

**BOARD OF EDUCATION
Darien, Connecticut**

**SPECIAL MEETING OF THE BOARD OF EDUCATION
THURSDAY, APRIL 29, 2021**

**PLACE
DARIEN PUBLIC SCHOOLS'
ADMINISTRATIVE OFFICES
35 LEROY AVENUE
BOARD MEETING ROOM
7:00 P.M.**

AGENDA

1. Call to Order..... Mr. David Dineen 7:00 p.m.
2. Public Hearing on the Proposed. Mr. David Dineen
Renovation Plans for Hindley,
Holmes and Royle Elementary
Schools
3. Adjournment..... Mr. David Dineen

AA:nv

*** 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/UCUnvyKBfFrTWQRuoB6OZA>

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

<https://darienps.zoom.us/j/93918474275>

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 School District

Connecticut

- **HINDLEY, HOLMES, & ROYLE ELEMENTARY SCHOOLS**
CONCEPTUAL FLOOR PLAN LAYOUTS STUDY
- April, 2021



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

DATE: April, 2021

RE: DRAFT 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*
- *This study extract includes only the three elementary schools

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.

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 Timeframe:

- 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.
- Projects can be phased, either in design and construction, or only in construction, if necessary



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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.:	\$6,750,000 - \$7,000,000
<u>Site Drive Improvements:</u>	<u>\$500,000 - \$750,000</u>
TOTAL (including soft costs):	\$21,700,000 - \$23,170,000

NOTE: If approvals and schedule permits, Priority 1 item: Curb Sidewalk & Blacktop Replacement – Bus Loop, will be deleted from currently approved budget and incorporated into Addition and Renovation Project as part of Site Drive Improvements above.



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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.:	\$5,000,000 - \$5,700,000
Site Drive & Parking Improvements:	\$750,000 - \$1,000,000
TOTAL (including soft costs):	\$15,225,000 - \$17,640,000

NOTE: cost of the KG&D Report item "Build New Parking Lot on Former Curtis Property" is replaced by "Site Drive & Parking Improvements" above. See (***) on attached Infrastructure Cost Tables.



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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.:	\$2,500,000 - \$2,750,000
<u>Site Improvements:</u>	<u>\$250,000 - \$500,000</u>
TOTAL (including soft costs):	\$18,935,000- \$20,440,000

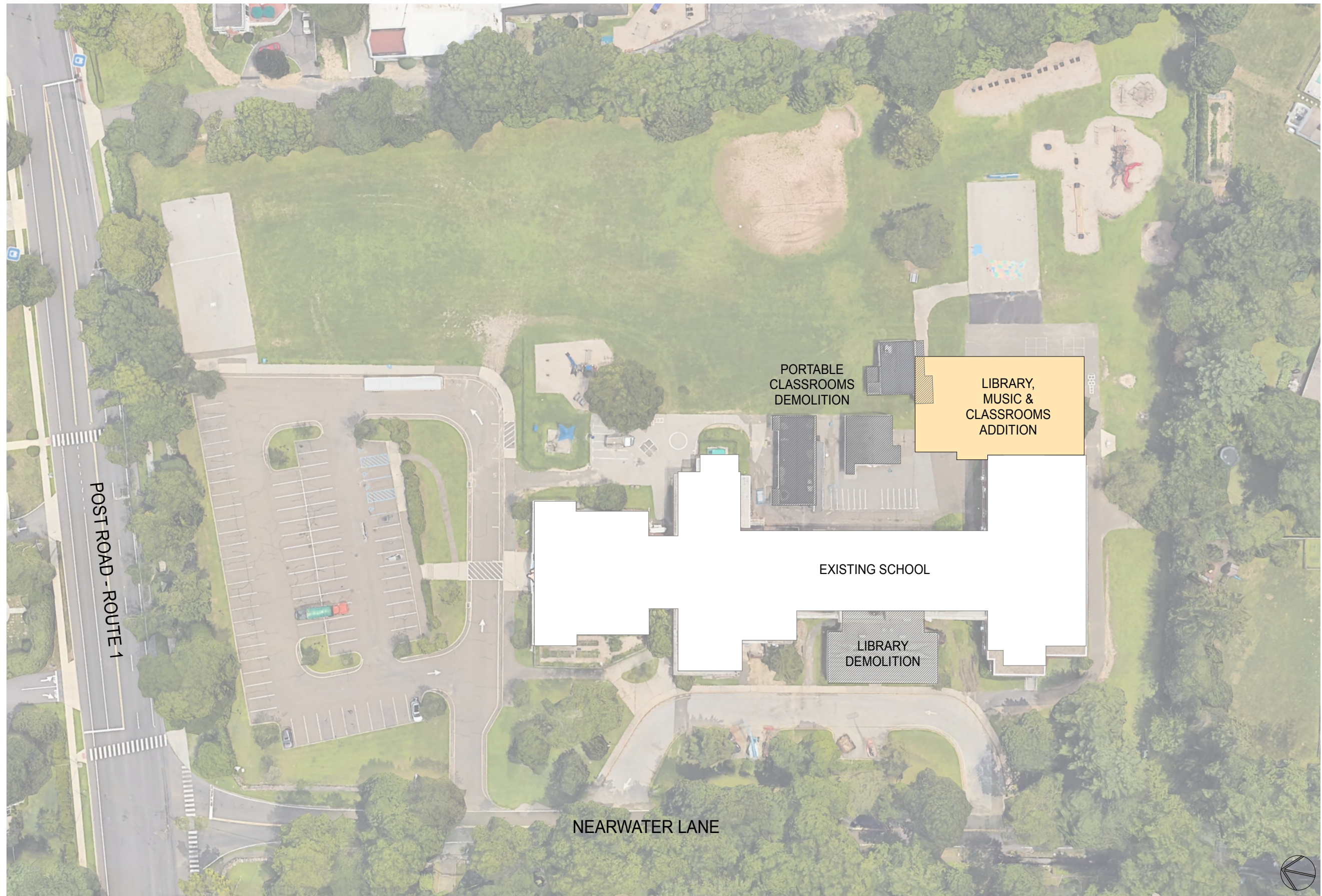


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**DARIEN PUBLIC SCHOOLS
HINDLEY, HOLMES, & ROYLE ELEMENTARY SCHOOL
CONCEPTUAL FLOOR PLAN LAYOUTS
STUDY**

