)	Cost	
			Low	High
1	Targeted modifications/additions to WMS for grades 6-8 (593) <small>(Assumes improvements completed during summer/off hours)</small>	161,111	32.5 Million <small>(\$32,454,253)</small>	52.4 Million <small>(\$52,361,075)</small>
2	Targeted modifications/additions to WIS for grades 2-5 (746) <small>(Assumes improvements completed during summer/off hours. Requires renovate/add to cafeteria, considerable consolidation/relocation of dedicated specialized educational space, reduction of dedicated special program rooms ~ science, Spanish, learning lab, professional dev.)</small>	114,898 +	2.6 Million <small>(2,587,830)</small>	8.6 Million <small>(8,617,350)</small>
3	Targeted modifications/additions to the first floor of HES for PK-1 (350) <small>(Assumes improvements completed during summer/off hours. Requires renovate/add to cafeteria to multipurpose (ie. North house no longer part of school))</small>	72,267	19.2 Million <small>(19,199,041)</small>	23.5 Million <small>(23,486,775)</small>
4	Targeted modifications to HES Second Floor North House for Town Hall Annex (THA) & Jarvis staff, (Bus Depot & Central off. ETR)	16,628	2.5 Million <small>(2,494,200)</small>	4.2 Million <small>(4,157,000)</small>
Subtotal for Proposed Option ~1			56.7 Million <small>(56,735,325)</small>	88.6 Million <small>(88,622,200)</small>

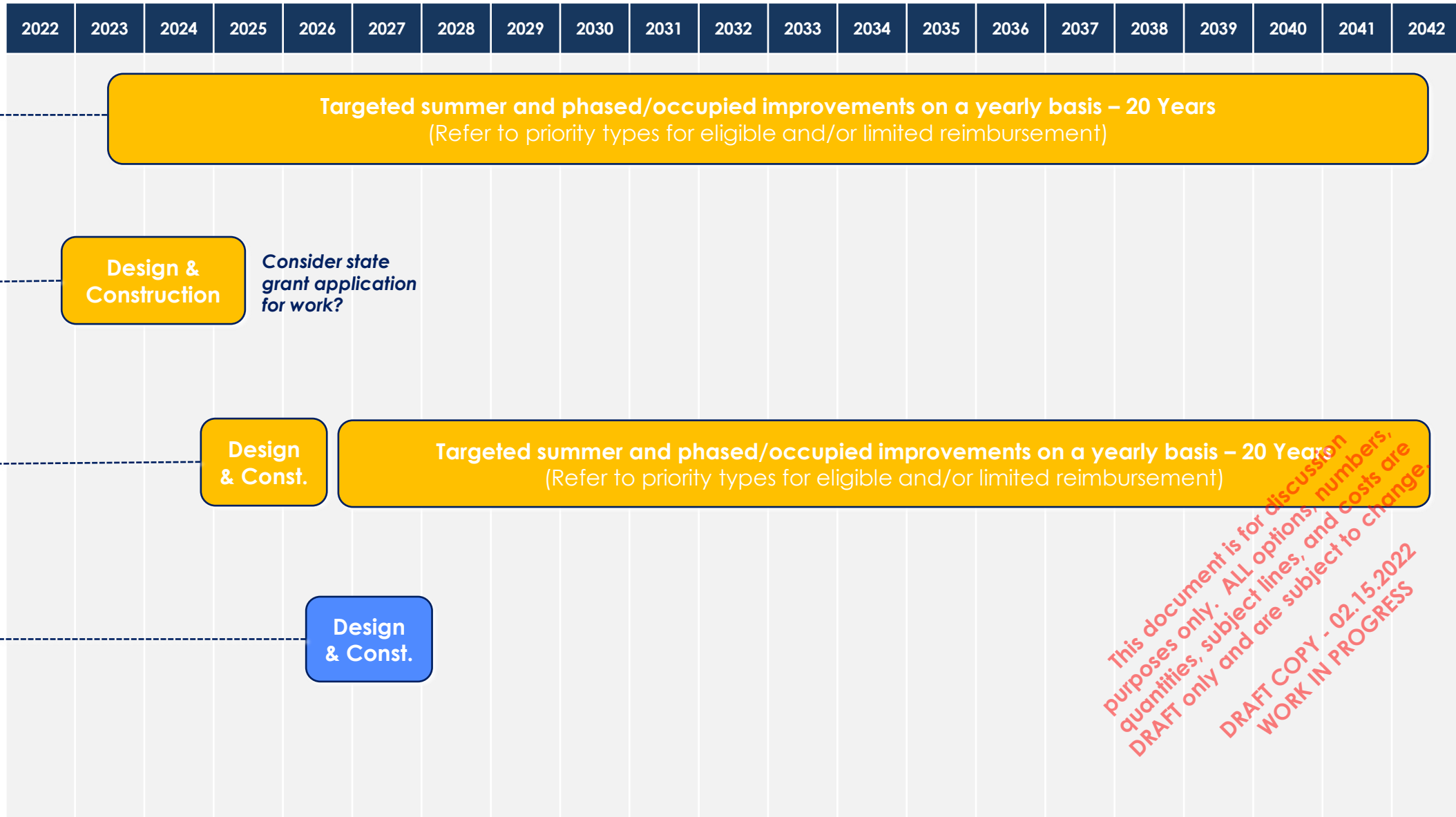
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Types of Priority Projects (OSCG&R)

New Construction (N)	Contaminated Water (CW)
Extension of Facility (E)	Combined Extension Alteration (EA)
Alteration of Existing Facility (A)	Emergency Repair (EM)
Relocatable Classrooms (RE)	Fire Code (FC)
Roof Replacement (RR)	Handicap Code (HC)
Energy Conservation (EC)	Lead Abatement (LA)
Code Violation (CV)	Outdoor Athletic Facilities (O)
Vo-Ag Equipment (VE)	Oil Tank Replacement (OT)
Renovation (RN)	Sewage Disposal (SD)
Indoor Air Quality (IAQ)	Site Improvement (SI)
Asbestos Abatement (AA)	Photovoltaic (PV)

