Woodbridge Board of Education WBOE
Special Meeting
Monday, November 9, 2026 7:00 PM

South Assembly Room

Agenda

I. **Call to Order**

II. **Superintendent's Update / BRS Building Discussion**

III. ***(If Necessary - Action as Appropriate)*** **Executive Session, in accordance with State Statute, to discuss matters concerning security strategy, the deployment of security personnel, and/or devices affecting public security and invite the Superintendent to join the Board.**

IV. **Capital Planning Discussion**

V. **Adjourn**

WOODBRIDGE PUBLIC SCHOOLS

EDUCATIONAL SPECIFICATIONS

Approved January 15, 2025

Rev. 1 – March 4, 2026

Rev. 2 – May 15, 2026

Beecher Road Elementary School
40 Beecher Road
Woodbridge, CT 06525

PREPARED FOR:

Woodbridge Board of Education
40 Beecher Road
Woodbridge, CT 06525

PREPARED BY:

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Project Overview

The Beecher Road School facility improvement and expansion project aims to address the current and future needs of the school, which will eventually serve a student population of 1,039 students from Pre-Kindergarten through 6th grade. With the community's strong sense of pride in Beecher as a unified school, the project seeks to modernize and expand the existing campus while maintaining the school's integral role in the Woodbridge community.

A major goal of the project is to create educational spaces that support modern pedagogy and learning environments while ensuring that the school's infrastructure is equipped to accommodate future growth. Accessibility, health and wellness standards, and compliance with safety regulations will also be prioritized.

These Educational Specifications were developed in collaboration with the Superintendent, Vonda Tencza, Director of Special Services, Carrie Borcherding, Facilities Manager, Vito Esparo, Director of Business and Operations, Donna Coonan, Director of Security, Vinny Lynch, Director of Food Services, Jessica Hill, Principal, Analisa Sherman, Assistant Principal, James Sapia, Assistant Principal, Cheryl Tafel and Beecher Road School staff. The following individuals participated in specific program meetings to provide input for these educational specifications:

Allie Grabowski – Kindergarten
Christina Thompson – Grade 1
Amanda Esparo – Grade 2
Aimee Meacham – Grade 3
Danielle Marcellino – Grade 4
Cheri Guerra – Grade 5
Meghan Saunders – Grade 6
BJ Ahearn – MAG
Jen Nickle – Language Arts
Maureen Krawec – Math Specialist
Natasha Knoblauch – ELL
Tiffany Bucko – STEAM
Arianne Buzzard – Health
Stephanie Goldberg – Spanish
Ken Caldwell – Band
Lucille Gomes –Art
Jaqui Taylor – Social Worker
Kayla Widmeyer – Psychologist
Dara DiCapua – OT
Lana Moore – Speech
Jen Naylor – Special Education
Beth Greene – Special Education
Anthony Taddei – Physical Education
Ken Caldwell – Music
Larissa Crocco – Library/Media
Jeannie Charleglio – Technology
Anthony Billings – IT
Robin Froehle – School Nurse Supervisor
Jeffrey Jimenez – Accounts Payable
Marsha Degennaro – Administrative Assistant to Superintendent

Rationale for the Project

The need to renovate as new or possibly build a new Beecher Road School in Woodbridge is compelling due to a combination of site conditions, infrastructure limitations, outdated systems, and growing enrollment, all of which present significant challenges to providing a safe, efficient, and modern learning environment for the community's students Pre-K through 6. Below, is an outline of the key factors that support the case for major structural changes to Beecher School.

Enrollment Growth and Capacity Limitations: Woodbridge is experiencing steady population growth, and the predicted student population at Beecher Road School—1039 students (PK-6)—is more than twice the size of an average elementary school in Connecticut. The continued growth of the school-age population will place additional strain on the school's infrastructure, especially given that the existing facility is already at or near capacity. The need for expansion and the creation of appropriate educational spaces is a major goal of this project. A new or additional space to this school could accommodate current enrollment numbers and provide flexibility for future growth, ensuring that the district can meet the educational needs of the community for years to come.

Building Infrastructure Deficiencies: The existing school's infrastructure is aging and has several deficiencies that must be addressed. Key areas of concern include:

- **Building Envelope:** The building's roof, windows, and doors are outdated, and the walls may not meet current standards. Some windows contain asbestos, which presents environmental and safety risks.
- **Building Systems:** The existing systems—particularly technology infrastructure—are not sufficient to support modern educational practices. There are also ongoing concerns with the building's safety and security features, including hardened entrances, surveillance systems, and lockdown procedures, which are crucial for the safety of students and staff.
- **Accessibility:** The current ramps are "grandfathered" in but may not comply with current accessibility requirements, limiting access for individuals with disabilities.

Health and Wellness: A new school would provide an opportunity to address health and wellness concerns that are inherent in older buildings. Current issues such as air quality and inadequate healthcare facilities would be resolved in a new building designed with statutory compliance to modern building system requirements. This would ensure a healthier environment for students and staff, reducing the potential for long-term health issues related to poor indoor air quality or insufficient facilities.

Safety and Security Concerns: The current school faces significant security vulnerabilities, and while improvements are part of the project scope, the existing structure poses challenges in terms of implementing modern safety protocols. A new school would allow for the integration of state-of-the-art safety features from the ground up, such as hardened entrances, improved access controls, better surveillance systems, and more effective lockdown procedures. This would ensure the safety and security of students, staff, and visitors in a way that may be difficult or costly to achieve in the current building.

Educational Programming Needs: The educational needs of the district have evolved, and the current building does not adequately support modern pedagogical practices. The school's design does not align well with the district's educational specifications, and there are concerns regarding the size and layout of classrooms, as well as the overall relationship between instructional spaces. In particular, the PK-K area does not have in-classroom toilet facilities, which is a basic necessity for early childhood education. A renovated facility would provide the opportunity to design spaces that align with contemporary educational methods, offering flexible classrooms, specialized spaces for STEAM (Science, Technology, Engineering, Arts, and Mathematics), and areas that promote collaboration and hands-on learning.

Design Flexibility and Future Expansion: The existing school is a large, interconnected complex that presents management and security challenges. There is an opportunity to explore design

options that provide better separation of spaces. These options could allow for greater flexibility in meeting the future needs of the school population, including potential expansion opportunities. The school could be designed with future growth in mind, ensuring that the district remains able to accommodate a growing student body without the need for constant piecemeal renovations.

Building a new school or renovating as new, Beecher Road School will address a range of pressing concerns, from outdated infrastructure and safety issues to the growing demand for educational spaces. By constructing a modern, efficient, and well-designed facility, the district can provide a safe, secure, and conducive learning environment for its students while accommodating future growth. This investment will not only serve current generations of students but also lay the foundation for the long-term success of Woodbridge's educational system.

Long Range Educational Plan

Mission and Vision, Beliefs

Mission Statement

Beecher Road School is a caring, creative community that models and inspires the joy of lifelong learning, embraces diversity, and celebrates the unique qualities of each person.

Vision Statement

To provide a dynamic educational environment that challenges and empowers students to persevere as innovators and collaborators in preparation for their role as responsible global citizens.

We believe that

- All students can learn and it is the responsibility of our school system to provide the supports needed to reach high standards and success.
- Academic skills must meet the expectations of the CT Core Standards. The skills and attributes needed for success in the 21st century include critical thinking, collaboration, creativity, curiosity, problem solving, and citizenship.
- Meeting academic, artistic, behavioral, social, emotional, and physical needs is essential in educating the whole child.
- We have a responsibility to prepare our students for a rapidly changing world that includes the integration and use of technology.
- Our educational community will continue to grow and improve when all our staff members are expected and supported to learn.
- Our district has a responsibility to inform and engage the community as partners in education.
- Fiscal responsibility is a foundational tenet of our school system.

The Strategic Plan supports the Mission, Vision and Beliefs. There are three priorities:

- Contemporary Learners
- Building Diverse and Healthy Alliances
- Academic Framework

Learning / Educational Activities

Academic Goals

The Beecher Road School core curriculum is aligned with the Connecticut Core Standards across all applicable content areas. The Board of Education and the professional staff continually review curriculum to assure the content matches the needs of your children.

Mathematics

Mathematics philosophy in the Woodbridge School District builds on the belief that children begin school with mathematical intuition and with the ability to think mathematically. School provides a mathematical environment into which come ideas from the broader world and from children's own experiences. Children's relationships with mathematics outside of school are shaped by their experiences with mathematics in school. Through their experiences at Beecher Road School, children will develop an understanding of the world as a mathematical environment.

We affirm:

- Students' experiences in school will promote a positive disposition toward mathematics.
- Students' math programs will recognize and build upon the intuition and awareness with which they begin school.
- Students will have opportunities and will be encouraged to construct their own mathematical understandings.
- Students will use appropriate math tools strategically.
- Students will make use of problems and persevere in solving them.
- Students will reason abstractly and quantitatively.
- Students will construct viable arguments and critique the reasoning of others.
- Students will apply the mathematics they know to solve problems arising in everyday life, society, and the workplace.
- Students will attend to detail and evaluate the reasonableness of their results.

Language Arts

Language arts at Beecher Road School supports and nurtures each child's right to reach their individual potential and to experience the joy of accomplishment. Adhering to the Common Core State Standards (CCSS), the Woodbridge School District has set a goal of preparing every student to be a highly successful and independent reader, writer, critical thinker, and problem solver by the end of sixth grade.

The English Language Arts (ELA) Common Core State Standards provide a consistent, clear understanding of what students are expected to learn. The standards are designed to be rigorous and relevant to the real world, reflecting the knowledge and skills that our

young people need for success in college and careers in a global economy.

Literacy is the foundation of learning in all disciplines at Beecher Road School. Our program provides balanced literacy and communication through the developmental process of reading, writing, listening, speaking, as well as acquiring language.

STEAM

BRS students' science experiences offer hands-on/minds-on explorations of natural phenomena while encouraging further questions. Whenever possible, science exploration is embedded in the context of the natural environment. It includes not only facts, but also methods of inquiry. These enable each student to ask thoughtful questions, predict, experiment, use technology, solve problems, evaluate and apply information, and make informed decisions. The science curriculum is always evolving in response to changes in our understanding of scientific phenomena. It encourages every student to approach the world outside the classroom with an open mind by nurturing scientific curiosity, flexible thinking, and a sensitivity to living things and their environments. Finally, it illustrates that scientific investigation is an on-going process that can be applied to all aspects of life. Consequently, it prepares students both for the present and for the future, as today's learning inspires tomorrow's investigation.

Social Studies

Social Studies instruction is aligned with the College, Career, and Civic Life (C3) Framework for Social Studies State Standards. Social Studies is often integrated with other content areas; namely Language Arts. In the upper grades, students engage in departmentalized instruction, allowing for a more comprehensive study of social studies content.

In addition to these core content areas, students at Beecher Road School engage in a study of the visual and performing Arts, Physical Education, Health and Library and Technology. Instrumental music is offered to interested students beginning in grade 4. Instruction is aligned to applicable standards, while also allowing students the opportunity to explore and grow.

Our vision for the Woodbridge School district is to provide a dynamic educational environment that challenges and empowers students to persevere as innovators and collaborators in preparation for their role as responsible global citizens.

Enrollment Data and Proposed Project Capacity

A 10-year enrollment projection was conducted by Peter M. Prowda, PhD, an independent consultant hired by Woodbridge Public Schools. For purposes of grant applications, the State of Connecticut reviews the enrollment data for the 8 years starting with the year of the application submittal. According to the study the school will enroll students in grades Pre-K – 6th grade and enrollment per the updated enrollment projections will be the highest in the year 2032-33. The projected enrollment for the 2032-33 year for Beecher Road School is 960. However, the Woodbridge Board of Education, in accordance with Public Act No. 25-174 Section 142 (e) (1) Expansion of early childhood, will be expanding its Pre-K program by 76 Pre-K students for a total school enrollment of 1,036 elementary school students.

Below you will see Appendix A., which is a section of Dr. Prowda's report that indicates the actual enrollment projection for Woodbridge to 2034.

Appendix A. Beecher Road School Enrollment by Grade Projected to 2034											
October of Year	**Birth Year[1]**	**Births**	**K[2]**	**1**	**2**	**3**	**4**	**5**	**6**	**PreK**	**Total**
2014	2009	46	111	109	108	103	97	128	120	20	796
2015	2010	53	102	106	109	109	102	97	126	20	771
2016	2011	61	97	116	109	118	107	107	97	23	774
2017	2012	58	100	109	125	119	127	110	110	30	830
2018	2013	55	108	114	114	121	124	133	109	20	843
2019	2014	57	101	122	118	119	125	129	134	20	868
2020	2015	61	99	92	104	124	123	124	131	19	816
2021	2016	65	115	118	103	110	133	124	125	18	846
2022	2017	70	105	116	117	111	120	134	126	18	847
2023	2018	59	121	115	131	124	118	120	135	20	884
2024	2019	60	90	130	118	133	123	126	135	19	874
Projected											
2025	2020	67	106	97	136	124	139	127	131	22	882
2026	2021	76	123	114	102	143	129	143	132	22	908
2027	2022	71	119	132	119	107	149	133	148	20	927
2028	2023-24	80	133	128	138	125	112	153	138	18	945
2029	2024-25	53	88	143	134	145	130	115	159	20	934
2030	2025-26	69	111	95	150	140	151	134	119	20	920
2031	2026-27	69	113	120	99	157	146	155	139	20	949
2032	2027-28	69	113	122	126	104	164	150	161	20	960
2033	2028-29	69	111	122	128	132	108	169	156	20	946
2034	2029-30	69	111	120	128	134	138	111	175	20	937

[1] 2009 to 2023 births were from the State Department of Public Health. Births in 2023 are provisional. Births in 2024 were based on in-state births through September. Births in 2025-26 to 2029-30 were set to the average of 2019 to 2024 because I was not happy with the accuracy of the 2017 Connecticut State Data Center projections of women of child-bearing ages in Woodbridge in 2020.Starting in October, 2028, births were based on a September to August calendar.

[2] Based on observed birth to kindergarten growth between January and August and September to December in 2025 to 2027 and on September to August births in 2028 to 2034, a 60 percent reduction in children retained passed in between 2025 and 2027 and 1-6 children from New Haven in kindergarten such that total Open Choice enrollment remains at 18 students.

Building Systems

Security	An electronic security system will be installed in the school, including cameras and state of the art entry security. The school will be designed to prevent access to most school instructional areas when community events take place during non-school hours. The project will be coordinated with District and Town leadership security goals in keeping with the All-Hazards School Security and Safety Plan for Beecher Road Elementary. 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.*
Technology	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. 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 such as the Gym, MPR, and LMC shall have a minimum of three ceiling/wall mounted drops for

	wireless APs.
Public Address	The building's public address system will be comprehensive, and the infrastructure installed with the building. It will be completed as part of the technology component of the project and will incorporate internal building communications as well as external communications. Concurrently, the systems for the phones, clocks, and data/voice/video will be developed.
Phone System	A comprehensive phone system will be integrated with the technology component of the project, and phones will be installed throughout the facility. All support and instructional spaces will be included.
Clocks	Clocks, like the phone system, will be integrated into the technology component of the project. All support and instructional spaces will be included.
Building Envelope	New portions of the building will be insulated in conformance with current Codes and Connecticut High-Performance Building Standards and shall be protected by a continuous layer of air and vapor barriers tied into the roof membrane and associated flashings. Any existing portions of the building envelope will be upgraded as feasible. All windows will be replaced.
HVAC	Connecticut High-Performance Building Standards, similar to LEED, will be followed. A new heating, air conditioning, and ventilation system will be installed throughout the building. Heating design shall be 70 degrees, and cooling design shall be 75 degrees. 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.
Automatic Fire Suppression	The building will be equipped throughout with a sprinkler system in conformance with NFPA 13, 20 & 24. A fire pump with generator

& Fire Alarm	backup will be provided if existing water pressure is insufficient. A new addressable, speaker-type fire alarm system will be provided in compliance with Code and ADA requirements, tied into the sprinkler system.
Plumbing	Plumbing fixtures shall be low flow, energy efficient, and ADA compliant. Each drinking fountain location will include at least one bottle filler. 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. All floor drains shall be self-priming.
Electrical	The building electrical service shall be 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 not 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 building's electrical and structural systems will be designed to accommodate rooftop photovoltaic solar panels. Roof load designs will allow for a ballasted panel system to reduce rooftop penetrations. Lighting shall be high-efficiency LED, designed to promote an optimal learning environment, with ample low-glare illumination. Lighting shall use motion sensors and automatic dimming for daylight harvesting.
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.
Renovated Spaces	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.

Interior Building Environment

The school design shall incorporate a secure, obvious and inviting main entrance to function as the primary entry for all visitors. This entrance shall incorporate a vestibule with locking at the inner and outer doors, adjacent to the secure lobby of the administrative wing. The entry sequence shall include checkpoints at the outer vestibule door, at the connection between the vestibule and the secure lobby, and then from the lobby into the building. Civic spaces, such as the Gymnasium and Cafeteria, will be close to the main entrance. Doorways in corridors shall be positioned to maximize lock-off capability of academic areas for after-hours events in the building's more public areas.

All spaces will be optimized for 21st-century learning, with ample power and technology receptacles, and interactive displays on teaching walls, in conference rooms and in larger office spaces. Permanent casework, including upper and lower cabinets with solid surfacing countertops, will be incorporated into classroom spaces to provide active storage. Furniture will be selected for flexibility and mobility. Furniture systems shall be easy to configure into multiple arrangements to accommodate group learning, traditional rows for testing, seminar style, or a hybrid.

Classroom placement will prioritize access to natural light, as well as regular, consistent shape and size to allow for future flexibility. All windows below head-height will receive roller shades, with sun-filtering fabric of sufficient thickness to obscure views or black-out shades. Door locking and hardware will conform to District standards. All classrooms must lock easily and quickly, and shall be equipped with vision panels with shades or security shutters. Building exits not required to function as entrances will receive exit-only hardware; entrances will receive card readers. Larger areas will be designed for lockdown, either with magnetic hold-opens releasing doors on lockdown or through other electronic means. The building will be fully accessible, with ADA compliance throughout.

Finishes will be selected for ease of maintenance, durability, and aesthetics. No-wax flooring will be used; all finishes will be reviewed with maintenance staff. Concrete masonry construction is favored for corridors; if this is not feasible, durable wainscoting must be provided. All drywall in areas used by students shall be impact-resistant high abuse type. Toilet rooms shall have tile on floors and wet walls and epoxy paint on non-tiled walls.

The development of this educational specification points to a new seven-section classroom model with two Pre-K sections. Spaces beyond the classrooms are also diagrammed and summarized in the attached matrix for all educational spaces. The following is a general description of each space:

Academic Core Programs approximately 53,300 sq. ft.

6 – Six Pre-K classrooms, each approximately 1050 sq. ft.

Common to all Pre-K classrooms:

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Student bathroom facilities
- Space for 20 students in each classroom
- Countertop cabinets with a sink
- Flexible seating
- Carrels
- Dividers
- Carpeted area for small group instruction
- Sensory materials in small area of classroom
- Bookcases on wheels
- Activity tables
- Changing table
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- 24 2'X2' cubbies along one wall for student belongings
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

7 – Seven Kindergarten classrooms, each approximately 1050 sq. ft.

Common to all Kindergarten classrooms:

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Student bathroom facilities
- Space for 24 students in each classroom
- Countertop cabinets with a sink
- Flexible seating
- Worktable for small group instruction
- Bookcases on wheels
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall

- Magnetic whiteboards and tack boards
- 24 2'X2' cubbies along one wall for student belongings
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

38– Thirty-Eight Academic Core Classrooms, each approx. 800 sq. ft.: Common to all 1st – 6th Grade Classrooms:

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 24 students in each classroom
- Countertop cabinets with a sink
- Bookcases on wheels
- Worktable for small group instruction
- Storage cubbies for student coats and materials
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

4 – Four MAG Classrooms, each approx. 800 sq. ft.:

- Lockable storage/wardrobe cabinet, lockable
- Teacher carts for laptops
- Space for 24 students in each classroom
- Countertop cabinets with a sink
- Bookcases on wheels
- Flexible seating
- Sound curtain
- Worktable for small group instruction
- Storage cubbies for student coats and materials
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings

- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

1 – STEAM Classroom – 800 sq. ft.

- Movable furniture
- Cabinets for secured storage and project display/storage for learning materials
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Lab tables
- 3D Printer
- One (1) teacher computer
- 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input
- Parabolic LED lighting with variable light level switching or addressable

1 – Multi-Purpose Classroom, approximately 1,000 sq. ft.

- Cabinets for secured storage and project display/storage for learning materials
- Movable Furniture
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic white boards and tack boards
- Luxury vinyl tile/rubber high density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

1 – One Math Intervention Classroom, approximately 800 sq. ft.

- 1 teaching station, Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 16 students
- Horseshoe tables
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings

- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input

1 – One Reading Intervention Classrooms, approximately 950 sq. ft. each

- 1 teaching station, Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 10 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input

1 – Reading Storage Closet, 100 sq. ft.

- Built-in shelving to accommodate books

2 – Two Spanish Classrooms, each approx. 800 sq. ft.

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 24 students in each classroom
- Countertop cabinets with a sink
- Bookcases on wheels
- Worktable for small group instruction
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

1 – ELL Classroom, approximately 500 sq. ft.

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 15-20 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.

Special Education 7,400 sq. ft.

7 – Seven Special Education Resource Rooms, each approx. 450 sq. ft

- Comfortable chairs/desks/tables to accommodate (15) fifteen (flexible/adaptable/easily movable workstations)
- Teacher desk/chair
- Bookshelves
- Open shelving & storage cabinets
- Secured storage for materials
- Interactive LED Panel (at least 75")
- Wall/ceiling-mounted speakers
- Luxury vinyl-enhanced tile or flooring that allows for easy movement of furniture
- Magnetic whiteboards (wall-to-wall) on the front or side walls
- Bulletin boards lining the back wall
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse

1 – Special Education Testing Office - 150 sq. ft.

- Desk and chair
- Student table
- 1 – 4-drawer lockable file cabinets
- Fire-rated student records file storage
- Base and wall cabinet storage
- Bulletin board
- Lockable storage wardrobe
- Network copier and fax machine
- One (1) computer
- Table and counter space
- Luxury vinyl-enhanced tile or flooring

3 – Three Speech and Language Rooms - 200 sq. ft. each

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 5-8 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.

2- SEL Classrooms approximately 500 sq. ft. each

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Sinks
- Padded areas
- Space for 10-12 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.
- One (1) teacher computer, 22-inch display
- 3 Study Carrels

1- Life Skills Classroom approximately 800 sq. ft.

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Sinks
- Hoyer lifts
- Bathroom
- Small office space within classroom
- Changing facility
- Space for 10-12 students
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall

- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- Parabolic LED lighting with variable light level switching or addressable.
- One (1) teacher computer, 22-inch display

1 - OT/PT Room – 600 sq. ft.

- parabolic LED lighting with variable light level switching
- Luxury vinyl-enhanced tile flooring
- Shelving for materials and supplies
- platform swing
- crash pads
- Therapy balls
- Trampoline
- Peg board wall
- Sensory tent
- Multiple weight-bearing ceiling attachments for equipment

1 – Sensory Room - 400 sq. ft.

