

**Special Darien Board of Education**

**Facilities Committee Meeting**

**Wednesday, February 10, 2021**

**8:30 a.m.**

**Darien Public Schools' Administrative Offices**

**35 Leroy Avenue**

**Board of Education Meeting Room**

**AGENDA**

1. Further Discussion on the Revised Feasibility Study to Remove the Portable Classrooms and Update the Libraries at the Elementary Schools
2. Public Comment\*
3. Adjournment

**Due to the current COVID-19 regulations and restrictions pertaining to public indoor gatherings, the Board of Education meeting will be available to the public via Zoom.**

**Those members of the community wishing to view only, should do so through the Darien Youtube link: <https://www.youtube.com/channel/UCUnnvYKBfFrTWQRuoB6OZA>**

**Those members of the community wishing to participate in public comment should join the meeting via Zoom:**

**<https://darienps.zoom.us/j/98500952415>**

**In order to reduce audio interference, members of the community are requested not to simultaneously view by Youtube while participating on Zoom**



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## **DARIEN PUBLIC SCHOOLS HINDLEY, HOLMES, & ROYLE ELEMENTARY SCHOOL CONCEPTUAL FLOOR PLAN LAYOUTS STUDY**

DATE: February 8, 2021

RE: **DRAFT** STUDY UPDATE

### **INTRODUCTION**

Darien Public Schools retained the services of Northeast Collaborative Architects, LLC (NCA) to provide a Feasibility Study for the following:

Initial study scope:

- Removal of portable classrooms at Hindley, Holmes, and Royle Elementary Schools
- Enhance Library facilities to provide a "Learning Commons" a flexible learning environment specific to grade levels, and review and implement elements of the Libraries Re-imagined effort at the following schools:
  - Hindley Elementary School\*
  - Holmes Elementary School\*
  - Royle Elementary School\*

Expanded study scope:

- Incorporate developing DRAFT Educational Specifications for comprehensive improvement projects, including results of classroom size and count study.
- Incorporate proposed infrastructure long-range capital improvements at the three elementary schools. These infrastructure long-range capital improvements include major mechanical, electrical, plumbing and technology systems renovations, exterior building enhancements, and various site work. They include both line item improvements from the district's 5-year plan, and some remaining items from the 2016 KG&D Master Plan report.
- Additional review with each school principal
- Options were considered for portable classroom removal at the three elementary schools should also study the implementation of the "Learning Commons" model in a comprehensive and cost-effective manner. These conceptual plans reflect the selected option at each school, considered to be the most comprehensive and cost-effective to accomplish the goals indicated herein.

(\*this study extract includes only the three elementary schools)

Major tasks included the following:

- Prepared space-planning options associated with comprehensive portable classroom removal and "Learning Commons" renovations at



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each of 3 elementary schools, Hindley, Holmes, and Royle, in the form of conceptual diagrammatic plans. Multiple options were considered for each school, and the plans included reflect the selected option for each school.

- Further develop plans to include space allocations per developing DRAFT Educational Specification for more comprehensive improvement projects, considering the recent new Tokeneke Elementary School and the proposed Ox Ridge Elementary School.
- Analyze and update renovation plans based on the results of the classroom size and count study prepared in late 2020 to achieve more appropriate classroom size and count for each school. This study was based on the most recent Enrollment Projections provided by Milone and MacBroom in 2020.
- Confirm that all program elements are included, checked with Ed Spec and confirmed by each school principal
- Provided an opinion on the benefits and drawbacks of each option, and an opinion on a phased approach to addressing the most urgent needs, in a manner conducive to optimal learning environments.
- Cost Analysis to assist the school district in incorporating potential capital request for FY22 and beyond.

## **METHODOLOGY AND APPROACH**

The initial step for the study involved meetings with various Darien Public Schools Staff to review and understand the issues, goals, and objectives for this study. Additional meetings specific to each school, which included principals, librarians, technology, and a review of the Libraries Re-Imagined effort were arranged during February through April.

NCA also visited each school to review existing conditions, investigate building systems and issues, compare existing plans to actual conditions, and gather an overall understanding of each school's project scope. Delays due to COVID-19 caused a setback to the original schedule. NCA revisited the issues at a meeting in June to consider the comprehensive school needs as expressed by the school principals.

