

Facilities Optimization Committee
Regular Meeting
Wednesday, May 18, 2022 07:00 PM
Join Zoom Meeting

https://us02web.zoom.us/j/82394175628?pwd=K1f-EQm4h55nzwnpCc3s_cgm7mYacl.1

Meeting ID: 823 9417 5628

Passcode: 827138

Join by Phone: 646 558 8656 US

1. Call to order
2. Approval of minutes
3. Discussion/Decision regarding the proposed options
4. Next steps
5. Adjournment



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FOC MEETING

FINAL SCENARIOS & DISCUSSION

(FOC REVIEW DOCUMENT)

WESTON, CT

5.18.2022

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SUMMARY OF INFORMATION

1. All cost methodologies are consistent with previous costing of options presented
2. Costs include projected state reimbursement based upon current rates (New ~ 11.43%, Renovations & Alterations ~ 21.43%)
3. The term “renovation as new” (RNV) is defined as comprehensive renovations (OSCG&R Form 3500, that all proposed systems will have a useful life of 20 years minimum)
4. Summary slides represent final scenarios for consideration

Final Scenarios for Discussion

Configuration # Students

2+

RNV ~ WMS 6-8 (593)
Reno ~ WIS 2-5 (746)
New ~ PK-1 (350)

VS.

Configuration # Students

5

RNV WMS 5-8 (790)
WIS PK-4 (899)

Key Configuration Questions:

- *What impact does school population have?*
- *What is the ideal school population?*
- *What happens if PK becomes a full grade?*

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Final Scenarios for Discussion

Configuration

Students

Costs

Reimb.

Net Cost

2+

RNV ~ WMS 6-8 (593)
Reno ~ WIS 2-5 (746)
New ~ PK-1 (350)

67.1M – 14.4M
6.6M – 0.8M
28.9M – 3.3M

84.1 M

vs.

5

RNV WMS 5-8 (790)
WIS PK-4 (899)

84M – 18M
23.3M – 5.0M*

84.3 M

Key Cost Question:

What is the best value for money for WMS and PK-1?

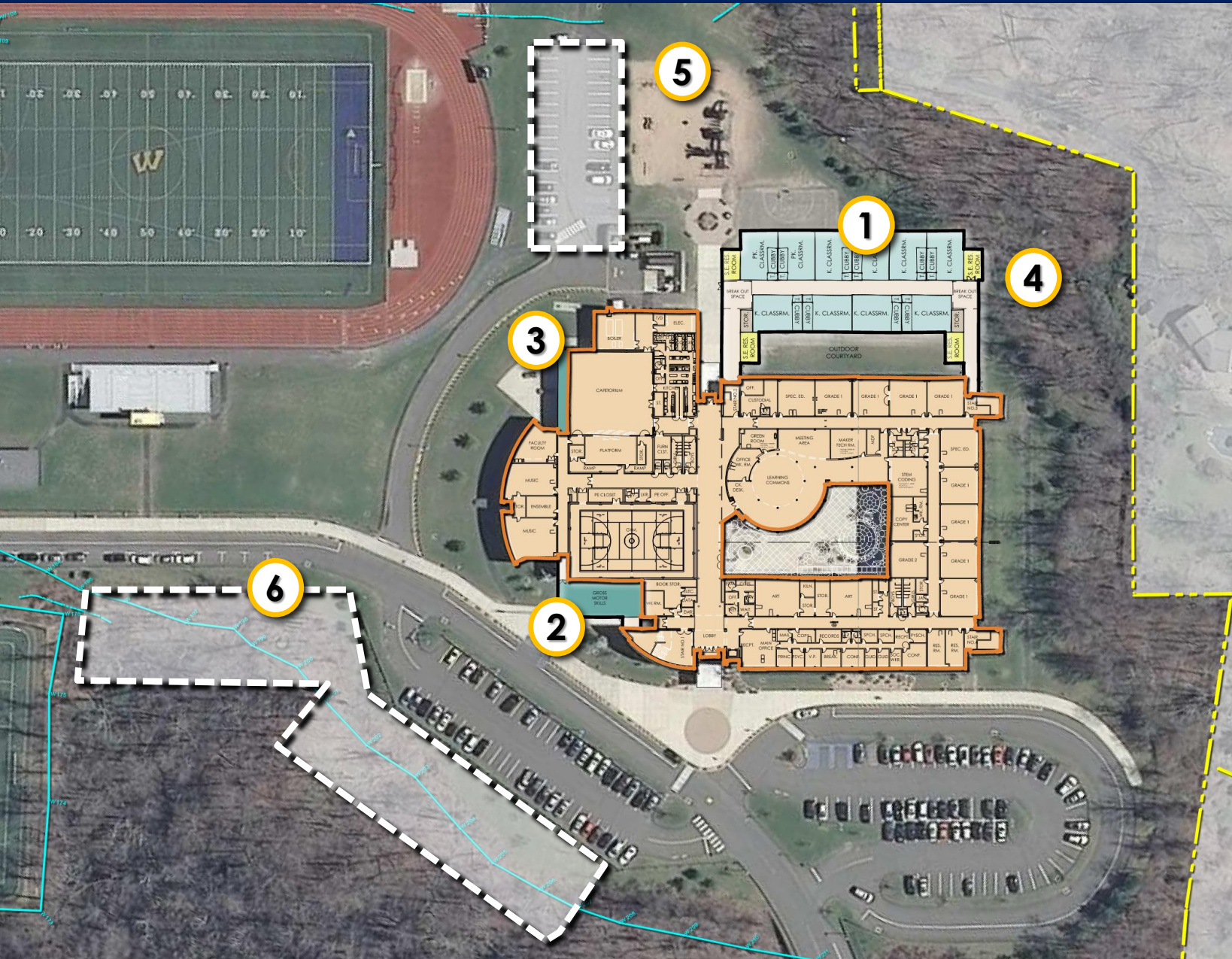
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ADDITIONAL OPTIONS