- Soft seating
- swing
- Crash pads
- Flooring -padded or carpeted
- Bean bag chairs
- Bulletin board
- Lockable storage wardrobe
- Mobile sensory cart
- sink
- One (1) computer
- Table and counter space
- Bubble Tubes
- Adjustable lighting
- Tactile Wall Murals/Panels
- Multiple weight-bearing ceiling attachments for equipment
- Interactive Smartboard

2 – Two School Social Worker Offices - 175 sq. ft. each

- Desk and chair
- 1 – 4-drawer lockable file cabinets
- Fire-rated student records file storage
- Base and wall cabinet storage
- Student table
- Sink

- Bulletin board
- Lockable storage wardrobe
- Network copier and fax machine
- One (1) computer
- Table and counter space
- Luxury vinyl enhanced tile or flooring

2 – Two Psychologist Offices - 175 sq. ft. each

- Desk and chair
- 1 – 4-drawer lockable file cabinets
- Fire-rated student records file storage
- Base and wall cabinet storage
- Student table
- Bulletin board
- Lockable storage wardrobe
- Network copier and fax machine
- One (1) computer
- Table and counter space
- Luxury vinyl-enhanced tile or flooring

Physical Education Approximately – 11,700 sq. ft.

1 – Gymnasium - 5,500 sq. ft.

- All-purpose wood floor system with essential markings
- Removable protective matting
- One main basketball court (45'x74') Two cross-courts as well
- Basketball backboards to be adjustable and swing out/up for non-use.
- Set up for Volleyball with necessary inserts and markings
- Bleacher seating- limited
- Ceiling-mounted air destratification fans
- Sound system
- Ropes, nets and basketball hoops
- Padding on walls and floor for physical education programs
- Suspension equipment and/or storage rooms for pads
- Room dividing curtain/mesh to bisect the space for dual activities
- High output LED lighting for efficiency and color correction for multipurpose activities.
- Acoustic wall panels
- 1 Electronic scoreboard
- 1 Digital messaging board

1 – Auxiliary Gymnasium - 4,000 sq. ft.

- All-purpose wood floor system with essential markings
- Removable protective matting

- One main basketball court
- Set up for Volleyball with necessary inserts and markings
- Ceiling-mounted air destratification fans
- Ropes, nets and basketball hoops
- Padding on walls and floor for physical education programs
- Suspension equipment and/or storage rooms for pads
- Room dividing curtain/mesh to bisect the space for dual activities
- High output LED lighting for efficiency and color correction for multipurpose activities.
- Acoustic wall panels

2- P.E Offices, approximately 100 sq. ft. each

- Teacher's desk, chair, 4-drawer file cabinet, lockable storage/wardrobe cabinet,
- Luxury vinyl-enhanced tile or flooring
- One (1) teacher computer with a 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input

2 – PE Equipment Storage Rooms of approximately 300 sq. ft. each

- Sealed concrete floor
- Minimum 10-foot ceiling to maximize storage

1– Health Classroom, approx. 800 sq. ft.

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Space for 24 students in classroom
- Countertop cabinets with a sink
- Bookcases on wheels
- Worktable for small group instruction
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

1– Health Fitness Center, approx. 600 sq. ft.

- Sink
- Standard fitness room equipment

- Racks of weights
- Pull up bars
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Mirrored walls
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

Food Services – 6,800 sq. ft.

1 – Student Cafeteria approximately – 4,500 sq. ft.

Typical acoustical treatments for the walls to dampen sound are needed. The cafeteria should be constructed adjacent to the kitchen. Multiple student traffic flows should be considered in the placement of the food serving line. The placement of student restrooms in the vicinity of the cafeteria should be considered in the design to provide student convenience.

- The room should accommodate risers with handicapped accessibility
- Space to seat approximately 180 students per lunch wave in 3 waves
- Lighting and sound systems to support the instructional use of the space
- State-of-the-art public technology including a Smart TV
- Acoustical treatment of wall and ceiling to support the use of the space
- Resilient tile flooring durable and washable, with a slip-resistant finish
- Provide windows with abundant natural light and create relationships to exterior
- Provide exterior dining
- Scrubbable painted or masonry walls for durability and high lay-in ceilings, durable and washable
- High out-put LED lighting for efficiency and color correction for dining and multipurpose activities
- Portable (fold in half on wheels) cafeteria round tables
- Convenience power for cleaning equipment and staff/visitor laptops
- Numerous WAP for LAN and internet use by staff, students, and visitors
- Several Monitors throughout space
- 4 Hand washing stations
- 2 microwave ovens for student use

1 - Staff Dining Area, approximately – 550 sq. ft.

- Tables and chairs for up to fifteen (30) staff members
- Cabinets and countertop with sink

- Microwave oven
- Refrigerator
- Dedicated electrical circuits for refrigerator and microwave
- Interactive LED Panel (at least 75")
- Wall/ceiling-mounted speakers
- Vinyl-enhanced tile or flooring that allows for easy cleanup
- Magnetic whiteboards
- Bulletin boards

1 – Kitchen Serving/Cold Storage - 1,800sq. ft

- Two (2) - Double sink preparation tables each with one (1) standard faucet and one (1) pre-rinse faucet
- Two (2) – Warmers
- Two (2) - Double Deck Convection Ovens
- One (1) - Combi-Oven
- One (1) - Convection Steamer
- One (1) - Pasta Kettle – 30 gallons
- One (1) - 12- Burner Range
- Walk-in freezer
- Three (3) compartment sink assembly with drain boards for pot and pan washing; each compartment shall measure 27" x 27" x 16" deep; a pre-rinse spray assembly required at one (1) sink compartment
- Dishwasher/Tray station
- Recycling center for paper, liquids etc.
- Hot & Cold Food Station
- Express Stations for self-serve foods and dry display snacks
- Cashier stations strategically located at the exit from the Servery
- Mobile condiment stations to be located at the exit of the Servery
- Grease-trap to be located outside of the building for ease of maintenance
- Utility Distribution System with quick disconnect devices for all services
- Walk-in refrigerators and freezers will require backup generator power; audio/visual temperature alarm; refrigeration control alarm; temperature alarms to be wired to the "Building Monitoring System
- Water conservation methods
- Provide High-Efficiency Energy Star Label Equipment & Lighting
- Exhaust hoods: Demand Control Ventilation Package
- Temperature maintenance, water filtration and sanitation to promote food safety
- Exterior in-line grease trap to conform to FOG Program
- Linked to the building management system for notification of temperature failure
- Connected to the emergency generator in case of power failure
- Office space (Approx. 100 sq. ft) for manager
- Desk and chair
- Staff toilet
- One (1) lockable teacher storage wardrobe
- One (1) lockable four-drawer filing cabinet

- Magnetic whiteboard
- One (1) computer

Arts and Music Programs - 5,400 sq. ft.

All the following spaces need to be designed for maximum sound attenuation

1 – Band Room – 1,000 sq. ft.

- Seventy-five (75) performer chairs
- Seventy-five (75) music stands
- Wenger flip forms for thirty (30) students
- Five (5) Chair Move and Store Carts
- Built-in counters/cabinets with storage above and below
- Teacher's desk, chair, 4-drawer file cabinet, lockable, storage/wardrobe cabinet
- Incorporate new music technologies, WAP
- Electrical convenience power
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- One (1) teacher computer
- One (1) teacher desk
- Sink
- Instrument closed storage
- Appropriate sound management materials on walls and floor
- Resilient tile floor,
- Acoustic ceilings and parabolic LED lighting with variable light level switching

2 – Chorus Rooms – 800 sq. ft. each

- Sixty (60) performer chairs
- Wenger flip forms for thirty (30) students
- Three (3) Chair Move and Store Carts
- Built-in counters/cabinets with storage above and below
- Teacher's desk, chair, 4-drawer file cabinet, lockable, storage/wardrobe cabinet
- Incorporate new music technologies, WAP
- Electrical convenience power
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- One (1) teacher computer
- One (1) teacher desk
- Electronic piano
- Sink
- Music closed storage for instruments
- Appropriate sound management materials on walls and floor
- Resilient tile floor,
- Acoustic ceilings and parabolic LED lighting with variable light level switching

2 – Music Storage Closets, 150 sq. ft. each

- Built-in shelving to accommodate instruments

2 - Art Rooms approximately 1,000 sq. ft. each

- Must have ample natural light
- Six tables; Twenty-four (24) chairs
- Teacher desk/chair
- 4-drawer file cabinet, lockable, storage/wardrobe cabinet
- Vertical storage with shelves and doors
- Light table
- Spray booth
- Built-in counter space with storage above and below
- Document Camera
- Wall/ceiling-mounted speakers
- Vinyl-enhanced tile or flooring that allows for easy cleanup
- Walls should be functional workspaces and for showcasing student work Multiple magnetic whiteboards (wall-to-wall) on front and side walls
- Bulletin boards lining the back wall
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse
- Aux HDMI input
- Include ample storage space within the room
- 2- free standing deep utility sinks with sediment traps dispersed throughout the classroom
- Electrical convenience power throughout the perimeter.
- Uninterrupted flat countertop space with bottom storage cabinets and open shelving including deep and wide drawer shelving with suspension hardware
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Integrated modern technology, WAP
- Dedicated ventilation
- Electrical disconnect for Kiln
- Luxury vinyl-enhanced tile or flooring
- Shelving should be wide and sturdy to support various art supplies

1 – Kiln Room, 200 sq. ft.

- Large Kiln
- Sturdy rack style shelving for student projects
- Electrical disconnect for Kiln
- Luxury vinyl enhanced tile or flooring

2 – Art Storage, 150 sq. ft. each

- Shelving should be wide and sturdy to support various art supplies

Library/Media Center of approximately 4,150 sq. ft.

The Library/Media Center will be designed to become the learning hub of the school. It will continue to be where teachers encourage students to develop a passion for reading. This will also serve as a place where student-centered activities happen with the integration of technology. This area will include a Makerspace that will be welcoming and encourage students to be creative problem-solvers, take risks and think critically. Students will have the opportunity to engage in hands-on activities using various materials as well as the latest technology. The Library/Media Specialist will collaborate with the classroom teachers on various projects and use this space to show students how to locate and evaluate important information.

1 – Media center/Stacks/Circulation – 2,000 sq. ft.

- The Circulation Center will be located in the center of the Media Center and adjacent to the workroom and media specialist office
- Minimum of three WAP and some supplemental data jacks located throughout for student access to LAN and internet
- Flexible book shelving that can be reconfigured for a collection of approx. 60,000 volumes with open sight lines possible for optimum adult supervision
- Monitors throughout space.
- Rolling bookshelves for a limited collection of books
- Areas with comfortable seating
- Printer
- Bulletin Boards to display student work and promotional materials
- Two (2) staff computers for the circulation desk area
- Desk and chair
- 1 – 4-drawer lockable file cabinets
- Base and wall cabinet storage
- Bulletin board
- Lockable storage wardrobe
- Network copier and fax machine
- Luxury vinyl-enhanced tile or flooring
- Cabinets with various shelving

1 – Library/Media Specialist Office– 150 sq. ft.

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Table
- Seating for six (6)
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50" display)

- Luxury vinyl-enhanced tile
- Magnetic whiteboard
- Bulletin board
- One (1) computer, 22-inch display
- Aux ports for plugging into a display

1 – Workroom Storage, 200 sq. ft.

- Built-in shelving to accommodate storage

1 – IT Specialist – Work Room/Chrome Book Repair - 300 sq. ft.

- Cabinets and shelving for supplies
- Counter space for repair work
- Two (2) chairs
- Multiple outlets above countertop

1 – Innovation Maker Space, approximately 500 sq. ft.

- Cabinets for secured storage and project display/storage for learning materials
- Movable Furniture for 15 students
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Luxury vinyl tile/rubber high density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- White boards and tack boards
- Wireless keyboard/mouse with auxiliary HDMI input

1 – Tech Classroom, approximately 500 sq. ft.

- Cabinets for secured storage and project display/storage for learning materials
- Built in perimeter furniture for 24 students to support computers
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP) in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Luxury vinyl tile/rubber high density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- White boards and tack boards
- Wireless keyboard/mouse with auxiliary HDMI input

1 – One Flex Classroom, approx. 500 sq. ft.:

- 1 teaching station per classroom: Teacher's desk, chair, 4 drawer file cabinet, lockable storage/wardrobe cabinet, lockable
- Movable Furniture
- Cabinets for secured storage and project display/storage for learning materials
- Integrated modern technology with one-to-one devices, Wireless Access Point (WAP)

in each classroom
- Touchscreen, Smartboard, or Overhead projection racks with screen, most current school technology on the teaching wall
- Magnetic whiteboards and tack boards
- Luxury vinyl tile/rubber high-density flooring and base and scrubbable painted walls with acoustic ceilings
- One (1) teacher computer, 22-inch display
- Wireless keyboard/mouse with auxiliary HDMI input

Administrative and Support Spaces 3,600 sq. ft.

Main administrative offices will be located at the front, adjacent to the main entry and connected by a security vestibule, allowing visually controlled access to the building through the administration reception waiting area. A dedicated 911 phone shall be located in the main office for the purpose of informing office staff if 911 is called from any facility phone. All exit/entry doors have electronic hardware that will activate on notification from striking of a panic button. Glazing will be minimal and secure.

1 – Main Office: Secretarial area approximately 1,000 sq. ft.

- Three (3) Secretarial work stations behind the main counter
- Lockable storage wardrobes
- Two (2) lockable four-drawer filing cabinets
- Fire-rated student file storage
- Base and wall cabinet storage
- Network copier and fax machine
- Kitchenette
- Bulletin boards
- Luxury vinyl-enhanced tile or flooring
- One (1) computer per secretary/clerk
- Electronic security system

1 - Reception area (included)

- Reception area to have 6 comfortable chairs for visitors
- Bulletin boards
- Luxury vinyl-enhanced tile or flooring
- Electronic security system

1 – Principal's Office– 200 sq. ft.

- Desk and chair
- Table
- Seating for six (6)
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase

- Interactive LED Panel (32-50” display)
- Security “panic” button with a dedicated phone line
- Luxury vinyl-enhanced tile
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into a display

2 – Assistant Principal’s Offices - 150 sq. ft. each

- Table
- Desk and Chair
- Seating for six (6)
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50” display)
- Security “panic” button with a dedicated phone line
- Luxury vinyl-enhanced tile or flooring
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into display

1 – Director of Student Services Office – 150 sq. ft.

- Desk and chair
- Table
- Seating for six (6)
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50” display)
- Security “panic” button with a dedicated phone line
- Luxury vinyl-enhanced tile
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into a display

2 – Conference rooms – 250 sq. ft. each

- Conference table
- Seating for fifteen (15)
- Credenza
- Interactive LED Panel (32-50” display)

- Aux ports for plugging into the display
- Magnetic whiteboard
- Luxury vinyl-enhanced tile or flooring
- Bulletin board

1 – Health Suite includes Nurse's Office, approximately 800 sq. ft.

- Three (3) desks with chairs
- Three (3) computers
- Built-in counters with shelving below around the perimeter of the room
- Multiple file cabinets Four (4) four-drawer; two (2) two-drawer
- two (2) double cabinets (full size)
- Two (2) double cabinets (half-size)
- Three (3) Double-locked medicine cabinets
- Two (2) locking wall cabinets
- Large closet with shelving and doors
- Refrigerator
- Ice maker
- Two (2) Sinks with hot and cold water, soap, and towel dispenser
- Microwave
- Scale
- 3 chairs
- Exam room
- Bathroom
- Five (5) cots
- Privacy curtains
- Three (3) wheelchairs
- Eye-wash station
- Vinyl-enhanced tile
- One (1) large bulletin board
- Centrally located adjacent to the main office

1 - Security Office - 150 sq. ft.

- Desk and chair
- 1 – 4-drawer lockable file cabinets
- Fire-rated student records file storage
- Base and wall cabinet storage
- Bulletin board
- Lockable storage wardrobe
- Network copier and fax machine
- One (1) computer
- Table and counter space
- Luxury vinyl-enhanced tile or flooring

1 – Staff Workroom – 500 sq. ft.

- Conference table and chairs

- Credenza,
- Interactive LED Panel (32-50” display)
- Aux ports for plugging into the display
- Magnetic whiteboard
- Luxury vinyl-enhanced tile or flooring
- Bulletin board
- Network Copier
- Table and counter space

Central Office Spaces 2,700 sq. ft.

1 – Central Office: Secretarial area approximately 1,000 sq. ft.

- One (1) Secretarial work station behind the main counter
- Lockable storage wardrobes
- Eight (8) lockable four-drawer filing cabinets
- Fire-rated student file storage
- Base and wall cabinet storage
- Network copier and fax machine
- Bulletin boards
- Luxury vinyl-enhanced tile or flooring
- One (1) computer per secretary/clerk
- Electronic security system

1 - Reception area (included)

- Reception area to have 6 comfortable chairs for visitors
- Bulletin boards
- Luxury vinyl-enhanced tile or flooring
- Electronic security system

1 – Superintendent’s Office– 400 sq. ft.

- Desk and chair
- Table
- Seating for six (6)
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50” display)
- Security “panic” button with a dedicated phone line
- Luxury vinyl-enhanced tile
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into a display

1 – Director of Business and Operations - 250 sq. ft.

- Table and chairs
- Desk and Chair
- Lockable storage/wardrobe
- Two (2) lockable file cabinets
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50" display)
- Luxury vinyl-enhanced tile or flooring
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into display

1 – District Conference rooms – 300 sq. ft.

- Conference table
- Seating for fifteen (15)
- Credenza
- Interactive LED Panel (32-50" display)
- Aux ports for plugging into the display
- Magnetic whiteboard
- Luxury vinyl-enhanced tile or flooring
- Bulletin board

1 – Director of Food Services - 200 sq. ft.

- Table
- Desk and Chair
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50" display)
- Luxury vinyl-enhanced tile or flooring
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into display

2 – Accounts Payable Offices - 150 sq. ft. each

- Desk and Chair
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50" display)
- Luxury vinyl-enhanced tile or flooring
- Magnetic whiteboard

- Bulletin board
- One (1) computer
- Aux ports for plugging into display

1 – Director of Security Office - 250 sq. ft.

- Table
- Desk and Chair
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50” display)
- Security “panic” button with a dedicated phone line
- Luxury vinyl-enhanced tile or flooring
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into display

Building Services and Core Area – 8,000 sq. ft.

1 – Facilities Office – 100 sq. ft.

- Desk and chair
- Lockable storage/wardrobe
- Lockable lateral files
- One (1) large wall unit bookcase
- Interactive LED Panel (32-50” display)
- Luxury vinyl-enhanced tile
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into the display

2 – General Building Storage – approximately 800 sq. ft. each

- Steel storage shelves
- Lockable tool cabinets
- Wall-mounted tool hanging system

2 – Men’s Public Toilets – 150 sq. ft.

2 – Women’s Public Toilet – 150 sq. ft.

6 – Boy’s Toilet Rooms – 200 sq. ft.

6 – Girl’s Toilet Rooms – 200 sq. ft.

6 - Staff Toilet Rooms – 75 sq. ft.

4 – All-inclusive Toilet Room – 75 sq. ft.

1 – Custodial Office – 200 sq. ft.

- Two (2) desk/chair
- Workstation table
- Luxury vinyl-enhanced tile
- Magnetic whiteboard
- Bulletin board
- One (1) computer
- Aux ports for plugging into the display

5 – Custodial Closets – 40 sq. ft.

1 – Mechanical and Water Service Room – 600 sq. ft.

1 – Fire Sprinkler Room – 300 sq. ft.

1 – Main Electrical Room – 300 sq. ft.

2 – Electrical Closets – 150 sq. ft.

1 – MDF Rooms – 200 sq. ft.

1 – IDF Rooms – 150 sq. ft.

1 – Delivery and receiving 300 sq. ft.

Site Development

The design of the school should include concrete sidewalks be constructed around the perimeter of the building. Concrete curbs should be used adjacent to those sidewalks. An entry plaza will be constructed at the main entrance consisting of scored concrete or pavers, trees, benches, a flagpole and an electronic marquee for school notifications. Full-cutoff site lighting will be provided throughout the parking lots and along pedestrian ways around and into the building.

Two outdoor play areas will be incorporated into the site: one for students aged 5-12, and another, fully fenced, for students aged 2-5. These areas shall be furnished with age-appropriate play equipment in keeping with all applicable safety standards. Adequate fall zones and safety surfacing shall be provided.

Sustainability

All State-funded schools with renovation budgets in excess of $2 million dollars or new construction budgets in excess of $5 million dollars must comply with Connecticut High Performance School Standards, a checklist-based system with mandatory and optional requirements, similar to LEED Silver. This process ensures that an integrated design process is followed from design through construction, including building commissioning of HVAC and key envelope components of the building. Many other sustainable practices are included and tracked, including minimum energy performance, energy modeling, air quality, ventilation, acoustics, recycled materials, limiting volatile organic compounds, green cleaning, and more. Long term sustainable energy, such as solar panels, will be considered in the design to lower annual operating costs and contribute to a cleaner environment.

WELL Building Standard is a performance-based system used for schools, "monitoring features of the built environment that impact human health and well-being, through air, water, nourishment, light, fitness, comfort and mind." This system takes a holistic approach to health in the built environment. While WELL Building Certification may or may not be pursued, the new design will incorporate concepts from this Standard.

Community Uses

The school facility will be utilized by the community for a variety of purposes. There will be community use of the gymnasium and classrooms for Parks & Recreation programs during the school year and during the summer months. Notably, the entire building and site is used by the public throughout the year.