Subsequent to the meetings, NCA engaged in further review of existing documents, developed programming, strategies and design concepts for each school including:

- Thorough review of existing conditions plans
- Determined the architectural and engineering implications of the goals, objectives, and physical space issues and needs
- Prepared Architectural Space Programs and Room-by-Room Data sheets for the specific areas at Hindley, Holmes, and Royle Elementary Schools
- Expanded the detail of the Space programs into an overall Space Relationship (bubble diagram) for the typical Darien Public Schools Library Media Center "Prototype"



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- Incorporation of the results of the classroom size and count study prepared in late 2020, which, in conjunction with direct input from the district to establish the overall classroom count required for each school.
- Developed and refined conceptual plans for Hindley, Holmes, and Royle Elementary Schools. Options were developed and selected concepts were developed further.
- This expanded study develops more comprehensive improvement project conceptual floor plans.



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## **DESIGN CONCEPT SUMMARY**

### **Hindley, Holmes, and Royle Elementary Schools**

The Major Comprehensive Needs at all three schools have been identified as follows:

- Eliminate Portables
- Consider new or significant renovations to Library spaces
- Provide for adequate classroom count and size, especially at Grades 3 – 5 classrooms
- Infrastructure capital improvements plan (NOTE: the addition of this scope to the prior study has a significant impact on the cost parameters)
- Site work improvements, including enhancements to vehicular circulation with revisions to parking and drives.

#### **General Classroom Counts:**

- Hindley: 24
- Holmes: 24
- Royle: 22

#### **Proposed Phasing:**

- Each project's general timeframe:
  - Design: approximately 1 year including town approvals
  - Construction: approximately 2 years including initial phasing, temporary work, demolition and/or abatement activities, advanced procurement of materials, phased renovations, encompassing a 14-month active construction cycle for new additions and certain renovations, beginning in June (end of school year) and completing in August of the following year, then integration of systems, close-out, and commissioning.
  - Each project would have a "3-year" duration, with some variance based on extent of scope and complexity of scale.
- Hindley: Year 1 - 3
- Holmes: Year 2 - 4
- Royle: Year 3 - 5



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## Hindley Elementary School

- Three portable classroom buildings are removed
- Existing Library to be demolished
- Highest priority due to # of portables in use, their general condition and large distance from the main school building, existing library infrastructure challenges, need for/use of programs being relocation/spaces being vacated

### Design Concept:

- New Library / Media Center / Learning Commons addition
- New General Music, Storage, & Instrumental Music rooms addition
- 2 new classrooms in addition (second floor)
- Renovations of first and second floor to include expanded classrooms, World Language and IDEA Classrooms, other spaces including Special Ed, SRBI, Speech & Psychology offices, Staff Workroom
- Reconfiguration of DLC classrooms (being relocated to Ox Ridge Elementary School in Fall 2022) to general classrooms
- Infrastructure Renovations and Improvements from the district's capital plan and remaining items from the KG&D Master Plan, including enhancements to mechanical, electrical, plumbing and technology systems
- Site drive improvements, including the potential extension of the bus loop and study of a new drive exiting only onto Route 1 (pending further study).

### Area Summary:

Approx. 4,000 SF net increase (10,300 SF addition; 3,000 SF demo; 3,300 SF removed portables), renovations throughout, including at former DLC classrooms.

General Project Cost Parameters (Note: INCLUDES the incorporation of Infrastructure Renovations and Improvements from the district's capital plan and Site Drive Improvements, pending further study)

Building Addition:	\$4,500,000 - \$4,750,000
Demolition and Site Improvements:	\$150,000 - \$200,000
Portable Removals and Site Imp.:	\$100,000 - \$100,000
Major Programmatic Renovation:	\$3,250,000 - \$3,500,000
Minor Programmatic Renovation:	\$250,000 - \$250,000
Infrastructure Renovations and Imp.:	\$10,000,000 - \$10,500,000
<u>Site Drive Improvements:</u>	<u>\$500,000 - \$750,000</u>
TOTAL (including soft costs):	\$25,875,000 - \$27,700,000



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## Holmes Elementary School Concepts

