Beecher Infrastructure Upgrade

Building Committee Update

Tri-Board Meeting

Woodbridge Center Café – Center Building | Thursday, September 18, 2025 | 6:30 PM

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS

CSG CONSTRUCTION SOLUTIONS GROUP

THE STUDY TEAM

Team Leaders

Design Team: Antinozzi Associates

Michael Ayles
FAIA, NCARB
Principal

Lisa Yates
AIA, LEED AP
Senior Associate,
Project Manager

Patti McKeon
NCIDQ, WELL | AP
Interior Design Director

Michael LoSasso
AIA, LEED AP BD+C
Principal

Consultant Team:

Consulting Engineering Services (CES)
MEP/FP/Tech./Security

Michael Horton Associates
Structural Engineering

Stantec Consulting Services
Site/Civil Engineering

Construction Solutions Group
Educational Specifications

Pan American Consulting Services
Professional Cost Estimating

Owner's Project Manager: Construction Solutions Group

James Giuliano
MCPPO
President

Beecher Road School Infrastructure Upgrade Building Committee (BIUBC):

Members

Jeffrey Hughes, *BOE Committee Chair*
Maria Madonick, *BOS*
Donavon Lofters, *BOF*
Kelly Aviles
Marty Halprin
Teresa Ramia
Justin Rhem

Advisors

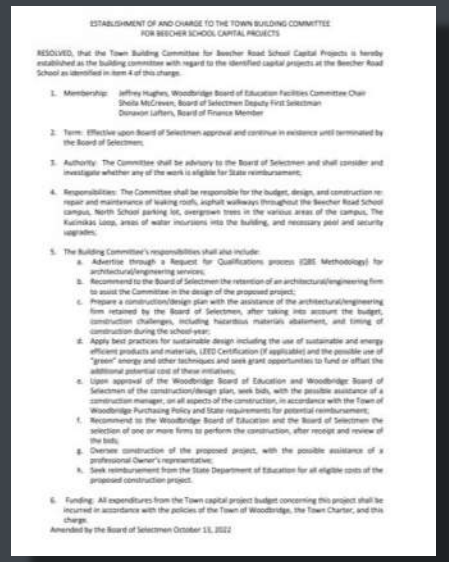
Christopher Montini, *BRS Superintendent*
Donna Coonan, *BRS Dir. of Bus./Ops*
Vito Esparo, *Facilities Manager*

A BRIEF HISTORY

HOW WE GOT HERE

History / Timeline (Pre-Study)

- BIUBC established Fall 2022 by the Woodbridge Board of Selectmen (BOS)
  - Responsible for the budget, design, and construction regarding repair and maintenance of roofs, walkways, parking lot, vegetation, The Kucinskas Loop, water infiltration, and pool/security upgrades
- PK-6 Enrollment Report commissioned by BOE in 2022, and updated in 2023, showed 13.6% increase
- Woodbridge BOE Ad Hoc Enrollment, Instructional Needs, and Space Planning Committee formed March 2023
- Report/Recommendations issued on June 20, 2023
  - Continue BOWA shared services discussions; hire consultant to develop feasibility study and Ed. Specs. to explore/evaluate options
- CSG hired as Owner's Project Manager January 2024
- Conceptual Design & Estimating Services Request for Proposal (RFP) for BRS issued March 2024
  - June 2024 – Selection of Antinozzi Associates team


ESTABLISHMENT OF AND CHARGE TO THE TOWN BUILDING COMMITTEE
FOR BEECHER SCHOOL CAPITAL PROJECTS

RESOLVED, that the Town Building Committee for Beecher Road School Capital Projects is hereby established as the building committee with regard to the identified capital projects at the Beecher Road School as identified in item 4 of this charge.

1. Membership: Jeffrey Hughes, Woodbridge Board of Education Facilities Committee Chair
   Sheila McCreven, Board of Selectmen Deputy First Selectman
   Donavon Loffers, Board of Finance Member
2. Term: Effective upon Board of Selectmen approval and continue in existence until terminated by the Board of Selectmen;
3. Authority: The Committee shall be advisory to the Board of Selectmen and shall consider and investigate whether any of the work is eligible for State reimbursement;
4. Responsibilities: The Committee shall be responsible for the budget, design, and construction re-repair and maintenance of leaking roofs, asphalt walkways throughout the Beecher Road School campus, North School parking lot, overgrown trees in the various areas of the campus, The Kucinskas Loop, areas of water incursions into the building, and necessary pool and security upgrades;
5. The Building Committee's responsibilities shall also include:
   a. Advertise through a Request for Qualifications process (QBS Methodology) for architectural/engineering services;
   b. Recommend to the Board of Selectmen the retention of an architectural/engineering firm to assist the Committee in the design of the proposed project;
   c. Prepare a construction/design plan with the assistance of the architectural/engineering firm retained by the Board of Selectmen, after taking into account the budget, construction challenges, including hazardous materials abatement, and timing of construction during the school-year;
   d. Apply best practices for sustainable design including the use of sustainable and energy efficient products and materials, LEED Certification (if applicable) and the possible use of "green" energy and other techniques and seek grant opportunities to fund or offset the additional potential cost of these initiatives;
   e. Upon approval of the Woodbridge Board of Education and Woodbridge Board of Selectmen of the construction/design plan, seek bids, with the possible assistance of a construction manager, on all aspects of the construction, in accordance with the Town of Woodbridge Purchasing Policy and State requirements for potential reimbursement;
   f. Recommend to the Woodbridge Board of Education and the Board of Selectmen the selection of one or more firms to perform the construction, after receipt and review of the bids;
   g. Oversee construction of the proposed project, with the possible assistance of a professional Owner's representative;
   h. Seek reimbursement from the State Department of Education for all eligible costs of the proposed construction project.
6. Funding: All expenditures from the Town capital project budget concerning this project shall be incurred in accordance with the policies of the Town of Woodbridge, the Town Charter, and this charge.

Amended by the Board of Selectmen October 13, 2022


REQUEST FOR QUALIFICATIONS / PROPOSALS

for

Conceptual Design & Estimating Services

for the

Beecher Road Elementary School

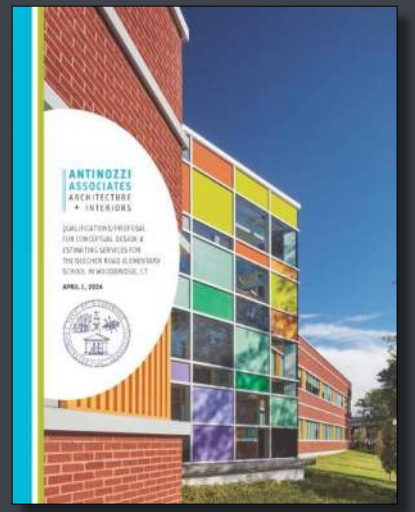
Woodbridge, Connecticut

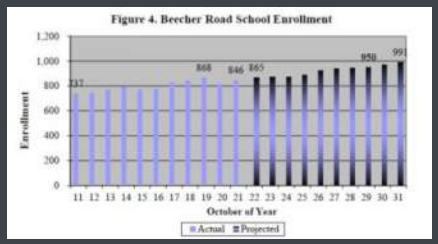
Issue Date:
05/01/2024

RFI Deadline:
05/10/2024

Response Due:
05/17/2024

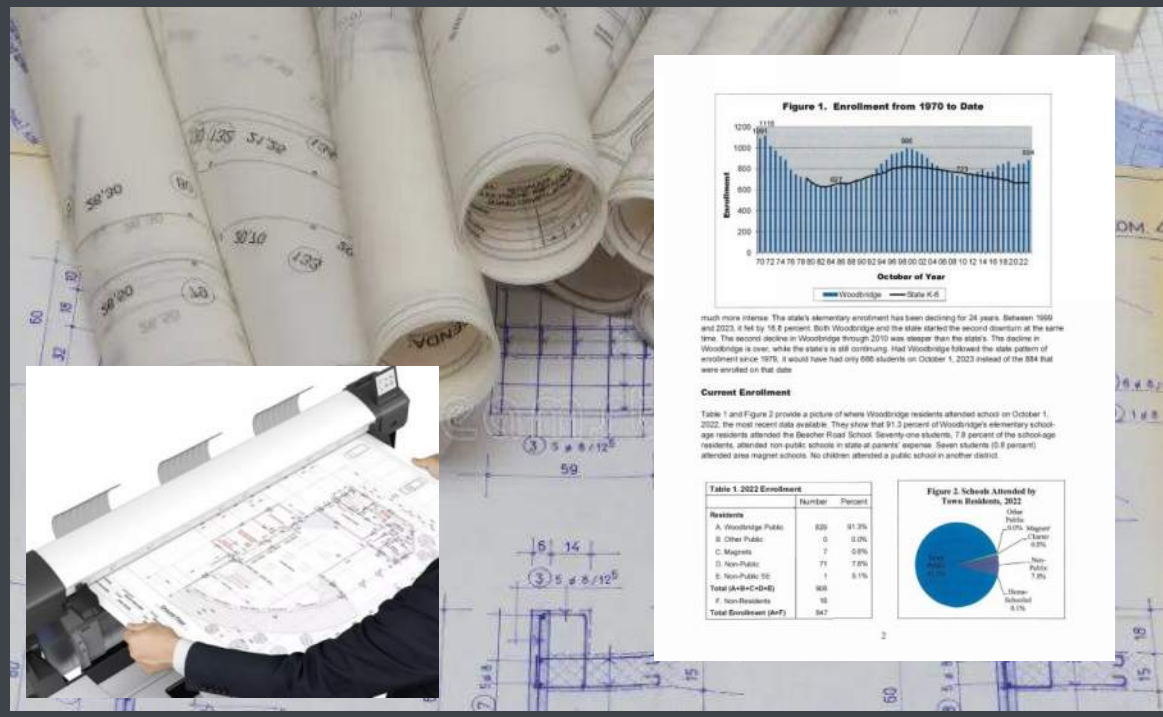
CSG





HOW WE GOT HERE

Data Collection/Facility Assessment (Fall 2024)