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

Program Diagrams and Program Matrix

SPACE PROGRAM MATRIX			
Summary: Proposed Building Program			Projected Enrollment: 1036
Beecher Elementary School			

Academic Core Programs			
Spaces	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)
Pre-K Classrooms	6	1,050	6,300
Kindergarten Classrooms	7	1,050	7,350
1st Grade Classrooms	6	850	5,100
2nd Grade Classrooms	6	800	4,800
3rd Grade Classrooms	6	800	4,800
4th Grade Classrooms	6	800	4,800
5th Grade Classrooms	7	800	5,600
6th Grade Classrooms	7	800	5,600
MAG Classrooms (Grades1-4)	4	800	3,200
STEAM Room	1	800	800
Multi-Purpose Room	1	1,000	1,000
Math Intervention Classroom	1	800	800
Reading Intervention Classoom	1	950	950
Reading Storage Closet	1	100	100
Spanish Classrooms	2	800	1,600
ELL Room	1	500	500
Subtotal	**57**		53,300

Special Education and Student Support			
Spaces	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)
Special Education Resource Rooms	7	450	3,150
Special Education Testing Office	1	150	150
Speech and Language Room	3	200	600

SEL Classroom	2	500	1,000
Life Skills Room	1	800	800
OT/PT Room	1	600	600
Sensory Room	1	400	400
School Psychologist Office	2	175	350
Social Worker Offices	2	175	350
Subtotal	**20**		7,400

Physical Education Programs			
Spaces	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)
Gymnasium	1	5,500	5,500
Auxilary Gymnasium	1	4,000	4,000
Existing Commons			-
Physical Education Office	2	100	200
PE Equipment Storage Room	2	300	600
Health Classroom	1	800	800
Health Fitness Center	1	600	600
Subtotal	**8**		11,700

Food Services			
Spaces	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)
Student Dining Area	1	4,500	4,500
Staff Dining Lounge includes lactation room	1	500	500
Kitchen	1	1,800	1,800
Servery	1	Included	

Preparation Area	1	Included	
Cold Storage	1	Included	
Dry Storage	1	Included	
Dishwashing Room	1	Included	
Food Services Office	1	Included	
Staff Toilet Room	1	Included	
Subtotal	**10**		6,800
Arts and Music Programs			
Spaces	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)
Band Room	1	1,000	1,000
Chorus Room	2	800	1,600
Music Storage	2	150	300
Art Room	2	1,000	2,000
Kiln Room	1	200	200
Art Storage	2	150	300
Subtotal	**9**		5,400
Library / Media Center			
Spaces	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)
Media center/Stacks/Circulation	1	2,000	2,000
Library/Media Specialist Office	1	150	150
Workroom / Storage	1	200	200
IT-Specialist - Work Room/ Chrome Book Repair	1	300	300
Innovation Maker Space	1	500	500

Tech Classroom	1	500	500
Flex classrooms	1	500	500
Green Room (Included above)			
Subtotal	**7**		4,150
Administrative & Support Spaces			
Spaces	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)
Main Office: Reception, Secretarial Area, Storage	1	1,000	1,000
Principal's Office	1	200	200
Assistant Principal's Office	2	150	300
Director of Special Services Office	1	150	150
Conference Room	2	250	500
Health Suite	1	800	800
Security Office	1	150	150
Staff Workroom	1	500	500
Subtotal	**10**		3,600
Central Office Spaces Separate from BRS - Not included in Ideal Area			
Spaces	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)
Central Office: Reception, Secretarial Area, Storage	1	1,000	1,000
Superintendent's Office	1	400	400
Director of Business and Operations	1	250	250
District Conference Room	1	300	300
Director of Food Services	1	200	200
Accounts Payable Office; Payroll Office	2	150	300

Director of Security Office	1	250	250
Circulation	1	444	444
Subtotal	**8**		3,144
Building Services and Core Area			
Spaces	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)
Facilities Office	1	100	100
General Building Storage	2	800	1,600
Men's Public Toilet Room	2	150	300
Women's Public Toilet Room	2	150	300
Boy's Toilet Rooms	6	200	1,200
Girl's Toilet Rooms	6	200	1,200
Staff Toilet Rooms	6	75	450
All Inclusive Toilet Room	4	75	300
Custodial Office	1	200	200
Custodial Closets	5	40	200
Mechanical & Water Service Room	1	600	600
Fire Sprinkler Room	1	300	300
Main Electrical Room	1	300	300
Electrical Closets	2	150	300
MDF Room	1	200	200
IDF Room	1	150	150
Deliveries and Receiving	1	300	300
Subtotal	**43**		8,000
Circulation Corridors, Stairs, Elevator & Interior Walls			

Spaces	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)
Circulation (Corridors, Stairs, Elevator)		0.235	23,582
Interior Partitions & Chases		0.070	7,011
Subtotal			30,594
Total Building Area			
Total Program Areas (SF)		**92,350**	
Total Building Services and Core Area (SF)		**8,000**	
Total Circulation (SF)		**30,594**	
Grand Total		**130,944**	

BEECHER ROAD ELEMENTARY SCHOOL

EXISTING FACILITY CONDITION ASSESSMENT | 40 BEECHER ROAD, WOODBRIDGE, CT

March 4, 2026





ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS



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APPENDIX A:

EXISTING CONDITION PHOTOGRAPHS

This photographic presentation, first shared with the community on February 3, 2025, and updated for the Tri-Board on September 18, 2025, is included here for reference.

1.0

Use and Reliance Restrictions

1.0 Use and Reliance Restrictions

Antinozzi Associates PC, Consulting Engineering Services (CES), Michael Horton Associates, and Stantec, Inc., hereinafter referred to as the "Assessment Team", produced the content of this document under agreements between Antinozzi Associates PC and the Town of Woodbridge. All terms and conditions of that agreement are included within this document by reference. Other than to the Town of Woodbridge, the Assessment Team disclaims any obligations to any other person with respect to any material presented in this document, and no person may rely upon this document without advance and express written consent from Antinozzi Associates PC and such person's written agreement is to be bound by the limitations, qualifications, terms, conditions, and indemnities to Antinozzi Associates PC set forth in that agreement.

The Assessment Team specifically states that its review of the property in question is subject to monetary and time restraints, as well as scope limitations. Given those restraints and limitations, they have made what is in their opinion a reasonable investigation. The materials presented in this document shall be considered "to the best of Antinozzi Associates PC collective knowledge." This phrase means to the facility assessment team's actual knowledge of the subject matter after such inquiry as Antinozzi Associates PC considered reasonable in light of the restraints and limitations upon the contracted scope of work.

The extent of the physical observation for the production of this report has been limited to "walk-around" visual inspections of the building and minimal test cutting to examine the material make-up of each roof. Assumptions regarding the overall condition of the property have been developed based upon observation of representative areas of the building. As such, the development of schematic methods and associated costs for the correction of identified deficiencies is based upon the overview observation and is also limited with respect to completeness.

2.0
Executive Summary

INTRODUCTION

The Woodbridge Board of Education commissioned Antinozzi Associates in March, 2025 to conduct a Feasibility Study including multiple design options for renovation or replacement of Beecher Elementary School in Woodbridge, Connecticut. This Existing Facility Assessment is provided to complement the overall study and to support an eventual State Grant submission.

OVERVIEW

The Beecher Road School, located at 40 Beecher Road in Woodbridge, is the district's sole elementary school, currently serving over 870 students, projected to increase to 960 within the next eight years, from pre-kindergarten through 6th grade. Originally built in 1960, the 146,885 SF facility sits on a 43-acre site and has undergone several additions (1964, 1970, 1994, 1997) and renovations, most recently in 2016 and 2024.

While the school provides ample area overall on a per-student basis, in practice the spaces do not meet current educational goals and programmatic requirements. Core classrooms are inconsistently sized, ranging from 700-1500 square feet, and sufficient resource spaces are not present. The existing layout is fragmented due to long corridors, ramps, and dispersed program areas. Although school functions are all on the ground floor, this "floor" is composed of sixteen separate levels traversing nearly 30 vertical feet (38 feet counting the pool deck) connected via an extensive network of ramps, many of which are not ADA compliant. Between the level changes and the facility's large, linear footprint, the building is inherently difficult to navigate between classes. For example, in order to get to the music room or the main gymnasium, a current second-grader will walk nearly 1000 feet, descending 30 feet vertically over ten ramps.

The facility also has insufficient ADA-compliant restroom facilities, with a few cramped multi-stall toilet rooms along with a multitude of very small single restrooms. While the 1997 renovations brought roughly a third of the toilet rooms into ADA compliance with requirements of that era (1991 ADA Accessibility Guidelines, published a year after the ADA was enacted in 1990) most do not comply with the clearances of current accessibility requirements.

The facility and site are well-maintained; recent projects brought upgrades to HVAC systems, partial roof replacements, upgrades to windows in the 1960 wings, new entrance canopies, and exterior doors throughout. Security film has been installed at most exterior windows and site improvements are implemented on a regular basis. Despite this responsible and timely upkeep of the facility, original systems and finishes are near the end of their useful life, the building envelope is energy-inefficient, extensive, and prone to leaks, so the repair cycle continues.

Thanks to roofing replacement projects in 2016 and 2024, approximately two-thirds of the building has newer roofing, with solar panels arrayed over approximately half of the new roof area. Insulation thicknesses under new roofing had to match existing eave heights and are therefore less than optimal. Additionally, many new roof areas lack sufficient pitch based on observed ponding. Older roof systems on the remaining third of the building are nearing the end of service life.

Most of the building is faced with concrete masonry, under-insulated in all but the most recent construction. 1960s portions of the building are composed of stone end walls on block backup, infilled with newer metal panels. Exterior block at 1970 and 1994 wings is dirty and worn; the eaves at the tops of these walls are compromised and should be replaced.

Most main entrance and exit doors have been replaced recently, along with windows in the 1960s wings. The majority of the building's windows are at the end of useful life, with the possible presence of PCB sealants complicating window replacement in an occupied school. Many classrooms are equipped with doors directly to the exterior; most of these doors should be removed and infilled in keeping with modern security requirements.

The attached indoor pool is currently offline and in need of significant repairs and upgrades to return to service. The primary entrance to the pool is via non-ADA compliant ramps from the entrance corridor serving the Central Office and south assembly space. The pool has the potential to be a valuable community amenity, but use by the public during school hours is problematic from a safety and security standpoint due to insufficient separation from the school.

The building site provides a beautiful parklike setting for Beecher Road School. The site contains wooded areas, ball fields, tennis courts, playgrounds, walking trails and other similar amenities, maintained and repaired on an ongoing basis. Paved areas are in various states of aging; parking is adequate but distributed throughout the site, so large areas of parking are distant from the main entrance to the school. While efforts have been made to safely accommodate bus traffic and parent drop-off, this is less effective than separate bus and car loops.

The varied topography of the site creates challenges for ADA accessibility, exacerbated by the many levels of the school itself. While there are many pitched walkways with railings on either side, most of these are not ADA-compliant ramps, due to length, pitch, railing design/condition, or a combination of the three. Where possible, sloped walkways, which do not require handrails and cannot exceeding 1:20 pitch, are recommended.

STUDY SCOPE

The assessment of the buildings included a field survey to investigate and evaluate the current conditions of the facility, as well as to identify and prioritize elements requiring repairs and restoration.

The survey included the following elements:

- Architectural Systems
- Structural Systems
- Plumbing Systems
- Mechanical/HVAC Systems
- Electrical Systems
- Fire Protection Systems
- Technology & Security Systems Infrastructure
- Site Conditions

Survey procedures did not include removal of the building fabric or destruction of finishes in order to view concealed items. Unless specifically noted within this report, no engineering calculations, disassembly of building components, or material testing was completed by the Study Team for this Facility Assessment, including a detailed review of the possible presence of any hazardous materials. This report describes the condition of the building and site components at the time of the observations in July of 2024. The report of an item functioning at the time of the observation should not be taken as a guarantee. This report provides no guarantee or warranty, either expressed or implied.

ASSESSMENT TEAM

The Assessment Team for this Existing Facility Condition Assessment consisted of Antinozzi Associates and their engineering consultants, all listed below.

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4.0
Existing Facility Survey

Existing Building

The Beecher Road School is an expansive building originally constructed in 1960, sitting on a little over 43 acres of sloping hills. As previously noted, the school serves as the sole elementary school for the Woodbridge School District, with over 870 students from pre-kindergarten through 6th grade. It is also utilized as an Extended Day program and for the Woodbridge Recreation Department.

The nearly 147,000 square foot structure has had multiple renovations and additions built over the following 30+ years, creating an arrangement of three distinct parts linked by long corridors and ramps. The courtyard layout of the 1960/1997 northern wing provides a mixture of Classrooms for younger students, Administration, Cafeteria, and Library services. The central node provides Classrooms for the upper 4th-6th grades. The southern wing of the 1970's addition provides office space for district administrators, the Gymnasium, Arts and Music Spaces, as well as an indoor pool that is no longer in use.

The building, infrastructure, and site are typically in good condition; major investments made within the last 10 years include:

- ✓ 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

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. Many parts and components are original to the school's construction. Most windows, doors, flooring, and ceilings are older and at or near the end of useful life. Older portions of the mechanical and electrical systems, although well maintained, lack the efficiency of newer equipment. Building security could be further improved by removal of unnecessary exterior doors and by more extensive upgrades.

In addition to the physical state of the school and its systems, the condition of a building is also defined by the spaces and programming. The Beecher Road School provides sufficient space; however, long ramping corridors complicate travel between the classrooms, administration, and common areas. The existing indoor swimming pool is offline and not programmatically necessary.

Floor plan showing year of construction for each wing

Site location plan

Building Profile

Original Construction:	1960
Additions:	1964, 1970, 1994, 1997
Lot Size:	43.44 acres
Building Façade:	Split Face Concrete, Exposed Masonry, Metal Cladding
Roof Construction:	EPDM, Buillt-Up- Roof
Occupancy Classification:	E – Education (Primary) A-3 – Assembly B – Business
Construction Type:	2C Non-Combustible Unprotected 4 Heavy Timber
Fire Protection System:	No
Handicap Accessible:	Yes
Number of Floors:	One story with basement
Number of Parking Spaces:	228 spaces, incl. eleven (11) ADA spaces
Existing Total Floor Area:	146,885 SF (gross area)

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

Aerial view with plan showing property line and wetlands (in blue).

Building Site

Site Conditions

Beecher Road School is located at 40 Beecher Road amid a residential neighborhood with convenient access to Routes 243 and 313. It is situated on a little over 43 acres of forested and grassy land, and the hilly terrain ranges in elevation from a low point of about 260 feet, up to the elevation of 355 feet. Grade at the northern entrance of the 1960/1997 wing of the school is at approximately 343 feet. Grade at the south entry of the 1970 wing of the school is at approximately 318 feet.

Site contour plan



South West elevation 1970 wing. South entrance.



West elevation 1970 wing



West elevation 1970 central node



West elevation transition from the 1970 wing to the 1960/96 wing



North east elevation 1997 wing. North entrance.



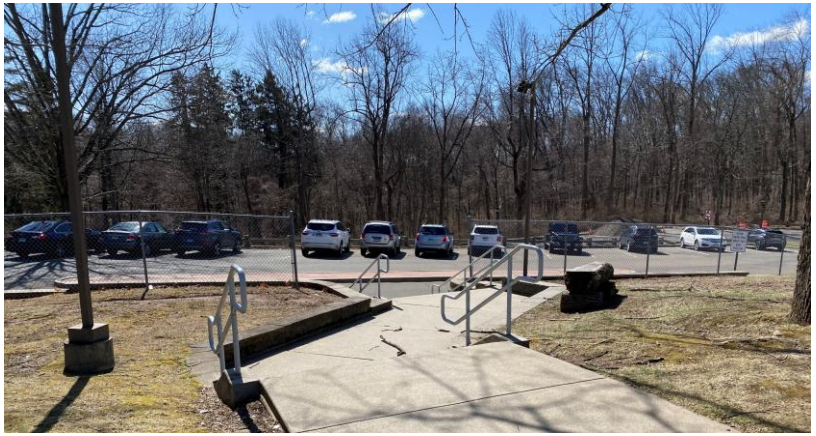
North east elevation 1997 wing

Vehicular access to the site is provided via Beecher Road, with parking available in two main lots: one located to the north of the school and the other to the south. Both lots include designated drop-off locations. A smaller third lot is situated to the east of the 1997 addition.

The northern lot is situated at an elevation approximately level with the North Entrance and has recently been repaved and restriped. This lot includes accessible parking spaces, providing convenient ADA access to the school.

The southern lot, with an elevation ranging from 290 to 310 feet, requires some hills and steps to navigate before reaching the Southern Entrance. However, there are several accessible spaces located adjacent the drop off area, as well as in the upper level of the lot. The paving surfaces in these lots are worn and showing signs of alligator cracking and large gaps with organic material growth.

Parking lot locations



Stair and path leading to the south parking lot



Visible alligator cracking and organic growth. South parking lot.



Accessible parking at the south parking lot. Visible alligator cracking.



Visible alligator cracking in the paving. Mid-level parking lot.

Asphalt-paved walking and car paths run along the perimeter of the school. These paths are generally in fair condition, but there are many areas with large cracks, and several areas worn down to gravel. Concrete walkways line the eastern perimeter at the drop-off zones and entrances, and are in good condition. New concrete sidewalks have been recently installed at the North Entrance.



Sidewalk in need of repair



Typical sidewalk and car path at perimeter of school





Asphalt paved walk at the MAG garden



Concrete walk at south entry



Concrete walk at north entry







New sidewalk and parking lot installation at north parking lot

An asphalt paved walk traces the edge of the 1970's central node of the school. The walkway has numerous cracks with grass and weeds sprouting through them.





Asphalt paved walk at perimeter of the 1970's central node

Playgrounds, baseball fields, and tennis courts are located to the west of the building. The playgrounds provide specialized equipment and swings on rubberized turf and wood mulch. The equipment appears to be in good condition, however the rubber surface is showing signs of wear and cracking. Some play areas are currently undergoing renovation.



Typical playground area



Typical playground area



Cracking and wear at rubber playground surface

Building Envelope

Exterior Walls

The exterior wall construction of the Beecher Road School varies with the multiple additions of the building. The façade incorporates a mix of several materials including split face block, exposed masonry, river rock, and metal cladding. The typical backup is CMU. Construction details were not available for the 1960/64 portion of the school. Original drawing details for the 1970 portion of the school appear to show 8-inch CMU backup with approximately 2 inches of insulation behind 4-inch CMU cladding; the details show no air space in the cavity and do not call out any kind of air vapor barrier at the backup wall.

The exterior walls of the original 1960/64 school feature a 2016 assembly consisting of storefront windows with insulated metal panels beneath them, interrupted by the original 1960/64 river rock pilasters and CMU end walls. The 1997 addition introduced a modernized façade on the north side, designed to complement the original 1960/64 structure. The split-faced CMU blocks are also interrupted by storefront windows, with insulated metal panels below. While the blocks, stone, and metal panels are generally in good condition, several areas require cleaning.



1960 and 1964. Metal panels and river rock façade



1960 and 1964. Metal panels and river rock façade



1997. Split face CMU and store front windows at north entry façade



1997. North east façade. Split face CMU and store front windows.

The façade for the 1970 addition to the school is primarily painted CMU block. While the block is generally in good condition, there are several areas that require cleaning, and the paint is peeling in many spots.



1970. South west façade. Painted CMU.



1970. Painted masonry exterior walls.

The west perimeter of the central node is adorned with colorful murals that brought color and creativity to the exterior walls. Over time, however, these works have lost their vibrance, now softened and faded, bearing the marks of age and weather.



Typical faded mural

The fascia and frieze in various parts of the school exhibit noticeable dirt and staining, and require cleaning.





Examples of stained and dirty fascia and frieze

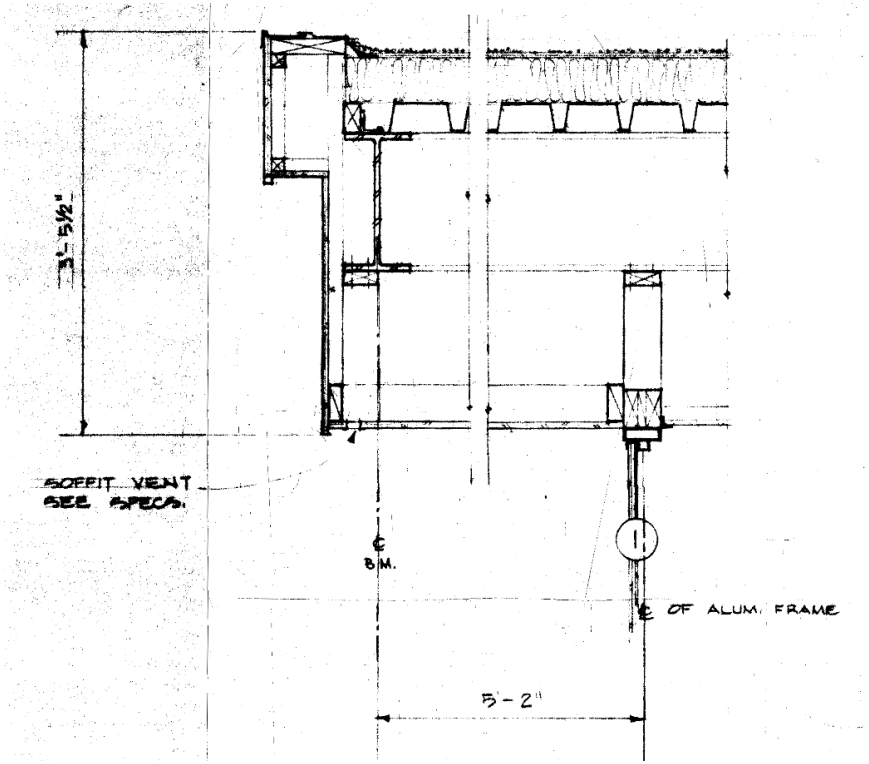
A significant number of soffit vents are located along the perimeter of the 1970 additions. It is unclear how necessary these vents are, but they may represent a substantial source of heat loss. Additionally, the original detail for the eave shows a lack of insulation, providing an open thermal pathway from exterior to interior. The originally details show vents only at the lower eave, but vents have since been added at the upper eave as well. Based on interviews with facilities staff, no vents have been added in the recent past. Facilities reported that the eaves are attractive to nesting insects.



Soffit vents



Soffit vents



Original detail for 1970 additions showing uninsulated eave condition with significantly fewer soffit vents than exist currently.

Roof replacement timeline

Roofs and Gutters

The EPDM roof was replaced in two separate periods, in 2016 and 2024. The 2016 installation included the roofs of the 1960/64 and 1970's wings of the school, and also included the installation of 970 solar panels. The 2024 installation replaced the roofs on the 1994 and 1997 additions. Both roofs remain in good condition.



Solar panels on the 1970s central node.

Roof drains are critical components of a building's drainage system, and are located at most roofs. They have all been replaced at their respective locations when the roofs were replaced in 2016 and 2024. These drains are installed in low points of the roof and are connected to internal plumbing systems to guide the water away from the structure and prevent water from accumulating. Properly functioning roof drains help to reduce the risk of water damage, roof leaks, and potential structural issues that can arise from standing water, such as mold growth or weakened building materials.

While the drains appear to be well maintained, ponding was noted in several locations on the 1960/64 portion of the roof. Based on interviews with WPS facilities, we understand that portions of the roof throughout the facility experience regular ponding due to insufficient or incorrect roof slopes.



Ponding water on the 1960/64 wing

Metal gutters and downspouts were replaced during the 2024 roof replacement at the 1994 addition. They are in good condition.



Metal downspouts and gutters at 1994 addition.

<u>Exterior Doors</u>

The exterior doors of the school vary in materials and conditions based on their locations and the periods of construction. The North entrance doors, made of glass and aluminum, were installed during the 1997 addition/renovation and are in good condition, however, at nearly 30 years old are nearing the end of their useful life. Similarly, the South entrance doors, also glass and aluminum, are well maintained and in good condition, though their installation date is unknown, but precedes the 2016 renovation. If they were installed over 20 years ago, they too are approaching the end of their useful life.





Aluminum and glass doors at North and South entrances.

Corridor egress doors differ by location: the 1960/64 portion had its doors replaced with FRP and glass doors during the 2016 renovation, and the 1970

addition has insulated metal panel doors with a single vision lite which pre-date the 2016 renovation, and are near the end of their useful life. The aluminum and glass doors in the 1997 addition are in good condition but are original to the building and approaching the end of their service life.


FRP and glass doors


Hollow metal doors, 1970


Aluminum and glass doors, 1997

Classrooms typically feature exterior egress doors; monitoring such a large number of doors presents a security challenge. As with the corridor egress doors, materials and ages vary depending on location and construction period. The 1960/64 classrooms have FRP doors, frames, and hardware dating from the 2016 renovation; these openings are in good condition. The 1970s classrooms have insulated metal panel doors with a single vision lite which pre-date the 2016 renovation and are near the end of their useful life. The aluminum and glass doors in the 1997 addition are in good condition but are original to the building and approaching the end of their service life.


Typical FRP door, 1960/64


Typical metal door with vision lite, 1970s


Typical aluminum and glass, 1997


Metal doors at south gym

Windows

While we understand that all exterior glazing received security film as part of the 2016 renovation. the exterior windows of the school vary in material and style based on their locations and the periods of construction. The windows in the 1960/64 original construction were replaced during a 2016 renovation with aluminum storefront windows featuring 1inch insulated glass. These windows have a large fixed pane beside a smaller slider unit, with an insulated metal panel below, and a glass transom above.


Typical windows at the 1960/64 wing

The 1970 addition has bronze anodized aluminum storefront windows with fixed panes and awnings above and below. They are in fair condition; frames are chipped, scratched, and faded, and caulking appears to be failing. These windows are near the end of their useful life.






Typical windows at the 1970 addition

Windows in the 1994 addition are also bronze anodized aluminum storefronts with fixed panes, awnings above and below, and triple

casements. These windows appear to be original to the construction and are nearing the end of their useful life.



