

WELCOME

TOWN OF HAMDEN & HAMDEN PUBLIC SCHOOLS

Meeting with Board of Education
& Facilities Operations

September 24, 2018



HAMDEN
— PUBLIC SCHOOLS —

Facilities Master Planning

Today's Agenda:

- **Overview of Wintergreen (Magnet) School & Hamden Middle School.**
- **Assessment of 10 Elementary Schools.**
- **Scenario 8** – Close Church St & Dunbar Hill, move 6th Grade to Hamden Middle School.
 - Building Projects, Years One and Two – projects and costs.
- **Scenario 9** – Close Church St & Shepherd Glen, move 6th Grade to Hamden Middle School.
 - Building Projects, Years One and Two – projects and costs.
- **Scenario 10** – Close Helen St & Dunbar Hill, move 6th Grade to Hamden Middle School.
 - Building Projects, Years One and Two – projects and costs.



Overview of Wintergreen (Magnet) School & Hamden Middle School



OVERVIEW

Wintergreen (Magnet) School

- Exceptional facility, well designed and maintained.
- Full size gym, cafeteria & kitchen and ideal media and technology center.
- Two Dedicated Science, Art and Music classrooms.
- About 20 years old with new cooling plant.
- 82,700 SF with 38 dedicated classrooms.

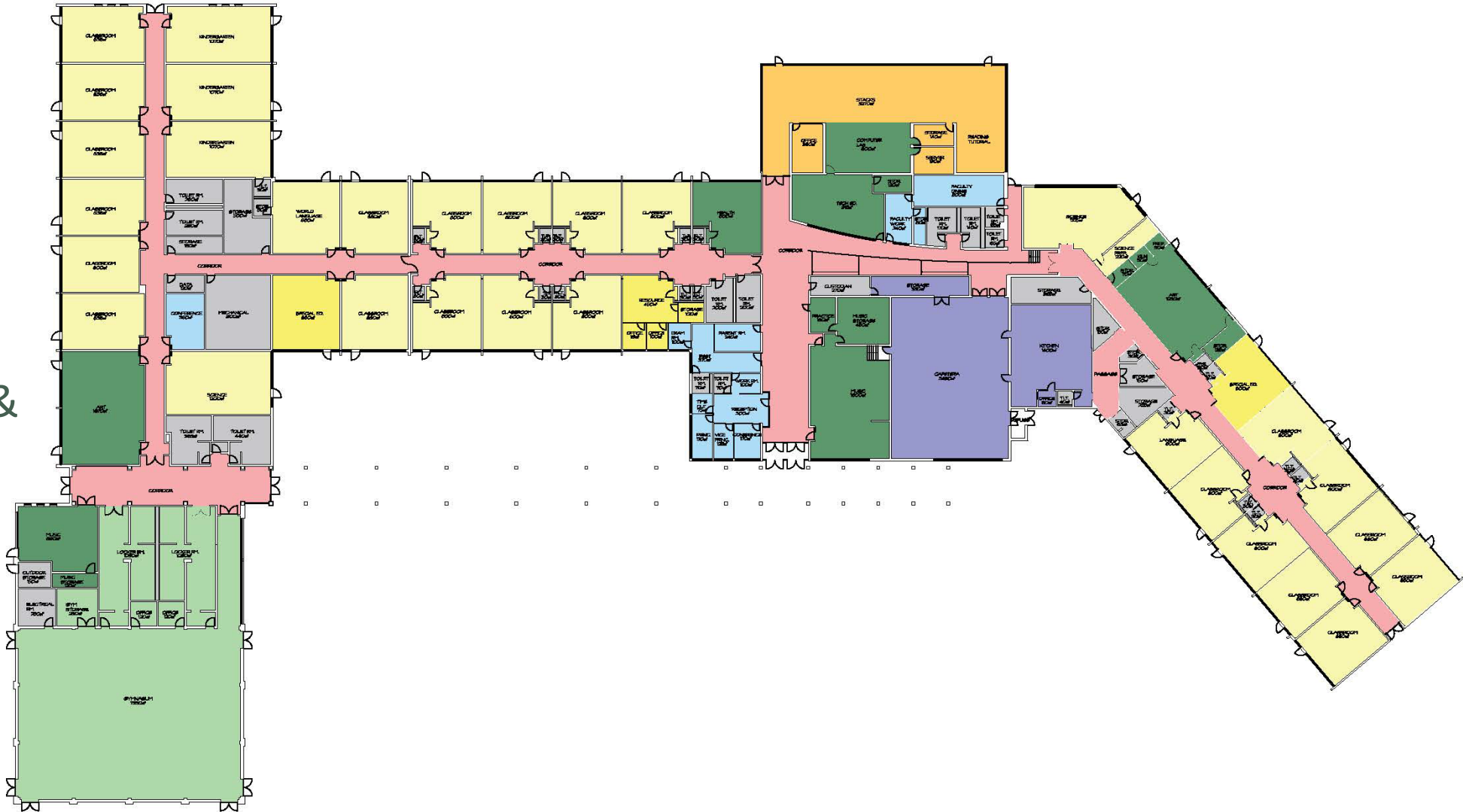


OVERVIEW

Prime and secondary entries align with dual “drive loops”.

Double loaded corridor, efficient & well “zoned”.

Educational support well dispersed in floor plan.



OVERVIEW

Hamden Middle School

- Well designed & planned with 10 separate houses on 2 floors.
- Gym and auxiliary gym space, full auditorium, and adjacent music “suite”, full size café.
- Dedicated science classroom in each house.
- Dedicated classrooms for STEM, culinary, world language
- 166,000 SF on two floors.



OVERVIEW

Programming Floor Plan

10 houses with identical core classroom “mix”.

Educational support spaces arrayed across plan with equal access from the house wings.



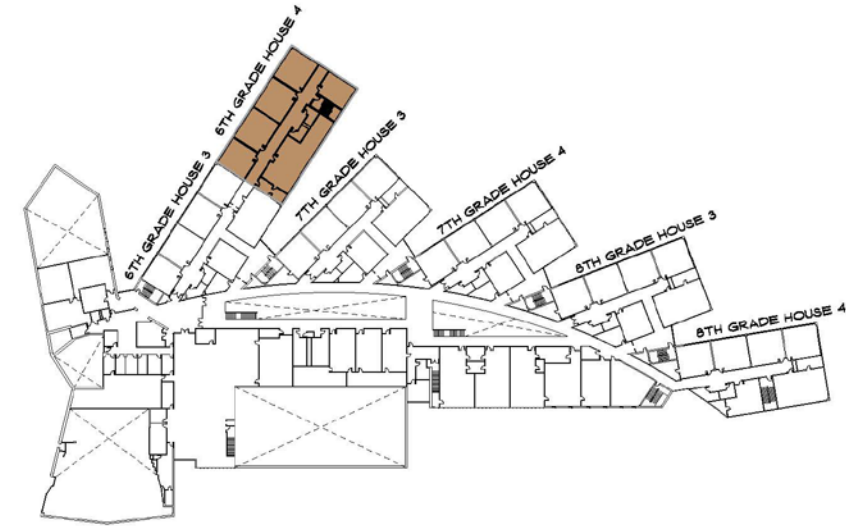
OVERVIEW

Keep four 6th grade houses together, near center/entry.

Add same classroom “mix” in each house.

Addition is 7,500 SF on 2 floors totaling 15,000 SF.

Consider site options for drop-off.



SECOND FLOOR OVERALL PLAN
SCALE: 1/16" = 1' - 0"

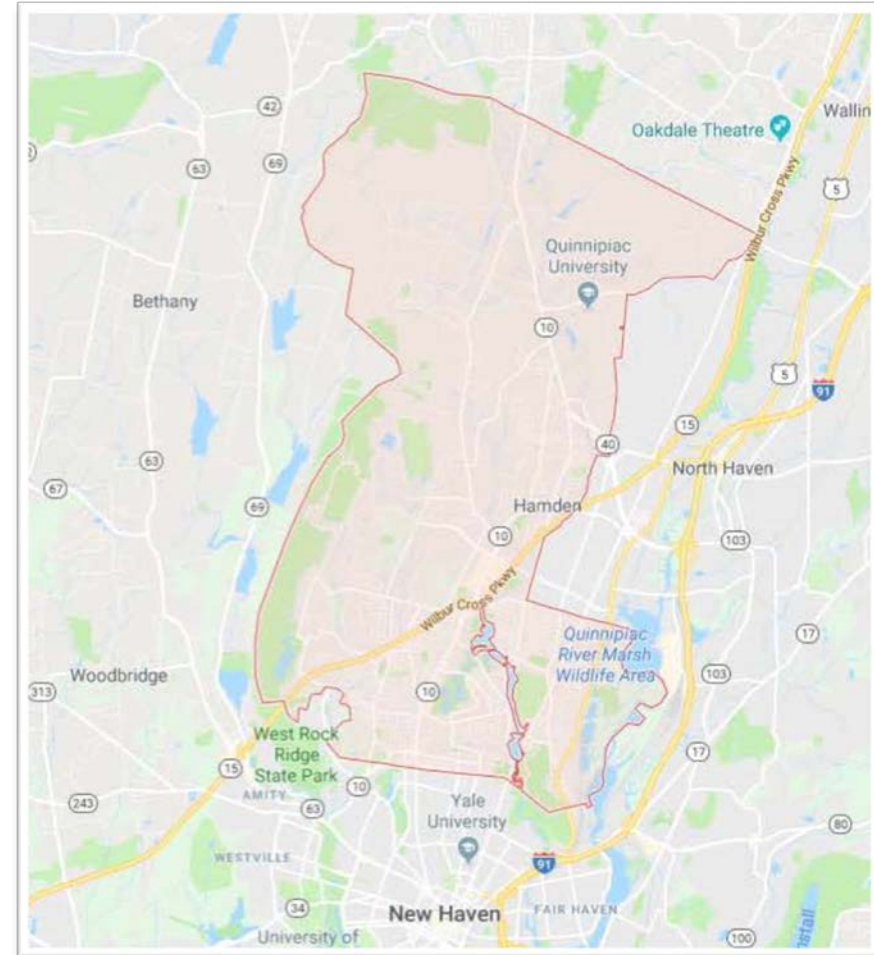
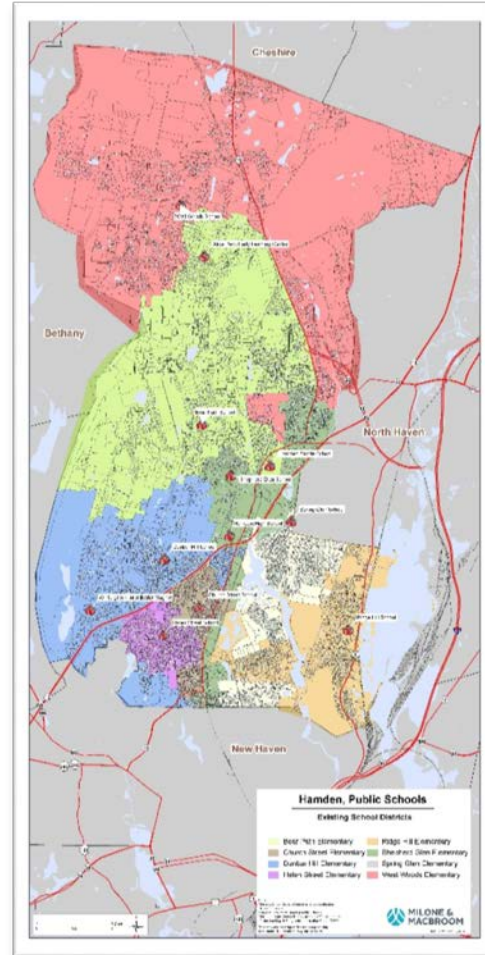


Assessment of Ten (10) Elementary Schools

Hamden is 33 square miles.

Currently owns 1,152,200 square feet (SF) of school.

625,200 SF in 10 elementary schools.



Assessment criteria

- Use CT DOE school construction database, and benchmark with CT school data, costs, history.
- Compare size of school, total full size classrooms, year originally constructed age of improvement (if any), project cost, to arrive at Evaluation Score. Use the evaluation score to “steer” the master plan.
- New and recent like new schools are more valuable to the educational facilities model, and should be retained. Conversely, the older schools will require more capital investment to meet today’s educational standards.
- The location of the schools in Hamden are based on the neighborhood school model, identify redundancy.



ASSESSMENT

Assessment Matrix, Data & Evaluation Score

	<i>Data</i>	<i>Evaluation</i>	<i>Data</i>	<i>Evaluation</i>	<i>Data</i>	<i>Evaluation</i>	<i>Data</i>	<i>Evaluation</i>	<i>Data</i>	<i>Evaluation</i>	<i>Evaluation</i>	Benchmarking capital dollars or projected investment in 2018 cost	
HPS ELEMENTARY SCHOOLS	School area gross square feet	<i>Size of facility small to large</i>	"Total full size classrooms" *	<i>Potential classroom capacity, small to large</i>	Year originally constructed	<i>Age of facility, old to new</i>	Construction / modification type	<i>Age of Improvement, old to newest</i>	Construction cost < \$1M	<i>Construction "investment"</i>	<i>Total Score</i>	BLS - CPI to 2018	Replacement facility @ \$450/SF
Alice Peck School	46,000	1.0	19	1.0	1953	1.3		0		0	3.3		\$20,700,000
Shepherd Glen Elementary School	56,000	2.6	23	2.2	1972	2.8		0		0	7.6		\$25,200,000
Dunbar Hill Elementary School	53,200	2.2	22	2.0	1950	1	Improved 1992	2	\$5,430,000	2	9.2	\$6,552,900	\$23,940,000
West Woods Elementary School	86,000	5.0	29	3.9	1972	2.8	2003 windows/doors	0		0.5	12.2		\$38,700,000
Ridge Hill Elementary School	63,800	3.3	25	3.0	1971	2.7	not a DAS/SCG project	2.5	\$1,500,000	1	12.5		\$28,710,000
Helen Street Elementary School	47,500	1.2	22	2.0	1988	3.7	New School 1988	3.5	\$7,400,000	2.5	12.9	\$16,117,930	\$21,375,000
Bear Path Elementary School	64,000	3.3	29	3.9	1962	2	Improved 1999	4	\$20,000,000	5	18.2	\$30,676,200	\$28,800,000
Church Street Elementary School	68,600	3.7	30	4.0	1986	3.5	New School 1986	5	\$8,180,000	3	19.2	\$18,088,480	\$30,870,000
Spring Glen Elementary School	57,400	2.7	26	2.8	2000	5	New School 2000	5	\$16,074,000	4.5	20.0	\$23,997,300	\$25,830,000
Wintergreen Magnet	82,700	4.7	38	5.0	1997	4	New school 1997	5	\$15,510,000	4.4	23.1	\$24,567,000	\$37,215,000