PK-4 @ WIS, 5-8 @ WMS

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“Test Fit” for PK-4 ~ WIS



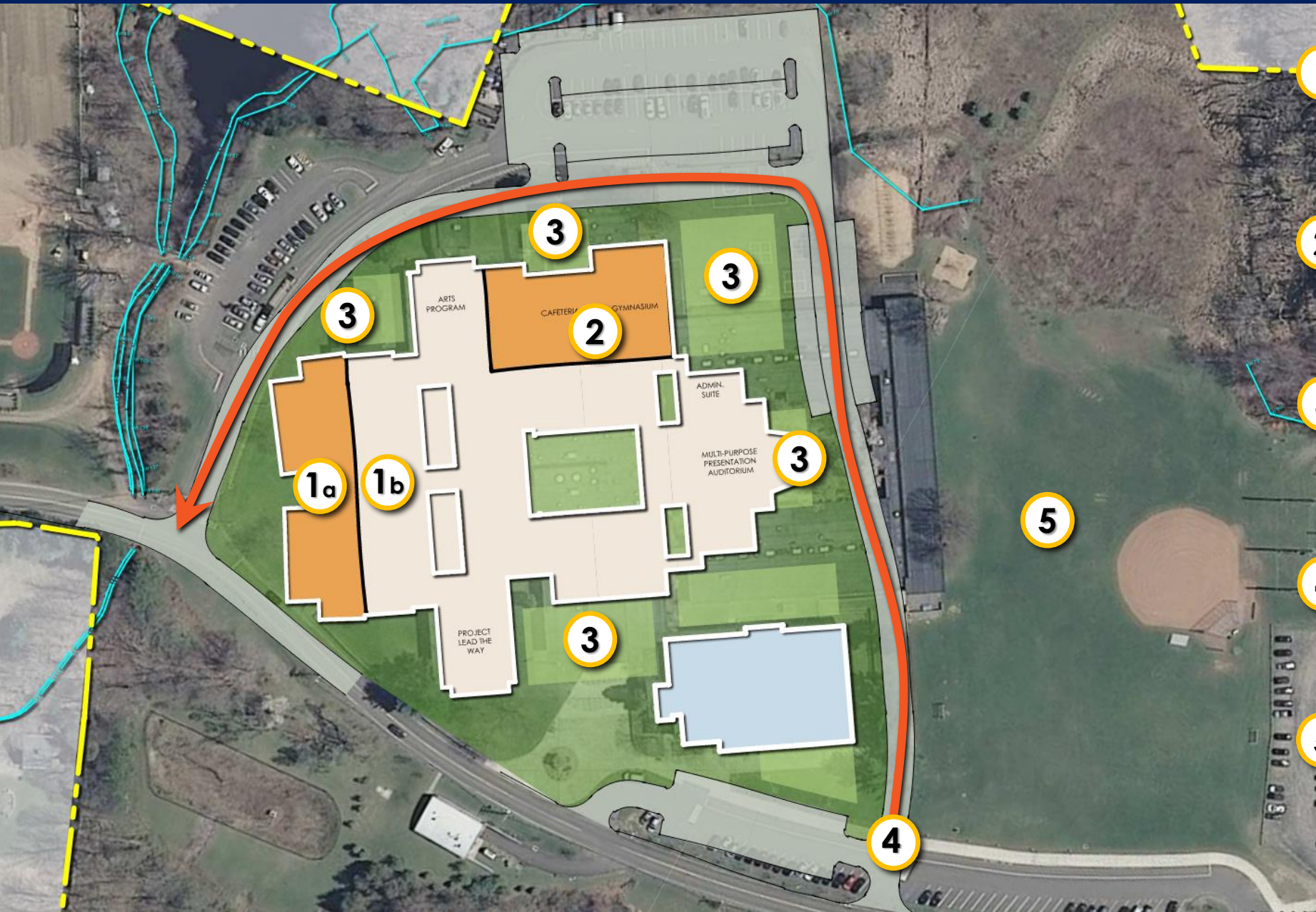
- 1** One story addition to accommodate PK & K (10 total classrooms) 18,575 gsf
- 2** New multi-purpose space addition to scheduling of “specials” 2,340 gsf
- 3** Modest addition to cafeteria to accommodate improved circulation and expanded seating area. 575 gsf
- 4** Encroachment on existing established buffer, impact TBD
- 5** Insufficient area for age-appropriate play
- 6** Additional parking capacity required; space constrained by existing wetlands