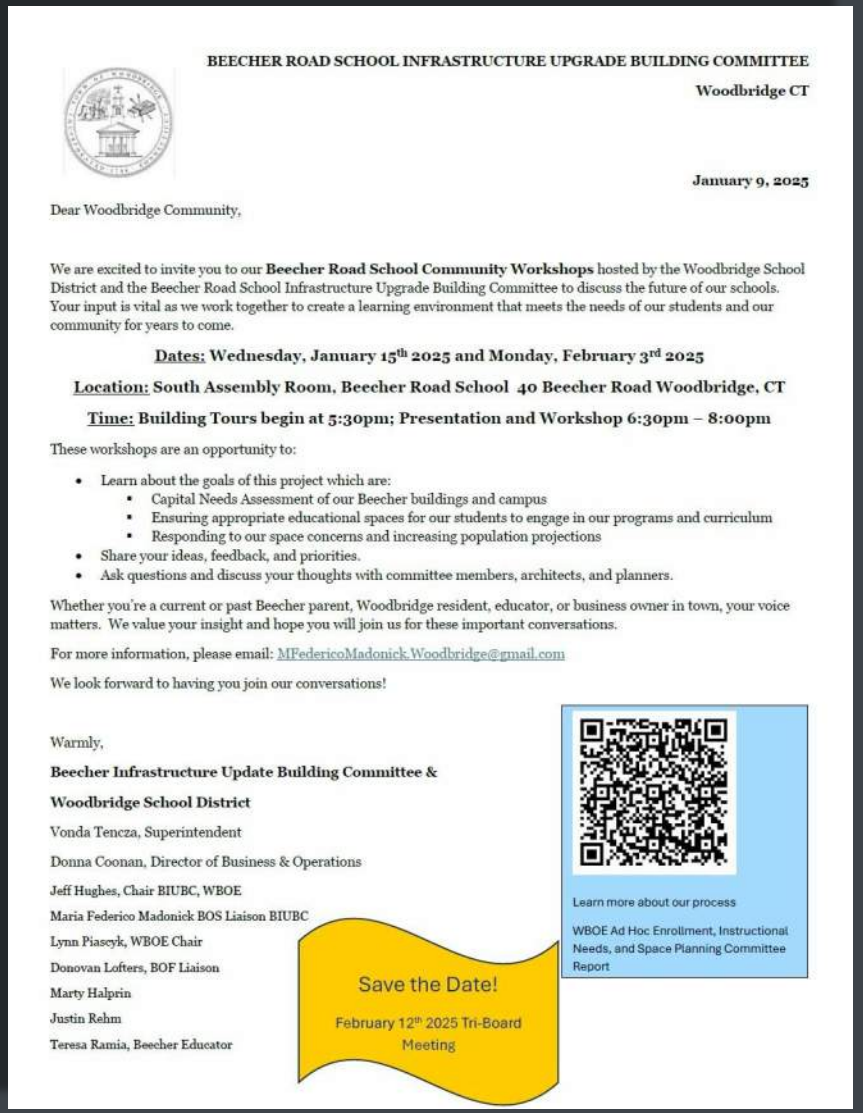


HOW WE GOT HERE

Community Input Process (Winter 2025)

Community Workshops

- Antinozzi Associates facilitated workshops to seek input from community users of BRS (parents, students, residents … taxpayers)
- Interactive information-gathering activities mixed in with educational content regarding study process and progress
- Sessions did not include design options or presentations … we wanted to listen first!
- After workshops completed, share findings as part of future presentations and study feedback (first shared at Tri-Board meeting)



BEECHER ROAD SCHOOL INFRASTRUCTURE UPGRADE BUILDING COMMITTEE

Woodbridge CT

January 9, 2025

Dear Woodbridge Community,

We are excited to invite you to our **Beecher Road School Community Workshops** hosted by the Woodbridge School District and the Beecher Road School Infrastructure Upgrade Building Committee to discuss the future of our schools. Your input is vital as we work together to create a learning environment that meets the needs of our students and our community for years to come.

Dates: Wednesday, January 15th 2025 and Monday, February 3rd 2025

Location: South Assembly Room, Beecher Road School 40 Beecher Road Woodbridge, CT

Time: Building Tours begin at 5:30pm; Presentation and Workshop 6:30pm – 8:00pm

These workshops are an opportunity to:

- Learn about the goals of this project which are:
  - Capital Needs Assessment of our Beecher buildings and campus
  - Ensuring appropriate educational spaces for our students to engage in our programs and curriculum
  - Responding to our space concerns and increasing population projections
- Share your ideas, feedback, and priorities.
- Ask questions and discuss your thoughts with committee members, architects, and planners.

Whether you're a current or past Beecher parent, Woodbridge resident, educator, or business owner in town, your voice matters. We value your insight and hope you will join us for these important conversations.

For more information, please email: MFedericoMadonick.Woodbridge@gmail.com

We look forward to having you join our conversations!

Warmly,

Beecher Infrastructure Update Building Committee &

Woodbridge School District

Vonda Tencza, Superintendent

Donna Coonan, Director of Business & Operations

Jeff Hughes, Chair BIUBC, WBOE

Maria Federico Madonick BOS Liaison BIUBC

Lynn Piasecyk, WBOE Chair

Donovan Lofters, BOF Liaison

Marty Halprin

Justin Rehm

Teresa Ramia, Beecher Educator

Save the Date!

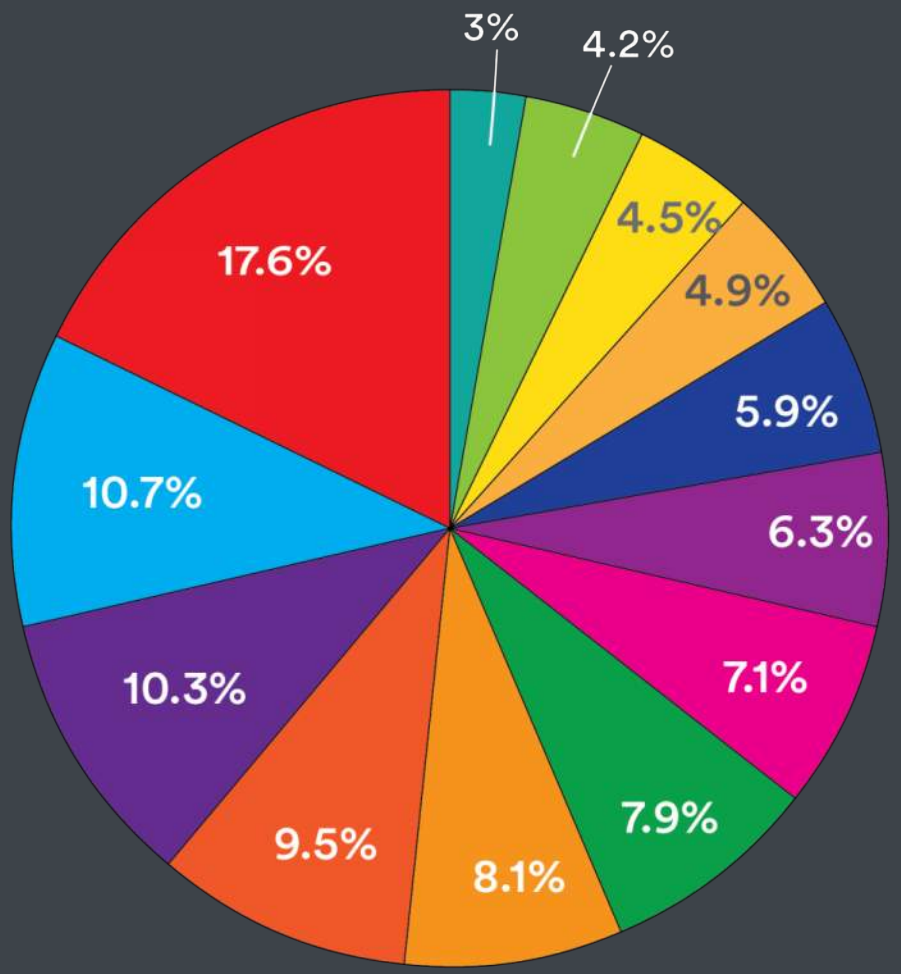
February 12th 2025 Tri-Board Meeting

Learn more about our process

WBOE Ad Hoc Enrollment, Instructional Needs, and Space Planning Committee Report

HOW WE GOT HERE

What We Heard (Winter 2025)



New 21st Century Classrooms	$ 8,700
Specialized Instruction Programs	$ 5,300
Sustainable Design / Energy Conservation	$ 5,100
Security at Entrances/Perimeter	$ 4,700
Unified Arts/Stem Spaces	$ 4,000
Shared Gathering Space for Entire School	$ 3,900
Maximize Grant Reimbursement	$ 3,500
Improving Indoor Air Quality	$ 3,100
Mitigate Impact of Construction Phasing	$ 2,900
Site Circulation and Traffic Flow	$ 2,400
More Secure Common Spaces	$ 2,200
Renovation of Pool for Community	$ 2,100
Reduce/Eliminate Interior Ramps & Floor Levels	$ 1,500

HOW WE GOT HERE

What We Heard (Winter 2025)

Positive Attributes

- **Playground/Garden & Outdoor Spaces**
- **One/Large School = "Community"**
- **Teachers/Staff/Culture**
- **Community/Active PTO**
- Grade Separation
- MAG Program
- Well-maintained HVAC systems and IAQ

Challenges

- **Building "Sprawl" & Wayfinding**
- **Odd-shaped/Unequal-Sized Classrooms**
- **Small Cafeteria**
- **Too many access points**
- Ramps/Levels/ADA access
- No large assembly spaces
- Toilet Rooms (#, inadequate)
- On-site traffic flow
- Limited Spec. Ed. Spaces

HOW WE GOT HERE

5th & 6th Grade Student Survey (February 2025)

Positive Attributes

- Multiple Spaces for Specials (gyms, STEAM lab, technology, large library holds large variety of books)
- Outdoor space/multiple playgrounds
- Large classrooms with space to work
- School building is easy to navigate
- Toilet rooms in, or close to, classrooms

"I like how spacious the building is. I can walk in the hallway without being squeezed. I love the art displays in the hallway, tech center, and library."

"I like that many classrooms are spacious and you have lots of room to roam around."

"I like that the library is big, and there are different playgrounds so everyone has space."

Challenges

- Separate classroom for music/health class
- Long hallways, classrooms far apart (takes a long time to travel north to south)
- Classroom sizes are different (some very tight like Spanish classroom)
- Cafeteria is loud and lines can be long due to number of students at same time
- Hallways get crowded between periods

"Too many people get put in the cafeteria to eat lunch at the same time. It gets too loud and I can't hear my friends talking to me."

"The hallway because it's too long a walk getting anywhere … especially north to south."