Typical windows at the 1994 addition

The 1997 addition has white aluminum storefront windows with hopper windows framed by fixed insulated glass and insulated metal panels below. These windows are original to the construction and, while in good condition, are nearing the end of their useful life.



Typical windows at the 1997 addition

Canopies, Steps, and Ramps

Two new steel shed entry canopies were installed at Beecher Road School during the 2016 renovation. The canopies do not tie into the existing roof system, but they pitch to drain onto the existing roof. The red canopy marks the north entrance, while the blue canopy indicates the south entrance. Both canopies appear well-maintained and in good condition.



North entrance canopy



South entrance canopy

Most of the school's entrances are at grade level. However, it was observed that the exterior doors to several classrooms in the 1960/64 section of the building lead to a small landing with a step down to the ground. While this step is considered acceptable as a secondary means of egress according to the building code, the height of the landing exceeds the maximum allowable limit at several locations.



Landing and step at classroom doors to exterior 1960/64 door.



Landing and step at classroom riser height exceeds code requirements

The sidewalks around the perimeter of the school connect to several ramps, providing wheelchair access to various areas of the building. The slope of these ramps typically appeared to meet current accessibility regulations. However, the handrails are not ADA compliant because they lack extensions on the top and bottom of runs, and they also lack bottom rails or curbs to prevent a wheelchair from catching on a post. Concrete ramps also show signs of heaving at control joints, causing tripping hazards.



Non-compliant ramp at the Library



Non-compliant ramp at the South Assembly



Non-compliant ramp between the 1970 and 1994 addition

Building Interior

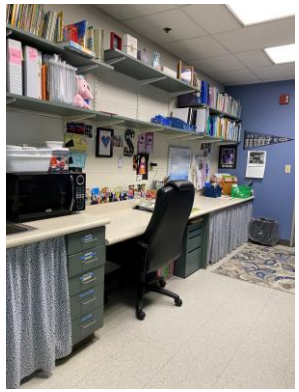
Classrooms

Classrooms within the school vary in both shape and size, with these differences largely depending on the location of the room within the building and the era in which it was constructed. In general, while the facility itself is large, the school has reported issues finding spaces for all programs currently offered. The building has many oversize classrooms and lacks smaller spaces suitable for resource classrooms, which are therefore often shared by multiple teachers. The layout of the school is organized by grade range, with different wings dedicated to different age levels. Additionally, the school features multiple specialty classrooms dedicated to subjects such as science, language, arts, and Special Education. These spaces are located throughout the building.

Rooms for students in Pre-K through 3rd grade are situated in the 1960/64 section of the school. The typical classroom size for Pre-K and Kindergarten is approximately 1,000 square feet, while classrooms for 1st to 3rd grade students are usually around 750 square feet. Pre-K and Kindergarten classrooms are paired, with two classrooms connected by a small workroom for the teachers. These classrooms do not have dedicated toilet facilities; instead, they are typically adjacent to extremely small non-ADA-compliant single toilet rooms opening onto the corridor.



Typical Pre-K & Kindergarten Class



Typical Workroom between Pre-K & Kindergarten



Typical cabinets in Pre-K & Kindergarten Class



Typical 1st & 2nd Grade Classroom

The classrooms for 4th-grade students are located in the 1994 wing of the school, with sizes ranging from 850 square feet to 1,400 square feet. This wing is somewhat isolated from the primary school wings, providing a distinct space for 4th-grade students. The original plans for this wing show three classrooms at the north side of the wing. Over the intervening years, modifications were made to convert this area into two 1,400 sf classrooms. This results in classrooms of dramatically different size within the grade level.



Typical 4th Grade Classroom

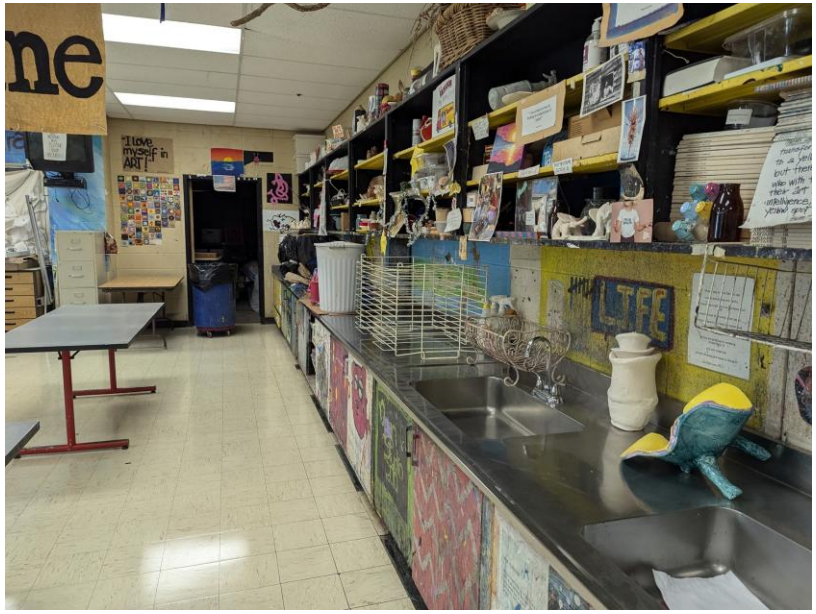
Classrooms for 5th and 6th graders are housed in the central 1970s node, with classroom sizes ranging from 1,000 square feet to 1,400 square feet.



Typical 5th/6th Grade Classroom



Science Classroom



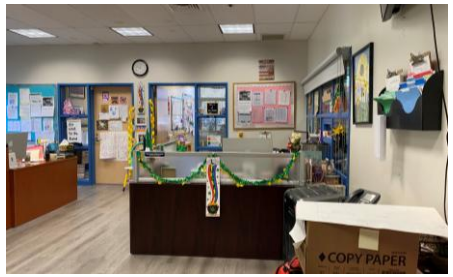
Art Classroom

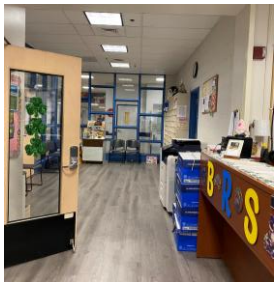
All classrooms throughout the school are generally well-maintained and well-equipped, featuring cabinets, shelves, and smart boards. However, despite the good condition of the classrooms overall, some of the ACT ceilings and VCT flooring in many rooms are beginning to show signs of age and could benefit from updates.

Administrative Spaces

Administrative spaces throughout Beecher Road School offer spaces for health services, faculty, and various support functions. The key administrative spaces within the school include district offices, the school administration office, the nurse's office, the teacher's lounge, and the psychologist's office.

The Beecher Road School administration is located in the 1960/64 portion of the building, near the north entrance. This area is appropriately situated at the school's entry point to provide a controlled check-in system for visitors. The enclosed vestibule at this entrance provides a secure space where visitors can check in at the reception desk before gaining further access to the building. This administrative area also houses several workstations for support staff in an open workspace, as well as private offices for the principal and assistant principal. The administration space also includes a kitchenette.





Beecher Road School Administrative offices

Located in the 1970s addition near the south entrance of the school, the Woodbridge District Offices provide administrative support for district-level functions. Access to the District Offices is restricted, requiring visitors to be buzzed in from the exterior. These offices are also separated from the main school area, with access to the school itself requiring an authorized access card.

The Nurse's Office is centrally located in the 1970s addition, near the 1994 wing of the school. Despite the central location, due to the size of the school and the overall layout, the furthest first-grade classrooms are roughly 530 feet away – the same distance as one and a half football fields. The office is spacious, with sufficient room for multiple beds and workstations for the nurse(s). However, the space offers limited privacy for patients. The nurse's office is equipped with a private toilet room, ensuring that students have access to necessary facilities during their visit.



Nurse space

The teacher's lounge is positioned within the 1970's addition, adjacent to the Multi-Purpose Room. Approximately 400 square feet, the lounge offers adequate space for staff for the teachers and is conveniently located for teachers of grades 4-6. However, it is remote from teachers of the lower grades.



Teacher's Lounge

Gymnasiums, Pool, Commons

The school provides several recreational and athletic spaces that support a variety of physical activities, including a pool, two gymnasiums, and a fitness room. These facilities contribute to both the physical education program and extracurricular activities for students. The facilities are located in different sections of the building, offering spaces for students and the broader community.

The pool is located in the 1970's portion of the building near the south entrance. Previously considered a valuable community asset, the pool was utilized by local programs and the school system. However, it is currently

closed due to rising operational costs and the expenses associated with necessary repairs.



Pool


Tile pool deck

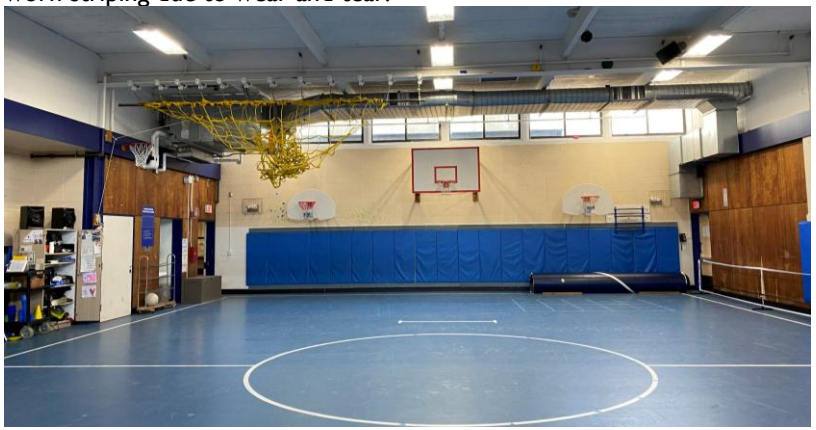

Metal benches


Wood ceiling

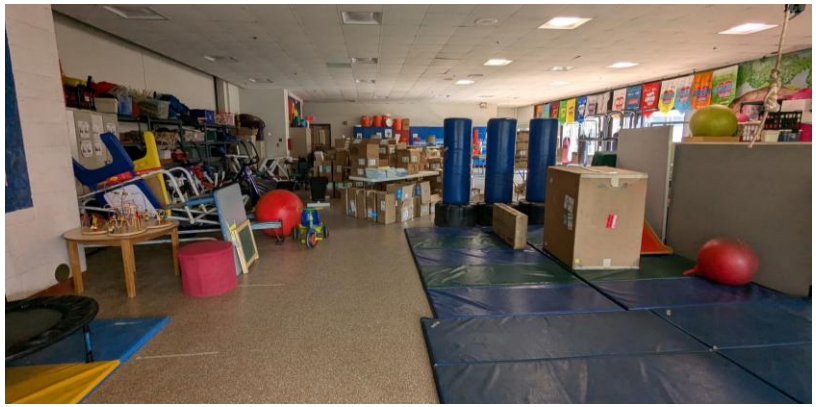
The South Gymnasium is situated in the 1970's portion of the building, adjacent to the pool, and is approximately 5,000 square feet. It features multiple basketball hoops with a full-size court and telescopic wooden bleachers, which are in fair condition. The modular tile flooring system is durable and easy to maintain, however the striping has faded and, deteriorated from wear and tear. Additionally, the gym includes several equipment storage closets and an office directly off the main space, offering functional support for sports and other activities.


South Gym

Located in the original 1960/64 portion of the building, the North Gymnasium is approximately 3,200 square feet. It features multiple basketball hoops, with two positioned in standard locations and others placed awkwardly near doors or mechanical equipment. While the ceiling is notably high, large HVAC equipment and ducts at the north and south ends of the gym limit the height. The wood panel walls, though functional, are scratched and dated in appearance. The gym includes several small equipment closets but lacks office space directly connected to the area. Its synthetic flooring remains in fair condition but exhibits scuff marks and worn striping due to wear and tear.


North Gym

Adjacent to the North Gymnasium is the Fitness Room. At approximately 2,700 square feet, the fitness room provides ample space for a variety of athletic exercises, including gymnastics and fitness routines. It is equipped with tumble mats and climbing ropes. The fitness room is also designed with large partition doors that can be opened to extend the space into the North Gymnasium.



Fitness Room

South Assembly & Multi-Purpose Room

Beecher Road School features two distinct spaces designed to accommodate large gatherings and assemblies. Both areas are located in the 1970's addition and are integral to the school's ability to host events and activities.

The South Assembly Room is approximately 2,500 square feet and is conveniently situated near the south entrance to the school. Its location makes it ideal for hosting outside events, as it can be isolated from the rest of the school building. The room features a higher ceiling and an elevated stage area suitable for performances. While ADA access to the stage is not available directly from the assembly space, it is accessible from the adjacent

corridor. The South Assembly Room's CMU walls are lined with acoustic panels, though these panels are cracked and chipping, indicating a need for maintenance or replacement.



South Assembly – View towards the assembly area



South Assembly – View towards the stage



South Assembly stage area



Typical acoustic wall panel

The Multi-Purpose Room is centrally located within the building and is approximately 1,700 square feet in size. This hexagonal-shaped room is designed to support multiple classes or groups at the same time, making it an ideal venue for various school activities, such as group gatherings, presentations, and events. The room's unique cupola-like ceiling features clerestory windows that allow natural light to fill the space. The wood plank ceiling is in good condition, with no obvious issues. The room's painted CMU walls are lined with acoustic panels that have become dull, stained, and worn over time.



Multi-Purpose Room



Multi-Purpose Room – Wood plank ceiling



Stained acoustic wall panel

Library / Technology Center

As part of the 1997 addition at the northern end of the school, the library and technology/computer lab offer resources to meet the academic and technological needs of students.

The technology/computer lab occupies approximately 1,400 square feet, larger than the typical elementary school. This facility is well-maintained and provides a spacious setting with organized equipment and a clear circulation path for ease of use. Cables are efficiently concealed within wire tracks.



View of the Computer Lab

The library at Beecher Road School is just under 5,700 square feet, which is larger than a typical elementary school library. However, this expansive space is designed to accommodate the school's student population of over 850, providing room for both individual and group activities. The library features numerous bookshelves, work desks, and computer stations, ensuring that students have access to a wide range of resources for research, reading, and study.

Despite the size and overall good condition of the space, some structural concerns have been identified. Notably, several large cracks in the concrete masonry unit (CMU) walls were observed, indicating the need for further structural analysis.



View of the Library



View of the Library

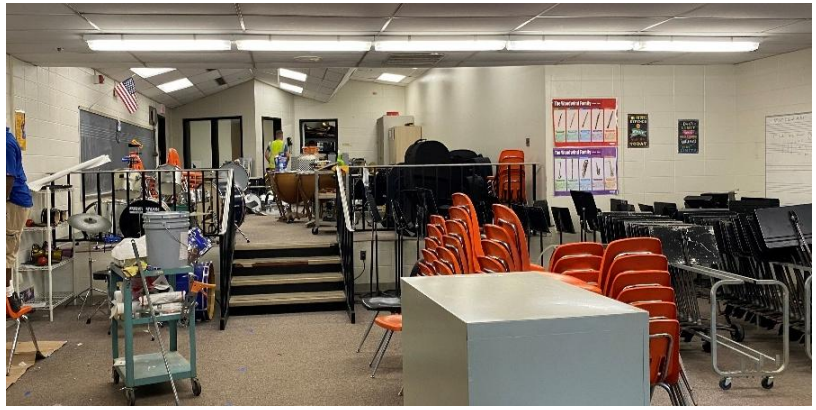


View of the Library



View of the Library

Music Room



View of the Music Room

The room lacks acoustic features essential for a space dedicated to music instruction. The ACT ceiling is sagging, stained, and dated in appearance, suggesting the need for repair or replacement. Carpet flooring is torn in multiple locations and the vinyl treads on the steps are chipped and broken. The space does not provide adequate storage options for musical instruments or equipment.



Chipped vinyl tread



Old faded carpet



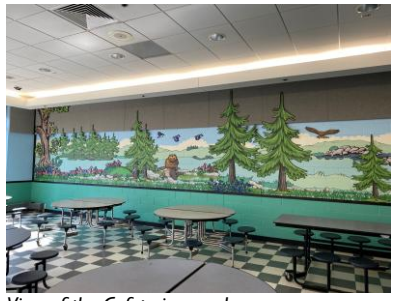
2x4 ACT ceiling tiles

The Music Room is located in the 1970's addition, adjacent to the South Assembly. Its proximity to the stage area allows easy access for performances and events, while the room itself serves as a dedicated environment for students to learn and practice musical instruments. The room is a little over 1,700 square feet and is divided into two distinct levels, connected by a small staircase. The upper level is ADA accessible only via the South Assembly stage.

Cafeteria & Kitchen



View of the Cafeteria Dining Area





View of the Cafeteria murals

The cafeteria and kitchen are located in the northeast corner of the building, forming part of the 1997 addition. These spaces provide essential dining services for the students and are well-designed to support a large student population.
The cafeteria is approximately 3,800 square feet and is characterized by its abundance of natural light, due to large windows that form the exterior walls. The vinyl flooring and ACT ceiling are well-maintained. Additionally, the walls are adorned with colorful murals.

Adjacent to the cafeteria, the kitchen covers approximately 1,200 square feet. The quarry tile flooring is in good condition, providing durability and practicality for daily operations. Similarly, the moisture-resistant ACT ceiling is well-maintained, ensuring the kitchen remains a clean and efficient space for food preparation and service.



View of the Cafeteria Servery





View of the Kitchen

Locker Rooms

The locker room facilities are located in the 1970's addition, adjacent to the pool. These areas are designated for both boys and girls and provide essential amenities for lockers and showers.





Locker Rooms

The locker rooms are equipped with metal lockers and affixed benches, which are generally in good condition and offer functional storage for students. Toilets, urinals, and lavatories are also in good condition, with partitions that remain undamaged but exhibit fading and signs of rust. ADA-compliant shower areas and toilet stalls are available, ensuring accessibility for individuals with disabilities.





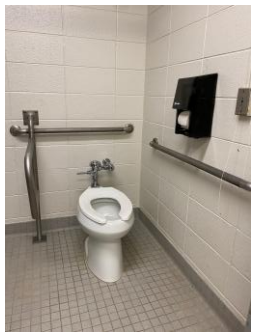
Shower areas

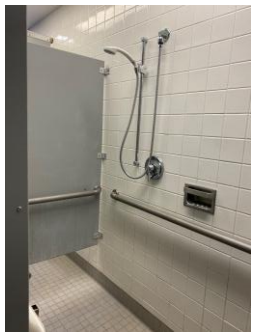


Shower area



Toilet stalls







Accessible grab bars at toilets and showers

The floor and wall tiles are undamaged, however, the grout is often stained, and the tiles have a dated appearance that may benefit from aesthetic updates. The gypsum board ceiling is mostly in good condition, but areas of water damage have been noted, indicating the need for repairs or further evaluation.

Toilet Rooms

There are multiple toilet rooms distributed throughout the building, each reflecting the design standards and construction practices of their respective era. These facilities vary in size, layout, accessibility, and condition, based on the period of construction and renovation. There are only five multi-stall toilet rooms in the facility; three for boys, and two for girls. Most toilet rooms are single-occupancy, with 43 separate toilet rooms opening onto corridors, and more within classrooms and other spaces. While these spaces are generally clean and well-maintained, caring for such a large number of toilet rooms is a big job for facilities staff.





1960/64 Typical single user toilet

In the original portion of the school, toilet rooms are located in pairs on either side of the corridor directly outside each classroom. These rooms are typically single-user and contain floor-mounted, child-height toilets paired with wall-mounted sinks. The spaces are notably cramped, particularly where in-swinging doors obstruct toilet access.

ADA-accessible and single-user toilets are positioned at the ends of each wing corridor. These rooms are outfitted with standard-height toilets, as well as both wall-mounted and floor-mounted grab bars, supporting full compliance with accessibility standards of the time. Flooring in toilet rooms outside the classrooms is generally terrazzo, which remains in good condition. Larger toilet rooms at the ends of corridors are finished with tile flooring, which, while still structurally sound, appears dated and faded. The grout in these areas is notably dirty and in need of replacement.

The 1970s addition includes mostly ganged toilet rooms. Several single-user toilet rooms were also installed for staff use. ADA-accessible stalls are present in the ganged facilities and include proper clearances and grab bars. Fixtures in this section are typically standard-height, floor-mounted toilets and wall-mounted sinks. No major functional issues were observed. Flooring throughout these restrooms is tile, but like the earlier additions, the surfaces appear worn and faded, and the grout is dirty.





Typical 1970's ganged toilet



1970 single user toilet



1997 ADA accessible single user toilet

Toilet rooms in the 1994 addition were designed as single-use and are located within individual classrooms. These rooms are ADA-accessible and appear to be in good condition.

Toilet rooms constructed in the 1997 expansion mirror the single-user design of the original 1960/64 wing but incorporate ADA accessibility. Fixtures in this section are in good condition. Flooring is tiled and solid,

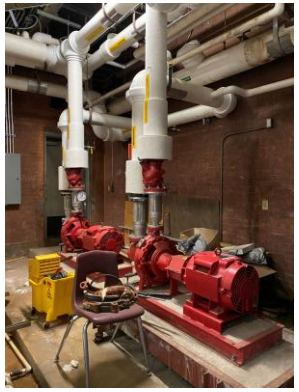
though, as in other parts of the school, fading and dirty grout are consistent concerns.

Mechanical Rooms

Mechanical spaces are located in several locations throughout the school and are typically in good condition. Refer to the MEP portion of this report for additional information.




Various mechanical spaces

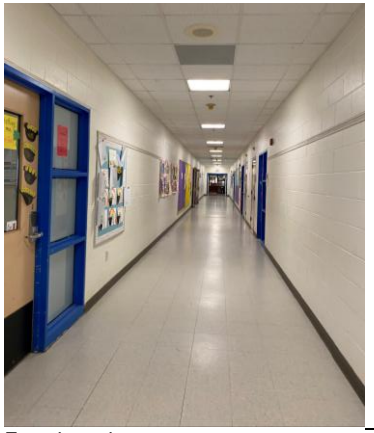


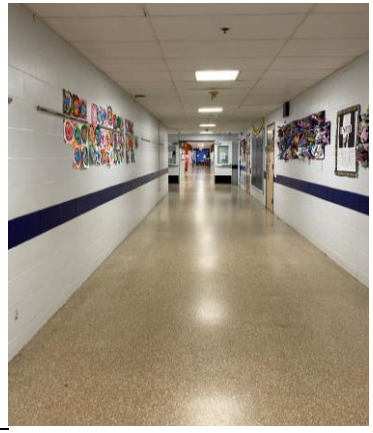

Various mechanical spaces

Corridors, Stairs & Ramps

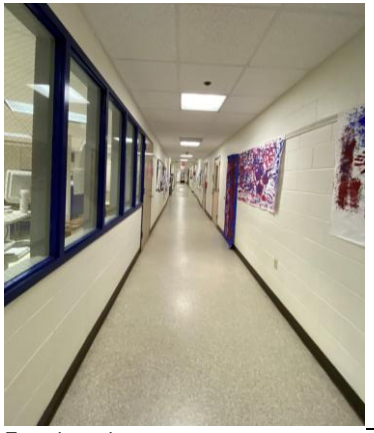
The school is a single-story facility composed of multiple additions constructed over several decades. As a result, its spatial organization and circulation patterns vary depending on the era of construction. Despite being technically a single level, the site's natural topography results in an approximate elevation change of 25 feet from the north entrance to the south entrance. This change is accommodated through the integration of multiple ramps throughout the primary corridor network.