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Milestone Schedule ~ Option 1

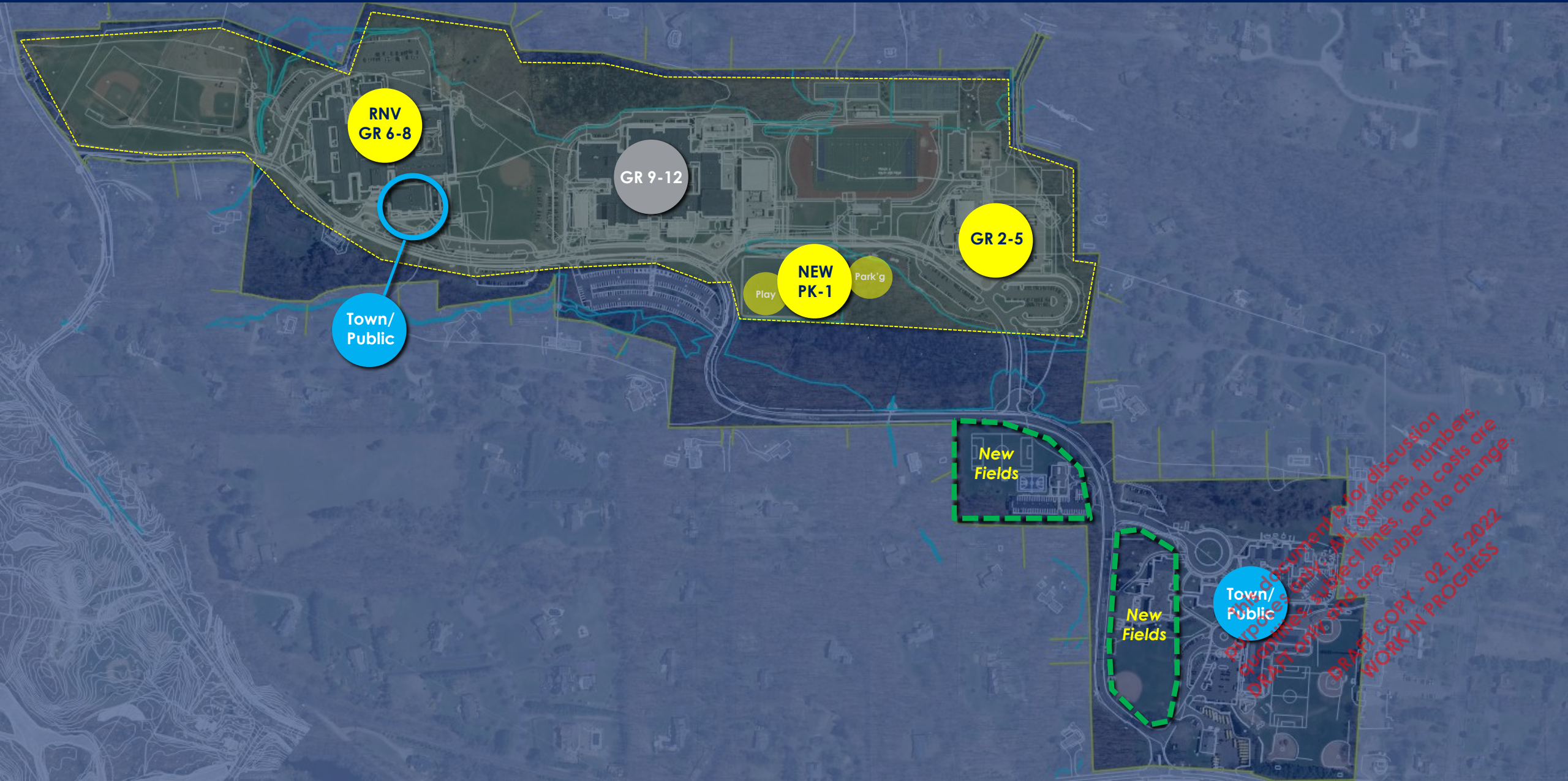


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Proposed Option ~ 2 (Exit HES, New Primary Elementary PK-1)



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*Proposed elements for discussion
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Proposed Option ~ 2 (Exit HES, New Primary Elementary PK-1)



Step	Project	Area (gsf)	Scope of work
1	New PK-1 (350) building on LAX/Soccer field adjacent to the high school.	43,400	<ul style="list-style-type: none"> Option assumes wetlands migration measures to allow for a portion of the parking/building currently impacted by wetlands. New building and site will address 21st century learning environments
2	Modifications to WIS to accommodate grades 2-5 (746)	114,898	<ul style="list-style-type: none"> Modest modifications to the existing building and site to renovate/add to cafeteria, considerable consolidation and/or relocation of dedicated specialized educational space, reduction of dedicated special program rooms ~ Science, Spanish, Learning Lab, Specialized Ed. / Intervention, Prof. Dev.)
3	Renovate HES for Expanded Senior Center, Park & Recreation, Central Office, and TH Annex departments (Other community opportunities)	Req. ~ 29,496 Total ~ 54,587 Exp. ~ 25,091	<ul style="list-style-type: none"> Renovations include basic building system upgrades (HVAC, electrical, plumbing), full accessibility and life safety code compliance Improvements to include limited modifications to the existing spaces to house the new program elements Modest improvements to the exterior/site, repaving and striping, landscaping
4	Demolish TH Annex, Central Office, and create LAX/Soccer field, walking path, play and parking.	16,319 (12,584 + 3,735)	<ul style="list-style-type: none"> Removal of the existing structures in their entirety New grass field, walking path, parking area and playscape
5	Demolish North House & Bus Depot (or repurpose), create fields/parking. Move buses offsite to Besigli Field	34,317 (17,689+16,628)	<ul style="list-style-type: none"> Once relocation of students, faculty, and town staff have been completed as a part of Step 4, the town may choose to remove the existing north house and/or Bus Depot. Site improvements could include new parking, fields, play areas, walking paths, and sculpture garden and/or Art Park consistent with the approved POCD and previous master plan studies. Offsite parking at BF would require creation of small office and toilet facilities.
6	Right size and Renovate as new WMS Grades 6-8 (593), disconnect pool & "new" gym for community use	WMS ~ 99,500 G/P ~ 25,980	<ul style="list-style-type: none"> "Right Size" the existing middle school through a comprehensive reimagining of the existing Weston Middle School to maximize the 55/45% renovate/new ratio requirement by OSCG&R New building and site will address 21st century learning environments Disconnect "new gym" and pool/locker area and modify for community use.