ASSESSMENT

2 schools in Northern third

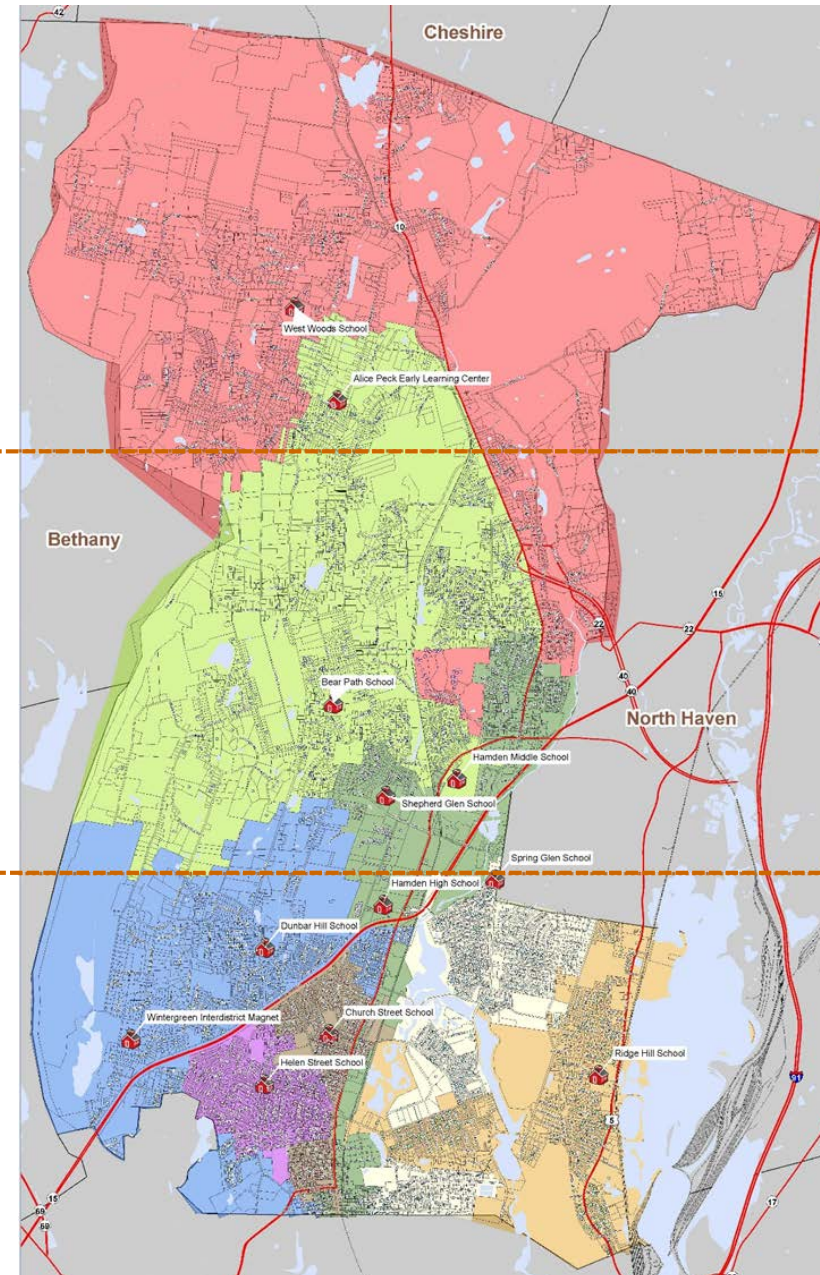
- West Woods
- Alice Peck

2 schools in Central third

- Bear Path
- Shephard Glen

6 schools in Southern third

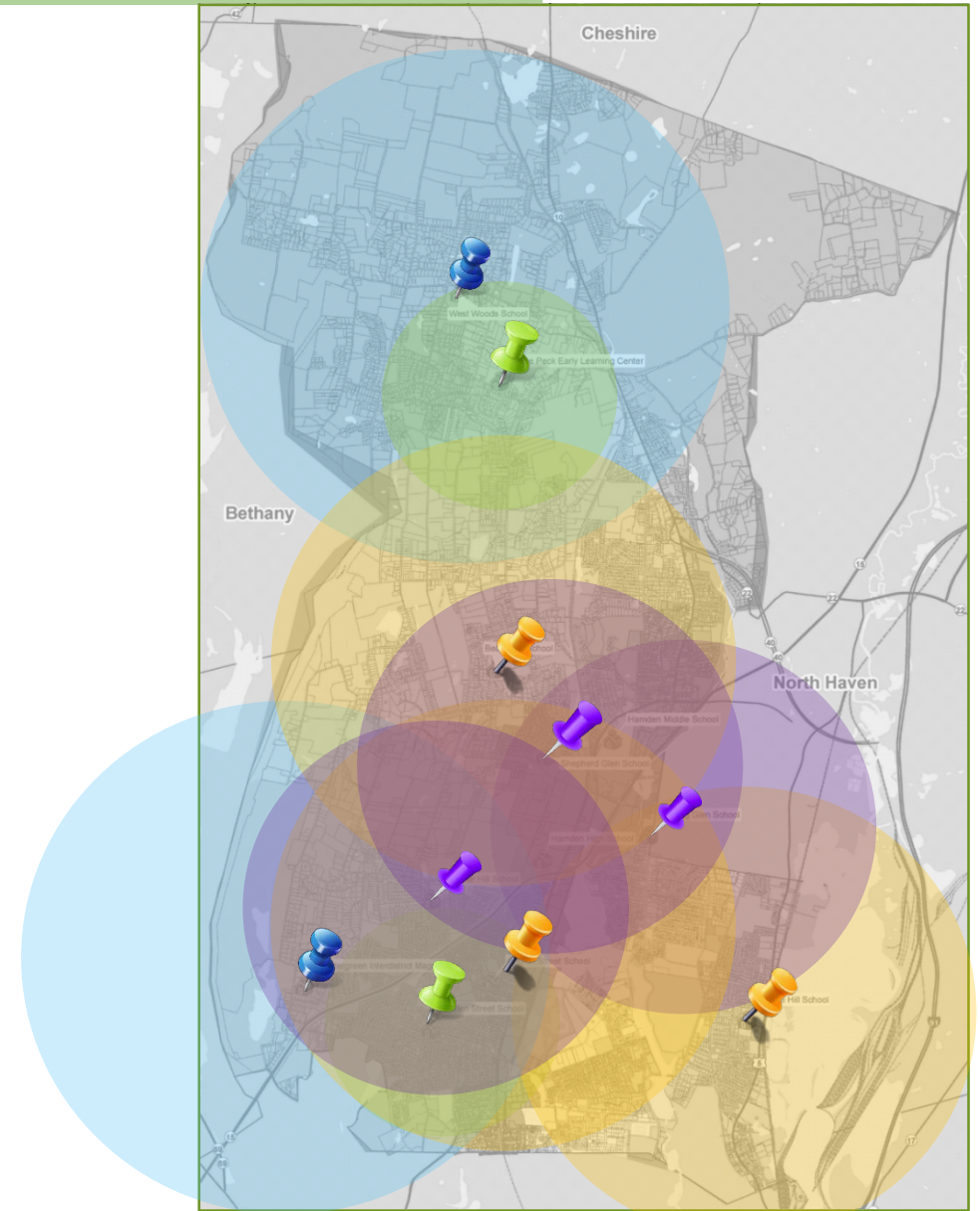
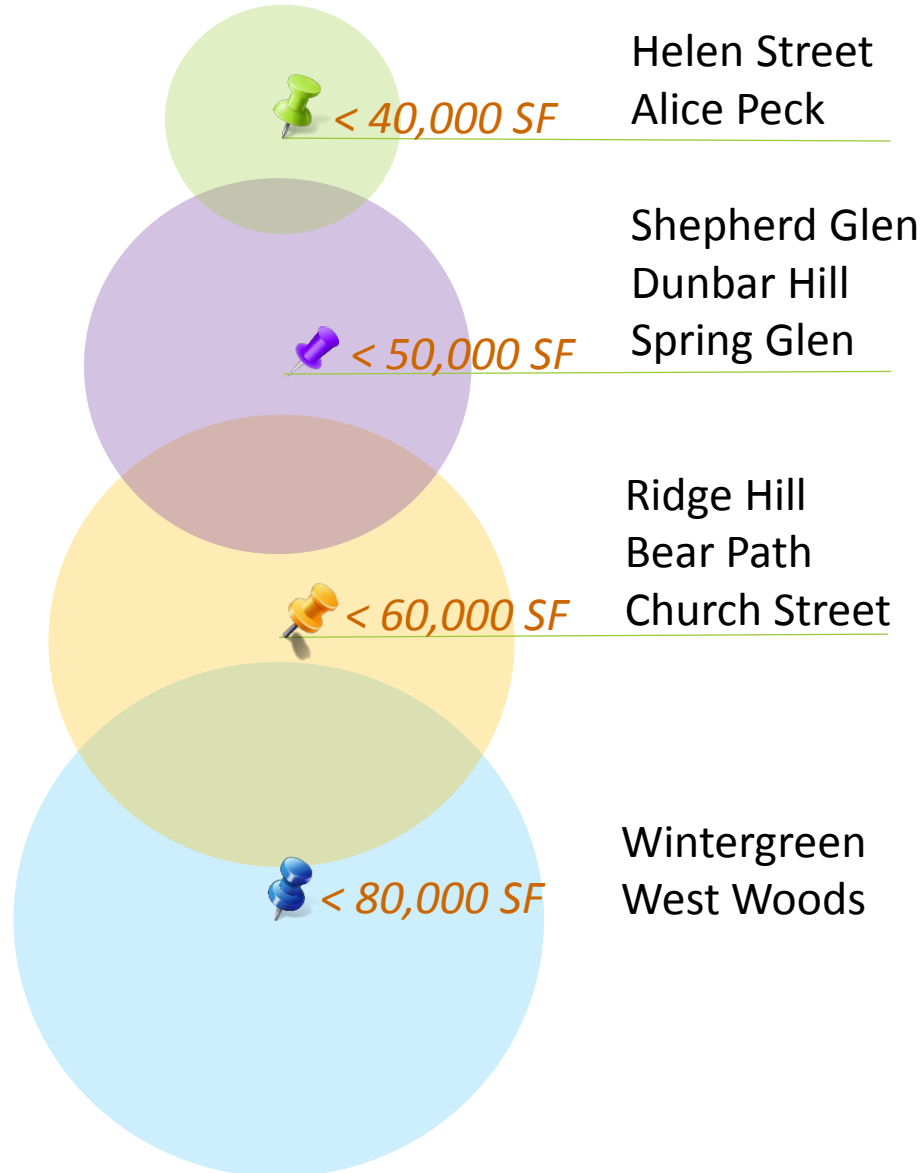
- | | |
|-----------------|----------------|
| • Dunbar Hill | • Helen Street |
| • Church Street | • Ridge Hill |
| • Wintergreen | • Spring Glen |



ASSESSMENT

Use the school square foot area approximately to scale.

Push pin indicates each school draw a circle around the school based on the total SF area.

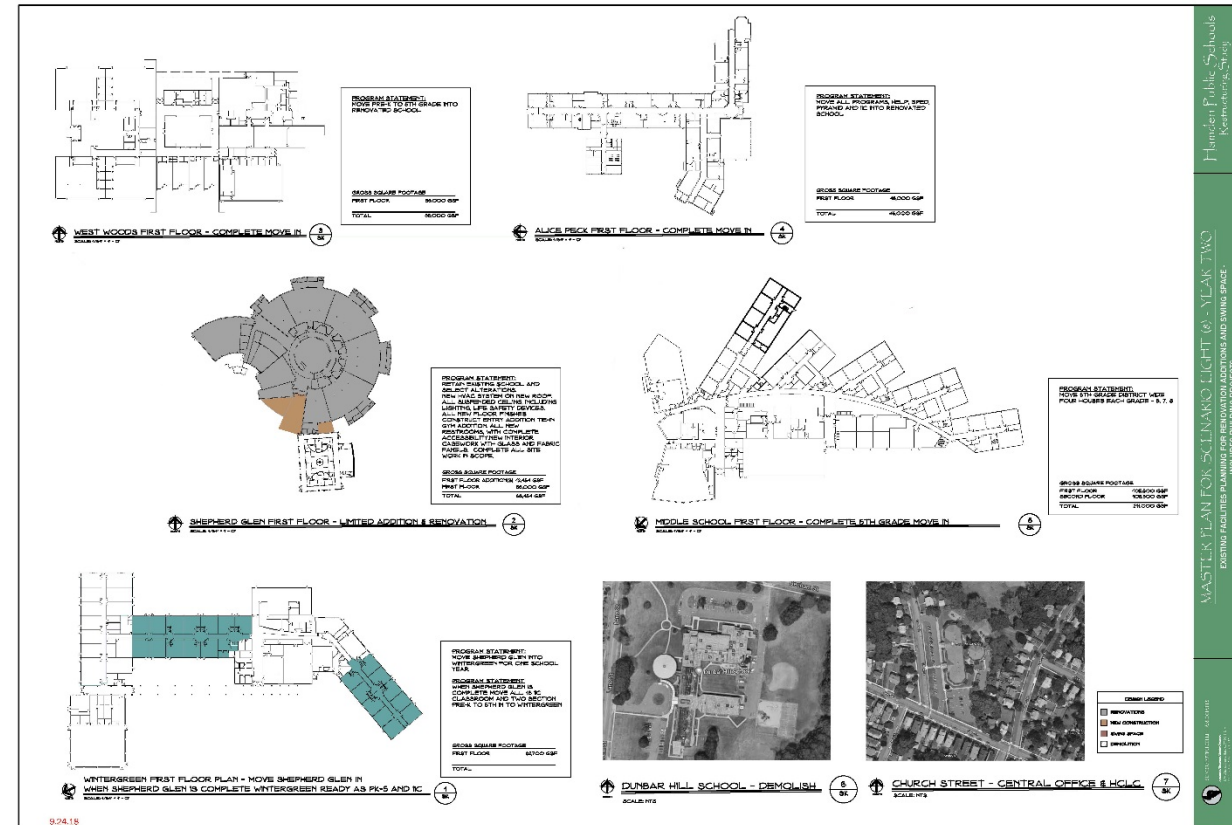
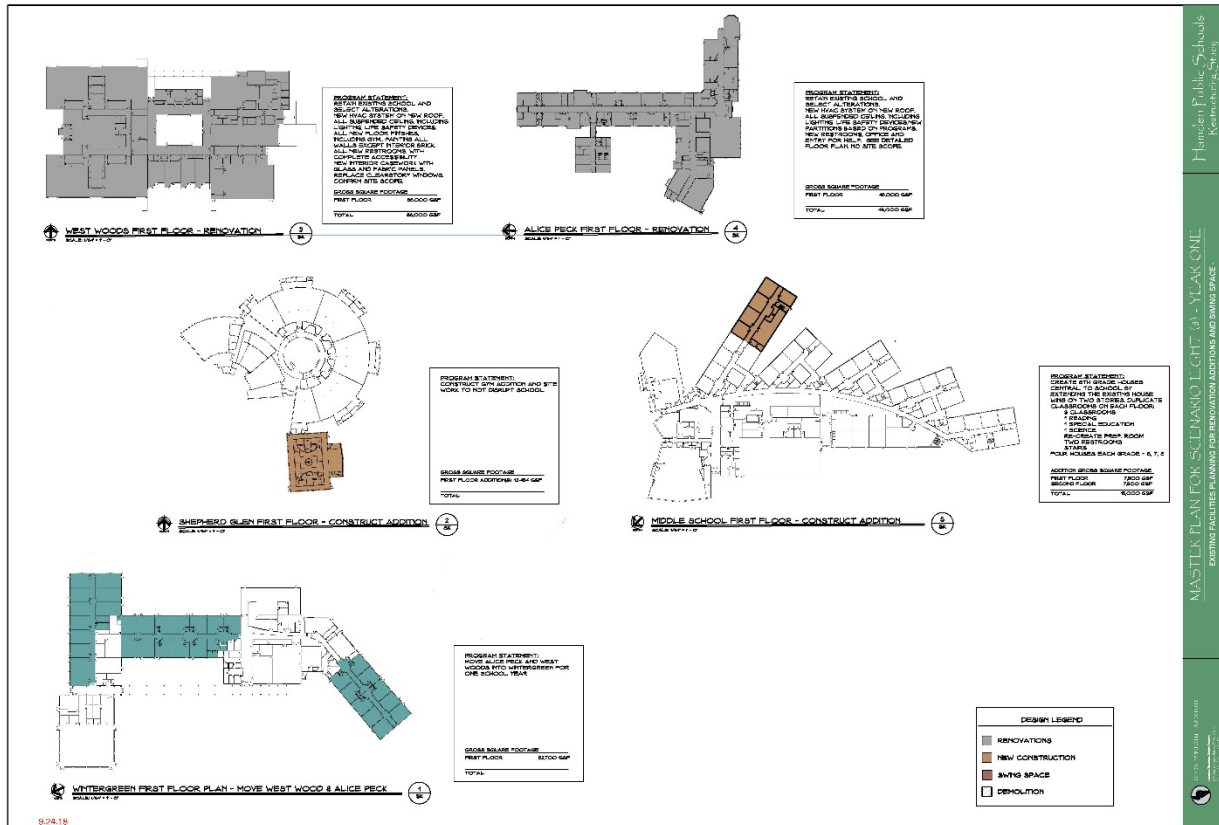


Master planning of Hamden school facilities

- Based on the evaluation score, lower scores indicate need for building improvement projects or “should” be discontinued as a school use.
- Retain larger schools and the higher evaluation scored schools.
- Focus on the overlapping circles and highest concentration of schools in the southern third of the Town to eliminate redundancy.
- Combine facility master plan with educational and demographic criteria to arrive at scenarios, and school closures.
- Consider facility use if not used as an elementary school.
- Scenarios include total master plan costs, from start to finish.