- Two portable classrooms are removed
- Renovations to Library/Media Center
- High priority due to infrastructure needs of the building and allocation, size, and exterior access of ancillary learning spaces

### Design Concept

- New 2-story addition with General Music, Storage, and Instrumental Music Rooms, World Languages, two general classrooms, and SRBI
- Classroom areas converted to relocated IDEA and OT/PT and Special Education spaces
- Library/Media Center/Learning Commons remains in place, with demountable partition interior classroom removed, and space reconfigured to meet intent of the prototype
- Infrastructure Renovations and Improvements from the district's capital plan and remaining items from the KG&D Master Plan, including enhancements to mechanical, electrical, plumbing and technology systems
- Site drive & parking improvements, including the potential expansion of parking on the north side of the site (pending further study).

### Area Summary:

Approx. 5,800 SF net increase (7,500 SF addition; 1,700 SF demo;  
renovations at various portions of building and Library/Media Center)

General Project Cost Parameters (Note: INCLUDES the incorporation of Infrastructure Renovations and Improvements from the district's capital plan and site drive and parking improvements, pending further study):

Building Addition:	\$3,500,000 - \$3,750,000
Portable Removals and Site Imp.:	\$125,000 - \$150,000
Major Programmatic Renovation:	\$750,000 - \$1,000,000
Minor Programmatic Renovation:	\$750,000 - \$1,000,000
Infrastructure Renovations and Imp.:	\$8,250,000 - \$8,750,000
Site Drive & Parking Improvements:	\$750,000 - \$1,000,000
TOTAL (including soft costs):	\$19,775,000-\$21,910,000



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## Royle Elementary School

- Three portable buildings are removed
- Existing Library - Media Center to be demolished
- ELP Program will relocate to Ox Ridge Elementary School in Fall 2022
- High priority due to # of portables in use, existing library infrastructure challenges, need for/use of programs being relocation/spaces being vacated, factoring in lower enrollment and more common spaces than other schools

### Design Concept:

- Existing Classrooms 8 through 11 to be demolished
- New Library / Media Center / Learning Commons addition
- New General Music, Storage, & Instrumental Music rooms addition
- 4 new classrooms in addition
- Renovations of first and second floor to include expanded classrooms, World Language and IDEA Classrooms, other spaces including Special Ed, SRBI, Speech & Psychology offices, Staff Workroom
- Reconfiguration of ELP classrooms (being relocated to Ox Ridge) general classroom, IDEA and World Languages
- Infrastructure Renovations and Improvements from the district's capital plan and remaining items from the KG&D Master Plan, including enhancements to mechanical, electrical, plumbing and technology systems
- Site drive & parking improvements (pending further study)