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Benefits / Opportunities

Repositions all school buildings on single campus and maximizes ability to create 21st Century learning environment for grades PK-8

Eliminates need for “swing” space at primary elementary school.

Creates a more unified educational campus, relocates some community use to THA site.

Create opportunity to increase security and access to campus

Increases possible reimbursement from the state
11.43% New, 21.43% for RNV

Consolidates town uses into portion of Hurlbutt Elementary School, Maximizes use of Weston Intermediate School

Others?

Challenges

More costly than Option 1

May be compelled to phase larger projects over time due to magnitude of proposed scope

Utilizes established field area for new building and will require temporary provisions

Some may have concern placing all students on a single campus

Maintains WMS as currently configured, difficult building to renovate (inefficient, larger than required, conversion to 21st Century Educational environment)

Other?

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Proposed Option ~ 2 (Exit HES, New Primary Elementary PK-1)

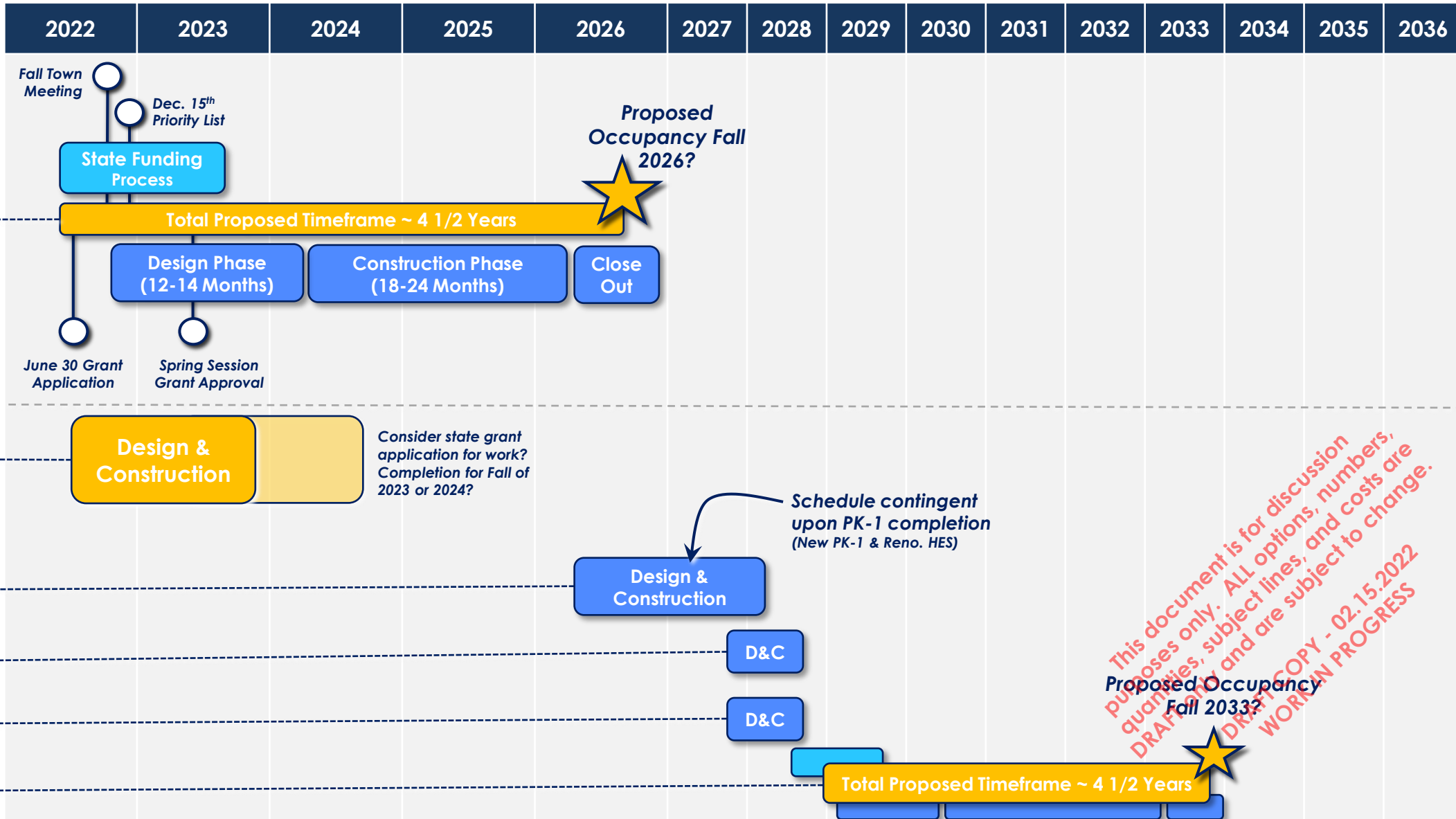


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Step	Project	Area (gsf)	Cost	
			Low	High
1	New PK-1 (350) building on LAX/Soccer field adjacent to the high school.	43,400	25.1 Million (\$25,146,129)	27.1 Million (\$27,125,000)
2	Modifications to WIS to accommodate grades 2-5 (746)	114,898	2.6 Million (2,587,830)	8.6 Million (8,617,350)
3	Renovate HES for Expanded Senior Center, Park & Recreation, Central Office, and TH Annex departments (Other community opportunities)	Req. ~ 29,496 Total ~ 54,587 Exp. ~ 25,091	4.4 Million (\$4,424,400)	7.4 Million (\$7,374,000)
4	Demolish TH Annex, Central Office, create play areas/fields/parking.	16,319 (12,584 + 3,735)	1.2 Million (\$1,223,925)	1.6 Million (\$1,637,900)
5	Demolish North House & Bus Depot (or repurpose), create fields/parking. Move buses offsite to Besigli Field	34,317 (17,689+16,628)	1.8 Million (\$1,715,850)	2.6 Million (\$2,573,775)
6	Right size and Renovate as new WMS Grades 6-8 (593), disconnect pool & "new" gym for community use	WMS ~ 99,500 G/P ~ 25,980	58.2 Million (\$58,200,000) 2.6 Million (\$2,598,000)	63.7 Million (\$63,050,000) 3.9 Million (\$3,897,000)
Subtotal for Proposed Option ~ 2			95.9 Million (\$95,896,135)	114.3 Million (\$114,269,025)