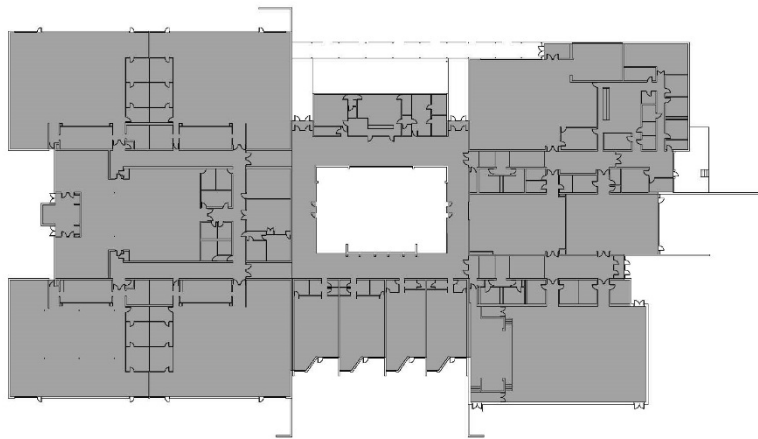


SCENARIO 8 - Close Church St & Dunbar Hill, move 6th Grade to Hamden Middle School



SCENARIO 8, YR. 1

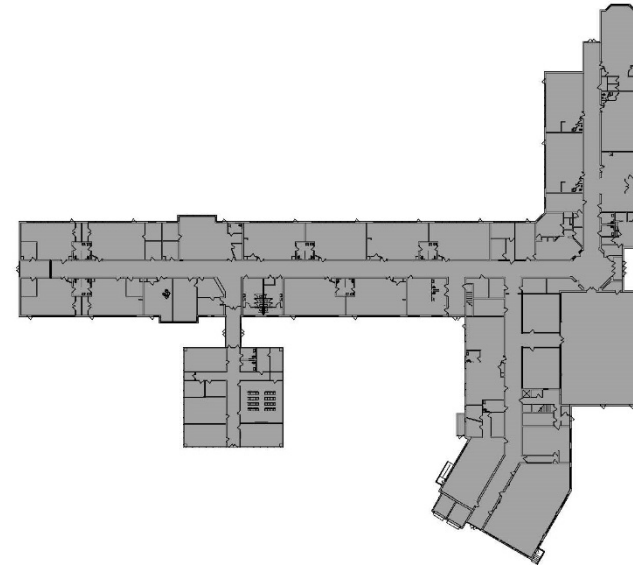
Move Alice Peck & West Woods to Wintergreen for one (1) school year



WEST WOODS FIRST FLOOR - RENOVATION
 SCALE: 1/8" = 1' - 0"
 3 SK

PROGRAM STATEMENT:
 RETAIN EXISTING SCHOOL AND
 SELECT ALTERATIONS.
 NEW HVAC SYSTEM ON NEW ROOF.
 ALL SUSPENDED CEILING, INCLUDING
 LIGHTING, LIFE SAFETY DEVICES.
 ALL NEW FLOOR FINISHES,
 INCLUDING GYM. PAINTING ALL
 WALLS EXCEPT INTERIOR BRICK.
 ALL NEW RESTROOMS, WITH
 COMPLETE ACCESSIBILITY.
 NEW INTERIOR CASEWORK WITH
 GLASS AND FABRIC PANELS.
 REPLACE CLEARSTORY WINDOWS.
 CONFIRM SITE SCOPE.

GROSS SQUARE FOOTAGE
 FIRST FLOOR 86,000 GSF
 TOTAL 86,000 GSF



ALICE PECK FIRST FLOOR - RENOVATION
 SCALE: 1/8" = 1' - 0"
 4 SK

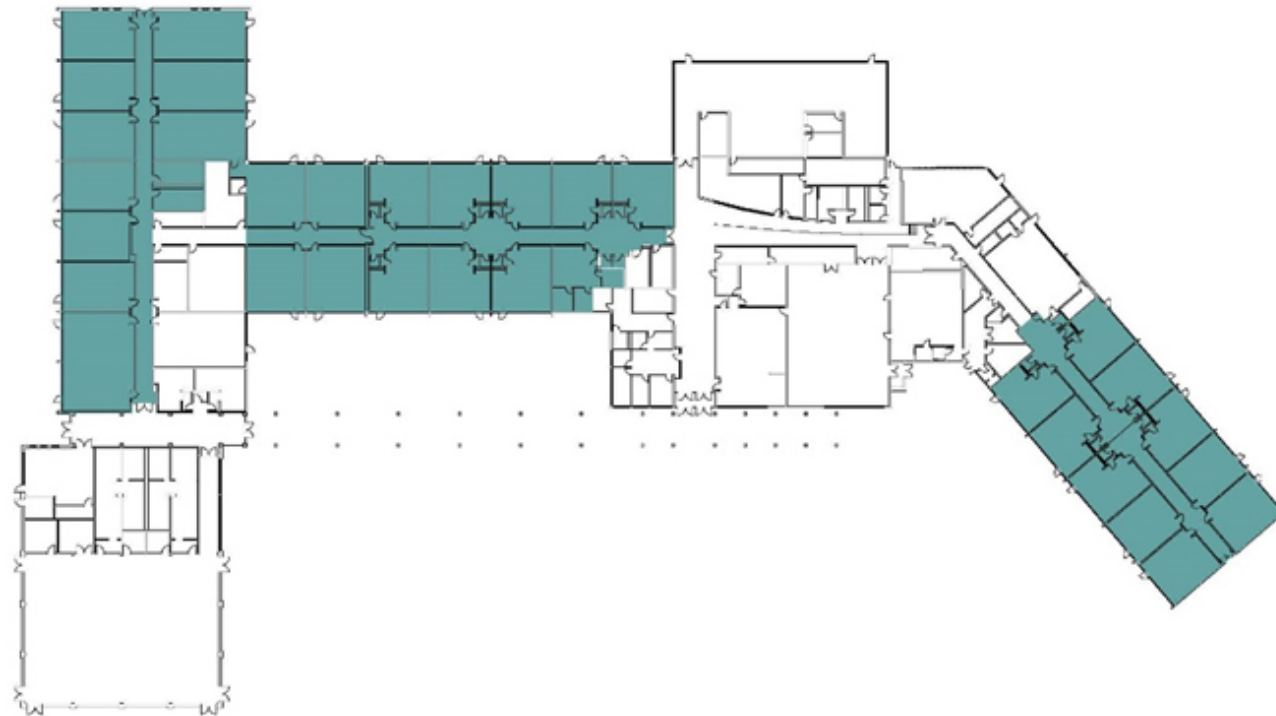
PROGRAM STATEMENT:
 RETAIN EXISTING SCHOOL AND
 SELECT ALTERATIONS.
 NEW HVAC SYSTEM ON NEW ROOF.
 ALL SUSPENDED CEILING, INCLUDING
 LIGHTING, LIFE SAFETY DEVICES.
 NEW PARTITIONS BASED ON PROGRAMS.
 NEW RESTROOMS, OFFICE AND
 ENTRY FOR HELP. SEE DETAILED
 FLOOR PLAN. NO SITE SCOPE.

GROSS SQUARE FOOTAGE
 FIRST FLOOR 46,000 GSF
 TOTAL 46,000 GSF



SCENARIO 8, YR. 1

Occupy Wintergreen as is – 1 year



WINTERGREEN FIRST FLOOR PLAN - MOVE WEST WOOD & ALICE PECK

SCALE: 1/8" = 1' - 0"



PROGRAM STATEMENT:
MOVE ALICE PECK AND WEST
WOODS INTO WINTERGREEN FOR
ONE SCHOOL YEAR

GROSS SQUARE FOOTAGE

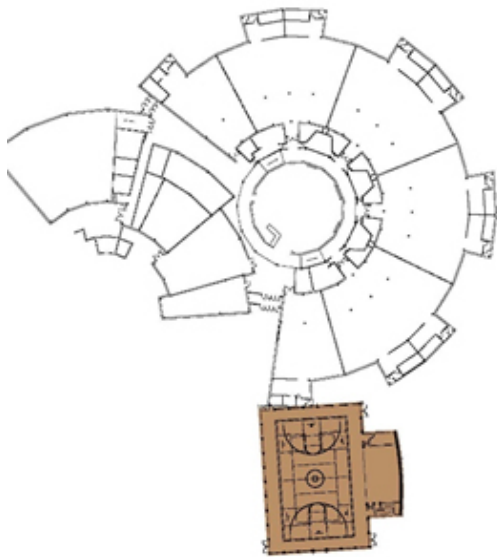
FIRST FLOOR 82,700 GSF

TOTAL



SCENARIO 8, YR. 1

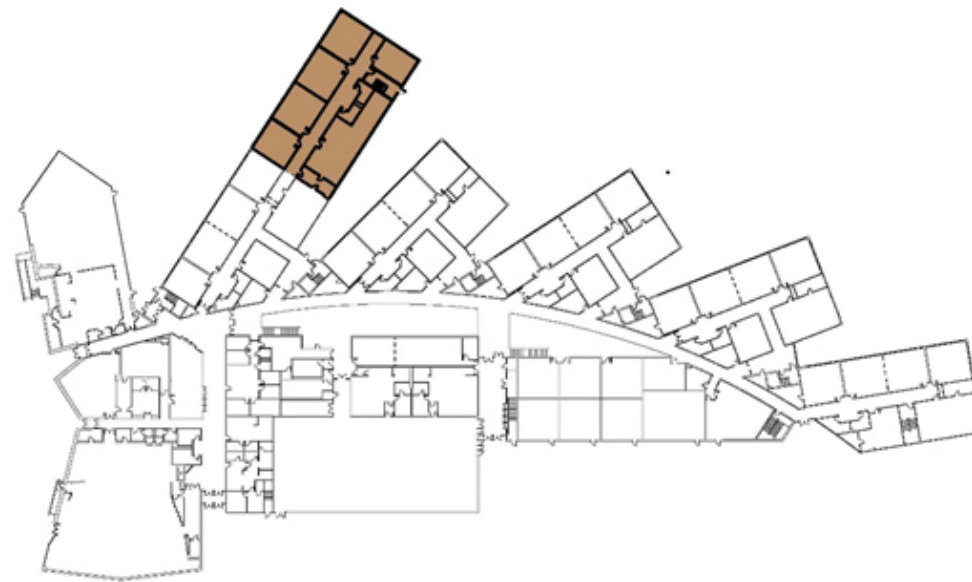
Construct addition to Shepherd Glen & Middle School



SHEPHERD GLEN FIRST FLOOR - CONSTRUCT ADDITION
SCALE: 1/8" = 1'-0"

PROGRAM STATEMENT: CONSTRUCT GYM ADDITION AND SITE WORK TO NOT DISRUPT SCHOOL	
GROSS SQUARE FOOTAGE	
FIRST FLOOR ADDITION(S)	10,000 GSF
TOTAL	

2
SK



MIDDLE SCHOOL FIRST FLOOR - CONSTRUCT ADDITION
SCALE: 1/8" = 1'-0"

PROGRAM STATEMENT:
CREATE 6TH GRADE HOUSES
CENTRAL TO SCHOOL BY
EXTENDING THE EXISTING HOUSE
WING ON TWO STORES, DUPLICATE
CLASSROOMS ON EACH FLOOR:
3 CLASSROOMS
1 READING
1 SPECIAL EDUCATION
1 SCIENCE
RE-CREATE PREP. ROOM
TWO RESTROOMS
STAIRS
FOUR HOUSES EACH GRADE - 6, 7, 8

ADDITION GROSS SQUARE FOOTAGE	
FIRST FLOOR	7,800 GSF
SECOND FLOOR	7,500 GSF
TOTAL	15,000 GSF

5
SK



SCENARIO 8, YR. 1

Year One Budget

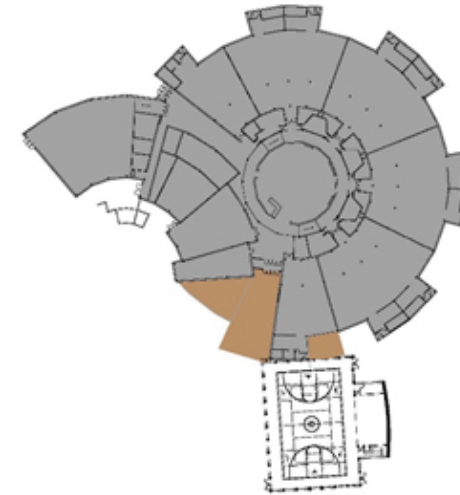
- 15 months for the construction of building projects.
- Include other costs, for bussing, moving, etc.
- \$40,825,050.

YEAR ONE - SCENARIO 8				
CLOSE CHURCH STREET AND DUNBAR HILL, 6TH GRADE TO HMS				
Design Option Projects	Area	Cost Per Sq ft	Subtotal	Totals
WEST WOODS SCHOOL				
Complete in 15 months, one school year	86,000	\$250	\$21,500,000	\$21,500,000
SHEPHERD GLEN SCHOOL				
Construct Gym addition	12,454	\$425	\$5,292,950	\$5,292,950
ALICE PECK SCHOOL				
Complete in 15 months, one school year	46,000	\$141	\$6,500,000	\$6,500,000
Move critical SPED equipment to Wintergreen		LS	\$15,000	\$15,000
ADDITION TO MIDDLE SCHOOL				
Construct Classroom addition	15,000	\$425	\$6,375,000	\$6,375,000
OTHER COST				
Busing West Woods and Alice Peck to Wintergreen, 1 year at \$50,000 per bus	16	\$50,000	\$800,000	\$800,000
MOVING teachers West Woods and Alice Peck to Wintergreen, include storage container at school	40	\$3,500	\$140,000	\$140,000
Middle School Parking & Busing construction option				\$202,100
TOTAL YEAR ONE				\$40,825,050



SCENARIO 8, YR. 2

- Move Shepherd Glen to Wintergreen.
- Complete improvements and additions at entry & gym.