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WMS Conceptual Site Plan ~ RENOVATE AS NEW (6-8)



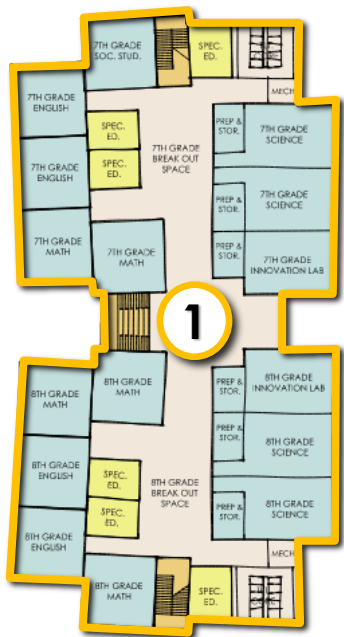
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- 1a** Two story addition cohort classroom neighborhood addition; **1b** new second story only
- 2** New gym/cafeteria to replace existing configuration
- 3** Opportunities for **indoor and outdoor connections** with repositioning of educational programs
- 4** Introduce loop road for **universal access** to the building
- 5** A more compact footprint allows for **additional site opportunities**

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WMS Conceptual Floor Plan ~ RENOVATE AS NEW (5-8)



Upper Floor Level



Main Floor Level

- 1** Two story addition cohort classroom neighborhood addition ~ Grade level cohorts/learning communities (5,6,7,& 8)
- 2** New gym/cafeteria to replace existing configuration
- 3** Created "Main Street" feature to support innovative & project-based learning
- 4** Repositioning of educational space for improved adjacency
- 5** Separated "new gym" & natatorium for community use.

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Options Summary (School Only)

Option

Scope

Est. Cost less Reimb.

Est. Cost to Weston

2

*New PK-1 (350)
Reno WMS 6-8(593)*

*28.9M – 3.3M Reimb.
62.5M – 7.8M Reimb.*

80.3 M

2+

*New PK
RNV W*

**As presented to BOE
on 3/24/2022 and
FOC on 4/5/2022**

78.4 M

3

*New PK
New W
Demolish (existing) + fields*

6.3M – 0.7M Reimb.

90.2 M

4

*New PK/K (191)
RNV WMS 5-8 (790)*

*21M – 2.4M Reimb.
84M – 18M Reimb.*

84 M

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WMS Conceptual Floor Plan ~ RENOVATE AS NEW (5-8)



Sample Summary ~ Renovate as New (5-8)				
Grade Levels	Proj. Enr.	OSCG Standard.		
		Sf/St.	All. Area	
Grade 5	197	148	29,156	
Grade 6	203	148	30,044	
Grade 7	198	170	33,660	
Grade 8	192	170	32,640	
Total	790			
Max. Area Allowed Existing Building	125,500			
Variance	135,131			
	9,631			

Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	20.00	Acres	\$425,000	\$8,500,000
Parking Lot & Vehicular Circ.	150	spaces	\$10,250	\$1,537,500
Play Areas (Age Appropriate @ 6,500 sf)	2	LS	\$85,000	\$170,000
Sanitary System Expansion/Upgrade	1	LS	\$125,000	\$125,000
Demolition (+ haz mat, environ.)	66,106	SF	\$43.50	\$2,875,611
Renovate as New	69,025	SF	\$385.00	\$26,574,625
New Construction	56,475	SF	\$475.00	\$26,825,625
Geothermal Bore Field	125,500	SF	\$15.00	\$1,882,500
Photo Voltaic Array	125,500	SF	\$20.00	\$2,510,000
Subtotal		Avg/sf	\$565.74	\$71,000,861
Soft Costs	20.0%			\$14,200,172
Portable Lease Costs	0mth/CR		\$1,500	\$0
Total Project Costs			\$678.89	\$85,201,033
State Reimbursement			21.43%	(\$18,258,581)
Ineligibles**			2.00%	\$1,704,021
Estimated Total Cost to Weston				\$68,646,472

WIS PK-4 (879)
RNV WMS 5-8 (790)
 * Assumes granted space waiver for additions in excess of the maximum allowable area as per OSCG&R

Additions and Modifications to WIS (PK-4)				
Grade Levels	Proj. Enr.	OSCG Standard.		
		Sf/St.	All. Area	
PK	50	116	5,800	2.78
K	141	116	16,356	7.83
Grade 1	159	116	18,444	7.23
Grade 2	173	116	20,068	7.86
Grade 3	183	116	21,228	8.32
Grade 4	193	116	22,388	8.77
Total	899			
Max. Area Allowed Existing Building	104,284			
Variance	114,898			
	10,614			

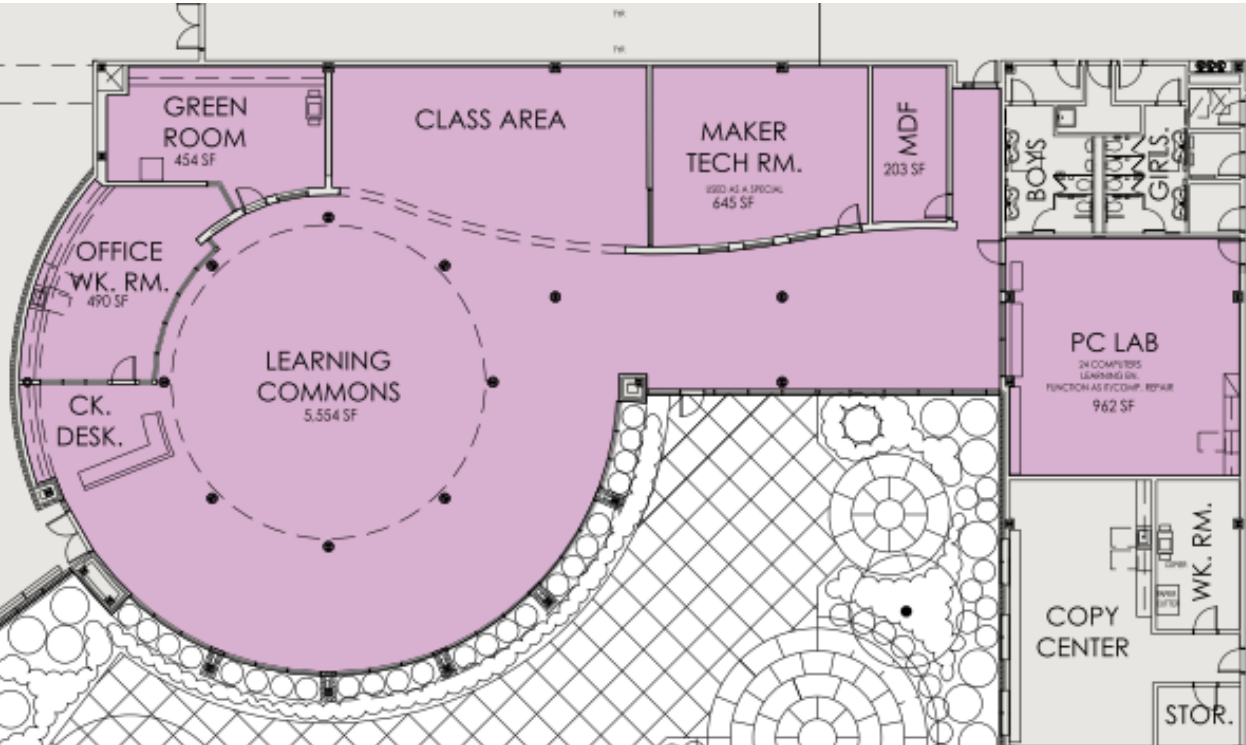
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	6.50	Acres	\$425,000	\$2,762,500
Parking Lot & Vehicular Circ.	165	spaces	\$10,250	\$1,691,250
Play Areas (Age Appropriate @ 6,500 sf)	3	LS	\$85,000	\$255,000
Sanitary System Expansion/Upgrade	1	LS	\$125,000	\$125,000
Selective Demolition	0	SF	\$43.50	\$0
Renovate as New	11,500	SF	\$385.00	\$4,427,500
New Construction	21,490	SF	\$475.00	\$10,207,750
Geothermal Bore Field	0	SF	\$15.00	\$0
Photo Voltaic Array	0	SF	\$20.00	\$0
Subtotal		Avg/sf	\$186.49	\$19,469,000
Soft Costs	20.0%			\$3,893,800
Portable Lease Costs	0mth/CR		\$1,500	\$0
Total Project Costs				\$23,362,800
State Reimbursement			21.43%	(\$5,006,648)
Ineligibles**			2.00%	\$467,256
Estimated Total Cost to Weston				\$18,823,408