APPENDIX 1: CONCEPTUAL FLOOR PLAN LAYOUTS



HINDLEY ELEMENTARY SCHOOL

CONCEPTUAL SITE PLAN

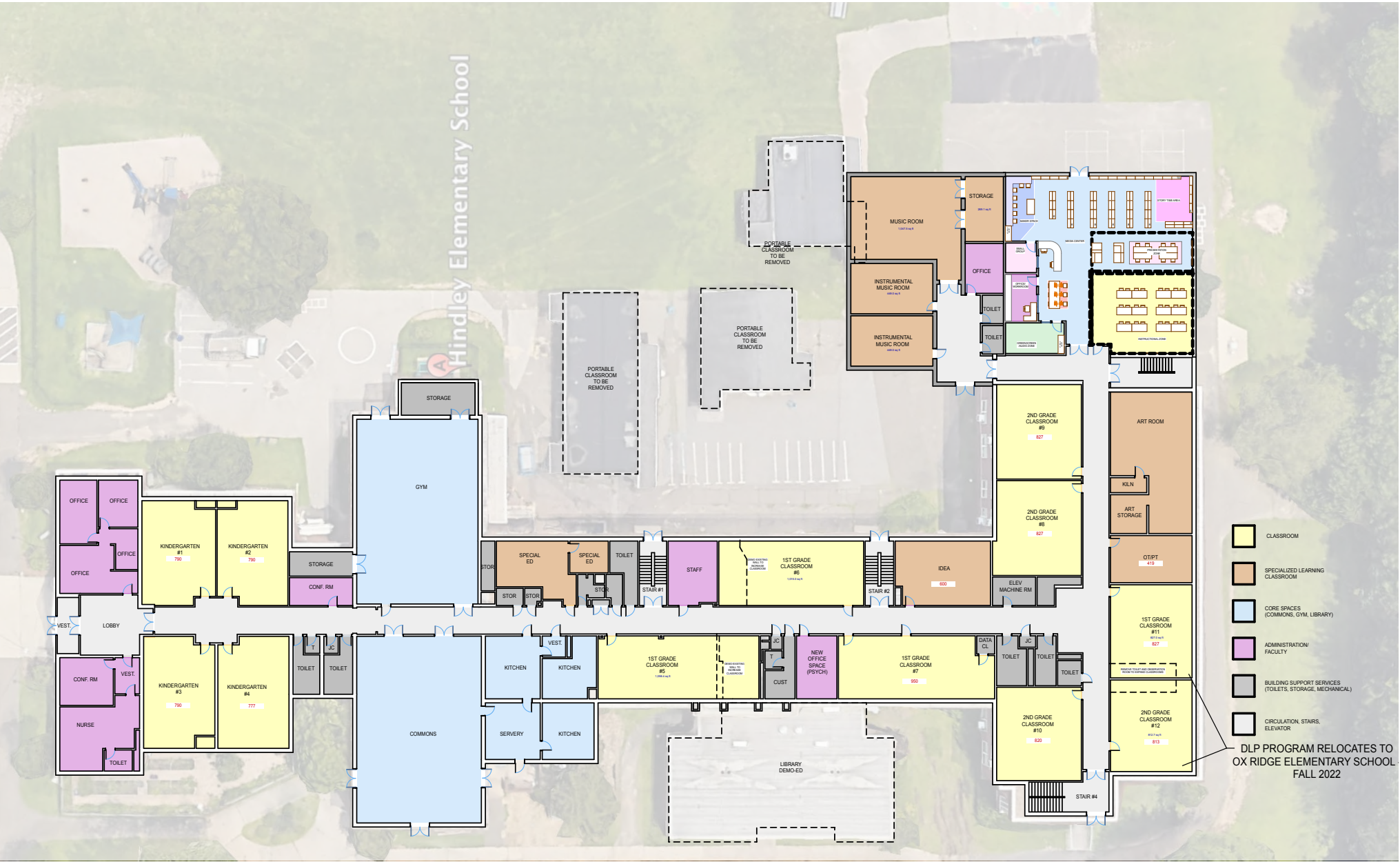


HOLMES ELEMENTARY SCHOOL CONCEPTUAL SITE PLAN



ROYLE ELEMENTARY SCHOOL CONCEPTUAL SITE PLAN

HINDLEY ELEMENTARY SCHOOL



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



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

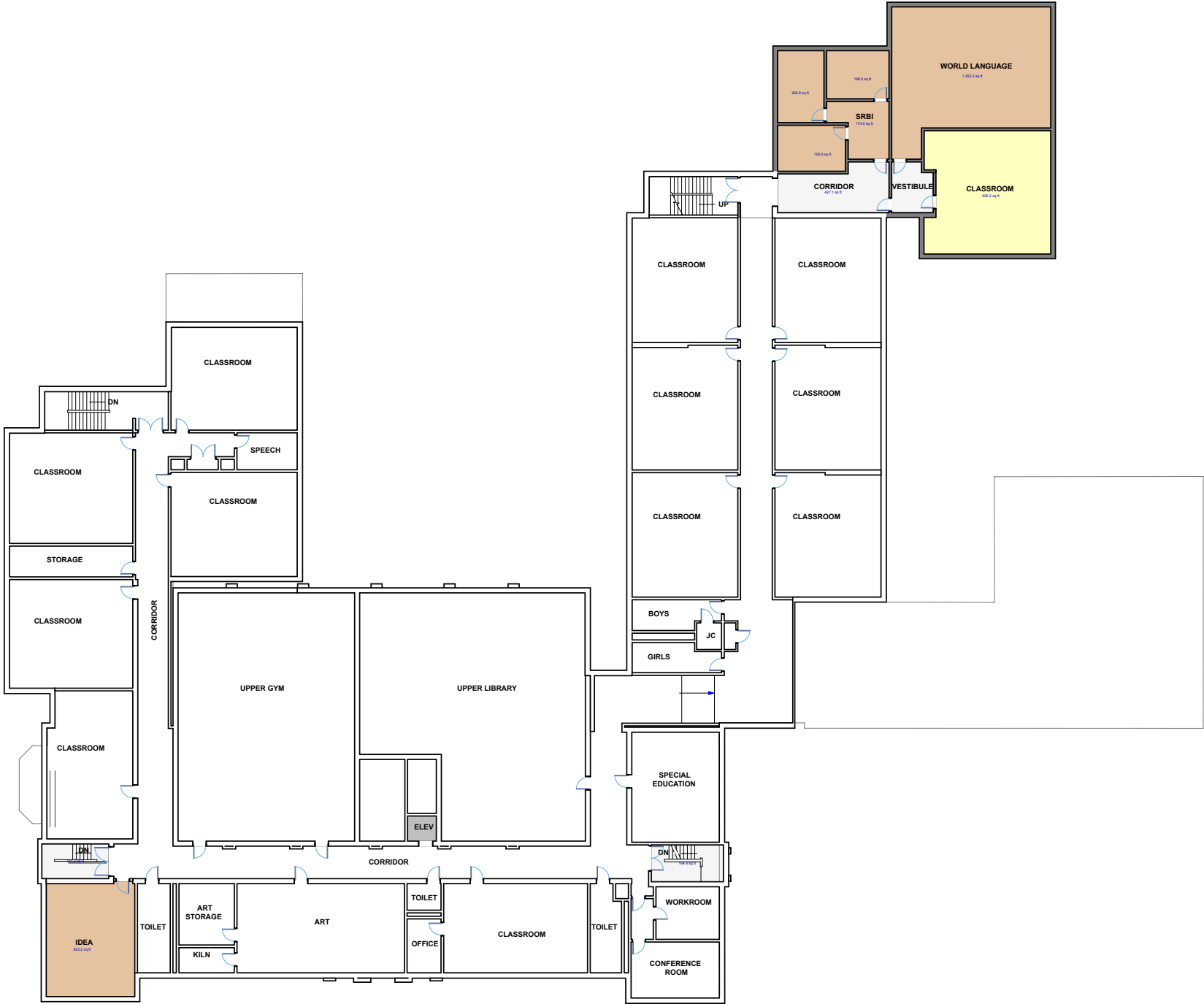
EXISTING ENROLLMENT (2020) - 433 STUDENTS
PROJECTED ENROLLMENT (2021) - 451 STUDENTS

