Woodbridge Board of Education Joint
Meeting with BRS Infrastructure Upgrade
Building Committee
Thursday, February 26, 2026 7:00 PM

South Assembly Room

Agenda

I. **Call to Order**
II. **BIUBC Consent Agenda**
    A. Minutes of BIUBC 1/21/2026
    B. Minutes of BIUBC 2/12/2026
III. **Brief review of BIUBC charge, work and deliverables**
IV. **Discussion of the timeline moving toward both the State of Connecticut Office of Grant Administration school construction grant application and Town referendum.**
    A. Education PAC Introduction
V. **WBOE Education Specification revisions and recommendations; Action as Appropriate**
VI. **BIUBC review of revised building options and recommendations; Action as Appropriate**
VII. **Pre-referendum communications and ongoing work**
    A. Consulting services
VIII. **Adjourn**

BEECHER ROAD SCHOOL INFRASTRUCTURE UPGRADE BUILDING COMMITTEE

Special Meeting

January 21, 2026 6:00 PM ET

Town Hall Meeting Room, 11 Meetinghouse Lane

I. **Discussion began 6:04 PM ET**
   - **a.** Committee Members present: Piascyk, Ramia, Halprin, Madonick (BOS Liaison);
   - **b.** The committee lacked a quorum and therefore no motions were made and no votes were taken.
   - **c.** The committee members present were given an update on the grant application process, debriefed the triboard meeting presentation, and discussed possible next steps.
   - **d.** The committee will formally review this information again at our next meeting.

II. **Meeting adjorned 6:34pm**

Respectfully submitted,

Maria Madonick

BEECHER ROAD SCHOOL INFRASTRUCTURE UPGRADE BUILDING COMMITTEE

Special Meeting

February 12, 2026 7:00 PM ET

Beecher Road School South Assembly Room, 40 Beecher Road

I. **Call to Order 7:01 PM ET by Lynn Piascyk for Jeff Hughes**
   a. **Committee members present: Lynn Piascyk, Teresa Ramia, Kelly Aviles, Justin Rehm, Maria Federico Madonick (BOS Liaison)**
   b. **Administration present: Superintendent Christopher Montini, Director of Finance, Donna Coonan, Principal Lisa Sherman.**

II. **Discussion of committee charge and review of work to date**
   a. The committee reviewed its charge and the goals met with the work that was done and presented at the Tri-Board meeting in September.

III. **Review of the processes and options moving forward for a June 30th 2026 grant application deadline; Action as Appropriate**
   a. The committee discussed the option D3 presented at the Tri-Board meeting as the option with the lowest cost and least disruption to education in the district. Concerns were raised regarding capacity given the since approved housing project and affordable housing goals of the Town as presented in the Affordable Housing Plan and POCD. With the goal of preschool expansion, the question was raised whether the number of preschool classrooms built into the current concept are going to be adequate to support program expansion.
   b. **MOTION: Move that we engage Antinozzi and Associates to scale the square footage of option D3 to the population projections of the 2023 Prowda Enrollment Study, expand the number of preschool classrooms for a total of six preschool classrooms, and provide an updated cost estimation for the additional square footage. (LP/KA; unanimous)**

IV. **Discussion of Action Items and planning; Action as Appropriate**
   a. The committee discussed obtaining recommendations for and proposals from consultants for pre-referendum communications. A subset of the committee with gather information to present to the whole committee.

V. **Discussion of meeting dates; Action as appropriate**
   a. Our next meeting will be held jointly with the Woodbridge Board of Education on **Thursday, 2/26/2026 at 7 PM ET** at Beecher Road School South Assembly Room, 40 Beecher Road. Agenda will be forthcoming.

VI. **Motion to Adjourn 7:28 PM ET (LP/TR; unanimous)**

Respectfully submitted,

Maria Madonick

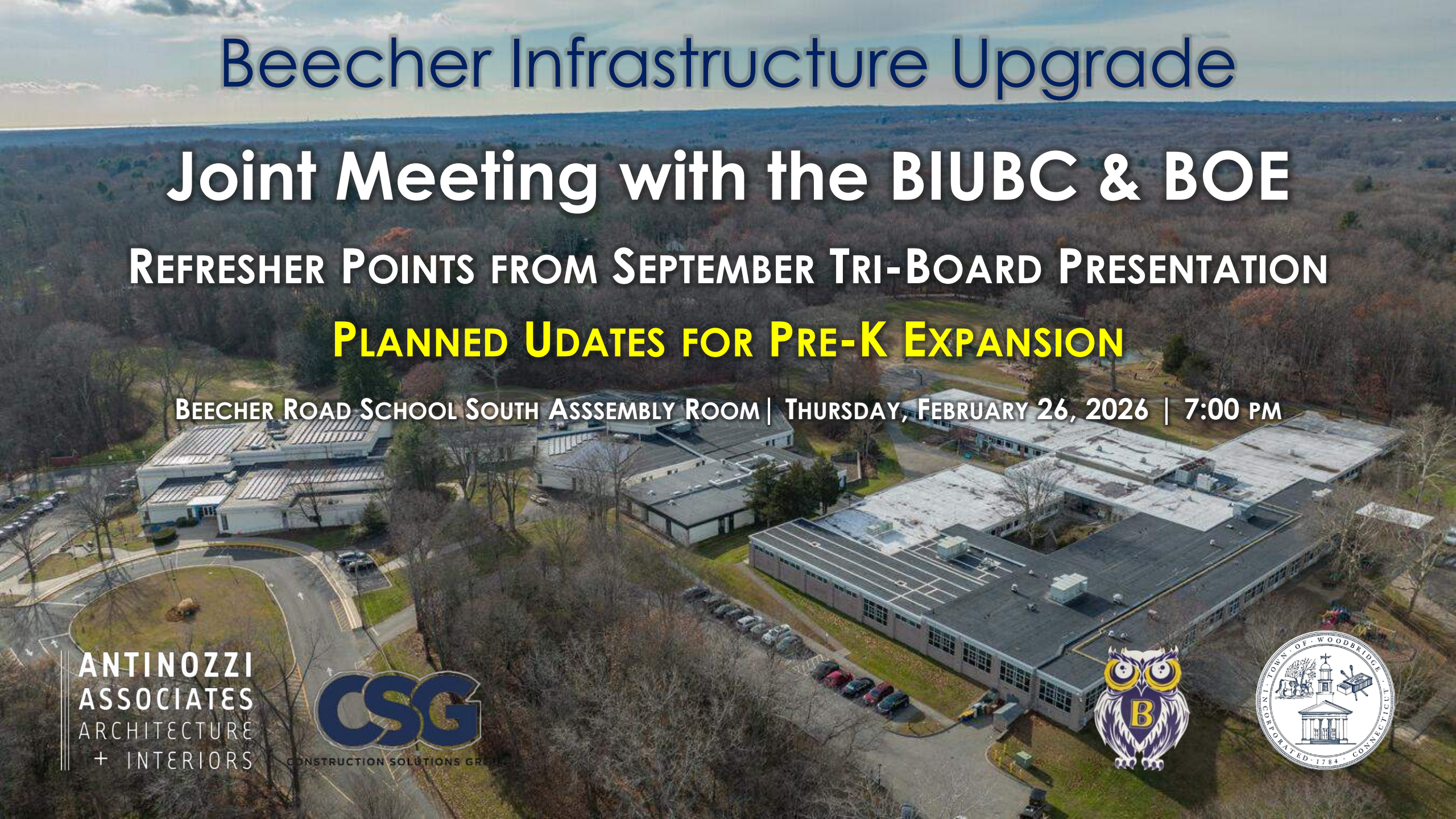
Beecher Infrastructure Upgrade

Joint Meeting with the BIUBC & BOE

Refresher Points from September Tri-Board Presentation

Planned Udates for Pre-K Expansion

Beecher Road School South Asssembly Room | Thursday, February 26, 2026 | 7:00 pm



ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS

CSG CONSTRUCTION SOLUTIONS GROUP

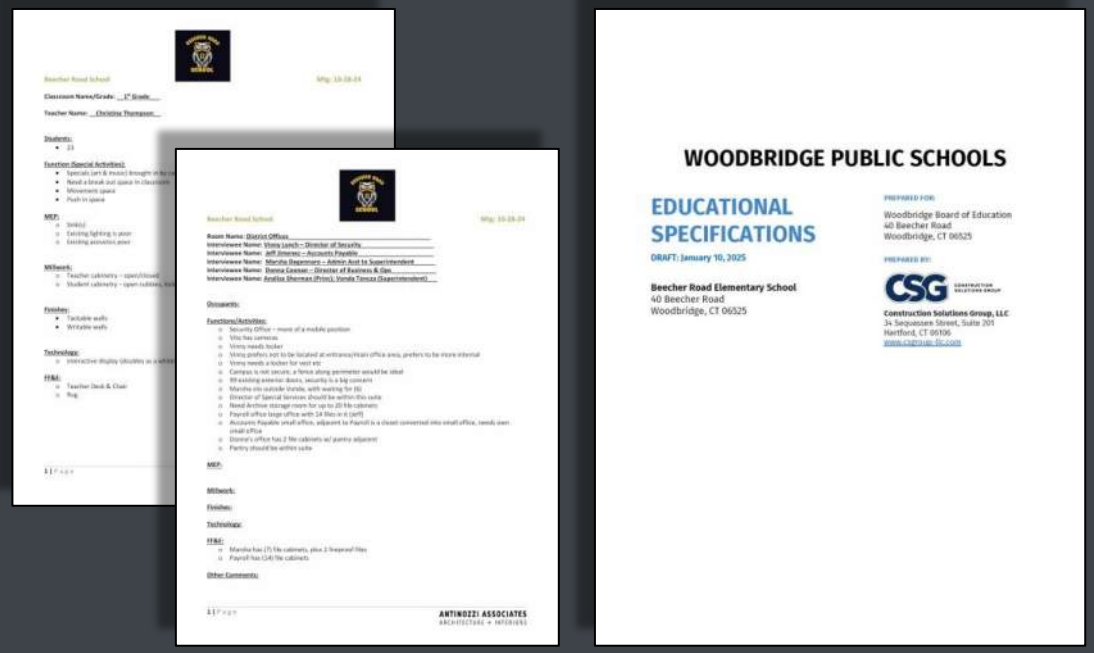
HOW WE GOT HERE
Educational Specifications

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)

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

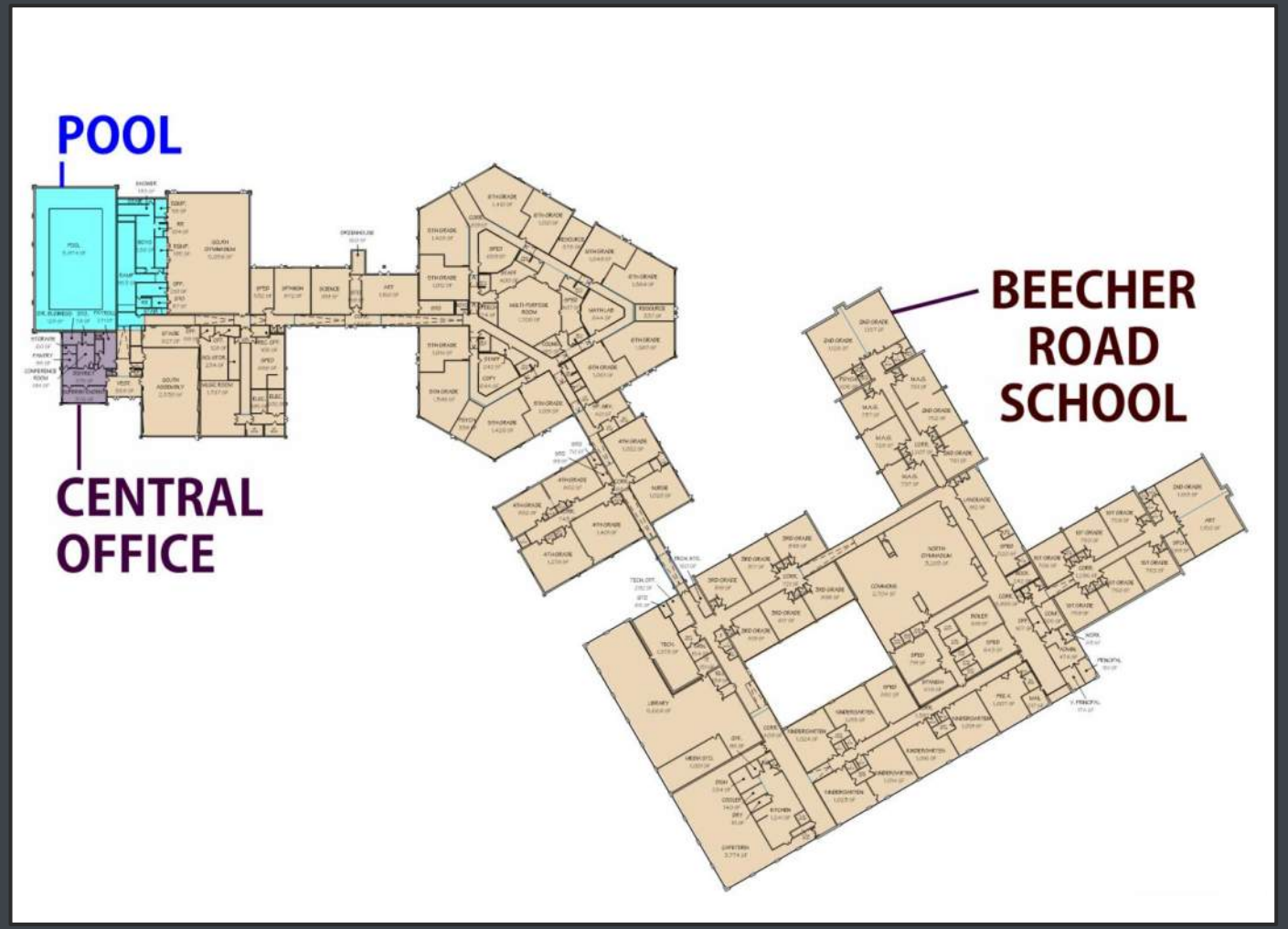
State Maximum Eligible Area:

960 PreK-6 students = 120,037 SF

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

KEY POINTS

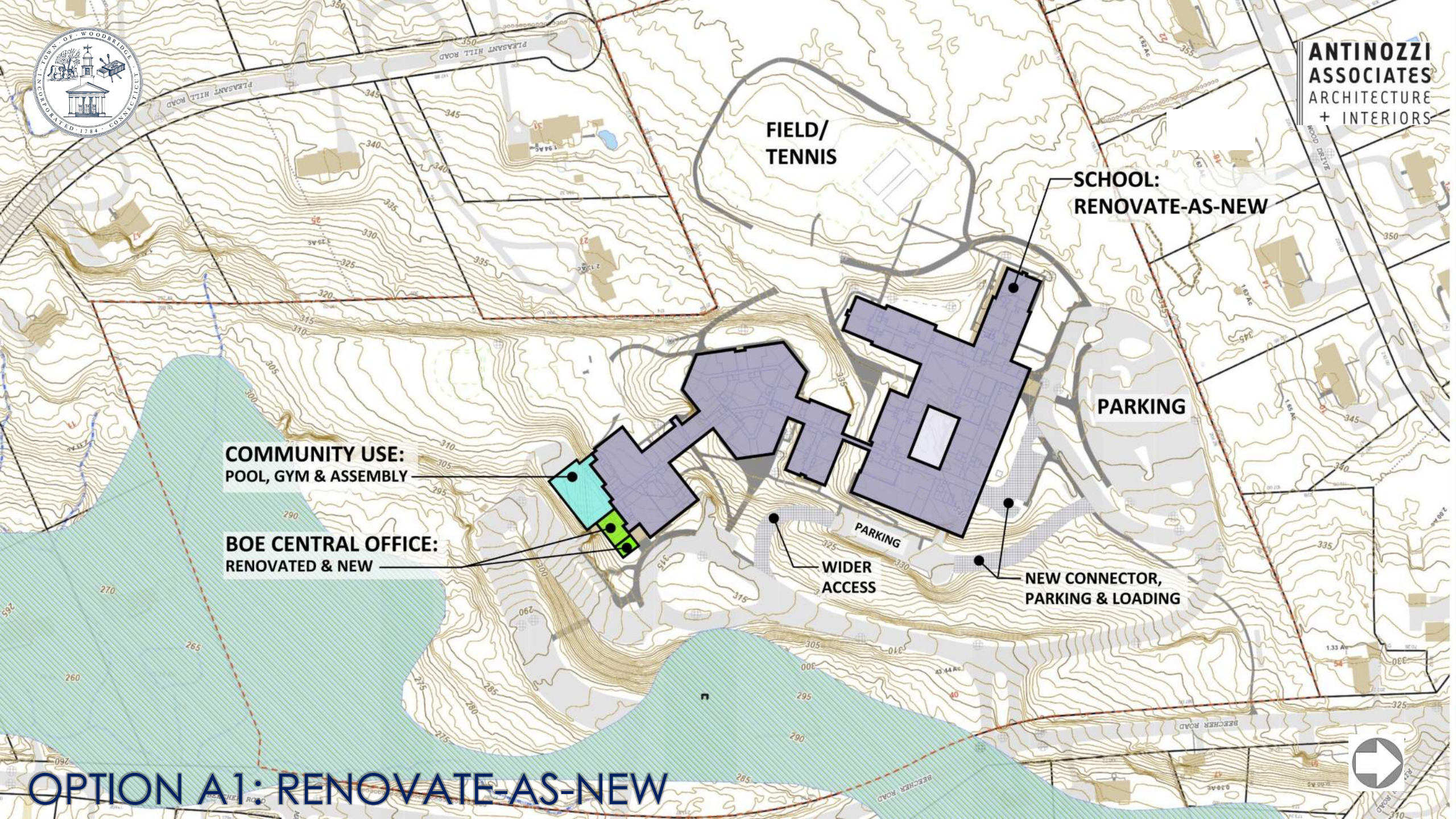
"Right-Size" Spaces

Distribute space to reduce travel

Phasing is key

Target summer areas

Separate pool and locker space



ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS

OPTION A1: RENOVATE-AS-NEW

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS

OPTION A1: RENOVATE-AS-NEW

D3

New Building
(Outside Existing Building Footprint)

More efficient

Meets Space Standard

Faster, Less Disruption to School

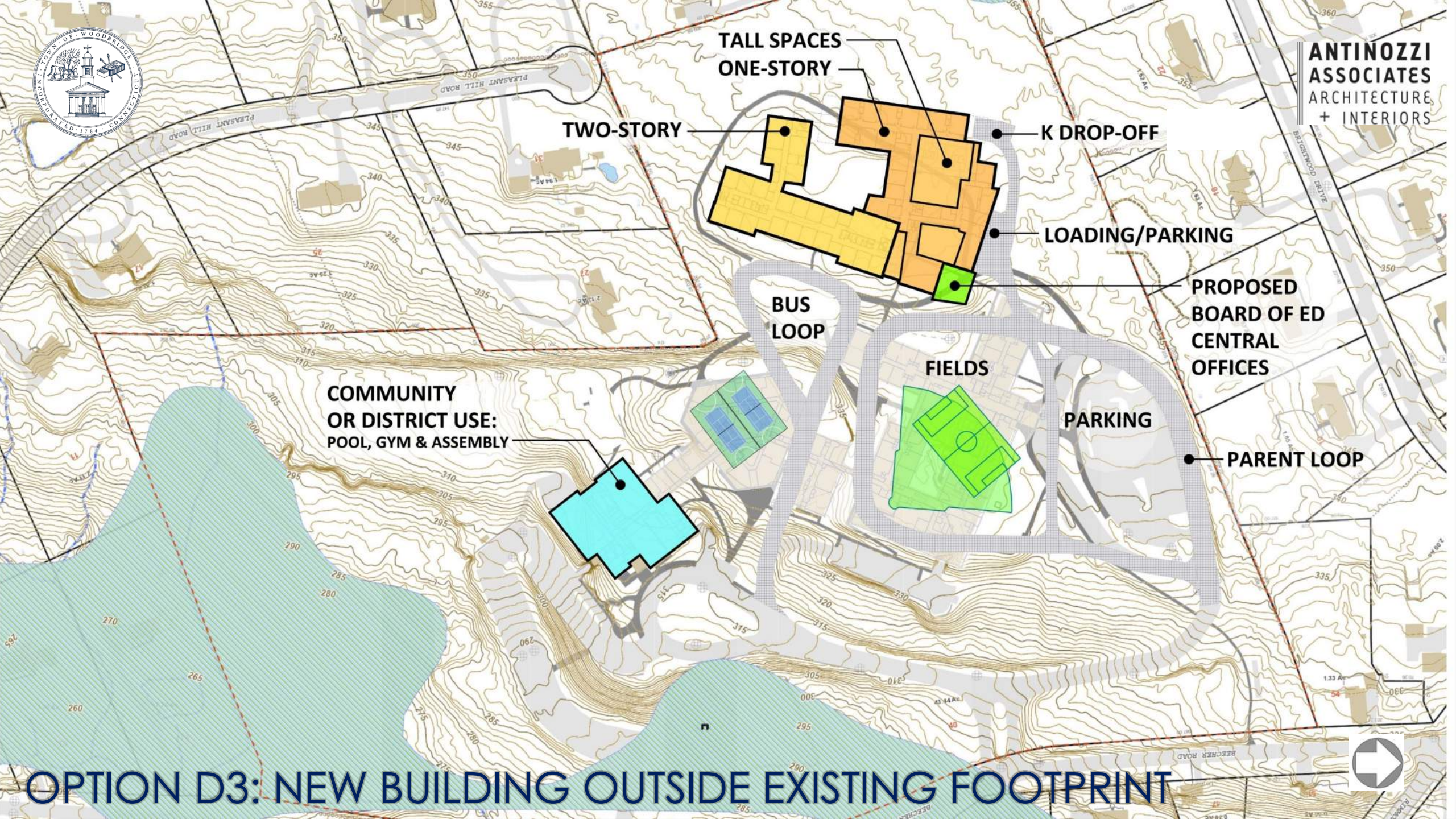
KEY POINTS

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)

ANTINOZZI ASSOCIATES
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

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

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: 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		$/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 : TO BE UPDATED FOR EXPANSION

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: **UPDATE FOR PRE-K**

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

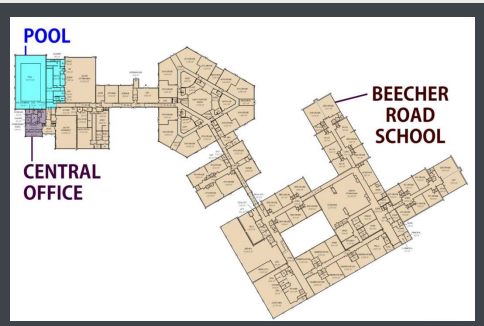
Pool & Lockers = 11,767 SF

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

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)

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
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.***

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

NEXT STEPS

Formal Recommendation of Selected Option

PLACEHOLDER TEXT FOR MOTION

NEXT STEPS

Requirements for June 30 Grant Application

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]