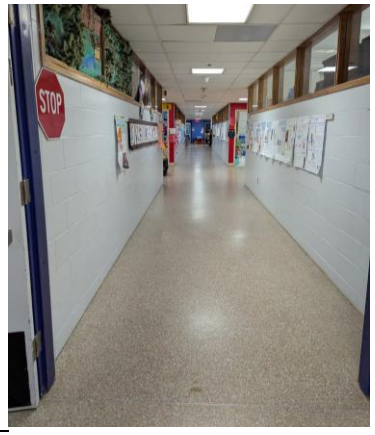
Corridors throughout the building are generally wide and straight. The primary flooring materials include terrazzo and vinyl composition tile (VCT), with isolated areas utilizing quarry tile. Ceilings are typically acoustical ceiling tile (ACT) systems with recessed fluorescent lighting. Walls are painted concrete masonry units (CMU).





Typical corridors





Typical corridors

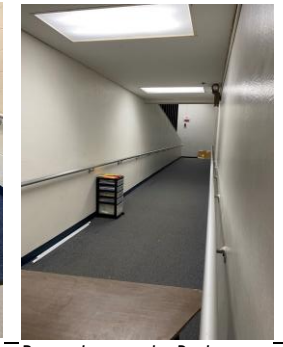
Although vertical circulation is limited due to the building's single-story design, elevation changes are managed via a series of ramps located within extended corridor runs. Most ramps appear to meet the maximum slope requirement of 1:12 (approximately 4.76°); however, a few exceed this threshold and may warrant further evaluation. Handrails are generally compliant with ADA guidelines, though some ramp segments lack the required 12-inch horizontal extension at the top and bottom landings. Staircases are minimal and primarily located in service areas providing access to mechanical rooms and storage. These stairs are constructed to code, with compliant risers, treads, and handrails.



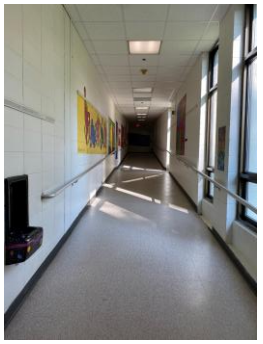
Ramp outside the Commons/North Gymnasium



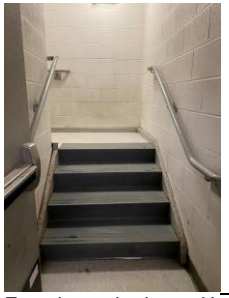
Ramp outside the Music Room



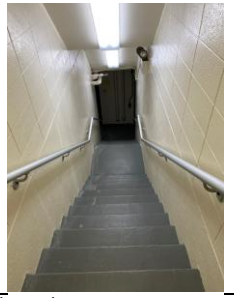
Ramp down to the Pool

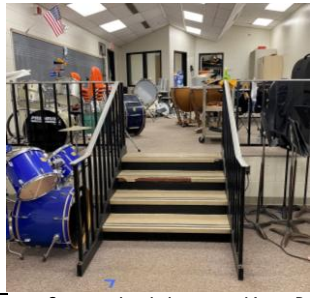


Ramp 1970's Corridor



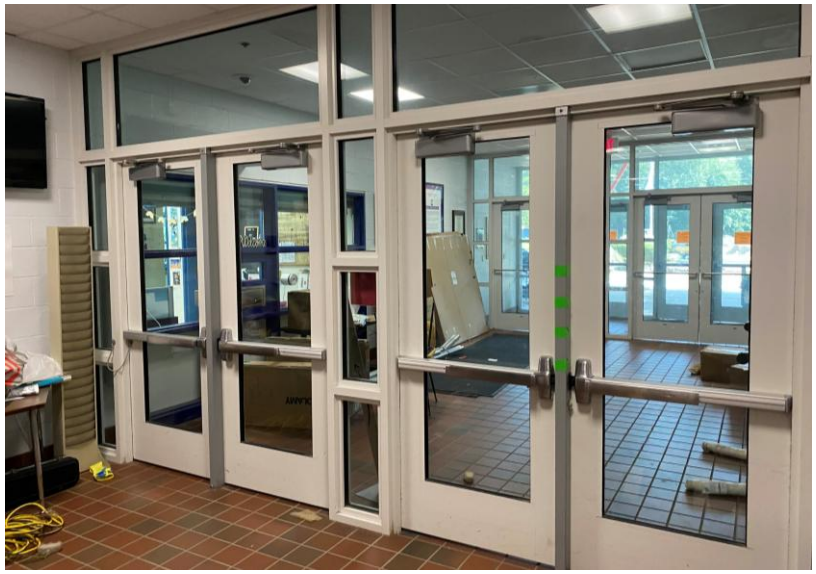
Typical stairs leading to Mechanical spaces



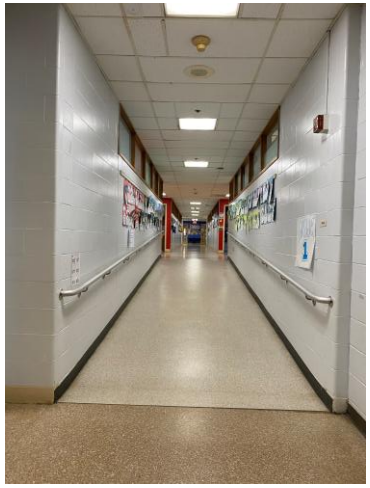


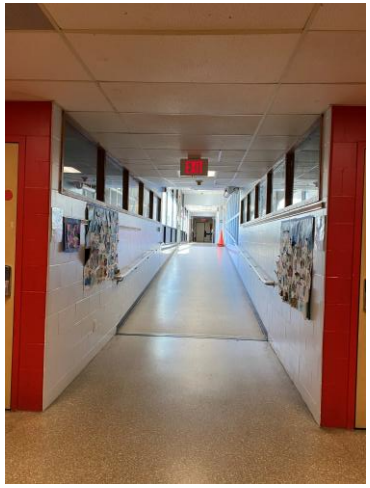
Stairs at level change in Music Room

The original 1960/64 section of the building, located at the highest elevation, is organized around an axial circulation pattern. Corridors in this zone are aligned along straight horizontal and vertical lines, with classrooms symmetrically arranged on either side. This wing also contains the primary north entrance, which includes a secure vestibule where visitors are required to check in and present identification prior to gaining access to the rest of the school.

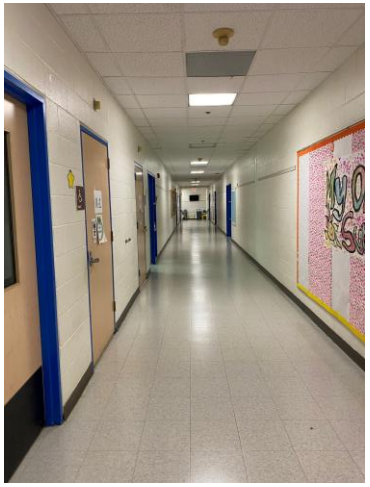


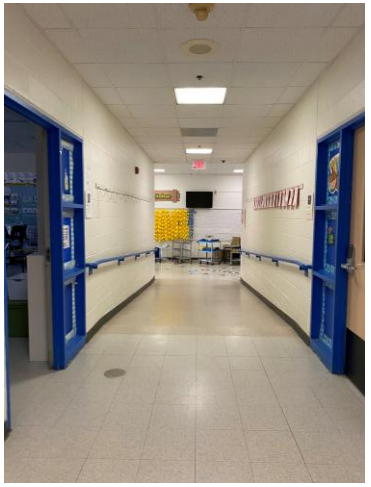
Entry vestibule, North Entrance





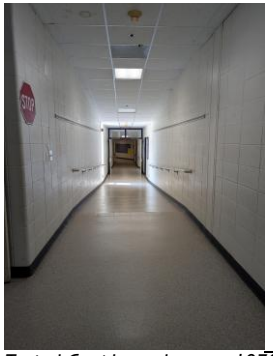
Typical corridor and ramp, 1960/64

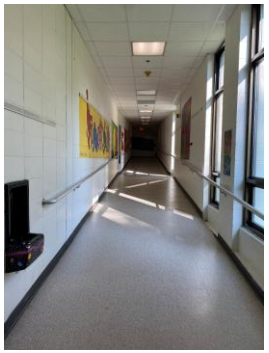


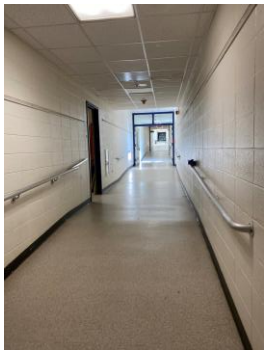


Typical corridor and ramp, 1997

A long, linear corridor connects the 1960/64 portion of the school to the 1970s wing. Along this corridor, the 1994 addition branches off and leads toward the south entrance.







Typical Corridor and ramps, 1970

The central node of the 1970's addition interrupts the linear passageway with classrooms arranged in a radial pattern around the Multi-Purpose Room. Typical to most of the school, several ramps are located here in order to accommodate the varying change in elevation.



View of corridors outside the Copy Room, 1970

The corridor continues past the Multi-Purpose Room, providing access to several specialized classrooms and terminating at the building's south entrance. A series of additional ramps is used to accommodate the final elevation change as the building descends to its lowest point.

Interior Doors and Hardware

The doors throughout the building vary in material based on their location and functional use, including metal, wood, aluminum, and glass. In general, the doors are in good condition and are equipped with ADA-compliant hardware. The majority of the doors appear to be original to the era of the building's construction.

Hollow metal frames are also in generally good condition; however, instances of chipped paint and rust—particularly at the base of some frames—were noted during the assessment.

In vestibule areas, doors typically consist of metal with glass panels, set within hollow metal frames. These doors are well-maintained and fitted with ADA-compliant hardware.



Inner vestibule doors at the North Entrance

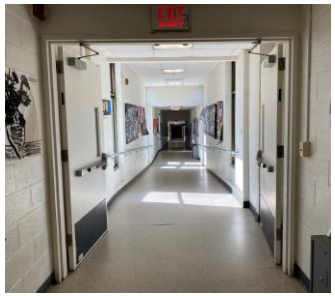
Corridor doors are usually hollow metal with glass. These doors are well-maintained and fitted with ADA-compliant hardware. They are commonly installed in 3' pairs and include hold-open devices. All corridor doors are UL fire-rated and remain in good condition with compliant accessibility features.



Typical Corridor doors.



UL fire rating







Typical Corridor doors

Classrooms and Administrative Offices doors are predominantly solid wood veneer with vision lites. These doors are in good condition and fitted with ADA-compliant hardware and security hardware that requires a key fob for access.







Typical Classroom doors with key fob security locks.

Toilet room doors are constructed from solid wood veneer installed in hollow metal frames. They are generally in good condition and feature ADA-compliant hardware, although rusting at the base of the metal frames has been noted across multiple locations.





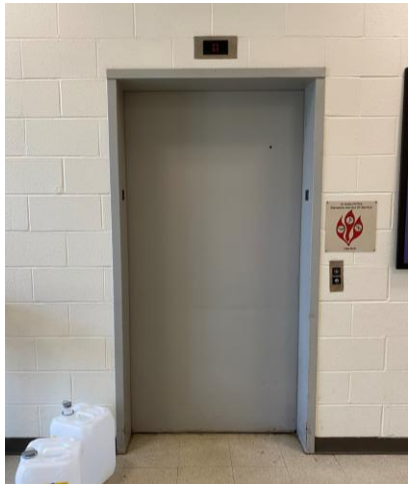


Typical Toilet Room doors.

<u>Elevator</u>

The school is equipped with a single elevator, located in the 1997 addition. This portion of the building includes a lower-level area primarily used for mechanical systems and storage. The elevator's primary function is to facilitate deliveries from the storage and loading dock area below.

The existing elevator is a Thyssenkrupp model and appears to be original to the construction of the 1997 addition. Given that the typical service life for an elevator is approximately 20 to 25 years, this unit is approaching the end of its expected operational lifespan and should be considered for an upgrade in the near future.



Elevator

Flooring

Flooring throughout the school varies based on the era of construction and the functional use of each space. Overall, the flooring is in good condition, though several areas were noted to have cracking, fading, staining, and/or tearing.
In the pool area, adjacent locker rooms, and multiple toilet rooms, the tile flooring and grout are in fair condition. These materials appear original to the 1970s construction and show signs of aging, including fading and staining.





Typical tile flooring at toilet rooms and locker rooms

In the Music Room, the carpet exhibits multiple tears and is both stained and faded. Vinyl stair treads in this area are chipped and cracked, indicating the need for replacement or repair.



Music Room carpet



Music Room vinyl steps

Vinyl composition tile (VCT) is the predominant flooring type found in classrooms and hallways. While generally well maintained and in good condition, the VCT appears dated. Notably, in the 1994 addition, several areas of VCT were observed with cracking and signs of wear.

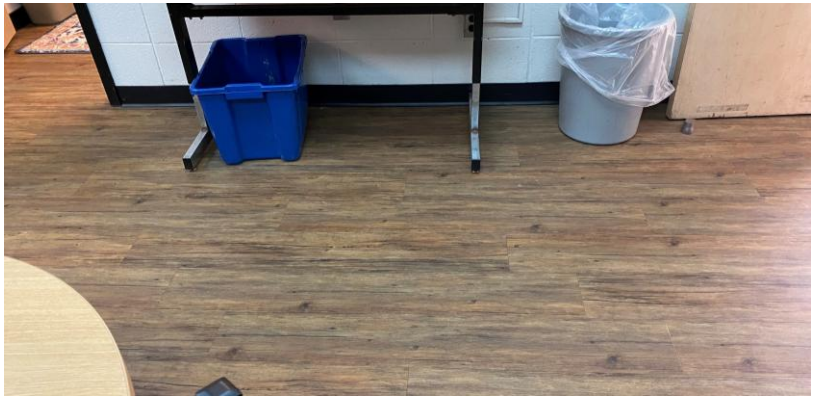


VCT flooring in the South Assembly Room. Typical to Classrooms, as well.



Cracked VCT in the 1994 addition

Luxury vinyl tile (LVT) is used in administrative and specialty areas and was found to be in good condition, reflecting more recent upgrades.



Typical newer LVT flooring

The South Gymnasium features a modular tile flooring system, which is in good condition overall. However, the game line striping is significantly faded and worn. Similarly, the North Gymnasium has a synthetic flooring system that is also in good condition, but like the South Gym, its striping is faded and shows signs of wear.



South Gym tile floor system

Corridors in the original 1960/64 portion of the building are finished with terrazzo flooring. While this material is durable, multiple cracks were observed, placing it in fair condition.

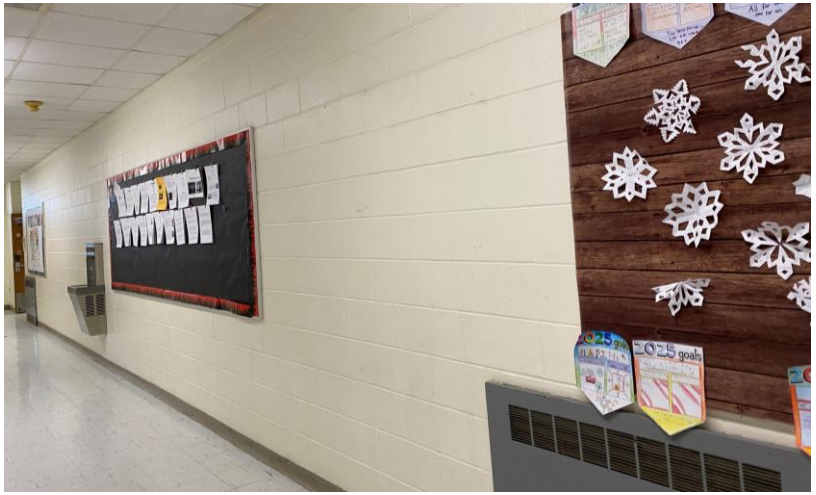


Cracked terrazzo flooring, 1960/64 portion of the school

Quarry tile flooring is used in both the kitchen and at the North Entry. These areas were found to be in good condition, with no major deficiencies noted

Walls

Interior walls throughout the school—particularly in corridors and classrooms—are primarily constructed of painted CMU. These surfaces are generally in good condition, with no significant issues observed during the assessment.

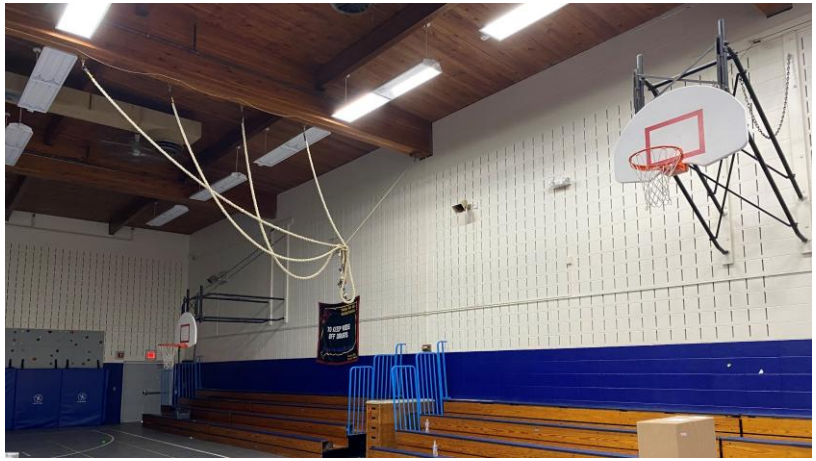


Typical CMU walls in the corridors

Several specialty spaces feature additional wall treatments tailored to their specific functional needs. In the South Assembly area, sound-absorbing panels have been installed to enhance acoustics. Similarly, the South Gymnasium and Pool areas utilize acoustic soundblox to aid in noise control and reverberation reduction. These specialized materials also appear to be in good condition, with no apparent deficiencies noted.



South Assembly walls



South Gymnasium walls

<u>Ceilings</u>

Ceiling materials throughout the school vary by space type and era of construction. The most common ceiling finish in classrooms and offices is acoustical ceiling tile (ACT). In classrooms and corridors, ceiling systems vary between 2x2 and 2x4 ACT configurations. Ceilings in the 1964 additions appear to be constructed of Tectum panels, while specialty spaces such as the Pool Room, South Gymnasium, and the Multi-Purpose Room feature exposed wood ceilings.

Overall, ceilings are generally in good condition; however, areas of water damage were noted, and further investigation is recommended to determine whether the source is mechanical equipment failure or active leaks in the building envelope.



Typical 2x4 ACT ceiling in a Classroom



Typical 2x2 ACT ceiling in a Classroom



Typical tectum ceiling in a Classroom



Gypsum board ceiling in the Assembly Space





Dirty and sagging ceiling tiles



Wood Ceiling in Pool Room



Wood Ceiling in South Gym



Wood Ceiling in Multi-Purpose Room

Overview

Originally constructed in 1960 with subsequent additions in 1970, 1994 & 1997, the Beecher Road elementary School is a one level structure extending to two levels following grade at the southern portion of the site. The primary structural system consists of a steel structure with heavy timber framing at open areas such as the gymnasium and other multipurpose open spaces. The roof construction is a combination of metal decking, and tongue and groove wood at the timber framed areas. Exterior wall construction varies, consisting of concrete masonry units (CMU), natural stone, and metal curtain wall depending on the era of construction. Interior walls are stacked and running bond CMU. The lower floor levels are a concrete slab on grade with a supported reinforced concrete slab at the two-story portions of the building.

Aerial view looking west

Foundations

Observed Conditions:

- Cast in place concrete foundation frost walls with cracking observed throughout, and in some cases, exposed reinforcing. This was observed predominantly in the 1960 and 1970 portions of the building, but also in the connecting corridors, and the 1994 addition, refer to Exhibits #1thru #6.
- Exposed aggregate in the concrete foundations and delamination was observed around the 1960 portion of the building foundation, at multiple areas. Refer to Exhibits #7 and #8.
- Severe delamination, cracking and efflorescence were observed at the loading dock and storage area adjacent to the pool, refer to Exhibits #9 and #10.
- Severe cracking in the concrete slab on grade was observed at multiple locations in the 1960 area of the building, including slight heaving of the concrete slab. Refer to Exhibits #11thru #13.
- Cracks in the elevated slab at the mechanical/equipment room adjacent to the gymnasium/pool area, were observed at several areas. Refer to Exhibit #14.

Summary:

- The overall concrete foundation and slab on grade were observed to be in fair condition. The observed conditions are consistent with a building of this age. Efforts should be taken to continue to keep rain water away from the perimeter of the building. The deficiencies noted should be repaired to prevent further deterioration and potential failure.

Structural Frame

Observed Conditions:

- Cracking was observed in the CMU wall at various areas of the building, both interior and exterior. Refer to Exhibits #15 thru #21.
- Severe spalling and separation were observed at the CMU pilaster at the rear of the pool area. Refer to Exhibit #22.
- The exposed portions of the structural frame (timber and steel) did not exhibit any significant signs of distress or deterioration. Areas of the steel frame are exposed to the elements at exterior overhang of the 1960 portion of the building and exhibited slight signs of surface corrosion. Refer to Exhibit #23.
- Surface corrosion was also observed at the base of canopy steel column at the entrance. Refer to Exhibit #23.

Summary:

- Observations were limited due to in place finishes and lack of visual access throughout the building. The overall condition of the observed structural framing was found to be in good condition. Thermal and volumetric cracks observed are customary with buildings of this size and age. There were no potential signs of immediate failure observed, however, the noted items need to be addressed to prevent future structure issues which will compromise the integrity of the structure.

Special Conditions

Interior:

- Interior ceiling areas exhibited signs of water infiltration in some areas. Refer to Exhibit #24 and #25.

Exterior:

- Deterioration of exterior joints fillers and waterproofing was observed in several areas which will lead to water infiltration and eventually compromise the structural integrity of components. Refer to Exhibit #26 and #27
- Exterior finishes: Deterioration and damage was observed, including exposed wood and EIFS at the exterior soffits in several areas of the building. Refer to Exhibit #28 and #29.