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

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



2ND FLOOR PLAN

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

ROYLE ELEMENTARY

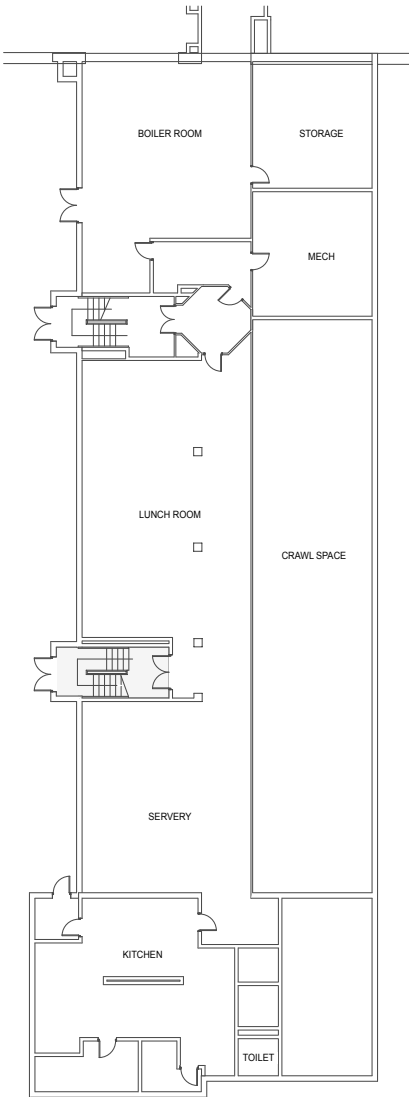
BUILDING ADDITION NEW INTERIOR RAMP & RENOVATIONS

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

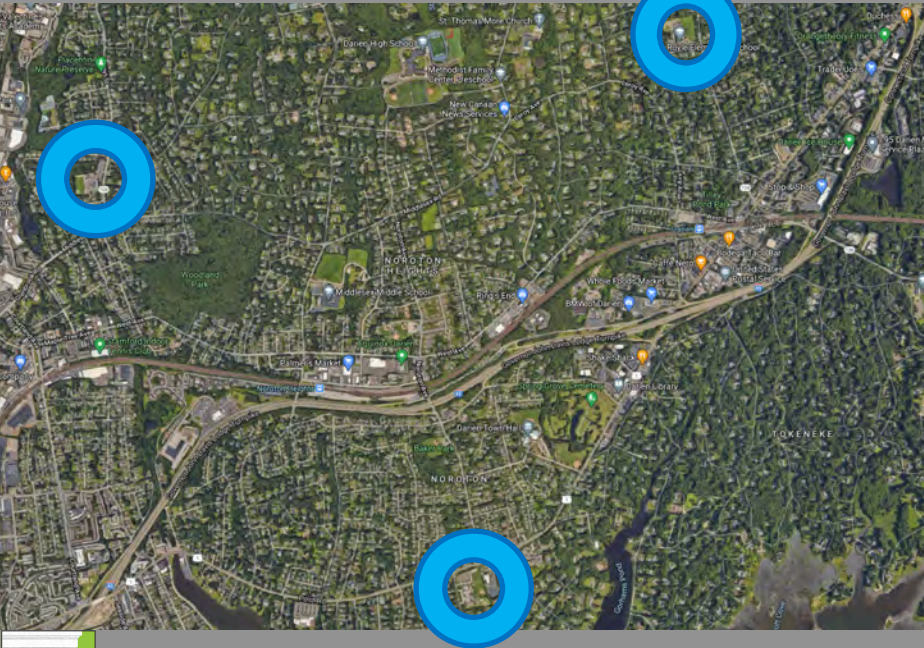
EXISTING GROSS SQUARE FOOTAGE
LOWER LEVEL - 6,716 SQFT
1ST FLOOR - 32,790 SQFT
PORTABLE CLASSROOMS - 2,513 SQFT
2ND FLOOR - 17,455 SQFT
TOTAL GSF - 59,474 SQFT

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, CAFETERIA, MEDIA CENTER)
- ADMINISTRATION/FACULTY
- BUILDING SUPPORT SPACES (TOILETS, MECHANICAL, STORAGE)
- CIRCULATION, STAIRS, ELEVATORS



DARIEN 3 ELEMENTARY SCHOOLS STUDY



OVERVIEW

ANALYSIS OF THE NEEDS

DESIGN CONCEPT SUMMARY

SCOPE | ESTIMATES | TIMEFRAME

ANALYSIS OF THE NEEDS

Darien Public Schools

HINDLEY | HOLMES | ROYLE PRIORITY NEEDS

Removal of portable classrooms

Enhance Library/Media Center to create
“Learning Commons”

Develop Ed Specs: enhance space use

Incorporate Long Range Capital Plan:
roof/exterior envelope projects and
MEP/systems upgrades

Incorporate remaining 2016 KG&D Study

Incorporate costs for further site planning
considerations



Hindley Elementary School Portables

ANALYSIS OF THE NEEDS

Darien Public Schools

HINDLEY | HOLMES | ROYLE

WHAT MAKES THIS POSSIBLE

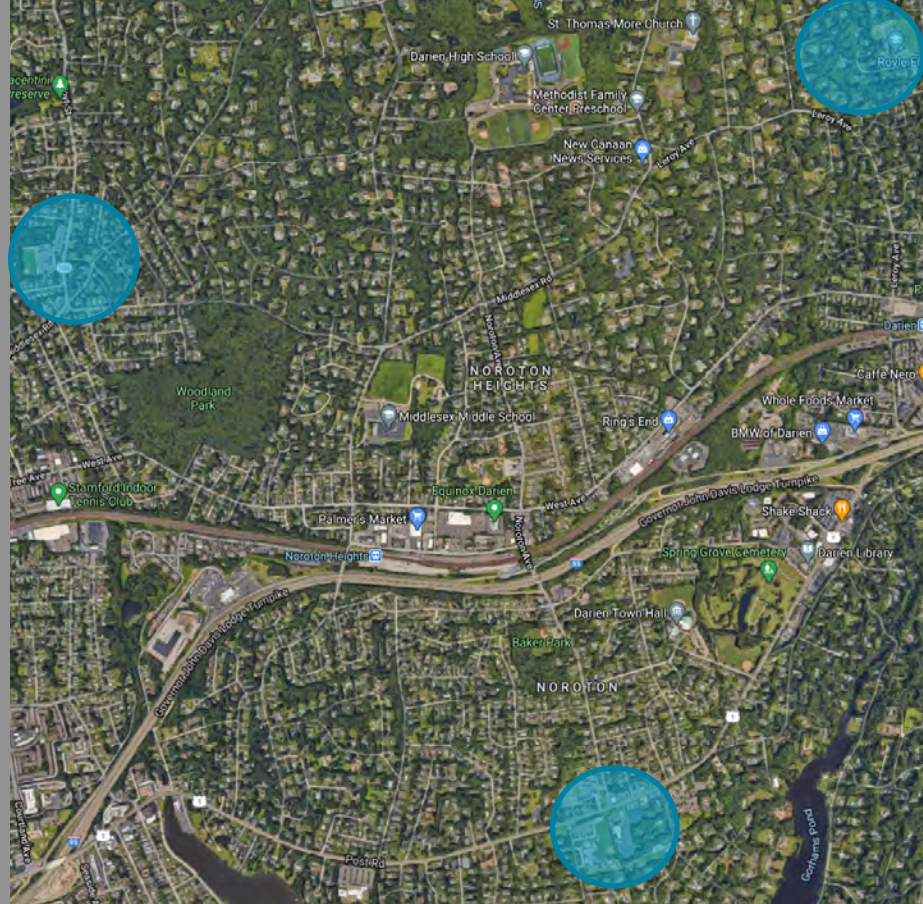
Quality facility maintenance since last major renovations & additions