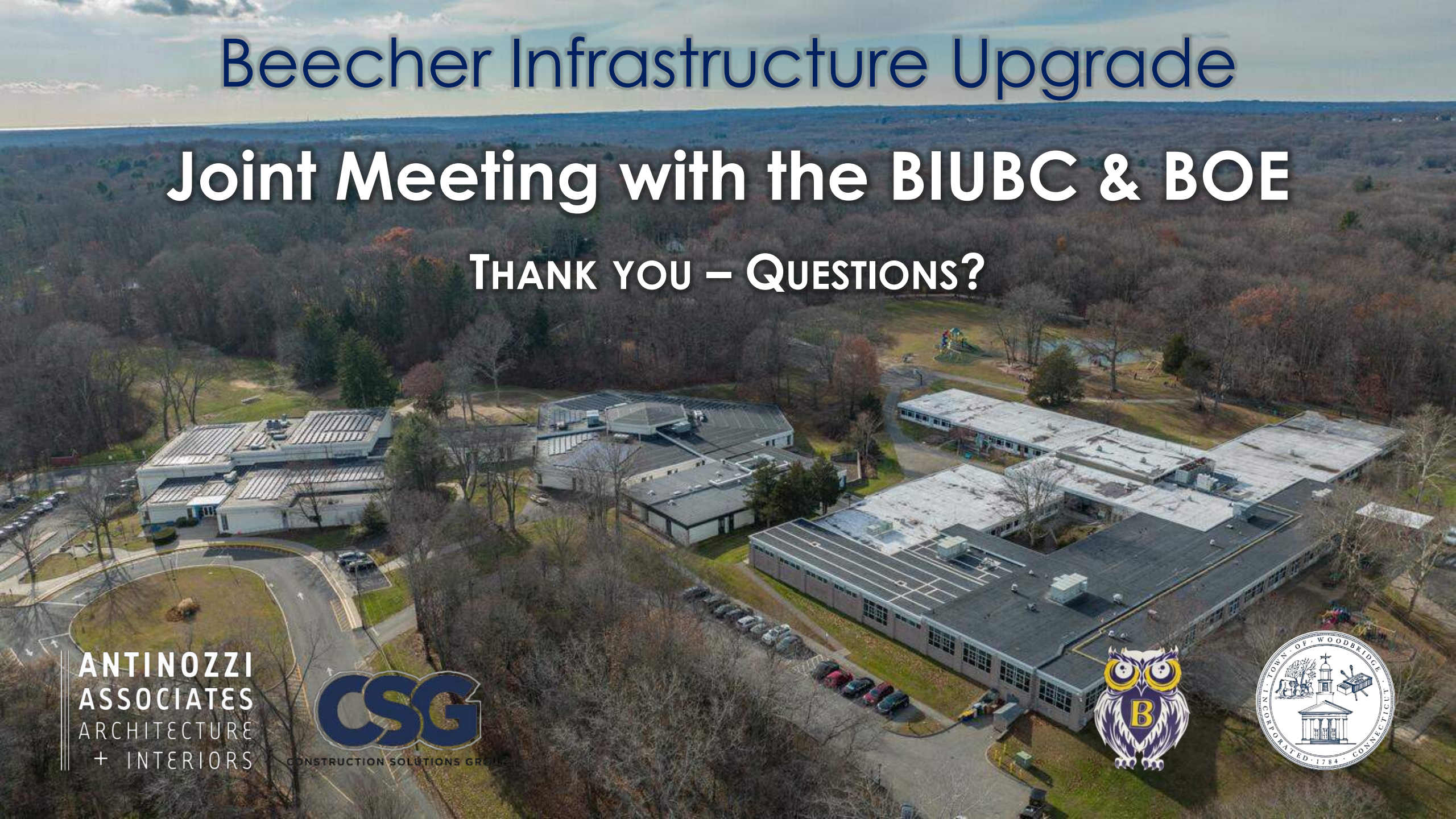
3. RESOLVED, that the Board of Selectpersons hereby authorizes at least the preparation of schematic drawings and outline specifications for the new construction school project at Beecher Road School, pending a referendum on [date]

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?



ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS

CSG CONSTRUCTION SOLUTIONS GROUP

REVISED 2.26.2026

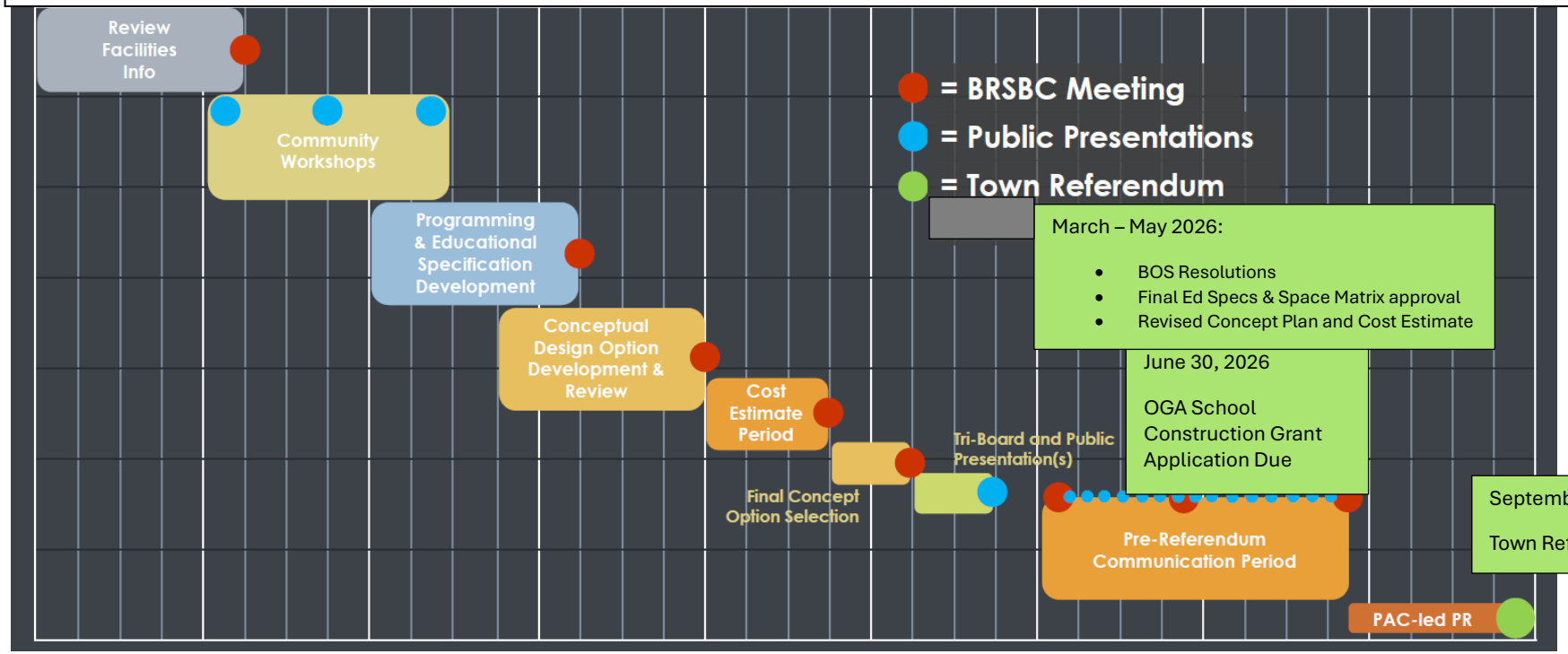
BIUBC & WBOE SPECIAL MEETING

BEECHER ROAD SCHOOL

Study Process Proposed Schedule (Fall Program/Ed Spec Start)

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS

Summer 2024 | Fall 2024- Spring 2025 ----------→ | Summer 2025 | Sept 2025 | Spring/ Summer 2026----------→ | September 2026



Please see my proposed edits to the educational specifications on page 37 (last page) under the added heading of “Bonuses”

Bonuses

The project will be seeking the following bonuses:

- Public Act No. 25-174 Section 142 (e) (1) Expansion of early childhood – 15%
- Public Act No. 25-174 Section 142 (e) (2) Creation of in-district special education services
- November Special Session Public Act No. 25-1 Section 46 (l) Reimbursement increase for local and regional boards of education complying with housing growth plans

In addition, I do want to review the ed-spec’s to the most recent space matrix to insure they are in alignment especially with the added Pre-K rooms. I will work with Lisa Yates on this to make sure I am utilizing the most recent space matrix.

Thank you,

James P. Giuliano

President

CSG CONSTRUCTION SOLUTIONS GROUP

Construction Solutions Group, LLC

34 Sequassen Street, Suite 201 · Hartford, CT 06106

860-452-6752 office · 860-306-7134 mobile

jimg@csgroup-llc.com · www.csgroup-llc.com

ITEM		DESCRIPTION	APPLIES TO OPTION A1	B1	D3	D4	REMARKS
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	Includes minimal work required for portions of the facility to remain for potential Town use.
		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	Separate cost required for Grant
		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	Includes minimal work required for portions of the facility to remain for potential Town use.
		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	Separate cost required for Grant
		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***	
DIVISION 1: GENERAL CONDITIONS							
1.1	Building Areas: School Only	School: Renovate-as-New Building Area, Net (NSF)	134,014	80,677	-	-	
		School: New Building Area, Net (NSF)	-	45,796	120,137	120,137	
		School: Total Building Area, Net (NSF)	**134,014**	**126,473**	**120,137**	**120,137**	Estimates shall all note total NSF for State Grant
		School: Whole-Building Demolition Area, Gross (GSF)	-	36,055	125,277	91,574	Gross areas do not include entrance canopies. Cost estimator may modify gross areas based on takeoffs.
		School: Renovate-as-New Building Area, Gross (GSF)	148,797	82,592	-	-	
		School: New Building Area, Gross (GSF)	-	47,860	124,563	125,219	
		School: Total Building Area, Gross (GSF)	**148,797**	**130,452**	**124,563**	**125,219**	
	Building Areas: Central Office Only	Central Office: Renovate-as-New Building Area, Net (NSF)	1,830	3,091	-	-	
		Central Office: New Building Area, Net (NSF)	895	-	3,114	3,011	
		Central Office: Total Building Area, Net (NSF)	**2,725**	**3,091**	**3,114**	**3,011**	Estimates shall all note total NSF for State Grant
		Central Office: Renovate-as-New Building Area, Gross (GSF)	2,106	3,382	-	-	Gross areas do not include entrance canopies. Cost estimator may modify gross areas based on takeoffs.
		Central Office: New Building Area, Gross (GSF)	998	-	3,280	3,300	
		Central Office: Total Building Area, Gross (GSF)	**3,104**	**3,382**	**3,280**	**3,300**	
	Area Remaining for Community Use	Pool and other Building Areas schedule to remain for Community Use, Gross (GSF)	11,568	37,194	37,194	70,897	Work to these areas is minimal. Refer to Building Demolition item 2.2.
	Existing Area	Existing Gross Area for Entire Facility				162,471	

ITEM		DESCRIPTION	APPLIES TO OPTION A1	B1	D3	D4	REMARKS
1.2	Zoning	40 Beecher Road and all abutting properties are located in Residence A District, "Low Density Residential with a minimum gross lot size of 65,000 sq. ft. This District covers approximately 90% of the Town of Woodbridge. Schools appear to be allowed in District A by Special Exception. While wetlands exist onsite as shown in blue, there are no FEMA flood zones on this property. The front lot line is along Beecher Road, the rear lot line is furthest from the front (near Old Barnabas Road). All other lot lines are considered "side." Bulk requirements include: Maximum Building Coverage: 15% (43.44 acres ~ 1,892,246 sf x 0.15 = 283,837 sf max.) Minimum Front Setback: 75 feet Minimum Side and Rear Setbacks: 25 feet Maximum Height (stories) 2 1/2	YES	YES	YES	YES	
1.3	Phasing	Renovate-as-New Option A1 will be performed in phases, both for sitework and for work in the building, in a fully occupied facility. Work will proceed wing by wing. Include accommodation of occupant relocation as required. Multiple enabling phases are also anticipated for utility work and MEP/FP systems.	YES	N/A	N/A	N/A	
		Addition/Renovation Option B1 will be performed in phases, both for sitework and for work in the building, in a fully occupied facility. After initial enabling work, new construction will proceed in areas which do not overlap the existing footprint first. Subesquent phases include renovate-as-new work in sections, and building demolition / new construction at the northwest wings. Include accommodation of occupant relocation as required. Multiple enabling phases are also anticipated for utility work and MEP/FP systems.	N/A	YES	NA	NA	
		New Construction Option D3 places a new building completely outside the footprint of the existing facility. After intial enabling work, construction of the new building will occur in a single phase, during which time the existing building will remain occupied and operational. School occupants will be transferred to the new building once complete, followed by demolition of major portions of the existing building and sitework.	N/A	N/A	YES	N/A	
		New Construction Option D4 partially overlaps the footprint of the existing facility and will be performed in phases, both for sitework and for work in the building, in a fully occupied facility. After initial enabling work, new construction will proceed at the north parking lot and adjacent areas which do not overlap the existing footprint first. Subesquently, demolition / new construction will proceed wing by wing. Include accommodation of occupant relocation as required, including outfitting of southern portions of the building (future community space) as swing space. Multiple enabling phases are also anticipated for utility work and MEP/FP systems.	N/A	N/A	N/A	YES	
1.4	Sustainability	Connecticut High Performance Building Standards will be followed.	YES	YES	YES	YES	Update for new requirements and in relationship to the strong desire for sustainable infrastructure in the Town of Woodbridge.

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
1.5	Security	The project will be coordinated with District leadership security goals. The school must also comply with school safety infrastructure criteria as determined by the Connecticut School Building Projects Advisory Council. Per Connecticut General Statutes: ***§ 10-292r.*** *School safety infrastructure criteria. (a) The School Building Projects Advisory Council, established pursuant to section 10-292q, shall periodically review and update, as necessary, school safety infrastructure criteria for school building projects awarded grants pursuant to this chapter and the school security infrastructure competitive grant program, pursuant to section 84 of public act 13-3*. Such school safety infrastructure criteria shall conform to industry standards for school building safety infrastructure and shall address areas including, but not be limited to, (1) entryways to school buildings and classrooms, such as, reinforcement of entryways, ballistic glass, solid core doors, double door access, computer-controlled electronic locks, remote locks on all entrance and exits and buzzer systems, (2) the use of cameras throughout the school building and at all entrances and exits, including the use of closed-circuit television monitoring, (3) penetration resistant vestibules, and (4) other security infrastructure improvements and devices as they become industry standards.*	YES	YES	YES	YES	See Division 28 for Video Surveillance and Access Control requirements.
1.6	Acoustics	Per Connecticut State Building Code, for new construction the building must comply with ANSI A117.1 Section 808, "Enhanced Acoustics for Classrooms." Reverberation time will be limited in accordance with this standard, and wall partitions shall have STC ratings as needed to keep classroom ambient sound levels from sources outside the classroom to 35 dBA and 55 dBC. All wall partitions separating spaces shall extend to the deck above. All spaces are considered to have acoustic separation. Acoustical finishes and treatments will be used as needed throughout the school's interior. Courtyard windows will be equipped with laminated glass to reduce noise from courtyard play areas.	YES	YES	YES	YES	
1.7	Existing Assembly Space (A1 ONLY)	Completely refurbish stage at existing assembly space. Refinish wood stage, provide new manual stage curtains, lighting and rigging. Provide new sound system, projector and screen.	YES	N/A	N/A	N/A	
1.8	Stage Platform at Gymnasium	All options except A1 will include an 8" stage platform at one of the Gym. Platform will be wood to match Gym floor, will include stair and ramp access, lighting, and a sound system. No curtains.	N/A	YES	YES	YES	
1.9	Work Estimated Separately for Committee Consideration	Provide separate totals for the School, the District Central Office, and the area remaining for Community Use.	YES	YES	YES	YES	
		Sprinker Fire Pump, Generator and Alternate to be provided as an Alternate.	YES	YES	YES	YES	
		Rooftop Solar Photovoltaic (PV) Panel System to be provided as an Alternate.	YES	YES	YES	YES	
		Consider cost of saving existing PV System for reuse on new roof systems.	YES	YES	YES	YES	Does not apply at areas to remain for Community Use, since PV systems can remain operational in these areas.
		Repaving of South Parking Area (extending south from the driveway loop at the existing Central Office / Pool wing) to be provided as an Alternate.	YES	YES	YES	YES	

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
DIVISION 2: EXISTING ENVIRONMENTAL & DEMOLITION							
2.1	Hazardous Materials Abatement	Hazardous material investigation is outside the scope of this study. It is assumed that hazardous materials such as encapsulated asbestos exist within portions of the building constructed prior to 1994. An allowance should be carried for hazardous materials abatement.	YES	YES	YES	YES	
2.2	Building Demolition	All options except A1 Renovate-as-new require complete removal of portions of the existing school building. Existing portions of the facility to remain that have been impacted by adjacent demolition will be made whole, with utilities and MEP/FP work as required to maintain independent operation. Voids in exterior shell construction left from adjacent demolition receive new exterior walls similar to new construction, with 15% allocated for windows and egress doors.	N/A	YES	YES	YES	
2.2	Selective Demolition & Renovated Spaces	Demolition in renovated areas will strip the building down to structure and masonry or stud walls to remain. All discontinued and abandoned systems, including but not limited to HVAC, plumbing, and all types of high- and low-voltage wiring, shall be completely removed from renovated areas. All holes and previous penetrations shall be sealed. Wall partitions shall be extended to deck if needed for room separation. All areas of staining or indication of previous water damage shall be investigated and repaired. Cutting and patching shall be performed as required to maintain continuity of interior and exterior building elements and finishes.	YES	YES	N/A	N/A	
		Removal of concrete mechanical deck at east third of 1970s-era triangular wing is required. This is an intermediate mechanical deck below the roof level. See also floor infill to remove ramps in this area.	YES	YES	N/A	N/A	
DIVISION 3: CONCRETE							
3.1	Soils	Geotechnical investigation is outside the scope of this study. For the purposes of this narrative, a preliminary soil bearing capacity of 3 ksf has been assumed. Consider potential for encountering ledge.	YES	YES	YES	YES	MHAI to confirm
3.2	Foundations	New foundations consist of 16" thick reinforced concrete walls with 8" brick shelves below masonry walls. Apply 2" rigid foundation insulation at perimeter, 2'-0" horizontally & vertically. Foundation walls sit on continuous 3'-0" wide x 1'-0" thick spread wall footings. Use 4,500 psi concrete for foundation walls and footings. Place footings exposed to frost 3'-6" minimum below grade. Assumed wall reinforcing is #5@16"o.c. vertical with matching footing dowels and #4@12"o.c. horizontal with (2)-#5 continuous horizontal bars top and bottom. Longitudinal footing reinforcing shall be (3)-#5 continuous. All wall reinforcing shall have Class "B" laps at splices and corner bars. New exterior columns will be supported on reinforced concrete piers supported on reinforced concrete spread footings. Interior columns will be supported on isolated reinforced concrete piers and isolated reinforced concrete spread footings.	YES (Central Office addition only)	YES (Consider retaining wall at elevation change near elevator, yet to be designed)	YES	YES	MHAI to confirm
		Provide fully waterproofed elevator pit extending five feet below lowest level.	N/A	YES	YES	YES	
		Underpinning may be required for work adjacent to the existing building.	N/A	YES	N/A	N/A	
3.3	Slabs-on-grade	Interior slabs-on-grade at additions consist of 5-inch-thick normal weight concrete with topically applied penetrating colloidal silica concrete treatment, reinforced with WWF 6x6-W2.9xW2.6 supported on continuous steel wire chairs. Set over 20 mil Class A vapor barrier over compacted processed aggregate. Sawcut control joints each direction at approximately 20 feet.	YES (Central Office addition only)	YES	YES	YES	
		Trenching of existing slabs for new work is anticipated. Assume trenching and replacement of 40% of existing slabs.	YES	YES	N/A	N/A	
		Provide new 4-foot square radon collection pits below new concrete slabs. Provide quantity as noted for each option.	SIX	FOUR	TWO	TWO	

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
3.4	Elevated composite slabs on deck	Assume 3.25" lightweight concrete floor slab (3,500 psi) on a 2 inch, 20 gage galvanized composite metal floor deck (total slab depth = 5.25") reinforced with 6x6-W2.9xW2x.9 welded wire fabric supported on continuous steel wire chairs. The concrete for the supported slabs shall also have a moisture vapor reducing admixture.	N/A	YES	YES	YES	Consider use of normal-weight concrete (possibly at greater thickness or psi) depending on lightweight concrete cost and availability.
DIVISION 4: MASONRY							
4.1	CMU	New interior walls in corridors, elevator, cafeteria and service areas shall be 8-inch CMU, painted.	YES	YES	YES	YES	
		Exterior backup walls at new cafeteria, gymnasiums, and service spaces shall be 8-inch reinforced CMU.	YES	YES	YES	YES	
4.2	Brick veneer cavity wall systems	Refer to Division 7 for general approach to existing exterior walls based on year constructed. Approximately 50% of exterior wall cladding (at new exterior walls and existing walls built prior to 1996) will consist of: Brick veneer w/ lateral reinforcing at 16-inches, horizontally & vertically; air space; 3-inch rigid cavity insulation; fluid-applied air infiltration barrier applied to backup wall construction. Refer to Division 7 for rainscreen cladding assembly at the other 50%.	YES	YES	YES	YES	
DIVISION 5: METALS							
5.1	Structural Steel	Structural steel frame and bracing at new construction: Assume structure tonnage of 11 lbs/square foot. Lateral loads to be addressed via concentric steel braced frames and intermediate reinforced masonry shear walls. See Division 3 for supported floor slabs.	YES (Central Office addition only)	YES	YES	YES	
5.2	Metal Deck	Typical roof decks at new construction: 20 gage, 1.5 inch galvanized metal roof deck. Provide acoustical deck at Gymnasium spaces. Refer to Division 3 for elevated composite slabs on deck. Roof decks at new construction will pitch at 1/4-inch per foot where feasible for roof slopes.	YES (Central Office addition only)	YES	YES	YES	
5.3	CFMF	Provide cold-formed metal framing (CFMF) at exterior backup walls not noted to be CMU.	YES (Central Office addition & new infill only)	YES	YES	YES	
5.4	Loose Lintels	Galvanized steel lintels shall be provided at new exterior wall openings.	YES	YES	YES	YES	
5.5	Metal Pan Stairs, Railings and Guards	New interior stairways shall consist of miscellaneous steel channels, angles and tubular steel 2-inch concrete filled metal pans and risers; 1-1/2-inch square posts/top & bottom rails; 3/4-inch square pickets or 1-inch heavy-gauge steel mesh; 1-1/2-inch round steel handrails, both sides. Paint exposed steel.	N/A	YES	YES	YES	
		Provide painted railings for all ramps.	YES	YES	N/A	N/A	
		Provide color-galvanized railing systems for exterior ramps and stairs.	YES	YES	YES	YES	
DIVISION 6: WOOD & PLASTIC							
6.1	Rough Carpentry	Rooftop equipment bases and support curbs; pressure-treated and fire-retardant.	YES	YES	YES	YES	
		Wood blocking, cants and nailers. Pressure-treated and fire-retardant when used outside building envelope.	YES	YES	YES	YES	
		Plywood backing panels for electrical.	YES	YES	YES	YES	
6.2	Interior Millwork	Provide custom casework at Main Office front desk, Nurse Suite front desk, and at Media Center circulation desk. Consider solid surfacing countertops, caps and accents. Consider wood veneer casework.	YES	YES	YES	YES	
6.3	Window Sills	Provide solid surfacing sill and apron at all window openings.	YES	YES	YES	YES	