### Area Summary:

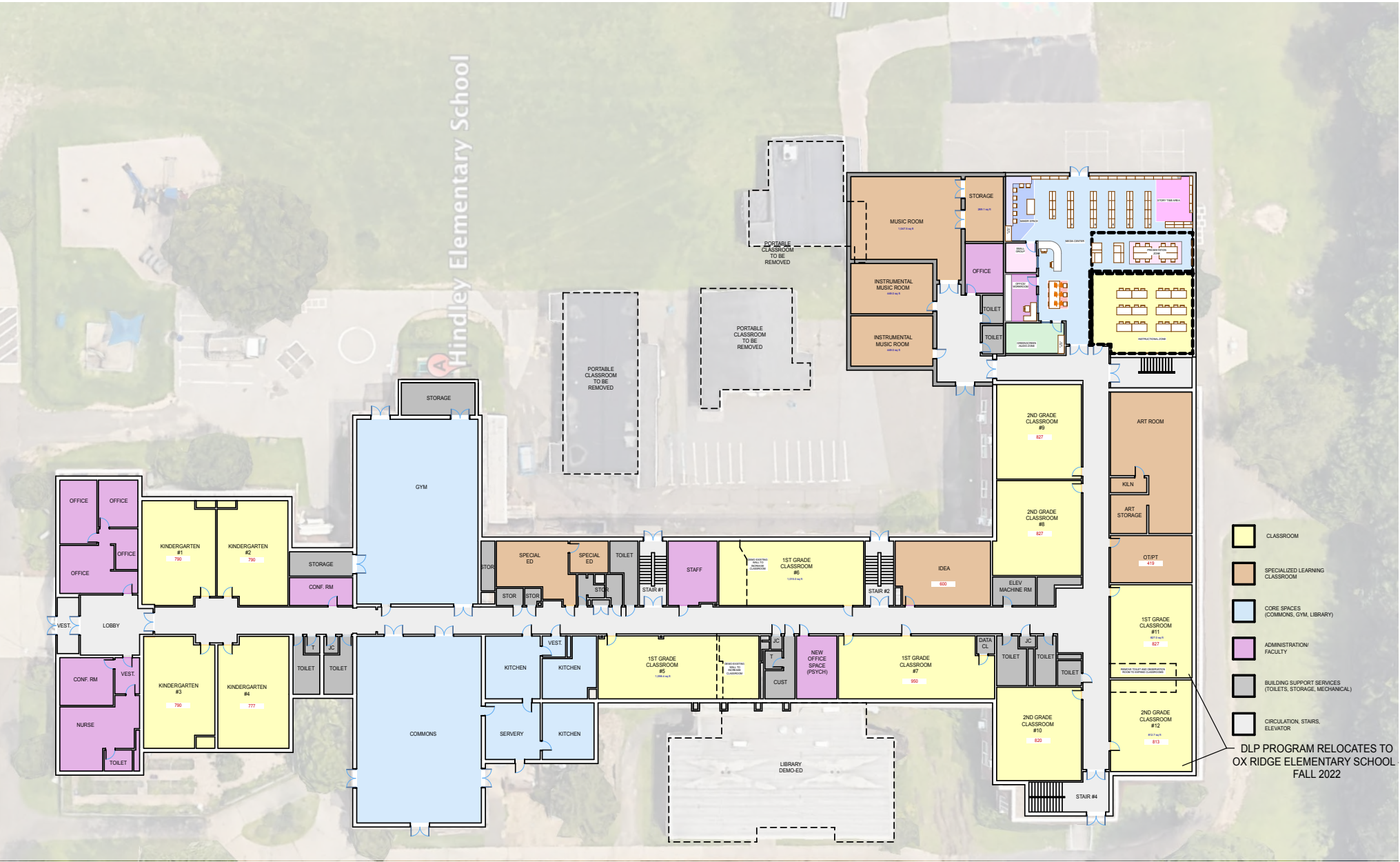
Approx. 1,000 SF net increase (12,500 SF addition; 9,000 SF demo; 2,500 SF portable removal) renovations throughout, including at former ELP classrooms, internal ramp at floor level change)

General Project Cost Parameters (Note: INCLUDES the incorporation of Infrastructure Renovations and Improvements from the district's capital plan and site drive & parking improvements, pending further study):

Building Addition:	\$5,500,000 - \$5,750,000
Demolition and Site Improvements:	\$350,000 - \$400,000
Portable Removals and Site Imp.:	\$175,000 - \$200,000
Major Programmatic Renovation:	\$4,250,000 - \$4,500,000
Minor Programmatic Renovation:	\$500,000 - \$500,000
Infrastructure Renovations and Imp.:	\$8,000,000 - \$8,500,000
<u>Site Improvements:</u>	<u>\$250,000 - \$500,000</u>
TOTAL (including soft costs):	\$27,015,000- \$28,900,000

# HINDLEY ELEMENTARY SCHOOL

## DRAFT 2-8-21



- GENERAL CLASSROOMS
- SPECIALIZED LEARNING (ART, COMPUTER LABS)
- CORE SPACE (AUDITORIUM, GYM, CAFETERIA, MEDIA CENTER)
- ADMINISTRATION/FACULTY
- BUILDING SUPPORT SPACES (TOILETS, MECHANICAL, STORAGE)
- CIRCULATION, STAIRS, ELEVATORS

- CLASSROOM
- SPECIALIZED LEARNING CLASSROOM
- CORE SPACES (COMMONS, GYM, LIBRARY)
- ADMINISTRATION/ FACULTY
- BUILDING SUPPORT SERVICES (TOILETS, STORAGE, MECHANICAL)
- CIRCULATION, STAIRS, ELEVATOR