Sustained enrollment projections

Commitment of administration, teachers and staff at each school

Darien Optimal class size

Utilization of existing sites



School Locations

DESIGN CONCEPT SUMMARY

Darien Public Schools

HINDLEY | HOLMES | ROYLE DESIGN GOALS

Eliminate portables

New or significant renovations to
create “Learning Commons”

Enhance classroom size and count

Infrastructure Capital Improvement
Plan included in cost summary

Site work improvements requiring
further study included in cost
summary



Learning Commons Example

DESIGN CONCEPT SUMMARY

Darien Public Schools

HINDLEY | HOLMES | ROYLE GENERAL CLASSROOM COUNT

Hindley: 24

Holmes: 24

Royle: 22



Classroom Example

DESIGN CONCEPT SUMMARY

Darien Public Schools

HINDLEY

Addition:

Music

Learning Commons

Classrooms (2)

DLC to Ox Ridge

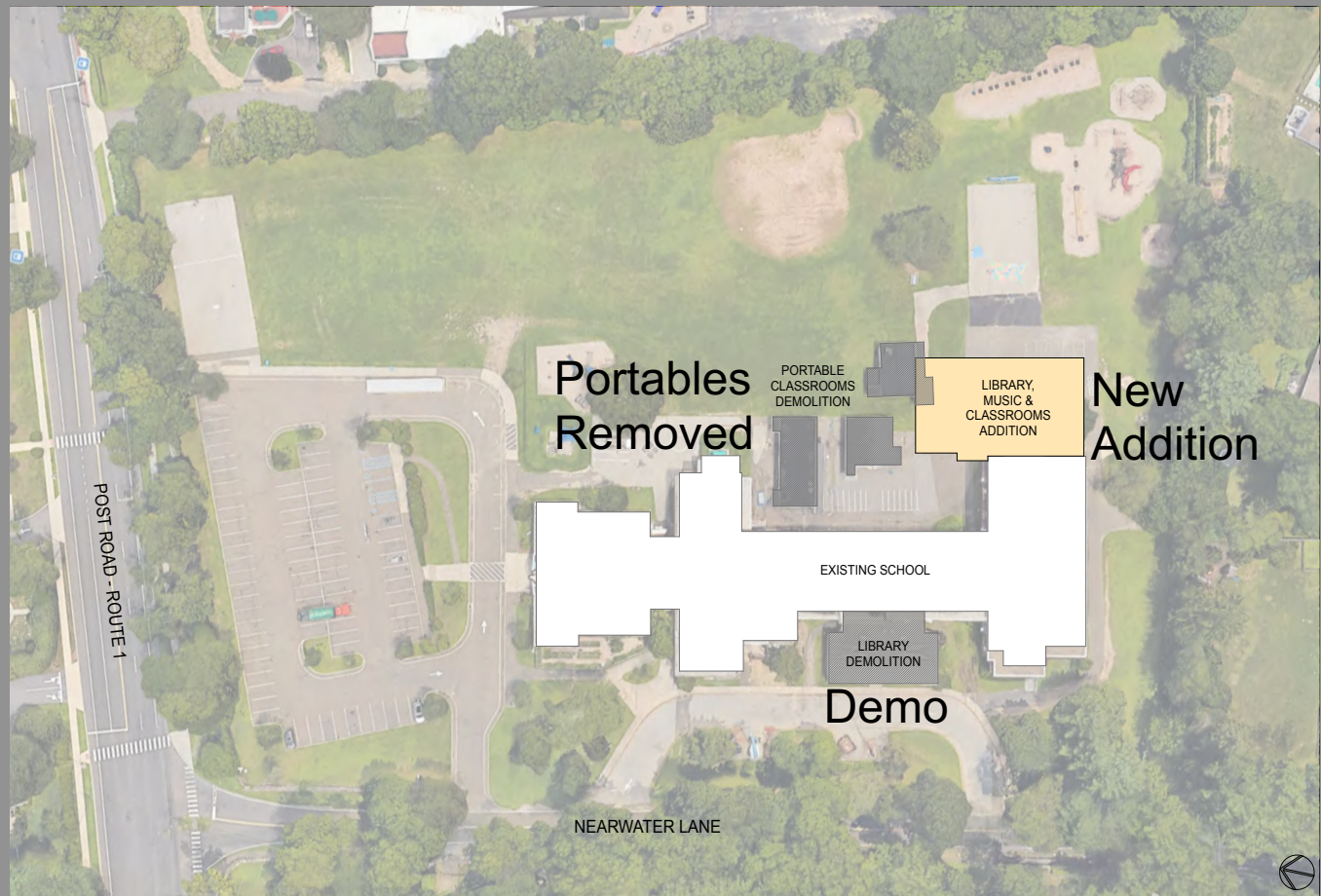
Classrooms and Specialized Spaces

Reno



Hindley Elementary School Library

HINDLEY



HINDLEY ELEMENTARY SCHOOL CONCEPTUAL SITE PLAN

HINDLEY

Addition:

10,300 SF

Demo:

3,000 SF

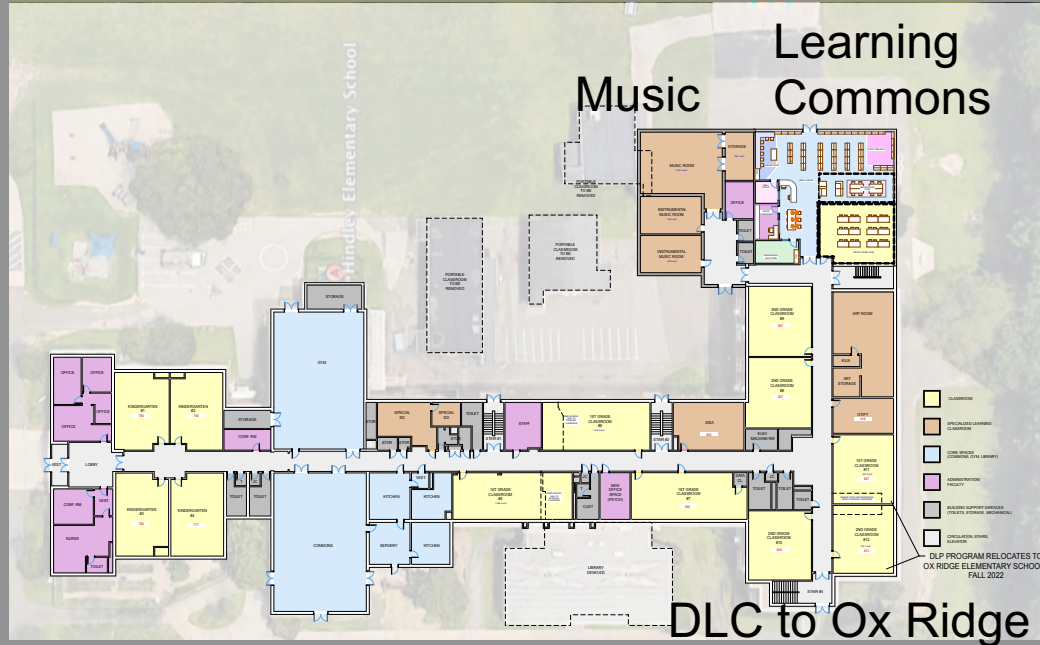
Removal:

3,300 SF

Reno

Infrastructure

Site Scope



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 - 19,778 SQFT
EXISTING GSF - 59,575 SQFT

1ST FLOOR - 36,464 SQFT
REMOVED PORTABLE CLASSROOMS - (0) SQFT
LESS DEMOED MEDIA CENTER - (2,874) SQFT
FIRST FLOOR ADDITION - 7,935 SQFT
2ND FLOOR - 19,778 SQFT
2ND FLOOR ADDITION - 2,268 SQFT
PROPOSED GSF - 62,501 SQFT

HINDLEY ELEMENTARY SCHOOL

- 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

Classrooms (2)



Classrooms and Specialized Spaces Reno

PROPOSED SECOND FLOOR PLAN

DESIGN CONCEPT SUMMARY

Darien Public Schools

HOLMES

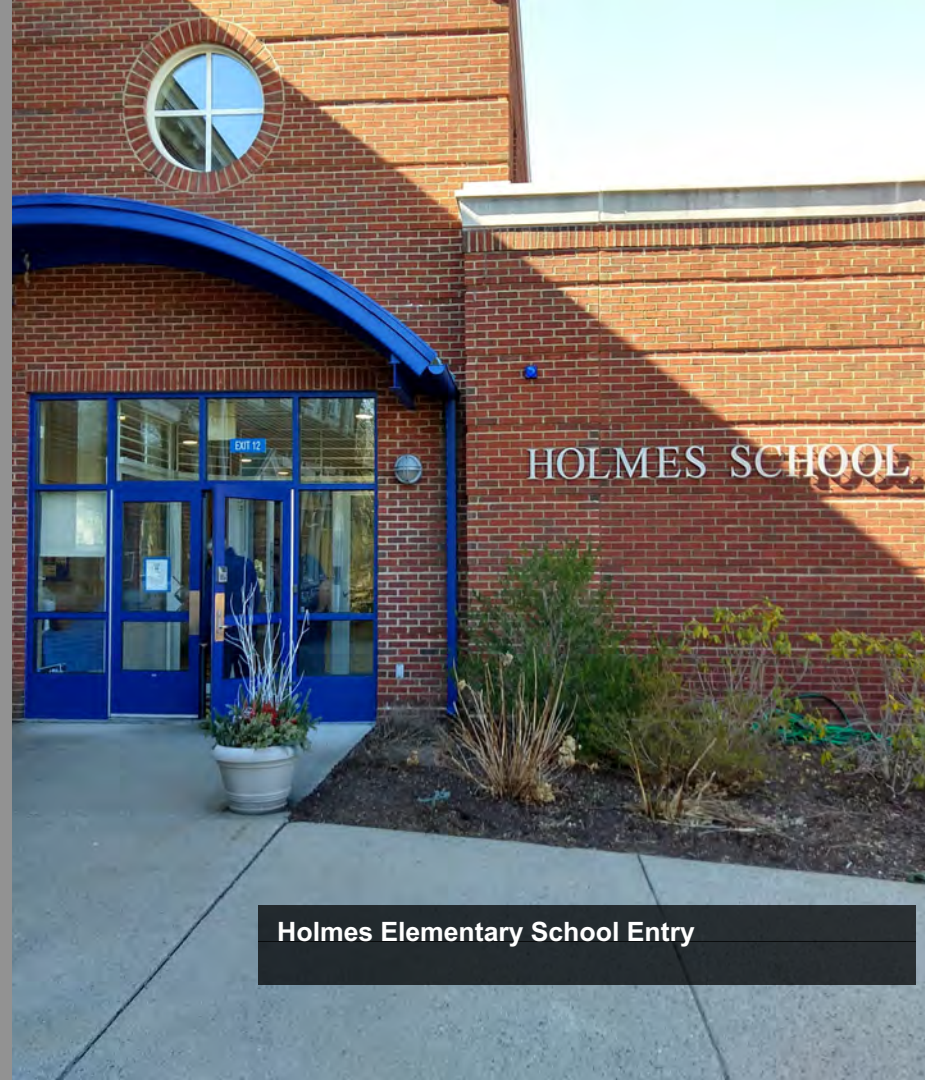
Addition:

Music

Classrooms (2)

Specialized Spaces

Learning Commons & Specialized
Spaces Reno



Holmes Elementary School Entry

HOLMES SITE



HOLMES ELEMENTARY SCHOOL

HOLMES

1st FLR

Addition:

7,500 SF

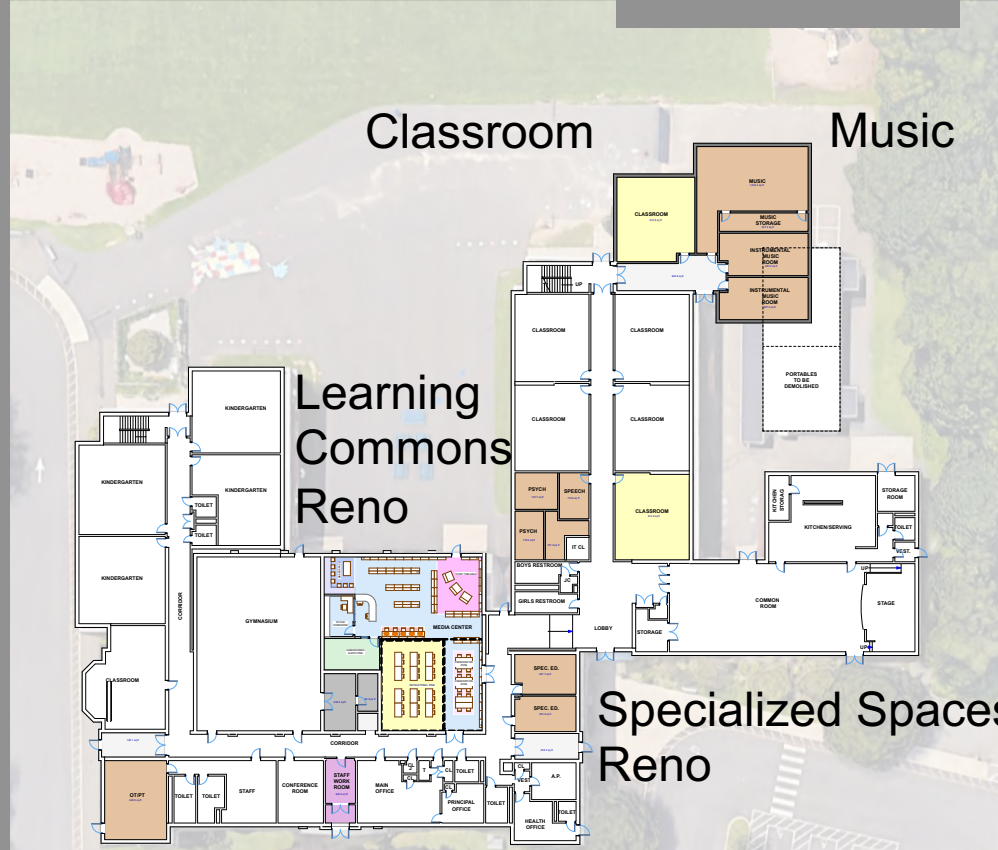
Removal:

1,700 SF

Reno

Infrastructure

Site Scope



1ST FLOOR PLAN
SCALE: 1/8" = 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

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

1ST FLOOR - 33,448 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

2nd FLR

Addition:

7,500 SF

Removal:

1,700 SF

Reno

Infrastructure

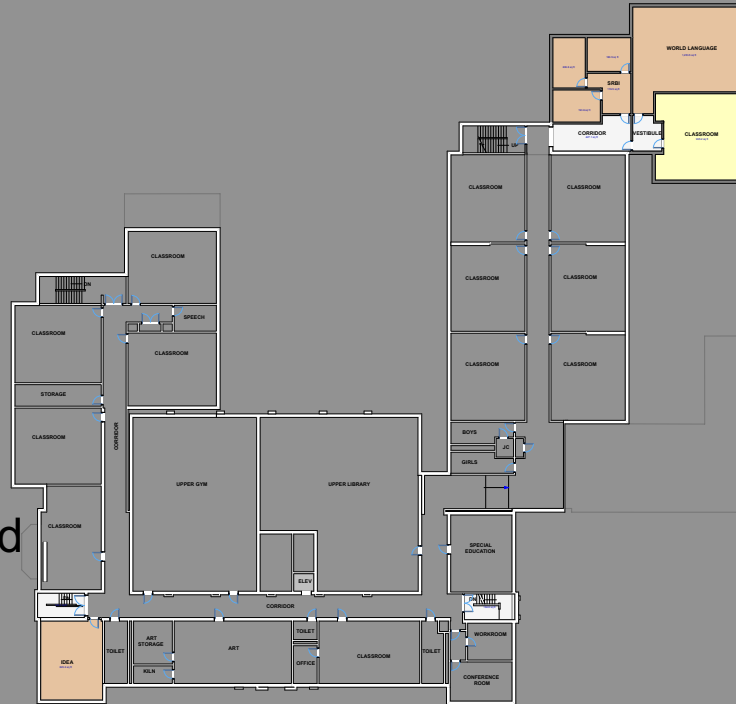
Site Scope

Specialized
Spaces
Reno

HOLMES ELEMENTARY SCHOOL

- 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 and
Specialized
Spaces



2ND FLOOR PLAN

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

DESIGN CONCEPT SUMMARY

Darien Public Schools

ROYLE

Addition:

Music

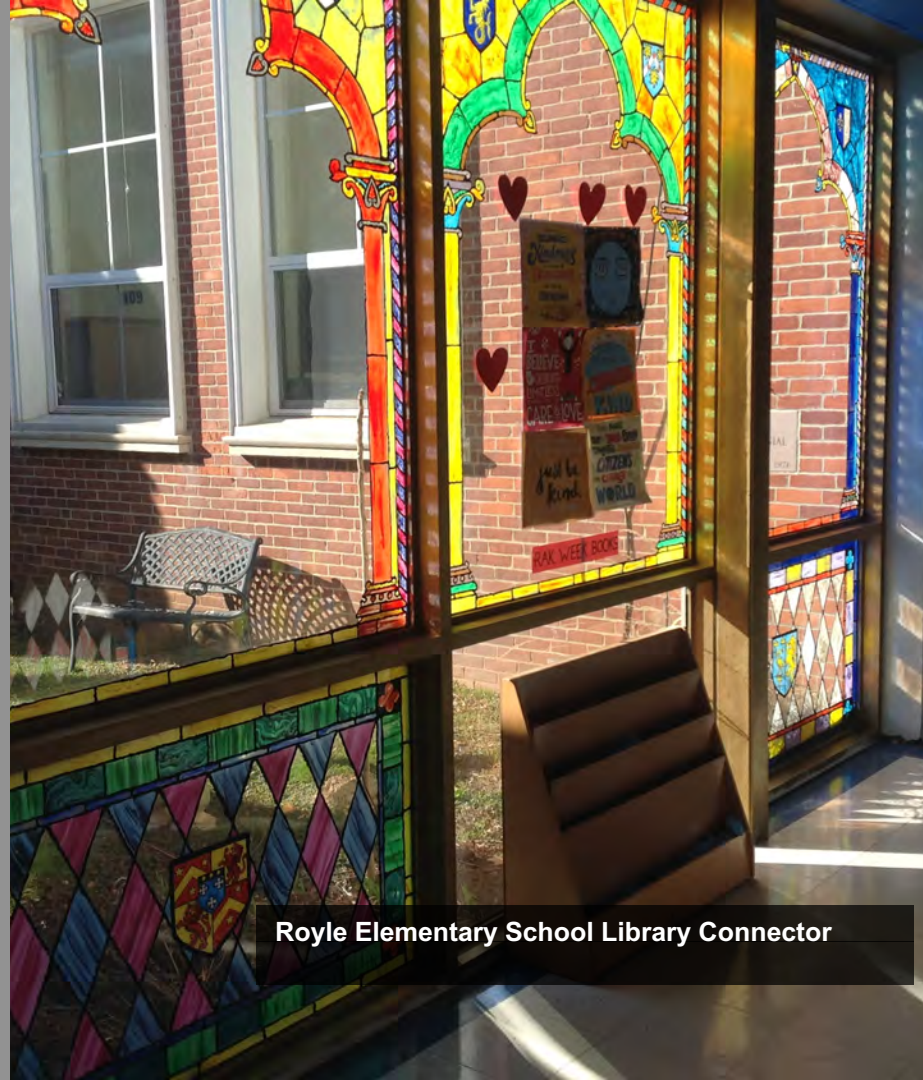
Learning Commons

Classrooms (4)