Exhibit #2: Exposed reinforcing



Exhibit #1: Foundation Cracks Typical



Exhibit #3



Exhibit #5



Exhibit #4



Exhibit #6



Exhibit #7: Exposed aggregate and deterioration



Exhibit #8



Exhibit #9: Severe cracking and delamination

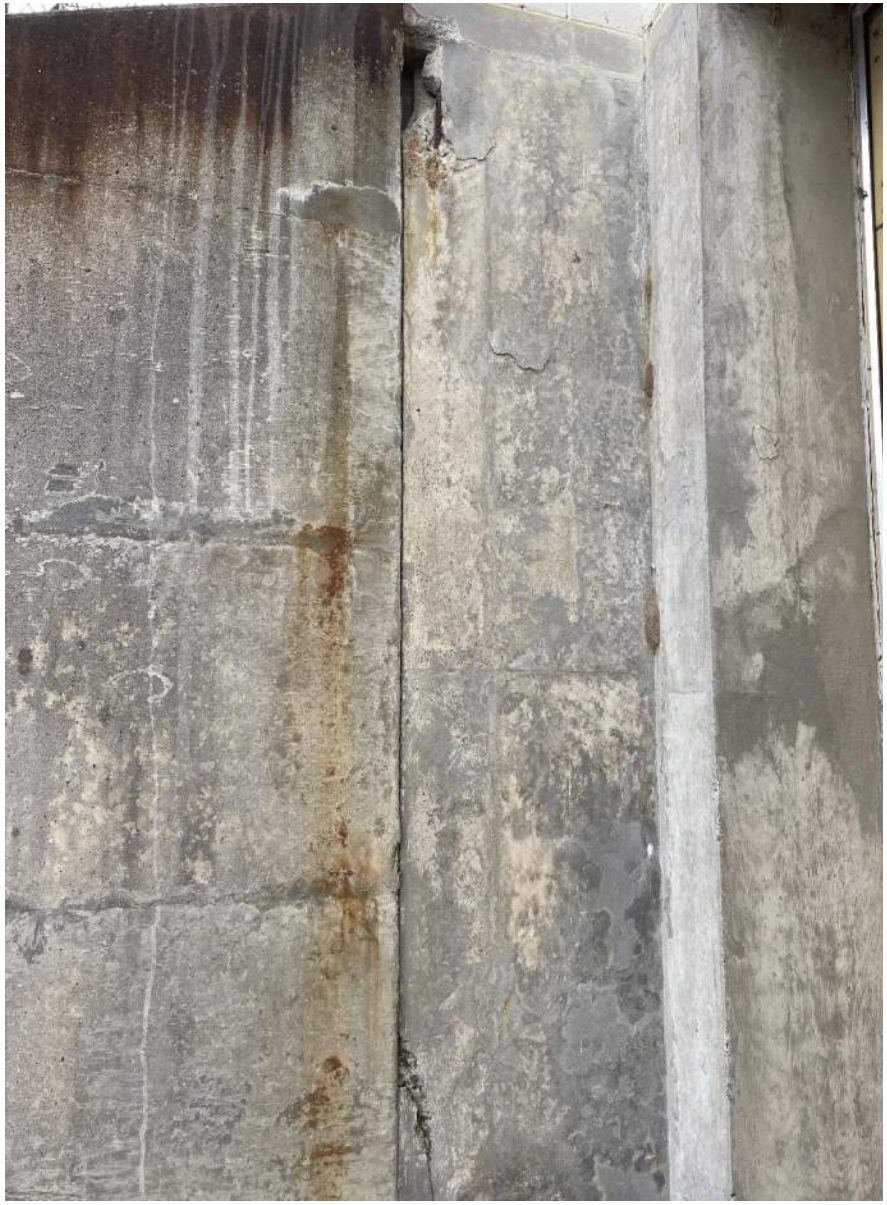


Exhibit #10



Exhibit #11: Cracking and heaving at slab on grade



Exhibit #12



Exhibit #13



Exhibit #14: Slab on deck cracking at mechanical room



Exhibit #15: Cracking at CMU stacked bond (typical)



Exhibit #16



Exhibit #17



Exhibit #18



Exhibit #19: Cracking at split face CMU (typical)



Exhibit #20: Spalling and separation of CMU at pool



Exhibit #21



Exhibit #22: Exposed steel at soffit



Exhibit #23: Surface corrosion at base of canopy column



Exhibit #24: Interior water damage (typical)



Exhibit: 25



Exhibit #26: Joint sealant failure (typical)



Exhibit #27



Exhibit #28: Exposed sheathing at soffit



Exhibit #29: Damaged EIFS (typical)

Overview

This report is based on field visits with direct observation of existing building systems, along with interviews with building staff.

Many of the building's systems, particularly major components of HVAC, were replaced in 2015. These components are noted throughout this section, along with an estimate of total useful life from the date of installation. For instance, a unit installed in 2015 with a useful life of 20-25 years now has approximately 10-15 years of useful life remaining at the time of publication of this Existing Facility Condition Assessment in early 2026.



View from North wing rooftop showing multiple rooftop units, ductwork runs above roof deck, and solar panels beyond.

Mechanical

Heating and Cooling Systems

The existing heating system is in good condition. Three (3) heating hot water boilers were installed in 2013. The boilers have a useful life of 25 to 30 years. Heating hot water pumps and heat exchangers were installed in 2015. The Pumps and heat exchangers both have a useful life of 20-25 years. The building water distribution is a dual temperature system.

Central Cooling is provided by a 275 Ton air cooled chiller located on the roof. The chiller was installed in 2015. The chiller has a useful life of 20-25 years.



Rooftop chiller and microturbine

The heating system also utilizes a roof mounted Microturbine. The Microturbine generates hot water from its waste exhaust. The Microturbine was installed in 2015 and has a useful life of 20-25 years.

Classrooms:

The existing cooling to classrooms is provided by unit ventilators or fan coil units. Both of these types of units have a useful life of 20-25 years.

Classrooms equipped with Fan Coil Units are provided ventilation air via four (4) Energy Recovery Units (ERV). ERV-1, ERV-2, ERV-3 and ERV-4 include a plate and frame heat exchanger. These units were installed in 2015 and have a useful life of 20-25 years.

Music Room:

The Music room is heated, cooled and ventilated via an Air Handling Unit (AHU-1). The unit is equipped with a chilled (16 Tons) and hot water coil. The unit was installed in 2015 and has a useful life of 20-25 years.

Gyms:

The north Gym is provided both heating and cooling via two air handing units (AHU-2 & AHU-3). Each unit has a chilled and hot water coil. The units were installed in 2015 and have a useful life of 20-25 years.

The south Gym is provided both heating and cooling an air handing unit (AHU-5). Each unit has a chilled (36 Tons) and hot water coil. The units were installed in 2015 and have a useful life of 20-25 years.

Auditorium:

The Auditorium is heated, cooled and ventilated via an Air Handling Unit (AHU-4). The unit is equipped with a chilled (25 Tons) and hot water coil. The unit was installed in 2015 and has a useful life of 20-25 years.

Multipurpose Room:

The Auditorium is heated, cooled and ventilated via an Air Handling Unit (AHU-6). The unit is equipped with a chilled (9.5 Tons) and hot water coil. The unit was installed in 2015 and has a useful life of 20-25 years.

District Offices:

The district offices are heated, cooled and ventilated via a Rooftop unit (RTU-1). The unit is equipped with a chilled (3 Tons) and hot water coil. The unit was installed in 2015 and has a useful life of 20-25 years.

Administrative Offices:

The cafeteria is heated, cooled and ventilated via a Rooftop unit (RTU-2). The unit is equipped with a chilled (9 Tons) and hot water coil. The unit was installed in 2015 and has a useful life of 20-25 years.

Cafeteria:

The cafeteria is heated, cooled and ventilated via a Rooftop unit (RTU-3). The unit is equipped with a chilled (35 Tons) and hot water coil. The unit was installed in 2015 and has a useful life of 20-25 years.

Media Center:

The Media Center is heated, cooled and ventilated via a Rooftop unit (RTU-4). The unit is equipped with a chilled (23.5 Tons) and hot water coil. The unit was installed in 2015 and has a useful life of 20-25 years.

Tech Center:

The Tech Center is heated, cooled and ventilated via a Rooftop unit (RTU-5). The unit is equipped with a chilled (11.5 Tons) and hot water coil. The unit was installed in 2015 and has a useful life of 20-25 years.

Pool Area:

The Pool is provided with a Pool dehumidification unit. The unit provides heating, cooling and ventilation via a Air Handling Unit (DH-1). The unit is equipped with DX cooling (20 Tons) and hot water coil. This unit is also equipped with pool water heat recovery. The unit is pair with a roof mounted condenser. The unit was installed in 2015 and has a useful life of 20-25 years.



Unit and ductwork serving pool area.

As previously noted, the pool itself is currently offline. The pool's existing pump and filtration system was not thoroughly analyzed as part of this study. However, it is understood that these systems are at the end of useful life and in need of replacement if the pool is to be brought back on line.

Automatic Sprinkler Systems

The building is protected by a wet pipe automatic sprinkler system. Automatic sprinkler coverage is currently provided in all areas of the building. Coverage of the building is divided into 4 zones. Zone #1 serves, Rec. Center and Gym, Zone #2 serves the South School. Zone #3 serves the North Building 2nd Grade. Zone #4 serves the North building Boiler Room.

There is a combination of existing Upright and pendant sprinklers.

The Automatic Sprinkler system was installed in approximately 1996. Per NFA 25 - Inspection, Testing, And Maintenance of Water-Based Fire Protection Systems, sprinklers manufactured using fast-response elements that have been in service for 20 years shall be replaced or representative samples shall be tested and then retested at 10-year intervals. Where one sprinkler within a representative sample fails to meet the test requirement, all sprinklers within the area represented by that sample shall be replaced.

Fire Service

The building's sprinkler system is supplied from two 6" fire services, connected to the water main beneath Beecher Road. One of the services feeds Zones #1 and #2 and the other feeds Zones #3 and #4. Both services are provide with backflow preventers.

Plumbing

Natural Gas System

The building has an existing natural gas service. The natural gas service serves the Microturbine, boilers and kitchen equipment.

The gas service is provided with two meters. One meter is regulated down to a pressure of 2 psig. The other meter is provided with two service regulators in series that provide a final pressure of 5 psig. All of the gas piping pressure is regulated down at the individual equipment served.

Gas distribution piping is threaded steel and appears to be in good condition.

Domestic Water Heating System

Domestic water heaters are DWH-1 and DWH-2 are by Aerco, model SPDW61 Smart Plate. The water heaters are indirect and fed from the heating hot water system.

Plumbing Piping, Fixtures and Specialties

Plumbing fixtures appear to be in fair condition.

Sanitary piping appears to be in good condition.

Storm piping and roof drains appear to be in good condition.

Electrical

The building is fed with by two electrical services as follows:

1. **Located in the New Building wing:** 2000A, 480/277V, 3-Phase electrical service supplied from pad mounted utility transformer. The service runs underground from the transformer to the main switchboard located in the main electrical room located in the building at grade. The service equipment, manufactured by Square D, appears to be approximately 20 years old and consists of a service entrance main switch section, a CT, and a single distribution section. The building has a 65kW micro-turbine system on the premises, which is back-fed into the existing switchboard via a 125Amp/3-pole circuit breaker. The micro-turbine was observed to only handle life-safety loads. The United Illuminating (UI) utility meter is mounted on the exterior of the building near the cafeteria.
2. **Located at the Recreation Building wing:** 2000A, 480/277V, 3-Phase electrical service supplied from pad mounted utility transformer. The service runs underground from the transformer to the main switchboard located in the main electrical room located in the building at grade. The service equipment, manufactured by ITE Imperial Corporation (Uni Power), was manufactured in 1970 and consists of a service entrance main switch with CT section, and a single distribution section. The building has a 220kW ballasted roof-mounted, solar photovoltaic system on the premises, which is back-fed into the existing switchboard via a 400Amp/3-pole circuit breaker. The United Illuminating (UI) utility meter is mounted in the main electrical room.
    a. The 400A, 208V, 3 phase circuit breaker is installed in the main switchboard for the building's solar PV system and is tied to disconnect and metering equipment located on the exterior of the building. The solar disconnect panel feeds a collector panelboard tied to nine grid-tied inverters. The roof mounted solar panels are supplied by UV rated cable. The solar system is generally in good condition.

Applicable to both wings:

The facility currently does not have a standby generator for backup power.

The electrical distribution consists of conduit and feeders from the main distribution switchboard to branch circuit panelboards located throughout the building.

The electrical distribution, equipment and wiring are approximately 20 years old (New Building wing) and 55 years old (Recreation Building wing). Although in operating condition, the electrical distribution and wiring in New Building wing is nearing the end of its useful life. The electrical distribution and wiring in the Recreation Building wing at the end of its useful life.

The lighting throughout the building consists of a combination of 2'x2', 2'x4', and surface/recessed linear that have been retrofitted with LED bulbs in most areas. Lighting is functional and lighting levels were observed to be appropriate in most of the occupied areas. Lighting level could be improved with a complete upgrade to better performing LED volumetric style lighting replacements.

Exit signage consist of combination self-contained units with remote heads in various areas. The type and condition of the exit signage vary by location. Exit signs were observed at required areas.

Emergency lighting for the building, mainly the New Building Wing, is mainly handled by designated fixtures tied to a distribution system supported by the micro-turbine on the premises. Selective areas such as utility spaces are supported by self-contained battery backed emergency lighting units with twin heads. The Recreating Building Wing is mostly supported by self-contained battery backed emergency lighting units, varying in type, condition, and age. Most areas have adequate coverage, while others need improvement.

Interior lighting control consists mainly of wall-mounted toggle switches arranged in single or dual-zone; key operated toggle switches. Ceiling mounted occupancy sensors were observed in a few classrooms and other areas. Exterior lighting is controlled by timeclock and photocell.

Fire Alarm

The fire alarm system is by Honeywell Notifier. A Notifier fire alarm annunciator was observed in the main vestibule, but no microphone was observed in the vicinity. Throughout the building, there are speaker/strobe units, strobe only units, smoke detectors and pull stations located in most areas. Smoke detector coverage was observed in required areas. Although there are no signs of failure and the system appears to be in working condition, initiation and notification devices are nearing the end of their useful life.

Telecommunications

The building lacks a clear designation of a Main Distribution Frame room (MDF). Telecommunication network rooms are provided in various areas of the building, in conformance with network cabling distance limitations. Building horizontal cabling is primarily Category 5e or 6 for work area outlets at desks, wireless access points and IP based cameras. Fiber demarc is in the main electrical room of the New Building wing.

Security

Security is provided through card readers at entrances and cameras located in the entry vestibule, main lobby, and exterior entrances. The S2 security system headend is in one of the network rooms. The building is fitted with video intercom equipment for visitors' communication and access into the building. Equipment is minimal but functioning and appears to have years of useful life.

An intrusion detection system by Honeywell with cellular communication is existing and consists of door position sensors, motion sensors, and keypads. The type, condition, and age of peripherals vary by location.

Audio Visual Systems

The building is equipped with a public address system by Valcom. Ceiling and wall mounted speakers are provided throughout and on the building exterior for general paging and the system is in serviceable condition. The clock system is manufactured by Lorell with the master clock located in the admin office. The system appears to be operable but may be nearing the end of its useful life.

Audiovisual infrastructure consists of portable or permanently mounted displays with patch cords for connection to external devices, or ceiling mounted projectors. The configuration varies by location. No supplementary speech reinforcement was observed.

The multi-purpose room is fitted with a local sound system and wall mounted audio rack. The room is also fitted with theatrical lighting fixtures, which appear to be using incandescent lamps.

Overview

Refer to the architectural narrative for planning & zoning information, a general description of the site, and condition of site paving. Evidence of regular site maintenance is apparent throughout the site. This section focuses on base infrastructure related to drainage and site utilities.



Evidence of regular maintenance: new riprap at grade change

Site Drainage & Sanitary

Drainage

This existing drainage infrastructure consists of a combination of piping materials installed during the original 1960 construction and as modified and supplemented in subsequent addition and renovation projects. The drainage network contains of a series of catch basins and manholes and generally flows from north to south-southeast with discharge points located within the wooded area between the south drop-off loop and Beecher Road. Additional discharges for the south parking lot and areas west of the school are located south of the southern lot.

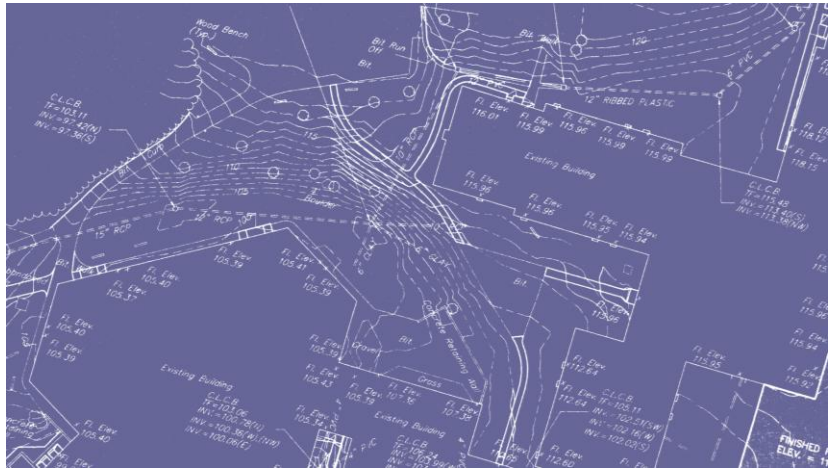
The existing drainage network appears to adequately provide stormwater runoff collection and conveyance. However, several areas of sediment accumulation were observed. These areas can be attributed to poor catch basin spacing, an overall lack of infrastructure, and/or poor drainage patterns.

There does not appear to be any stormwater infrastructure providing runoff rate or volume control, nor does there appear to be any systems dedicated to improving stormwater runoff quality located on the school property.

Sanitary

Sanitary sewer is collected via building lateral discharges to an 8" polyvinyl chloride pipe (PVC) gravity main that flows south and connects to an existing main located within Beecher Road. There were no visible signs of sanitary sewer failure.

Record plans indicate the school was once serviced by an onsite sewage disposal system that has since been abandoned. The original septic field was located near the 1997 building addition and east parking lot.



Site layout detail from 1994 drawings

Appendix A

Beecher Road School Infrastructure Upgrade Building Committee

Existing Condition

PHOTOGRAPHS

BEECHER ROAD SCHOOL

40 Beecher Road, Woodbridge, CT

EXISTING CONDITIONS – SCHOOL

Site: Parklike Setting

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS





EXISTING CONDITIONS – SCHOOL

Site: Parklike Setting

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SCHOOL

Site: Amenities



EXISTING CONDITIONS – SCHOOL

Sprawling Footprint, Multi-level, Mixed Facades

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SCHOOL

Sprawling Footprint, Multi-level, Worn Facades

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SCHOOL

Sprawling Footprint, Multi-level, Worn Facades

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SCHOOL

Sprawling Footprint, Multi-level, Worn Facades

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SCHOOL

Sprawling Footprint, Multi-level, Worn Facades

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SCHOOL

Sprawling Footprint, Multi-level, Difficult Intersections

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SCHOOL

Sprawling Footprint, Multi-level, Difficult Intersections

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SCHOOL

Sprawling Footprint, Multi-level, Difficult Intersections

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS





EXISTING CONDITIONS – SCHOOL

Exterior Level Changes – Site Stairs



EXISTING CONDITIONS – SCHOOL

Exterior Level Changes - Site Ramps

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS







EXISTING CONDITIONS – SCHOOL

Thermal Bridging and Ventilation Issues at Eaves

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS





EXISTING CONDITIONS – SCHOOL

1960 (left) and 1970 (right)

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS





EXISTING CONDITIONS – SCHOOL

Worn Facades – Inadequate Insulation, Thermal Bridging

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SCHOOL

Worn Facades – Inadequate Insulation, Thermal Bridging

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS





EXISTING CONDITIONS – SCHOOL

Older Doors & Windows at 1970/94 Wings

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS







EXISTING CONDITIONS – SCHOOL

Newer Doors & Windows at 1960 Wings

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SCHOOL

Courtyard: Difficult to Maintain, Multi-Level

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SCHOOL

Newer Canopies at Main Entrances

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS

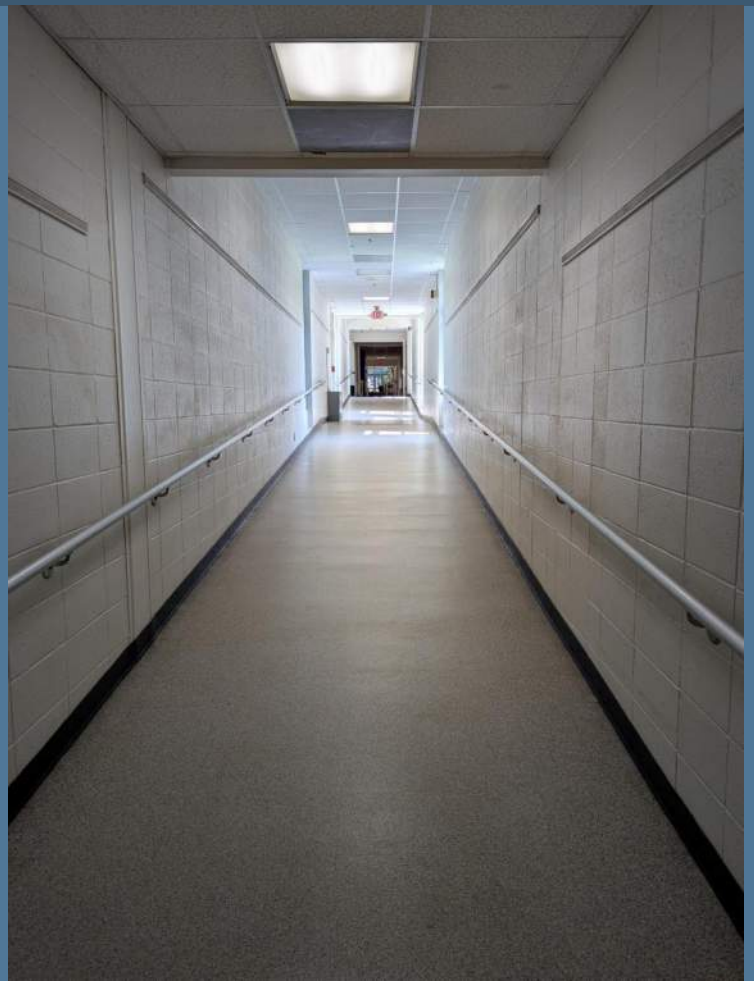


EXISTING CONDITIONS – SCHOOL

Interior Ramps

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS







EXISTING CONDITIONS – SCHOOL

Interior Ramps



ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS

EXISTING CONDITIONS – SCHOOL

Restrooms: Numerous, Undersized, Non-ADA-Compliant

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS





EXISTING CONDITIONS – SCHOOL

Oversized Classrooms



EXISTING CONDITIONS – SCHOOL

Classrooms – Slightly smaller than Ideal



EXISTING CONDITIONS – SCHOOL

Resource Classrooms – Not enough spaces like this

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS





EXISTING CONDITIONS – SCHOOL

Commons: Substitute for Resource Space



ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS

EXISTING CONDITIONS – SCHOOL

Auxiliary Gymnasium: Adjacent to Commons

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS





EXISTING CONDITIONS – SCHOOL

Multi-Purpose: Fishbowl



EXISTING CONDITIONS – SCHOOL

Library: Oversized

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SCHOOL

Main Gymnasium: Remote, Pool-Adjacent



ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS

EXISTING CONDITIONS – SCHOOL

Music Room: Multi-level & Remote



EXISTING CONDITIONS – SCHOOL

Greenhouse: Repairs Required

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS





EXISTING CONDITIONS – SCHOOL

Cafeteria



ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS

EXISTING CONDITIONS – SCHOOL

Cafeteria

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS



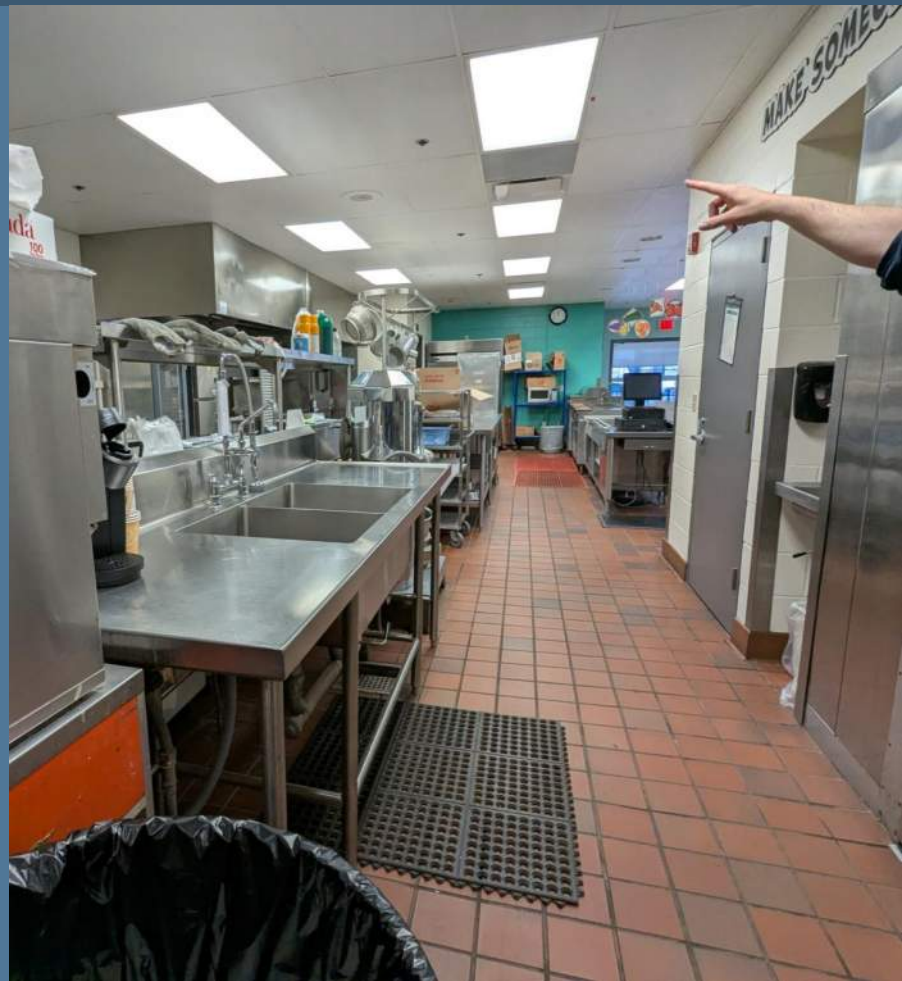


EXISTING CONDITIONS – SCHOOL

Kitchen

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS





EXISTING CONDITIONS – SWIMMING POOL

Pool and South wing Mechanicals



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EXISTING CONDITIONS – SWIMMING POOL