84.3 M

23.3M – 5.0M Reimb.*
84M – 18M Reimb.

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Media Center



- 1 **State Standard ~SF based on 10% of student enrollment x 35 SF/Student**

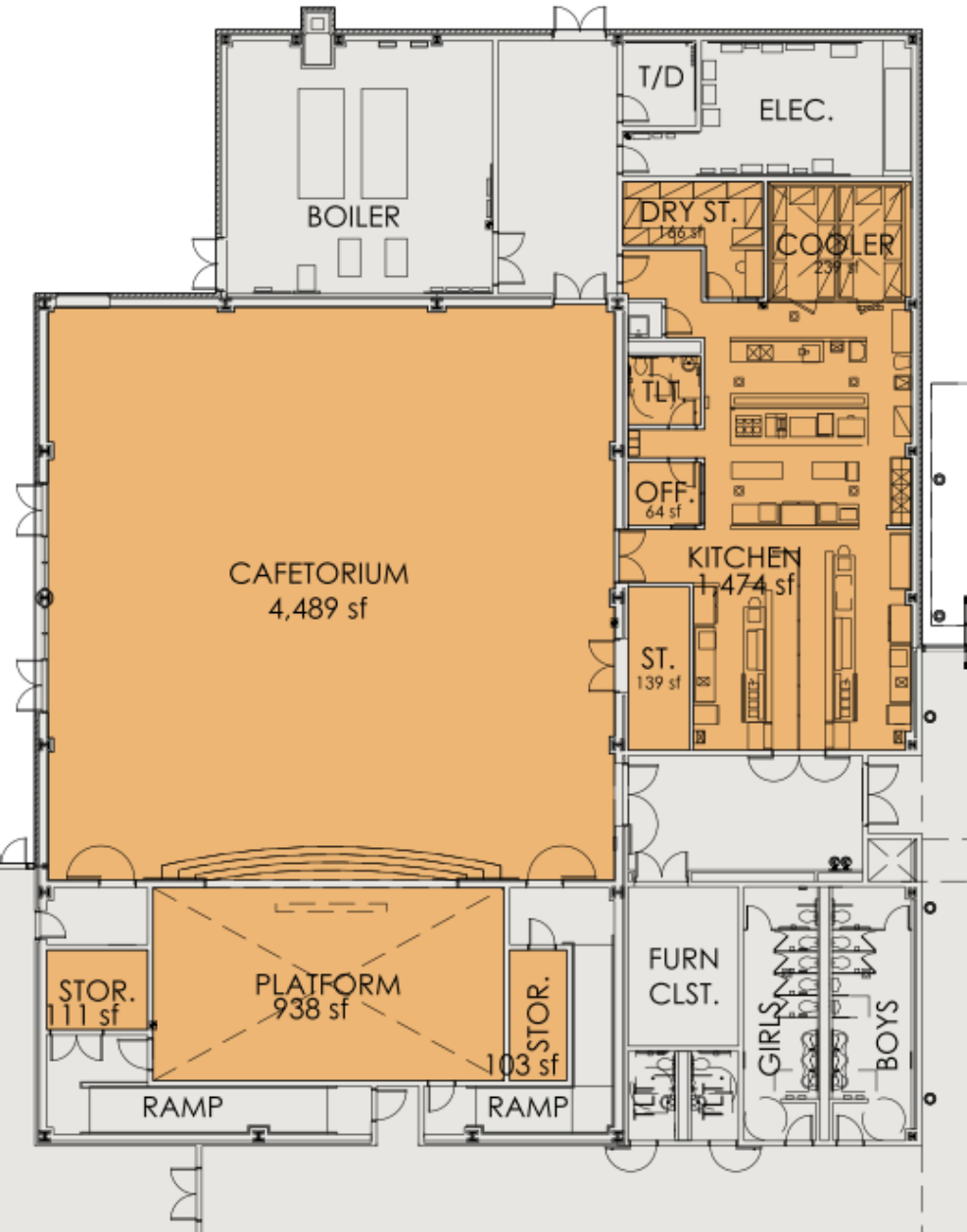
Area Calculation

$10\% \times 879 \times 35 \text{ SF} \sim 3,077 \text{ SF}$

Existing 5,554 SF

Complies with State Standard

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Cafeteria

- 1 State Standard ~SF based on 3 lunch periods and 17.5 SF/Seat

Area Calculation

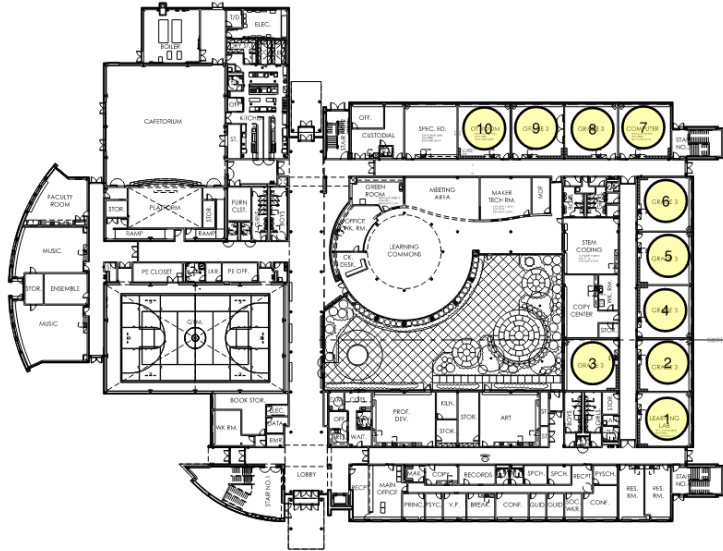