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
DIVISION 7: BUILDING ENVELOPE							
7.1	Exterior Walls: New Construction	New construction: Backup shall be 6" CFMF with 5/8" exterior gypsum sheathing. Provide 4 inches closed-cell sprayfoam inside cavity. Note 8" CMU backup locations defined in Division 4. Fluid-applied air and vapor barrier to be applied to outside face of sheathing or CMU, followed by 3 inches of rigid insulation. 50% of wall area shall be faced with brick veneer over air space as described in Division 4. Provide rainscreen assembly at remaining 50%: Consider pre-engineered thermally broken subgirt system by Knight Wall Systems using MOVEKLIP and PANELRAIL components. Depending on cost and availability consider one of the following for rainscreen cladding: Ultra High Performance Concrete (UHPC) rainscreen panel system by Envel or similar, Format Series, textures as selected from manufacturer's stock mold types. Terracotta rainscreen panel system by Telling North America or similar, Argeton, Tampa profile (smooth). Assume parapets at typical construction. For overhangs and parapets above curtainwall, consider insulated metal panel soffits and fascia, Kingspan or similar, QuadCore KS Series Profile, smooth, non-embossed finish, 3 inches thick. Window openings are shown diagrammatially on most plans; assume 6-ft square punched window openings, typical. Consider curtainwall at major spaces such as the front entrance, media center, and cafeteria. Together, window openings comprise around 15% of new construction wall areas.	YES (Central Office addition & new infill only)	YES	YES	YES	
7.2	Exterior Walls: 1997 Wing	1997 Wing: Existing facades are in relatively good condition, with split-faced CMU cladding. Masonry cladding will be cleaned; assume 15% repointing. Assume replacement of upper soffit/parapet to accommodate higher roof elevation (caused by new insulation thickness at roof) using insulated metal panels as described for new construction. All windows will be replaced per Division 8. Provide for enlargement of clerestory windows; assume new sills will be 3'-4" lower than existing.	YES	YES	N/A	N/A	
7.3	Exterior Walls: 1970 & 1994 Wings	1970 & 1994 Wings: Exterior facades are CMU cladding, in fair condition; existing window and door openings will require rework for new layouts. Provide new window and door openings equal to 15% of façade, assuming typical classroom windows at 6 feet square. Existing exterior block walls shall be structurally repaired as needed, cleaned, prepared and used as the backup for a new cladding assembly as described above for new construction. Existing soffits/parapets are in poor condition and will be replaced using insulated metal panels as described for new construction.	YES	YES	N/A	N/A	
7.4	Exterior Walls: 1960 & 1964 Wings	1960 & 1964 Wings - Exterior Walls: Long walls of these wings consist of a recently refurbished metal panel and window/door assembly set between fieldstone piers. The shorter end walls of these wings are exposed painted concrete masonry. The metal panel assembly shall be replaced to address removal of door openings at each classroom and new HVAC. Preserve stonework piers and construct new 3'-4" high CFMF infill stem walls (match new construction with rainscreen panels) below new window assembly. End walls are in similar condition to 1970 facades; exterior block walls shall be structurally repaired as needed, cleaned, prepared and used as the backup for a new cladding assembly as described above for new construction. End walls do not require new window openings. Existing soffits/parapets are in poor condition and will be replaced using insulated metal panels as described for new construction.	YES	YES (Courtyard wall)	N/A	N/A	
7.5	Waterproofing	Provide blind-side and post-applied sheet waterproofing system at elevator pit and at spaces with foundation walls (Option B1 split-level area).	N/A	YES	YES	YES	

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
7.6	Metal Equipment Screens	Provide perforated metal-panel roof screens on galvanized steel posts at 2 to 3 sides of all major rooftop equipment locations. Consider Epic Metals Corporation, EST Profile, pre-finished ribbed and perforated system.	YES	YES	YES	YES	
7.7	Roof Systems	All roofing assemblies shall be new. Assemblies at existing construction shall be removed down to deck. New assembly shall consist of 1/2-inch substrate board, minumum 6-inches of polyisocyanurate insulation with tapered insulation as needed to obtain roof slopes of at least 1/4-inch per foot, 1/2" cover board, and fully adhered, 60-mil black EPDM. Provide flashings as required. Provide fascia/coping compatible with insulated metal panel soffits/parapets.	YES	YES	YES	YES	
7.8	Fire Walls	Maintain 2-hour fire walls at existing construction or as needed between new and existing construction.	YES	YES	N/A	N/A	At Option B1 we anticipate a combination of fireproofing in new and heavily renovated areas, combined with fire walls in key areas, to meet Code requirements for Construction Types IIA and IIB.
7.9	Spray Fireproofing	Spray fireproofing of structure to achieve 2-hour fire rating	N/A	YES	YES	YES	
DIVISION 8: OPENINGS							
8.1	General	Refer to Division 7 Exterior Wall descriptions for window areas expressed as a percentage of the wall.	YES	YES	YES	YES	
		All doors and windows will be replaced in renovation options.	YES	YES	N/A	N/A	
		Exterior doors from classrooms will be eliminated and replaced with new window assmblies.	YES	YES	N/A	N/A	
		Courtyard windows will be equipped with laminated glass to reduce noise from courtyard play areas.	YES	YES	YES	YES	
		Windows within 8 ft of ground shall be entry resistant (School Guard Glass SG4 or equivalent).	YES	YES	YES	YES	
8.2	Exterior Punched Openings	6 ft x 6 ft - Fixed, thermally broken aluminum frame storefront assemblies with 1-inch insulating glass, Solarban 70. EFCO Corporation 2” x 4-1/2” Series 403 T, Thermal Storefront Framing system.	YES	YES	YES	YES	
8.3	Exterior Storefront and Entrances	Thermally broken aluminum storefront with 1" security glazing - EFCO Corporation 2” x 6 1/2” Series 406 T, Thermal Storefront Framing system. Bottom 6 ft of glazing at main entry vestibule shall be break resistant (School Guard Glass SG5 or equivalent) at interior and exterior portions of vestibule.	YES	YES	YES (Also - provide clerestory at north side of cafeteria)	YES	
8.4	Curtainwall	Consider EFCO Corporation; 5600 series, 2-1/2-inch aluminum frame curtain wall, 8-inch depth, 1-inch insulated glass.	N/A	YES (Stairways)	YES (Stairways, Media Center)	YES (Stairways, corridors at courtyard)	
8.5	Exterior Doors (FRP)	FRP doors in aluminum frames, typical at all exterior doors except main entrance vestibules and CW or storefront assemblies.	YES	YES	YES	YES	
8.6	Overhead	Provide 12 ft. x 10 ft. insulated metal coiling overhead door with manual chain and motorized operation at Receiving.	YES	YES	YES	YES	
8.7	Interior Storefront	Consider at Main Office, Gym Offices, and within Media Center: EFCO Corporation 1-3/4” x 4-1/2” Series 402 NT, Non-Thermal Storefront Framing system, tempered glass (SG4 at Main Office and Front Vestibule). Consider sidelites and flush wood doors.	YES	YES	YES	YES	
8.8	Interior Doors and Frames	Flush wood door in HM frame with 3" x 33" sidelite and "Shelter Shutter" (consider at $70 each). Provide 1-hour rated doors at Stairways.	YES	YES	YES	YES	

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
8.9	Hardware	Provide card readers at entrances, elevator, main office, corridor access, and other major spaces. Assume magnetic hold-opens releasing on lockdown for assembly spaces including Assembly, Gymnasiums and Cafeteria. Mortise locks typical at most classrooms and smaller-sized rooms. Panic devices typical for all larger spaces, corridors, and corridor/stair exits. Provide automatic door operators at main entrance inner and outer vestibule door.	YES	YES	YES	YES	
DIVISION 9: FINISHES							
9.1	General	Assume new finishes throughout renovated areas. Masonry walls in good condition scheduled to remain will be repainted. Existing framed walls will receive new drywall. Provide new ceilings and flooring throughout.	YES	YES	YES	YES	
9.2	Non-structural framing and drywall	Typical wall partitions (not including masonry corridor and service area walls described in Division 4) will be framed drywall (5/8" Type X and as noted). Use abuse-resistant drywall in exposed areas within 8 feet of finished floor. Partitions separating spaces shall typically be 3 5/8" metal stud with acoustic batt insulation, extending to deck with penetrations acoustically sealed, and shall have (2) layers of drywall on one side and (1) layer on the other for acoustics. Toilet room wet walls will receive floor-to-ceiling ceramic tile; use tile backer.	YES	YES	YES	YES	
9.3	Ceilings	Typical ceiling system: 2'-0" x 2'-0" tegular pads, 15/16" grid. Allow 5% for gyp. bd. soffits. Consider Armstrong Ultima High NRC in typical locations; Ultima Health Zone at kitchen areas.	YES	YES	YES	YES	
		Provide allowance for specialty accent ceilings at 50% of cafeteria dining area, media center, and main lobby. Consider Armstrong Wood Grille Ceiling Panels.	YES	YES	YES	YES	
9.4	Flooring	Gymnasium and Auxiliary Gymnasium: Sprung maple athletic flooring assemblies; include specialty line markings and stain; 4" vented rubber base.	YES	YES	YES	YES	Assume stage platform in one of the Gyms for all options except A1, which has a separate assembly space with stage.
		Toilet Rooms and Main Lobby: Large format (12" x 24") porcelain tile.	YES	YES	YES	YES	
		Typical flooring at classrooms and most learning spaces: Luxury vinyl tile, Tarkett or similar, multiple colors/patterns. 4" rubber base.	YES	YES	YES	YES	
		Corridor flooring: Patcraft or equal, Commercial Homogenous Sheet, Dryback, Glue Down, with manufacturer's "ExoGuard" finish layer. Multiple colors, cut-in patterns.	YES	YES	YES	YES	
		Stairways: Rubber treads with contrasting nosing strips; Toli Takiron Pathways slip-resistant flooring at landings.	YES	YES	YES	YES	
		Music Rooms: Resilient acoustical sheet flooring; Johnsonite Optima Acoustiflor or similar; multiple colors.	YES	YES	YES	YES	
		Kitchen: Resinous epoxy flooring, cementitious urethane type, Dur-A-Flex Poly-Crete MD.	YES	YES	YES	YES	
		Art Rooms and Art Storage, Kiln: Epoxy Flooring, Sherwin Williams Resurflor with metallic topcoat.	YES	YES	YES	YES	
		Back-of-House: Everclear by Euclid Chemical acrylic cure & seal with one packet of pigment per bucket.	YES	YES	YES	YES	
		Main office, conference rooms, offices and Media Center: Carpet tile; multiple colors and patterns.	YES	YES	YES	YES	
9.5	Wallcoverings	Provide allowance for custom wallcovering accents. Assume 1000 sf total throughout the entire project.	YES	YES	YES	YES	
9.6	Acoustic Panels	Provide PET acoustical panels at 10% of walls at Gymasium and Auxiliary Gymnasium. Provide fabric-wrapped acoustical wall panels at 10% of walls in Music Rooms. Provide allowance for specialty acoustical panels at ceilings and walls of Cafeteria Dining and Media Center (assume 10% of walls and 5% of ceilings).	YES	YES	YES	YES	

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
9.7	Painting	Paint all exposed drywall, exposed ceilings, structure, etc. Assume epoxy paint at Kitchen, toilet rooms, and service spaces.	YES	YES	YES	YES	
DIVISION 10: SPECIALTIES							
10.1	Visual Display Surfaces	Typical Classrooms, including Specials: (2) 4'h x 6'l marker boards in anodized frames with tray; (4) 4'h x 6'l tack boards with color impregnated cork and anodized aluminum frame. Smaller teaching spaces to recieve two of each. Offices to receive one of each.	YES	YES	YES	YES	
		Typical Classoooms to receive 20LF tack strips and map rail. Smaller classrooms to receive 10LF of same. Provide tack strips at 30% of corridor walls.	YES	YES	YES	YES	
		Consider (10) recessed display cases in lobby and corridor locations: 390 Series Large Door Display Cases by Claridge.	YES	YES	YES	YES	
10.2	Signage	Assume typical panel signage throughout. Provide for dimensional character signage: 12" stainless steel BEECHER ROAD SCHOOL identification in two exterior locations; assume 6" stainless steel characters at interior (consider 100 characters for pricing). Provide 30" x 48" cast bronze dedication plaque.	YES	YES	YES	YES	
10.3	Toilet Partitions & Accessories	At all multi-stall toilet rooms: Graffiti resistant HDPE toilet partions, floor mounted, overhead braced. Grab bars for ADA toilet. Mirrors, TP Dispensers, Soap Dispensers.	YES	YES	YES	YES	
		At single toilet rooms: Grab bars for ADA toilet. Mirror, TP Dispenser, Soap Dispenser.	YES	YES	YES	YES	
10.4	Cubicle Curtains	Provide cubicle curtains and track for two beds at Nurse Suite.	YES	YES	YES	YES	
10.5	Fire Protection, AEDs, First Aid	Provide fire extinguishers and fire blankets in recessed cabinets at 10 locations.	YES	YES	YES	YES	
		Provide AEDs and First Aid Kits in surface mounted cabinets at 6 locations.	YES	YES	YES	YES	
10.6	Lockers	Provide staff lockers: Fully welded vented metal lockers and base, 12" x 12", double-tier, lockable, sloped top. Provide for: 8 units (16 lockers) at Receiving 8 units (16 lockers) at Kitchen 16 units (32 lockers) at Staff Dining	YES	YES	YES	YES	
		At Pre-K through 3rd Grade classrooms: Provide 12" x 12" open metal cubbies, fully welded with rounded corners, and base, inside each classroom (consider 24 lockers in each classroom - 648 total). Provide with plastic laminate tops (by Millworker).	YES	YES	YES	YES	
		At corridors near 4th-6th Grade classrooms, proviide 12" x 12" fully welded vented metal lockers and base, single-tier, lockable, sloped top. Consider 24 lockers for each classroom - 480 total.	YES	YES	YES	YES	
DIVISION 11: EQUIPMENT							
11.1	Appliances	Provide refrigerator (bottom freezer type) and microwave at Main Office and Staff Dining.	YES	YES	YES	YES	
11.2	Food Service Equipment	New food service equipment shall be provided in the Kitchen and servery to allow for preparation and cooking of meals, including a double servery line, cooking equipment under an NFPA-compliant commercial hood, a dishwashing line, preparation and food storage spaces.	YES	YES	YES	YES	
11.3	Projection Screens	Projector and projector screens will be provided at the cafeteria dining area and at the stage platform.	YES	YES	YES	YES	At Option A1, stage platform refers to the existing stage in the assembly area. At all other options this refers to the stage platform to be located in on of the Gyms.

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
11.4	Gymnasium Equipment	Acoustical hard-side motorized folding partition separating Main Gymnasium from Auxiliary Gymnasium	N/A	N/A	YES	YES	
		Motorized roll-down divider curtain at Main Gymnasium	YES	YES	YES	YES	
		Manual retractable spectator seating, metal framed, plastic seats, 100-person capacity, for Main Gymnasium.	YES	YES	YES	YES	
		Scoreboard at Main Gymnasium, multi-sport type.	YES	YES	YES	YES	
		Lateral climbing wall, 30 LF.	YES	YES	YES	YES	
		Volleyball standards and kit at Main Gymnasium	YES	YES	YES	YES	
		Ceiling-mounted basketball goals, forward fold, adustable goal height: Consider (2) at Main Gymnasium.	YES	YES	YES	YES	
		Wall-mounted basketball goals, adjustable goal height: Consider (4) at Main Gymnasium and (4) at Auxiliary Gymnasium.	YES	YES	YES	YES	
DIVISION 12: FURNISHINGS (FIXED)							
12.1	General	This Division pertains to fixed furnishing provided as part of construction. It is anticipated that loose furniture will be provided throughout, carried under the project's soft costs. Refer to site section (31-32) for exterior furnishings.	YES	YES	YES	YES	
12.2	Casework	Plastic laminate casework with solid surfacing tops shall be provided along one full wall in typical classrooms and as noted in program requirements for individual spaces. Most rooms receive casework on at least one wall. Assume kitchenettes in Main Office and Staff Dining.	YES	YES	YES	YES	
12.3	Window Treatments	New roller shades shall be provided at all openings except high clerestory windows. Shades shall typically be manual; motorized shades will only be used at large openings in assembly spaces. Provide 3% fire-redardant shadecloth, typical.	YES	YES	YES	YES	
12.4	Entrance Flooring Systems	1/4" surface-mounted foot grilles with no recess required: Floormations by Construction Specialties. Provide at all entrance vestibules, at stairways near door to exterior, and at other major points of entry.	YES	YES	YES	YES	
DIVISION 14: ELEVATOR							
14.1	New Elevator	Provide new 3500 lb. capacity MRL electric traction elevator, stretcher-compliant, serving levels indicated.	N/A	YES (two-sided, serving three levels)	YES (single-sided, serving two levels)	YES (single-sided, serving two levels)	
14.2	Existing Elevator Refurbishment	Existing elevator serving the main level and the basement dates to 1997. Provide allowance for elevator refurbishment. Elevator is fully functional but may require updates to ensure serviceability over the 20-year lifespan required by the State for renovate-as-new.	YES	YES	N/A	N/A	

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
DIVISION 21: FIRE PROTECTION (SPRINKLERS)							
21.1	Sprinklers & Fire Pump	The building will be equipped throughout with a sprinkler system in conformance with NFPA 13, 20 & 24. A fire pump with generator backup will be provided if existing water pressure is insufficient. A new 8-inch water service for fire suppression is required to be brought in from the street.	YES, existing service pipe from street to remain. New piping, equipment, devices and sprinklers throughout.	YES, existing service pipe from street to remain. New piping, equipment, devices and sprinklers throughout.	YES, new 8" fire service from street. New piping, equipment, devices and sprinklers throughout.	YES, new 8" fire service from street. New piping, equipment, devices and sprinklers throughout.	CES: Confirm size of water service and requirement for new service at Options A1 and B1.
21.2	General	Sprinklers shall be concealed, fully recessed in finished areas with ceilings. Sidewall, standard and extended coverage sprinklers shall be installed where appropriate. Upright sprinklers with protective baskets shall be installed within spaces where sprinklers are subject to damage. Quick response sprinkler heads shall be used in light hazard locations. Sprinklers, unless noted otherwise, shall have a ½" orifice and a 165°F temperature rating. Intermediate temperature classification sprinklers shall be installed within the mechanical room, skylights and other areas, as required by NFPA 13.	YES	YES	YES	YES	
		Inspector's test connections and drains shall be provided at remote areas of the building. Drains shall terminate at the building exterior at a splash block.	YES	YES	YES	YES	
		Wet alarm check valve riser assemblies shall be installed to properly zone the buildings sprinkler system. Each alarm check riser shall be limited to serving a maximum of 52,000 sf.	YES	YES	YES	YES	
		Floor control valve assemblies shall be installed at each floor level in accordance with NFPA 13. Floor control valve assemblies shall consist of a control valve with tamper swtich, flow switch, pressure guage, and test/drain valve.	YES	YES	YES	YES	
		Piping for the sprinkler system shall be steel pipe, ASTM A-53; Schedule 40 carbon steel. Schedule 10 pipe shall be allowed for pipe sizes larger than 1-1/4" diameter when roll grooved mechanical couplings are used. Sprinkler piping shall be installed above ceilings and concealed within chases where applicable.	YES	YES	YES	YES	
		Fittings shall be grooved mechanical fittings: ANSI A21.10 ductile iron; ASTM A47 grade malleable iron. Couplings shall be ASTM A 536 ductile iron or malleable iron housing, EPDM gasket with nuts, bolts, locking pin, locking toggle or lugs to secure roll grooved pipe and fittings.	YES	YES	YES	YES	
DIVISION 22: PLUMBING							
22.1	General	Provide new plumbing system. Plumbing fixtures shall be low flow, energy efficient, and ADA compliant. Each drinking fountain location will include at least one bottle filler. All floor drains shall be self-priming.	YES	YES	YES	YES	
22.2	Grease Waste	Grease waste from the kitchen shall be piped to a direct-buried grease interceptor outside the building. Waste leaving the grease interceptor shall be tied back into the sanitary pipe leaving the building.	N/A	N/A	YES	YES	
		Confirm functionality and capacity of existing grease waste interceptor. System may remain if functional exterior direct-buried type. Provide new grease waste pathways from the kitchen as required.	YES	YES	N/A	N/A	
22.3	Natural Gas	Provide new natural gas meter and feed.	YES	YES	YES	YES	
		Existing domestic water service from street to building to remain.	YES	YES	N/A	N/A	
		Provide new domestic water service from street to building.	N/A	N/A	YES	YES	

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
22.4	Domestic Water	Provide new water service assembly at building entrance consisting of shut-off valves, meter, backflow preventer. Provide all new distribution piping throughout the building. Domestic cold water, domestic hot water, and domestic hot water recirculation piping shall be Type L copper conforming to ASTM B 88. Domestic water piping shall be insulated with rigid molded, noncombustible glass fiber insulation conforming to ASTM C335. Domestic water piping throughout the building shall be installed above ceilings and concealed within walls. PVC jacketing shall be provided on piping in exposed areas.	YES	YES	YES	YES	
22.5	Domestic Hot Water Plant	Provide two (2) new gas-fired storage type water heaters to supply domestic hot water to building plumbing fixtures.	YES	YES	YES	YES	
		Provide new central digital thermostatic mixing valve to limit domestic hot water distribution temperature.	YES	YES	YES	YES	
		Hot water recirculation systems shall be installed to maintain the appropriate temperatures in the domestic hot water system throughout the building. The pump shall be controlled by the BMS system to minimize energy consumption. Hot water recirculation piping shall be installed at the most remote fixture locations to provide adequate hot water within 15 seconds of faucet activation. Balancing valves shall be provided to ensure proper system flow.	YES	YES	YES	YES	
22.6	Sanitary Drainage	Existing below slab underground sanitary mains to remain in place where functional. Provide new below slab sanitary piping as required to serve new plumbing fixtures.	YES	YES	N/A	N/A	
		Provide all new below slab sanitary piping.	N/A	N/A	YES	YES	
		Provide all new above slab sanitary waste and vent piping.	YES	YES	YES	YES	
		New below slab sanitary piping shall be Hub & Spigot service weight cast iron. New above slab sanitary and vent piping shall be Hubless service weight cast iron.	YES	YES	YES	YES	
22.7	Storm Drainage	Existing below slab underground storm mains to remain in place where functional. Provide new below slab storm piping as required to accommodate roof drains and new architectural layout.	YES	YES	N/A	N/A	
		Provide all new below slab storm piping.	N/A	N/A	YES	YES	
		Provide all new above slab storm and secondary storm piping.	YES	YES	YES	YES	
		New below slab storm piping shall be Hub & Spigot service weight cast iron. New above slab storm and secondary storm piping shall be Hubless service weight cast iron. All above ground storm and secondary storm piping shall be insulated with minimum 1/2" insulation to prevent condensation.	YES	YES	YES	YES	
DIVISION 23: HVAC							
23.1	High-Performance	Connecticut High-Performance Building Standards, similar to LEED, will be followed. The design of the building envelope, HVAC, and lighting systems shall be reviewed with UI during design to allow the project to take advantage of potential rebates related to energy efficiency.	YES	YES	YES	YES	
23.2	BMS	A Building Management System (BMS) shall be installed to control the mechanical and selected electrical systems. BMS shall be by the Temperature Control vendor approved by the Owner. The system shall provide temperature control and monitoring for all HVAC systems in the building, shall be programmable for occupied and unoccupied periods, and shall use carbon dioxide sensing to control outside air volume. The BMS shall communicate directly to the district's central system, with off-site alarming capability	YES	YES	YES	YES	