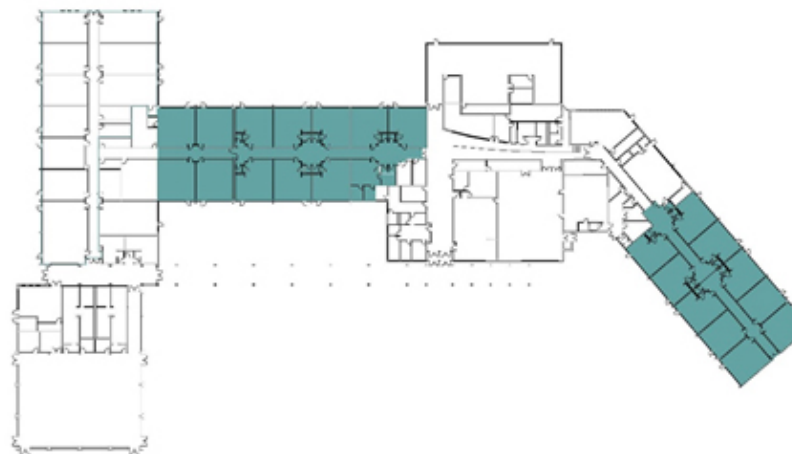


PROGRAM STATEMENT:
RETAIN EXISTING SCHOOL AND
SELECT ALTERATIONS.
NEW HVAC SYSTEM ON NEW ROOF.
ALL SUSPENDED CEILING, INCLUDING
LIGHTING, LIFE SAFETY DEVICES.
ALL NEW FLOOR FINISHES.
CONSTRUCT ENTRY ADDITION TIE-IN
GYM ADDITION. ALL NEW
RESTROOMS, WITH COMPLETE
ACCESSIBILITY. NEW INTERIOR
CASEWORK WITH GLASS AND FABRIC
PANELS. COMPLETE ALL SITE
WORK IN SCOPE.

GROSS SQUARE FOOTAGE
FIRST FLOOR ADDITION(S) 66,000 GSF
TOTAL



SHEPHERD GLEN FIRST FLOOR - LIMITED ADDITION & RENOVATION
SCALE: 1/8" = 1' - 0"



PROGRAM STATEMENT:
MOVE SHEPHERD GLEN INTO
WINTERGREEN FOR ONE SCHOOL
YEAR.

PROGRAM STATEMENT:
WHEN SHEPHERD GLEN IS
COMPLETE MOVE ALL 16 IC
CLASSROOM AND TWO SECTION
PRE-K TO 5TH IN TO WINTERGREEN

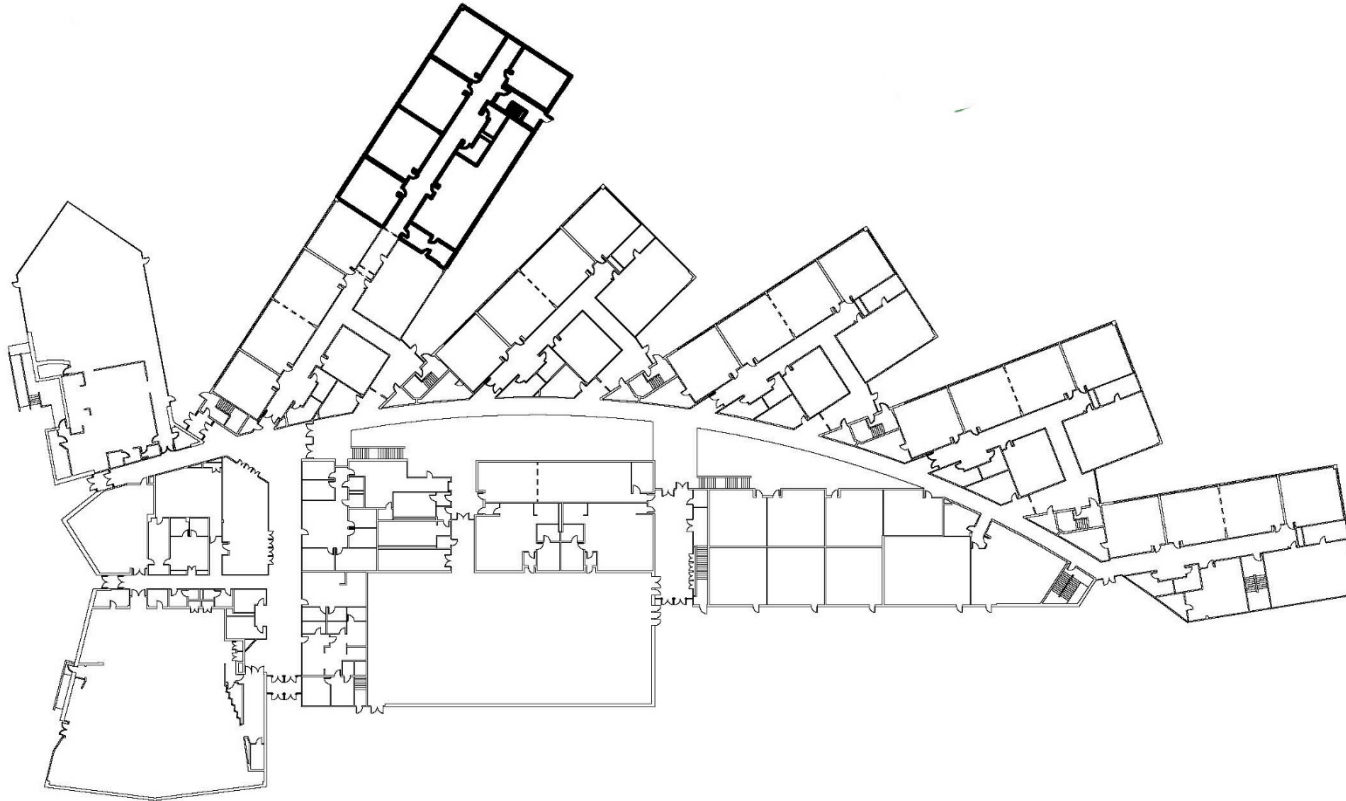
GROSS SQUARE FOOTAGE
FIRST FLOOR 82,700 GSF
TOTAL



**WINTERGREEN FIRST FLOOR PLAN - MOVE SHEPHERD GLEN IN
WHEN SHEPHERD GLEN IS COMPLETE WINTERGREEN READY AS PK-5 AND IC**
SCALE: 1/8" = 1' - 0"



SCENARIO 8, YR. 2

Move 6th grade to Middle School

MIDDLE SCHOOL FIRST FLOOR - COMPLETE 6TH GRADE MOVE IN
 SCALE: 1/8" = 1' - 0"



PROGRAM STATEMENT:
 MOVE 6TH GRADE DISTRICT WIDE
 FOUR HOUSES EACH GRADE - 6, 7, 8

GROSS SQUARE FOOTAGE

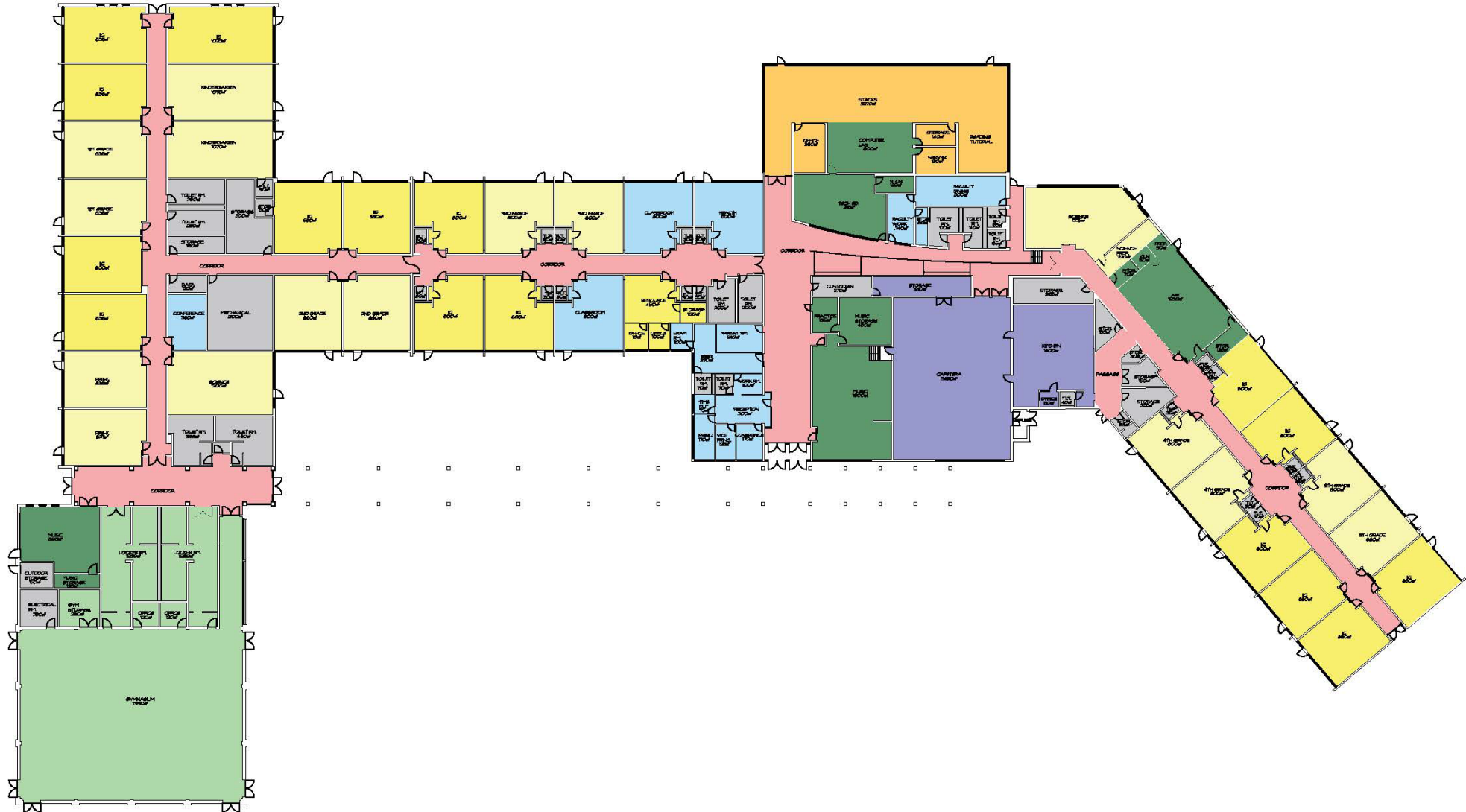
FIRST FLOOR	105,500 GSF
SECOND FLOOR	105,500 GSF
TOTAL	211,000 GSF



SCENARIO 8, YR. 2

Two section K - 5th grade with 16 IIC classrooms.

Limited summer renovation, subdivide large classroom, build more admin. space, new LED lighting.

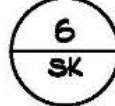


SCENARIO 8, YR. 2



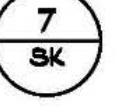
DUNBAR HILL SCHOOL - DEMOLISH

SCALE: NTS



CHURCH STREET - CENTRAL OFFICE & HCLC

SCALE: NTS



DESIGN LEGEND	
	RENOVATIONS
	NEW CONSTRUCTION
	SWING SPACE
	DEMOLITION



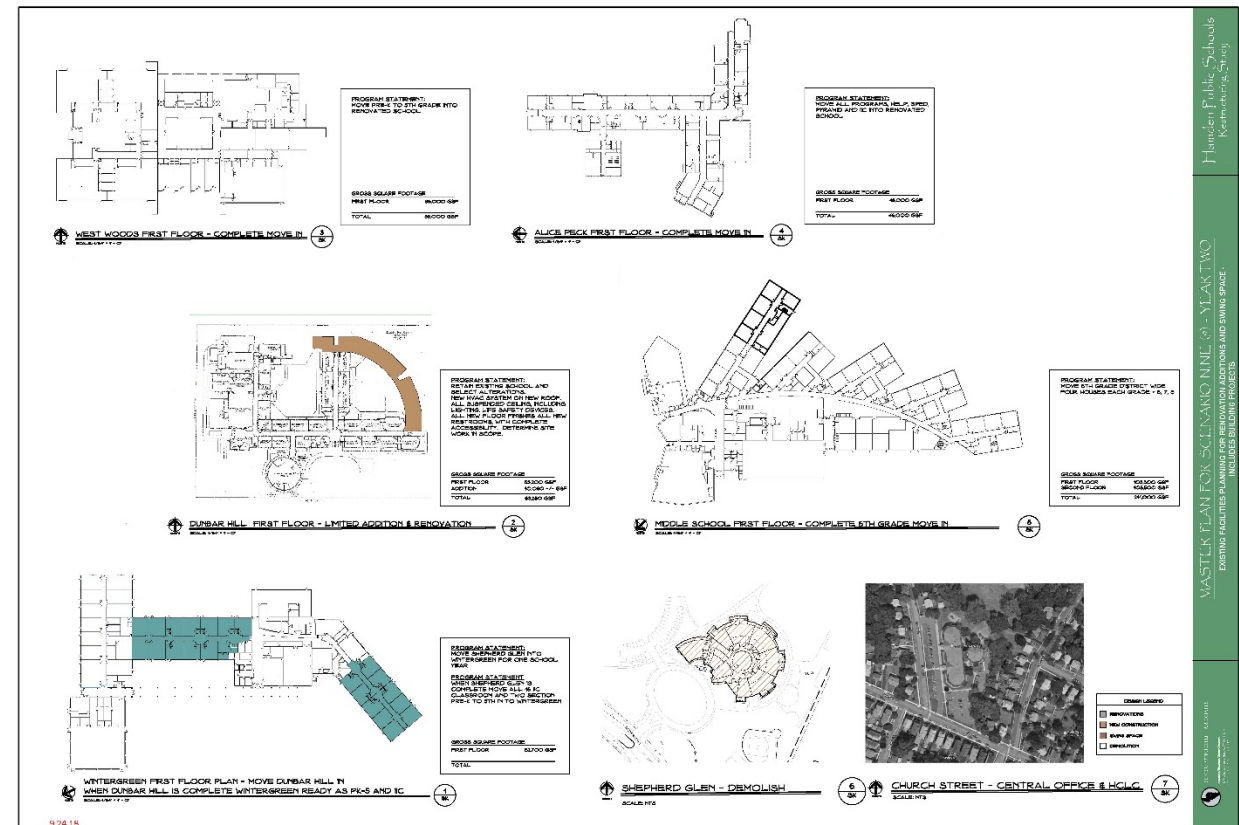
SCENARIO 8, YR. 2

Year Two Budget

- 15 months for the construction of building projects.
- \$16,892,200.
- Gross total for two years \$57,717,250.

