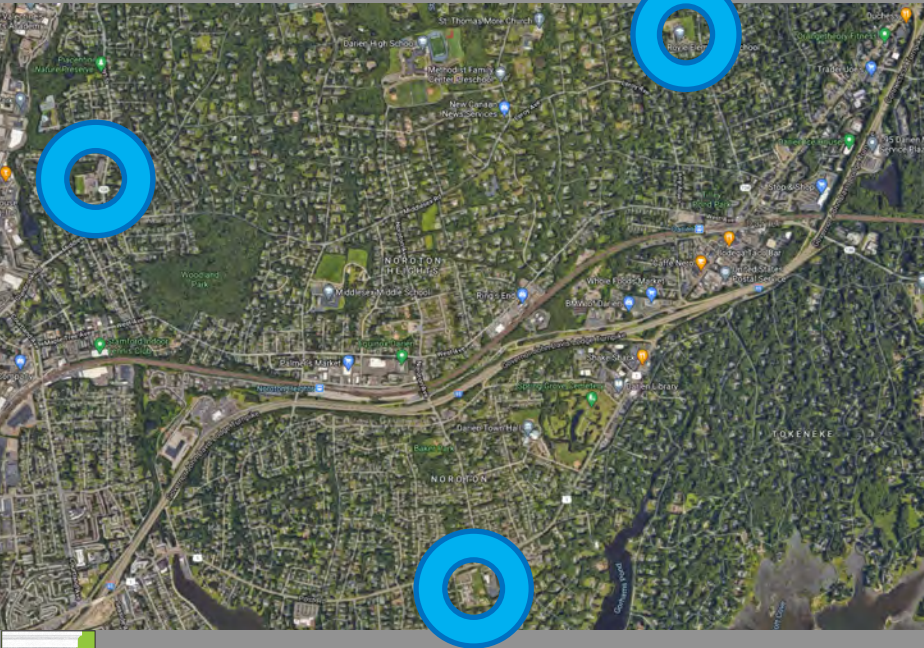


# DARIEN 3 ELEMENTARY SCHOOLS STUDY





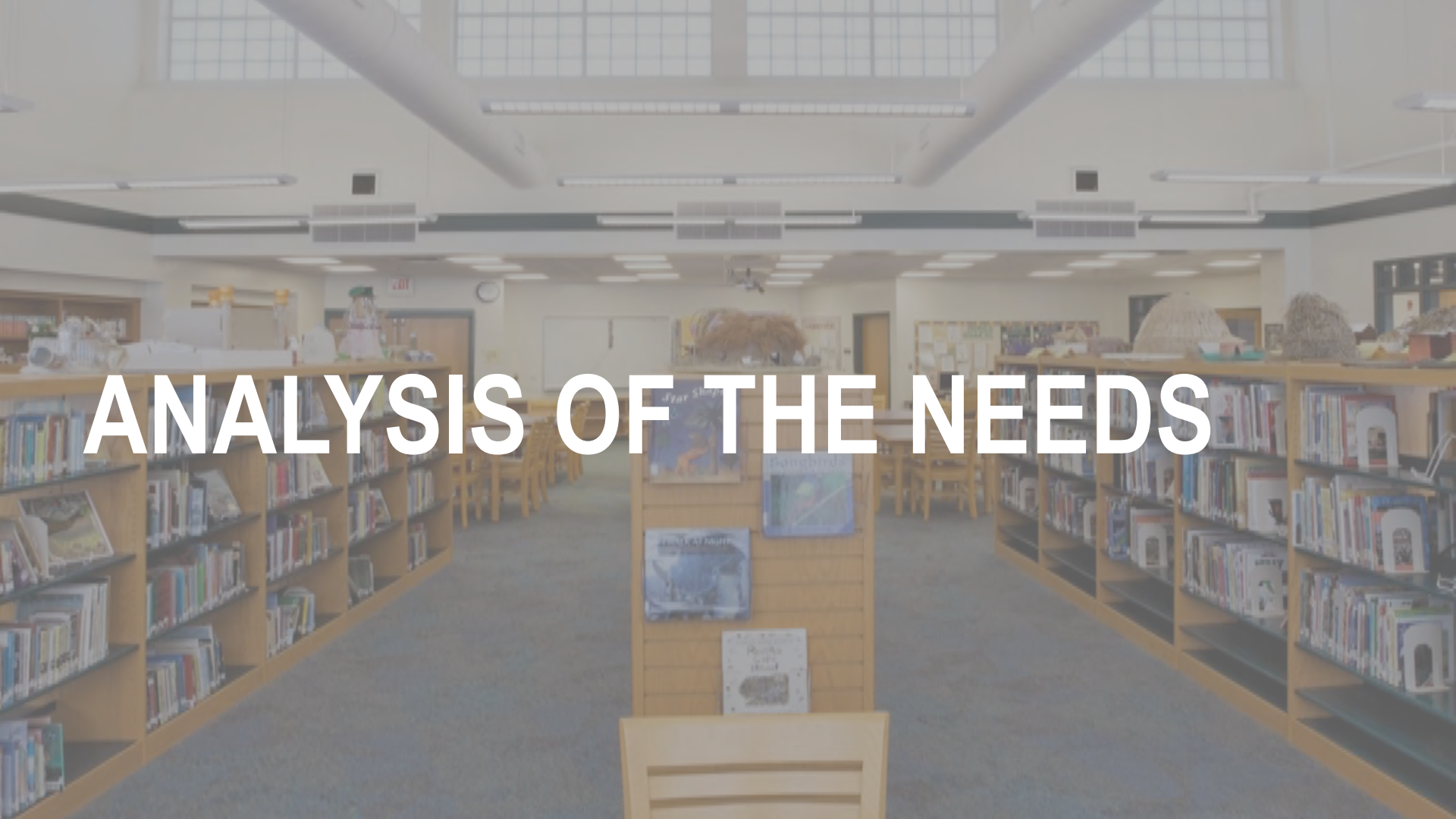
# OVERVIEW

ANALYSIS OF THE NEEDS

DESIGN CONCEPT SUMMARY

SCOPE | ESTIMATES | TIMEFRAME





# ANALYSIS OF THE NEEDS



# ANALYSIS OF THE NEEDS

Darien Public Schools

## INITIAL STUDY

Removal of portable classrooms at  
Hindley, Holmes, and Royle  
Elementary Schools

Enhance Library/Media Center  
facilities to create “Learning  
Commons” model at all schools



Hindley Elementary School Portables



# ANALYSIS OF THE NEEDS

Darien Public Schools

## EXPANDED STUDY SCOPE

Focus only on Hindley, Holmes, and  
Royle Elementary Schools

Incorporate draft Ed Specs: sizes  
based on Darien Public  
Schools/NCA Classroom Size and  
Count Study, December, 2020  
and current Ox Ridge and recent  
Tokeneke planning