DLP PROGRAM RELOCATES TO OX RIDGE ELEMENTARY SCHOOL FALL 2022

### PROPOSED FIRST FLOOR PLAN

SCALE: 1" = 20'

EXISTING ENROLLMENT (2020) - 429 STUDENTS  
PROJECTED ENROLLMENT (MAX) - 441 STUDENTS

1ST FLOOR - 36,464 SQFT  
PORTABLE CLASSROOMS - 3,333 SQFT  
2ND FLOOR - 18,778 SQFT  
EXISTING GSF - 58,575 SQFT

1ST FLOOR - 36,464 SQFT  
REMOVED PORTABLE CLASSROOMS - (0) SQFT  
LESS DEMO-ED MEDIA CENTER - (2,974) SQFT  
FIRST FLOOR ADDITION - 7,935 SQFT  
2ND FLOOR - 18,778 SQFT  
2ND FLOOR ADDITION - 2,298 SQFT  
PROPOSED GSF - 62,501 SQFT



### PROPOSED SECOND FLOOR PLAN

SCALE: 1" = 20'

# HOLMES ELEMENTARY SCHOOL

## DRAFT 2-8-21



1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"

- GENERAL CLASSROOMS
- SPECIALIZED LEARNING (ART, COMPUTER LABS)
- CORE SPACE (AUDITORIUM, GYM, CAFETERIA, MEDIA CENTER)
- ADMINISTRATION/FACULTY
- BUILDING SUPPORT SPACES (TOILETS, MECHANICAL, STORAGE)
- CIRCULATION, STAIRS, ELEVATORS

EXISTING ENROLLMENT (2020) - 433 STUDENTS  
PROJECTED ENROLLMENT (2021) - 451 STUDENTS

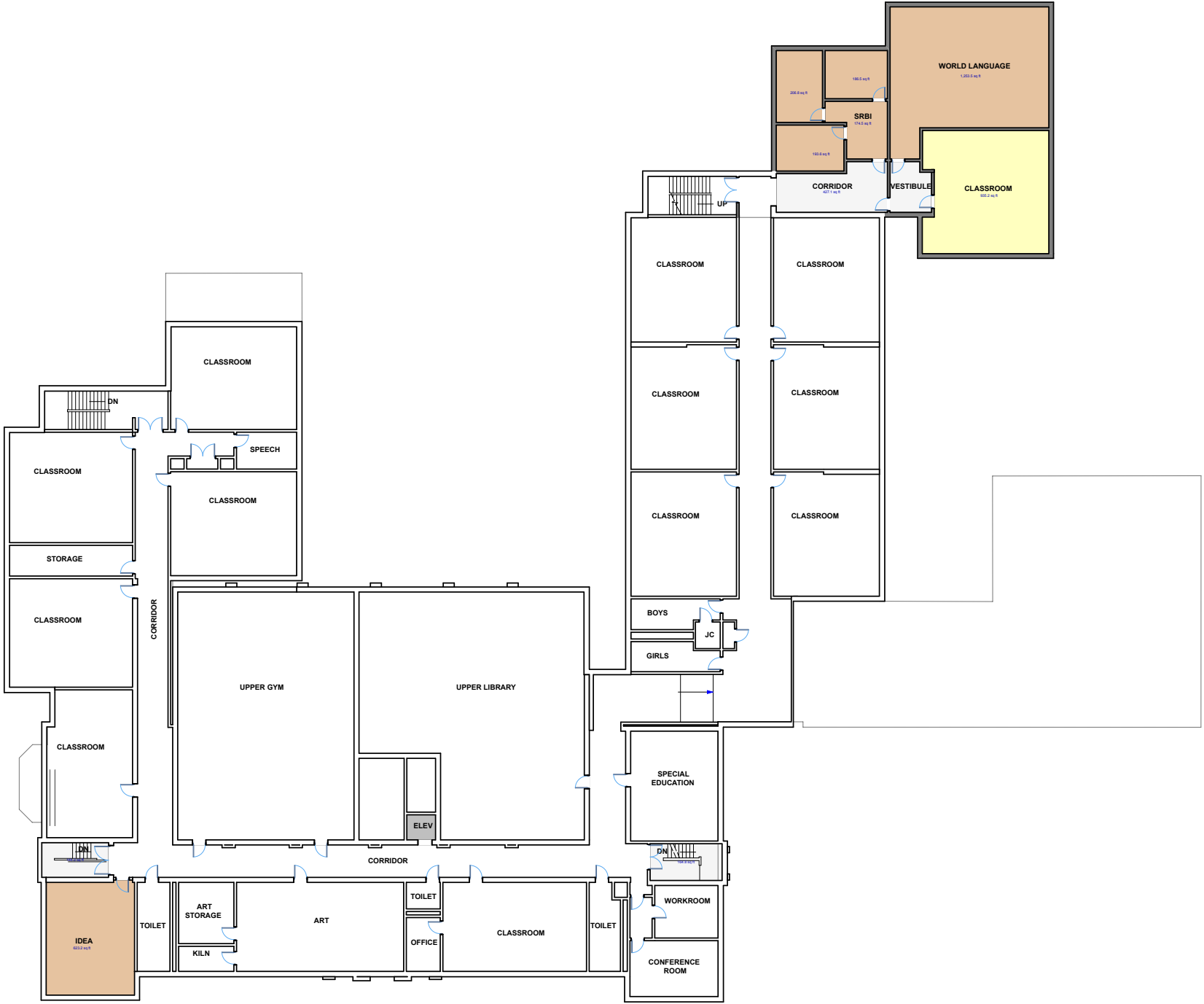
1ST FLOOR - 33,446 SQFT  
PORTABLE CLASSROOMS - 1,670 SQFT  
2ND FLOOR - 21,801 SQFT  
EXISTING GSF - 56,917 SQFT