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Milestone Schedule ~ Option 2

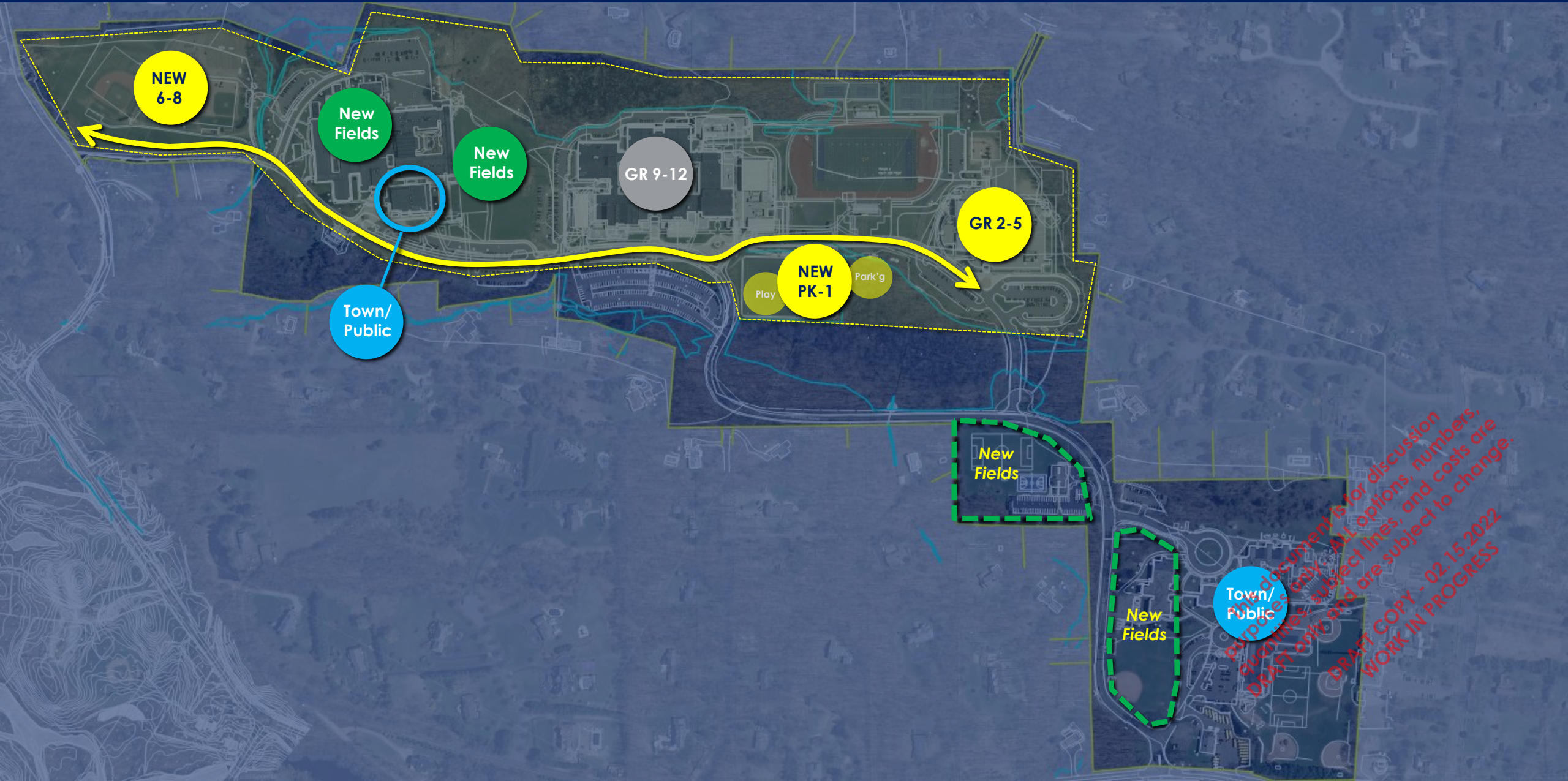


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Proposed Option ~ 3 (Gather Together, New 6-8 + Pk-1)



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Proposed Option ~ 3 (Gather Together, New 6-8 + PK-1)



Step	Project	Area (gsf)	Scope of work
1	Build new 6-8 (593) on existing baseball fields (north of WMS).	102,000	<ul style="list-style-type: none"> Option assumes wetlands crossing approval and relocation of leach field for Zenon plant. New building and site will address 21st century learning environments
2	Modification to WIS for grades 2-5 (746)	114,898	<ul style="list-style-type: none"> Modest modifications to the existing building and site to renovate/add to cafeteria, considerable consolidation and/or relocation of dedicated specialized educational space, reduction of dedicated special program rooms ~ Science, Spanish, Learning Lab, Specialized Ed. / Intervention, Prof. Dev.)
3	New PK-1 (350) building on LAX/Soccer field adjacent to the high school.	43,400	<ul style="list-style-type: none"> Option assumes wetlands migration measures to allow for a portion of the parking/building currently impacted by wetlands. New building and site will address 21st century learning environments
4	Demolish WMS, disconnect pool & "new" gym for community use, relocate baseball field on former WMS site	WMS ~ 125,500 G/P ~ 25,980	<ul style="list-style-type: none"> Demolish existing middle school & create play fields in its place Disconnect "new gym" and pool/locker area and modify for community use.
5	Renovate HES for Park & Recreation, Central Office, and TH Annex departments (Allows for expansion)	Req. ~ 29,496 Total ~ 54,587 Exp. ~ 25,091	<ul style="list-style-type: none"> Renovations include basic building system upgrades (HVAC, electrical, plumbing), full accessibility and life safety code compliance Improvements to include limited modifications to the existing spaces to house the new program elements Modest improvements to the exterior/site, repaving and striping, landscaping
6	Demolish North House & Bus Depot (or repurpose), create fields/parking. Move buses offsite to Besigli Field. Demolish TH Annex, Central Office, create fields/parking	34,317 (17,689+16,628) 16,319 (12,584 + 3,735)	<ul style="list-style-type: none"> Once relocation of students, faculty, and town staff have been completed as a part of Step 5, the town may choose to remove the existing north house and/or Bus Depot. Site improvements could include new parking, fields, play areas, walking paths, and sculpture garden and/or Art Park consistent with the approved POCD and previous master plan studies. Offsite parking at BF would require creation of small office and toilet facilities.

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Benefits / Opportunities

Repositions all school buildings on single campus and maximizes ability to create 21st Century learning environment for grades PK-8

Eliminates need for “swing” space, places most intensive work furthest from the students

Allows for the ability to create multi-year/phase approach to the work, builds in flexibility

Upgrades PK-8 building stock for future generations, provides opportunity/flexibility for future town use(s)

Leverages reimbursement from the state 11.43%

Consolidates town uses into portion of Hurlbutt Elementary School, Maximizes use of Weston Intermediate School

Others?

Challenges

More costly than Option 1 and 2

May be compelled to phase larger projects over time due to magnitude of proposed scope

Utilizes multiple established field area for new buildings and will require temporary provisions

Others?

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Proposed Option ~ 3 (Gather Together, New 6-8 + PK-1)

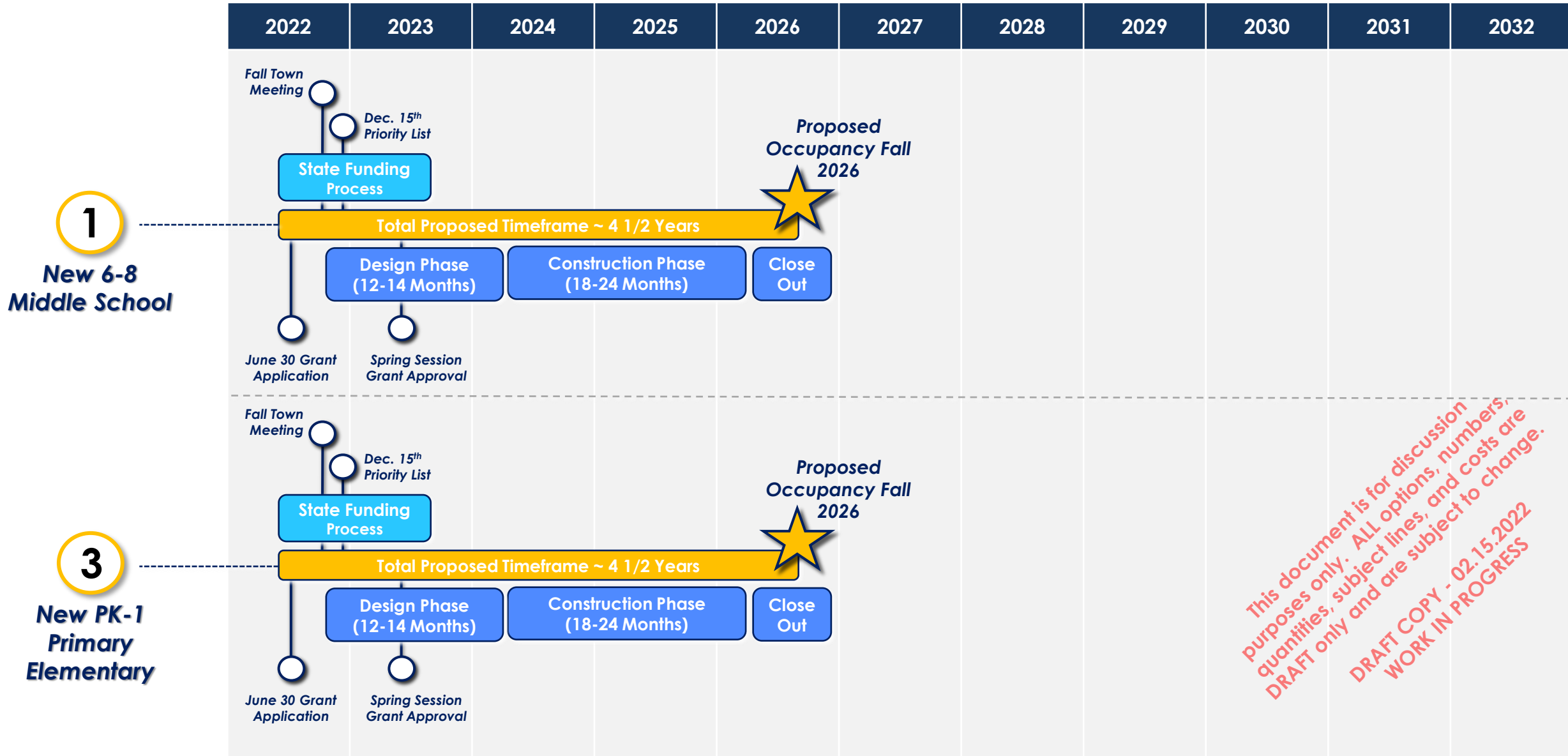


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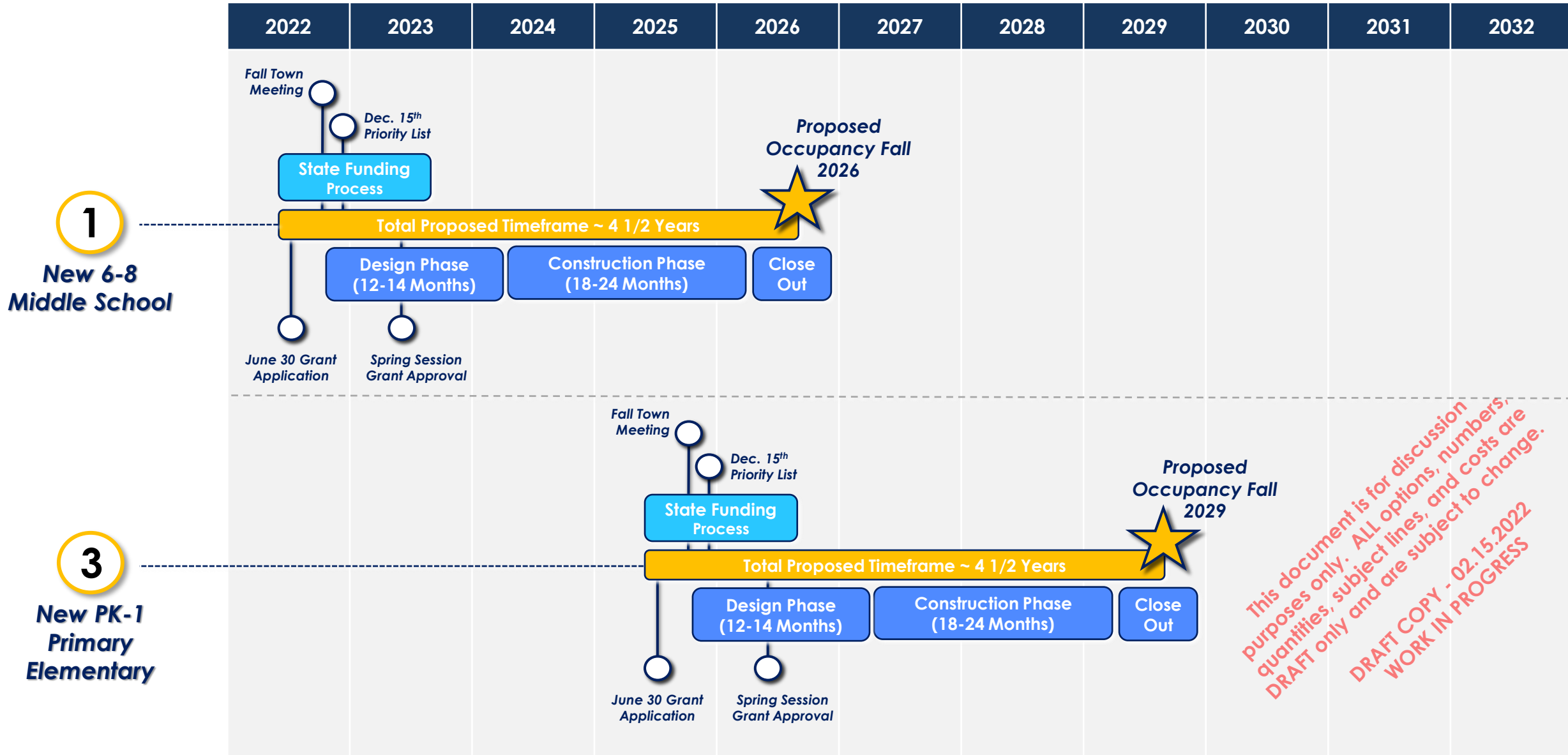
Step	Project	Area (gsf)	Cost	
			Low	High
1	Build New 6-8 (593) on (E) baseball field (north of WMS).	102,000	66.3 Million (\$66,300,000)	71.4 Million (\$71,400,000)
2	Modification to WIS for grades 2-5 (746)	114,898	2.6 Million (2,587,830)	8.6 Million (8,617,350)
3	New PK-1 (350) building on LAX/Soccer field adjacent to the high school.	43,400	25.1 Million (\$25,146,129)	27.1 Million (\$27,125,000)
4	Demolish WMS, disconnect pool & "new" gym for community use, relocate baseball field on former WMS site	WMS ~	3.8 Million (\$3,765,000)	7.5 Million (\$7,530,000)
		G/P ~ 25,980	2.6 Million (\$2,598,000)	3.9 Million (\$3,876,000)
5	Renovate HES for Park & Recreation, Central Office, and TH Annex departments (Allows for expansion)	Req. ~ 29,496 Total ~ 54,587 Exp. ~ 25,091	4.4 Million (\$4,424,400)	7.4 Million (\$7,371,000)
6	Demolish North House & Bus Depot, create fields/parking. Move buses to DPW or other offsite location. Demolish TH Annex, Central Office, create fields/parking	34,317 (17,689+16,628)	1.8 Million (\$1,715,800)	2.6 Million (\$2,573,775)
		16,319 (12,584 + 3,735)	1.2 Million (\$1,223,920)	1.6 Million (\$1,631,900)
Subtotal for Proposed Option ~ 3			107.8 Million (\$107,761,135)	130.2 Million (\$130,149,025)

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Milestone Schedule ~ Option 3, concurrent

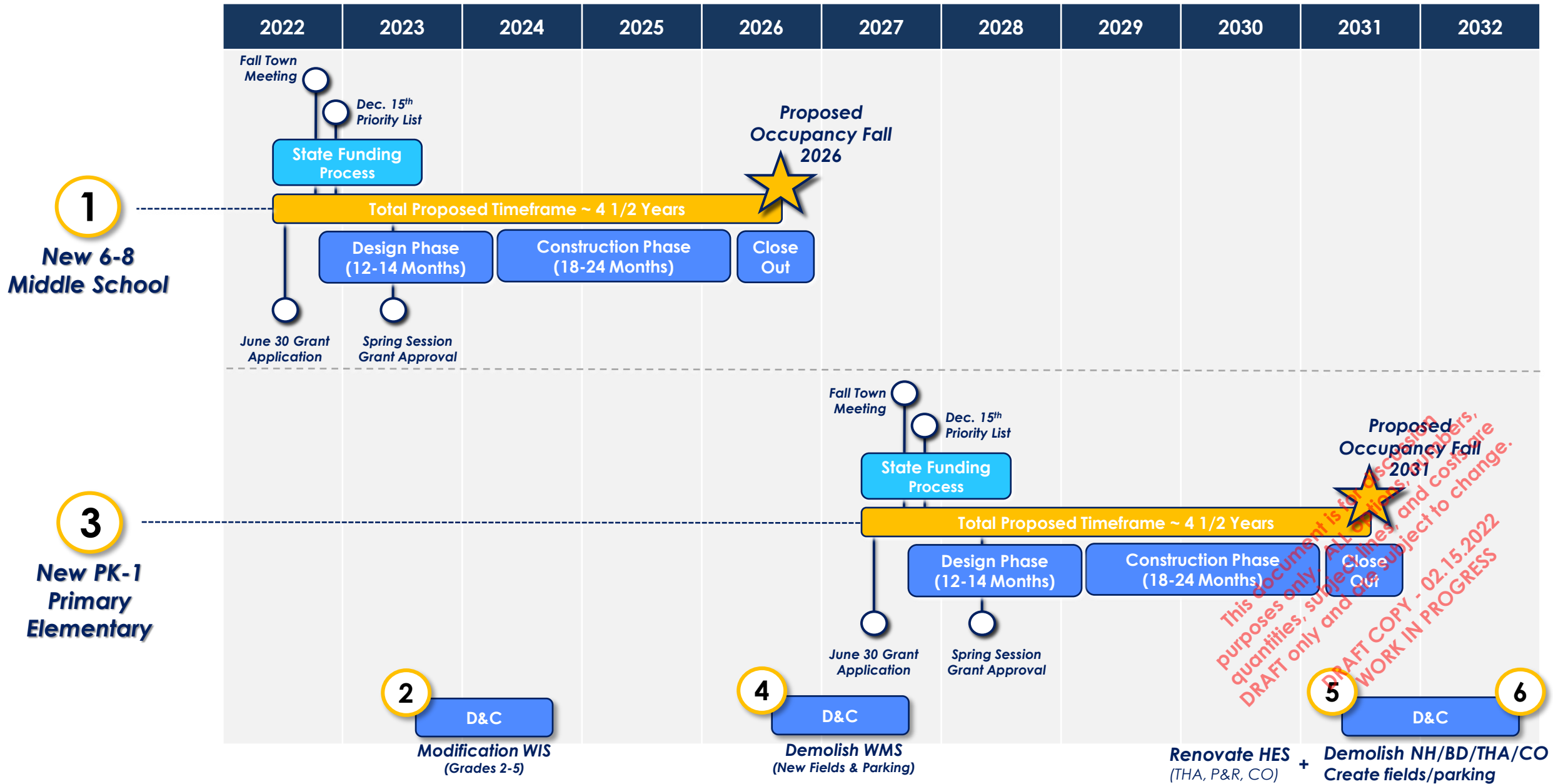


Milestone Schedule ~ Option 3, continuous const.



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Milestone Schedule ~ Option 3, no overlap



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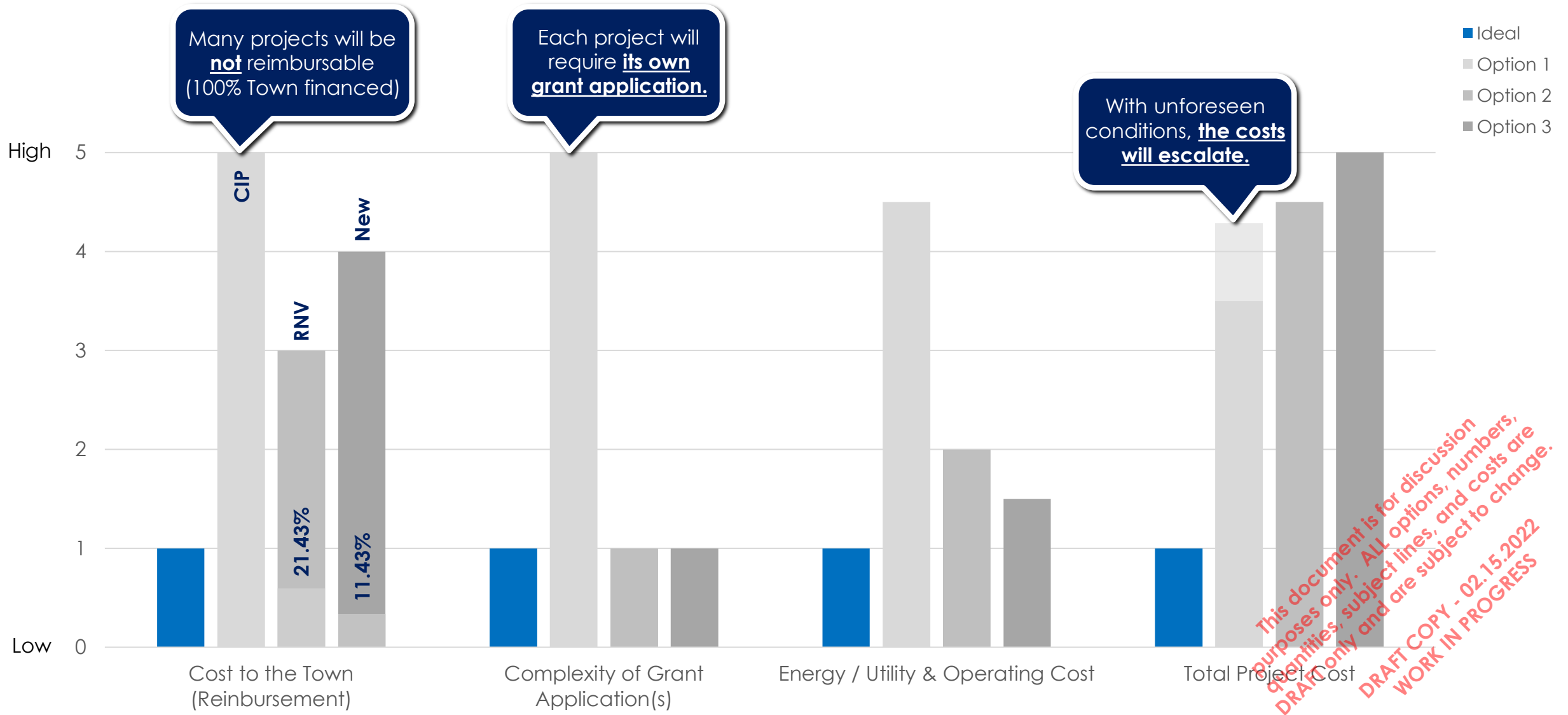
Program Summary