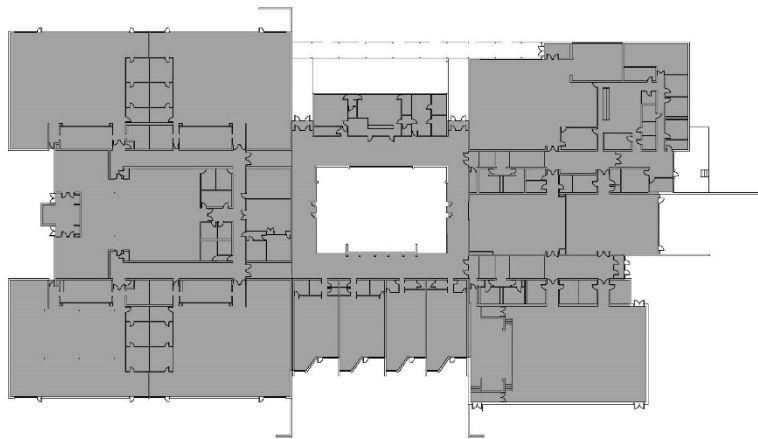
YEAR TWO - SCENARIO 8				
CLOSE CHURCH STREET AND DUNBAR HILL, 6TH GRADE TO HMS				
Design Option Projects	Area	Cost Per Sq ft	Subtotal	Totals
WEST WOODS SCHOOL				
SHEPHERD GLEN SCHOOL				
Complete in 15 months, 1 school year	56,000	\$250	\$14,000,000	\$14,000,000
ALICE PECK SCHOOL				
Move critical SPED equipment back		LS	\$15,000	\$15,000
ADDITION TO MIDDLE SCHOOL				
OTHER COST				
Busing Shepherd Glen to Wintergreen, 1 year at \$50,000 per bus	10	\$50,000	\$500,000	\$500,000
MOVING teachers West Woods and Alice Peck to Wintergreen, empty storage container at school	40	\$3,500	\$140,000	\$140,000
End of year Two, limited summer construction for IIC and lighting at Wintergreen	1	LS	\$700,000	\$700,000
Demolish Dunbar Hill School, assumes no hazmats, no site work	53,200	\$16	\$851,200	\$851,200
Repurpose - Church Street for Central Office and HCLC	68,600	\$10	\$686,000	\$686,000
Sell 60 Putnam Avenue, may require hazmat remediation				
TOTAL YEAR TWO			\$16,892,200	
TOTAL YEAR ONE			\$40,825,050	
GROSS TOTAL OVER 2 + YEARS			\$57,717,250	





SCENARIO 9, YR. 1

Move Alice Peck & West Woods to Wintergreen for one (1) school year



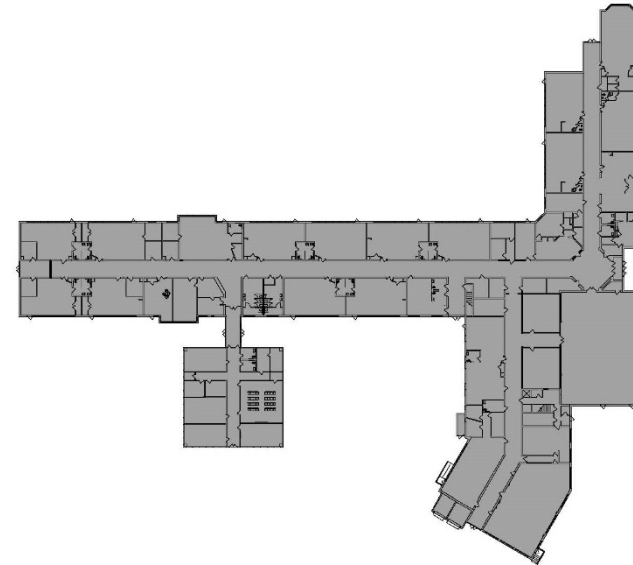
WEST WOODS FIRST FLOOR - RENOVATION

SCALE: 1/8" = 1' - 0"



PROGRAM STATEMENT:
RETAIN EXISTING SCHOOL AND
SELECT ALTERATIONS.
NEW HVAC SYSTEM ON NEW ROOF.
ALL SUSPENDED CEILING, INCLUDING
LIGHTING, LIFE SAFETY DEVICES.
ALL NEW FLOOR FINISHES,
INCLUDING GYM. PAINTING ALL
WALLS EXCEPT INTERIOR BRICK.
ALL NEW RESTROOMS, WITH
COMPLETE ACCESSIBILITY.
NEW INTERIOR CASEWORK WITH
GLASS AND FABRIC PANELS.
REPLACE CLEARSTORY WINDOWS.
CONFIRM SITE SCOPE.

GROSS SQUARE FOOTAGE
FIRST FLOOR 86,000 GSF
TOTAL 86,000 GSF



ALICE PECK FIRST FLOOR - RENOVATION

SCALE: 1/8" = 1' - 0"



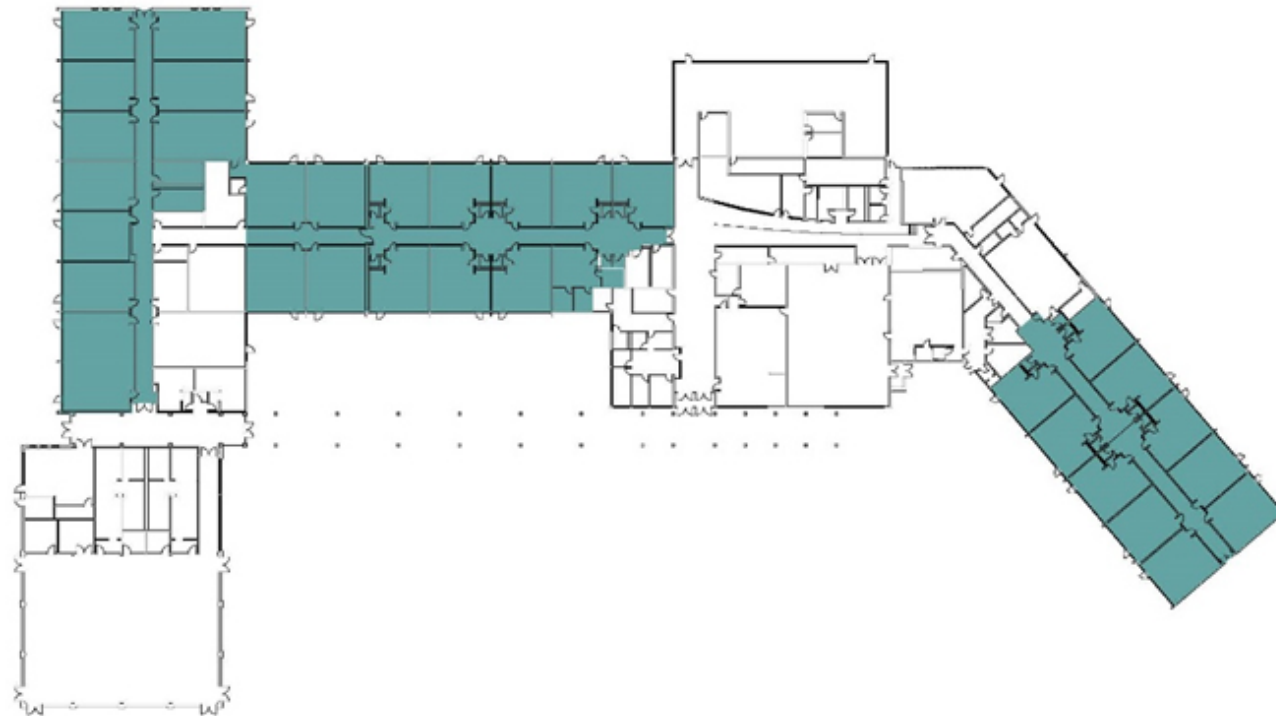
PROGRAM STATEMENT:
RETAIN EXISTING SCHOOL AND
SELECT ALTERATIONS.
NEW HVAC SYSTEM ON NEW ROOF.
ALL SUSPENDED CEILING, INCLUDING
LIGHTING, LIFE SAFETY DEVICES, NEW
PARTITIONS BASED ON PROGRAMS,
NEW RESTROOMS, OFFICE AND
ENTRY FOR HELP. SEE DETAILED
FLOOR PLAN. NO SITE SCOPE.

GROSS SQUARE FOOTAGE
FIRST FLOOR 46,000 GSF
TOTAL 46,000 GSF



SCENARIO 9, YR. 1

Occupy Wintergreen as is – 1 year



WINTERGREEN FIRST FLOOR PLAN - MOVE WEST WOOD & ALICE PECK

SCALE: 1/8" = 1' - 0"



PROGRAM STATEMENT:
 MOVE ALICE PECK AND WEST
 WOODS INTO WINTERGREEN FOR
 ONE SCHOOL YEAR

GROSS SQUARE FOOTAGE

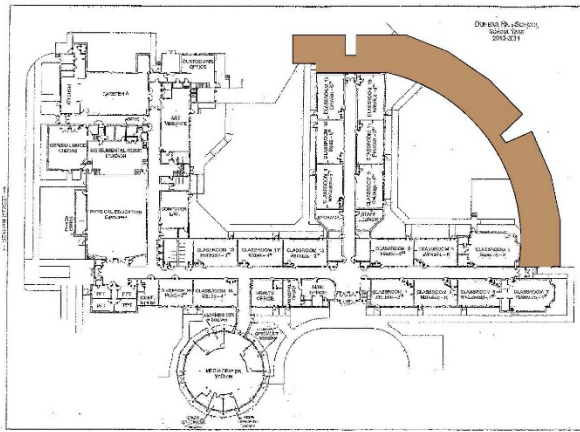
FIRST FLOOR 82,700 GSF

TOTAL



SCENARIO 9, YR. 1

Construct addition to Dunbar Hill & Middle School, 15 months.



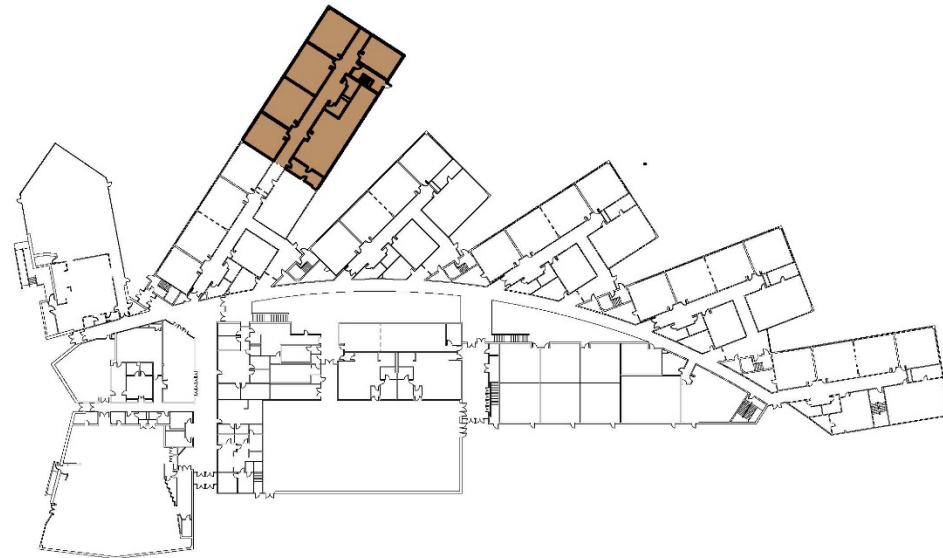
PROGRAM STATEMENT:
CONSTRUCT EIGHT (8) CLASSROOM
ADDITION AND SITE WORK TO NOT
DISRUPT SCHOOL

GROSS SQUARE FOOTAGE
FIRST FLOOR ADDITION(S) 10,080 +/- GSF
TOTAL



DUNBAR HILL - CONSTRUCT ADDITION

SCALE: NOT TO SCALE



PROGRAM STATEMENT:
CREATE 6TH GRADE HOUSES
CENTRAL TO SCHOOL BY
EXTENDING THE EXISTING HOUSE
WING ON TWO STORES, DUPLICATE
CLASSROOMS ON EACH FLOOR:
3 CLASSROOMS
1 READING
1 SPECIAL EDUCATION
1 SCIENCE
RE-CREATE PREP. ROOM
TWO RESTROOMS
STAIRS
FOUR HOUSES EACH GRADE - 6, 7, 8

ADDITION GROSS SQUARE FOOTAGE
FIRST FLOOR 7,500 GSF
SECOND FLOOR 7,500 GSF
TOTAL 15,000 GSF



MIDDLE SCHOOL FIRST FLOOR - CONSTRUCT ADDITION

SCALE: 1/8" = 1' - 0"



SCENARIO 9, YR. 1

Year One Budget

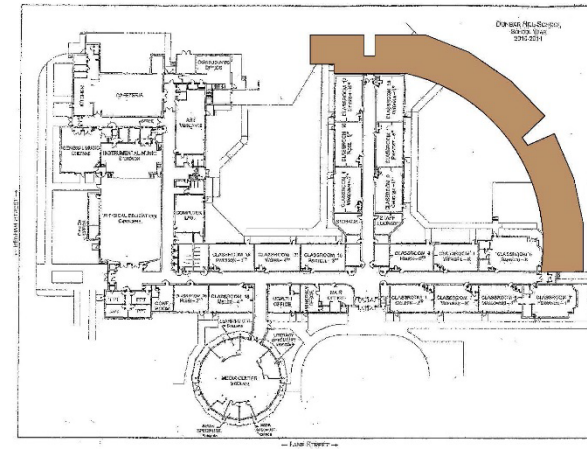
- 15 months for the construction of building projects.
- \$39,816,100.

YEAR ONE - SCENARIO 9				
CLOSE CHURCH STREET AND SHEPHERD GLEN, 6TH GRADE TO HMS				
Design Option Projects	Area	Cost Per Sq ft	Subtotal	Totals
WEST WOODS SCHOOL				
Complete in 15 months, one school year	86,000	\$250	\$21,500,000	\$21,500,000
DUNBAR HILL SCHOOL				
Construct Classroom addition	10,080	\$425	\$4,284,000	\$4,284,000
ALICE PECK SCHOOL				
Complete in 15 months, one school year	46,000	\$141	\$6,500,000	\$6,500,000
Move critical SPED equipment to Wintergreen		LS	\$15,000	\$15,000
ADDITION TO MIDDLE SCHOOL				
Construct Classroom addition	15,000	\$425	\$6,375,000	\$6,375,000
OTHER COST				
Busing West Woods and Alice Peck to Wintergreen, 1 year at \$50,000 per bus	16	\$50,000	\$800,000	\$800,000
MOVING teachers West Woods and Alice Peck to Wintergreen, include storage container at school	40	\$3,500	\$140,000	\$140,000
Middle School Parking & Busing construction option				\$202,100
TOTAL YEAR ONE				\$39,816,100



SCENARIO 9, YR. 2

- Move Dunbar Hill to Wintergreen.
- Complete improvements and additions at entry & gym



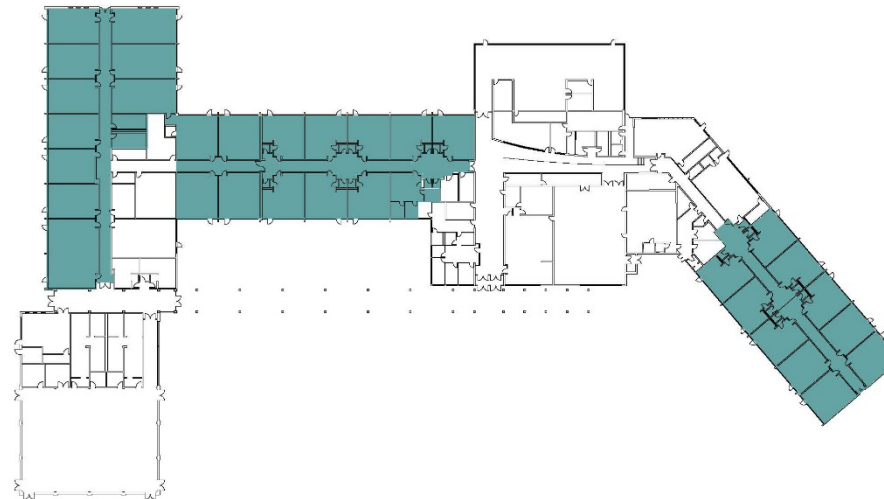
PROGRAM STATEMENT:
CONSTRUCT EIGHT (8) CLASSROOM
ADDITION AND SITE WORK TO NOT
DISRUPT SCHOOL