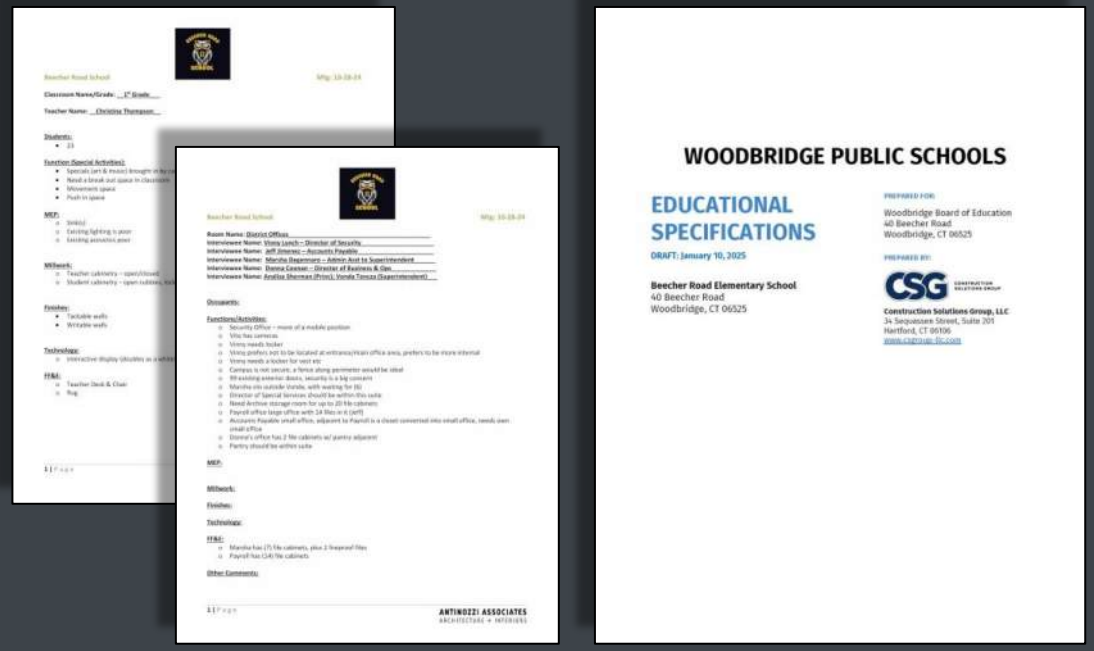
"…… not enough rooms."

"Ms. Fonda, Mrs. Lempke, and Mrs. Buzzard don't have classrooms and I always see Mrs. Buzzard running around."

HOW WE GOT HERE
Educational Specifications (2025)

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
- Conducted meetings with BRS educators, staff, and administration in October 2024 to solicit **feedback and input**
- Draft released January 2025 … to be finalized with selection of Design Option



STAKEHOLDER INPUT

DISTRICT PEDAGOGIES

PROGRAMMATIC OBJECTIVES

DESIGN EXECUTION

HOW WE GOT HERE

Educational Specifications: Program (2025)

Total Building Area	Renovate-as-New	All other options		Existing
Total Program Areas (SF)	97,825	88,150	9,675	98,540
Total Building Services and Core Area (SF)	8,550	8,000	550	7,631
Total Circulation (SF)	27,639	23,987	3,653	27,843
Grand Total	134,014 Reno-as-New	120,137 All other options		134,014
Maximum Eligible Area for State Reimbursement (based on 960 students):	120,137	120,137		

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:

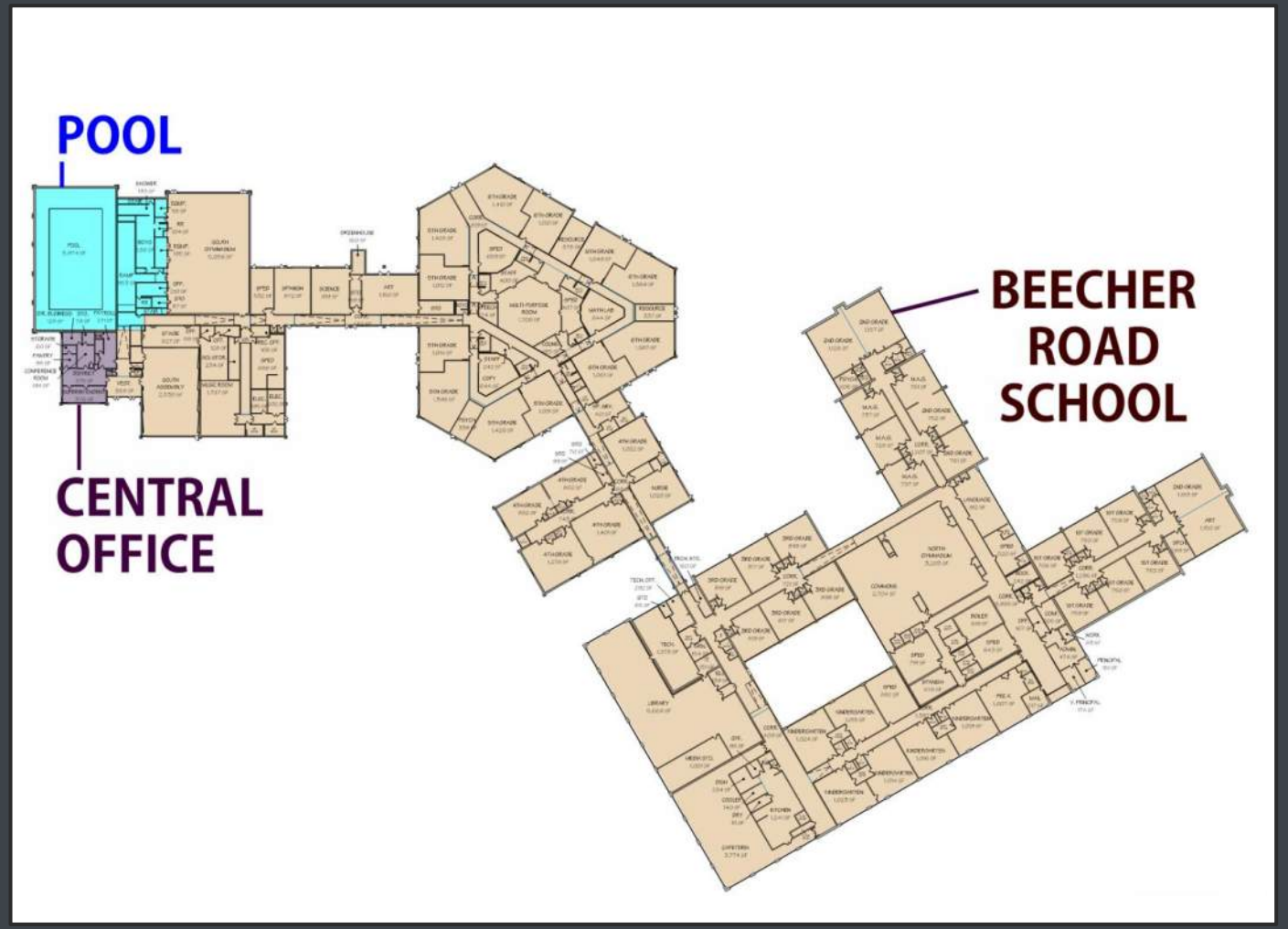
134,082 SF

State Maximum Eligible Area:

960 PreK-6 students = 120,037 SF

Woodbridge FY2025 Reimbursement Rates*:

General Construction:	32.14%
New Construction:	24.17%



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

HOW WE GOT HERE

Existing Grade Allocation and Enrollment Data

Existing Building Area:

Approximately 147,677 SF Total

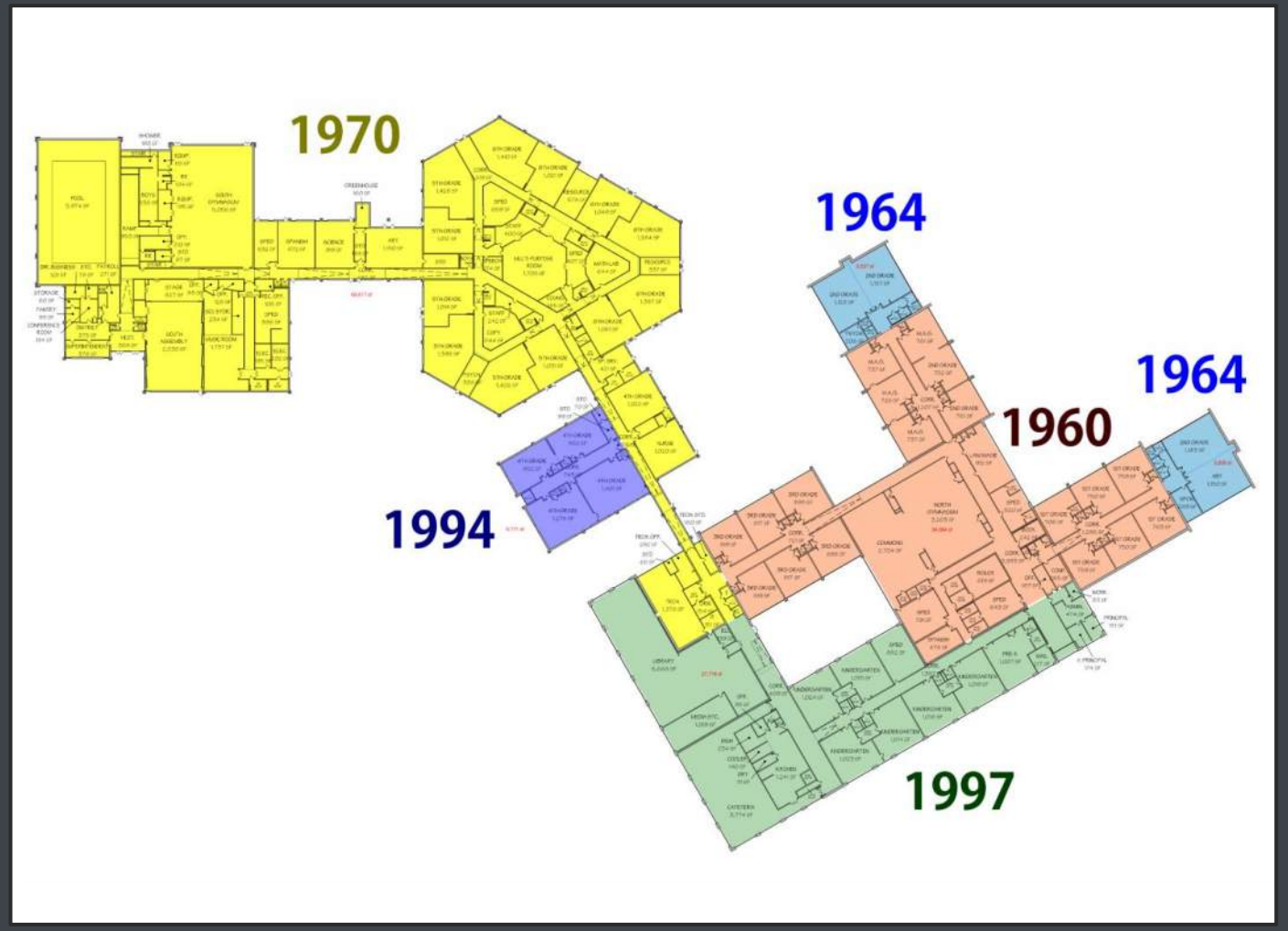
- Lower Grades ~ 30,546 SF (1960)
- 2nd Grade/Art ~ 6,443 SF (1964)
- Upper Grades, Pool, BOE Office ~ 70,398 SF (1970)
- 4TH Grade ~ 5,771 SF (1994)
- Kindergarten ~ 30,519 SF (1997)

Current Enrollment (2025):

861 students, Grades PreK-6

Highest 8-Year Projected Enrollment (November 2024):

2033-2034: 960 PreK-6 students



UNDERSTANDING BEECHER ROAD SCHOOL

PROJECT UNDERSTANDING

Site Conditions Analysis

LARGE PARKLIKE SETTING

43-ACRE SITE

AMENITIES:

- Parking
- Ballfields
- Play Areas
- Walking Trails
- Wooded Area

SPACE IS LIMITED

- Topography
- Wetlands
- Woodlands
- Building

BUILDABLE AREAS INCLUDE:

- Existing Building Footprint
- Existing Parking Areas
- Existing Ballfields

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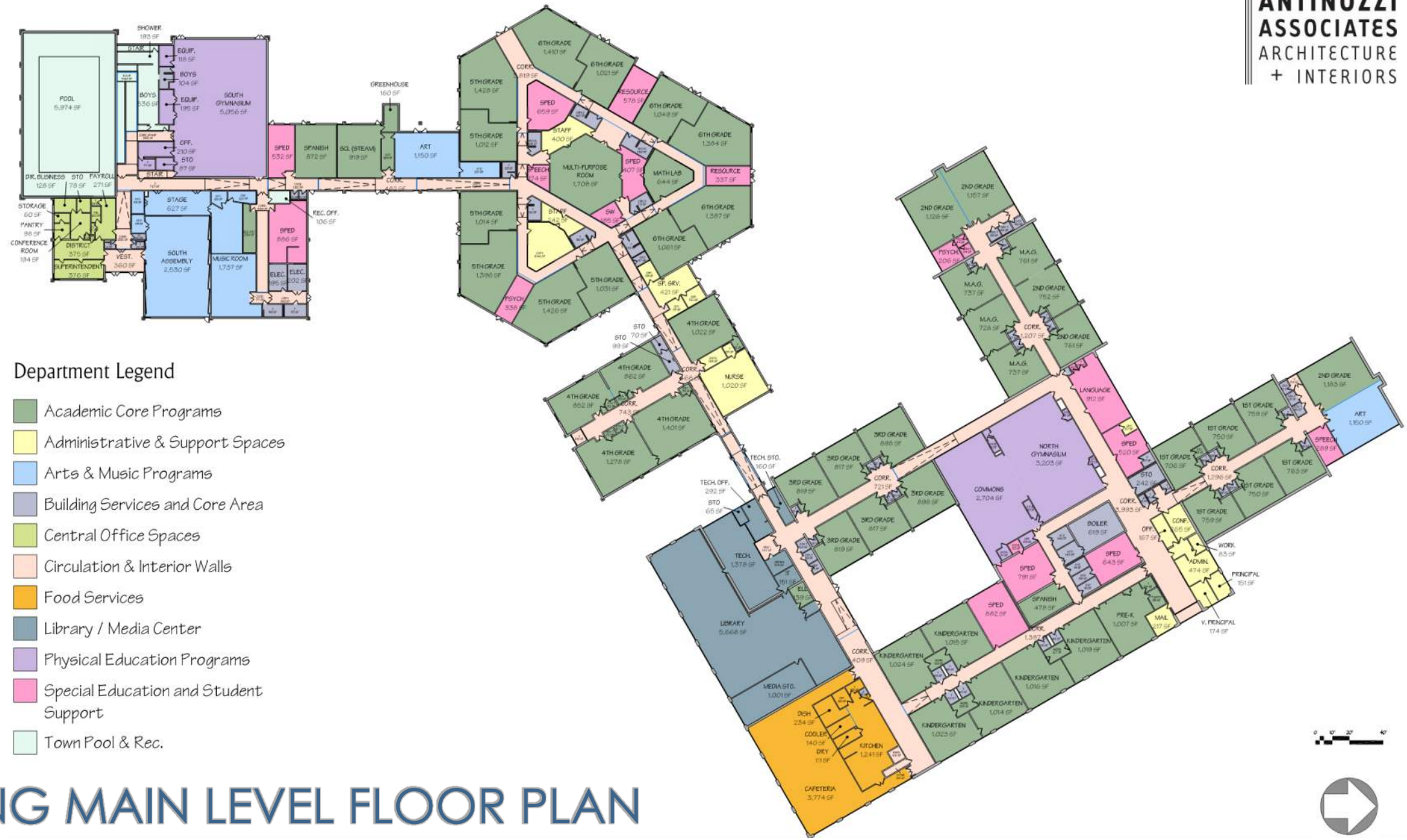


EXISTING MAIN LEVEL FLOOR PLAN

PROJECT UNDERSTANDING

Building Improvements

Beecher Road School is a vital Woodbridge asset

- Beautiful site with recreational and natural amenities
- Major investments made within the last ten years:
  - ✓ New HVAC units, A/C, and fluorescent lighting
  - ✓ Plumbing fixture replacement
  - ✓ Roof replacement at two-thirds of the building (2016 & 2024) with solar at south end
  - ✓ New windows and metal panel infill @ 1960 wings
  - ✓ Security upgrades and entry-resistant window film
  - ✓ New entrance canopies
  - ✓ Painting, lighting, and ceilings at corridors
  - ✓ Ongoing repaving and site amenity work

PROJECT UNDERSTANDING

Building Challenges/Opportunities

Aging, inefficient building envelope requires constant repair just to maintain baseline condition.

- Despite responsible, timely, and expensive replacement of some systems, many remain original and are nearing the end of useful life, so the repair cycle continues.

Building's large, linear footprint and multi-level layout are inherently unsuitable to the layouts that would be most successful for the students and teachers of BRS.

- Fragmented layout complicates reorganization
- Large building = long travel distances for students
- 16 Separate Levels traversing 30 vertical feet on "Ground Floor" via 25 interior ramps

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS

RAMP ANALYSIS & FLOOR LEVELS

PROJECT UNDERSTANDING

Building Challenges/Opportunities

Even though the building is oversized on a per student basis, it does not meet current educational goals.

- Many classrooms and specialty spaces are oversized
- Not enough space for specials/storage (i.e., currently storing SPED, custodial, gym equipment in hallways)
- 12-15 additional classrooms needed to provide space for all programs
- School has capacity per Space Standard, but spaces are not set up to accommodate BRS Needs

The facility is not fully ADA Compliant.

The attached indoor pool, if brought back online, would be more easily used by the community if physically separated from the school.

PROJECT UNDERSTANDING

Existing Site: Park-like Setting

PROJECT UNDERSTANDING

Solar Panels, New Roofing, and Rooftop Units

CSG CONSTRUCTION SOLUTIONS GROUP

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS

PROJECT UNDERSTANDING

Sprawling, Multi-Level Footprint with Mixed Facades

PROJECT UNDERSTANDING

Sprawling, Multi-Level Footprint with Worn Facades

PROJECT UNDERSTANDING

Sprawling, Multi-Level Footprint with Difficult Intersections

PROJECT UNDERSTANDING

Sprawling, Multi-Level Footprint with Difficult Intersections

PROJECT UNDERSTANDING

Exterior Level Changes and Site Ramps

PROJECT UNDERSTANDING

Thermal Bridging and Ventilation Issues at Eaves

PROJECT UNDERSTANDING

1960 (left) and 1970 (right)