Pool and South wing Mechanicals - Corrosion

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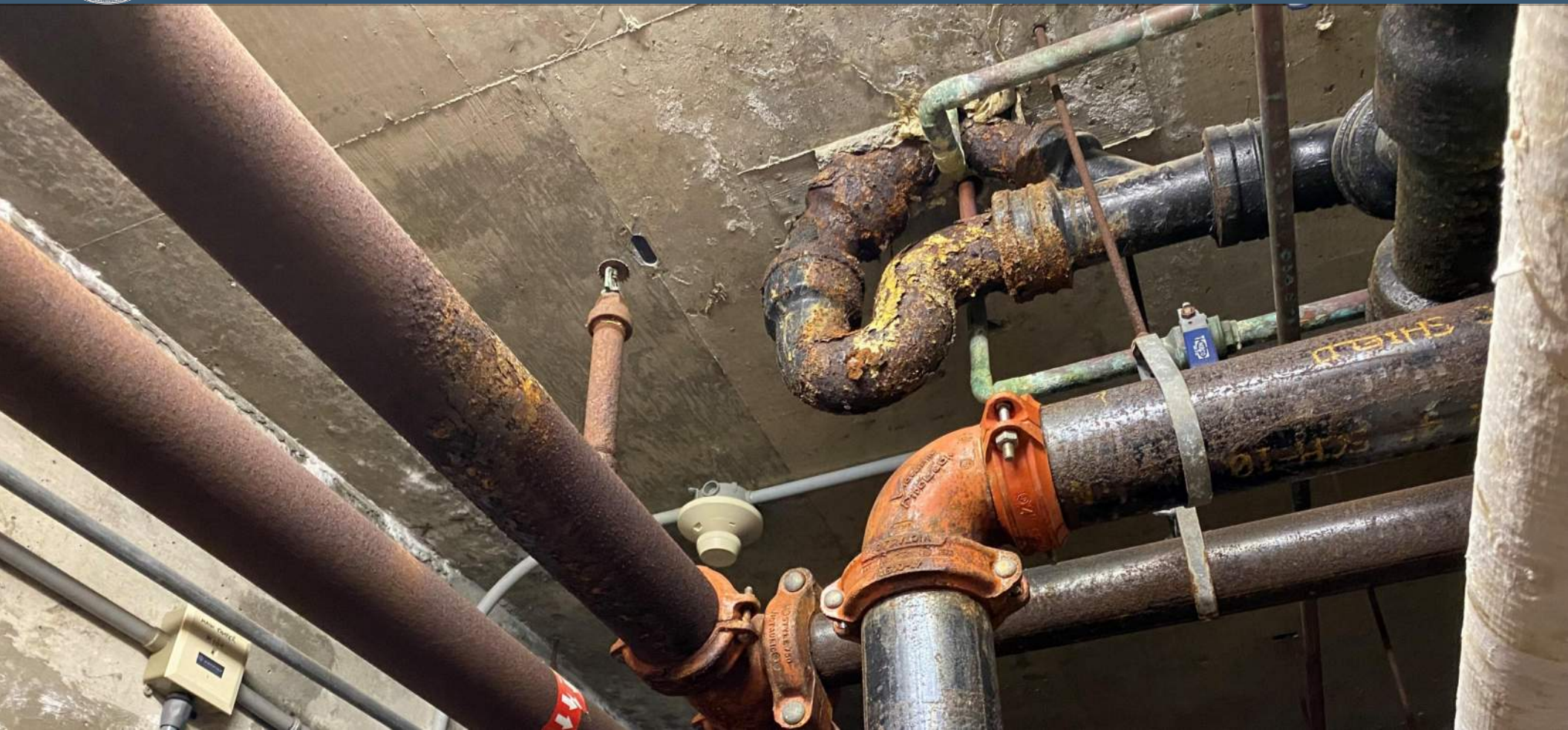




EXISTING CONDITIONS – SWIMMING POOL

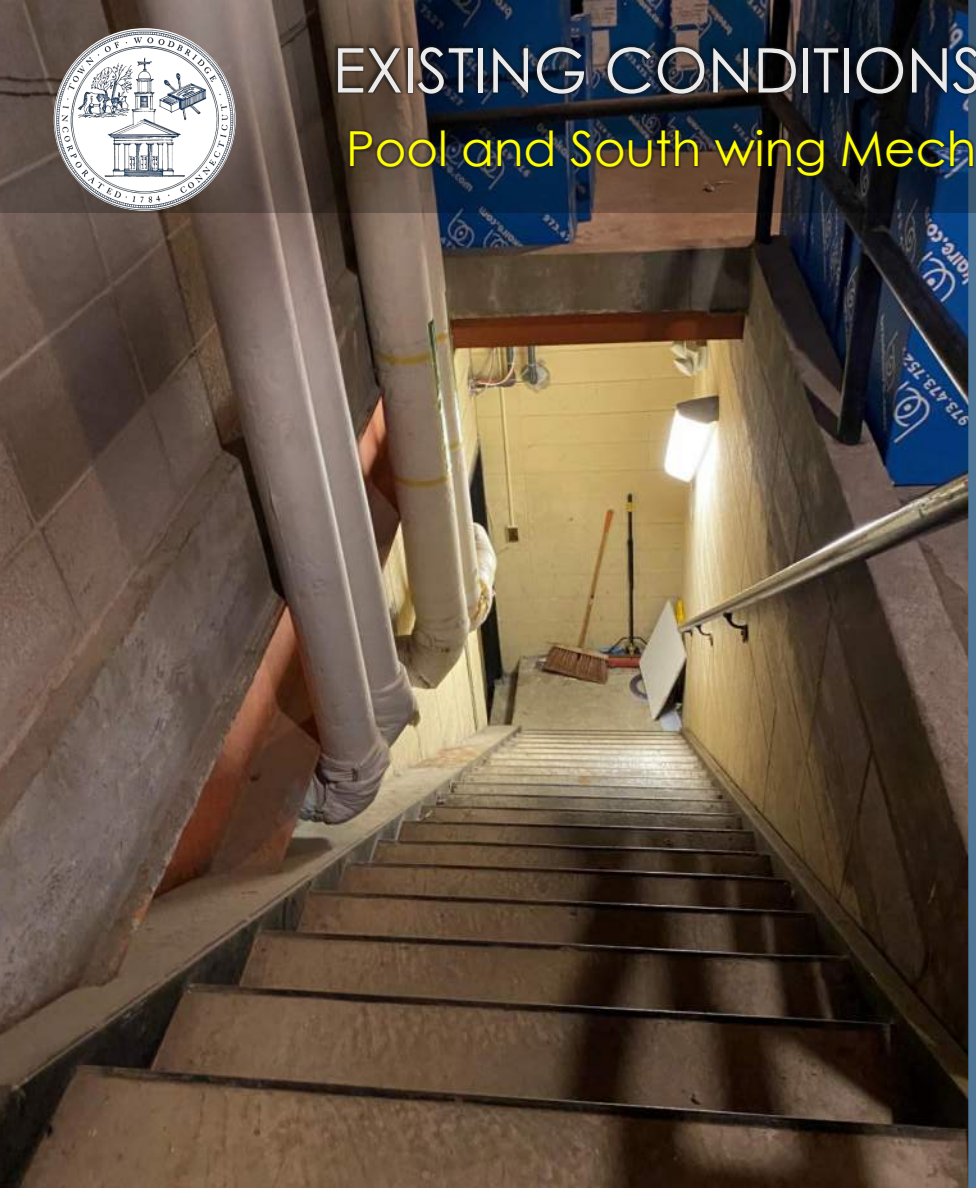
Pool and South wing Mechanicals - Corrosion

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EXISTING CONDITIONS – SWIMMING POOL

Pool and South wing Mechanicals – Filter Storage





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EXISTING CONDITIONS – SWIMMING POOL

Pool and South wing Mechanicals – Filter Storage



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EXISTING CONDITIONS – SWIMMING POOL

Pool and South wing Mechanicals

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ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SWIMMING POOL

Pool and South wing Mechanicals



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EXISTING CONDITIONS – SWIMMING POOL

Closed pending repair and future use decisions

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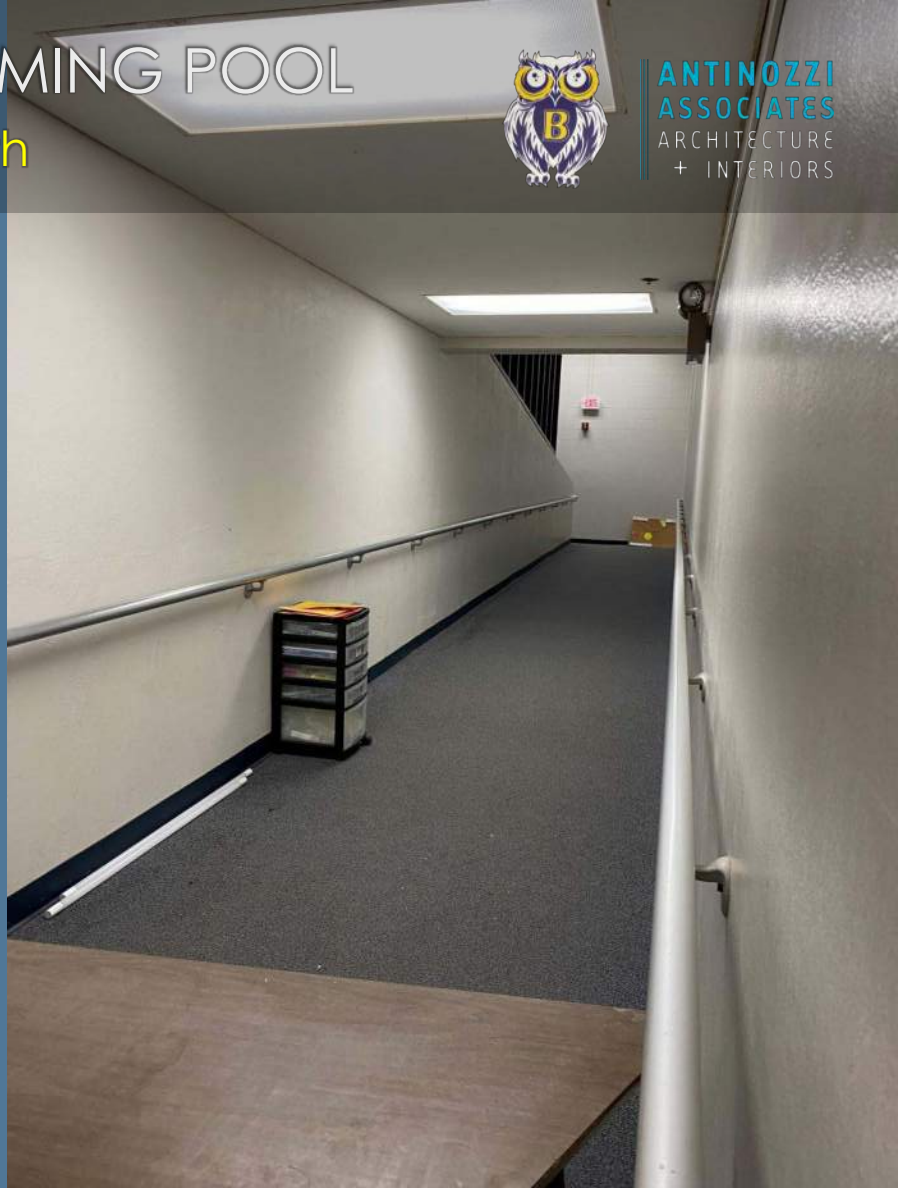


EXISTING CONDITIONS – SWIMMING POOL

Access ramps exceed 30 feet in length

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ARCHITECTURE + INTERIORS





EXISTING CONDITIONS – SWIMMING POOL

Community Locker Facilities – Locker Room



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EXISTING CONDITIONS – SWIMMING POOL

Community Locker Facilities – Water Damage

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ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SWIMMING POOL

Community Locker Facilities

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ARCHITECTURE + INTERIORS

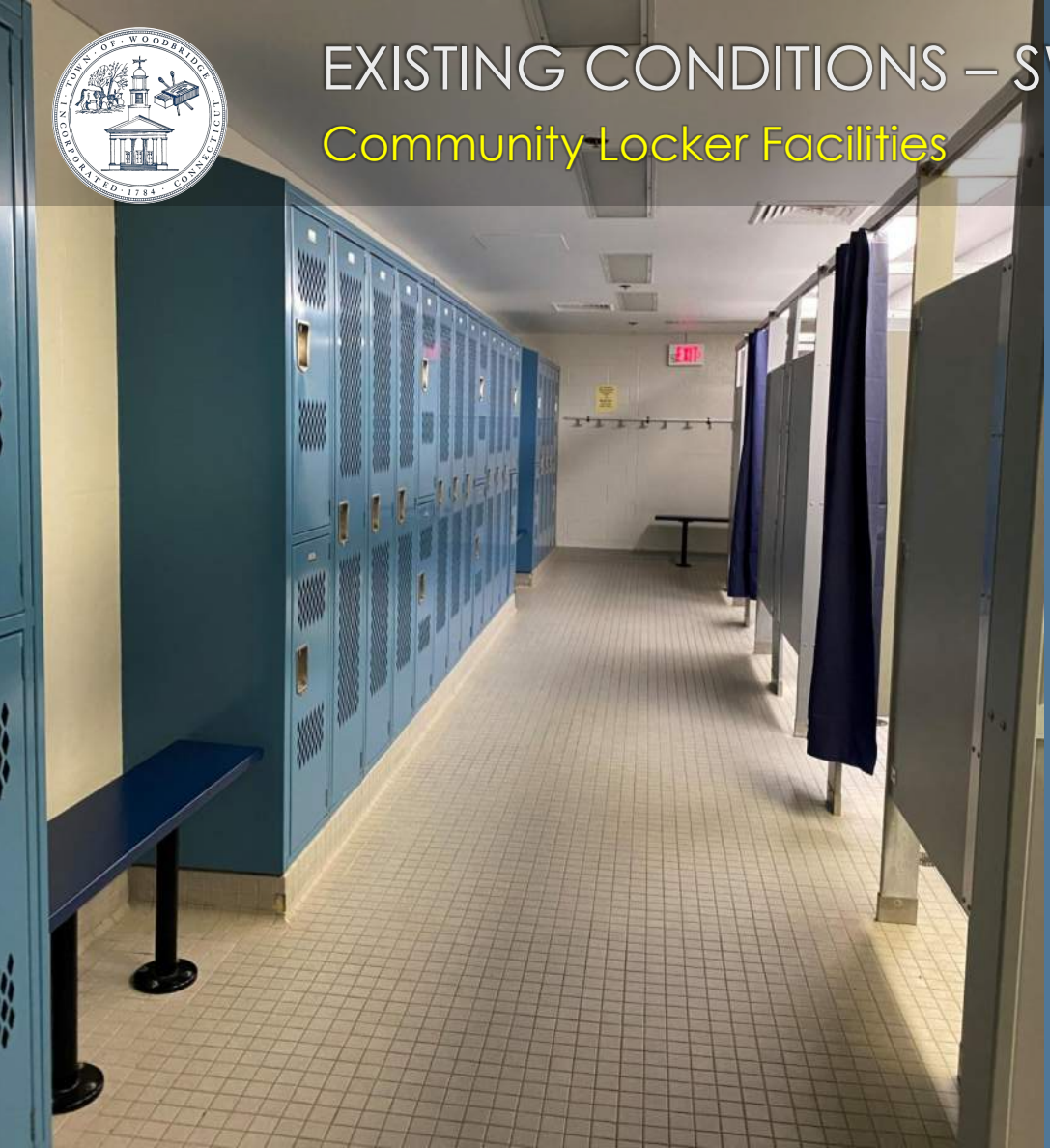




EXISTING CONDITIONS – SWIMMING POOL

Community Locker Facilities

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS





EXISTING CONDITIONS – SWIMMING POOL

Community Locker Facilities – Water Damage

ANTINOZZI ASSOCIATES ARCHITECTURE + INTERIORS



EXISTING CONDITIONS – SWIMMING POOL

Community Locker Facilities

ANTINOZZI ASSOCIATES
ARCHITECTURE + INTERIORS





HVAC EQUIPMENT LIST							
QTY OR NAME	**SYSTEM COMPONENT**	**MODEL**	**SERIAL #**	**LOCATION**	**YEAR**	**USEFUL LIFE EXPIRATION DATE**	**ORIGINAL UNIT COST vs REPLACEMENT COST**
MAIN SYSTEM COMPONENTS							
BOILER 1	AERCO BOILER	BMK2500 BCSV-1	139686V G-13-2072	BOILER ROOM	2013	Assuming 25-30 years of useful life 2038-2043	
BOILER 2	AERCO BOILER	BMK2500	139706V	BOILER ROOM	2013	Assuming 25-30 years of useful life 2038-2043	
BOILER 3	AERCO BOILER	BNK2500	139712V	BOILER ROOM	2013	Assuming 25-30 years of useful life 2038-2043	
CHILLER	TRANE AIR COOLED	RTAE275FUA	U14L00698	ROOF ABOVE BOILER ROOM	2014-2015	Assuming 20-25 years of	

DRAFT

	STEALTH CHILLER					useful life 2035-2040	
MICROTURBINE	CAPSTONE MICROTURBINE	C65 ICHP GP	8660	ROOF ABOVE BOILER ROOM	2015	Assuming 20-25 years of useful life 2035-2040	
HCP1	ARMSTRONG HEAT/COOL PUMP	LOCATED UNDER INSULATION		BOILER ROOM	2015*	Assuming 20-25 years of useful life 2035-2040	
HCP2	ARMSTRONG HEAT/COOL PUMP	LOCATED UNDER INSULATION		BOILER ROOM	2015*	Assuming 20-25 years of useful life 2035-2040	
HPW1	ARMSTRONG HEAT PUMP	3X2X134030	755797	BOILER ROOM	2015*	Assuming 20-25 years of useful life 2035-2040	
HPW2	ARMSTRONG HEAT PUMP	3X2X134030	755798	BOILER ROOM	2015*	Assuming 20-25 years of useful life 2035-2040	
HWP3	HWP TURBINE	4360 2B BF		BOILER ROOM	2015		

DRAFT

HWP4	HWP TURBINE	4360 2B BF		BOILER ROOM	2015		
HWP ¾ SPARE	HWP TURBINE	4360 2B BF		BOILER ROOM	2015		
HX1	SMATEPLATE DOMESTIC HW HEATER	SPDW-61	S-15-1133	NEXT TO BOILER ROOM	2015	Assuming 20-25 years of useful life 2035-2040	
HX2	SMATEPLATE DOMESTIC HW HEATER	SPDW-61		BELOW POOL	2015	Assuming 20-25 years of useful life 2035-2040	
DECTRON	DECTRON POOL UNIT	DSH-152-7	A2015060017	MEZZ ABOVE POOL	2015	Assuming 20-25 years of useful life 2035-2040	
AIR HANDLERS (6)							
AHU1	TRANE AIR HANDLING	B2W988A/A	K15G54991	ELECT ROOM BY BAND	2015	Assuming 20-25 years of useful life 2035-2040	
AHU2	TRANE AIR HANDLING	UCCAG21C 0A0RDN120	K15G54993	N.GYM	2015	Assuming 20-25 years of	

						useful life 2035-2040	
AHU3	TRANE AIR HANDLING	UCCAG21C 0A0RDN120	K15G54992	N.GYM	2015	Assuming 20-25 years of useful life 2035-2040	
AHU4	TRANE AIR HANDLING	UCCAG14C OAORDN12 0	K15G54994	MEZZ ABOVE POOL	2015	Assuming 20-25 years of useful life 2035-2040	
AHU5	TRANE AIR HANDLING	VCCAG21C OAORDM12 0	K15G54995	MEZZ ABOVE POOL	2015	Assuming 20-25 years of useful life 2035-2040	
AHU6	TRANE AIR HANDLING	UCCAG0BC 0A0ENO120	K15G54996	MEZZ ABOVE S-22	2015	Assuming 20-25 years of useful life 2035-2040	
ROOFTOP UNITS (5)							
RTU1	TRANE ROOF TOP	CSAA003U BL00	K15G57521	ROOF	2015	Assuming 20-25 years of useful life 2035-2040	

RTU2	TRANE ROOF TOP	CSAA006U BL00	K15G57531	ROOF	2015	Assuming 20-25 years of useful life 2035-2040	
RTU3	TRANE ROOF TOP	CSAA021U BL00	K15G55679	ROOF	2015	Assuming 20-25 years of useful life 2035-2040	
RTU4	TRANE ROOF TOP	CSAA017U BL00	K15G55690	ROOF	2015	Assuming 20-25 years of useful life 2035-2040	
RTU5	TRANE ROOF TOP	CSAA00BU BL00	K15G57541	ROOF	2015	Assuming 20-25 years of useful life 2035-2040	
ENERGY RECOVERY UNITS (FRESH AIR TO FCUS) (4)							
ERV1	XETER ENERGY RECOVERY VENT	1AQ-4000-RT-BP-SP	129521015-1/4	ROOF	2015*	Assuming 20-25 years of useful life 2035-2040	
ERV2	XETER ENERGY	1AQ-4000-RT-BP-SP	129521015-2/4	ROOF	2015*	Assuming 20-25 years of	