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
23.3	Ventilation	Rooftop DOAS units, DX Cooling, Energy Wheel, Hot Gas Reheat	YES (gas fired heaters) DOAS-1=2500 cfm, DOAS-2=4500 cfm, DOAS-3=3500 cfm, DOAS-4=3000 cfm, DOAS-5=3300 cfm, DOAS-6=9000 cfm, DOAS-7=3200 cfm, DOAS-8=900 cfm	YES (gas fired heaters) DOAS-1=2350 cfm, DOAS-2=4200 cfm, DOAS-3=3200 cfm, DOAS-4=2800 cfm, DOAS-5=3100 cfm, DOAS-6=8400 cfm, DOAS-7=3000 cfm, DOAS-8=850 cfm	YES (gas fired heaters) DOAS-1=2200 cfm, DOAS-2=4000 cfm, DOAS-3=3000 cfm, DOAS-4=2700 cfm, DOAS-5=3000 cfm, DOAS-6=8100 cfm, DOAS-7=2900 cfm, DOAS-8=800 cfm	YES (gas fired heaters) DOAS-1=2200 cfm, DOAS-2=4000 cfm, DOAS-3=3000 cfm, DOAS-4=2700 cfm, DOAS-5=3000 cfm, DOAS-6=8100 cfm, DOAS-7=2900 cfm, DOAS-8=800 cfm	
23.4	VRF	Variable refrigerant flow system, ceiling cassette based in most locations.	YES (6 CU's at 20 Tons, 1 CU at 25 Tons, 1 CU at 12 Tons)	YES (6 CU's at 20 Tons, 1 CU at 12 Tons)	YES (5 CU's at 20 Tons, 1 CU at 10 Tons, 1 CU at 12 Tons)	YES (5 CU's at 20 Tons, 1 CU at 10 Tons, 1 CU at 12 Tons)	
23.5	Boilers/Hot Water	For perimeter heating systems	YES	YES	N/A	N/A	
23.6	Gym/Cafe	Packaged Rooftop Heating, Cooling and Ventilation Unit, DX Cooling, Energy Wheel, Hot Gas Reheat	YES (Gym=15 Tons, Aux Gym=9 Tons, Cafe=16 Tons) gas fired heaters	YES (Gym=16 Tons, Aux Gym=8 Tons, Cafe=16 Tons) gas fired heaters	YES (Gym=15 Tons, Aux Gym=10 Tons, Cafe=16 Tons) Heat Pump heating with electric coil	YES (Gym=18 Tons, Aux Gym=10 Tons, Cafe=16 Tons) Heat pump heating with electric coil	
23.7	Assembly/Stage	Packaged Rooftop Heating, Cooling and Ventilation Unit, DX Cooling, Energy Wheel, Hot Gas Reheat	Yes (10 Ton Unit)	N/A	N/A	N/A	
23.8	Kitchen	Kitchen exhaust hood with rooftop exhaust fan. Dishwater rooftop exhaust fan. Welded grease duct.	YES	YES	YES	YES	
23.9	Tel/Data Rooms	Ductless split units, indoor evaporator paired with rooftop condensing unit.	YES	YES	YES	YES	
23.1	Media Center	Packaged Rooftop Heating, Cooling and Ventilation Unit, DX Cooling, Energy Wheel, Hot Gas Reheat	YES (12 Ton, gas fired heat)	YES (12 Ton, gas fired heat)	YES (10 Ton, heat pump with electric coil)	YES (7.5 Ton, heat pump with electric coil)	
23.11	Corridors/Entrances	Cabinet Unit Heaters	YES	YES	YES	YES	
23.12	Central Offices	ERV, VRF Units, Roof mounted Condensing Unit	YES (7 Ton VRF, ERV=250 CFM)	YES (8 Ton VRF, ERV=300 CFM)	YES (8 Ton VRF. ERV=300 CFM)	YES (8 Ton VRF. ERV=300 CFM)	

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
DIVISION 26: ELECTRICAL							
26.1	General	Provide new electrical service capable of meeting the needs of the building and site. Provide a backup generator if a fire pump is required. If a backup generator is not required nor provided, battery backup will be provided for emergency systems via inverters. If a generator is provided, include an automatic transfer switch to allow key systems, such as heating for freeze protection, to function during an extended power outage with the use of a temporary generator. The generator shall also backup IT/security loads, fire alarm, and kitchen freezer/coolers.	YES (2500A 480 V Service, Alternate for 250KW Natural Gas Generator)	YES (2500A 480 V Service, Alternate for 250KW Natural Gas Generator)	YES (3000A 480 V Service, Alternate for 350KW Natural Gas Generator)	YES (3000A 480 V Service, Alternate for 350KW Natural Gas Generator)	
26.2	Electrical Service	A new Utility Pad-Mounted Transformer shall be installed at grade in the project site to support the electrical service. This transformer will step down the voltage to 277/480V, 3 phase. (2) 4" underground schedule 40 PVC conduits with pull lines will be installed from a utility service primary manhole located at the project site. *Where conduits cross roadways, driveways, parking lots, the conduits shall be concrete encased. Wiring within the conduits and final connections for primary electrical service will be provided by the Utility.*	YES	YES	YES	YES	
		A second new Utility Pad-Mounted Transformer shall be provided to support the electrical service for Electric Vehicle Chargers (600Amp). This transformer will step down the voltage to 120/208V, 3-phase.	YES	YES	YES	YES	
26.3	Electrical Distribution Equipment	Provide electrical distribution equipment including step down transformers for complete support of building loads. *Building loads are to be independently monitored by Energy Use Category (as per the latest applicable version of the IECC Table C405.12.2).*	YES	YES	YES	YES	
26.4a	Electrical Distribution Equipment: Main Electrical Room	Main Electrical Room shall contain: • 3,000A, 480/277V main switchboard. Metering will be provided separately for lighting loads, receptacle loads, kitchen loads, and HVAC loads. Switchboard shall include TVSS device and ground fault. • One distribution panel (Lighting) shall be 480/277V, 3PH, 4W, 30-pole, 300amp main circuit breaker type. • One distribution panel (General Receptacle) shall be 208/120V, 3PH, 4W, 30-pole, 1,200amp main circuit breaker type. • One distribution panel (Mechanical Equipment) shall be 480/277V, 3PH, 4W, 30-pole, 1,200amp main circuit breaker type. • One distribution panel (Standby Load) shall be 480/277V, 3PH, 4W, 30-pole, 600amp main circuit breaker type. • One general purpose panelboard (Lighting) shall be 480/277V, 3PH, 4W 42-pole, 100 amp main circuit breaker type. • One general purpose panelboard (Exterior Lighting) shall be 480/277V, 3PH, 4W 42-pole, 100 amp main circuit breaker type. • One general purpose panelboard (Emergency Lighting) shall be 480/277V, 3PH, 4W 30-pole, Fusible Branch with 50Amp main switch (Bussman Quik- spec) type. • One general purpose panelboard (General Receptacle) shall be 208/120V, 3PH, 4W 84-pole, 225 amp main circuit breaker type. • One Transformer shall be 500 KVA dry-type 480/277V to 208/120V, 3-phase, 4-wire step down transformer with harmonic filters. Provide a #6 ground from the transformer to the building steel as required by code. • ATS #2 400Amp, 480Y/277Volt, 3phase- Standby Power load distribution.	YES	YES	YES	YES	

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
26.4b	Electrical Distribution Equipment: Emergency Electrical Room	Emergency Electrical Room shall contain: • ATS #1 150Amp, 480Y/277Volt, 3phase- Life Safety / Emergency Lighting distribution. • One Life Safety distribution panel (Emergency Lighting) shall be 480/277V, 3PH, 4W, 42-pole, Bussman Quik-spec fusible type with 100Amp main switch.	YES	YES	YES	YES	
26.4c	Electrical Distribution Equipment: Main Mechanical Room	Main Mechanical Room shall contain: • One general purpose panelboard (Equipment) shall be 208/120V, 3PH, 4W 30-pole, 200Amp main circuit breaker type. • One general purpose panelboard (Standby Equipment) shall be 208/120V, 3PH, 4W 30-pole, 125 amp main circuit breaker type. • One general purpose panelboard (Equipment) shall be 480/277V, 3PH, 4W 42-pole, 400 amp main circuit breaker type. • One general purpose panelboard (Standby Equipment) shall be 480/277V, 3PH, 4W 42-pole, 200 amp main circuit breaker type. • One Transformers shall be 45 KVA dry-type 480/277V to 208/120V, 3-phase, 4-wire step down transformer. Provide a #6 ground from the transformers to the building steel as required by code. • One Transformers shall be 75 KVA dry-type 480/277V to 208/120V, 3-phase, 4-wire step down transformer. Provide a #6 ground from the transformers to the building steel as required by code.	YES	YES	YES	YES	
26.4d	Electrical Distribution Equipment: Kitchen / Cafeteria	Kitchen / Cafeteria shall contain: • One general purpose panelboard shall be 480/277V, 3PH, 4W 30-pole, 250amp main circuit breaker type. • One general purpose panelboard (Kitchen Equipment/Receptacle) shall be 208/120V, 3PH, 4W 84-pole, 400amp main circuit breaker type. • One Transformer shall be 150 KVA dry-type 480/277V to 208/120V, 3-phase, 4-wire step down transformer with harmonic filters. Provide a #6 ground from the transformer to the building steel as required by code.	YES	YES	YES	YES	
26.4e	Electrical Distribution Equipment: Remote Electrical Room	Remote Electrical Room (typical): • One general purpose panelboard (Lighting) shall be 480/277V, 3PH, 4W 42-pole, 100 amp main circuit breaker type. • One general purpose panelboard (Emergency Lighting) shall be 480/277V, 3PH, 4W 30-pole, Fusible Branch with 50Amp main switch (Bussman Quik- spec) type. • One general purpose panelboard (General Receptacle) shall be 208/120V, 3PH, 4W 84-pole, 225 amp main circuit breaker type with integral transient voltage surge suppression. • One general purpose panelboard (Standby Equipment/Receptacle) shall be 208/120V, 3PH, 4W 42-pole, 125 amp main circuit breaker type. • One general purpose panelboard (Standby Equipment) shall be 480/277V, 3PH, 4W 42-pole, 125 amp main circuit breaker type. • One Transformer shall be 45 KVA dry-type 480/277V to 208/120V, 3-phase, 4-wire step down transformer with harmonic filters. Provide a #6 ground from the transformer to the building steel as required by code. • One general purpose panelboard (Equipment) shall be 208/120V, 3PH, 4W 30-pole, 100Amp main circuit breaker type.	YES	YES	YES	YES	
26.4f	Electrical Distribution Equipment: Gymnasium	Gymnasium: • One general purpose panelboard (Gymnasium receptacles and equipment) shall be 208/120V, 3PH, 4W 24-pole, 100 amp main circuit breaker type with integral transient voltage surge suppression.	YES	YES	YES	YES	

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
26.4g	Electrical Distribution Equipment: IT Rooms	IT Rooms (Typical): • One general purpose panelboard (MDF power) shall be 208/120V, 3PH, 4W 42-pole, 60 amp main circuit breaker type.	YES	YES	YES	YES	
26.5	Alternate Power	o One 150Amp 3pole for ATS #1- Life safety/ Emergency lighting requirements. o One 800Amp 3pole for ATS #2 - Standby load requirements. o One 100Amp 3pole for ATS #3 - Electric driven fire pump.	YES (If fire pump is provided)	YES (If fire pump is provided)	YES (If fire pump is provided)	YES (If fire pump is provided)	
26.6	Lighting	Provide new high-efficiency LED lighting throughout, designed to promote an optimal learning environment, with ample low-glare illumination. Lighting shall use motion sensors and automatic dimming for daylight harvesting. Exterior lighting shall be full-cutoff type.	YES	YES	YES	YES	
26.7	Plug load control	Provide plug load control in required areas as required by the applicable version of the International Energy Conservation Code (IECC). *Power receptacles shall be plug load control type as required by the applicable 2021 version of the International Energy Conservation Code IECC, article C405.11 Automatic receptacle control.*	YES	YES	YES	YES	
26.8	Lightning Protection	The building appears to have an existing lightning protection system which should be expanded to cover the entire building.	YES	YES	N/A	N/A	
		Provide new lightning protection system covering the entire building.	N/A	N/A	YES	YES	
26.9	Rooftop PV System	Provide new rooftop photovoltaic (PV) solar panel system throughout. Provide as an alternate to allow District to consider PPA delivery.	YES	YES	YES	YES	
		Note that existing building is equipped with an extensive photovoltaic (PV) solar panel system. Analyze relative cost to remove and re-use.	YES	YES	YES	YES	
26.10	EV Charging	Provide electric vehicle charging stations (EVCS) in conformance with CT State Law. Confirm percentage of parking spaces to be served (20%). EV charing infrastructure shall consist of service entrance equipment sized at 600A, 120/208V, 3-phase. Equipment shall be located outside and shall include NEMA 3R rated cabinet equipment. EVCS equipment shall be a single pedestal - dual connector, open charge point protocal (OCPP), with cellular connectivity and capabilities to interface with third party payment services.	YES	YES	YES	YES	
26.11	Call for Aid System	In each single occupancy toilet room, an emergency call-for-aid system will be provided. This will consist of a pull string located near the toilet and a combination buzzer/strobe located above the exterior of the door.	YES	YES	YES	YES	
DIVISION 27: COMMUNICATIONS							
27.1	Technology (General)	Since technology systems evolve rapidly, systems installed as part of the technology component will be released after the main building to ensure access to the latest products. All technology will be reviewed with the Office of the Superintendent Cabinet level staff to determine if new should be provided or existing retained, depending on remaining useful life. Interactive displays will be provided as described in the programmatic requirements for individual spaces. A wide-area network (WAN) will be installed, and the building will be networked to the network policy server (NPS). Wireless Access Points (WAPs) will be installed throughout the entire school. The new School may serve as a WAP for the community. Ethernet shall be CAT6 or better, providing 1 GB to desktop and 10GB trunks to all interconnections to all the data closets. Drops in the ceiling for wireless APs should be installed for support of the wireless infrastructure. All assembly areas shall have a minimum of three ceiling/wall mounted drops or wireless APs.	YES	YES	YES	YES	

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
27.2	Public Address System	All options include a new, comprehensive, public address system. The PA system will incorporate internal building communications as well as external communications.	YES	YES	YES	YES	
27.3	Phone System	Provide new VOIP phone system, coordinated with District requirements. Handsets shall be located within all administration areas, conference rooms, mechanical and data rooms, large storage rooms, work areas and within the teaching classrooms mounted at the teacher's desks. All handsets shall be capable to send and receive outside phone calls. The voice system shall interface with the Public Address (PA) system to allow for secured access to the controls of the PA system via any handset.	YES	YES	YES	YES	
27.4	Clocks	Provide new wireless battery-operated clock system and head end, with clocks to be placed in all instructional and support systems.	YES	YES	YES	YES	
27.5	Digital Signage	A digital signage system will be provided throughout the building.	YES	YES	YES	YES	
27.6	Audio Visual	Classroom audiovisual systems shall consist of wall mounted interactive displays, local sound, and assistive listening integration as required by ADA.	YES	YES	YES	YES	
		Conference room(s) audiovisual systems shall consist of wall mounted interactive displays, local sound, microphone(s) and video cameras to allow for video conferencing.	YES	YES	YES	YES	
		Selective offices shall be provided with wall mounted displays with HDMI connectors for screen mirroring/presentation use.	YES	YES	YES	YES	
		Large areas of assembly shall be provided with laser projector equipment, and specialized sound system equipment housed in a dedicated AV rack. Faceplate connections for external media devices using HD-BaseT technology and microphones shall be provided.	YES	YES	YES	YES	
DIVISION 28: ELECTRONIC SAFETY & SECURITY							
28.1	Security: Video Surveillance and Access Control	All options include a comprehensive electronic security system including IP based camera surveillance and storage, intrusion detection, and access control.	YES	YES	YES	YES	
28.2	Fire Detection and Alarm	All options include an addressable, speaker-type fire alarm system in compliance with code requirements and ADA regulations. Voice evacuation shall be provided throughout the building. The system shall be provided with a fire alarm control panel to contact the local fire department. Manual pull stations shall be installed in the egress paths at exterior doors and at entrances to stairwells. Audible and visual signaling devices shall be installed in classrooms, corridors, toilets, cafeteria, gymnasium, etc. Visual-only signaling devices shall be installed in all conference rooms, work rooms, etc.	YES	YES	YES	YES	
28.3	Two-Way Communication System	Provide new emergency two-way communication system on the second floor.	N/A	YES	YES	YES	
28.4	Emergency Responder Radio Coverage System	Provide a an Emergency Responder Radio Coverage System (BDA) capable of enhancing and boosting the emergency responder portable radio frequencies within the building.	N/A	N/A	YES	YES	

ITEM		DESCRIPTION	APPLIES TO OPTION				REMARKS
			A1	B1	D3	D4	
DIVISIONS 31-33: SITE							
31.1	Earthwork, General	Phase 1 Environmental is outside the scope of this Study. Based on the multiple levels and ramps at the existing facility, we believe there is a strong possiblity that ledge exists close to grade in some locations; consider incorporating a robust rock removal allowance.	YES	YES	YES	YES	
31.2	Grading	Grading will be required for all options. Assume some grading for ADA compliance and driveway improvements at Option A1. More grading will be required for Option B new construction, including for a retaining wall at the split level near the elevator. New construction options require the most.	YES	YES	YES	YES	
32.1	Paving in Existing Areas	Existing bituminous paving areas shall be re-paved unless noted otherwise (see alternate for south parking). Additionally, new paving shall be provided where paving is impacted by grading or trenching, where driveways are widened, at drainage detention areas, etc.	YES	YES	YES	YES	
32.2	Sidewalks	Assume new concrete sidewalks within 50 feet of School and Central Office, and also at parking areas serving these facilities. Existing sidewalks include many ramps with non-compliant handrails steep pitches, and non-compliant length. Assume most will be regraded to eliminate the need for handrails; at the most challenging locations (consider 30% of existing ramps) handrails will be required. Sidewalks at new construction options will not include any ramps.	YES	YES	YES	YES	
32.3	Paving, General	Paving, general: Provide new 4" bituminous paving on 10" stone at access roads. Provide 3'" bituminous paving on 8' stone at parking areas with no bus or truck traffic. Provide precast curbs at parking areas and associated driveways.	YES	YES	YES	YES	
32.4	Existing Fields / Tennis	Refurbish existing baseball/softball field at west portion of site, and resurface tennis courts unless new are shown. Softball field shall include option for soccer field overlaid in backfield. Refurbish gravel walking path at west end of site.	YES	YES	N/A	YES	
32.5	New Fields / Tennis	Provide new baseball/softball field with soccer field overlay and tennis courts as shown.	N/A	N/A	YES	N/A	
32.6	Playgrounds	Provide three new playgrounds with poured rubber surfacing and new play equipment. Assume one for ages 2-5, approximately 3000 sf, and two for ages 5-12, approximately 5000 sf each.	YES	YES	YES	YES	
32.7	Site Lighting	Provide new, full-cutoff site lighting throughout the parking lots and along pedestrian ways around and into the buildings.	YES	YES	YES	YES	
32.8	Site Furnishings	Provide allowance for site furnishings, including new benches, waste receptacles and bicycle racks at multiple points around facility and site amenities.	YES	YES	YES	YES	
32.9	Landscaping	Provide landscape enhancements through out site. An allowance should be provided for accent planting around the building and school campus.	YES	YES	YES	YES	
33.1	Utilities and associated trenching/restoration	Trenching and restoration will be required to bring utilities to the building, in most cases from the street. Existing utility entrance points exist at the north corner of the south wing (area accessed by a driveway off the driveway loop) and at the east corner of the north wing (this is the basement area shown on A1 served by the loading access drive). New water, gas and electrical services required from street. Tie-in to existing sanitary lines will be investigated at renovation options; assume new from street at new construction options. Tie-in to existing storm lines will be considered for all options.	YES	YES	YES	YES	
32.2	Drainage	Stormwater drainage improvements required for all options; new drainage required at new construction areas. Assume drainage retention basins will be installed under parking areas. Consider Stormtech MC-4500, two locations, 50 chambers each.	YES	YES	YES	YES	

NO POSTAGE NECESSARY IF MAILED IN THE UNITED STATES

BUSINESS REPLY MAIL
FIRST-CLASS MAIL PERMIT NO. 75 FARMINGTON, CT
POSTAGE WILL BE PAID BY ADDRESSEE

ATTN: FHS BUILDING COMMITTEE
TOWN OF FARMINGTON
1 MONTEITH DR
FARMINGTON CT 06032-9887

Please fold in half here, tape closed, DO NOT STAPLE. Thank you for time!

7. How would you prefer to get your information for the H.S. project? *Please rank 1,2,3 etc. as your preference.*

① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩	Town meetings (Building Committee, Board of Education or Town Council)
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩	School District Newsletter
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩	Social Media, please identify_____
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩	Building committee website
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩	Town website
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩	Town newsletter
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩	Teacher or staff
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩	Newspaper, please identify_____
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩	Word of mouth from friends or neighbors
① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩	Other, Please identify_____

8. How many years have you lived in Farmington?
- ○ Less than 3 years
- ○ 4 to 10 years
- ○ 11 to 20 years
- ○ More than 20 years

9. Do you ○ own or ○ rent your home?

10. Current employment status.
- ○ Work full or part time
- ○ Full and part-time student
- ○ Retired
- ○ Not currently working
- ○ Stay at home parent

11. Do you currently have a child or children that attend Farmington Public Schools?
- ○ Yes, identify grade level ○ No

Grades: ○ Pre-K ○ 3 ○ 6 ○ 9 ○ 12
○ 1 ○ 4 ○ 7 ○ 10
○ 2 ○ 5 ○ 8 ○ 11

Other, please identify:
- ○ Private (Prep or religious)
- ○ Out of district (Trade/technical, magnet, regional)
- ○ Other (tutored, home schooled, etc.)