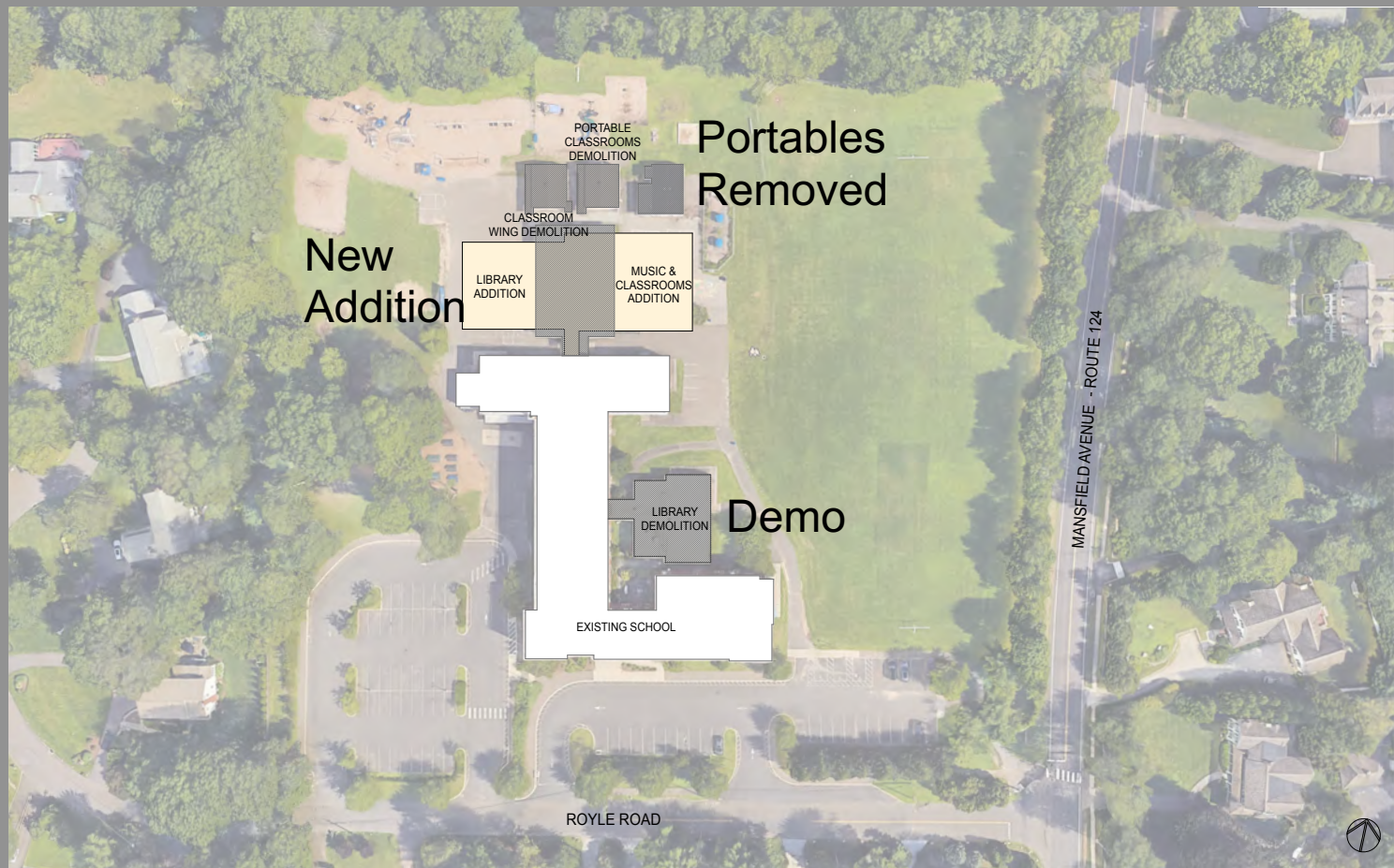
ELP to Ox Ridge

Classrooms and Specialized Spaces

Reno



ROYLE



**ROYLE ELEMENTARY SCHOOL
CONCEPTUAL SITE PLAN**



ROYLE

Addition:
12,500 SF

Demo:

9,000 SF

Removal:

2,500 SF

Reno

Infrastructure

Site Scope

Learning Commons

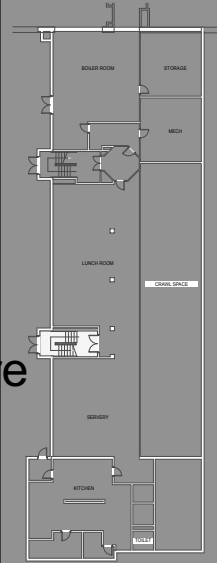
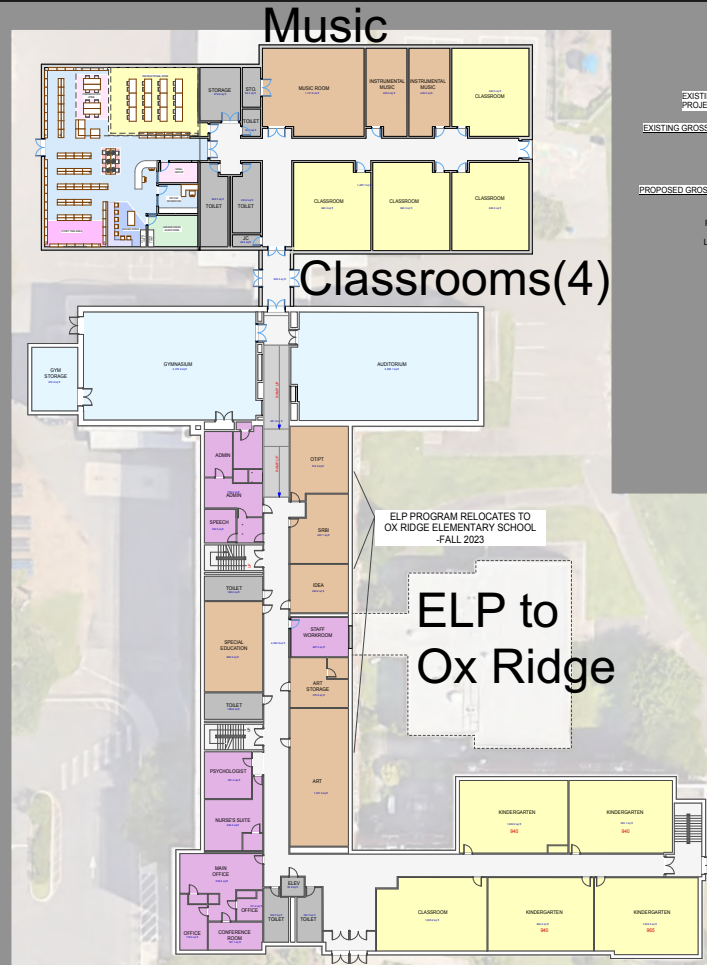


PHOTO: JAMES L. BELL, AIA/RS



EXISTING ENROLLMENT (2020) - 358 STUDENTS
PROJECTED ENROLLMENT (MAX) - 395 STUDENTS

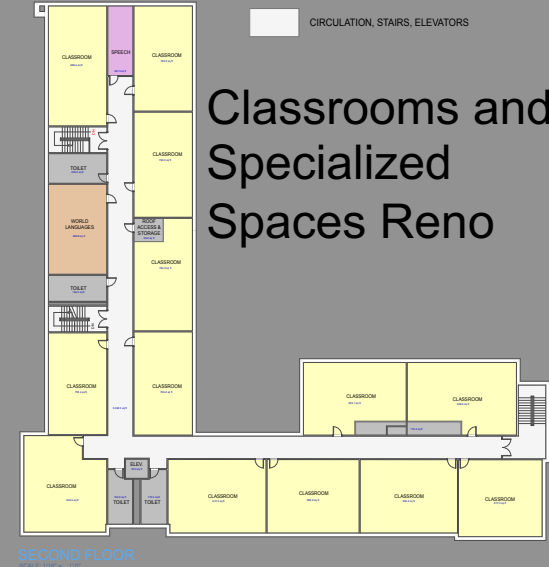
EXISTING GROSS SQUARE FOOTAGE
LOWER LEVEL - 6,716 SQFT
1ST FLOOR - 32,790 SQFT
PORTABLE CLASSROOMS - 2,513 SQFT
2ND FLOOR - 17,455 SQFT
TOTAL GSF - 56,974 SQFT