PROJECT UNDERSTANDING

Worn Facades with Inadequate Insulation, Thermal Bridging

PROJECT UNDERSTANDING

Older Doors and Windows in 1970/1994 Wings

PROJECT UNDERSTANDING

Newer Doors and Windows in 1960 Wings

PROJECT UNDERSTANDING

Newer Canopies at Main Entrances

PROJECT UNDERSTANDING

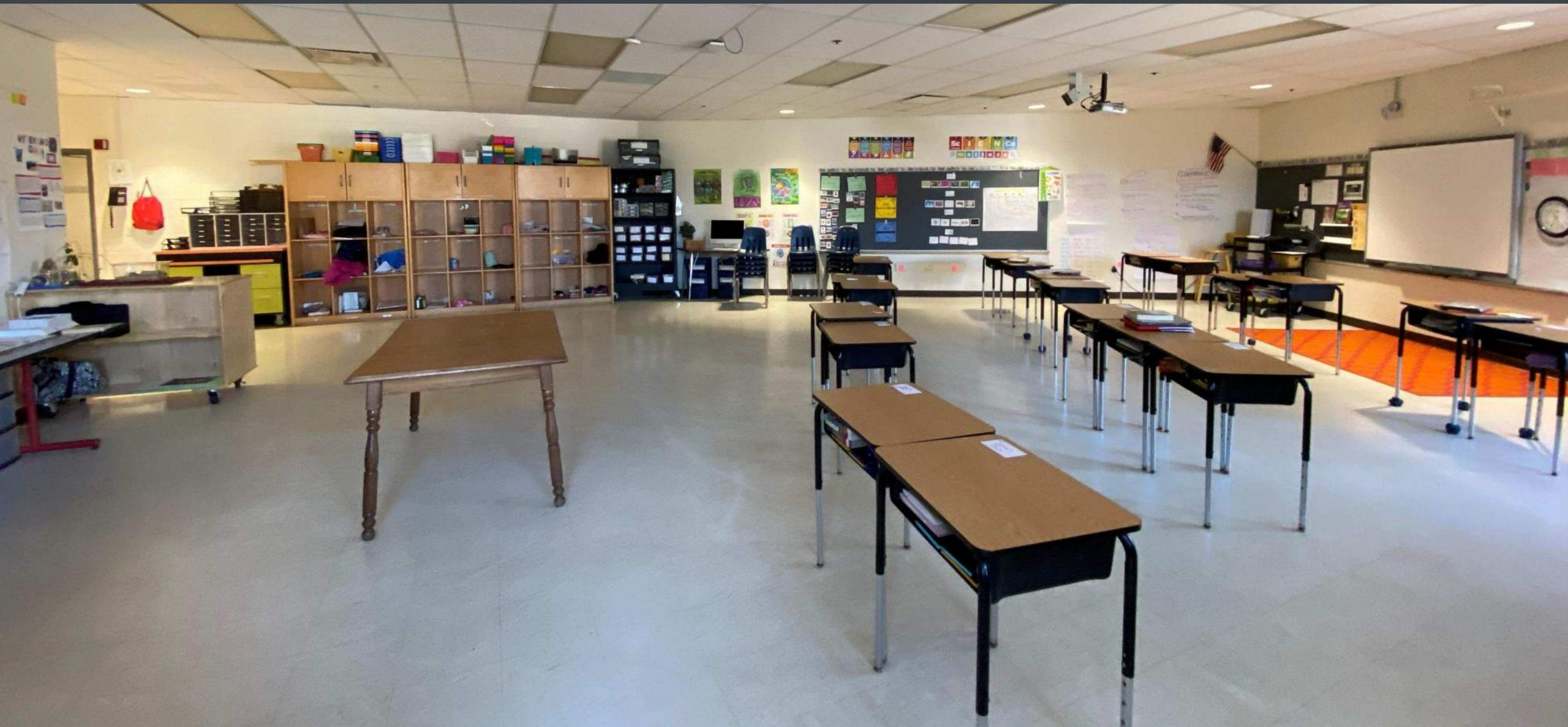
Interior Ramps

PROJECT UNDERSTANDING

Restrooms: Numerous, Undersized, Non-ADA-Compliant

PROJECT UNDERSTANDING

Over-sized Classrooms



PROJECT UNDERSTANDING

Under-sized Classrooms

PROJECT UNDERSTANDING

Resource Classrooms – Deficit of "Right-Sized" Spaces

PROJECT UNDERSTANDING

Common Areas Substitute as Resource Space

PROJECT UNDERSTANDING

Multi-Purpose Room = Fishbowl

PROJECT UNDERSTANDING

Main Gymnasium: Remote and Adjacent to Pool

PROJECT UNDERSTANDING

Music Room: Multi-Level and Remote

PROJECT UNDERSTANDING

Cafeteria: Recently-Renovated to Best Extent Possible

PROJECT UNDERSTANDING

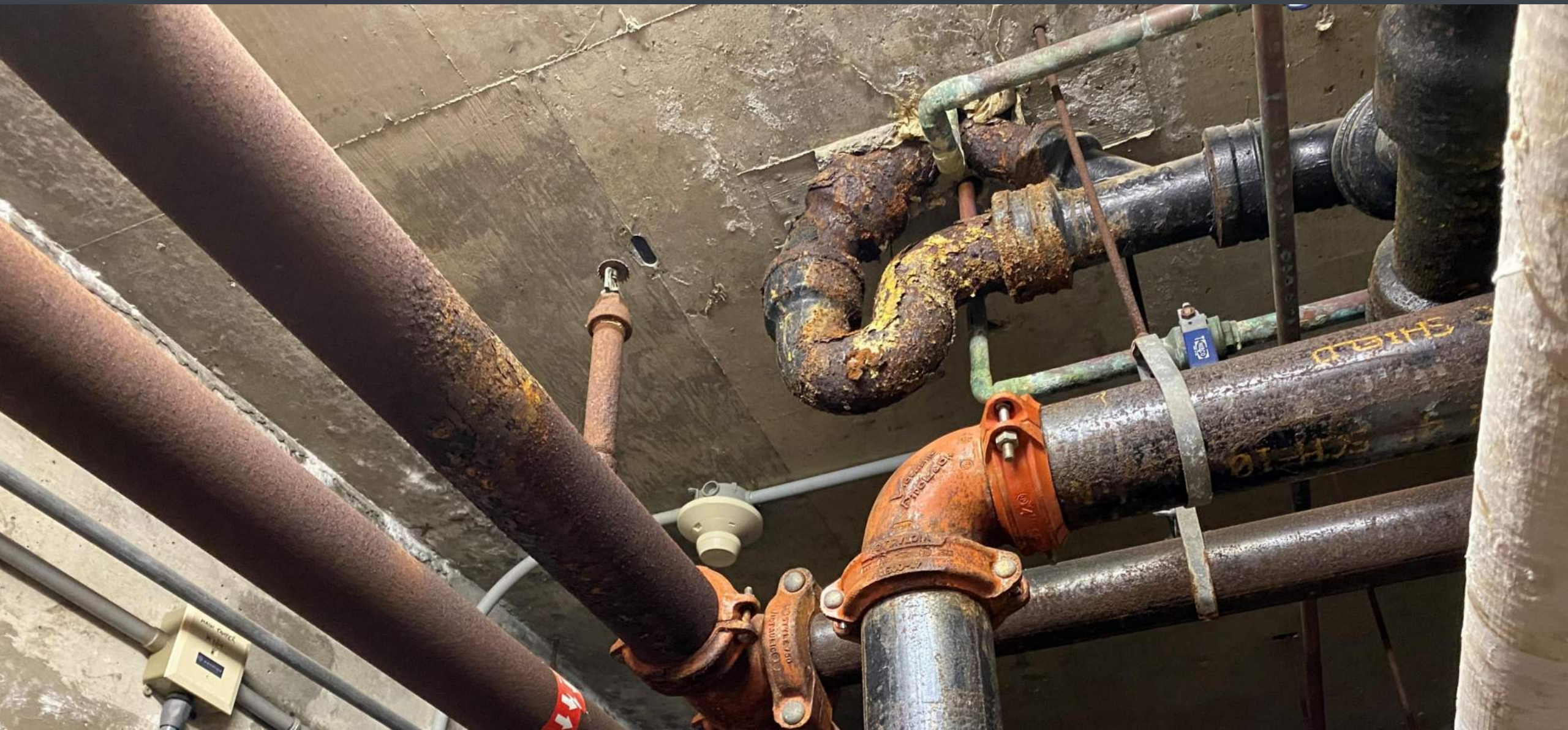
Clean, Functional Kitchen

PROJECT UNDERSTANDING

Pool and South Wing Mechanicals Corroded

PROJECT UNDERSTANDING

Pool and South Wing Mechanicals Corroded



PROJECT UNDERSTANDING

Pool Closed Pending Repair and Future Use Decision

PROJECT UNDERSTANDING

Access Ramps Exceed 30' in Length

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

KEY POINTS

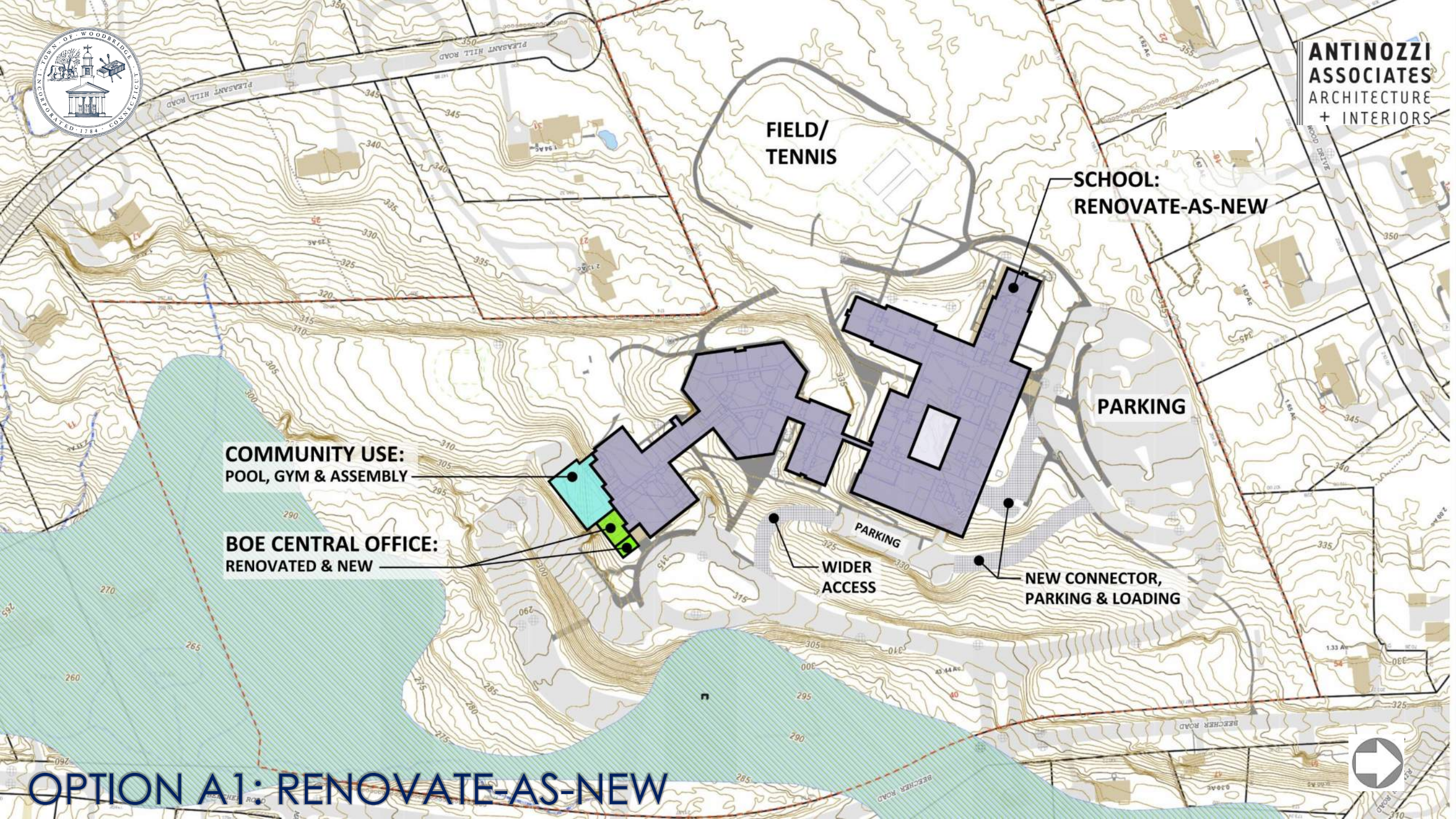
"Right-Size" Spaces

Distribute space to reduce travel

Phasing is key

Target summer areas

Separate pool and locker space



OPTION A1: RENOVATE-AS-NEW

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS

OPTION A1: RENOVATE-AS-NEW

B1

Renovation & Addition

Hybrid approach

Space Standard Waiver still needed

KEY POINTS

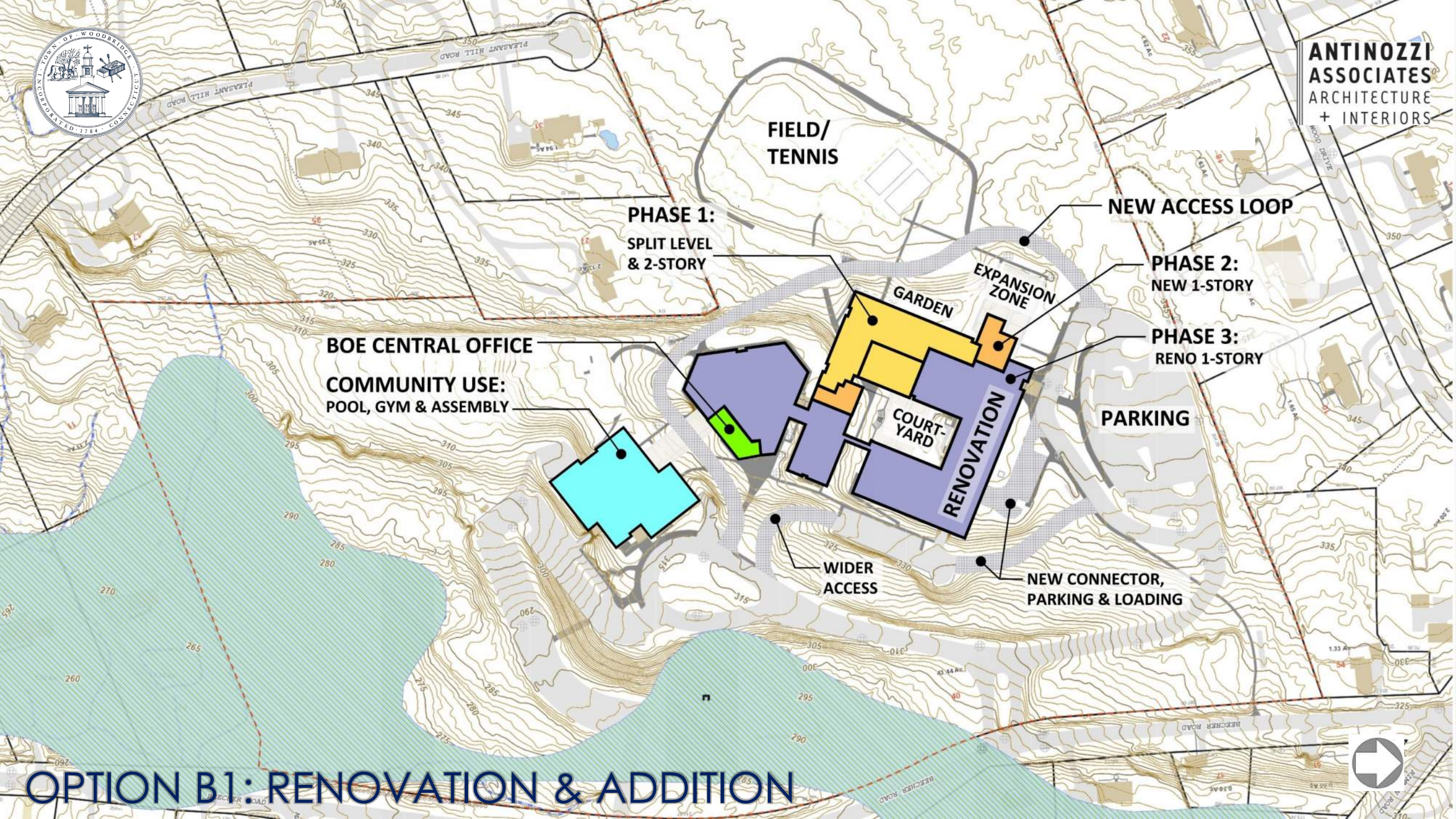
Addition REPLACES older construction

Minimize Interior Ramps/Levels

Two-Story

Incorporates Phasing

Clean Separation from Pool



OPTION B1: RENOVATION & ADDITION

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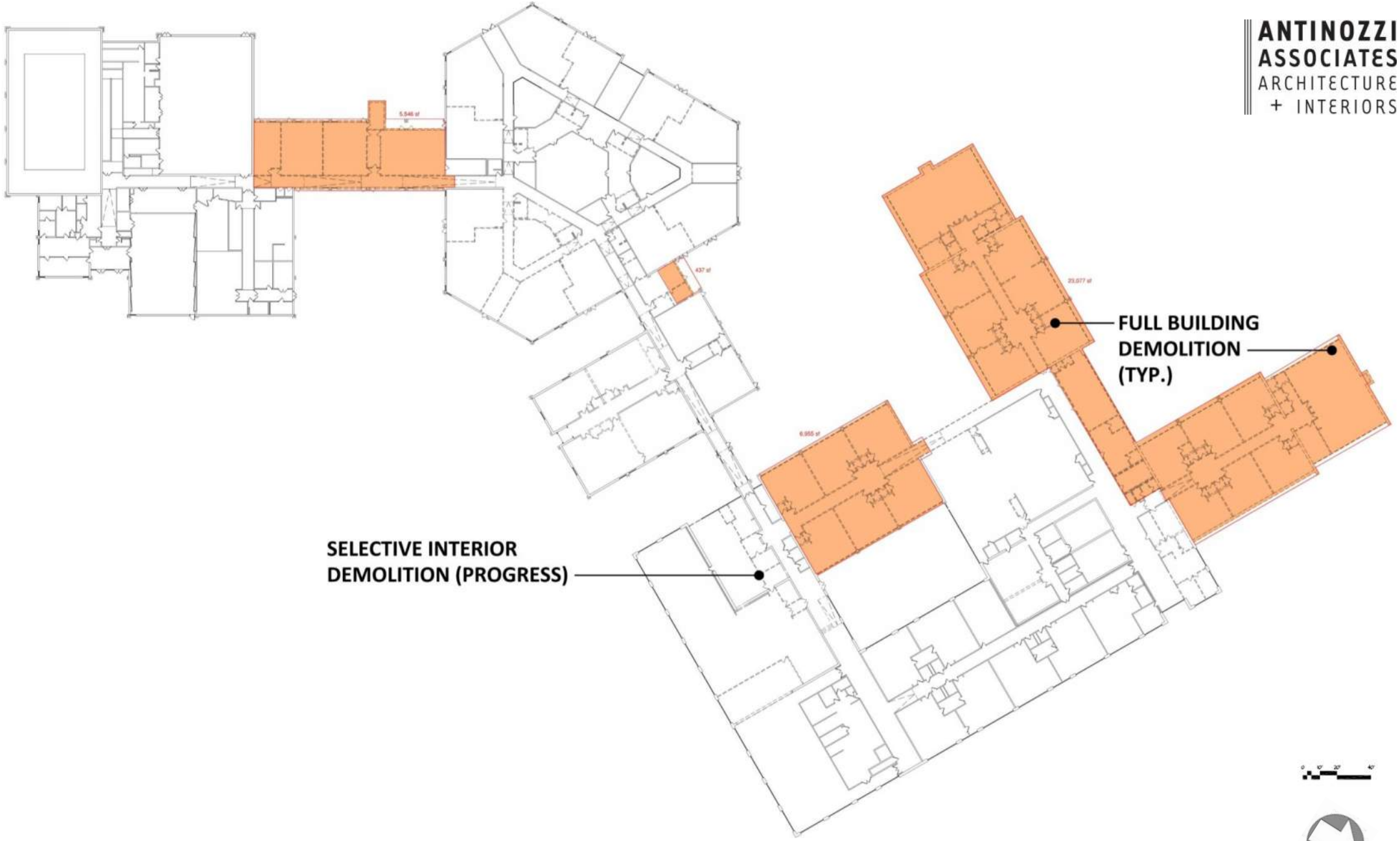
ARCHITECTURE + INTERIORS

DEMOLITION



OPTION B1: RENOVATION & ADDITION

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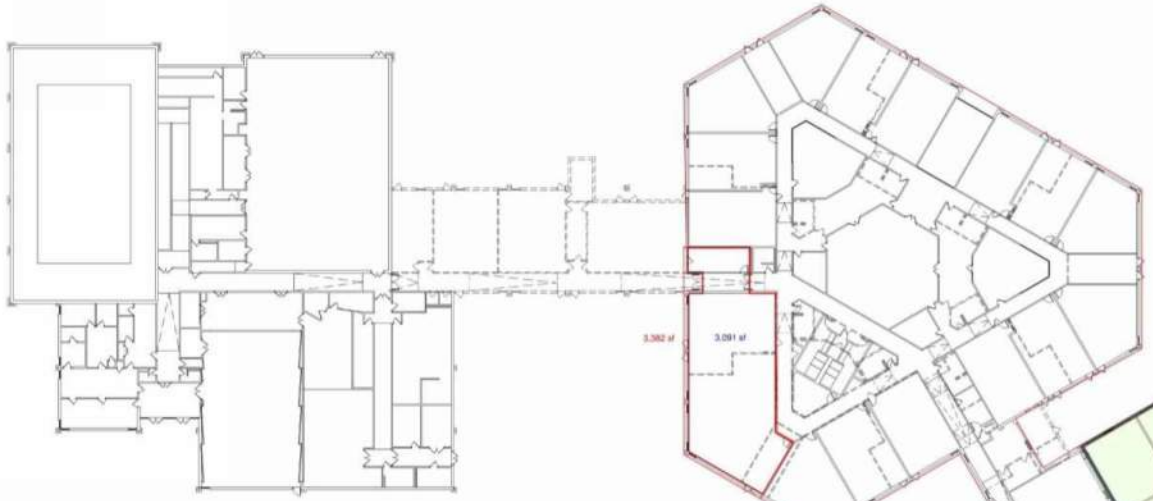
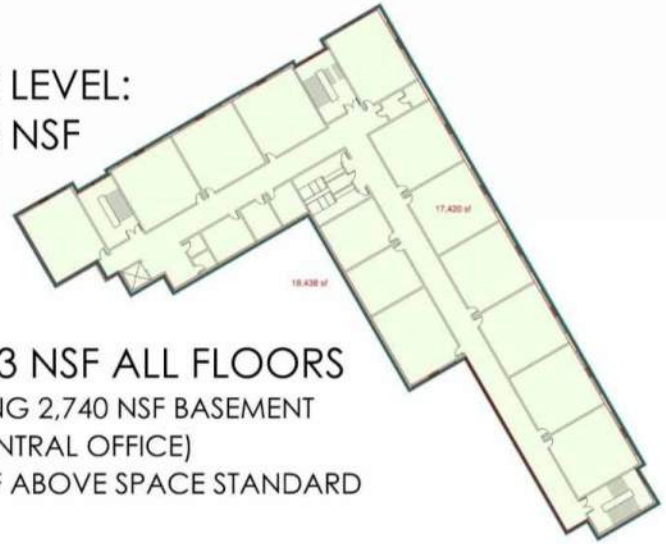
ARCHITECTURE + INTERIORS

ADDITIONS

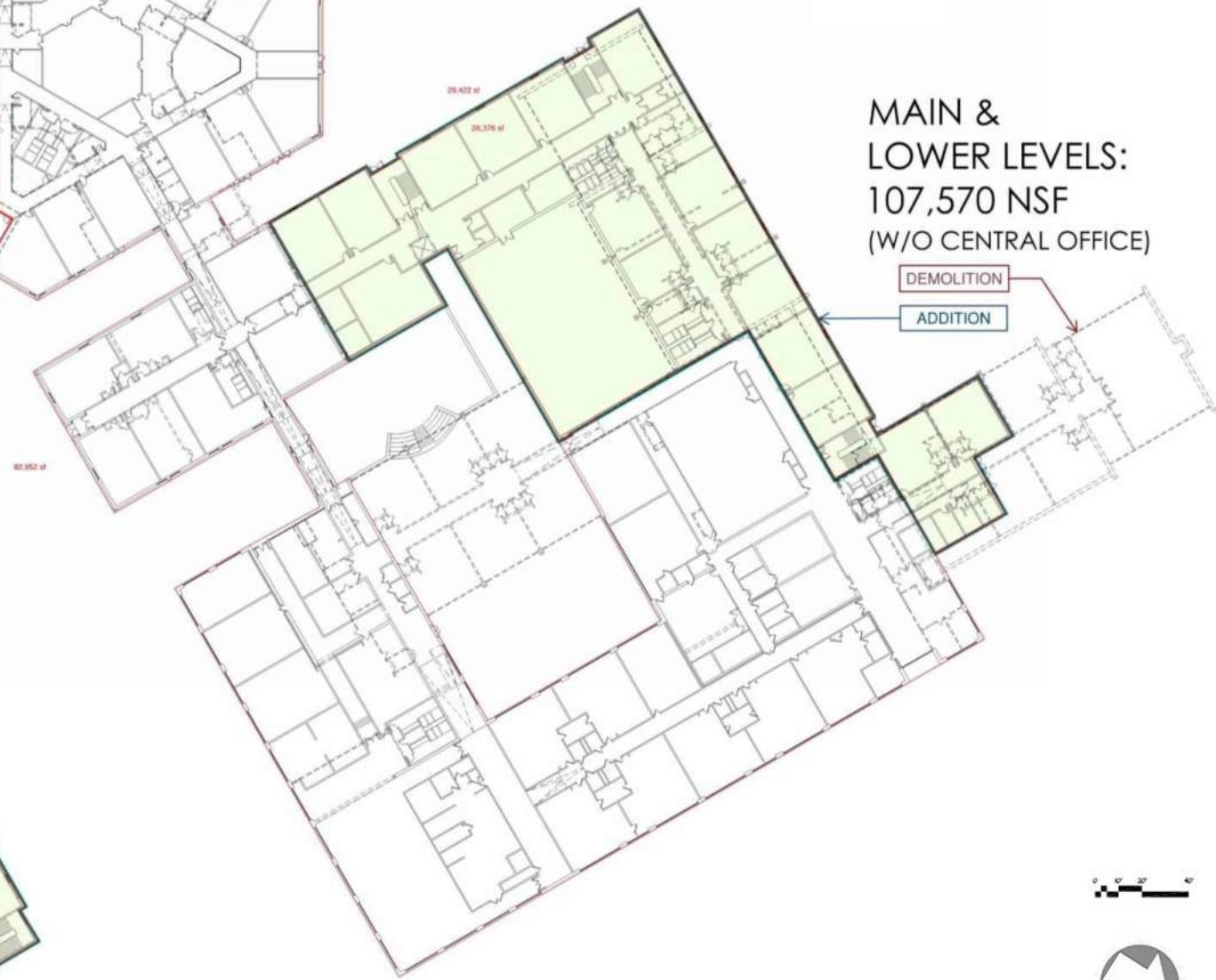


TOWN COMMUNITY
SPACE: 26,013 NSF



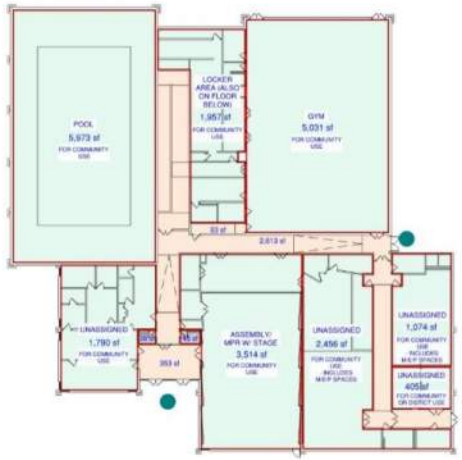
UPPER LEVEL:
17,433 NSF

126,473 NSF ALL FLOORS
INCLUDING 2,740 NSF BASEMENT
(W/O CENTRAL OFFICE)
7,366 NSF ABOVE SPACE STANDARD



OPTION B1: RENOVATION & ADDITION

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS



TOWN COMMUNITY
SPACE: 26,013 NSF

MAIN &
LOWER LEVELS:
107,570 NSF
(W/O CENTRAL OFFICE)

UPPER LEVEL:
17,433 NSF

126,473 NSF ALL FLOORS
INCLUDING 2,740 NSF BASEMENT
(W/O CENTRAL OFFICE)
7,366 NSF ABOVE SPACE STANDARD

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
- TOWN POOL & REC.

OPTION B1: RENOVATION & ADDITION

D3

New Building
(Outside Existing Building Footprint)

More efficient

Meets Space Standard

Faster, Less Disruption to School

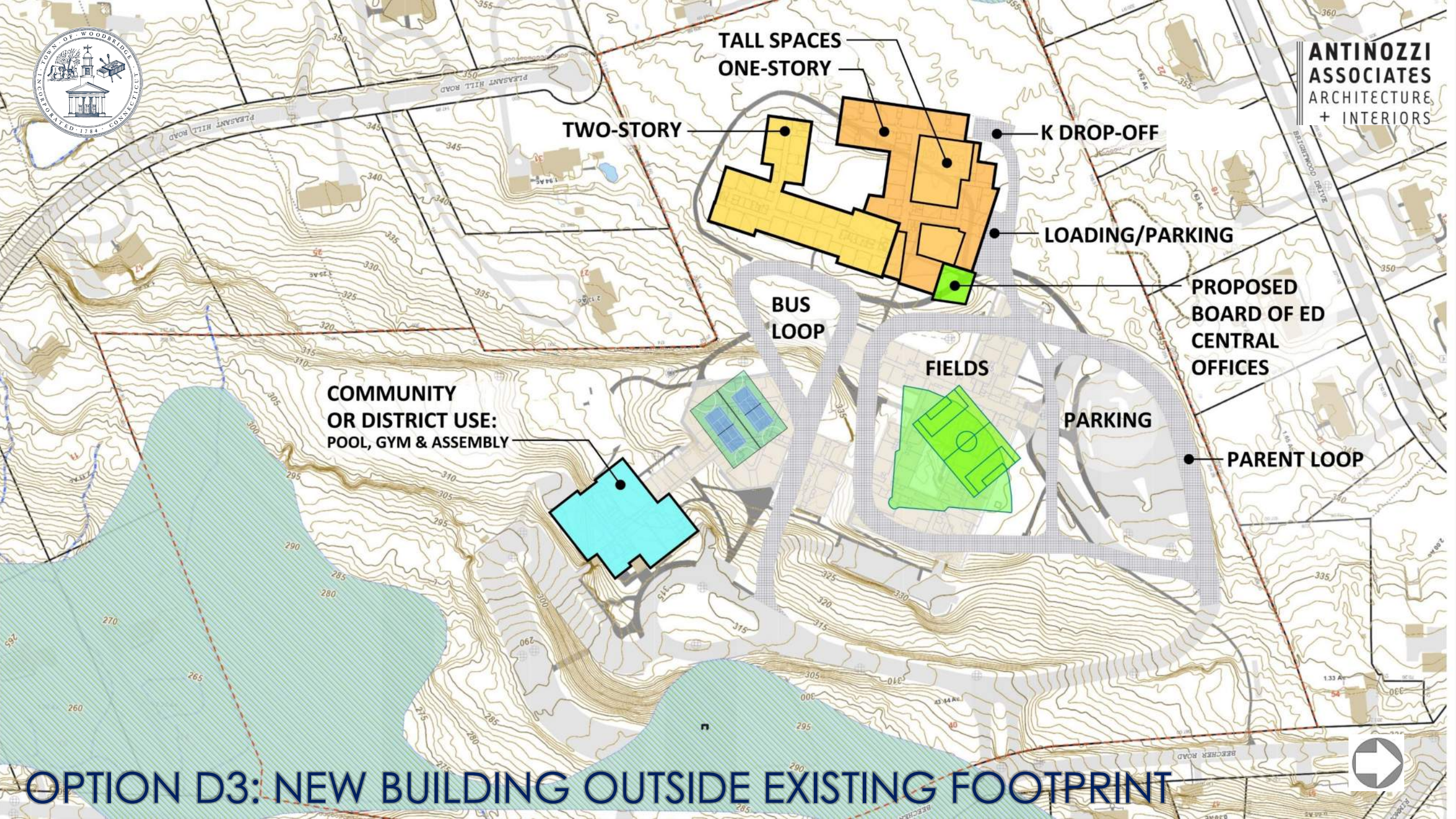
KEY POINTS

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



OPTION D3: NEW BUILDING OUTSIDE EXISTING FOOTPRINT

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

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ARCHITECTURE + INTERIORS

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

D4

New Building
Phased
Construction
Overlapping
Existing

More efficient

Meets Space Standard

KEY POINTS

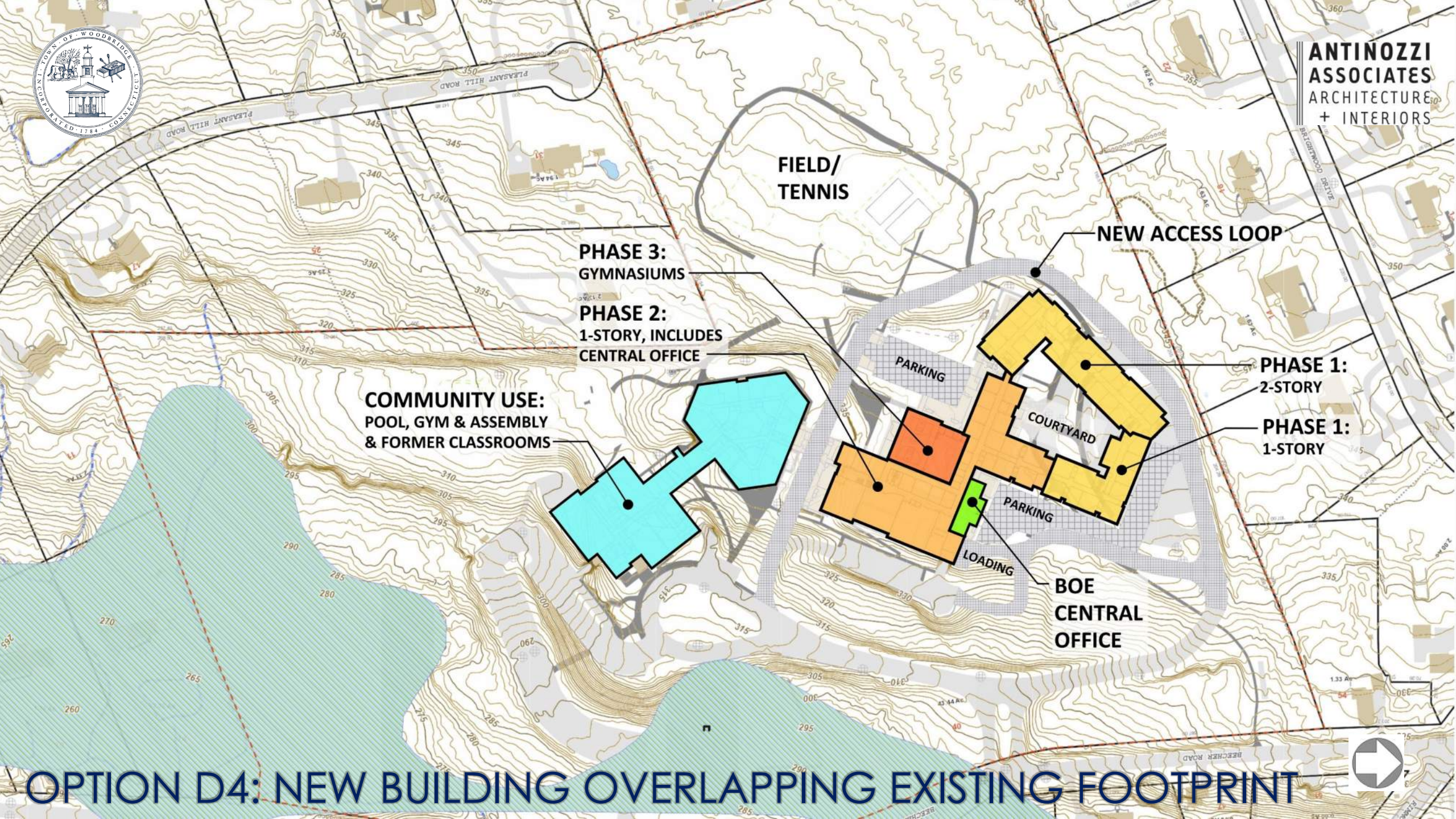
Entire school is now the "North Wing"

Efficient layout tailored exactly to current needs

Phased construction starts with a "lifeboat"

Clean separation from Pool

More built space remains for community use



OPTION D4: NEW BUILDING OVERLAPPING EXISTING FOOTPRINT

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS

UPPER LEVEL: 25,831 NSF

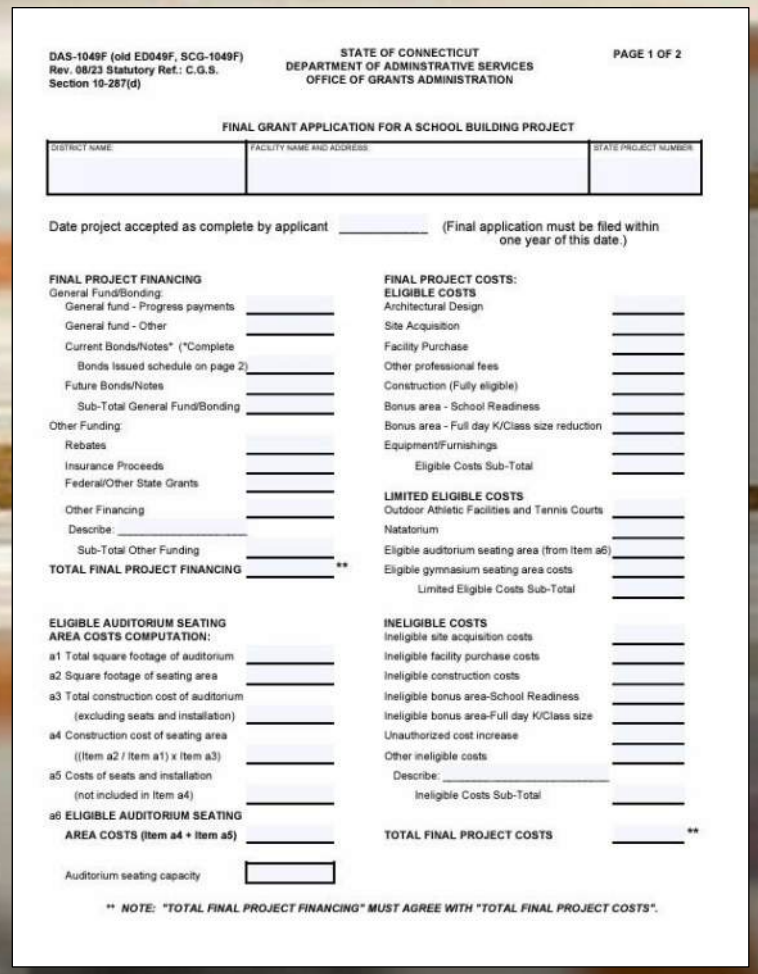
MAIN LEVEL: 94,306 NSF

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

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

OPTION D4: NEW BUILDING OVERLAPPING EXISTING FOOTPRINT



DAS-1049F (old ED049F, SCG-1049F)
Rev. 08/23 Statutory Ref.: C.G.S. Section 10-287(d)

STATE OF CONNECTICUT
DEPARTMENT OF ADMINSTRATIVE SERVICES
OFFICE OF GRANTS ADMINISTRATION

PAGE 1 OF 2

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 _____ **

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 _____
- Natatorium _____
- Eligible auditorium seating area (from Item a6) _____
- Eligible gymnasium seating area costs _____
- Limited Eligible Costs Sub-Total _____

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 _____

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 _____

TOTAL FINAL PROJECT COSTS _____ **

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

COST ESTIMATES & STATE GRANT REIMBURSEMENT

COST ESTIMATES

Cost Analysis Detail

Beecher Road School Multiple Options Study

$ 105,834,204

D3

DATE: 8/11/2025

Trade Summary

TRADE DIRECT COSTS		Option A1	$/SF	Option B1	$/SF	Option D3	$/SF	Option D4	$/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	$ 90,456,584	$ 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

ITEM		DESCRIPTION	APPLIES TO OPTION A1	B1	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
		School: Construction Cost per Square Foot	*$645.58*	*$613.67*	*$726.19*	*$778.62*
		Community Spaces: Construction Cost Subtotal	$376,944	$720,153	$708,282	$982,737
		Community Spaces: Construction Cost per GSF	*$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
		Central Office: Construction Cost per GSF	*$612.76*	*$551.91*	*$602.93*	*$672.67*
		TOTAL CONSTRUCTION COST	**$98,340,057**	**$104,766,802**	**$93,142,476**	**$100,700,572**
		Total Construction Cost per GSF	***$601.58***	***$612.57***	***$564.37***	***$504.98***
	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
		School: Project Cost per GSF	*$755.33*	*$717.99*	*$849.64*	*$910.99*
		Community Spaces: Project Cost Subtotal	$441,025	$842,579	$828,690	$1,149,803
		Community Spaces: Project Cost per GSF	*$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
		Central Office: Project Cost per GSF	*$716.93*	*$645.74*	*$705.43*	*$787.02*
		TOTAL PROJECT COST	**$115,057,867**	**$122,577,158**	**$108,976,697**	**$117,819,670**
		Total Project Cost per GSF	***$703.85***	***$716.71***	***$660.32***	***$590.82***

Three Project Costs:

School *(Reimbursable)* | Community Spaces *(Non-Reimbursable)* | Central Office *(50% Reimbursable)*

STATE GRANT REIMBURSEMENT

Enrollment and Impact on Building Size

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	116 SF / student	116 SF / student	116 SF / student	116 SF / student	148 SF / student	148 SF / student

SPACE STANDARD COMPUTATION

Total Area per Pupil (Grades PreK - 6th)	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

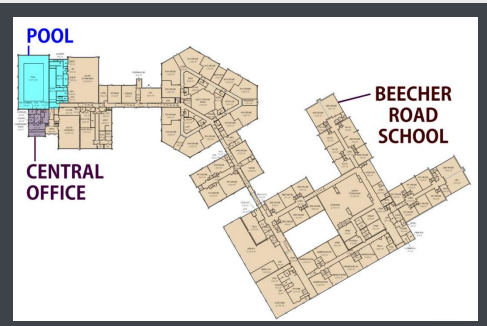
Pool & Lockers = 11,767 SF

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

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

Additional Grant Incentives:

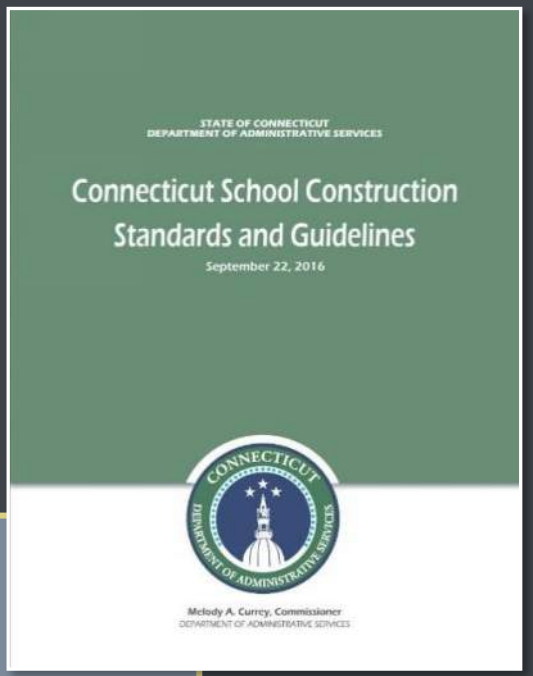
- Sec. 10-286 (10)(c)(1): Maximum SF per pupil limit increases 25% for schools constructed prior to 1959
- Sec. 10-286 (10)(c)(2): Maximum SF per pupil limit increased by 1% for HVAC project
- House Bill No. 7288 (passed 6/30/25):
  - Applies 15% reimbursement increase to entire new or expansion project 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)

STATE GRANT REIMBURSEMENT

Maximize State Reimbursement

Goal is to ALWAYS look to Maximize State Reimbursement

- Minimize duplicate use of program spaces and square footage beyond eligible amount per grade configuration
- Woodbridge 2026 Rate (24.17% vs. 32.14%) = millions of dollars!
- Minimize '**Non-Eligible**' & '**Limited-Eligible**' items



Non-Eligible:

- Site work off school property
- Repair, Replacement, and Maintenance Work if NOT part of a Priority Project
- Window Replacements (labor, blinds/shades)
- Other:
  - Athletic Facility Lighting, Parking, Turf
  - Feasibility Study
  - Movable Site Furnishings
  - Expendables

Limited-Eligible:

- Outdoor Athletic Facilities (includes tennis courts)
- Swimming Pools and Natatoriums
- Retractable Gym Seating (movable bleachers)
- Permanent (non-retractable) Gym Spectator Seating
- New/Replacement Seating Areas in an Auditorium

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	1A	Meets basic educational program requirements	3	3	3	3	1	
3	1B	Provides Central Gathering Space	0	0	3	3	0	
3	1C	Separation from Pool Building	1	3	3	3	0	
3	1D	Travel Distances	1	3	3	3	1	
3	1E	Ramps	1	2	3	3	0	
3	1F	ADA Accessibility	2	3	3	3	0	
3	1G	Outdoor Space	3	3	2	2	3	
3	1H	Security (Access Points to Building)	2	2	3	3	2	
3	1I	Modern educational spaces appropriate for future learning (Having the resources and tools)	2	2	3	3	1	
3	1J	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					
	A1	B1	D3	D4	REPAIR	Remarks
RANK	4	3	1	2	5	
COST ANALYSIS	A1	B1	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 A1 & B1)	-$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% *Reimbursement Rate for Renovate-as-New or New Construction if less expensive (applies to Option D3 - School Only)*

24.17% *Reimbursement Rate for New Construction*

16.07% *Central Office Reimbursed at half the rate for schools, Renovate-as-New (Options A1, B1)*

12.09% *Central Office Reimbursed at half the rate for schools, New Construction (Options D3, D4)*

Potential Bonus Reimbursement	A1	B1	D3	D4	REPAIR	Remarks
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% *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.***

15.00% *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.***

Beecher Infrastructure Upgrade

Building Committee Update

Tri-Board Discussion

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS

CSG
CONSTRUCTION SOLUTIONS GROUP