$17.5 \text{ sf/seat} \times 879/3 \sim 5,127 \text{ SF}$

Existing ~ 4,489 SF

**Does not meet State Standard
(Requires addition/modification)**

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CAPACITY OF WIS...REVIEW THE IMPACT



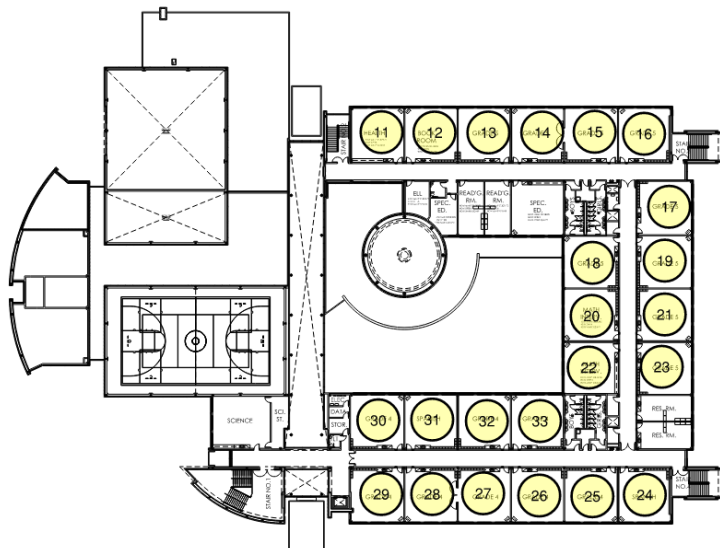
EXISTING CONDITIONS FIRST FLOOR
WESTON INTERMEDIATE SCHOOL

1. Grade PK through 4 requires 44 CRs

- PK ~ 2 (Currently have 4 rooms dedicated)
- K ~ 8 Classrooms
- Grade 1 ~ 8 Classrooms
- Grade 2 ~ 8 Classrooms
- Grade 3 ~ 8 Classrooms
- Grade 4 ~ 9 Classrooms