GROSS SQUARE FOOTAGE
FIRST FLOOR ADDITION(S) 10,080 +/- GSF
TOTAL



DUNBAR HILL - CONSTRUCT ADDITION
SCALE: NOT TO SCALE

2
SK



PROGRAM STATEMENT:
MOVE ALICE PECK AND WEST
WOODS INTO WINTERGREEN FOR
ONE SCHOOL YEAR

GROSS SQUARE FOOTAGE
FIRST FLOOR 82,700 GSF
TOTAL

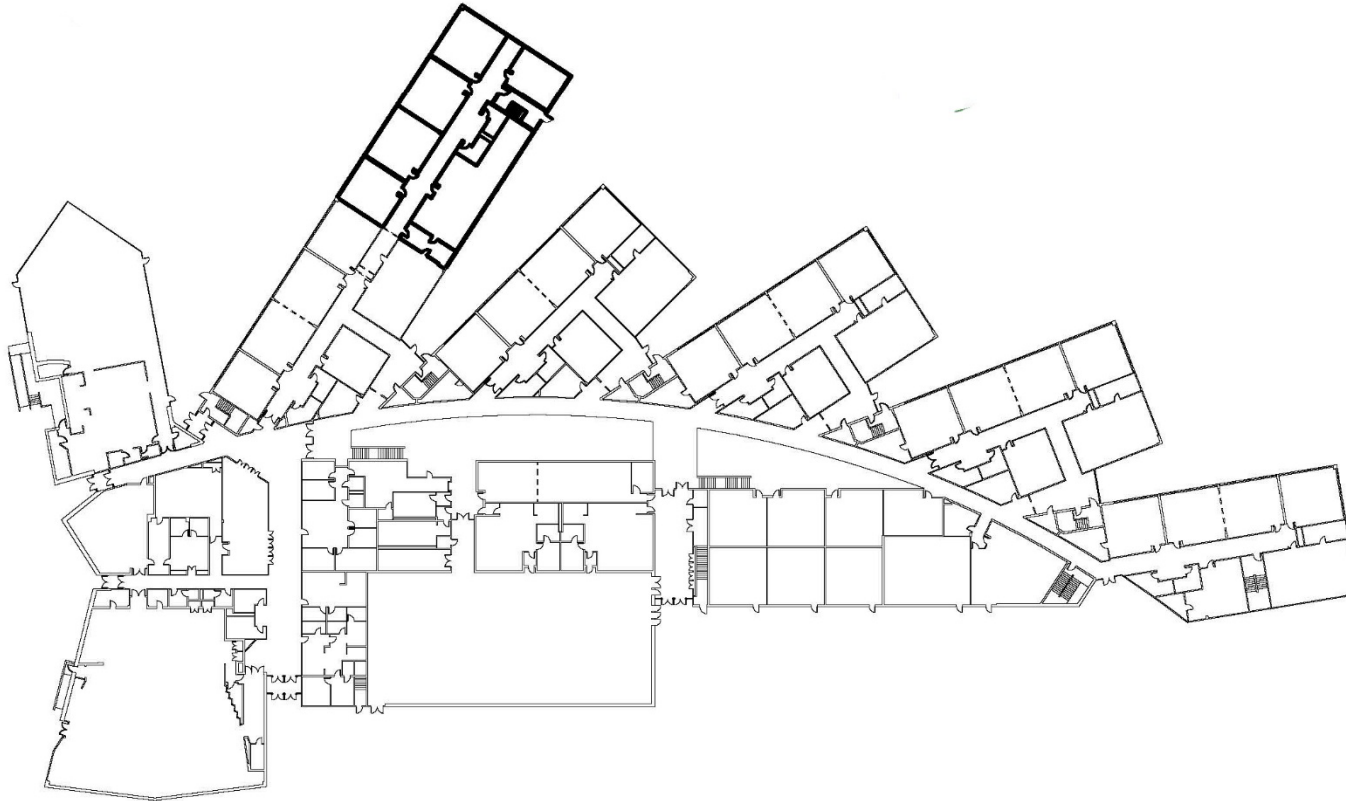


WINTERGREEN FIRST FLOOR PLAN - MOVE WEST WOOD & ALICE PECK
SCALE: 1/8" = 1'-0"

1
SK



SCENARIO 9, YR. 2

Move 6th grade to Middle School

MIDDLE SCHOOL FIRST FLOOR - COMPLETE 6TH GRADE MOVE IN
 SCALE: 1/8" = 1' - 0"



PROGRAM STATEMENT:
 MOVE 6TH GRADE DISTRICT WIDE
 FOUR HOUSES EACH GRADE - 6, 7, 8

GROSS SQUARE FOOTAGE

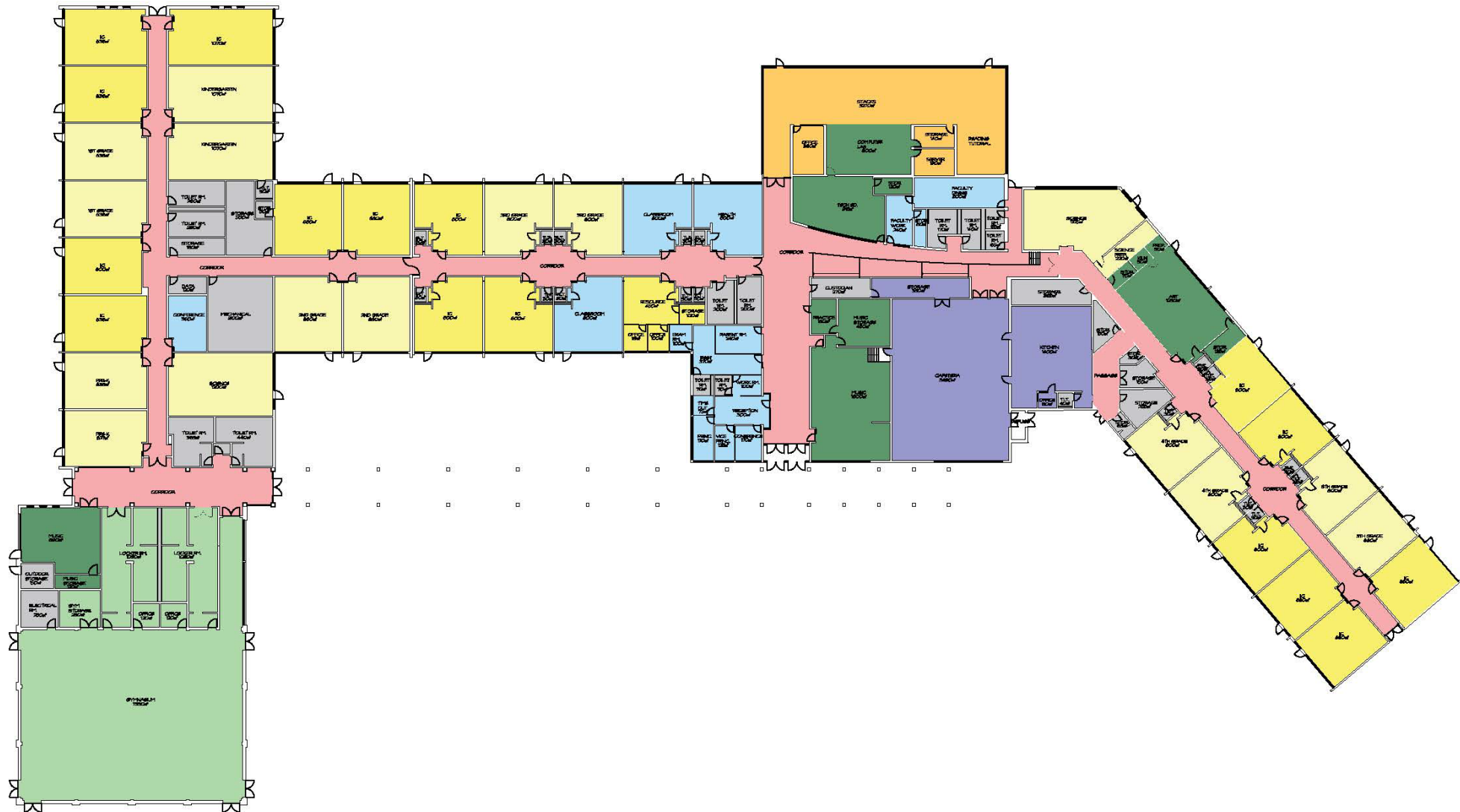
FIRST FLOOR	105,500 GSF
SECOND FLOOR	105,500 GSF
TOTAL	211,000 GSF



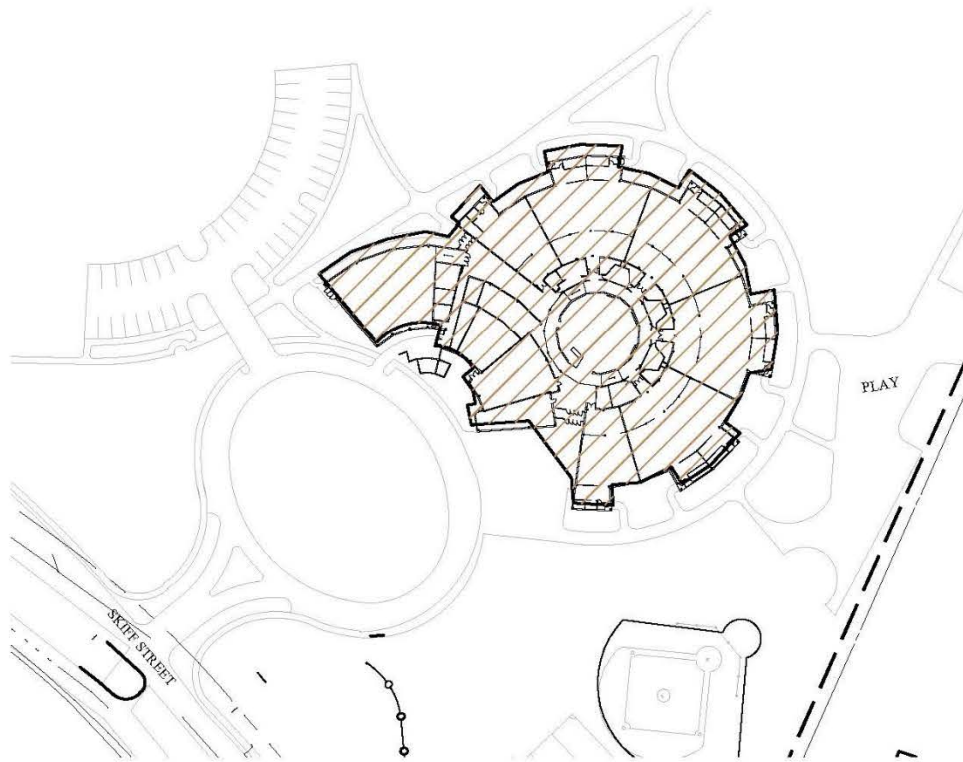
SCENARIO 9, YR. 2

Two section K - 5th grade with 16 IIC classrooms.

Limited summer renovation, subdivide large classroom, build more admin. space, new LED lighting.

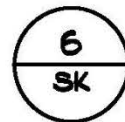


SCENARIO 9, YR. 2



SHEPHERD GLEN - DEMOLISH

SCALE: NTS

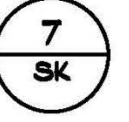
6
SK

CHURCH STREET - CENTRAL OFFICE & HCLC

SCALE: NTS



DESIGN LEGEND	
	RENOVATIONS
	NEW CONSTRUCTION
	SWING SPACE
	DEMOLITION

7
SK

SCENARIO 9, YR. 2

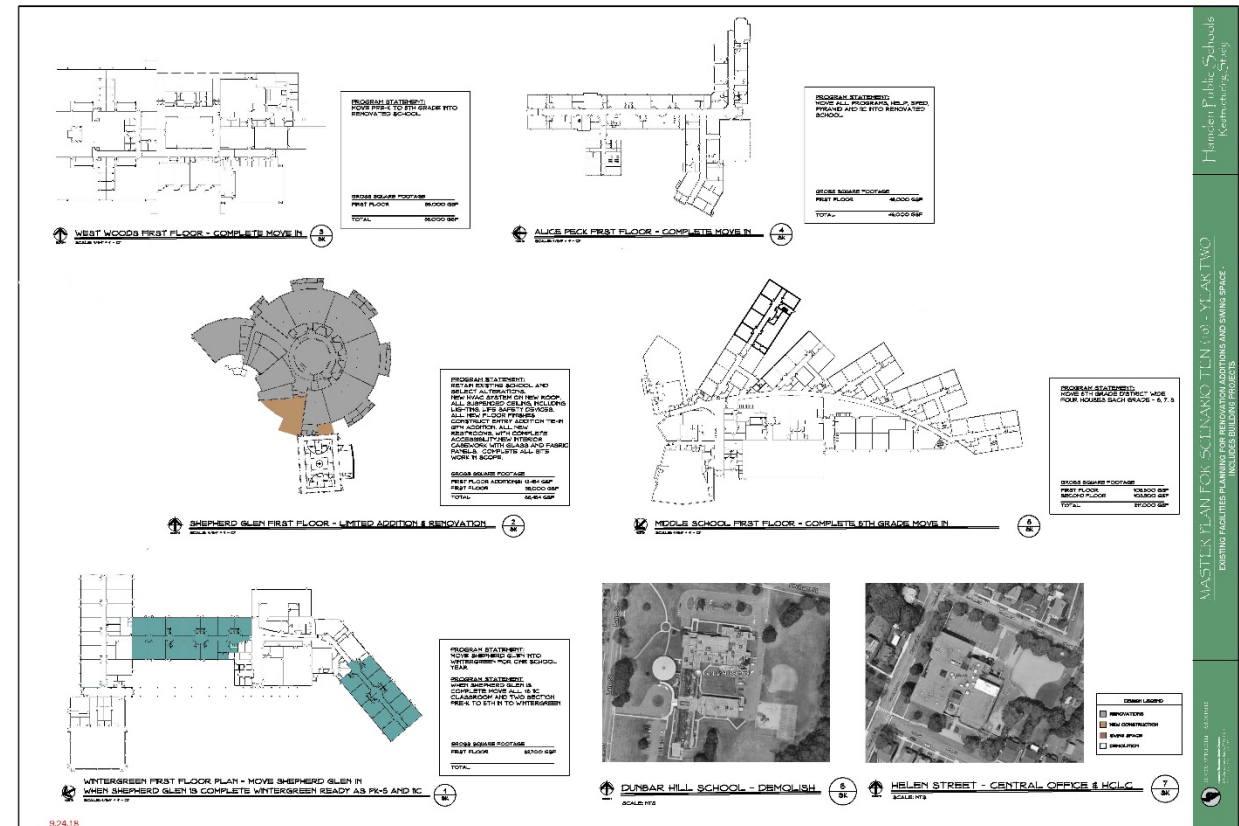
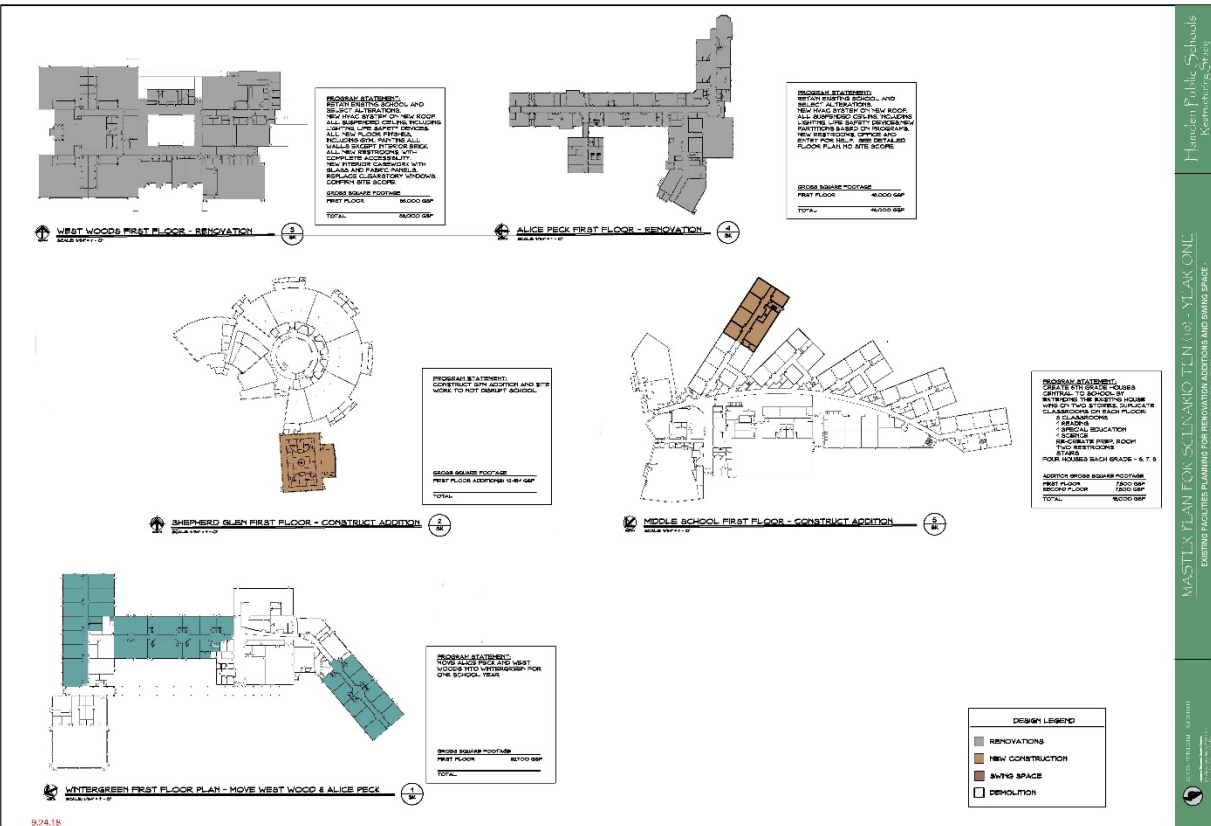
Year Two Budget

- 15 months for the construction of building projects.
- \$16,237,000.
- Gross total for two years \$56,053,100.

YEAR TWO - SCENARIO 9				
CLOSE CHURCH STREET AND SHEPHERD GLEN, 6TH GRADE TO HMS				
Design Option Projects	Area	Cost Per Sq ft	Subtotal	Totals
WEST WOODS SCHOOL				
DUNBAR HILL SCHOOL				
Complete in 15 months, 1 school year	53,200	\$250	\$13,300,000	\$13,300,000
ALICE PECK SCHOOL				
Move critical SPED equipment back		LS	\$15,000	\$15,000
ADDITION TO MIDDLE SCHOOL				
OTHER COST				
Busing Dunbar Hill to Wintergreen, 1 year at \$50,000 per bus	10	\$50,000	\$500,000	\$500,000
MOVING teachers West Woods and Alice Peck to Wintergreen, empty storage container at school	40	\$3,500	\$140,000	\$140,000
End of year Two, limited summer construction for IIC and lighting at Wintergreen	1	LS	\$700,000	\$700,000
Demolish Shepherd Glen School, assumes no hazmats, no site work	56,000	\$16	\$896,000	\$896,000
Repurpose - Church Street for Central Office and HCLC	68,600	\$10	\$686,000	\$686,000
Sell 60 Putnam Avenue, may require hazmat remediation				
TOTAL YEAR TWO				\$16,237,000
TOTAL YEAR ONE				\$39,816,100
GROSS TOTAL OVER 2 + YEARS				\$56,053,100

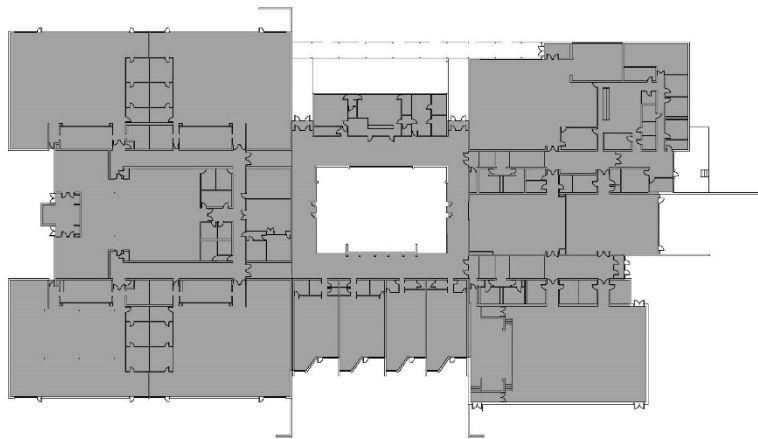


SCENARIO 10 - Close Helen St & Dunbar Hill, move 6th Grade to Hamden Middle School



SCENARIO 10, YR. 1

Move Alice Peck & West Woods to Wintergreen for one (1) school year

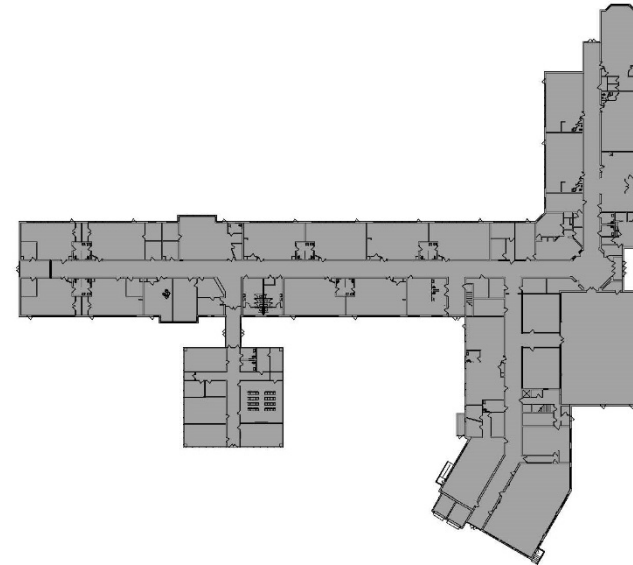


 **WEST WOODS FIRST FLOOR - RENOVATION**
SCALE: 1/8" = 1' - 0"

3
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PROGRAM STATEMENT:
RETAIN EXISTING SCHOOL AND
SELECT ALTERATIONS.
NEW HVAC SYSTEM ON NEW ROOF.
ALL SUSPENDED CEILING, INCLUDING
LIGHTING, LIFE SAFETY DEVICES.
ALL NEW FLOOR FINISHES,
INCLUDING GYM. PAINTING ALL
WALLS EXCEPT INTERIOR BRICK.
ALL NEW RESTROOMS, WITH
COMPLETE ACCESSIBILITY.
NEW INTERIOR CASEWORK WITH
GLASS AND FABRIC PANELS.
REPLACE CLEARSTORY WINDOWS.
CONFIRM SITE SCOPE.

GROSS SQUARE FOOTAGE
FIRST FLOOR 86,000 GSF
TOTAL 86,000 GSF



 **ALICE PECK FIRST FLOOR - RENOVATION**
SCALE: 1/8" = 1' - 0"

4
SK

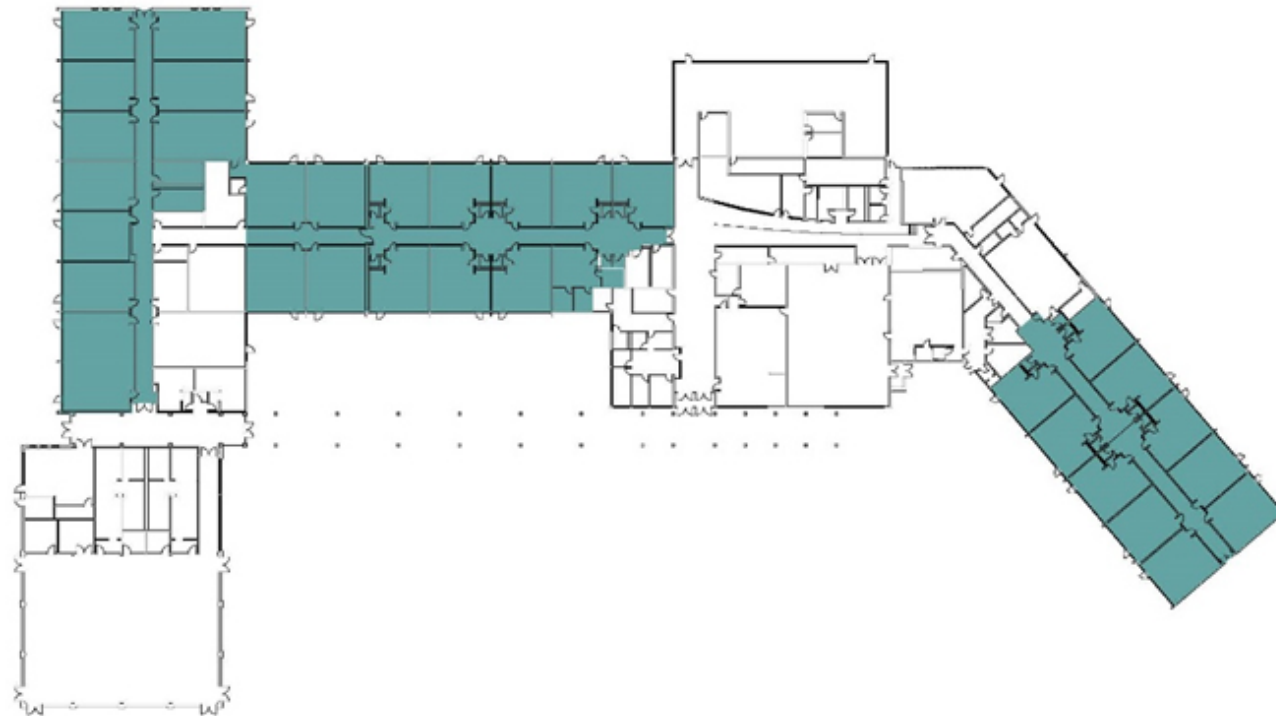
PROGRAM STATEMENT:
RETAIN EXISTING SCHOOL AND
SELECT ALTERATIONS.
NEW HVAC SYSTEM ON NEW ROOF.
ALL SUSPENDED CEILING, INCLUDING
LIGHTING, LIFE SAFETY DEVICES, NEW
PARTITIONS BASED ON PROGRAMS,
NEW RESTROOMS, OFFICE AND
ENTRY FOR HELP. SEE DETAILED
FLOOR PLAN. NO SITE SCOPE.

GROSS SQUARE FOOTAGE
FIRST FLOOR 46,000 GSF
TOTAL 46,000 GSF



SCENARIO 10, YR. 1

Occupy Wintergreen as is – 1 year



WINTERGREEN FIRST FLOOR PLAN - MOVE WEST WOOD & ALICE PECK

SCALE: 1/8" = 1' - 0"



PROGRAM STATEMENT:
 MOVE ALICE PECK AND WEST
 WOODS INTO WINTERGREEN FOR
 ONE SCHOOL YEAR

GROSS SQUARE FOOTAGE

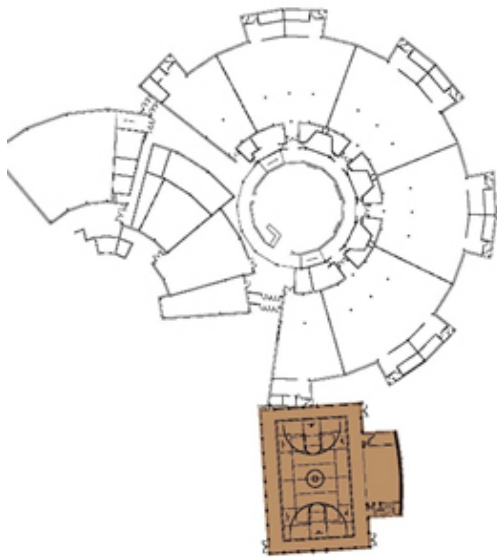
FIRST FLOOR 82,700 GSF

TOTAL



SCENARIO 10, YR. 1

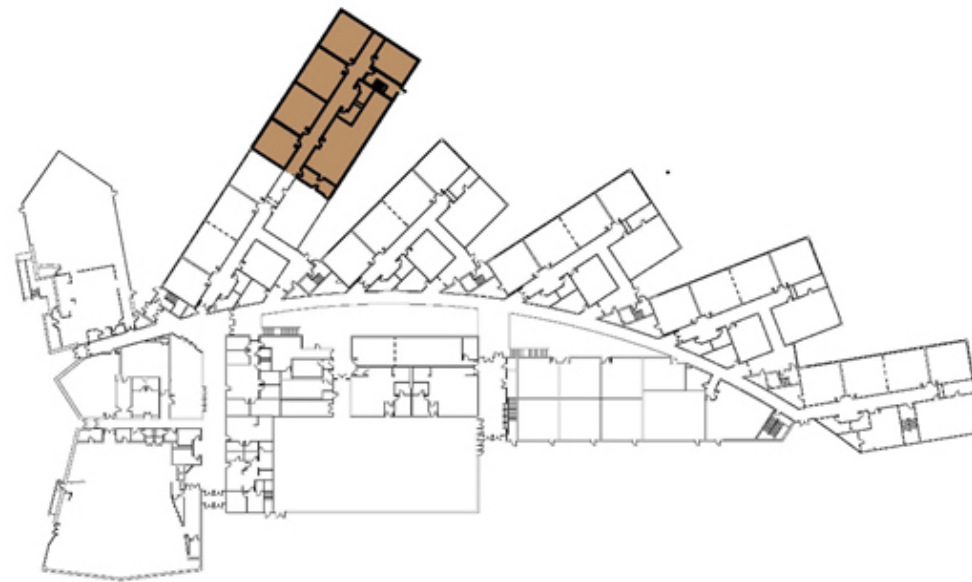
Construct addition to Shepherd Glen & Middle School



SHEPHERD GLEN FIRST FLOOR - CONSTRUCT ADDITION
SCALE: 1/8" = 1'-0"

PROGRAM STATEMENT: CONSTRUCT GYM ADDITION AND SITE WORK TO NOT DISRUPT SCHOOL	
GROSS SQUARE FOOTAGE	
FIRST FLOOR ADDITION(S)	10,000 GSF
TOTAL	

2
SK



MIDDLE SCHOOL FIRST FLOOR - CONSTRUCT ADDITION
SCALE: 1/8" = 1'-0"

PROGRAM STATEMENT:
CREATE 6TH GRADE HOUSES
CENTRAL TO SCHOOL BY
EXTENDING THE EXISTING HOUSE
WING ON TWO STORES, DUPLICATE
CLASSROOMS ON EACH FLOOR:
3 CLASSROOMS
1 READING
1 SPECIAL EDUCATION
1 SCIENCE
RE-CREATE PREP. ROOM
TWO RESTROOMS
STAIRS
FOUR HOUSES EACH GRADE - 6, 7, 8

ADDITION GROSS SQUARE FOOTAGE	
FIRST FLOOR	7,800 GSF
SECOND FLOOR	7,500 GSF
TOTAL	15,000 GSF

5
SK



SCENARIO 10, YR. 1

Year One Budget

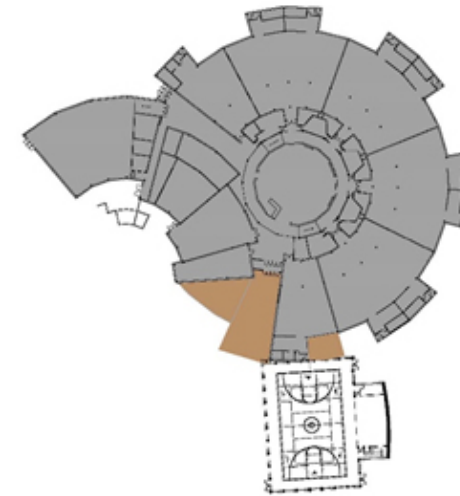
- 15 months for the construction of building projects.
- \$40,825,050.