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

BUILDING ADDITION NEW INTERIOR RAMP & RENOVATIONS

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

Classrooms and Specialized Spaces Reno



SCOPE | ESTIMATES | TIMEFRAME

Darien Public Schools

HINDLEY

Addition: \$4,500,000 - \$4,750,000

Demo & Site: \$150,000 - \$200,000

Removal & Site: \$100,000 - \$100,000

Major Reno: \$3,250,000 - \$3,500,000

Minor Reno: \$250,000 - \$250,000

Infrastructure: \$6,750,000 - \$7,000,000

Site Scope (TBD) \$500,000 - \$750,000

TOTAL(*): \$21,700,000 - \$23,170,000

(* includes soft costs)

(If approvals and schedule permit, Priority 1 item "Curb Sidewalk Blacktop Replacement – Bus Loop" will be revised & incorporated into Site Scope (TBD))



Hindley Elementary School Library

SCOPE | ESTIMATES | TIMEFRAME

Darien Public Schools

HOLMES

Addition: \$3,500,000 - \$3,750,000

Removal & Site: \$125,000 - \$150,000

Major Reno: \$750,000 - \$1,000,000

Minor Reno: \$750,000 - \$1,000,000

Infrastructure: \$5,000,000 - \$5,700,000

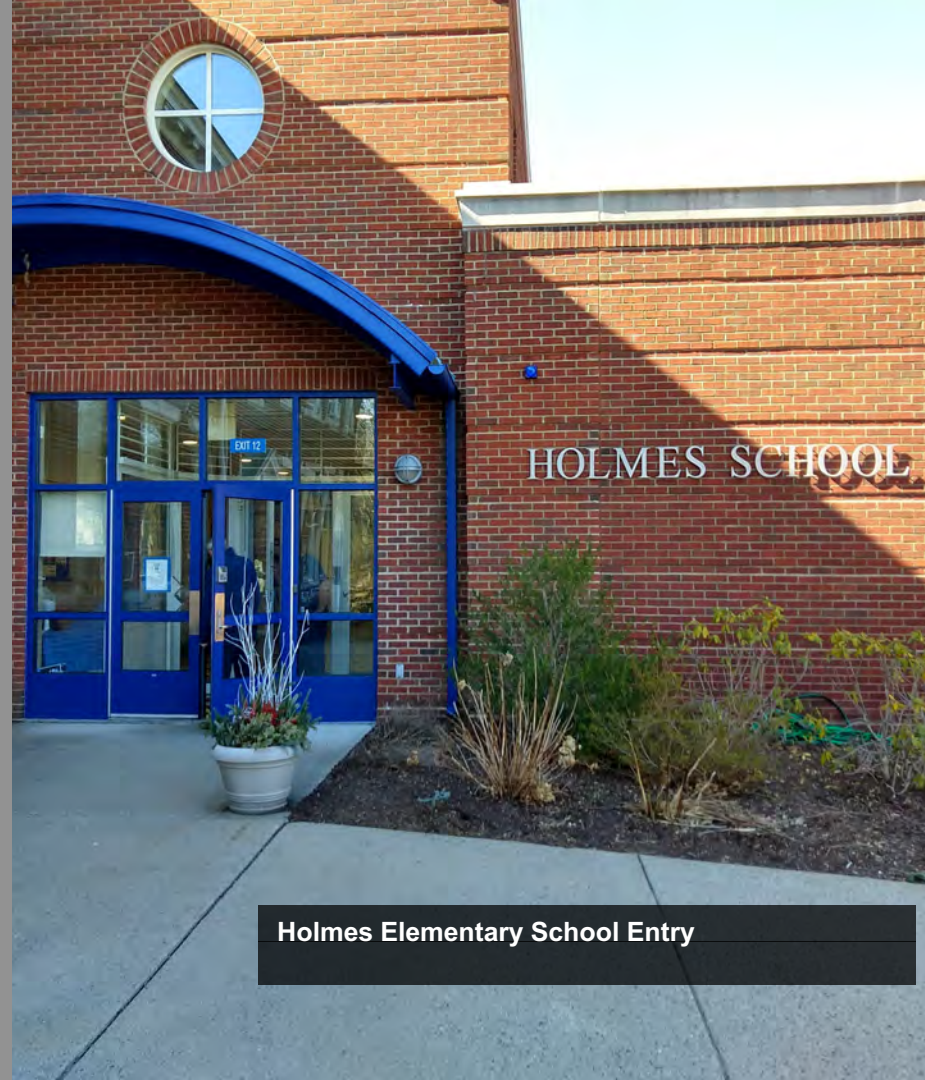
Site Scope TBD: \$750,000 - \$1,000,000

TOTAL (*): \$15,225,000-\$17,640,000

(* includes soft costs)

(Site Scope TBD replaces cost of KG&D Report item

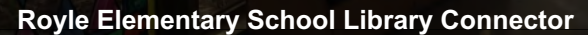
"Build New Parking Lot on Former Curtis Property")



Holmes Elementary School Entry

Darien Public Schools

Addition:	\$5,500,000 - \$5,750,000
Demo & Site:	\$350,000 - \$400,000
Removal & Site:	\$175,000 - \$200,000
Major Reno:	\$4,250,000 - \$4,500,000
Minor Reno:	\$500,000 - \$500,000
Infrastructure:	\$2,500,000 - \$2,750,000
<u>Site Scope (TBD)</u>	<u>\$250,000 - \$500,000</u>
TOTAL (*):	\$18,935,000 - \$20,440,000



SCOPE | ESTIMATES | TIMEFRAME

Darien Public Schools

TIMEFRAME

Design, Review & Approvals:
Approximately 1.5 Years

Construction:

Major Activity:

Begin June 2023

Approximately 2 Years

Concurrent Projects



Typical Specialized Classroom

SCOPE | ESTIMATES | TIMEFRAME

Darien Public Schools

NEXT STEPS

BOE holds Public Hearing on proposed project:

April 29, 2021

Admin presents Ed Specs for the project to BOE:

May 11, 2021

BOE votes to accept Ed Specs:

May, 25 2021

BOE passes resolution requesting that the Board of Selectmen form a Citizen's Building Committee for the project outlined in the Ed Specs:

May 25, 2021

Building Committee appointed:

August 16, 2021

Building Committee will decide on project delivery method, select design and construction team



CONCLUSION

ANALYSIS OF THE NEEDS

DESIGN CONCEPT SUMMARY

SCOPE | ESTIMATES | TIMEFRAME

QUESTIONS