2. Spaces that would be affected

- OT/PT Room
- Computer Room
- Learning Lab
- Health Room
- Book Room
- Math Intervention x 2
- Spanish x 2



EXISTING SECOND FIRST FLOOR
WESTON INTERMEDIATE SCHOOL

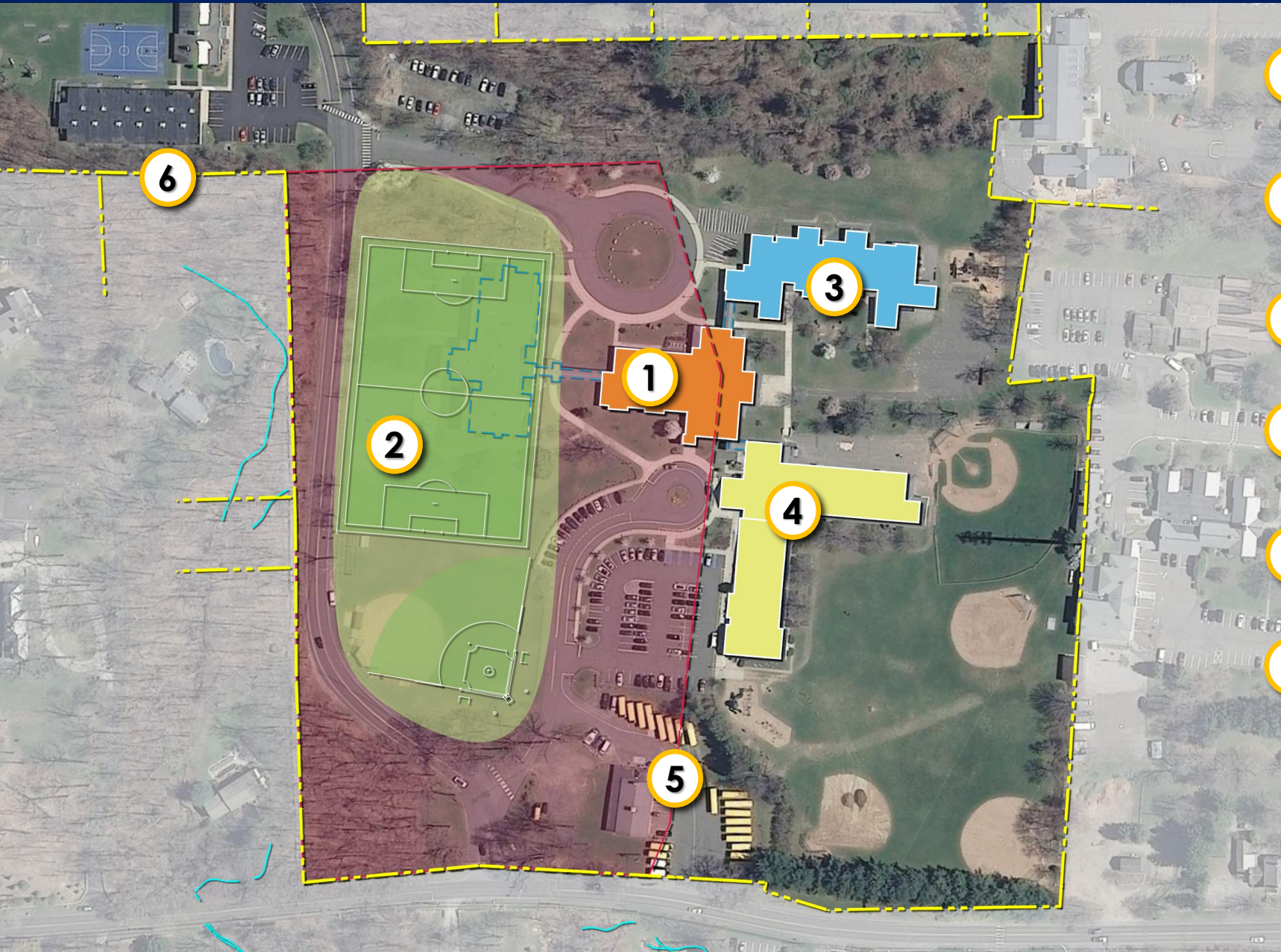
Note: Original Building planned for 10 CRs per grade, 30 CRs x 24 students ~ capacity 720