	RECOVERY VENT					useful life 2035-2040	
ERV3	XETER ENERGY RECOVERY VENT	1AQ-4000-RT-BP-SP	129521015-3/4	ROOF	2015*	Assuming 20-25 years of useful life 2035-2040	
ERV4	XETER ENERGY RECOVERY VENT	1AQ-3000-BP-PHW-HW	129521015-4/4	ROOF	2015*	Assuming 20-25 years of useful life 2035-2040	
CLASSROOM UNIT VENTILATORS (A/B/C WINGS) (24)							
CLASSROOM UVS **(23 UNITS)**	DAIKIN UNIT VENTILATOR	S-15		CLASSROOM WALL A/B/C WINGS	2015*	Assuming 20-25 years of useful life 2035-2040	
CLASSROOM UVS **(1 UNIT)**	DAIKIN UNIT VENTILATOR	S-10		CLASSROOM WALL A-9	2015*	Assuming 20-25 years of useful life 2035-2040	
CLASSROOM FAN COIL UNITS (45)							

CLASSROOM FCUS **(33 UNITS)**	TRANE FAN COIL UNIT	FCCB1001J**F0A00BCM		CLASSROOM CEILINGS*	2015*	Assuming 20-25 years of useful life 2035-2040	
CLASSROOM FCUS **(3 UNITS)**	TRANE FAN COIL UNIT	FCCB0801J**F0A00BCM		CLASSROOM CEILINGS*	2015*	Assuming 20-25 years of useful life 2035-2040	
CLASSROOM FCUS **(9 UNITS)**	TRANE FAN COIL UNIT	FCCB0601J**F0A00BCM		CLASSROOM CEILING*	2015*	Assuming 20-25 years of useful life 2035-2040	
RETURN / EXHAUST FANS (NOT INCLUSIVE OF TOILET EXHAUSTS)							
EF1	GREENHECK EXHAUST FAN – BELT DRIVEN	GB-091-4-X	14222717	ROOF	2015*	Assuming 20-25 years of useful life 2035-2040	
EF2	GREENHECK EXHAUST FAN – BELT DRIVEN	GB-091-4-X	14222717	ROOF	2015*	Assuming 20-25 years of useful life 2035-2040	
RAF1	*TRANE RETURN AIR FAN*	*T-10*	*K0H185093*	*MEZZ ABOVE POOL*	*Pre 1998*	*Unknown. They look very old. Cited in 1998*	

						report with corresponding serial numbers	
RAF2	*TRANE RETURN AIR FAN*	*T-14*	*K0G185093*	*MEZZ ABOVE POOL*	*Pre 1998*	*Unknown. They look very old. Cited in 1998 report with corresponding serial numbers*	
RAF3	*TRANE RETURN AIR FAN*			*ELECT ROOM BY SOUTH MUSIC*	*Pre 1998*	*Unknown. They look very old. Cited in 1998 report with corresponding serial numbers*	
TECH CLOSET MINI SPLITS (3)							
				TELEPHONE CLOSET			
				MAIN SERVER CLOSET (ACROSS FROM TECH)			
				D-WING CLOSET			

SOUTH OFFICE SUITE PTAC UNITS							
SOUTH OFFICE PTAC UNITS **(5 UNITS)**					2020	Assuming 20-25 years of useful life 2040-2045 *7-10, 12?*	
HALLWAY UNITS VENTILATORS (HEATING)							
Hallway UVs **(11 UNTS)**				A VESTIBULE, B VESTIBULE, NORTH VESITBULE, K-WING, D-WING VESTIBULE, S-WING VESTIBULE, SOUTH VESTIBULE X 2, RAMP HALLWAY X 3			
CEILING MOUNTED HEATING UNITS							
				MEZZx2, LOADING DOCK, SOUTH ELECTRICAL ROOM, GYM CLOSET, Boiler room			

Proposed Six Year Capital Plan Fiscal Years 2028-2033 DISCUSSION DRAFT

Project Description	Cost Estimate	FY28	FY29	FY30	FY31	FY32	FY33	Area	Type	Originally Requested
Sealing and Painting of Building Exterior	$ 200,000	$ 200,000						Exterior	Paint	FY 2012-2013
Flooring/Casework Replacement and Abatement in Art Room	120,000		120,000					S-Wing	Cabinets	FY 2012-2013
Replace Flooring in Classrooms A1, A4, A8, D6	80,000		80,000					Various	Flooring	FY 2013-2014
Replacement of 1970's Casework	62,500		62,500					S-Wing	Cabinets	FY 2012-2013
Duct Cleaning	140,000	140,000						Building wide	HVAC	FY 2026-2027
Security- Lockdown Fortification										
HVAC Retrocommissioning	62,680		62,680					Building wide	HVAC	FY 2024-2025
Milestone Server Upgrade (for security cameras)	39,925		39,925					Building wide	Technology	FY 2025-2026
Indoor Air Quality Audit and Air -balancing (required by law)	60,000		60,000					Building wide	HVAC	FY 2026-2027
Commons Room refresh and subdivide	250,000	50,000	200,000					C-Wing	Remodel Construction	FY 2026-2027
K-1 Playground Refresh	150,000			150,000				Grounds	Equipment	FY 2026-2027
Main Electrical Switch Board #1 (from Antiozzi report)	700,000				700,000			Building wide	Electrical	FY 2026-2027
Elevator Refurbishment	160,000				160,000			Kitchen	Equipment	FY2023-2024
Replace 11 Unit Ventilators	80,000				80,000			Building wide	HVAC	FY 2019-2020
Totals	$ 2,105,105	$ 390,000	$ 625,105	$ 150,000	$ 940,000	$ -	$ -			

The building remains in need of significant improvements. Improvements of both the Repair & Maintenance type as well as the Improvement of Educational Spaces type are needed. This list represents the biggest needs in both categories as well as some large upcoming HVAC maintenance and security needs.

1) Project: Repaint Exterior of Beecher Road School

2) Department: Woodbridge School District

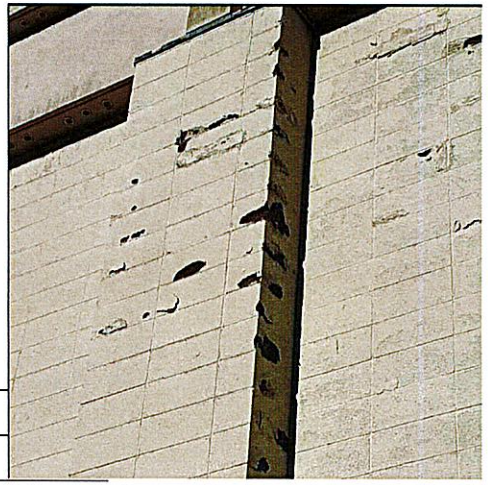
3) Project Background, Purpose & Objectives: Many areas of the outside of the school have not been painted since the late 1990s. The exterior needs to be power washed, sealed and painted. The soffets have numerous holes where birds and vermin are active. There is also much cracking/chipping in the cinder block exterior.





Estimated Expenditures by Fiscal Year

4) Project Costs & Schedule	FY28	FY29	FY30	FY31	FY32	FY33	Six-Year Total
A. Planning & Engineering							$ -
B. Land & ROW							$ -
C. Construction	$ 200,000		$ -				$ 200,000
D. Equipment Purchase	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTALS	$ 200,000	$ -	$ -	$ -	$ -	$ -	$ 200,000
E. Operating Costs							$ -



5) Proposed Financing

		% Percent		
General Fund	$ 200,000	100%	Federal Aid	
Bond Issue			Other	

Comments:

1) Project: Flooring/Casework Replacement and Abatement in Art Room

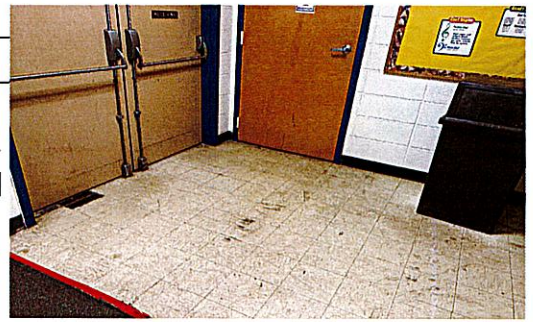
2) Department: Woodbridge School District

3) Project Background, Purpose & Objectives: Replace Art Room cabinets and flooring

There is known asbestos in the coating under the Art Room sink and in a few additional spots.







Estimated Expenditures by Fiscal Year

4) Project Costs & Schedule	FY28	FY29	FY30	FY31	FY32	FY33	Six-Year Total
A. Planning & Engineering							$ -
B. Land & ROW							$ -
C. Construction	$ -	$ 120,000					$ 120,000
D. Equipment Purchase	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTALS	$ -	$ 120,000	$ -	$ -	$ -	$ -	$ 120,000
E. Operating Costs							$ -

5) Proposed Financing

		% Percent		% Percent
General Fund	$ 120,000	100%	Federal Aid	
Bond Issue	$ -		Other	

Comments: Remaining area of asbestos to abate in Art Room under sink. Need to replace delapidated casework.

1) Project: Replace Flooring in Classrooms A1, A4, A8, D6

2) Department: Woodbridge School District

3) Project Background, Purpose & Objectives: Cracked and lifting tiles are problematic and a tripping hazzard.



Estimated Expenditures by Fiscal Year

4) Project Costs & Schedule	FY28	FY29	FY30	FY31	FY32	FY33	Six-Year Total
A. Planning & Engineering							$ -
B. Land & ROW							$ -
C. Construction		$ 80,000					$ 80,000
D. Equipment Purchase	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTALS	$ -	$ 80,000	$ -	$ -	$ -	$ -	$ 80,000
E. Operating Costs							$ -

5) Proposed Financing

		% Percent			% Percent
General Fund	$ 80,000	100%	Federal Aid		
Bond Issue	$ -		Other		

Comments: Staff recommends replacement with a no stripping or waxing product to save on cleaning supplies.

1) Project: Replace Various 1970's Casework in Classrooms

2) Department: Woodbridge School District

3) Project Background, Purpose & Objectives: Replace dilapidated casework in S Wing classrooms



Estimated Expenditures by Fiscal Year

4) Project Costs & Schedule	FY28	FY29	FY30	FY31	FY32	FY33	Six-Year Total
A. Planning & Engineering							$ -
B. Land & ROW							$ -
C. Construction		$ 62,500	$ -	$ -	$ -	$ -	$ 62,500
D. Equipment Purchase	$ -	$ -	$ -	$ -		$ -	$ -
TOTALS	$ -	$ 62,500	$ -	$ -	$ -	$ -	$ 62,500
E. Operating Costs							$ -

5) Proposed Financing

		% Percent		% Percent
General Fund	$ 62,500	100%	Federal Aid	
Bond Issue			Other	

Comments:

1) Project: Ductwork Cleaning

2) Department: Woodbridge School District

3) Project Background, Purpose & Objectives: Professional ductwork cleaning has not been performed since the 2014 building project. Best practices are to clean ducts every 5-10 years.

After this initial cleaning we would propose a five year cleaning schedulce a piece of the ductwork is cleaned each summer.



Estimated Expenditures by Fiscal Year

4) Project Costs & Schedule	FY28	FY29	FY30	FY31	FY32	FY33	Six-Year Total
A. Planning & Engineering							$ -
B. Land & ROW							$ -
C. Construction	$ 140,000		$ -	$ -	$ -	$ -	$ 140,000
D. Equipment Purchase	$ -	$ -	$ -	$ -		$ -	$ -
TOTALS	$ 140,000	$ -	$ -	$ -	$ -	$ -	$ 140,000
E. Operating Costs							$ -

5) Proposed Financing

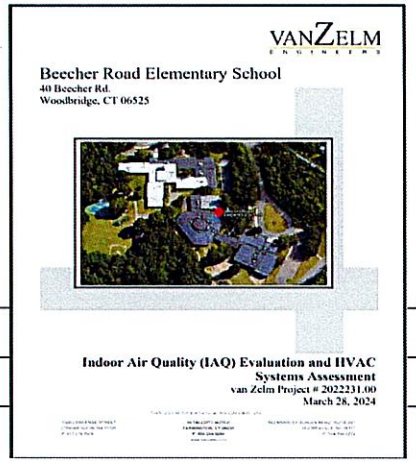
		% Percent			% Percent
General Fund	$ 81,177	58%	Federal Aid		
Bond Issue			Other	$ 58,823 DRIP Grant	42%

Comments: Partial grant fuding available

1) Project: HVAC Retrocommissioning

2) Department: Woodbridge School District

3) Project Background, Purpose & Objectives: This recommendation came out of our Indoor Air Quality Evaluation and System Assessment performed by Van Zelm Engineering in 2023.



Estimated Expenditures by Fiscal Year

4) Project Costs & Schedule	FY28	FY29	FY30	FY31	FY32	FY33	Six-Year Total
A. Planning & Engineering							$ -
B. Land & ROW							$ -
C. Construction	$ -	$ 62,680					$ 62,680
D. Equipment Purchase	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTALS	$ -	$ 62,680	$ -	$ -	$ -	$ -	$ 62,680
E. Operating Costs							$ -

5) Proposed Financing

		% Percent		% Percent
General Fund	$ 62,680	100%	Federal Aid	
Bond Issue	$ -		Other	

Comments: Due to the age of the building and changes over the years in occupacy, systems and codes, consideration for HVAC rebalancing and system recommissioning to current design requirements will provide added benefits to building performance and operations.

Quote from Key Takeaway Section from IAQ Report

1) Project: Milestone Server Replacement

2) Department: Woodbridge School District

3) Project Background, Purpose & Objectives: Our "Milestone Server" runs a professional video management system used for managing security cameras, recording video and surveillance. Our current server became five years old in 2028 which is the industry standard for refreshing hardware of this nature.



Estimated Expenditures by Fiscal Year

4) Project Costs & Schedule	FY28	FY29	FY30	FY31	FY32	FY33	Six-Year Total
A. Planning & Engineering							$ -
B. Land & ROW							$ -
C. Construction	$ -	$ 39,925					$ 39,925
D. Equipment Purchase	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTALS	$ -	$ 39,925	$ -	$ -	$ -	$ -	$ 39,925
E. Operating Costs							$ -

5) Proposed Financing

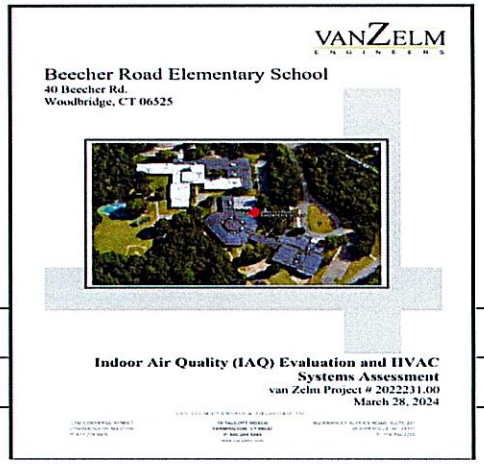
		% Percent		% Percent
General Fund	$ 39,925	100%	Federal Aid	
Bond Issue	$ -		Other	

Comments:

1) Project: Indoor Air Quality Evaluation

2) Department: Woodbridge School District

3) Project Background, Purpose & Objectives: School Districts are required to have a professional Indoor Air Quality Evaluation every five years. We had our first one in August 2023 with the report getting issued in March 2024.



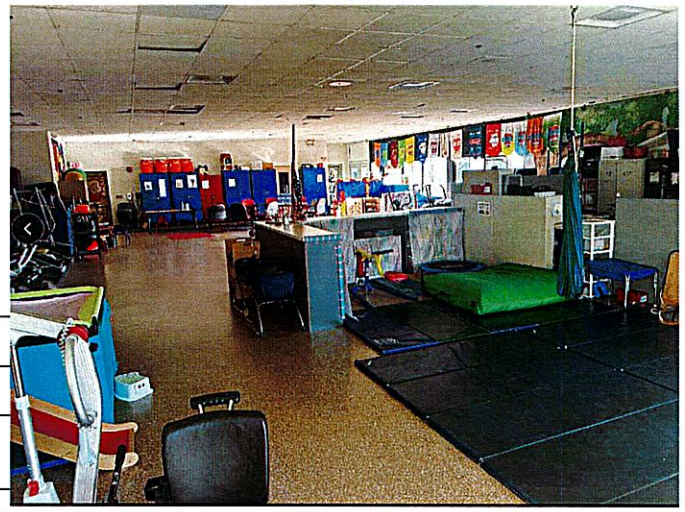
Estimated Expenditures by Fiscal Year

4) Project Costs & Schedule	FY28	FY29	FY30	FY31	FY32	FY33	Six-Year Total
A. Planning & Engineering							$ -
B. Land & ROW							$ -
C. Construction	$ -	$ 60,000					$ 60,000
D. Equipment Purchase	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTALS	$ -	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000
E. Operating Costs							$ -

5) Proposed Financing

		% Percent		% Percent
General Fund	$ 60,000	100%	Federal Aid	
Bond Issue	$ -		Other	

Comments:



1) Project: Commons Room Refresh

2) Department: Woodbridge School District

3) Project Background, Purpose & Objectives: Staff proposes deep cleaning the space and having it painted and new ceiling tiles put in. The space will be subdiveded to make badly needed spaces for our Special Services staff to work with kids.

Estimated Expenditures by Fiscal Year

4) Project Costs & Schedule	FY28	FY29	FY30	FY31	FY32	FY33	Six-Year Total
A. Planning & Engineering							$ -
B. Land & ROW							$ -
C. Construction	$ 50,000	$ 200,000					$ 250,000
D. Equipment Purchase	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTALS	$ 50,000	$ 200,000	$ -	$ -	$ -	$ -	$ 250,000
E. Operating Costs							$ -

5) Proposed Financing

		% Percent		% Percent
General Fund	$ 250,000	100%	Federal Aid	
Bond Issue	$ -		Other	

Comments:

1) Project: Playground Refresh

2) Department: Woodbridge School District

3) Project Background, Purpose & Objectives: Playground utilized by PreK and Kindergarten has equipment for kids 5-12 and some non-commercial use equipment.





Estimated Expenditures by Fiscal Year

4) Project Costs & Schedule	FY28	FY29	FY30	FY31	FY32	FY33	Six-Year Total
A. Planning & Engineering							$ -
B. Land & ROW							$ -
C. Construction			$ 150,000				$ 150,000
D. Equipment Purchase	$ -	$ -	$ -	$ -	$ -	$ -	$ -
TOTALS	$ -	$ -	$ 150,000	$ -	$ -	$ -	$ 150,000
E. Operating Costs							$ -

5) Proposed Financing

		% Percent		% Percent
General Fund	$ 150,000	100%	Federal Aid	
Bond Issue	$ -		Other	

Comments:

1) Project: Main Electrial Switchboard #1

2) Department: Woodbridge School District

3) Project Background, Purpose & Objectives: The panel is over 50 years old and beyond it stated useful life.

This was highlighted in the Facilities Assessment report prepared by Antinozzi & Associates.





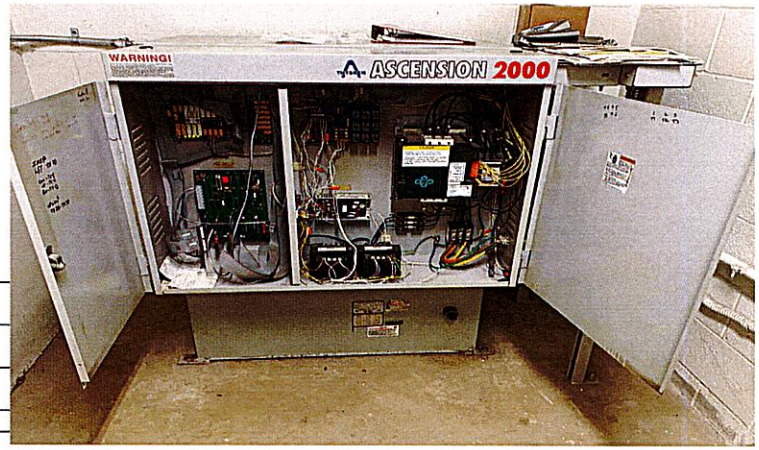
Estimated Expenditures by Fiscal Year

4) Project Costs & Schedule	FY28	FY29	FY30	FY31	FY32	FY33	Six-Year Total
A. Planning & Engineering							$ -
B. Land & ROW							$ -
C. Construction	$ -	$ -	$ -	$ 700,000	$ -	$ -	$ 700,000
D. Equipment Purchase	$ -	$ -	$ -		$ -	$ -	$ -
TOTALS	$ -	$ -	$ -	$ 700,000	$ -	$ -	$ 700,000
E. Operating Costs							$ -

5) Proposed Financing

		% Percent		% Percent
General Fund	$ 700,000	100%	Federal Aid	
Bond Issue			Other	

Comments:



1) Project: Plan For Eventual Elevator Replacement

2) Department: Woodbridge School District

3) Project Background, Purpose & Objectives: The current elevator is now 28 years old. Our model the Ascension 2000 is no longer supported by elevator companies and there are no new replacement parts. Used parts are getting harder to come by as this model has not been supported for many years. Eventually our circuit boards will be repair only and will need to be sent out and hope the repair is successful. That could meant a lot of down-time for the elevator that services our cafeteria program.

Estimated Expenditures by Fiscal Year

4) Project Costs & Schedule	FY28	FY29	FY30	FY31	FY32	FY33	Six-Year Total
A. Planning & Engineering							$ -
B. Land & ROW							$ -
C. Construction		$ -					$ -
D. Equipment Purchase	$ -	$ -	$ -	$ 160,000	$ -		$ 160,000
TOTALS	$ -	$ -	$ -	$ 160,000	$ -	$ -	$ 160,000
E. Operating Costs							$ -

5) Proposed Financing

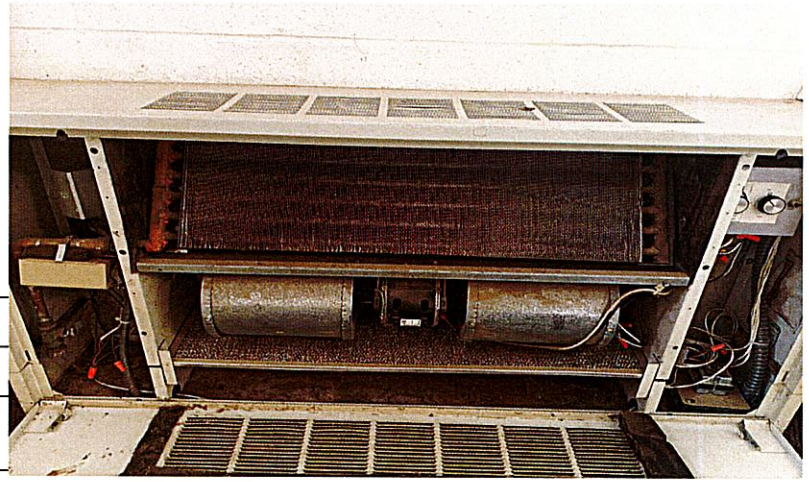
		% Percent		% Percent
General Fund	$ 160,000	100%	Federal Aid	
Bond Issue			Other	

Comments:

1) Project: Plan for Future Replacement of 11 Unit Ventilators

2) Department: Woodbridge School District

3) Project Background, Purpose & Objectives: The units are over 30 years old. They are working but staff would like to plan for their eventual falure and replacement.



Estimated Expenditures by Fiscal Year

4) Project Costs & Schedule	FY28	FY29	FY30	FY31	FY32	FY33	Six-Year Total
A. Planning & Engineering							$ -
B. Land & ROW							$ -
C. Construction	$ -	$ -	$ -	$ 80,000	$ -	$ -	$ 80,000
D. Equipment Purchase	$ -	$ -	$ -		$ -	$ -	$ -
TOTALS	$ -	$ -	$ -	$ 80,000	$ -	$ -	$ 80,000
E. Operating Costs							$ -

5) Proposed Financing

		% Percent		% Percent
General Fund	$ 80,000	100%	Federal Aid	
Bond Issue			Other	

Comments: