

Beecher Infrastructure Upgrade

Joint Meeting with the BIUBC & BOE

REFRESHER POINTS FROM SEPTEMBER TRI-BOARD PRESENTATION

PLANNED UPDATES FOR PRE-K EXPANSION

BEECHER ROAD SCHOOL SOUTH ASSEMBLY ROOM | THURSDAY, FEBRUARY 26, 2026 | 7:00 PM

ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS



CONSTRUCTION SOLUTIONS GROUP





HOW WE GOT HERE

Educational Specifications



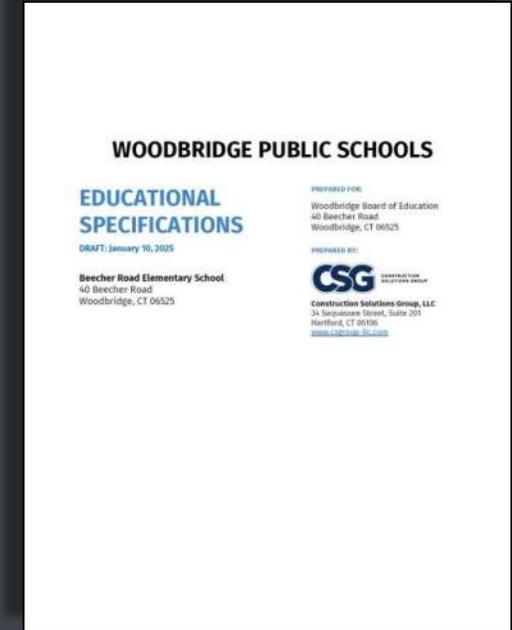
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The Ultimate Guideline for Design

- Stakeholder goals are documented and help define the District’s **vision** for BRS
- Work product as result of **EARLY** program input informs the rest of the study process
- Review and approval by BOE required as part of State grant application submission
- Draft released January 2025 ... **finalized with selection of Design Option:**

➤ Updates to

ENROLLMENT & SIZE



STAKEHOLDER
INPUT

DISTRICT
PEDAGOGIES

PROGRAMMATIC
OBJECTIVES

DESIGN EXECUTION



HOW WE GOT HERE

Educational Specifications: Program (2025)



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Total Building Area	Renovate-as-New	All other options	Existing
Total Program Areas (SF)	97,825	88,150	98,540
Total Building Services and Core Area (SF)	8,550	8,000	7,631
Total Circulation (SF)	27,639	23,987	27,843
Grand Total	134,014	120,137	134,014
	Reno-as-New	All other options	
Maximum Eligible Area for State Reimbursement (based on 960 students):	120,137	120,137	

The background features several overlapping spreadsheets detailing room specifications. Key sections include:

- Library / Media Center:** Lists spaces like Media centers/Blocks/Circulation, Library/Media Specialist Office, and Innovation Maker Space.
- Food Services:** Includes Student Dining Area, Kitchen, and Servery.
- Administrative & Support Spaces:** Lists Main Office, Reception, and various support rooms.
- Arts and Music Programs:** Includes Band Room, Chorus Room, and Music Storage.
- Special Education and Student Support:** Lists Special Education Resource Rooms, Testing Office, and Life Skills Room.
- Physical Education Programs:** Includes Gymnasium, Auxiliary Gymnasium, and PE Equipment Storage Room.
- Classrooms:** Lists Pre-K through 6th Grade Classrooms, MAG Classrooms, and Common MAG Area.



HOW WE GOT HERE

Meeting State Space Standard Parameters



Existing Building Area:

- Approximately 147,677 SF Total
- Pool, Community Space = ~11,767 SF
- BOE/Central Office = ~1,828 SF

Remainder = BRS Program:

134,082 SF

State Maximum Eligible Area:

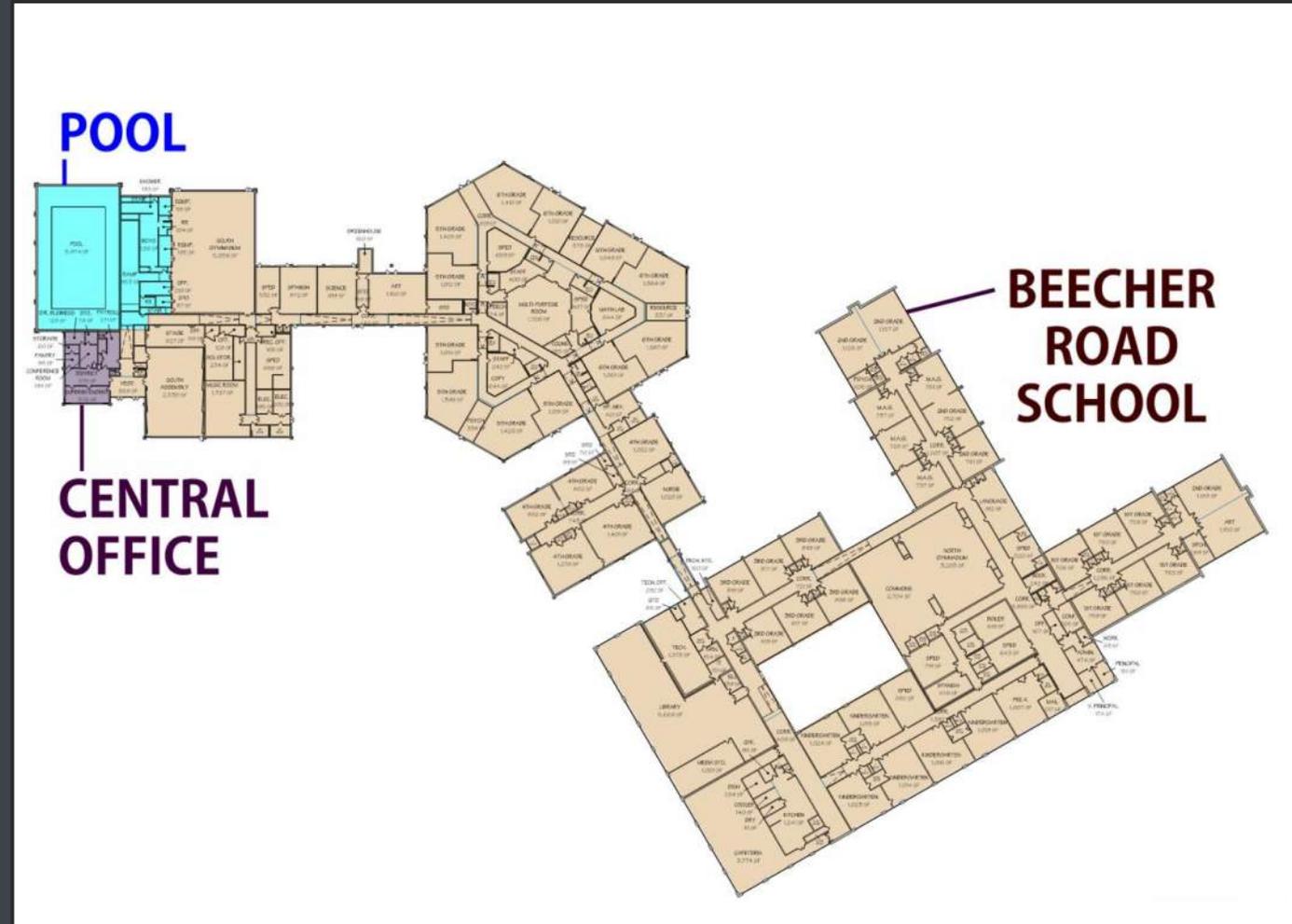
960 PreK-6 students = 120,037 SF

More Pre-K students = area increase

Woodbridge FY2025

Reimbursement Rates*:

General Construction: 32.14%
 New Construction: 24.17%



* Assumes CT DAS OGA Grant Application submitted by June 30, 2026



SELECTED CONCEPTUAL OPTIONS



A1

Renovate-As-New

Work with many existing floor levels & long distances between spaces

Meets layout challenges with Space Standard Waiver to Maintain Existing Larger Size



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KEY POINTS

“Right-Size” Spaces

Distribute space to reduce travel

Phasing is key

Target summer areas

Separate pool and locker space



**FIELD/
TENNIS**

**SCHOOL:
RENOVATE-AS-NEW**

PARKING

**COMMUNITY USE:
POOL, GYM & ASSEMBLY**

**BOE CENTRAL OFFICE:
RENOVATED & NEW**

PARKING

**WIDER
ACCESS**

**NEW CONNECTOR,
PARKING & LOADING**

OPTION A1: RENOVATE-AS-NEW





OPTION A1: RENOVATE-AS-NEW



D3

New Building
(Outside Existing Building Footprint)

More efficient

Meets Space Standard

Faster, Less Disruption to School



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KEY POINTS

Existing Building footprint becomes Open Space

Compact footprint tailored exactly to current needs

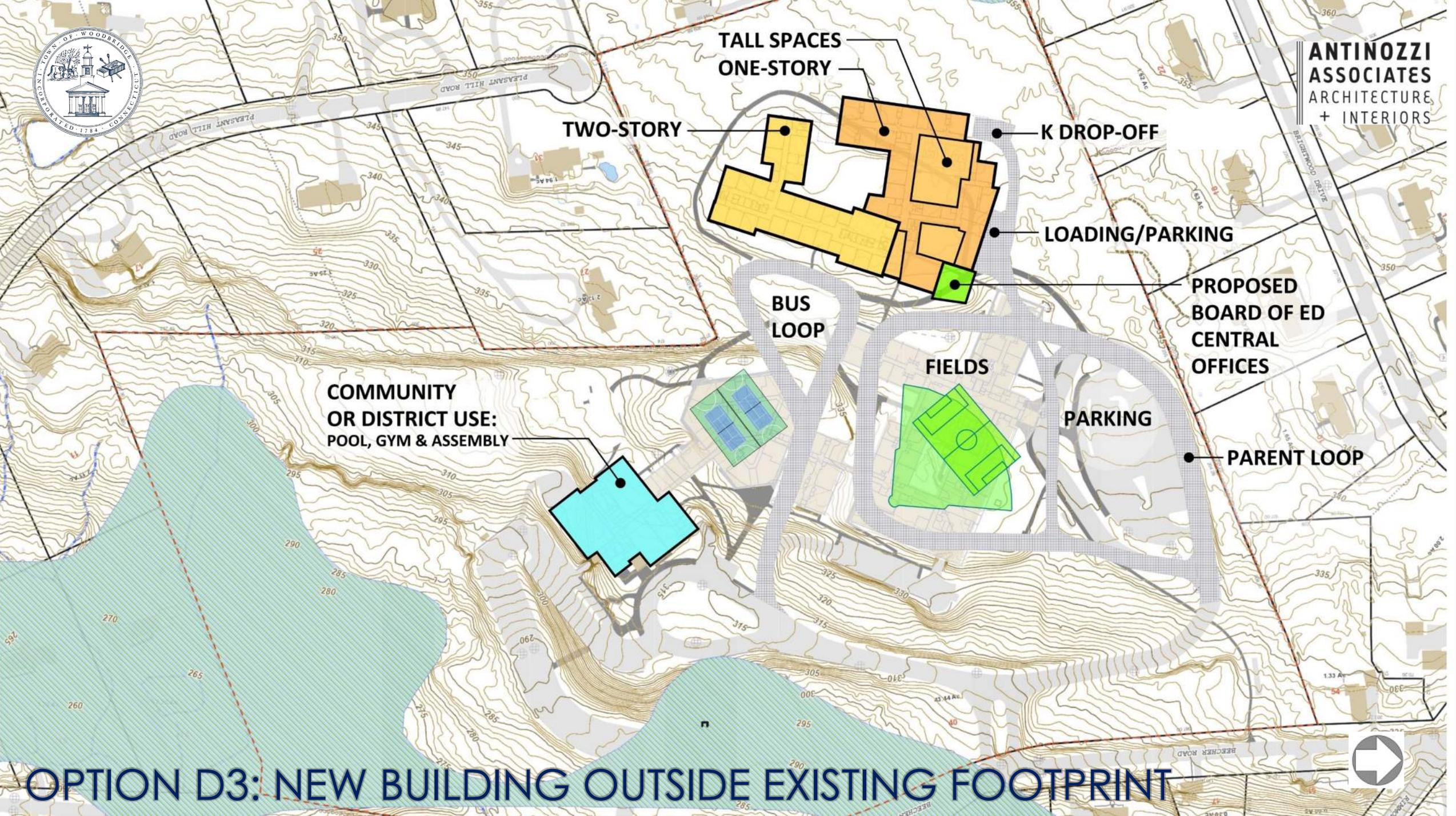
Simplified Phasing: School moves to new building before demolition & sitework

Clean separation from Pool





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TALL SPACES

ONE-STORY

TWO-STORY

K DROP-OFF

LOADING/PARKING

BUS LOOP

FIELDS

PARKING

**PROPOSED BOARD OF ED
CENTRAL OFFICES**

PARENT LOOP

**COMMUNITY
OR DISTRICT USE:
POOL, GYM & ASSEMBLY**

OPTION D3: NEW BUILDING OUTSIDE EXISTING FOOTPRINT





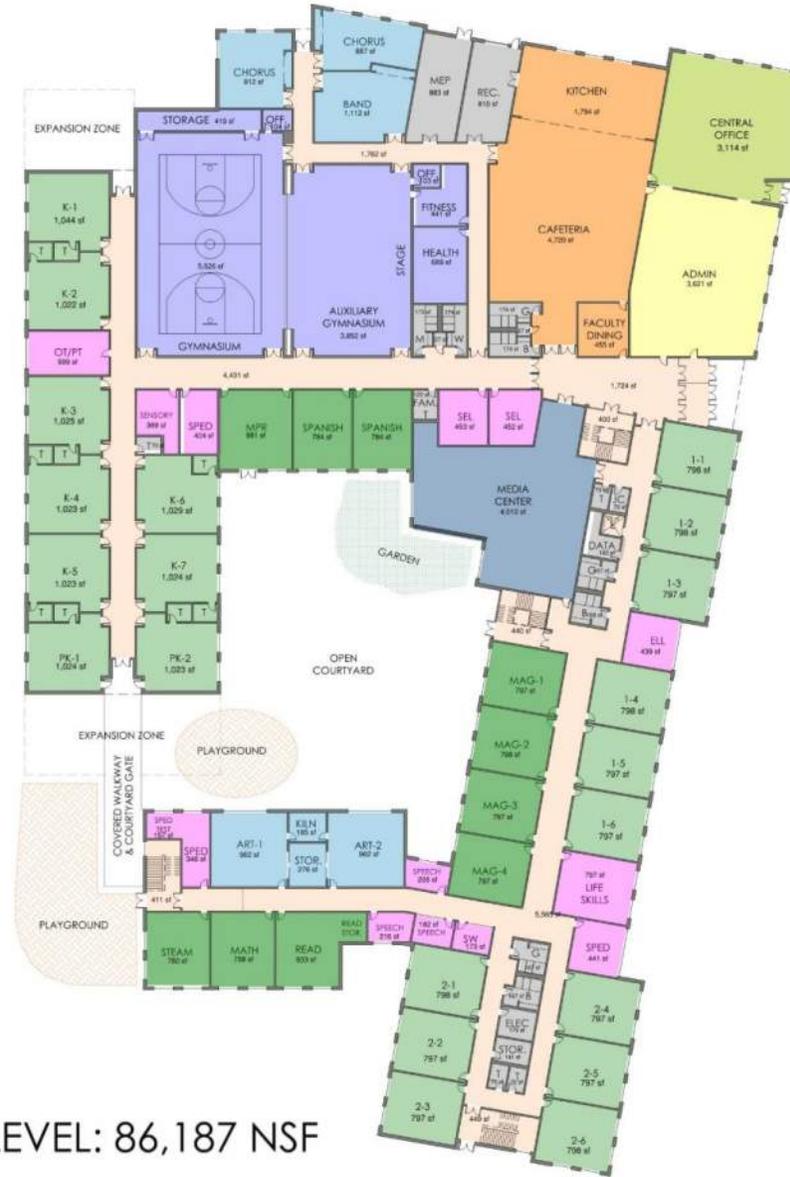
TOTAL AREA: 120,137 NSF
 MEETS SPACE STANDARD
 (NOT INCLUDING CENTRAL OFFICE)

DEPARTMENT LEGEND

- ACADEMIC CORE: PRE-K - 5TH GRADE
- ACADEMIC CORE: OTHER CLASSROOMS
- SPECIAL EDUCATION & STUDENT SUPPORT
- PHYSICAL EDUCATION PROGRAMS
- FOOD SERVICES
- ARTS AND HUMANITIES PROGRAMS
- LIBRARY / MEDIA CENTER
- ADMINISTRATIVE & SUPPORT SPACES
- BUILDING SERVICES & CORE AREA
- CIRCULATION
- CENTRAL OFFICE SPACES



UPPER LEVEL: 33,950 NSF



MAIN LEVEL: 86,187 NSF

OPTION D3: NEW BUILDING OUTSIDE EXISTING FOOTPRINT





EXPANDED TOTAL AREA: ~126,177 NSF
 6,040 NSF INCREASE FROM 120,137 NSF
 (NOT INCLUDING CENTRAL OFFICE)

DEPARTMENT LEGEND

- ACADEMIC CORE: PRE-K - 5TH GRADE
- ACADEMIC CORE: OTHER CLASSROOMS
- SPECIAL EDUCATION & STUDENT SUPPORT
- PHYSICAL EDUCATION PROGRAMS
- FOOD SERVICES
- ARTS AND HUMANITIES PROGRAMS
- LIBRARY / MEDIA CENTER
- ADMINISTRATIVE & SUPPORT SPACES
- BUILDING SERVICES & CORE AREA
- CIRCULATION
- CENTRAL OFFICE SPACES



UPPER LEVEL: 33,950 NSF



**FOUR ADDITIONAL
 PRE-K CLASSROOMS:
 6,040 NSF**

MAIN LEVEL: 92,227 NSF



OPTION D3: EXPANSION FOR PRE-KINDERGARTEN - PRELIMINARY

FINAL GRANT APPLICATION FOR A SCHOOL BUILDING PROJECT

DISTRICT NAME:	FACILITY NAME AND ADDRESS:	STATE PROJECT NUMBER:

Date project accepted as complete by applicant _____ (Final application must be filed within one year of this date.)

FINAL PROJECT FINANCING

General Fund/Bonding:

General fund - Progress payments _____

General fund - Other _____

Current Bonds/Notes* (*Complete Bonds issued schedule on page 2): _____

Future Bonds/Notes _____

Sub-Total General Fund/Bonding _____

Other Funding:

Rebates _____

Insurance Proceeds _____

Federal/Other State Grants _____

Other Financing _____

Describe: _____

Sub-Total Other Funding _____

TOTAL FINAL PROJECT FINANCING _____**

ELIGIBLE AUDITORIUM SEATING AREA COSTS COMPUTATION:

a1 Total square footage of auditorium _____

a2 Square footage of seating area _____

a3 Total construction cost of auditorium (excluding seats and installation) _____

a4 Construction cost of seating area ((Item a2 / Item a1) x Item a3) _____

a5 Costs of seats and installation (not included in Item a4) _____

a6 ELIGIBLE AUDITORIUM SEATING AREA COSTS (Item a4 + Item a5) _____

Auditorium seating capacity

FINAL PROJECT COSTS:

ELIGIBLE COSTS

Architectural Design _____

Site Acquisition _____

Facility Purchase _____

Other professional fees _____

Construction (Fully eligible) _____

Bonus area - School Readiness _____

Bonus area - Full day K/Class size reduction _____

Equipment/Furnishings _____

Eligible Costs Sub-Total _____

LIMITED ELIGIBLE COSTS

Outdoor Athletic Facilities and Tennis Courts _____

Natorium _____

Eligible auditorium seating area (from Item a6) _____

Eligible gymnasium seating area costs _____

Limited Eligible Costs Sub-Total _____

TOTAL FINAL PROJECT COSTS _____**

INELIGIBLE COSTS

Ineligible site acquisition costs _____

Ineligible facility purchase costs _____

Ineligible construction costs _____

Ineligible bonus area-School Readiness _____

Ineligible bonus area-Full day K/Class size _____

Unauthorized cost increase _____

Other ineligible costs _____

Describe: _____

Ineligible Costs Sub-Total _____

** NOTE: "TOTAL FINAL PROJECT FINANCING" MUST AGREE WITH "TOTAL FINAL PROJECT COSTS".



Grants

R

COST ESTIMATES & STATE GRANT REIMBURSEMENT



COST ESTIMATES

Cost Analysis Detail: TO BE UPDATED FOR EXPANSION



Beecher Road School Multiple Options Study

\$ 105,834,204

D3

DATE: 8/11/2025



Trade Summary

TRADE DIRECT COSTS		Option A1		Option B1		Option D3		Option D4	
			\$/SF		\$/SF		\$/SF		\$/SF
26 00 00	Electrical	\$ 11,360,642	\$76.35	\$ 12,408,518	\$74.52	\$ 8,665,342	\$69.57	\$ 9,145,862	\$73.04
33 00 00	Sitework	\$ 6,156,970	\$41.38	\$ 8,278,554	\$49.72	\$ 11,195,910	\$89.88	\$ 9,884,083	\$78.93
TOTAL DIRECT COST		\$ 69,816,411	\$ 469.21	\$ 75,422,359	\$ 452.97	\$ 67,967,562	\$ 545.65	\$ 70,584,366	\$ 563.69
INDIRECT COSTS									
Design & Estimating Contingency	10.00%	\$ 6,981,641		10.00%	\$ 7,542,236	10.00%	\$ 6,796,756	10.00%	\$ 7,058,437
Construction Contingency	5.00%	\$ 3,490,821		3.50%	\$ 2,639,783	3.00%	\$ 2,039,027	3.50%	\$ 2,470,453
Escalation - Assumes 4.5% Annual to Midpoint	11.25%	\$ 9,032,498		11.25%	\$ 9,630,493	9.90%	\$ 7,603,531	12.60%	\$ 10,094,270
General Conditions - \$130K per month	28.00	\$ 3,640,000		28.00	\$ 3,640,000	24.00	\$ 3,120,000	32.00	\$ 4,160,000
Preconstruction - In Soft Costs		\$ -		\$ -		\$ -		\$ -	
GL Insurance	0.70%	\$ 625,250		0.70%	\$ 666,644	0.70%	\$ 590,848	0.70%	\$ 631,453
State Education Fund - Excluded	0.026%	\$ 18,152		0.026%	\$ 19,610	0.026%	\$ 17,672	0.026%	\$ 18,352
CM P&P Bond	0.75%	\$ 669,910		0.75%	\$ 714,262	0.75%	\$ 633,052	0.75%	\$ 676,556
CM Fee	2.00%	\$ 1,786,427		2.00%	\$ 1,904,697	2.00%	\$ 1,688,138	2.00%	\$ 1,804,151
TOTAL CONSTRUCTION COST		\$ 96,061,110	\$ 645.58	\$ 102,180,083	\$ 613.67	\$ 91,456,584	\$ 726.19	\$ 97,498,037	\$ 778.62
TOTAL WITH SOFT COSTS @ 17%		\$ 112,391,499	\$ 755.33	\$ 119,550,697	\$ 717.99	\$ 105,834,204	\$ 849.64	\$ 114,072,704	\$ 910.99



COST ESTIMATES

Cost Analysis Summary : TO BE UPDATED FOR EXPANSION



ITEM	DESCRIPTION	APPLIES TO OPTION				
		AI	BI	D3	D4	
CONCEPTUAL ESTIMATE SUMMARY - REFER TO PACs DOCUMENTS FOR DETAIL						
CONCEPTUAL ESTIMATE SUMMARY	Construction Cost Only	School: Construction Cost Subtotal	\$96,061,110	\$102,180,083	\$90,456,584	\$97,498,037
		<i>School: Construction Cost per Square Foot</i>	\$645.58	\$613.67	\$726.19	\$778.62
		Community Spaces: Construction Cost Subtotal	\$376,944	\$720,153	\$708,282	\$982,737
		<i>Community Spaces: Construction Cost per GSF</i>	\$32.59	\$19.36	\$17.50	\$13.86
		Central Office: Construction Cost Subtotal	\$1,902,003	\$1,866,566	\$1,977,610	\$2,219,798
		<i>Central Office: Construction Cost per GSF</i>	\$612.76	\$551.91	\$602.93	\$672.67
		TOTAL CONSTRUCTION COST	\$98,340,057	\$104,766,802	\$93,142,476	\$100,700,572
	<i>Total Construction Cost per GSF</i>	<i>\$601.58</i>	<i>\$612.57</i>	<i>\$564.37</i>	<i>\$504.98</i>	
	Total Project Cost (Construction Cost plus estimated 17% Owner's Soft Costs)	School: Project Cost Subtotal	\$112,391,499	\$119,550,697	\$105,834,204	\$114,072,704
		<i>School: Project Cost per GSF</i>	\$755.33	\$717.99	\$849.64	\$910.99
		Community Spaces: Project Cost Subtotal	\$441,025	\$842,579	\$828,690	\$1,149,803
		<i>Community Spaces: Project Cost per GSF</i>	\$38.12	\$22.65	\$20.47	\$16.22
		Central Office: Project Cost Subtotal	\$2,225,343	\$2,183,882	\$2,313,803	\$2,597,163
		<i>Central Office: Project Cost per GSF</i>	\$716.93	\$645.74	\$705.43	\$787.02
TOTAL PROJECT COST		\$115,057,867	\$122,577,158	\$108,976,697	\$117,819,670	
<i>Total Project Cost per GSF</i>	<i>\$703.85</i>	<i>\$716.71</i>	<i>\$660.32</i>	<i>\$590.82</i>		

Three Project Costs:

School
(Reimbursable)

Community Spaces
(Non-Reimbursable)

Central Office
(50% Reimbursable)





STATE GRANT REIMBURSEMENT

Enrollment and Impact on Building Size: **UPDATE FOR PRE-K**



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HIGHEST PROJECTED ENROLLMENT OVER NEXT 8 YEARS: 960 based on 2033-34 projection

Population	Pre-K to K	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6
751 – 1500 students	116 SF / student	148 SF / student	148 SF / student				

SPACE STANDARD COMPUTATION

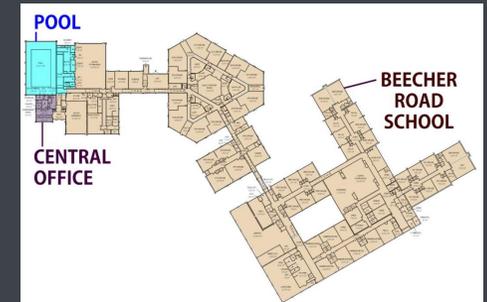
Total Area per Pupil (Grades PreK - 6 th)	876
Number of Grades Housed	7
Average Area per Pupil (SF)	125.14
Maximum Eligible Building Area (For 960 Student Enrollment)	120,037 SF

Existing Building Area:

Approximately 147,677 SF Total
 Pool & Lockers = 11,767 SF
 Central Office = 1,828 SF

Woodbridge FY2026 Reimbursement:

General Construction = 32.14%
 New Construction = 24.17%



Remaining Beecher Road School = 134,082 SF: 14,045 SF over Space Standard



STATE GRANT REIMBURSEMENT

Priority Project Types and Incentives



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Renovation Status (RNV)

- Offers 10% Additional Reimbursement with few ineligible costs
- Requires entire facility update
- Low average SF cost
- May require Space Waiver

Extension / Alteration (EA)

- Offers 10% Additional Reimbursement except for ineligible costs (replacements, repairs, refurbishment)
- Ability to designate specific areas of work

New Construction (N)

- **Offers same rate of reimbursement as RNV if demonstrated to cost less than renovation**
- High average SF cost
- Offset by construction efficiency

UPDATING TO CAPTURE Additional Grant Incentives

- ~~Sec. 10-286 (10)(c)(1): Maximum SF per pupil limit increases 25% for schools constructed prior to 1959~~
- Sec. 10-286 (10)(c)(2): Maximum SF per pupil limit increased by 1% for HVAC project (ADDS ~600 NSF)

• House Bill No. 7288 (passed 6/30/25):

- Applies 15% reimbursement increase to entire new or expansion project that includes Early Childhood Care & Education space
- Establishes 15% reimbursement bonus for new, renovation, or expansion project with designated space for Spec. Ed. (applicable to that space only)



A man in a dark suit and glasses is speaking into a microphone, standing in front of the screen.



CONCEPTUAL STUDY SUMMARY OF FINDINGS



CONCEPTUAL STUDY SUMMARY

Beecher Road School: Scorecard



BRS SCORECARD		APPLIES TO OPTION					Remarks
		A1	B1	D3	D4	REPAIR	
RANK		4	3	1	2	5	
		[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	
X 1	EDUCATIONAL FUNCTIONALITY						
3	IA Meets basic educational program requirements	3	3	3	3	1	
3	IB Provides Central Gathering Space	0	0	3	3	0	
3	IC Separation from Pool Building	1	3	3	3	0	
3	ID Travel Distances	1	3	3	3	1	
3	IE Ramps	1	2	3	3	0	
3	IF ADA Accessibility	2	3	3	3	0	
3	IG Outdoor Space	3	3	2	2	3	
3	IH Security (Access Points to Building)	2	2	3	3	2	
3	II Modern educational spaces appropriate for future learning (Having the resources and tools)	2	2	3	3	1	
3	IJ Specialized Program Spaces	1	1	3	3	0	
30	SUBTOTAL	16	22	29	29	8	
		[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	
X 2	BUILDING MAINTENANCE						
3	2A Energy efficiency of building envelope	2	2	3	3	1	
3	2B Limits maintenance of toilet facilities	3	3	3	3	1	Existing building has ~55 single toilet rooms
3	2C Limits extent of roof to be maintained	1	2	3	3	1	
3	2D Condition of exterior envelope	3	3	3	3	1	
3	2E Deferred maintenance addressed	3	3	3	3	1	
15	SUBTOTAL	12	13	15	15	5	
		[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	
X 3	COST & SCHEDULE						
16	3A Low Construction Cost	2	0	3	1	16	
6	3B Low Lifecycle/Operational Cost	4	5	6	6	2	
6	3C Limits disruption to Student Life	1	1	5	1	3	
6	3D Desired/required upgrades incorporated	5	6	6	6	1	
34	SUBTOTAL	12	12	20	14	22	
4	OVERALL FEASIBILITY	40	47	64	58	35	
79	% of total possible	50.63%	59.49%	81.01%	73.42%	44.30%	