12. Comments are appreciated:

_____

_____

_____

Town of Farmington
1 Monteith Drive
Farmington, CT 06032

Committee Members

Voting Members

Meghan Guerrera, Chair
Chris Fagan, Town Council Member
Ellen Siuta, Board of Education Chair
Johnny Carrier, Resident
Michael Smith, Resident
Sharon Mazzochi, Resident
Wendy Ku, Resident

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Beth Kintner, Board of Education Liaison
Devon Aldave, Clerk of the Committee
Kathleen Blonski, Town Manager
Kathleen Greider, Superintendent
Kathryn Krajewski, Assistant Town Manager
Sam Kilpatrick, Farmington Public Schools Director of Facilities
Scott Hurwitz, Farmington High School Principal

Contact info:

Please go to **https://fhsbuildingproject.org/contact-us** and fill out form.

FHS Building Committee

JANUARY 2021
PROJECT UPDATE
www.fhsbuildingproject.org

OFFICIAL DOCUMENT OF THE FARMINGTON HIGH SCHOOL BUILDING COMMITTEE

HIGH SCHOOL BUILDING PROJECT OVERVIEW

Dear Farmington Resident,

A new year is upon us, and the Farmington High School Building Committee (FHSBC) wants to update you about the proposed high school project. As with other Connecticut cities and towns, COVID-19 has been disruptive and difficult for our community. Despite the challenges of 2020, our committee has been working diligently to assess and recommend options for the high school.

FHSBC was established by the Farmington Town Council on March 26, 2019. The Committee includes community members, elected officials, and administration and staff members from the Town of Farmington and Farmington Public Schools.

The FHSBC's work is progressing in **two phases**.

Phase I Evaluate conceptual design options from multiple architects to provide the Town Council with the information they need to set the net municipal project cost range and overall project scope.

Status: ***Complete.*** The Farmington Town Council has recommended and approved the option to build a new high school.

Phase 2 Design a comprehensive solution to address the **Board of Education's Statement of Needs** that falls within the net municipal cost range and overall project scope set by Town Council.

Status: ***In process.*** On May 12, 2020, the Town Council placed the FHSBC on pause due to the economic conditions and uncertainties from COVID-19. The Town Council recently removed the FHSBC from pause, which allows us to continue our work in accordance with the committee charge and begin regular communication with Farmington residents.

The last two pages of this newsletter include a brief survey that will help us best inform you about the proposed high school project and the planned referendum date. We appreciate you taking the time to respond to this survey. Please respond by February 8, 2021.

A Special Town Council Meeting will be held in February, where an analysis of the community survey results will be presented to Town Council. During this meeting we anticipate setting a timeframe for the referendum. In the upcoming months, you will receive another newsletter that will report results of the community survey, project timelines, construction cost estimates and tax impact details.

FHSBC wants Farmington residents to have all the information you require to make an informed decision once a referendum date is set. We will continue to reach out to you regularly with updates.

Sincerely,

Meghan Guerrera, Farmington High School Building Committee Chair

Please visit our website, **www.fhsbuildingproject.org** for project information and updates.

Q&A Farmington High School Building Project

1 Why is the high school building committee recommending a new high school?

The Farmington High School Building Committee (FHSBC) evaluated three options from two architectural firms. They included maintaining the current facility, doing major renovation on the current facility, or building a new school. The committee evaluated each option based on the following **criteria:**

- Local, state, and federal requirements
- Programmatic needs
- Consolidation of space
- Building systems
- Site improvements
- Benefits to the community
- Fit and feel for the Town of Farmington

After a rigorous review process, the FHSBC recommended building a new high school, designed by Hartford architectural firm, TSKP Studio, to Town Council. On February 4, 2020, the Town Council unanimously voted to select the TSKP new building option as the project scope and set a new municipal range for the project at $105M to $110M.

The new high school building will include efficient, functional, and flexible learning spaces that meet safety, health local and state regulations.

2 What are the major issues that led the committee to recommend construction of a new high school building?

Accreditation and Accessibility. The New England Association of Schools and Colleges has placed FHS on "warning" status for "serious facility deficiencies, including ADA access, heating and ventilation problems, leaky roof, inadequate science, cafeteria, auditorium, and library and media facilities, and other facility issues that limit educational opportunities for students."

- **Security Compliance.** FHS has already experienced seven additions/renovations before heightened security expectations were a consideration.
- **Sprawling Layout.** FHS is a large, inefficient, mostly one floor facility with too many long and narrow hallways.
- **Educational Programming.** FHS is nearing its capacity to provide 21st century programming and learning spaces that prepare students for the future.
- **Energy Efficiency.** FHS is not energy efficient and is not cost-effective.

3 Did you look at an alternate site for a new high school?

Yes. The Site Evaluation Subcommittee conducted a full review of potential alternate sites in Farmington. After a comprehensive analysis, it was determined that the current municipal site was the only viable option. A detailed analysis is available on **https://fhsbuildingproject.org/.**

4 Does the design of the new building provide safeguards against future pandemics?

While maintaining proper social distancing and wearing face coverings are probably most effective in reducing the risk of exposure to a virus, certain features in the design of buildings can certainly help. The new FHS building will have larger classrooms, wider corridors, easily cleanable surfaces and touchless plumbing fixtures. It will have new ventilation systems, a higher level of air filtration, and the ability to automatically flush air out of the building on a regular basis. Also, the ventilation system will have separate zones that will make it easier to separate different cohorts of students and staff, and to isolate zones in order to prevent cross-contamination.

5 Who are the town officials and committees in charge of the process?

Members of the Town Council, Board of Education, and Farmington High School Building Committee are working collaboratively on the FHS building project. See list of members on page 6.

6 How disruptive will building a new school be for students, teachers, and others?

There will be no disruption to teaching and learning during construction. There will be a fenced off section that will be clearly marked that separates the current high school from the building site.

7 When will the town referendum be held?

We anticipate that the Town Council will determine a referendum time frame in mid-February. Once the Town Council decides on a date, it will be posted on the Town, Board of Education, and FHSBC websites.

8 What are the costs for building a new building, and tax implications for a homeowner?

The Town Council set the net municipal range for this project at $105M to $110M. In the coming months, we will provide project cost estimates and the tax implications for Farmington homeowners.

9 How will a new high school building benefit the community?

High quality schools protect property values. Realtors routinely cite the quality of our school system for promoting home ownership in Farmington. Farmington High School also is home to many recreational and educational programs. Over 150 Adult and Continuing Education classes and more than 125 groups use the school's classrooms, library, cafeteria, gymnasium and auditorium. These classes and group activities generate additional revenue. The new facility will better serve sports and recreation, performing arts, and clubs and organizations in our community.

Farmington High School Building Committee Community Survey

The Farmington High School Building Committee has proposed that a new high school to be built on the current site. This committee has worked on the proposed project since 2019 and believes this is the best building option for the children of Farmington's future growth and success. We also recognize input from the community is vital to support the project. Your feedback will help us with our communication efforts by providing you the facts to make an informed decision when the referendum vote is held. *Note: Due to the disruption of the Coronavirus pandemic, the Farmington Town Council put a pause on this project this past Spring and it is anticipated that they will determine the next steps and a referendum timeframe in the next month.*

This newsletter and survey are being sent to every household in Farmington. You can fill it out as a family or individually, and in that case, make a copy of the survey only and send back per instructions. A follow-up newsletter with the results of the survey and future plans will be sent to every household in March.

Please answer all the questions. It should take under 5 minutes. **Once you finish, fold over and tape it and send back the pre-paid postage survey only section by February 8, 2021.**

Thank You

Please use a **PEN** to fill in circles completely like this: ● not like this: ✓ ⊗ ⊘ **FOR OFFICE USE ONLY Survey #**_____

1. The Farmington High School Building Committee has worked during this year on a course of actions to ensure the project will be designed to meet the educational and programmatic needs of the school district.
   Are you aware of this committee's work?
   ○ Yes ○ No ○ Somewhat

2. **How important is it for you to have current and future information of the project sent to you?**
   ○ Very important ○ Important
   ○ Somewhat important ○ Not important

3. **Are you aware or have read the "Statement of Needs" which outlines the primary reasons for taking action of the Farmington High School building project, and the decision to build new on the existing site?**
   Note: If not, please go to https://fhsbuildingproject.org/statement-of-needs-1
   ○ Yes ○ No ○ Somewhat

4. **Have you been to the Building Committee's website to view the architect's schematic and comments?**
   ○ Yes
   ○ No If not, go to https://fhsbuilding projects.org

5. **We would like to know your priorities for the H.S. Project.**
   Please rank the following factors from 1 (high) to 6 (low)

High priority ←					→ Low priority	
①	②	③	④	⑤	⑥	Current facilities limitations and issues
①	②	③	④	⑤	⑥	Enhancing current educational programming
①	②	③	④	⑤	⑥	Improving the learning environment (classroom)
①	②	③	④	⑤	⑥	Improving the school non-classroom facilities (sports, music, arts, etc.)
①	②	③	④	⑤	⑥	Security and safety (physical and health)
①	②	③	④	⑤	⑥	Flexible and adaptable spaces for community use
①	②	③	④	⑤	⑥	Cost and tax implications
①	②	③	④	⑤	⑥	Other, please identify_____

6. **How are you getting your information for the H.S. project?**
   Please select all that apply.
   ○ Town meetings (Building Committee, Board of Education or Town Council)
   ○ School District Newsletter
   ○ Social Media, please identify_____
   ○ Building committee website
   ○ Town website
   ○ Town newsletter
   ○ Teacher or staff
   ○ Newspaper, please identify
   ○ Word of mouth from friends or neighbors
   ○ Other, Please identify_____

Please visit www.fhsbuildingproject.org or enter zoom links listed below.

CALENDAR OF FHS BUILDING COMMITTEE SCHEDULE

Date	Event	Zoom Link
	MARCH	
March 29, 2021 @ 6:30 P.M.	East Farms Neighborhood Presentation	https://us02web.zoom.us/j/89713306139
March 31, 2021 @ 6:30 P.M.	Noah Wallace Neighborhood Presentation	https://us02web.zoom.us/j/82312713625
	APRIL	
April 1, 2021 @ 12:00 P.M.	Topic Thursday: Side-by-Side Facility Comparison Presentation	https://us02web.zoom.us/j/89437072259
April 5, 2021 @ 10:00 A.M.	Presentation to Senior Community Residents	https://us02web.zoom.us/j/89039098042
April 7, 2021 @ 5:30 P.M.	Communications Subcommittee Meeting	https://us02web.zoom.us/j/85671572635
April 7, 2021 @ 6:30 P.M.	FHS Building Committee Meeting	https://us02web.zoom.us/j/82622463947
April 8, 2021 @ 12:00 P.M.	Topic Thursday: Project Timeline Presentation	https://us02web.zoom.us/j/89437072259
April 15, 2021 @ 12:00 P.M.	Topic Thursday: External Building/ Site Plan Presentation	https://us02web.zoom.us/j/89437072259
April 20, 2021 @ 6:30 P.M.	Union Neighborhood Presentation	https://us02web.zoom.us/j/84714459779
April 21, 2021 @ 9:15 A.M	Communications Subcommittee Meeting	https://us02web.zoom.us/j/81736631902
April 21, 2021 @ 6:30 P.M.	FHS Building Committee Meeting	https://us02web.zoom.us/j/89612929695
April 22, 2021 @ 12:00 P.M.	Topic Thursday: Building Interior Presentation	https://us02web.zoom.us/j/89437072259
April 23, 2021 @ 1:00 P.M.	Presentation to Senior Community	https://us02web.zoom.us/j/88008471303
April 27, 2021 @ 6:30 P.M.	Community Presentation	https://us02web.zoom.us/j/83429911759
April 28, 2021 @ 6:30 P.M.	West District Neighborhood Presentation	https://us02web.zoom.us/j/86334402596
April 29, 2021 @ 12:00 P.M.	Topic Thursday: Project Cost Presentation	https://us02web.zoom.us/j/89437072259
	MAY	
May 4, 2021 @ 6:30 P.M.	Community Presentation	https://us02web.zoom.us/j/83429911759
May 5, 2021 @ 5:30 P.M.	Communications Subcommittee Meeting	https://us02web.zoom.us/j/84599697251
May 5, 2021 @ 6:30 P.M.	FHS Building Committee Meeting	https://us02web.zoom.us/j/89863516146

Town of Farmington
1 Monteith Drive
Farmington, CT 06032

Committee Members

Voting Members

Meghan Guerrera, Chair
Chris Fagan, Town Council Member
Ellen Siuta, Board of Education Chair
Johnny Carrier, Resident
Michael Smith, Resident
Sharon Mazzochi, Resident
Wendy Ku, Resident

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Kathleen Greider, Superintendent
Scott Hurwitz, Farmington High School Principal
Kathryn Krajewski, Assistant Town Manager
Alicia Bowman, Assistant Superintendent of Finance & Operations
Sam Kilpatrick, Farmington Public Schools Director of Facilities
Devon Aldave, Clerk of the Committee

Contact info:

Please go to **https://fhsbuildingproject.org/contact-us** and fill out the form.

FHS Building Committee

MARCH 2021
PROJECT UPDATE

www.fhsbuildingproject.org

OFFICIAL DOCUMENT OF THE FARMINGTON HIGH SCHOOL BUILDING COMMITTEE

HIGH SCHOOL BUILDING PROJECT OVERVIEW

As the Town of Farmington prepares for an early June vote on the new high school, the Farmington High School Building Committee is committed to providing a complete understanding of the value, impact, and cost of this very important community investment. **This newsletter includes:**

- Highlights of the Town's survey results
- Calendar of activities
- Assessment of current high school facility
- Important facts such as enrollment estimates, project costs, and property tax implications

We are committed to comprehensive community engagement through summary and topic specific meetings, newsletters, and website updates. The committee will provide information on the project, but we will also listen and answer questions.

Prior to the June referendum, the Building Committee will:

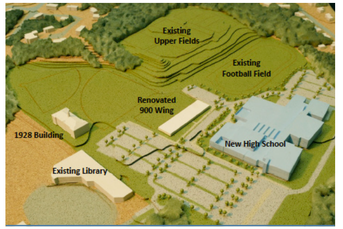
- Present how this new high school will enhance learning for all students
- Explain how the new high school provides a safe and healthy learning environment
- Highlight the benefits the new high school will have beyond the school community

All virtual meetings will be recorded and accessible on our website in a timely fashion.

This information will be accurate and thorough. It will explain why and how the new FHS design was selected and the anticipated next steps after referendum.

Included in this newsletter is a calendar of meetings that are open to all Farmington residents. We ask you to virtually attend the meetings, if possible, and watch the recorded meetings you cannot attend. We encourage everyone to read the newsletters and visit the officially sanctioned factual website, **www.fhsbuildingproject.org**, as your source for information, updates, and anytime you have questions regarding the project.

The FHS Building Committee is grateful for your continued engagement and hope you join us at one of our many upcoming community events.



Status of the 1928 Building

The Farmington Town Council directed the FHS Building Committee not to include the 1928 Building as part of the cost or scope of the proposed new high school project, as a decision on the future of the 1928 Building will be determined at a later date by the Town.

Voting at the Referendum

If you are a Farmington resident, you must be registered in order to vote at the June 2021 referendum. Please go to **farmington-ct.org/departments/registrar-of-voters** to register or check your status.

Summary of the 2021 Findings of the Community Wide Survey

Tall Timbers Marketing of Glastonbury, was retained to conduct a survey for the Farmington High School Building Committee (FHSBC). The survey is part of a communication planning process and is based upon the FHSBC proposed recommendation to build a new high school facility on the current municipal complex. The objective was to find out what information Farmington residents want to have in order to make an informed decision at referendum time. The survey was sent in January 2021 to every household in Farmington. Households had four weeks to respond. To read the total survey findings go to the FHSBC website, **www.fhsbuildingproject.org.**

There were two components of the survey:

- The first was a summary of the quantitative findings.
- The second provided qualitative (anecdotal) comments.

The Statistics:

- The newsletter/survey was sent to 11,600 households (25,422 population in 2020, CERC town profile).
- There were 1,111 responses postmarked by the due date, a 9.8% response rate, which is much higher than average (3% to 5%).
- There is a confidence level of 97% in the responses. This means that even if every household responded, the responses would have been the same level of confidence.
- Respondents 65+ years old self-identified as retired and living in town over 20 years make up 17% of the town population, but were 45% of respondents.
- Over 50% of the respondents are working full or part time.
- 85% of the respondents were aware or have read the Statement of Needs, which outlines the issues with the current high school facility and was the basis for taking action on the decision to build a new high school.

High School Project Priorities to Focus On	
Enhancing Current Educational Programming	**75%**
Current Facilities Limitations	**76%**
Improving the Learning Environment/Facility	**79%**
Security and Safety	**81%**
Cost and Tax	**84%**

Comments on Topics From 180 Respondents	
Coronavirus, Security, ADA, and Safety	**7%**
Questions (timeframe, enrollment, accreditation)	**15%**
Positive Comments About the Project	**19%**
Recommendations and General Comments	**28%**
Cost and Tax	**31%**

Process and Decision for Recommending a New High School Building

The Farmington High School Building Committee (FHSBC) was appointed in May 2019 by the Town Council and is comprised of residents, elected officials, school administration and town staff. They were directed by Town Council to solicit and evaluate conceptual design options from two noted school architectural firms to provide the Town Council with the information required to set the overall project scope and the municipal project cost range. After a 9 month competitive process, FHSBC thoroughly reviewed the conceptual designs from each, which included an option for maintaining the current facility, doing major renovation on the current facility, or building a new school. FHSBC recommended the construction of a new high school as the best solution to address the Board of Education's Statement of Needs. On February 4, 2020, the Town Council unanimously voted to select the new building solution, which will provide a flexible and engaging learning environment for our students and the community.

Estimated Project Cost and Property Tax

The estimated total project cost is approximately $135.6M. The Town Council set a net municipal project maximum of $110M for the project, which will be achieved through reimbursement from the State of Connecticut, estimated at approximately $26.3M. The FHS Building Committee is committed to delivering a project below the net municipal project maximum.

Because of Farmington's ongoing retirement of existing capital projects bonded debt, there will only be five years (Fiscal years 2023 to 2027), the high school project will increase the property tax. For example, a homeowner with an average assessed value of $226,777 (assessment is 70% of the market value of a home worth $324,000), **is estimated to be $466 in total, averaging $93 per year, or under $8 per month**. In the remaining years of the bond(s), there is no incremental increases to taxes due to the high school debt issues, as the required debt service is absorbed by the retirement of old debt.

A home with an average assessed value of $226,777 increase in property tax for the high school bonds is estimated to be $466 in total over a period of five years.

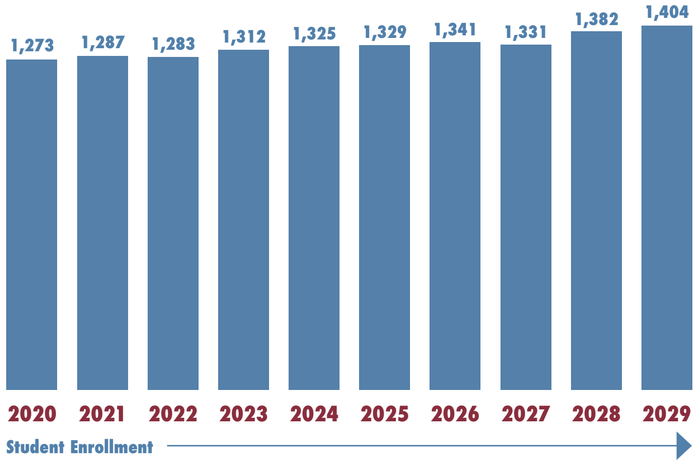
High School Enrollment Projections

In 2019, Farmington Public Schools retained the services of Peter M. Prowda, PhD, an expert in public school enrollment, to do a 10-year projection. Below is a summary of the report related to the projected enrollment at Farmington High School.

Enrollment projections are a valuable planning tool. For budgeting, the numbers can place requested expenditures into a per pupil context. This can inform the public about which expenditures represent continuing expenditures to support on-going programs and expenditures for school improvement and program expansion. They are an essential step in determining the staffing that will be needed in the future. This may facilitate the transfer of teachers from one grade to another or allow the hiring process to start earlier, which can increase the likelihood of attracting the best teachers in the marketplace.

Projections are a critical and required step in planning for school facilities. The State of Connecticut requires an eight-year highest projected enrollment school-based projections as a critical component of determining the size of the project for which reimbursement is eligible. Several factors that influence school enrollment – town population, women of child-bearing age, labor force, housing, grade 9 repeaters, dropouts, non-public enrollment, non-resident enrollment in the Farmington schools, resident enrollment in other public schools and migration.

In 2029 an estimated 1,404 students will be enrolled at Farmington High School, **an increase of 131 students** over the current enrollment, which is a growth of **10%**.



FHS Building Committee

Proposed New Farmington High School

A Place for Enhancing Our Children's Educational & Learning Experience

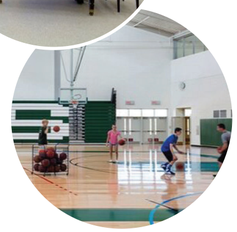
Main Entrance which leads to the large, multi-purpose, atrium serves as the main corridor through the building.

Interior of the building is filled with natural light from skylights and windows above. Ample circulation space will give students comfortable distance to safely pass each other between class periods.

Cafeteria is the "commons", or cafeteria that also serves as the lobby or atrium between the auditorium and the gymnasium.

Auditorium will serve the growing student body in a space that will be fully accessible, with proper lighting and acoustics. There will be more opportunity for community use.

Music will support large and small group assemblies for music practice; will have appropriate acoustic separation from adjacent spaces. Designed with windows for natural lighting, sound-absorptive & reflective wall panels to optimize acoustics, and have additional instrument storage.



Gym The larger gymnasium will provide for physical education, athletic team events, and major assemblies of the student body. It features a sawtooth configuration roof that streams daylight creating a pleasant, uplifting space; is divisible by an overhead curtain; contains retractable seating on both sides. Meets ADA standards.

Project-based collaborative, active, small group, whole group learning communities with adaptable, moveable, multi-purpose furniture

Thinking & Doing hands-on, minds-on, performance-based, maker spaces for creative, technology-enhanced, production-oriented learning

Critique & Feedback work in progress and final products displayed and presented as exemplars of process and product, workshop style learning

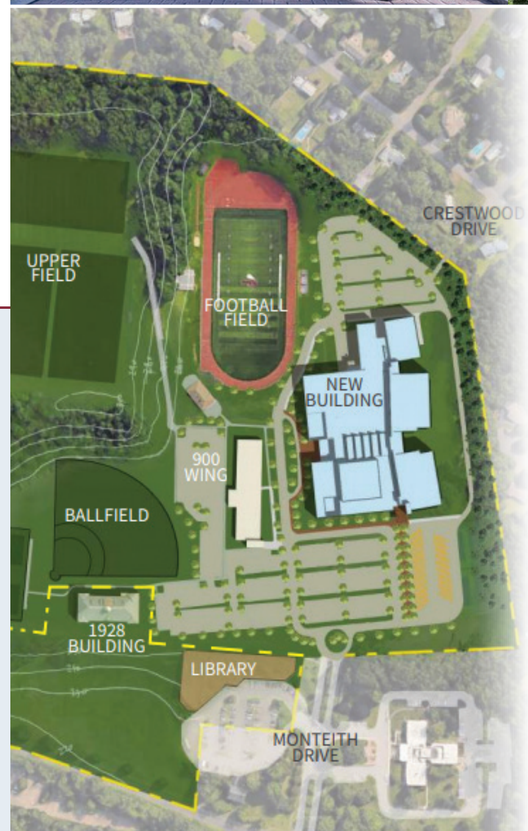
Independence & Interdependence quiet spaces for inquiry, self-direction, reflection, self-discovery AND meeting places for students to interact and spontaneously work together, share ideas

Purpose-driven connections to the local and global community, meaningful, relevant, making an impact, virtual field work, simulations, engaging with experts, service to other

Inclusive & Caring attending to the social and emotional, physical and safety, access and representation for ALL learners, community feel

Preparing our Students to be Global Citizens

This "quiet" side responds to the neighbors' concerns and contains only the classrooms.