1ST FLOOR - 33,446 SQFT  
REMOVED PORTABLE CLASSROOMS - (0) SQFT  
FIRST FLOOR ADDITION - 3,767 SQFT  
2ND FLOOR - 21,801 SQFT  
2ND FLOOR ADDITION - 3,767 SQFT  
PROPOSED GSF - 62,781 SQFT

# HOLMES ELEMENTARY SCHOOL

## DRAFT 2-8-21

- GENERAL CLASSROOMS
- SPECIALIZED LEARNING (ART, COMPUTER LABS)
- CORE SPACE (AUDITORIUM, GYM, CAFETERIA, MEDIA CENTER)
- ADMINISTRATION/FACULTY
- BUILDING SUPPORT SPACES (TOILETS, MECHANICAL, STORAGE)
- CIRCULATION, STAIRS, ELEVATORS



2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"

# ROYLE ELEMENTARY

## DRAFT 2-8-21

### BUILDING ADDITION NEW INTERIOR RAMP & RENOVATIONS

EXISTING ENROLLMENT (2020) - 358 STUDENTS  
PROJECTED ENROLLMENT (MAX) - 393 STUDENTS

EXISTING GROSS SQUARE FOOTAGE  
LOWER LEVEL - 6,716 SQFT  
1ST FLOOR - 32,790 SQFT  
PORTABLE CLASSROOMS - 2,513 SQFT  
2ND FLOOR - 17,455 SQFT  
TOTAL GSF - 59,474 SQFT

PROPOSED GROSS SQUARE FOOTAGE  
LOWER LEVEL - 6,716 SQFT  
1ST FLOOR - 32,790 SQFT  
REMOVED PORTABLE CLASSROOMS - (0) SQFT  
LESS DEMOED MEDIA CENTER - (3,830) SQFT  
LESS DEMOED CLASSROOM WING - (5,034) SQFT  
FIRST FLOOR ADDITION - 12,575 SQFT  
2ND FLOOR - 17,455 SQFT  
TOTAL GSF - 60,672 SQFT

- GENERAL CLASSROOMS
- SPECIALIZED LEARNING (ART, MUSIC, IDEA, SRBI)
- CORE SPACE (AUDITORIUM, GYM, CAFETERAI, MEDIA CENTER)
- ADMINISTRATION/FACULTY
- BUILDING SUPPORT SPACES (TOILETS, MECHANICAL, STORAGE)
- CIRCULATION, STAIRS, ELEVATORS