YEAR ONE - SCENARIO 10				
CLOSE HELEN STREET AND DUNBAR HILL, 6TH GRADE TO HMS				
Design Option Projects	Area	Cost Per Sq ft	Subtotal	Totals
WEST WOODS SCHOOL				
Complete in 15 months, one school year	86,000	\$250	\$21,500,000	\$21,500,000
SHEPHERD GLEN SCHOOL				
Construct Classroom addition	12,454	\$425	\$5,292,950	\$5,292,950
ALICE PECK SCHOOL				
Complete in 15 months, one school year	46,000	\$141	\$6,500,000	\$6,500,000
Move critical SPED equipment to Wintergreen		LS	\$15,000	\$15,000
ADDITION TO MIDDLE SCHOOL				
Construct Classroom addition	15,000	\$425	\$6,375,000	\$6,375,000
OTHER COST				
Busing West Woods and Alice Peck to Wintergreen, 1 year at \$50,000 per bus	16	\$50,000	\$800,000	\$800,000
MOVING teachers West Woods and Alice Peck to Wintergreen, include storage container at school	40	\$3,500	\$140,000	\$140,000
Middle School Parking & Busing construction option				\$202,100
TOTAL YEAR ONE			\$40,825,050	



SCENARIO 10, YR. 2

- Move Shepherd Glen to Wintergreen.
- Complete improvements and additions at entry & gym.

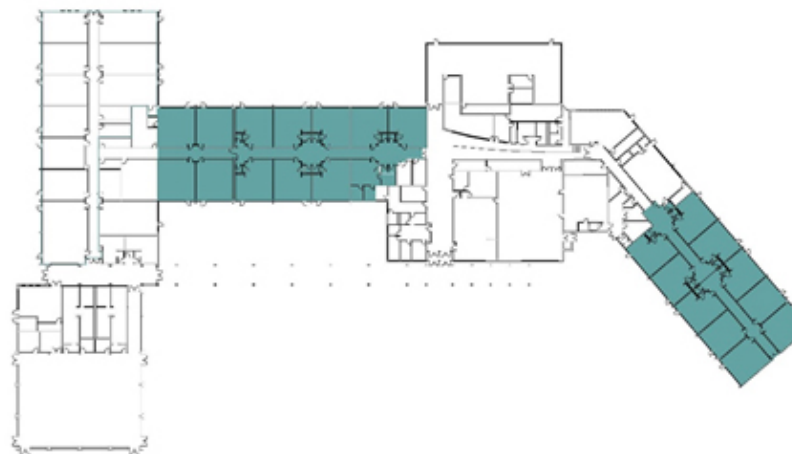


PROGRAM STATEMENT:
 RETAIN EXISTING SCHOOL AND
 SELECT ALTERATIONS.
 NEW HVAC SYSTEM ON NEW ROOF.
 ALL SUSPENDED CEILING, INCLUDING
 LIGHTING, LIFE SAFETY DEVICES.
 ALL NEW FLOOR FINISHES.
 CONSTRUCT ENTRY ADDITION TIE-IN
 GYM ADDITION. ALL NEW
 RESTROOMS, WITH COMPLETE
 ACCESSIBILITY. NEW INTERIOR
 CASEWORK WITH GLASS AND FABRIC
 PANELS. COMPLETE ALL SITE
 WORK IN SCOPE.

GROSS SQUARE FOOTAGE
 FIRST FLOOR ADDITION(S) 66,000 GSF
 TOTAL



SHEPHERD GLEN FIRST FLOOR - LIMITED ADDITION & RENOVATION
 SCALE: 1/8" = 1' - 0"



PROGRAM STATEMENT:
 MOVE SHEPHERD GLEN INTO
 WINTERGREEN FOR ONE SCHOOL
 YEAR.

PROGRAM STATEMENT:
 WHEN SHEPHERD GLEN IS
 COMPLETE MOVE ALL 16 IC
 CLASSROOM AND TWO SECTION
 PRE-K TO 5TH IN TO WINTERGREEN

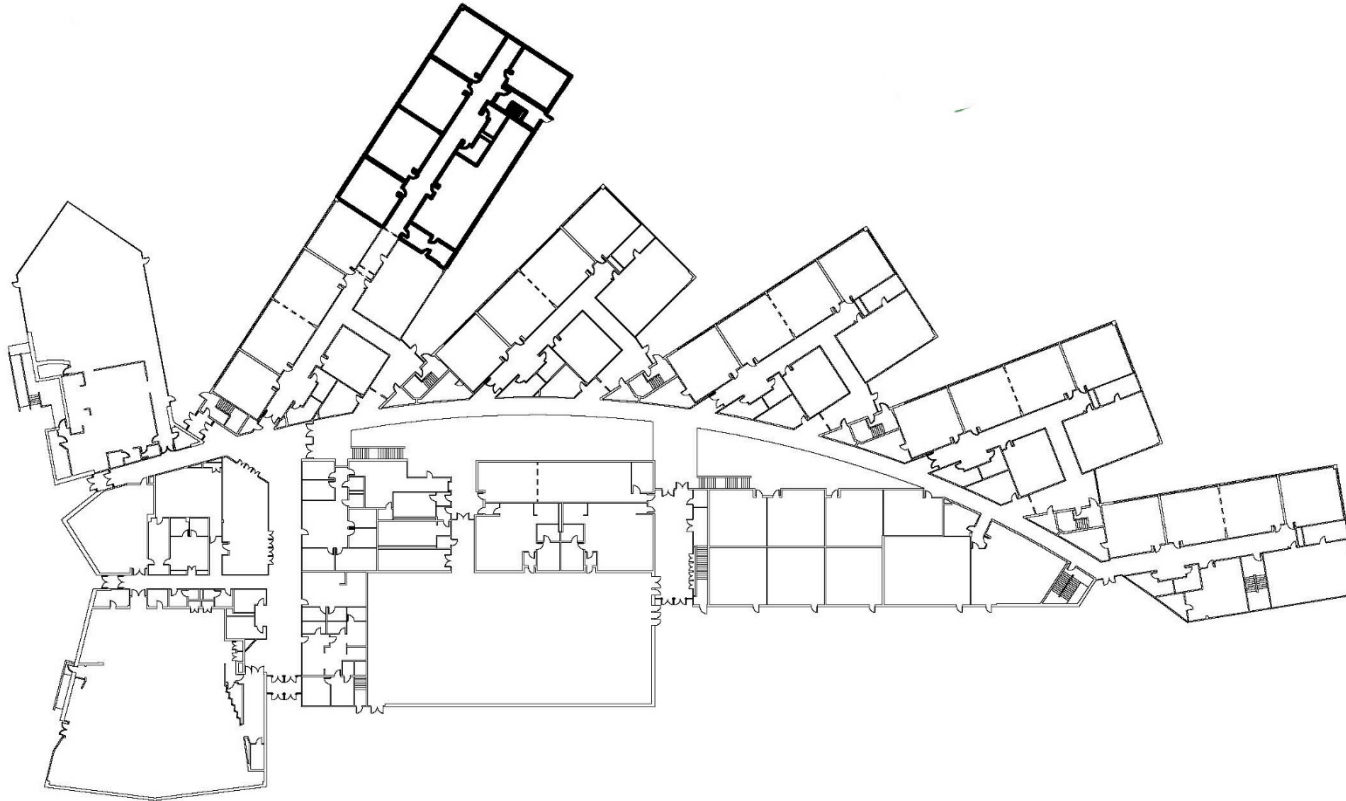
GROSS SQUARE FOOTAGE
 FIRST FLOOR 82,700 GSF
 TOTAL



**WINTERGREEN FIRST FLOOR PLAN - MOVE SHEPHERD GLEN IN
 WHEN SHEPHERD GLEN IS COMPLETE WINTERGREEN READY AS PK-5 AND IC**
 SCALE: 1/8" = 1' - 0"



SCENARIO 10, YR. 2

Move 6th grade to Middle School

MIDDLE SCHOOL FIRST FLOOR - COMPLETE 6TH GRADE MOVE IN
 SCALE: 1/8" = 1' - 0"



PROGRAM STATEMENT:
 MOVE 6TH GRADE DISTRICT WIDE
 FOUR HOUSES EACH GRADE - 6, 7, 8

GROSS SQUARE FOOTAGE

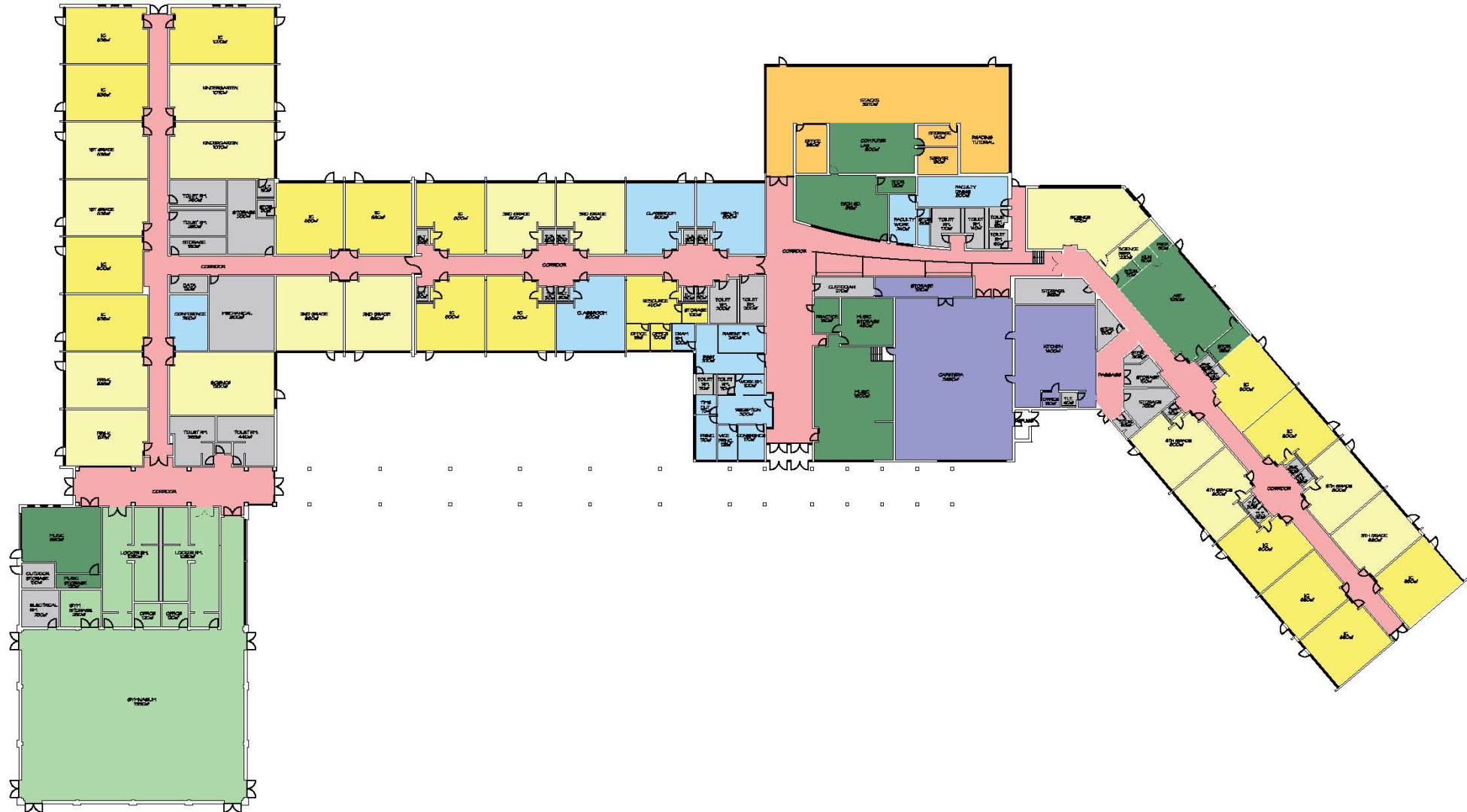
FIRST FLOOR	105,500 GSF
SECOND FLOOR	105,500 GSF
TOTAL	211,000 GSF



SCENARIO 10, YR. 2

Two section K - 5th grade with 16 IIC classrooms.

Limited summer renovation, subdivide large classroom, build more admin. space, new LED lighting.



SCENARIO 10, YR. 2



DUNBAR HILL SCHOOL - DEMOLISH

SCALE: NTS

6

SK



HELEN STREET - CENTRAL OFFICE & HCLC

SCALE: NTS

7

SK

DESIGN LEGEND	
	RENOVATIONS
	NEW CONSTRUCTION
	SWING SPACE
	DEMOLITION



SCENARIO 10, YR. 2

Year Two Budget

- 15 months for the construction of building projects.
- \$16,681,200.
- Gross total for two years \$57,506,250.

YEAR TWO - SCENARIO 10				
CLOSE HELEN STREET AND DUNBAR HILL, 6TH GRADE TO HMS				
Design Option Projects	Area	Cost Per Sq ft	Subtotal	Totals
WEST WOODS SCHOOL				
SHEPHERD GLEN SCHOOL				
Complete in 15 months, 1 school year	56,000	\$250	\$14,000,000	\$14,000,000
ALICE PECK SCHOOL				
Move critical SPED equipment back		LS	\$15,000	\$15,000
ADDITION TO MIDDLE SCHOOL				
OTHER COST				
Busing Shepherd Glen to Wintergreen, 1 year at \$50,000 per bus	10	\$50,000	\$500,000	\$500,000
MOVING teachers West Woods and Alice Peck to Wintergreen, empty storage container at school	40	\$3,500	\$140,000	\$140,000
End of year Two, limited summer construction for IIC and lighting at Wintergreen	1	LS	\$700,000	\$700,000
Demolish Dunbar Hill School, assumes no hazmats, no site work	53,200	\$16	\$851,200	\$851,200
Repurpose - Helen Street for Central Office and HCLC	47,500	\$10	\$475,000	\$475,000
Sell 60 Putnam Avenue, may require hazmat remediation				
TOTAL YEAR TWO				\$16,681,200
TOTAL YEAR ONE				\$40,825,050
GROSS TOTAL OVER 2 + YEARS				\$57,506,250



THANK YOU

Next steps, next meeting, October 2nd.

Tonight:

- Feedback and discussion.
- Review web based public input.