Why Build a New High School?

The current facility has reached its limits for providing 21st Century programming and learning spaces that prepare today's leaders to be part of global solutions. The enrollment at FHS is projected to increase by 10% in the next nine years.

It would be costly to renovate the current high school for today's flexible and adaptable teaching methods. It would involve major and costly renovations to bring the current high school up to safety and security standards.

After a careful and thoughtful review by the building committee, under the auspices of our elected Town bodies, it was determined that a new facility be built on the existing high school site.

The new school building and site plan will be a compact, three-story building to be placed on the eastern side of the site, as far as possible from the property line, but with enough distance from the existing building to minimize disruption.

It also conserves a portion of the existing building (the 900 Wing) to be renovated as locker rooms, and central offices for the school district. There will be improved traffic and safety patterns that include making Monteith Drive two lanes for both directions.

The 1928 building will be in use until the construction is complete. Future use will be determined by the Town.

Media Center & Library will be centrally located,will provide space for individual study, small group discussion, and project work activities. Movable furniture can offer opportunities to accommodate evening meetings and presentations.

Breakout Areas will be arranged in clusters as "learning communities" with breakout areas and faculty offices.

Classrooms will allow for more flexible learning spaces. This will make it easier for teachers to reconfigure the classrooms for their different teaching methods.

Science will have bench-centered learning stations with good sight lines to the demonstration table. Ample daylighting reduces the need for artificial lighting, thereby saving energy.

Digital Lab & Maker Space will provide for learning and hands on activities. The project area includes a display of student projects to be seen through glass walls.

Applied Arts will provide clean, safe, and organized workspaces with adequate storage facilities for materials and tools. It will include acoustic separation of spaces, sensible distribution of utilities, ample ventilation with dust filtration, and proper safety features with emergency disconnects.

Estimated Project Cost is approximately $135.6M. The Town Council set a net municipal project maximum of $110M for the project, which the FHS Building Committee is committed to delivering a project below the net municipal project maximum. This will be offset by reimbursement from the State of Connecticut, estimated at approximately $26.3M.

Tax Impact for a Homeowner

Because of Farmington's ongoing retirement of existing capital projects bonded debt, there will only be five years (Fiscal yrs 2023 to 2027), this project will increase the property tax.

For example, the increase for a homeowner with an average assessed value of $226,777 (assessment is 70% of the market value of a home worth $324,000) is estimated to be $466 in total over five years, averaging $93 per year, or under $8 per month.

In the remaining years of the bond(s), there is no incremental increases to taxes due to the high school debt issues, as the required debt service is absorbed by the retirement of old debt.

Estimated Project Timeline	
Town Council Approves Project & Sets Referendum	May 11, 2021
Tentative Referendum Date	June 3, 2021
State Grant Application Submission	June 30, 2021
Design and Approvals	July 2021–July 2022
Bidding and Award	July 2022–September 2022
Phase I Construction of New Building	September 2022–August 2024
Phase II – Renovation of 900 wing & Demo of Remaining Building	June 2024–July 2025
Phase III – Site Work	January 2025–June 2025

To learn more visit: fhsbuildingproject.org

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

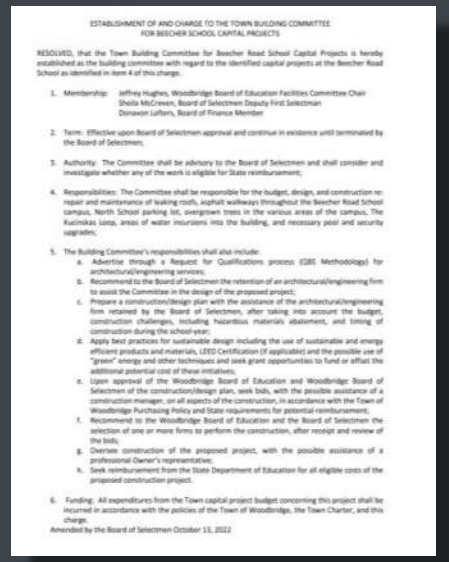
Christopher Montini, *BRS Superintendent*
Donna Coonan, *BRS Dir. of Bus./Ops*
Vito Esparo, *Facilities Manager*

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

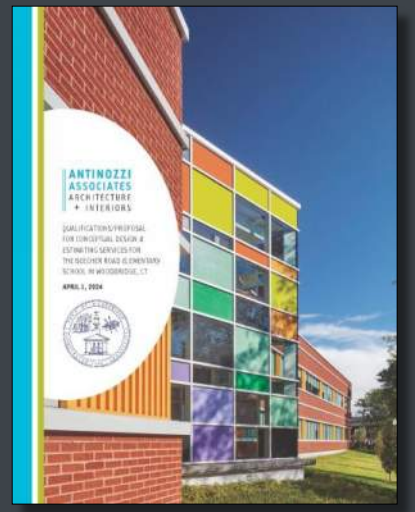
Woodbridge, Connecticut

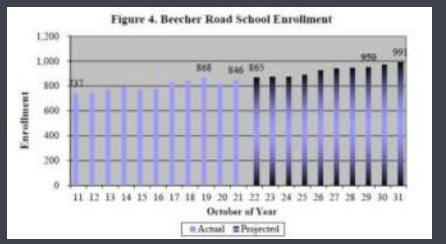
Issue Date:
09/xx/2024

RFI Deadline:
09/xx/2024

Response Due:
09/xx/2024

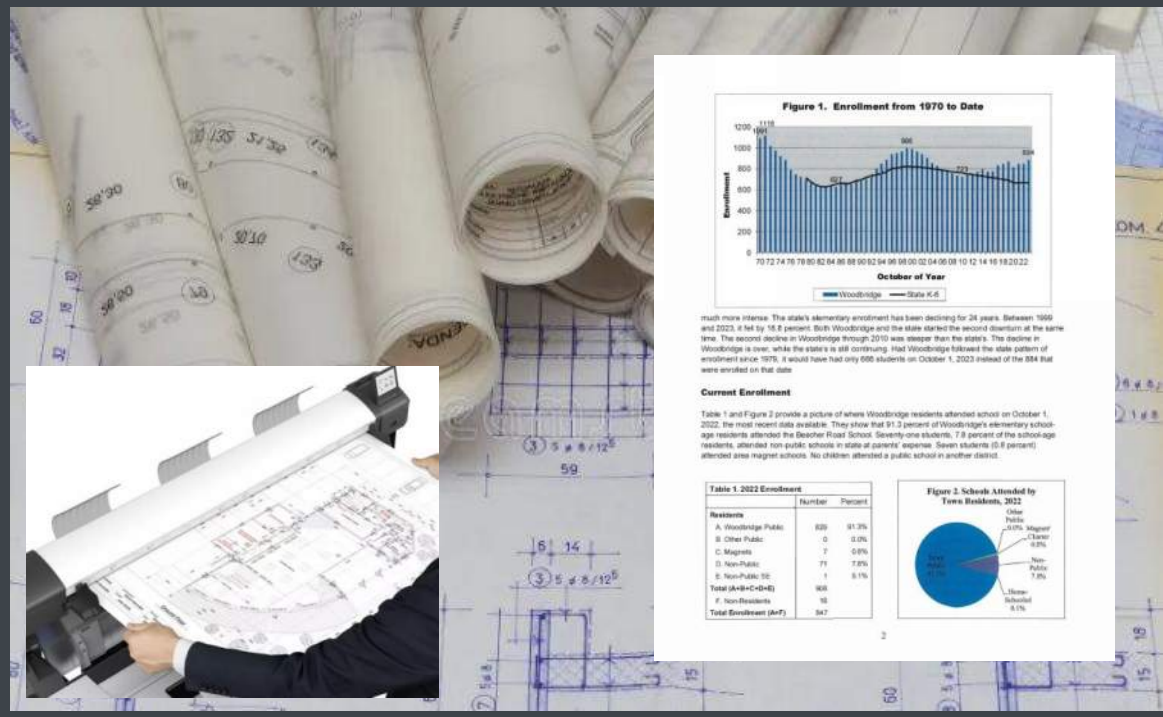
CSG





HOW WE GOT HERE

Data Collection/Facility Assessment (Fall 2024)

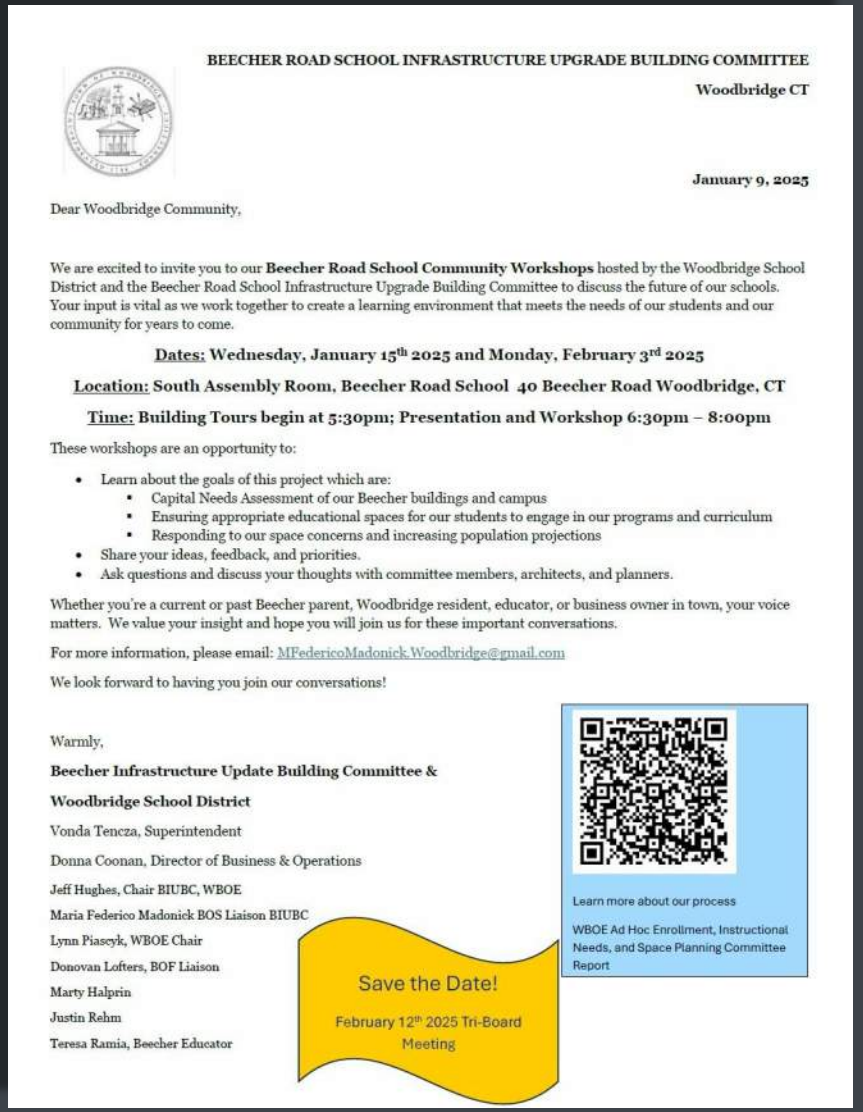


HOW WE GOT HERE

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!

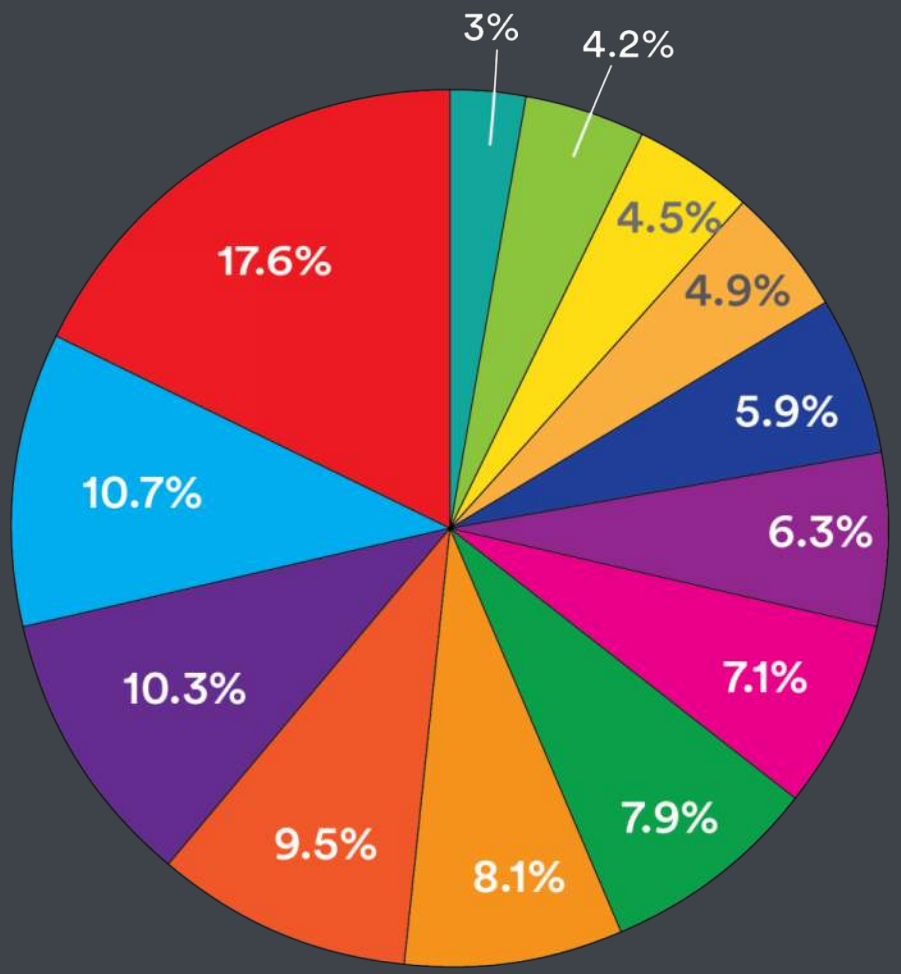
February 12th 2025 Tri-Board Meeting

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."

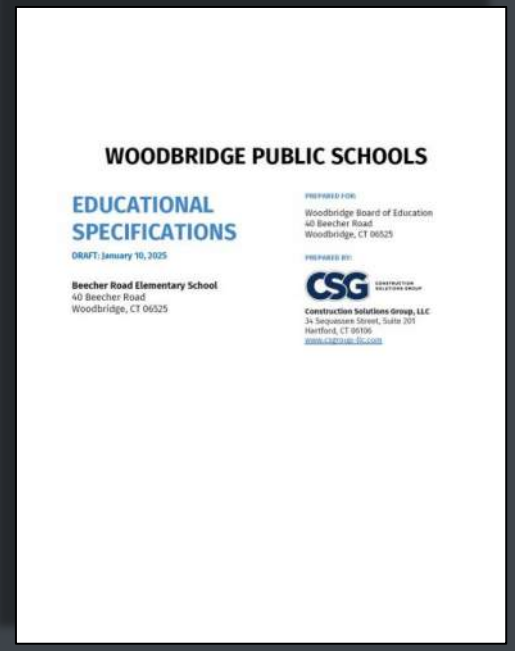
"Ms. Fonda, Mrs. Lempke, and Mrs. Buzzard don't have classrooms and I always see Mrs. Buzzard running around."

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:

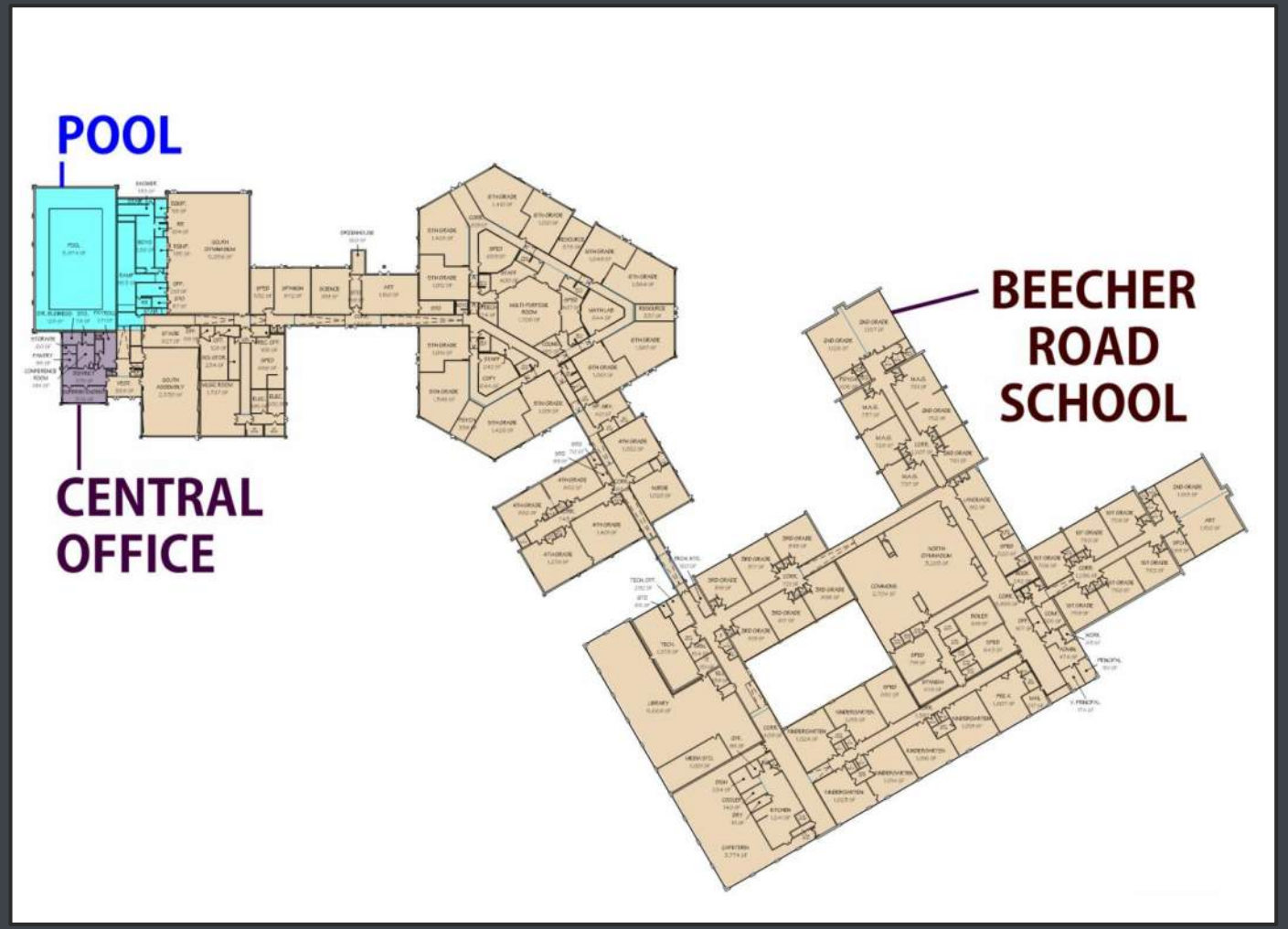
134,082 SF

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

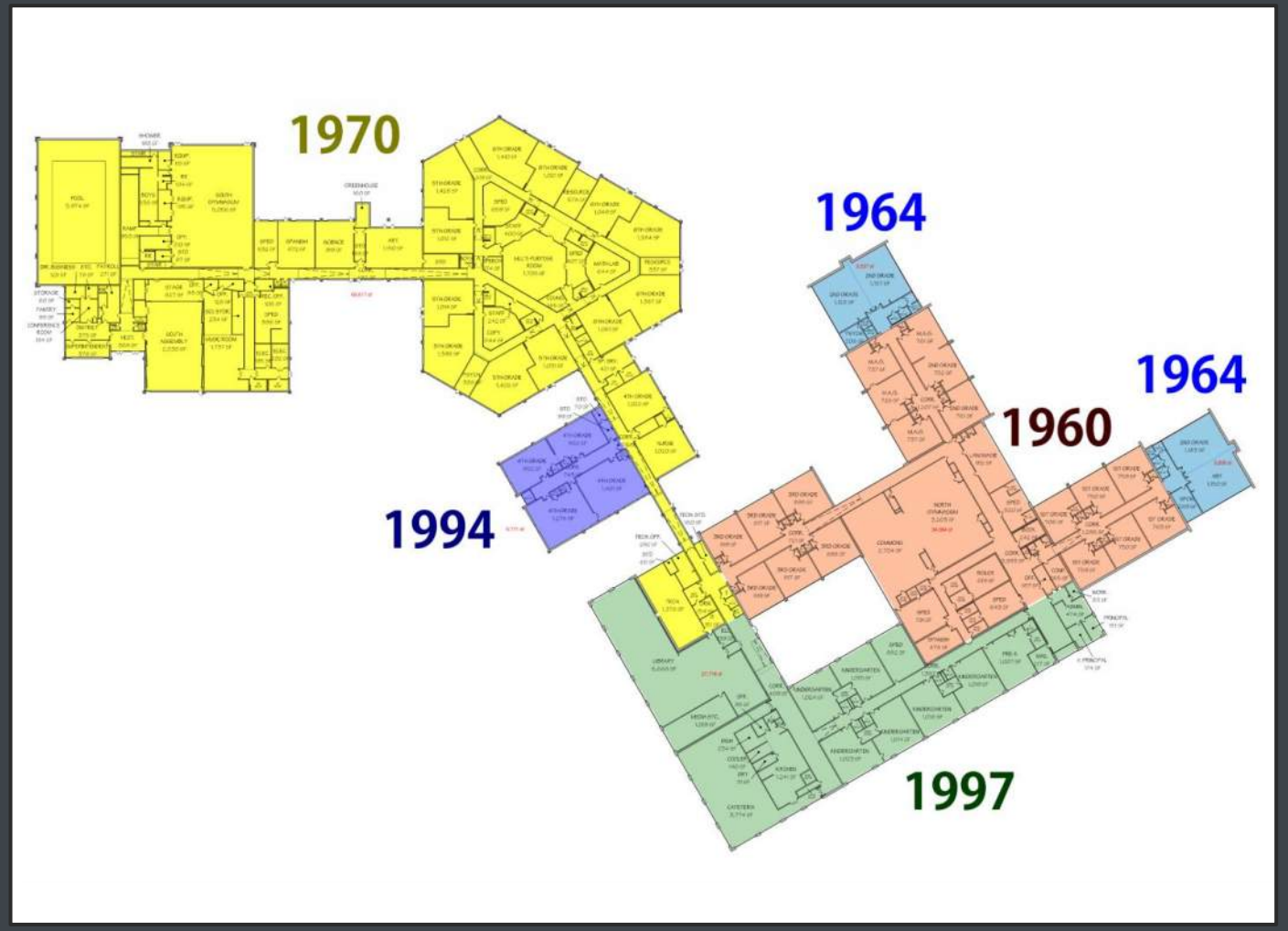
- Lower Grades ~ 30,546 SF (1960)
- 2nd Grade/Art ~ 6,443 SF (1964)
- Upper Grades, Pool, BOE Office ~ 70,398 SF (1970)
- 4TH Grade ~ 5,771 SF (1994)
- Kindergarten ~ 30,519 SF (1997)

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

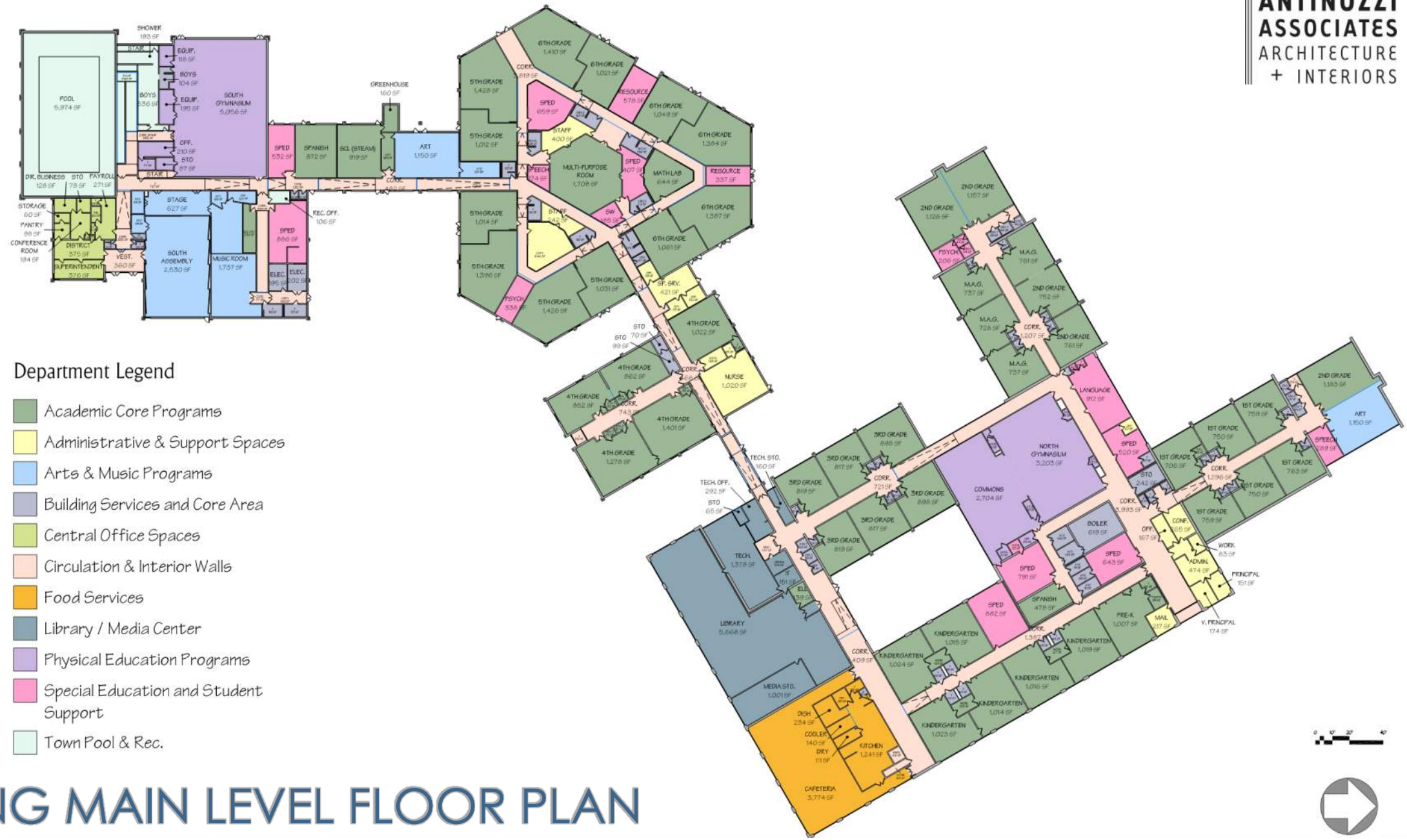
SPACE IS LIMITED

- Topography
- Wetlands
- Woodlands
- Building

BUILDABLE AREAS INCLUDE:

- Existing Building Footprint
- Existing Parking Areas
- Existing Ballfields

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS



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

PROPOSED SLOPED WALK AT 1:20

PROPOSED RAMP AT 1:12
RUN NOT TO EXCEED 30 FT

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

CSG CONSTRUCTION SOLUTIONS GROUP

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS

PROJECT UNDERSTANDING

Newer Doors and Windows in 1960 Wings

PROJECT UNDERSTANDING

Newer Canopies at Main Entrances

PROJECT UNDERSTANDING

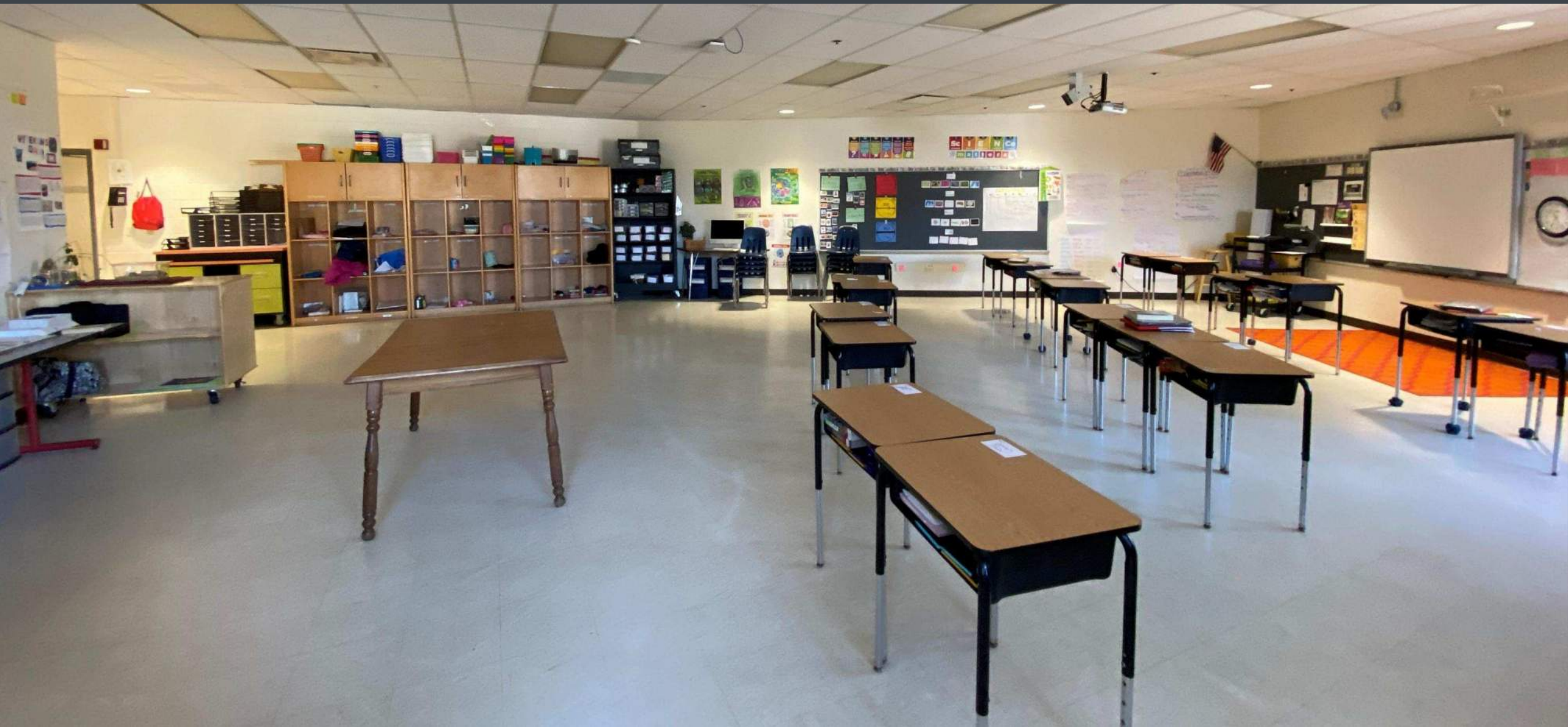
Interior Ramps

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

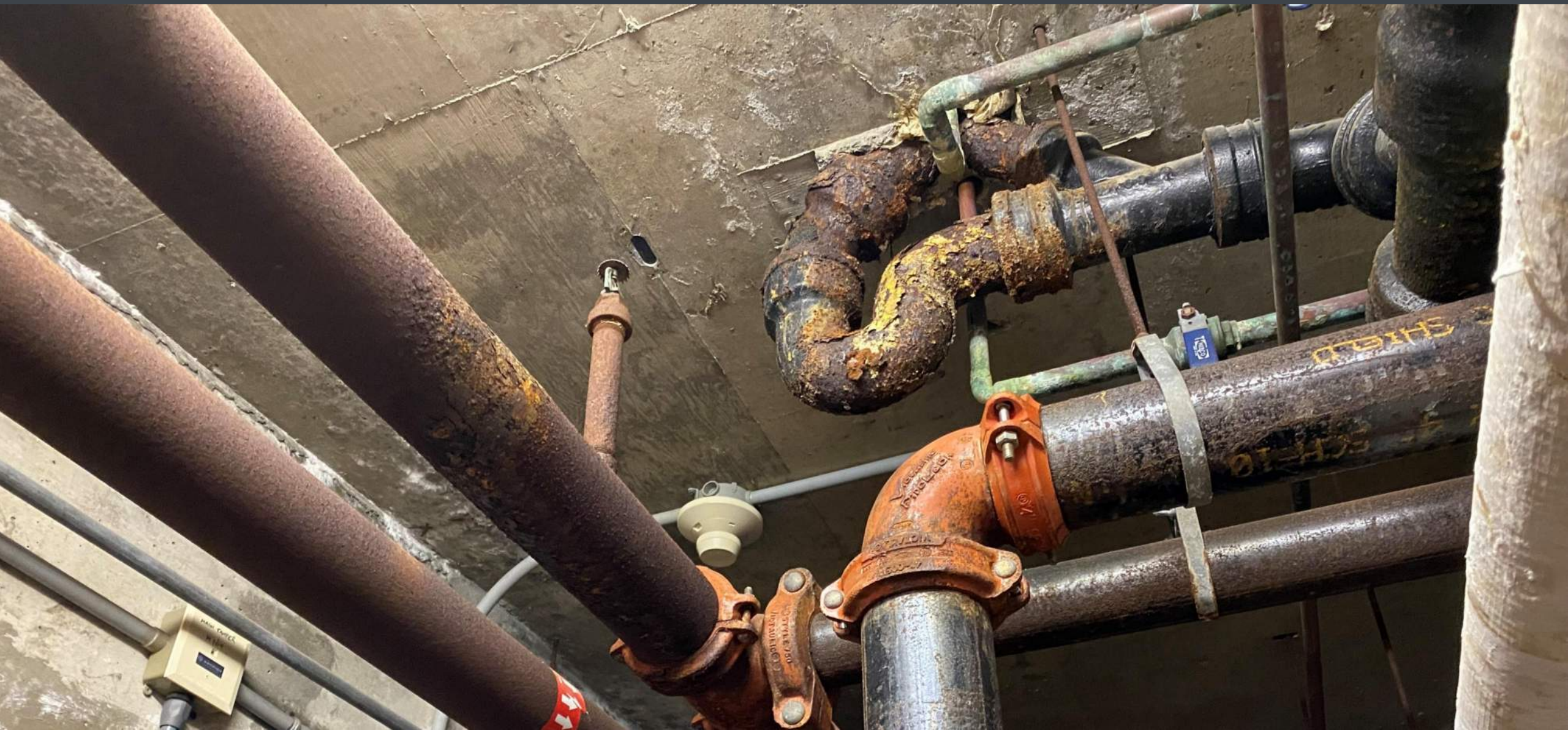
Clean, Functional Kitchen

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

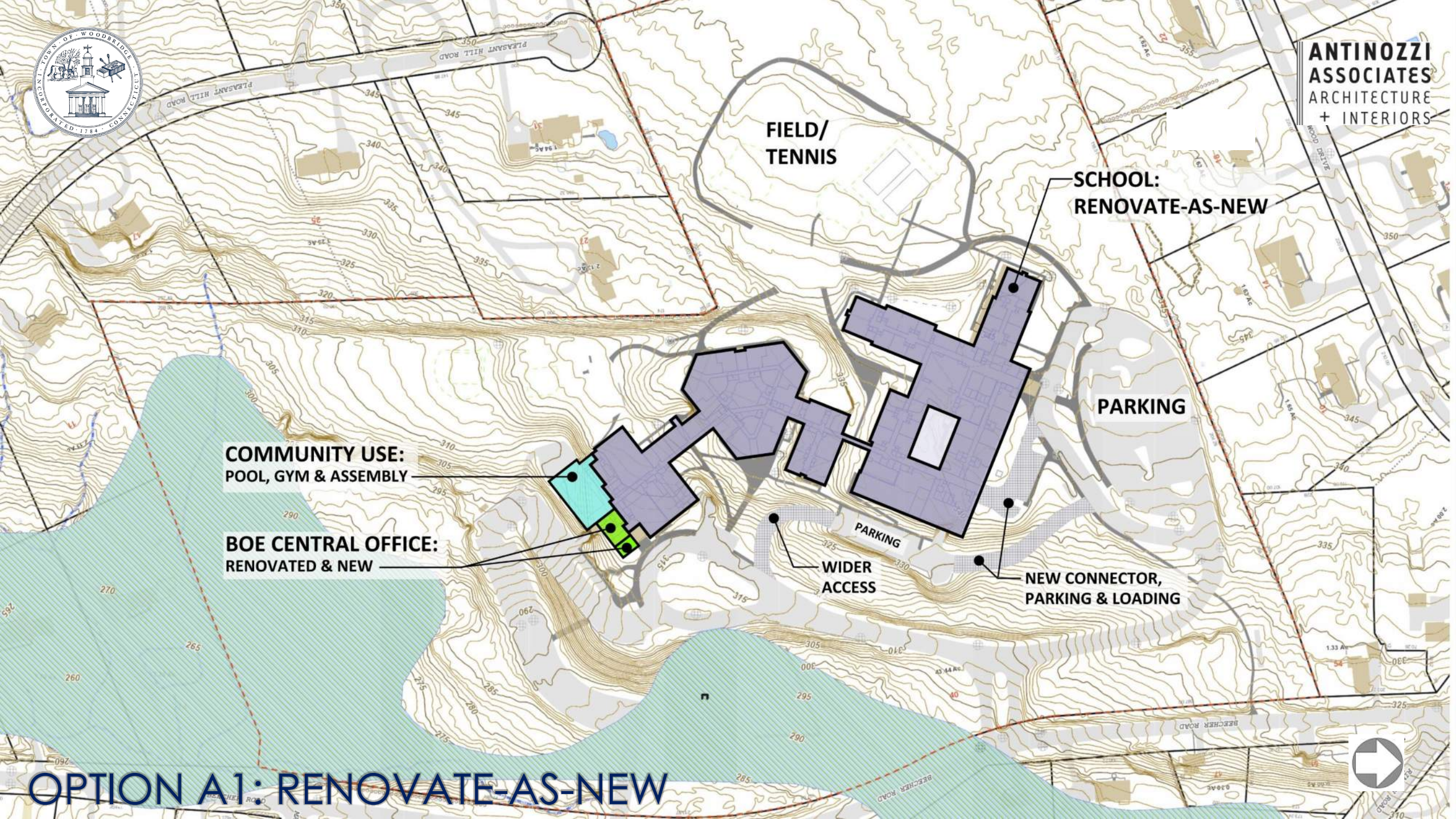
"Right-Size" Spaces

Distribute space to reduce travel

Phasing is key

Target summer areas

Separate pool and locker space



ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS

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

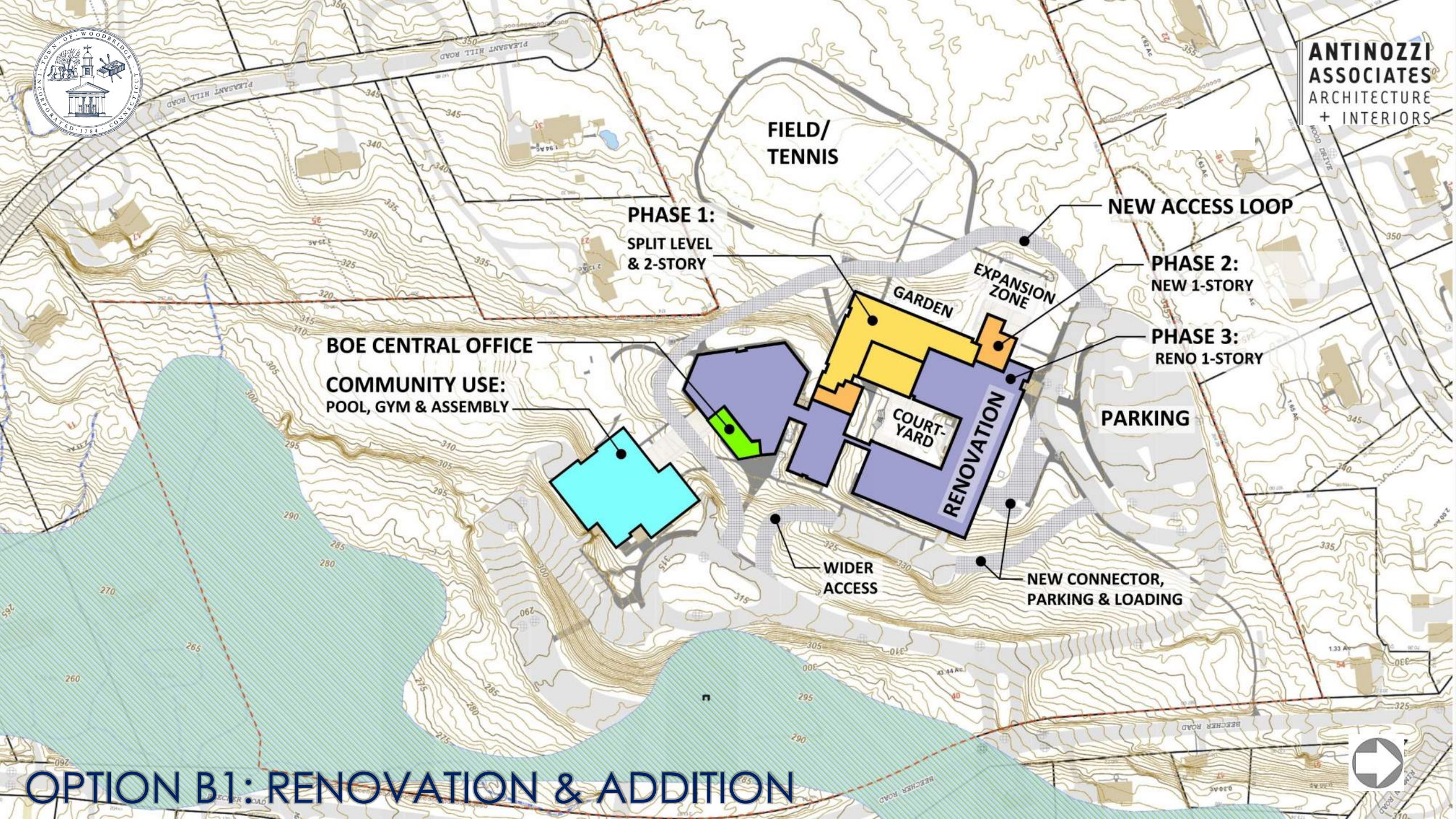
Addition REPLACES older construction

Minimize Interior Ramps/Levels

Two-Story

Incorporates Phasing

Clean Separation from Pool



OPTION B1: RENOVATION & ADDITION

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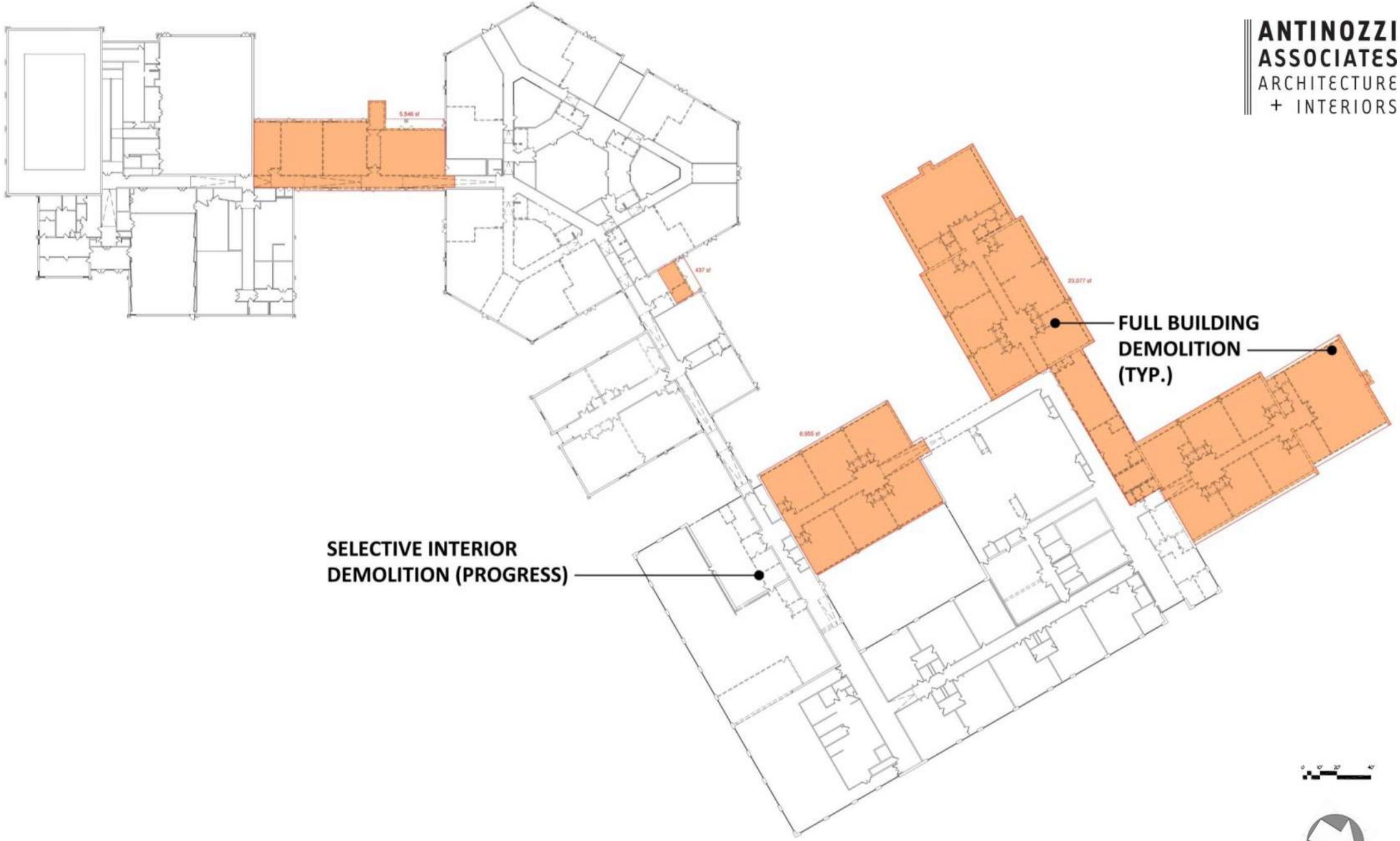
ARCHITECTURE + INTERIORS

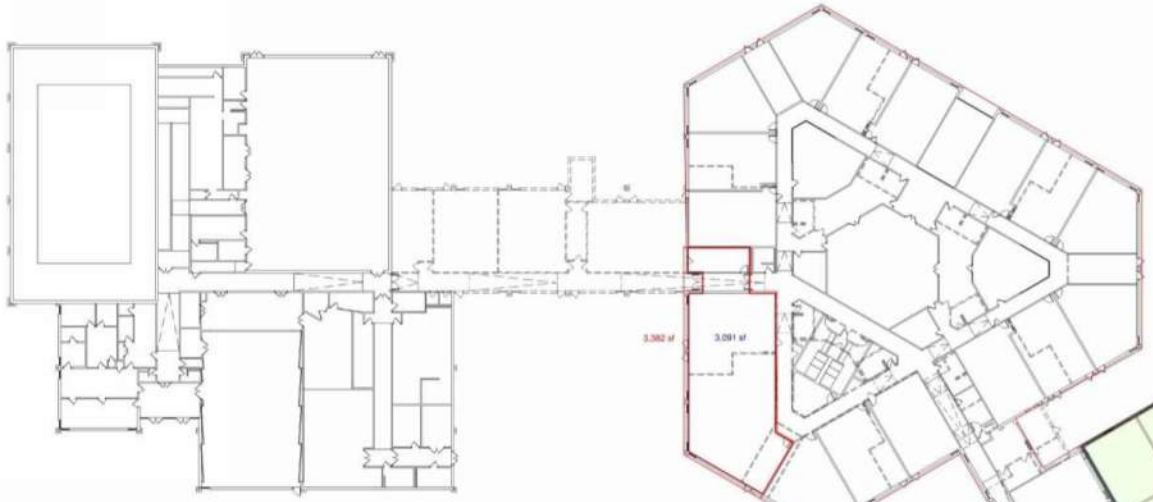
DEMOLITION



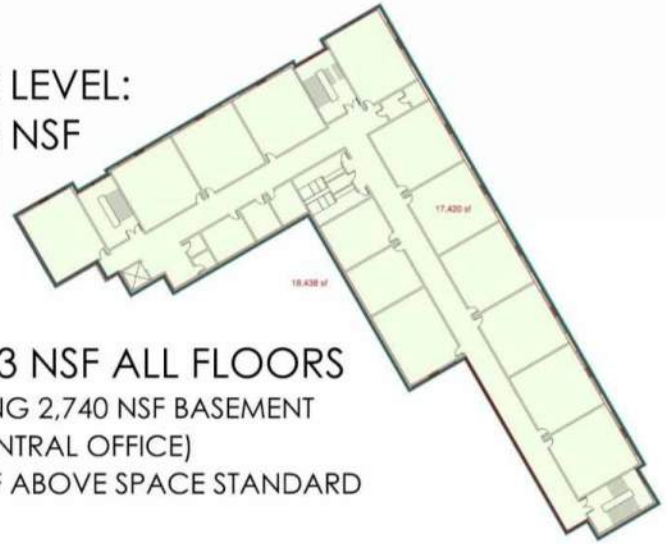
OPTION B1: RENOVATION & ADDITION

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS

ADDITIONS

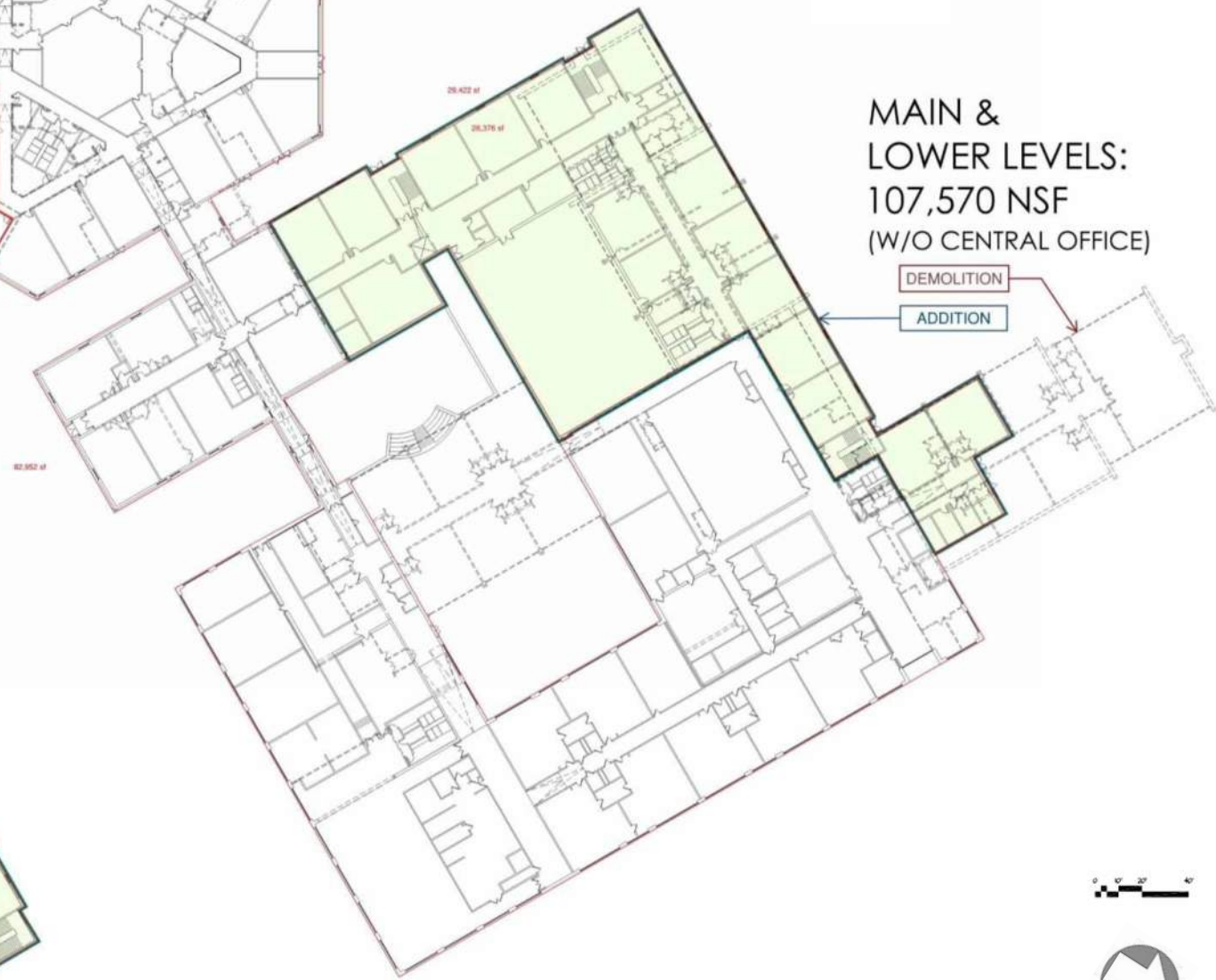


TOWN COMMUNITY
SPACE: 26,013 NSF



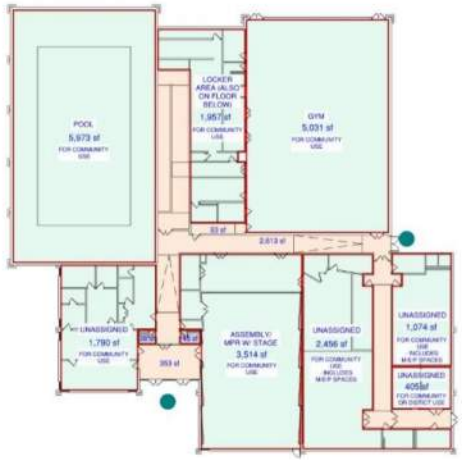
UPPER LEVEL:
17,433 NSF

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

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

MAIN &
LOWER LEVELS:
107,570 NSF
(W/O 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
- TOWN POOL & REC.

OPTION B1: RENOVATION & ADDITION

D3

New Building
(Outside Existing Building Footprint)

More efficient

Meets Space Standard

Faster, Less Disruption to School

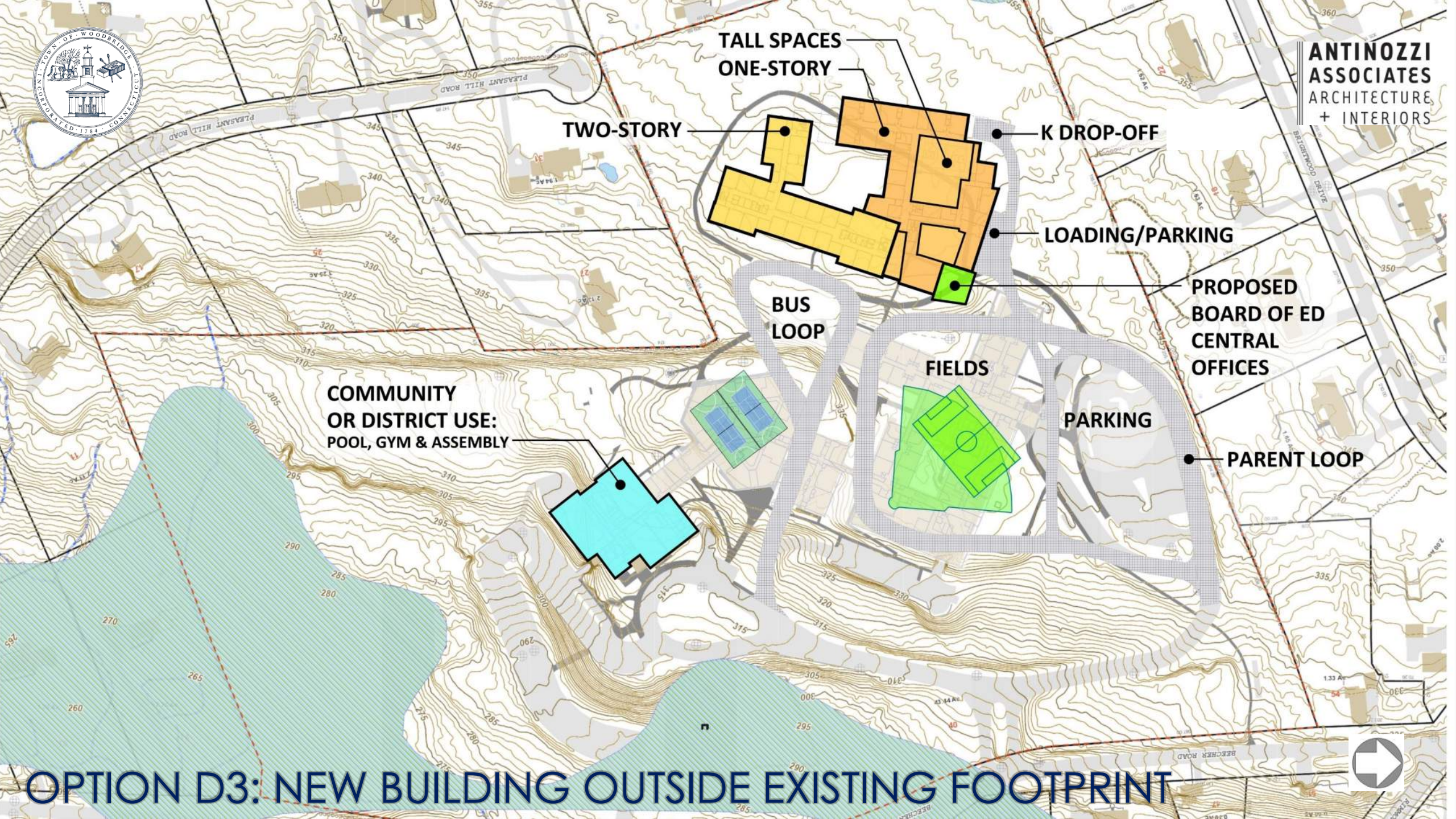
KEY POINTS

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)

ANTINOZZI ASSOCIATES
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

CSG CONSTRUCTION SOLUTIONS GROUP

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS

KEY POINTS

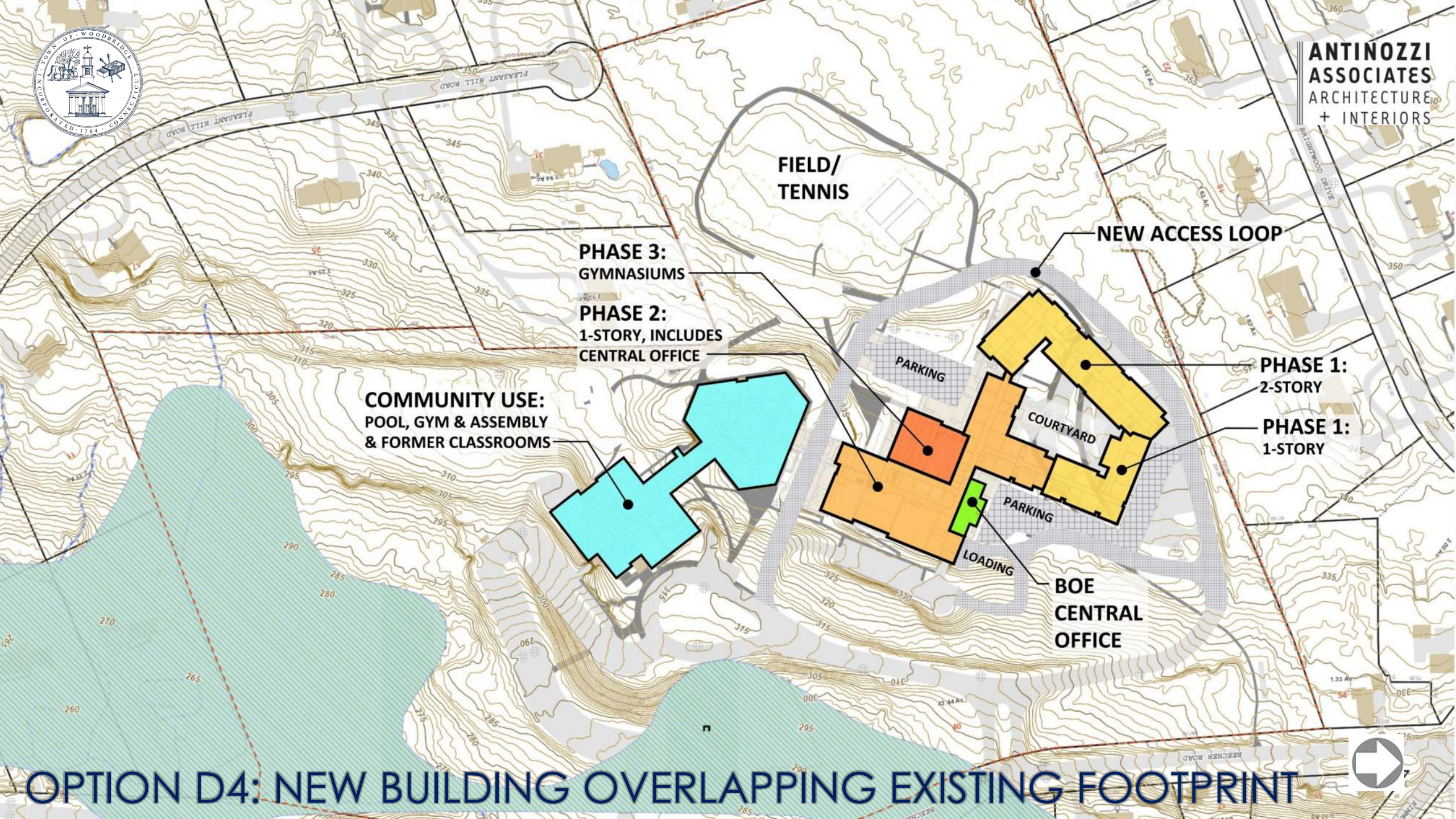
Entire school is now the "North Wing"

Efficient layout tailored exactly to current needs

Phased construction starts with a "lifeboat"

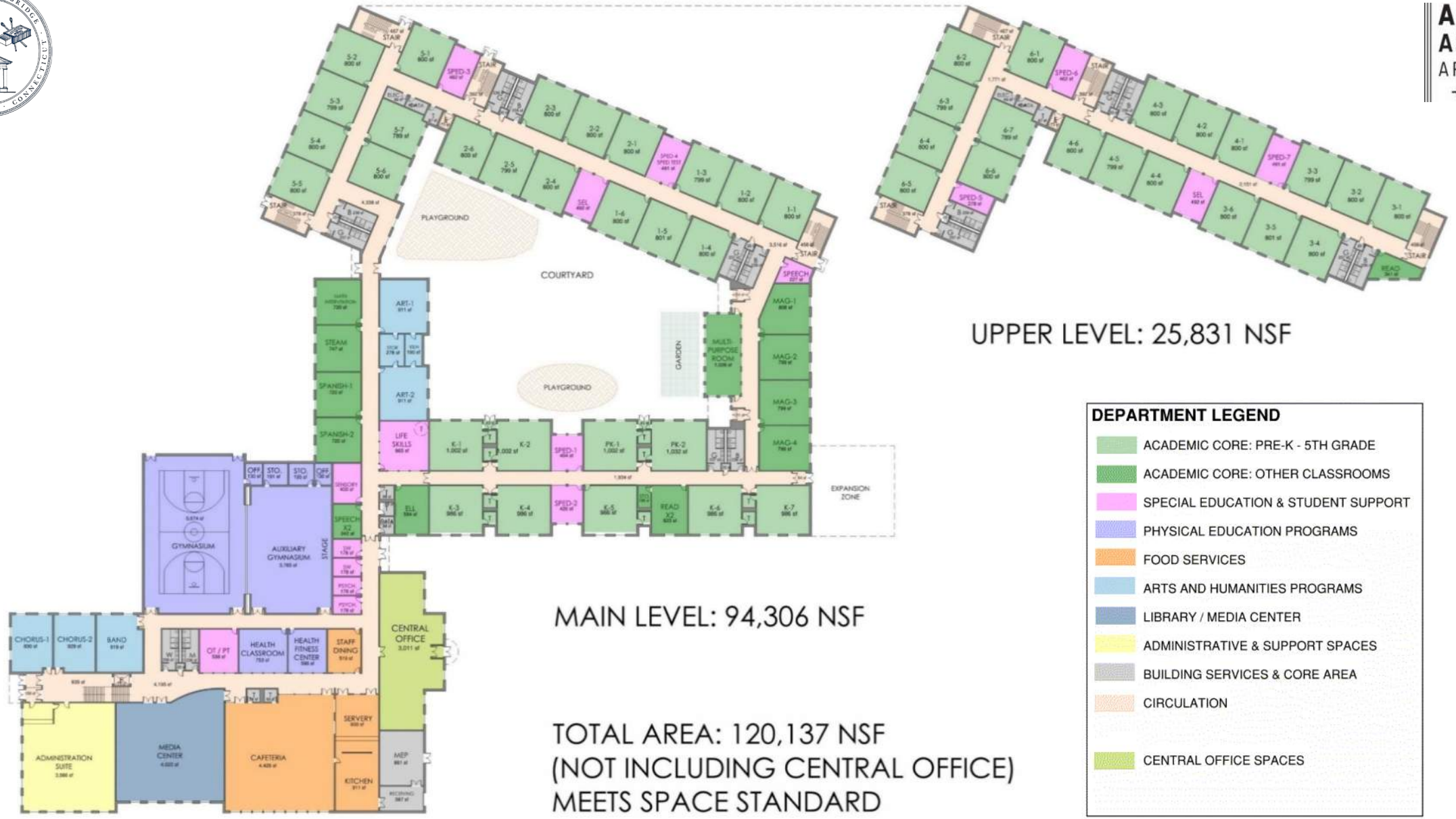
Clean separation from Pool

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	$ 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

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 | Community Spaces | Central Office

(Reimbursable) | *(Non-Reimbursable)* | *(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

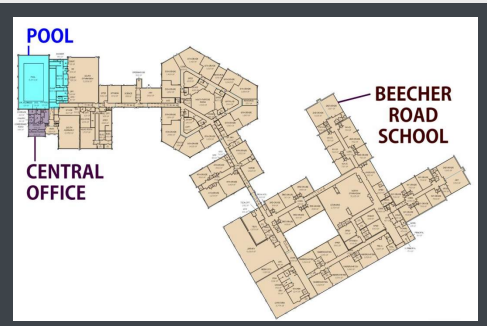
Pool & Lockers = 11,767 SF

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:

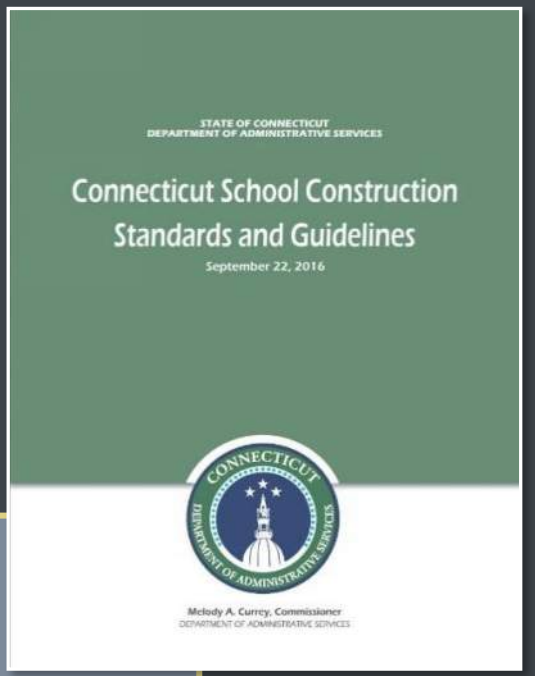
- Sec. 10-286 (10)(c)(1): Maximum SF per pupil limit increases 25% for schools constructed prior to 1959
- Sec. 10-286 (10)(c)(2): Maximum SF per pupil limit increased by 1% for HVAC project
- House Bill No. 7288 (passed 6/30/25):
  - Applies 15% reimbursement increase to entire new or expansion project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

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