

Fall



(Strategic)  
(Town)

(and)

(Educational)

(Assets)

(Masterplan)

Steam

Ahead!



# **WHAT is STEAM?**

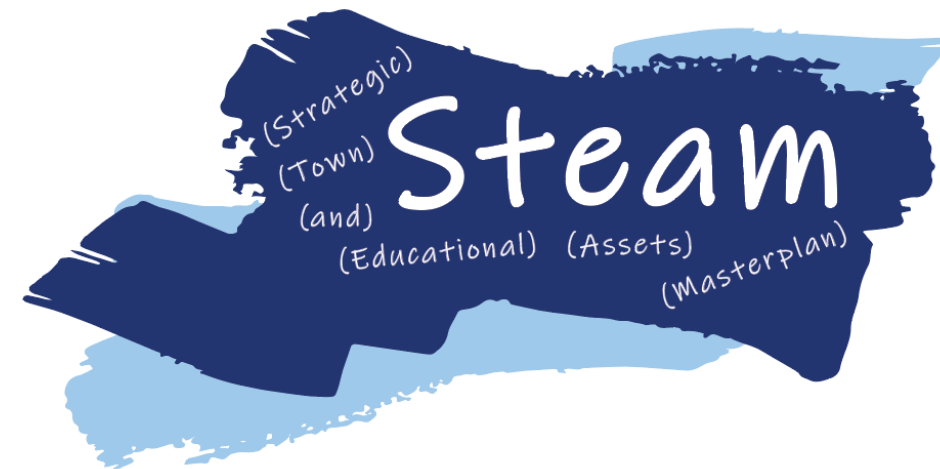
**STEAM** examines Weston's Town & School Facilities wholistically to allow for both long term budgeting and delivery of exceptional programming in a transparent and fiscally responsible way.





# *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**
  - 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.):**

## **3. 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*

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

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



# ***Progress to Date (cont.):***

- 6. Held Community Conversation #1 to discuss the Conditions Assessment and Utilization Analysis (11.17.2021)***
- 7. Met with Administration to discuss grade configuration potential (12.01.2021)***
- 8. Held Think Tank Sessions with Teacher Representatives from HES, WIS and WMS to discuss PK-1, 2-4, 5-8 option and its variants (01.13.2022 & 01.18.2022)***
- 9. Attended Town Building Tours for Conditions Assessment of Town Facilities (02.16.2022)***

# 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. 2

WESTON, CT

03.02.2022

WHAT IS TONIGHT ABOUT?  
WHY IS IT IMPORTANT?  
HOW LONG WILL IT BE?

# Agenda



**Tecton**  
ARCHITECTS

1. Team Introductions
2. Project Goals, Communications & Schedule
- 3. Options ~ Goals, Opportunities & Challenges**
- 4. Options ~ Review**
5. Summary
- 6. Conclusion, Next Steps, & Discussion**

# Team Introductions ~ A collaborative effort



## FOC ~ Facilities Optimization Committee

**Rick Bertasi** ~ Chairperson of FOC, Community Member

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

**Gayle Weinstein** ~ Secretary of FOC, Community Member

**Denise Harvey** ~ Community Member

**Tony Pesco** ~ Chairperson, Board of Education

**Rone Baldwin** ~ Chairman, Board of Finance

**Richard Wolf** ~ Chairman, Building Committee

**Ken Edgar** ~ Planning & Zoning Commission

**David Felton** ~ Board of Education

## Weston Public Schools

**Lisa R. Wolak** ~ Superintendent of Schools

**Philip Cross** ~ Director of Finance and Operations

**Michael DeMastro** ~ 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, LEED 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

## ○ **Community Conversation No.2**

**Identify Opportunities and Development of Options...**

- **Grade Configuration ~ Vetted by Superintendent, BOE, Faculty, Admin.**
- **Logistics ~ Site capacity, phasing, proximity of grades, community use**
- Future Community Conversations to include:
  - Refinement of Options
  - Discussion of Preferred Plan







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. | 2022 | JAN. | FEB. | MAR. | APR. | MAY | JUNE

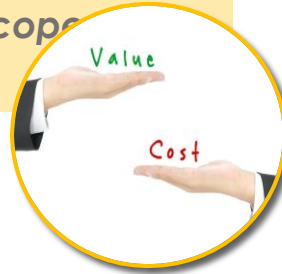


Validate Existing Conditions, Programming, and Utilization



Discussion & development of possible solutions

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



Conceptual Design  
Refinement of the Options



Finalize Recommendation  
Possible Grant Submission

The background of the slide is a photograph of an outdoor setting, possibly a park or school grounds. On the left, there is a large, white, octagonal gazebo with a tiered roof and decorative railings. In the center and right, there is a large, light-colored building with multiple windows and a prominent American flag flying on a tall pole to the right. The entire scene is overlaid with a semi-transparent dark blue filter. The text is centered over the image.

# **OPTIONS**

## *GOALS, OPPORTUNITIES & CHALLENGES*

# Existing Campus



(New as of 3.02.2022)

# Options ~ Challenges & Opportunities

1. Any substantial renovation would require thoughtful approach to phasing & sequencing of possible work
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. **A reduction from 4 to 3 schools is not recommended.**

# Options ~ Goals

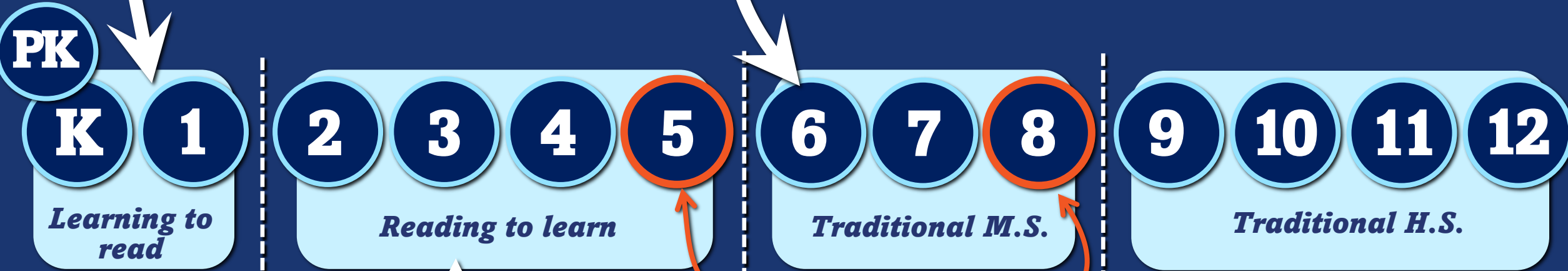


1. *Long-term solution (20-30 years) – Think Generational!*
2. *Must be educationally sound, maintain and/or ideally improve educational environment.*
3. *Optimize town and school facilities, possibly reduce overall footprint, integrate 2020 POCD.*
4. *Identify & leverage possible synergies for town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

# Options ~ Why these configurations?

*PK-1 provides **specific** early childhood instruction for learning.*

*6-8 Middle School is **developmentally appropriate**. Instruction, teaming, and schedule align with best practices for this age group.*



- *Provides **learning continuity**, supports elementary age students' academic progress and social emotional learning*
- *5<sup>th</sup> grade **program and schedule** modeled after upper elementary*
- *5<sup>th</sup> grade becomes **isolated** in Middle School*

# Options ~ “What if we can...”



1. *Improve the educational environment for Weston’s continued success over the **next 20+ years***
2. ***Enhance the relationship and connections** among the grade levels and campus buildings*
3. ***Optimize schools & repurpose HES** for town and future community use*
4. *Create a plan that results in **more efficient** operations & maintenance for town and schools*
5. ***Optimize WIS** (four grade levels)*

# ***REVIEW OF OPTIONS***



# Options ~ Overview



## Maintain Existing

## OPTION 1 Renovate Existing

## OPTIONS 2 & 2+ New Primary Elementary Reno. M.S.

## OPTION 3 New Primary Elementary & New Middle School

PK-2, 3-5, 6-8, 9-12

PK-1, 2-5, 6-8, 9-12

PK-1, 2-5, 6-8, 9-12

PK-1, 2-5, 6-8, 9-12

Isolated Repairs

Isolated Repairs

Build New (PK-1)

Build New (PK-1)

Comprehensive Renovation (6-8)

Build New (6-8)

Grade Reconfiguration

Grade Reconfiguration

Grade Reconfiguration

**GSF**  
0%

**GSF**  
-2%

**GSF**  
-2/-9%

**GSF**  
-9%

No Change to School Campus

Some Optimization of School Campus

More Optimization of School Campus

More Optimization of School Campus

No Change in School Building Area

Some reduction in School Building Area

More reduction in School Building Area

Largest reduction in School Building Area

# Program Summary



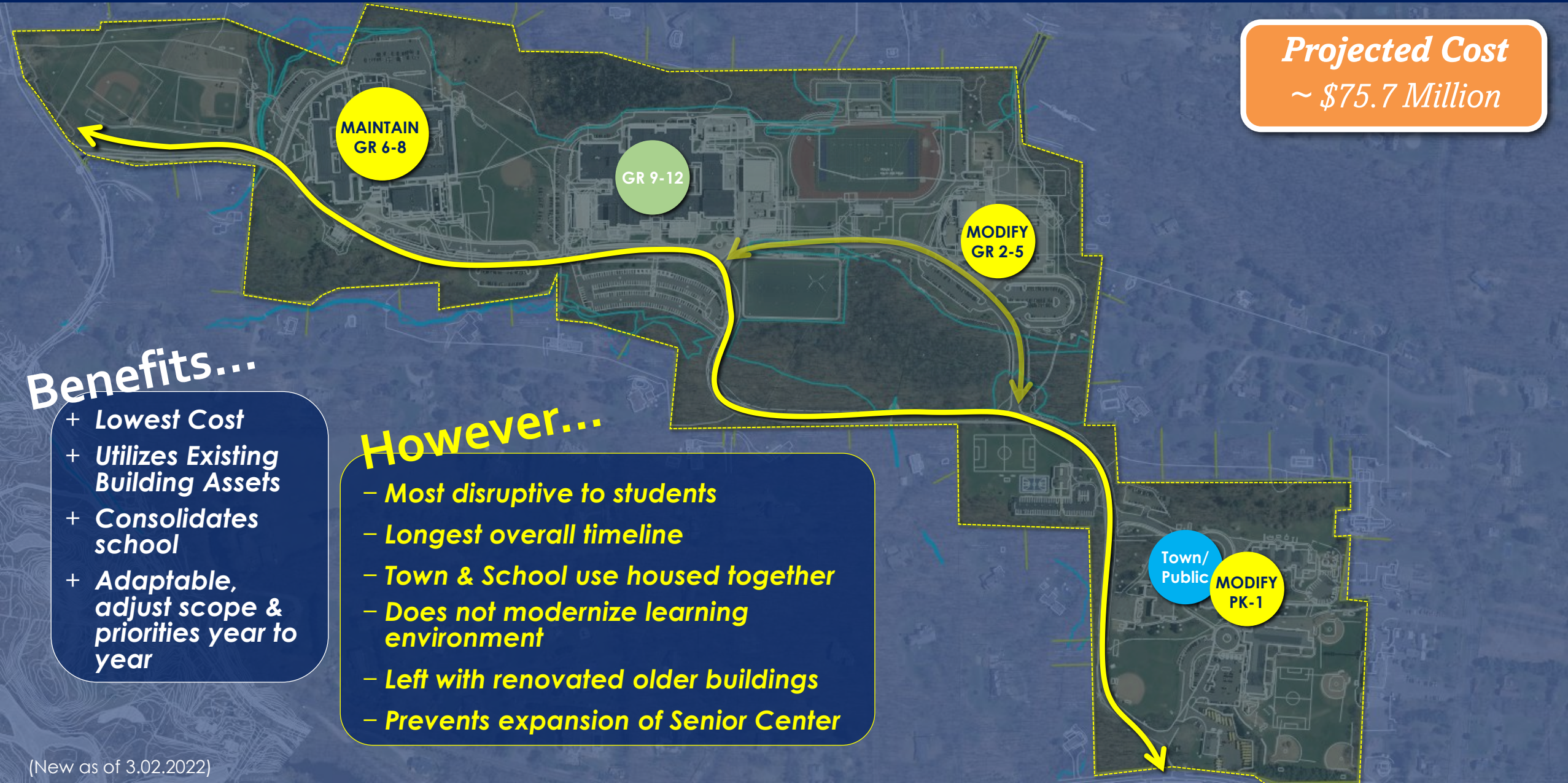
	Maintain and Repair	Renovate Existing	New Early Elementary	New EE & New MS
	Existing	Option 1	Option 2 (2+)*	Option 3
Combined Age of Facilities	<p><b>~150 years old</b></p> <p>HES: 1953/54 (69 years old) WIS: 2005 (17 years old) WMS: 1959/60 (63 years old)</p>	<p><b>~150 years old</b></p> <p>HES: 1953/54 (69 years old) WIS: 2005 (17 years old) WMS: 1959/60 (63 years old)</p>	<p><b>~ 80 years old</b></p> <p>PK-1/New: (0 years old) WIS: 2005 (17 years old) WMS: 1959/60 (63 years old)</p>	<p><b>~ 20 years old</b></p> <p>PK-1/New: (0 years old) WIS: 2005 (17 years old) 6-8/New: (0 years old)</p>
Number of School Grade Years Disrupted	<p><b>100 grade years</b></p> <p>(Grades PK-8 for 10 years)</p>	<p><b>100 grade years</b></p> <p>(Grades PK-8 for 10 years)</p>	<p><b>9 grade years</b></p> <p>(GR. 3-5 for 1 year, 6-8 for 2 yrs.)</p>	<p><b>3 grade years</b></p> <p>(GR. 3-5 for 1 year)</p>
Projected Costs at 2/3 of Range	<p><b>~ \$67.8M</b></p> <p><b>(\$0 State Reimb.)</b></p> <p>(+++ unforeseen conditions)</p>	<p><b>~ \$79.6 M</b></p> <p><b>(~\$3.9M State Reimb.)</b></p> <p>(+++ unforeseen conditions)</p>	<p><b>~ \$116.3M*</b></p> <p><b>(~\$18.7 State Reimb.)</b></p> <p>(++ unfor. cond.) *RNV costs</p>	<p><b>~ \$122M</b></p> <p><b>(~\$12.5 State Reimb.)</b></p> <p>(+ unforeseen conditions)</p>
Cost to Town at 2/3 of Range / Net Reimbursement (New as of 3.02.2022)	<p><b>~ \$67.8M (+)</b></p>	<p><b>~ \$75.7 M</b></p>	<p><b>~ \$97.6 M*</b></p>	<p><b>~ \$109.5 M</b></p>

*Does not escalate costs over 10 years*

# Proposed Option ~ 1 "Renovate Existing"



**Projected Cost**  
~ \$75.7 Million



## Benefits...

- + **Lowest Cost**
- + **Utilizes Existing Building Assets**
- + **Consolidates school**
- + **Adaptable, adjust scope & priorities year to year**

## However...

- **Most disruptive to students**
- **Longest overall timeline**
- **Town & School use housed together**
- **Does not modernize learning environment**
- **Left with renovated older buildings**
- **Prevents expansion of Senior Center**

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



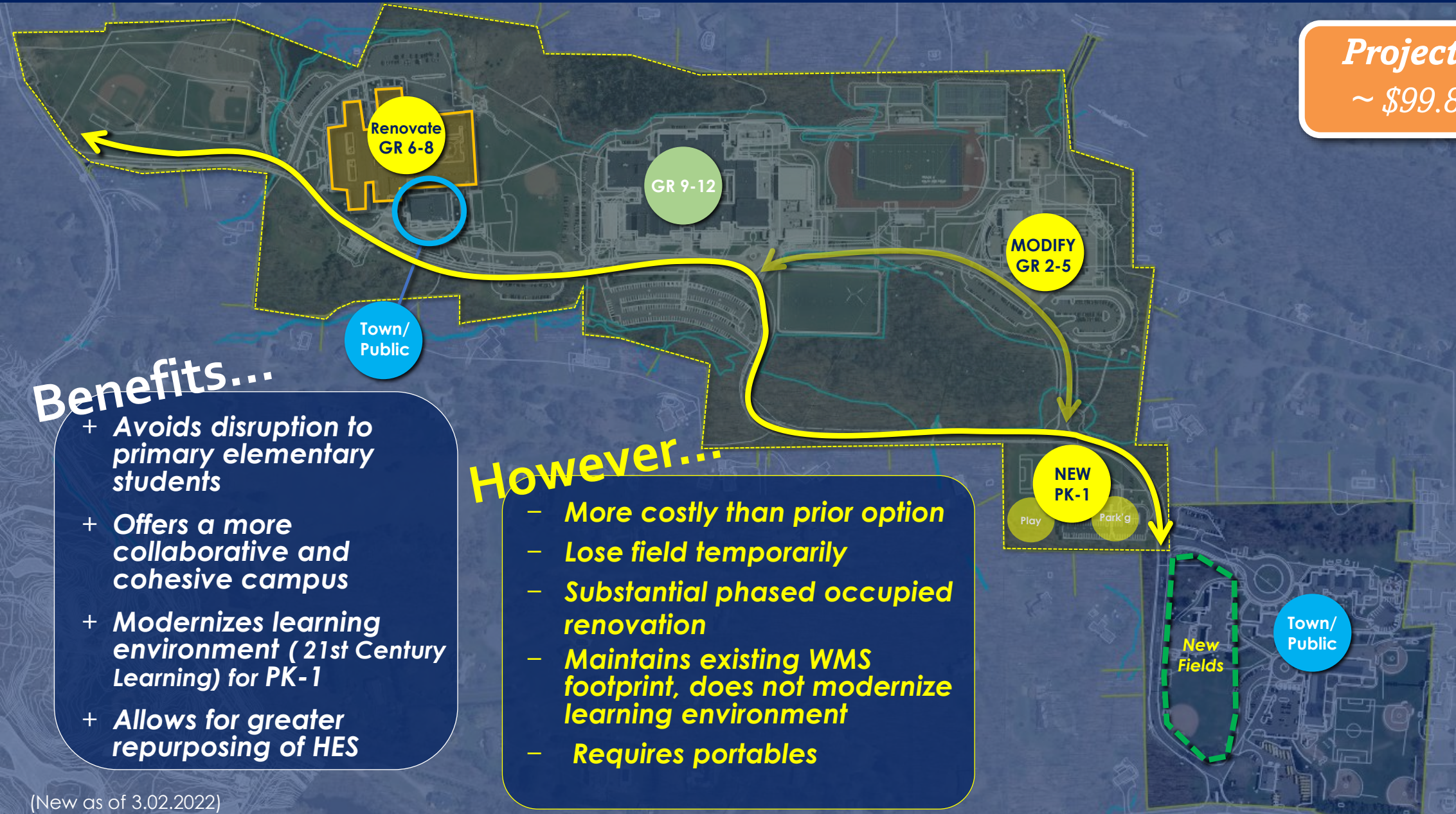
Step	Project	Area (gsf)	Cost	
			Low	High
1	Targeted modifications to WMS for grades 6-8 (593) <small>(Assumes improvements completed during summer/off hours)</small>	161,111	32.5 Million <small>(\$32,454,253)</small>	52.4 Million <small>(\$52,361,075)</small>
2	Targeted modifications/additions to WIS 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, special program rooms ~ Science, Spanish, Learning Lab)</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)</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>
5	Demolish TH Annex and create fields, walking path, play and parking.	12,584	1.3 Million <small>(\$1,258,000)</small>	1.3 Million <small>(\$1,258,000)</small>
<b>Subtotal for Proposed Option ~1</b> <small>(New as of 3.02.2022)</small>			58.1 Million	90.3 Million

**Projected Cost**  
~ \$75.7 Million

# Proposed Option ~ 2 “Exit HES, New Primary Elementary”



*Projected Cost*  
*~ \$99.8 Million*



## Benefits...

- + Avoids disruption to primary elementary students
- + Offers a more collaborative and cohesive campus
- + Modernizes learning environment (21st Century Learning) for PK-1
- + Allows for greater repurposing of HES

## However...

- More costly than prior option
- Lose field temporarily
- Substantial phased occupied renovation
- Maintains existing WMS footprint, does not modernize learning environment
- Requires portables

# Proposed Option ~ 2 “Exit HES, New Primary Elementary”



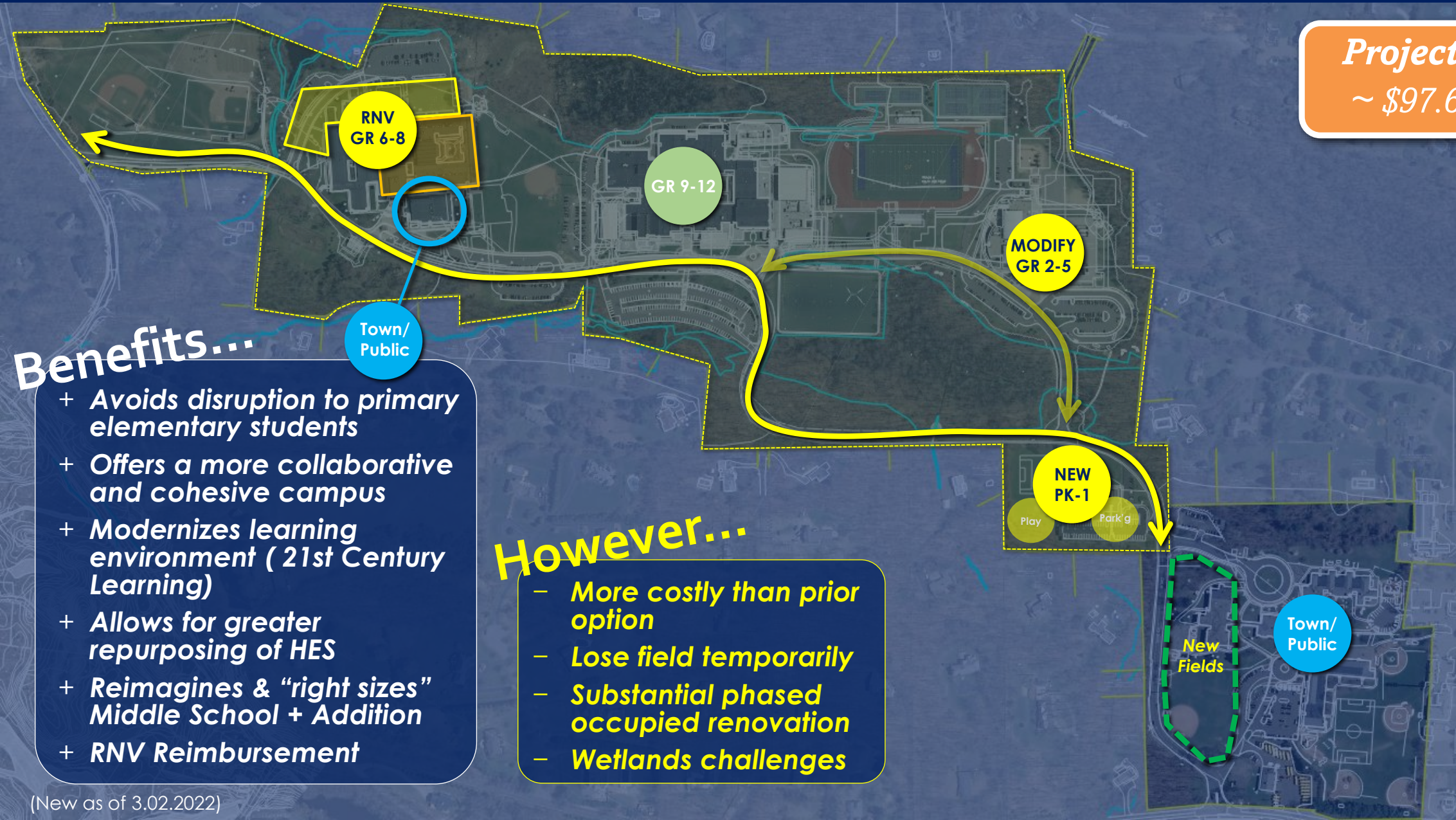
Step	Project	Area (gsf)	Cost	
			Low	High
1	Renovate WMS Grades 6-8 (593), disconnect pool & “new” gym for community use	WMS ~ 135,131 G/P ~ 25,980	59.8 Million (\$59,812,605) 2.6 Million (\$2,598,000)	63.9 Million (\$63,866,535) 3.9 Million (\$3,897,000)
2	Modifications to WIS to accommodate grades 2-5 (746). <i>Temporarily move Town Hall Annex + Central office into HES(2<sup>nd</sup> floor North House)</i>	114,898 +	2.6 Million (2,587,830)	8.6 Million (8,617,350)
3	Demolish TH Annex, Central Office, prepare site for new building	16,319 (12,584 + 3,735)	1.2 Million (\$1,223,925)	1.6 Million (\$1,631,900)
4	New PK-1 (350) building on TH Annex Site	43,400	27.1 Million (\$27,125,000)	29.8 Million (\$29,749,800)
5	Renovate HES for Expanded Senior Center, Parks & 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)
6	Demolish North House & Bus Depot (or repurpose), create fields/parking. Move buses offsite.	34,317 (17,689+16,628)	1.7 Million (\$1,737,775)	1.7 Million (\$1,737,775)
<p>(New as of 3.02.2022)</p> <p><b>Subtotal for Proposed Option ~ 2</b></p>			99.4 Million	117.8 Million

**Projected Cost**  
~ \$99.8 Million

# Proposed Option ~ 2+ "Exit HES, New Elem., RNV + Addition M.S."



**Projected Cost**  
~ \$97.6 Million



## Benefits...

- + Avoids disruption to primary elementary students
- + Offers a more collaborative and cohesive campus
- + Modernizes learning environment (21st Century Learning)
- + Allows for greater repurposing of HES
- + Reimagines & "right sizes" Middle School + Addition
- + RNV Reimbursement

## However...

- More costly than prior option
- Lose field temporarily
- Substantial phased occupied renovation
- Wetlands challenges

# Proposed Option ~ 2+ “Exit HES, New Elem., RNV + Addition M.S.”



Step	Project	Area (gsf)	Cost	
			Low	High
1	Right size and Renovate as new WMS Grades 6-8 (593), disconnect pool & “new” gym for community use	WMS ~ 99,496 G/P ~ 25,980	64.7 Million (\$64,672,400) 2.6 Million (\$2,598,000)	68.3 Million (\$68,289,798) 3.9 Million (\$3,897,000)
2	Modifications to WIS to accommodate grades 2-5 (746). <i>Temporarily move Town Hall Annex + Central office into HES(2<sup>nd</sup> floor North House)</i>	114,898 +	2.6 Million (2,587,830)	8.6 Million (8,617,350)
3	Demolish TH Annex, Central Office, prepare site for new building	16,319 (12,584 + 3,735)	1.2 Million (\$1,223,925)	1.6 Million (\$1,631,900)
4	New PK-1 (350) building on TH Annex Site	43,400	27.1 Million (\$27,125,000)	29.8 Million (\$29,749,800)
5	Renovate HES for Expanded Senior Center, Parks & 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)
6	Demolish North House & Bus Depot (or repurpose), create fields/parking. Move buses offsite.	34,317 (17,689+16,628)	1.7 Million (\$1,700,000)	1.7 Million (\$1,700,000)
Subtotal for Proposed Option ~ 2+			104.3 Million	122.2 Million

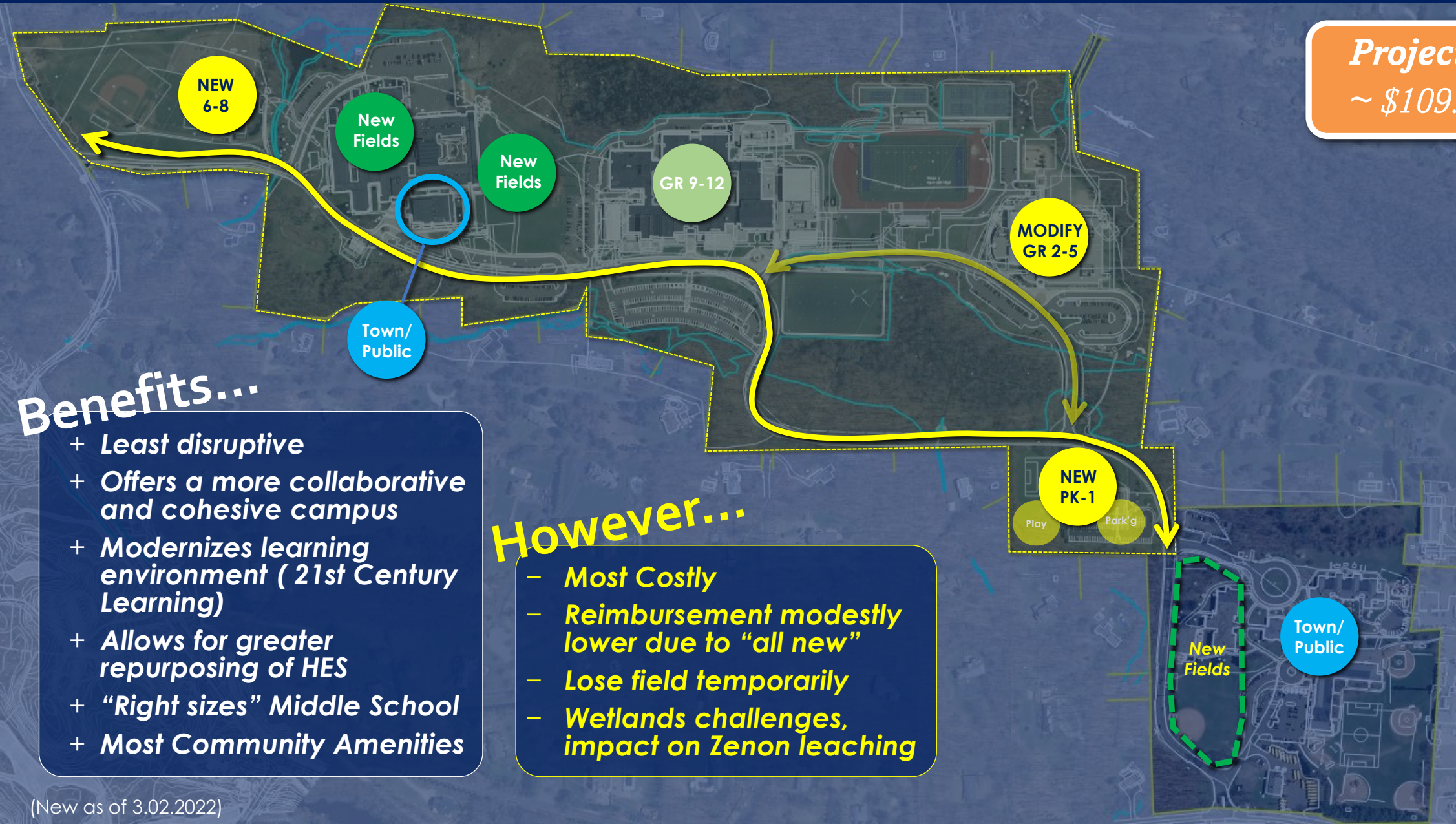
**Projected Cost**  
~ \$97.6 Million



# Proposed Option ~ 3 "New EE & New Middle School"



*Projected Cost*  
*~ \$109.5 Million*



## Benefits...

- + Least disruptive
- + Offers a more collaborative and cohesive campus
- + Modernizes learning environment (21st Century Learning)
- + Allows for greater repurposing of HES
- + "Right sizes" Middle School
- + Most Community Amenities

## However...

- Most Costly
- Reimbursement modestly lower due to "all new"
- Lose field temporarily
- Wetlands challenges, impact on Zenon leaching

# Proposed Option ~ 3 “New EE & New Middle School”



Step	Project	Area (gsf)	Cost	
			Low	High
1	Build New 6-8 (593) on (E) baseball field to north	99,496	64.7 Million (64,672,400)	67.5 Million (67,452,552)
2	Modifications to WIS to accommodate grades 2-5 (746). <i>Temporarily move Town Hall Annex + Central office into HES(2<sup>nd</sup> floor North House)</i>	114,898 +	2.6 Million (2,587,830)	8.6 Million (8,617,350)
3	Demolish TH Annex, Central Office, prepare site for new building	16,319 (12,584 + 3,735)	1.2 Million (1,223,925)	1.6 Million (1,631,900)
4	New PK-1 (350) building on TH Annex Site	43,400	27.1 Million (27,125,000)	29.8 Million (29,749,800)
5	Demolish WMS, disconnect pool & “new” gym for community use, relocate baseball field to former WMS	WMS ~ 125,500 G/P ~ 25,980	3.8 Million (3,765,000) 2.6 Million (2,598,000)	7.5 Million (7,530,000) 3.9 Million (3,897,000)
6	Renovate HES for Expanded Senior Center, Parks & Recreation, Central Office, and TH Annex departments <i>(Other community opportunities)</i>	Req. ~ 29,496 Total ~ 54,587 Exp. ~ 25,091	4.4 Million (4,424,400)	7.4 Million (7,374,000)
7	Demolish North House & Bus Depot (or repurpose), create fields/parking. Move buses offsite.	34,317 (17,689+16,628)	1.7 Million (1,700,000)	2.1 Million (2,100,000)
Subtotal for Proposed Option ~ 3			108.1 Million	128.9 Million

**Projected Cost**  
~ \$109.5 Million

# *OPTIONS SUMMARY*

# Options ~ Total Building Area Summary



		<b>1</b>	<b>2</b>	<b>2+</b>	<b>3</b>
	<b>Maintain and Repair</b>	<b>Renovate Existing</b>	<b>New Early Elementary</b>		<b>New EE &amp; New MS</b>
Schools	588,443	571,815	516,968	481,333	481,333
Town/Community	23,782	27,826	80,567	80,567	80,567
<b>Area Subtotals</b>	<b>612,225</b>	<b>599,641</b>	<b>597,535</b>	<b>561,900</b>	<b>561,900</b>
Percent Delta	0%	-2%	-2%	-9%	-9%

*Possible optimization of space*

# Options ~ Overview



## Maintain Existing

## OPTION 1

Renovate Existing

## OPTIONS 2 & 2+

New Primary Elementary  
Reno. M.S.

## OPTION 3

New Primary Elementary &  
New Middle School

PK-2, 3-5, 6-8, 9-12

PK-1, 2-5, 6-8, 9-12

PK-1, 2-5, 6-8, 9-12

PK-1, 2-5, 6-8, 9-12

Isolated Repairs

Isolated Repairs

Build New (PK-1)

Build New (PK-1)

Comprehensive Renovation (6-8)

Build New (6-8)

Grade Reconfiguration

Grade Reconfiguration

Grade Reconfiguration

GSF 0%

GSF -2%

GSF -2/-9%

GSF -9%

No Change to School Campus

Some Optimization of School Campus

More Optimization of School Campus

More Optimization of School Campus

No Change in School Building Area

Some reduction in School Building Area

More reduction in School Building Area

Largest reduction in School Building Area

# ***CONCLUSION & NEXT STEPS***



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

Finalize Recommendation  
Possible Grant Submission



# We'd like to hear from you...

- No decisions have been made...we are seeking input, suggestions, alternatives
- What is your initial reaction to the options?
- Is there a preference? Fix what we have or something more?
- Is there a preference to Renovation vs. New?
- Preferences to a priority, where to start first?
- Are there questions on the scope of the options?



***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!



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Find project materials



**WEBSITE:**  
[westonct.gov](http://westonct.gov)  
*Check here for updates!*



# Appendix What is included?

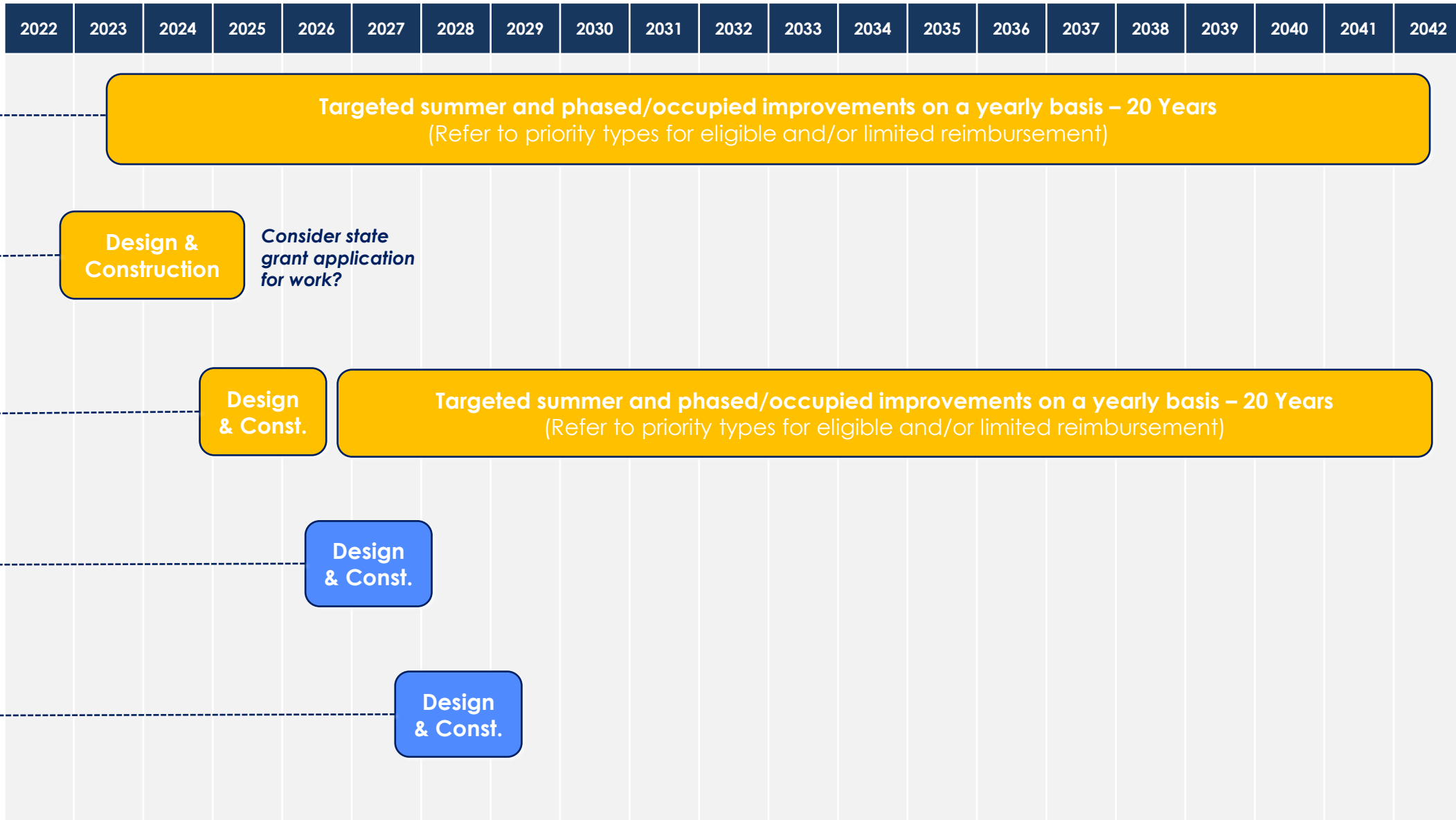
- **Sample Milestone Schedules for the options** (Intended purpose to illustrate total timeframe for proposed projects, draft illustration only)
- **Town Program Summary** (Possible departments for optimization and consolidation)
- **Typical School Grant Application Process**
- **POCD plan**
- **Comparative Analysis – DRG** (District Reference Group)
- **Previous Options Summary** – 2019 study information
- **Area Summary Tables**



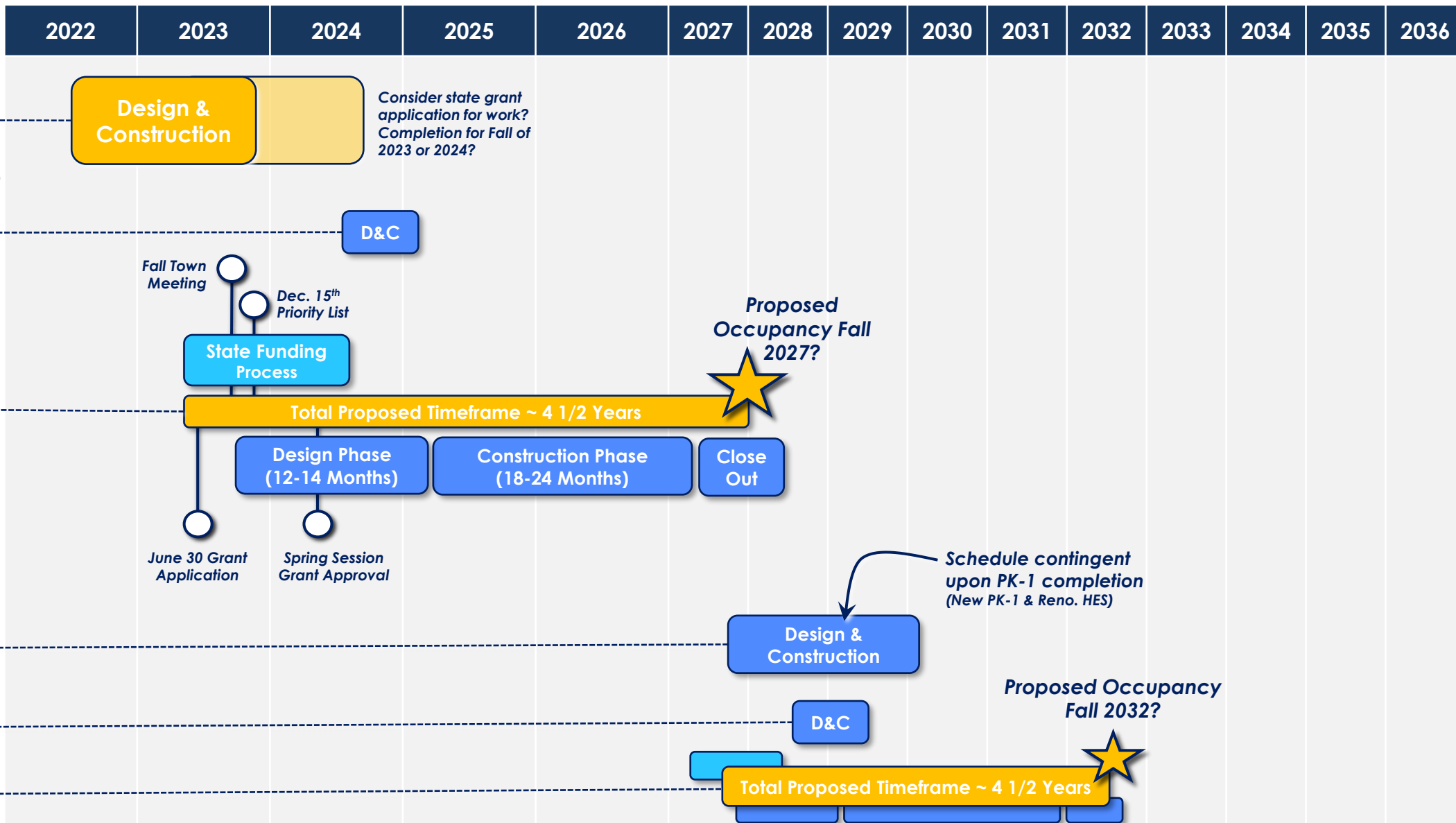
# **APPENDIX**

## **SAMPLE MILESTONE SCHEDULES**

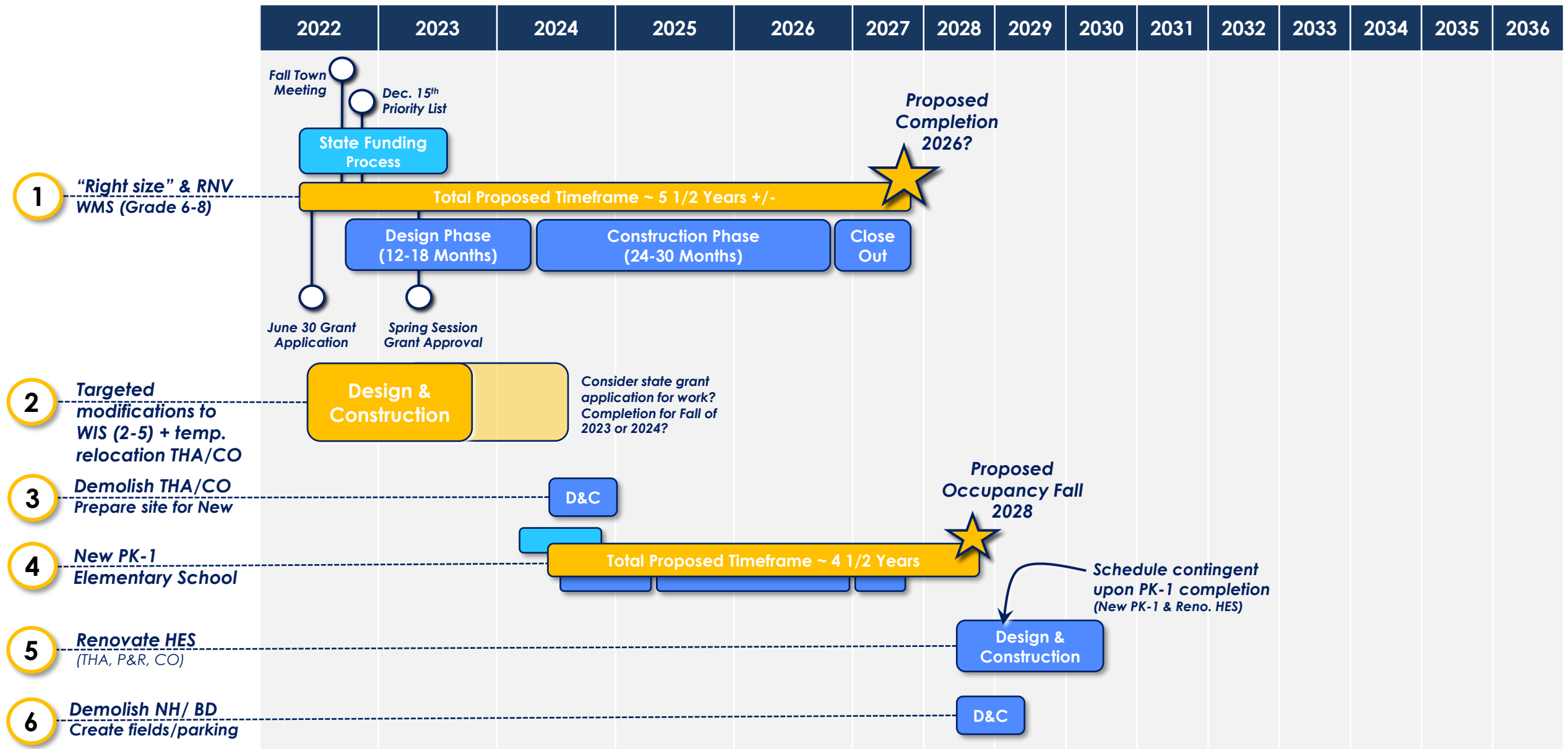
# Sample Milestone Schedule ~ Option 1



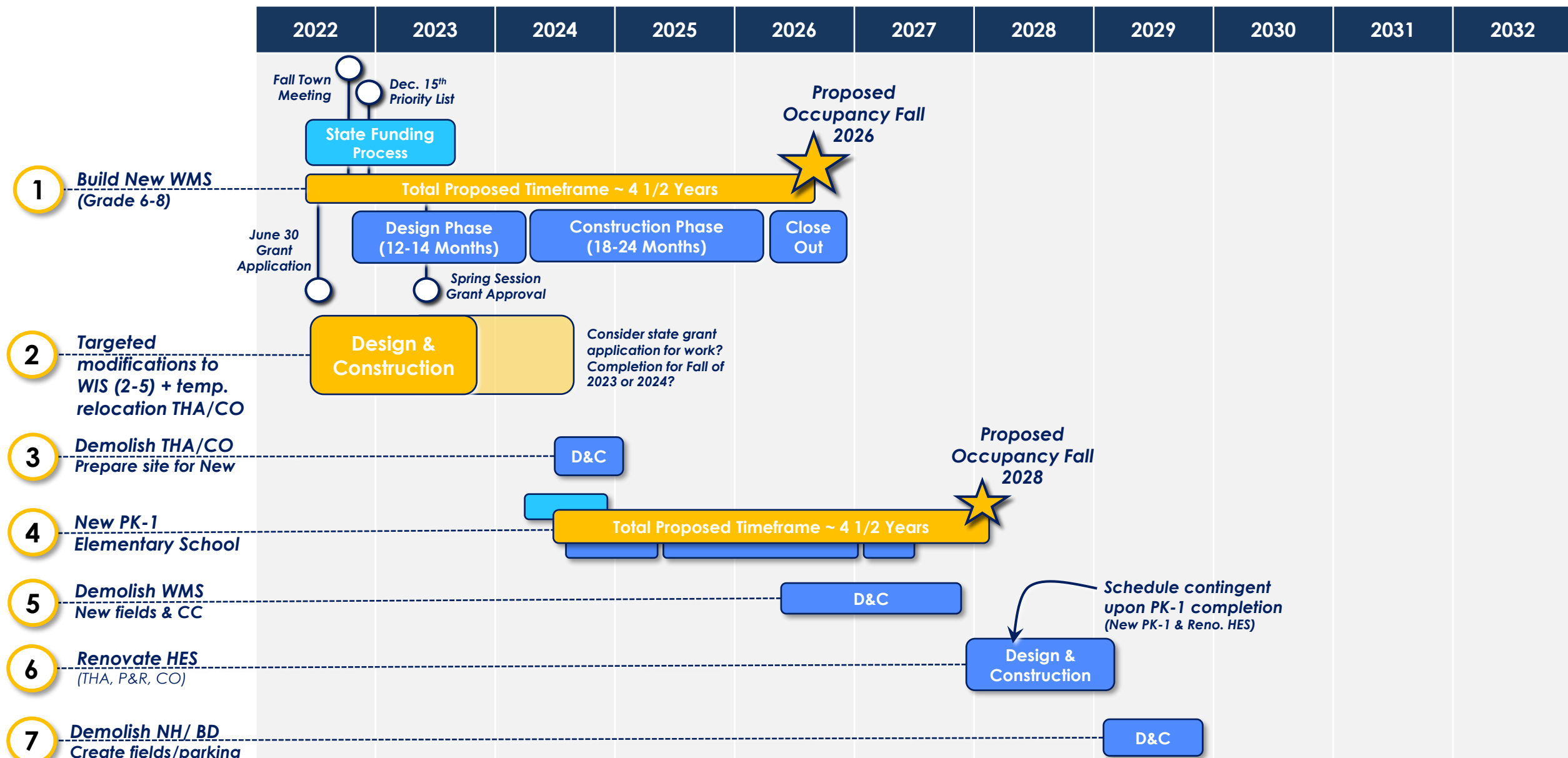
# Sample Milestone Schedule ~ Option 2



# Sample Milestone Schedule ~ Option 2+



# Sample Milestone Schedule ~ Option 3







# **APPENDIX**

## TOWN PROGRAM SUMMARY

# Town Program Summary



Program/Department	Area (GSF)
TH Annex	12,584
Central Office	3,735
Central Office Stor.	2,500
Facilities Department	2,951
Jarvis House Offices	3,359
Expansion Senior Center	4,367
<b>Existing Subtotal</b>	<b>29,496</b>
Other Possibilities	Area (GSF)
Facilities Storage (Bus Depot)	4,104
Cultural Arts	5,000

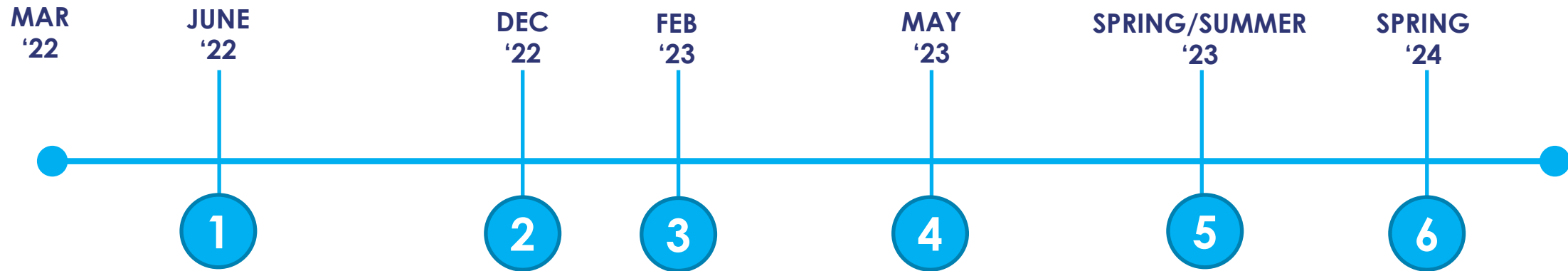




# **APPENDIX**

## TYPICAL SCHOOL CONSTRUCTION GRANT APPLICATION

# TYPICAL SCHOOL GRANT PROCESS STATE REIMBURSEMENT



1. **June 30th** – Annual Application Deadline (\*requires funding place)
2. **December 15th** – DAS submits Priority List to Governor and Education Committee
3. **February 1st** – Education Committee submits approved or modified Priority List to Governor and General Assembly
4. **Spring/Summer** – General Assembly authorizes the Commissioner of DAS to enter into grant commitments on behalf of the State. DAS notifies applicants of grant commitments.
5. **Grant Letter received**, send packages out to bid
6. **Commence Construction**



# APPENDIX POCD PLAN

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





# **APPENDIX**


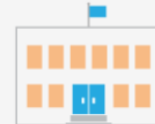



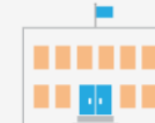




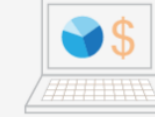



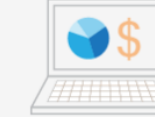

## COMPARATIVE ANALYSIS - DRG

# STACKING UP TO YOUR PEERS...A COMPARATIVE ANALYSIS

TOWN NAME	STUDENT POPULATION	TOTAL SCHOOLS	GRADE CONFIGURATION	SCHOOL CONSTRUCT.	NEW SCHOOL CONSTRUCT.	PER PUPIL EXPENDITURES (2019-20)
<b>Weston</b>	2,290	4	PK-2, 3-5, 6-8, 9-12	21.43%	11.43%	\$23,170
<b>Darien</b>	4,765	7	PK-5(5), 6-8, 9-12	20.71%	10.71%	\$22,095
<b>Easton</b>	885	1	PK-8	26.43%	16.43%	\$19,241
<b>New Canaan</b>	4,221	5	PK-4(3), 5-8, 9-12	20.36%	10.36%	\$22,569
<b>Redding</b>	836	2	PK-4, 5-8	26.07%	16.07%	\$25,051
<b>Ridgefield</b>	4,707	9	PK-5(6), 6-8 (2), 9-12	23.22%	13.22%	\$20,130
<b>Westport</b>	5,344	9	Pk, K-5(5), 6-8 (2), 9-12	21.07%	11.07%	\$22,774
<b>Wilton</b>	3,870	4+1	PK-2, 3-5, 6-8, 9-12, + Gen.	22.50%	12.50%	\$21,914
<b>District No. 9</b>	867	1	9-12	36.43%	26.43%	\$24,759



# STACKING UP TO YOUR PEERS...A COMPARATIVE ANALYSIS

<p><b>Weston School District</b></p> <p>Website: <a href="http://www.westonps.org">http://www.westonps.org</a></p> <p>Phone: 203-221-6550</p> <p>Grade Range: PK-12</p> <p><a href="#">Printable Reports (PPRs)</a></p> <p><a href="#">Next Generation Accountability Report</a></p>	<p><b>2,278</b> students</p> 	<p><b>5</b> schools/programs</p> 	<p><b>\$23,592</b> per pupil</p> 	<p><b>239.0</b> certified staff FTE</p> 
<p><b>Wilton School District</b></p> <p>Website: <a href="http://www.wiltonps.org">http://www.wiltonps.org</a></p> <p>Phone: 203-762-3381</p> <p>Grade Range: PK-12</p> <p><a href="#">Printable Reports (PPRs)</a></p> <p><a href="#">Next Generation Accountability Report</a></p>	<p><b>3,723</b> students</p> 	<p><b>6</b> schools/programs</p> 	<p><b>\$22,234</b> per pupil</p> 	<p><b>398.6</b> certified staff FTE</p> 
<p><b>Darien School District</b></p> <p>Website: <a href="http://www.darienps.org">http://www.darienps.org</a></p> <p>Phone: 203-656-7400</p> <p>Grade Range: PK-12</p> <p><a href="#">Printable Reports (PPRs)</a></p> <p><a href="#">Next Generation Accountability Report</a></p>	<p><b>4,682</b> students</p> 	<p><b>7</b> schools/programs</p> 	<p><b>\$21,805</b> per pupil</p> 	<p><b>514.2</b> certified staff FTE</p> 
<p><b>New Canaan School District</b></p> <p>Website: <a href="http://www.ncps-k12.org/Page/1">http://www.ncps-k12.org/Page/1</a></p> <p>Phone: 203-594-4018</p> <p>Grade Range: PK-12</p> <p><a href="#">Printable Reports (PPRs)</a></p> <p><a href="#">Next Generation Accountability Report</a></p>	<p><b>4,232</b> students</p> 	<p><b>6</b> schools/programs</p> 	<p><b>\$21,985</b> per pupil</p> 	<p><b>433.6</b> certified staff FTE</p> 

# STACKING UP TO YOUR PEERS...A COMPARATIVE ANALYSIS

Weston	Elementary						Middle School		High School	Subtotal
School Name	Hurlbutt	WIS					WMS		WHS	
Population	456	469					541		760	2,226
Highest Proj.	503	573					594		770	2,440
Grade Structure	PK-2	3-5					6-8		9-12	
Darien	Elementary						Middle School		High School	Subtotal
School Name	Hindley	Holmes	Ox Ridge	Royle	Tokeneke		Middlesex		DHS	Subtotal
Population	460	449	421	401	446		1,156		1,404	4,737
Grade Structure	PK-5	K-5	PK-5	PK-5	PK-5		6-8		9-12	
New Canaan	Elementary						Middle School		High School	Subtotal
School Name	East	South	West				Saxe		NCHS	
Population	555	538	461				1,324		1,324	4,202
Grade Structure	K-4	K-4	PK-4				6-8		9-12	
Ridgefield	Elementary						Middle School		High School	Subtotal
School Name	Barlow Mtn.	Branchville	Farmingville	Ridgebury	Scotland	Vet. Park	East Ridge	Scotts Rdg.	RHS	
Population	341	353	271	351	339	264	558	558	1,596	4,631
Grade Structure	PK-5	PK-5	PK-5	PK-5	PK-5	PK-5	6-8	6-8	9-12	
Westport	Elementary						Middle School		High School	Subtotal
School Name	Coleytown	Green Farms	King's Highway	Long Lots	Saugatuck		Bedford	Coleytown	Staples	
Population	391	370	445	511	422		1,259	456	1,828	5,682
Grade Structure	K-5	K-5	K-5	K-5	K-5		6-8	6-9	9-12	
Wilton	Elementary						Middle School		High School	Subtotal
School Name	Cider Mill	Ina Drisc.	Miller-Driscoll				Middle Brook		WHS	
Population	853	313	756				945		1,272	4,139
Grade Structure	3-5	PK-2	PK-2				6-8		9-12	

# STACKING UP TO YOUR PEERS...A COMPARATIVE ANALYSIS

Weston	Elementary					Middle School		High School	Subtotal
School Name	Hurlbutt	WIS				WMS		WHS	
Population	456	469				541		760	2,226
Highest Proj.	503	573				594		770	2,440
Grade Structure	PK-2	3-5				6-8		9-12	

Darien	Elementary					Middle School		High School	Subtotal
School Name	Hindley	Holmes	Ox Ridge	Royle	Tokeneke				
Population	460	449	421	401	446				
Grade Structure	PK-5	K-5	PK-5	PK-5	PK-5				

New Canaan	Elementary			
School Name	East	South	West	
Population	555	538	461	
Grade Structure	K-4	K-4	PK-4	

**Smallest Elem. School  
Veterans Park in Ridgefield  
PK-5, 264 Students**

**Largest Elem. School  
Miller-Driscoll in Wilton  
PK-2, 756 Students**

	Elementary					Middle School		High School	Subtotal
School Name	W.bury	Scotland	Vet. Park	East Ridge	Scotts Rdg.	RHS			
Population	339	264	558	558	1,596	4,631			
Grade Structure	PK-5	PK-5	6-8	6-8	9-12				

	Elementary					Middle School		High School	Subtotal
School Name	W.ots	Saugatuck	Bedford	Coleytown	Staples				
Population	422	1,259	456	1,828	5,682				
Grade Structure	K-5	K-5	6-8	6-9	9-12				

Wilton	Elementary			Middle School		High School	Subtotal
School Name	Cider Mill	Ina Drisc.	Miller-Driscoll	Middle Brook		WHS	
Population	853	313	756	945		1,272	4,139
Grade Structure	3-5	PK-2	PK-2	6-8		9-12	

# STACKING UP TO YOUR PEERS...A COMPARATIVE ANALYSIS

Weston	Elementary					Middle School	High School	Subtotal
School Name	Hurlbutt	WIS				WMS	WHS	
Population	456	469				541	760	2,226
Highest Proj.	503	573				594	770	2,440
Grade Structure	PK-2	3-5				6-8	9-12	
Darien	Elementary					Middle School	High School	Subtotal
School Name	Hindley	Holmes	Ox Ridge	Royle	Tokeneke	Middlesex	DHS	Subtotal
Population	460	449	421	401	446	1,156	1,404	4,737
Grade Structure	PK-5	K-5	PK-5	PK-5	PK-5	6-8	9-12	
New Canaan	Elementary					Middle School	High School	Subtotal
School Name	East	South	West			Saxe	NCHS	
Population	555	538	461			1,324	1,324	4,202
Grade Structure	K-4	K-4	PK-4					
Ridgefield	Elementary					Middle School	High School	Subtotal
School Name	Barlow Mtn.	Branchville	Farmingville	Ridgebury	S			
Population	341	353	271	351				
Grade Structure	PK-5	PK-5	PK-5	PK-5				
Westport	Elementary					Middle School	High School	Subtotal
School Name	Coleytown	Green Farms	King's Highway	Long Lots	Sc			
Population	391	370	445	511				
Grade Structure	K-5	K-5	K-5	K-5				
Wilton	Elementary					Middle School	High School	Subtotal
School Name	Cider Mill	Ina Drisc.	Miller-Driscoll					
Population	853	313	756					
Grade Structure	3-5	PK-2	PK-2			6-8	9-12	

**Most Elementary Schools  
are P(K)-4, P(K)-5  
Population ranges from the mid  
400's to the mid 500's  
Some outliers**



# **APPENDIX**

## **PREVIOUS OPTIONS SUMMARY**

# Previous Options ~ Close WMS, Phase II (May 24, 2019)



	Close WMS									
	1a		1b		1c		1d		1e	
HES	PK-5	1,076	PK-4	879	PK-4	879	PK-3	686	PK-2	503
WIS	6-8	593	5-8	790	5-7	598	4-6	593	3-5	573
WMS										
WHS	9-12	771	9-12	771	8-12	963	7-12	1,161	6-12	1,364
<b>Total</b>		<b>2,440</b>		<b>2,440</b>		<b>2,440</b>		<b>2,440</b>		<b>2,440</b>

# Previous Options ~ Close WMS, Phase II (May 24, 2019)



	Close WMS				
HES	PK-5 1,076	PK-4 879	PK-4 879	PK-3 686	PK-2 503
WIS	6-8 593	5-8 770	5-7 598	4-6 593	3-5 573
WMS					
WHS	9-13 771	9-13 771	8-12 963	7-12 1,161	6-12 1,364
<b>Total</b>	<b>2,440</b>	<b>2,440</b>	<b>2,440</b>	<b>2,440</b>	<b>2,440</b>

Too large, layout to difficult to manage, WIS modifications & costs too high, no swing space (refer to 1/18/2019 document for more detail)

Too large, layout to difficult to manage, WIS modifications & costs too high, no swing space (refer to 1/18/2019 document for more detail)

Any alteration to the High school had been ruled out in its entirety (refer to 1/18/2019 document for more detail)

Has consideration for this option changed since 2019?

# Previous Options ~ Close HES, Phase II (May 24, 2019)







	Close HES							
	2a		2b		2c		2d	
HES	-	-	-	-	-	-	-	-
WIS	PK-5	1,076	PK-4	879	PK-4	879	PK-3	686
WMS	6-8	593	5-8	790	5-7	598	4-6	593
WHS	9-12	771	9-12	771	8-12	963	7-12	1,161
<b>Total</b>		<b>2,440</b>		<b>2,440</b>		<b>2,440</b>		<b>2,440</b>



# Previous Options ~ Close HES, Phase II (May 24, 2019)



	Close HES			
				
HES			Any alteration to the High school had been ruled out in its entirety (refer to 1/18/2019 document for more detail)	
WIS	Too large, layout to difficult to manage, WIS modifications & costs too high, no swing space (refer to 1/18/2019 document for more detail)	Too large, layout to difficult to manage, WIS modifications & costs too high, no swing space (refer to 1/18/2019 document for more detail)		
WMS				
WHS				
<b>Total</b>	<b>2,440</b>	<b>2,440</b>	<b>2,440</b>	<b>2,440</b>

# Previous Options ~ Grade Configurations (12/7/2021 FOC Mtg.)



	1	2	3	4	5	6	7	8
HES	PK-5 (1,076)	PK-4 (879)	PK-3 (686)	PK-2 (503)				
WIS	6-8 (594)	5-8 (791)	4-6 (593)	3-5 (573)	PK-4 (879)	1-4 (708)	1-4 (708)	PK-3 (686)
WMS					5-8 (791)	5-8 (791)	5-8 (791)	4-6 (593)
WHS	9-12 (770)	9-12 (770)	7-12 (1,161)	6-12 (1,364)	9-12 (770)	9-12 (770)	9-12 (770)	7-12 (1,161)
Central Office						PK-K (171)		
HES East House							PK-K (171)	

# Previous Options ~ Grade Configurations (12/7/2021 FOC Mtg.)



	1	2	✗	✗	5	6	7	✗
HES	✗ (705)	✗ (705)	PK-3 (686)	PK-2 (503)	AP off table			
WIS	6-8 (594)	5-8 (791)	4-6 (593)	3-5 (573)	✗ (708)	1-4 (708)	1-4 (708)	PK-3 (686)
WMS					5-8 (791)	5-8 (791)	5-8 (791)	4-6 (593)
WHS	9-12 (770)	9-12 (770)	7-12 (1,161)	6-12 (1,364)	9-12 (770)	9-12 (770)	9-12 (770)	7-12 (1,161)
Central Office						PK-K (171)		
HES East House							PK-K (171)	

AP off table

AP off table

Any alteration to the High school had been ruled out (RB)



# **APPENDIX**

## AREA SUMMARY TABLES

# Options ~ School Building Area Summary



		<b>1</b>	<b>2</b>	<b>2+</b>	<b>3</b>
	Maintain and Repair	Renovate Existing	New Early Elementary		New EE & New MS
Schools					
HES (PK-2) / New (PK-1)	88,895	72,267	43,400	43,400	43,400
WIS (3-5) / WIS (2-5)	114,898	114,898	114,898	114,898	114,898
WMS (6-8)	161,111	161,111	135,131	99,496	99,496
WHS	223,539	223,539	223,539	223,539	223,539
<b>Area Subtotals ~ Schools</b>	<b>588,443</b>	<b>571,815</b>	<b>516,968</b>	<b>481,333</b>	<b>481,333</b>
<b>Percent Delta</b>	<b>0%</b>	<b>-3%</b>	<b>-12%</b>	<b>-18%</b>	<b>-18%</b>

*Possible optimization of space*

# Options ~ Town Building Area Summary



		<b>1</b>	<b>2</b>	<b>2+</b>	<b>3</b>
	<b>Maintain and Repair</b>	<b>Renovate Existing</b>	<b>New Early Elementary</b>		<b>New EE &amp; New MS</b>
<b>Town/Community</b>					
Maintain/Demolish THA	<b>12,584</b>	<b>(12,584)</b>	<b>(12,584)</b>	<b>(12,584)</b>	<b>(12,584)</b>
Maintain/Demolish Cen. Off.	<b>3,735</b>	<b>3,735</b>	<b>(3,735)</b>	<b>(3,735)</b>	<b>(3,735)</b>
Repurpose Jarvis (P&R)	<b>3,359</b>	<b>3,359</b>	<b>(3,359)</b>	<b>(3,359)</b>	<b>(3,359)</b>
Maintain / Demolish B.D.	<b>4,104</b>	<b>4,104</b>	<b>(4,104)</b>	<b>(4,104)</b>	<b>(4,104)</b>
Repurpose HES (THA, SC, P&R, CO)	-	<b>16,628</b>	<b>29,496</b>	<b>29,496</b>	<b>29,496</b>
Repurpose HES (Future/ other opportunities)	-	-	<b>25,091</b>	<b>25,091</b>	<b>25,091</b>
Pool/Gym Comm. Use	-	-	<b>25,980</b>	<b>25,980</b>	<b>25,980</b>
Demolish NH	-	-	<b>(30,213)</b>	<b>(30,213)</b>	<b>(30,213)</b>
<b>Area Subtotals ~ T/C</b>	<b>23,782</b>	<b>27,826</b>	<b>80,567</b>	<b>80,567</b>	<b>80,567</b>