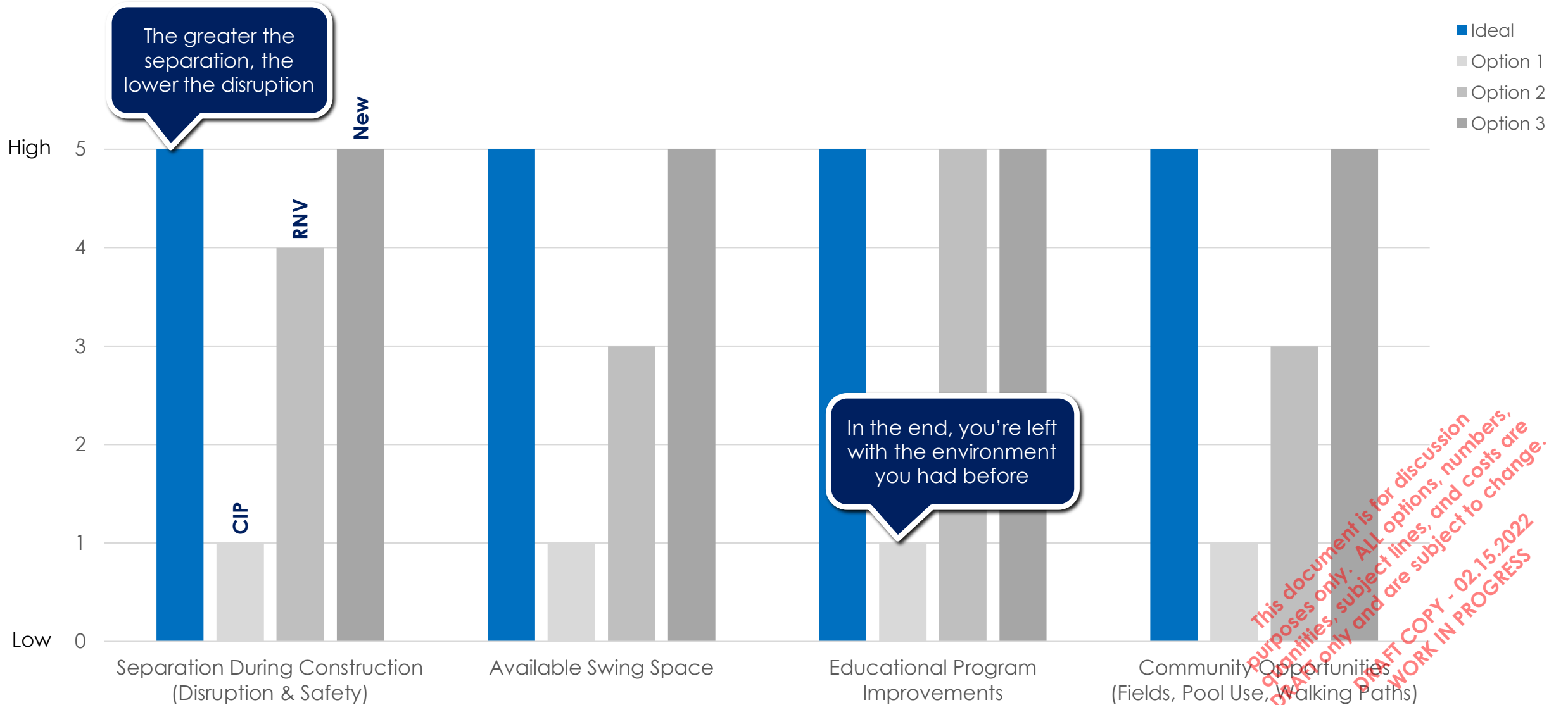
	Maintain and Repair	Renovate Existing	New PK-1	New 6-8 and New PK-1
	Existing	Option 1	Option 2	Option 3
Combined Age of Facilities	<p>~150 years old</p> <p>HES: 1953/54 (69 years old) WIS: 2005 (17 years old) WMS: 1959/60 (63 years old)</p>	<p>~150 years old</p> <p>HES: 1953/54 (69 years old) WIS: 2005 (17 years old) WMS: 1959/60 (63 years old)</p>	<p>~80 years old</p> <p>PK-1/New: (0 years old) WIS: 2005 (17 years old) WMS: 1959/60 (63 years old)</p>	<p>~20 years old</p> <p>NEW: (0 years old) WIS: 2005 (17 years old) NEW: (0 years old)</p>
Number of School Grade Years Impacted	<p>10 grades x 20YR</p> <p>(schools live through decade-long maintenance cycle)</p>	<p>10 grades x 20YR</p> <p>(schools live through decade-long maintenance cycle)</p>	<p>6 grades x 3YR</p> <p>(GR. 3-5 for 1 year, 6-8 for 2 years)</p>	<p>3 grades x 1YR</p> <p>(GR. 3-5 for 1 year)</p>
Projected Costs at 2/3 of Range	<p>~ \$67.8M</p> <p>(+ unforeseen conditions)</p>	<p>~ \$78M</p> <p>(+ unforeseen conditions)</p>	<p>~ \$108.2M</p>	<p>~ \$122M</p>

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Options Comparison



Options Comparison



Challenges & Opportunities



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Options Planning

1. **Optimize Existing**, lowest cost, highest student impact
2. **New PK-1, Exit HES**, less student impact, higher cost
3. **New 6-8, PK-1**, least disruptive to student, higher cost

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