CONCEPTUAL STUDY SUMMARY

Beecher Road School: Scorecard with Cost Analysis



BRS SCORECARD	APPLIES TO OPTION					Remarks
	AI	BI	D3	D4	REPAIR	
RANK	4	3	1	2	5	
COST ANALYSIS	AI	BI	D3	D4	REPAIR	Remarks
Total Project Cost for Each Option	\$115,057,867	\$122,577,158	\$108,976,697	\$117,819,670	\$30-\$60M	REPAIR Option range considers building upkeep over the next 20 years and ADA compliance.
Reimbursement - School (w space waiver for AI & BI)	-\$36,122,628	-\$38,423,594	-\$34,015,113	-\$27,571,373	Unknown	REPAIR Option Reimbursement is limited and does not apply to maintenance and repair
Reimbursement - Central Office	-\$357,613	-\$350,950	-\$279,623	-\$313,867	Unknown	
Allowance for previous grant penalty	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	0	
Potential Town Share after Reimbursement	\$80,077,627	\$85,302,614	\$76,181,961	\$91,434,430	\$30-\$60M	
32.14%	<i>Reimbursement Rate for Renovate-as-New or New Construction if less expensive (applies to Option D3 - School Only)</i>					
24.17%	<i>Reimbursement Rate for New Construction</i>					
16.07%	<i>Central Office Reimbursed at half the rate for schools, Renovate-as-New (Options AI, BI)</i>					
12.09%	<i>Central Office Reimbursed at half the rate for schools, New Construction (Options D3, D4)</i>					
Potential Bonus Reimbursement	AI	BI	D3	D4	REPAIR	
Early Childhood Care & Education	N/A	N/A	\$15,875,131	\$17,110,906	N/A	
Special Education	\$1,176,214	\$1,049,246	\$977,850	\$1,053,969	N/A	
15.00%	<i>June 30, 2025 Legislation: House Bill No. 7288 applies 15% reimbursement rate increase to the entire (school) project for new or expansion elementary school construction projects that include space for EARLY CHILDHOOD CARE & EDUCATION.</i>					
15.00%	<i>June 30, 2025 Legislation: House Bill No. 7288 establishes 15% reimbursement rate bonus for new or renovation or expansion school construction projects that include a designated space for SPECIAL EDUCATION, applicable to that space only.</i>					

UPDATE D3 TO REFLECT **EXPANSION** & INTEGRATION OF ALL **BONUS REIMBURSEMENT**



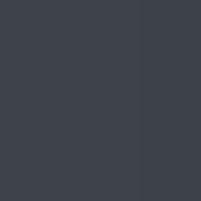
NEXT STEPS

Formal Recommendation of Selected Option



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PLACEHOLDER TEXT FOR MOTION





NEXT STEPS

Requirements for June 30 Grant Application



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Sample of the Three Required Resolutions by June 30, 2026

1. RESOLVED, that the Board of Selectpersons (BOS) authorize the Woodbridge Board of Education (BOE) to apply to the Commissioner of Administrative Services and to accept or reject a grant for the **new construction school project** at Beecher Road School, **pending a referendum on [date]**
2. RESOLVED, that the Beecher Road School Infrastructure Upgrade Building Committee is hereby established as the building committee with regard to the **new construction school project** at Beecher Road School, **pending a referendum on [date]**
3. RESOLVED, that the Board of Selectpersons hereby authorizes at least the preparation of schematic drawings and outline specifications for the **new construction school project** at Beecher Road School, **pending a referendum on [date]**

Notes:

- a. Resolution 3 authorization is contingent upon BOE-approved Ed. Specs.
- b. Grant Application requires approved or Town-Clerk verified minutes indicating approval of resolutions.

Beecher Infrastructure Upgrade

Joint Meeting with the BIUBC & BOE

THANK YOU – QUESTIONS?

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