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“Test Fit” Town Buildings Deed Outline



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- 1 Possible relocation of Weston Public Schools Central office
- 2 New play fields and outdoor educational classrooms
- 3 Relocation of the Town Hall Annex departments
- 4 Possible expansion of the existing senior center
- 5 Approximate location of the deed
- 6 Approximate location of the town property line

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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	K-5	K-5	K-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				5-8		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	K-5	PK-5	K-5	K-5	K-5	K-5	6-8	6-8	9-12	

Westport	Elementary						Middle School		High School	Subtotal
School Name	Coleytown	Green Farms	King's Hwy	Long Lots	Saugatuck	Stepping	Bedford	Coleytown	Staples	
Population	391	370	445	511	422	Stones	1,259	456	1,828	5,682
Grade Structure	K-5	K-5	K-5	K-5	K-5	PK	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, Merged in 2011					6-8		9-12	

On Wed, May 18, 2022 at 10:37 AM Jeff Wyszynski <JeffW@tectonpc.com> wrote:

Thanks Gayle:

I believe I was clear at several of the previous FOC meetings in that the core spaces would suffer a bit, some sacrifices would need to be made, and scheduling of "specials" would need to be adjusted should you add grades to WIS. Considerations may include introduction of some "specials" such as Science, Spanish, possibly Art back into the general classrooms rather than have a dedicated space that students travel to. The impacts of this educationally are substantial, that is why we would not recommend this option, we never have, but we were asked to look at it. If you had to introduce some of these activities back into the typical classroom, this would mean less "educational time"mainly because you would have to take the time to setup a typical classroom to accommodate these programs. The school district would be best to speak any additional considerations and the probably impact(s) to students.

More specifically:

1. Cafeteria ~ The state standard is as follows: 899/3 lunch waves x 17.5 square feet per student. This equates to a 5,244 SF. If you look closely at the proposed plan and notes, we added a 575 square foot addition to the cafeteria to the north side of the building to bring the area of the cafeteria to 5,275 square feet. This not only brings it into compliance with a state standard but would also allow access/travel through the cafeteria and exit through the existing corridor between the platform and the gym to relieve congested circulation paths. We also carried costs for renovating the kitchen to streamline the queue lines. In a practical sense, having nearly 300 students per lunch wave is a real operational challenge but we were asked to look at a PK-4 option. This is a significant consideration.
2. Secondly, we added a multipurpose space of approximately 2,340 square feet to accommodate a possible third PE space, or music/practice, or could even be used for flex lab/science/maker space if setup with proper infrastructure.
3. As previously mentioned, I think the operational challenges related to running a PK-4 of 899 students should really be addressed by school district leadership and administration as they are the most qualified on this topic. However, I pulled together a simple chart identifying possible challenges with scheduling of dedicated "specials" space. It outlines the number of spaces in the building, a hypothetical of 6 blocks per day over a 5 day period ~ the required column assumes that there are around 40-45 typical classes that will need access to these spaces (44 is currently projected for PK-4). This chart assumes optimal planning/scheduling efficiency.

So to be clear with the group, we are not recommending a PK-4 option, we were asked to show what it could look like, the costs, and potential impacts so the group could discuss the opportunities, challenges, and if this option made sense for your community as a whole.

If we are asked our opinion on the options, knowing what we learned about the community over the better part of a year, we would suggest the community remain at 4 schools. The reality is that you have two older buildings with WMS and Hurlbutt Elementary school with fairly significant needs both educationally and to address current physical conditions. We have outlined several options from break fix repairs, to renovate as new, and new options. We are of the opinion that a more comprehensive renovation to WMS to address physical conditions, plan and building inefficiencies that continue to contribute to yearly costs, and overall quality of the

educational environment (adjacencies of spaces, access to proper science/technology space, proper fresh air exchanges, natural daylight, etc.) would make the most sense from a long term planning strategy. This coupled with a resolution to the early elementary and town hall annex/senior center/Jarvis house/etc. is also sound planning although I am unclear as to why then entire plan would need to be implemented all at once. However, this is a collective decision that the committee and your community should make based upon the information and analysis we have provided. I trust the above information addresses the concerns cited in your email, please let me know if you have any further questions. Thanks, Jeff

Jeffrey J. Wyszynski

Principal

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Our Hartford studio has moved!

Effective January 1st, 2020, Tecton can be found at [34 Sequassen Street, Suite 200, Hartford, CT 06106](#). Please update your records with our new address.

www.tectonarchitects.com

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