Royle Elementary School Specialized Classroom



## ANALYSIS OF THE NEEDS

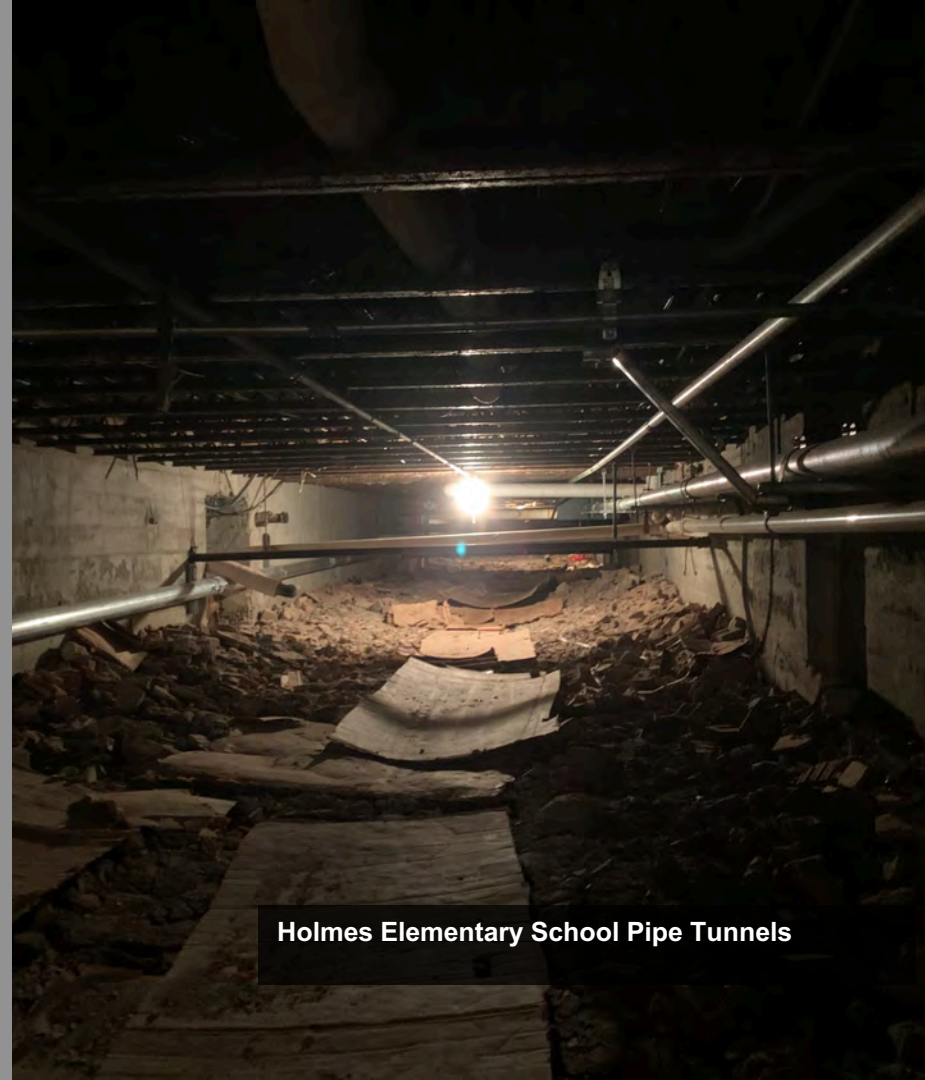
Darien Public Schools

### EXPANDED STUDY SCOPE

Incorporate Long Range Capital Improvements, including roof/exterior envelope projects and MEP/systems upgrades

Incorporate remaining 2016 KG&D Study items

Incorporate costs for further site planning considerations



Holmes Elementary School Pipe Tunnels



# ANALYSIS OF THE NEEDS

Darien Public Schools

## PROCESS

Review Conceptual Design Plans from earlier work on study

Select preferred option for each school

Revise Conceptual Design Plans based on draft Ed Specs with Darien Classroom Size and Count Study requirements

Consider current Enrollment Projections

Review with principals of each school

Refine Conceptual Design Plans





# DESIGN CONCEPT SUMMARY





# DESIGN CONCEPT SUMMARY

Darien Public Schools

## PRIMARY GOALS

Eliminate portables

New or significant renovations to  
create “Learning Commons”

Adequate 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

## 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

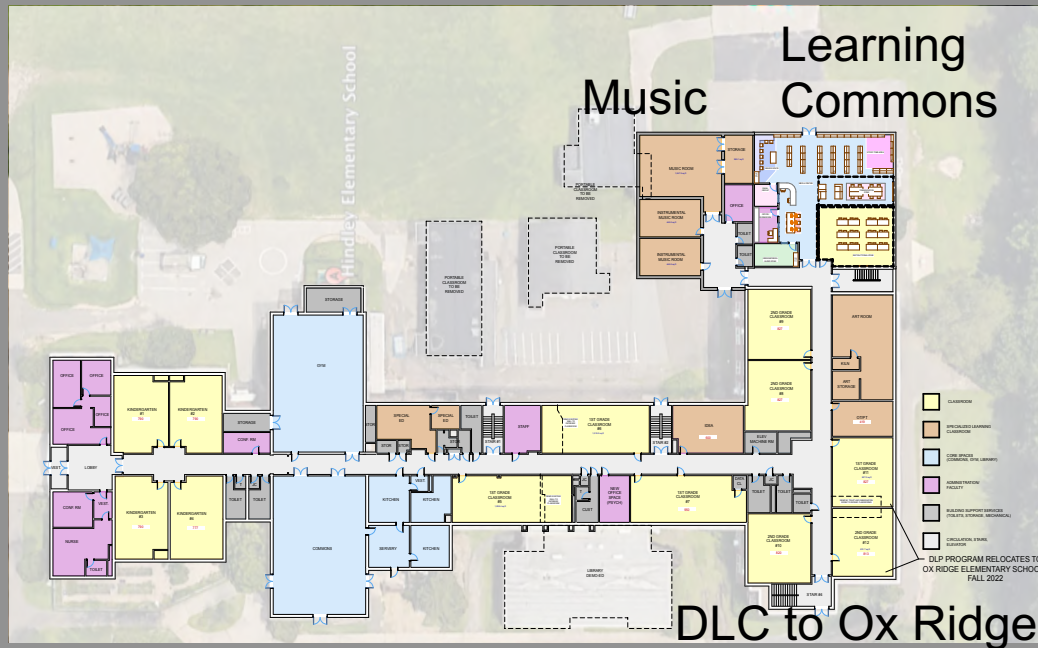
Classrooms and Specialized Spaces  
Reno



Hindley Elementary School Gymnasium



# HINDLEY



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'D MEDIA CENTER - (2,874) SQFT  
FIRST FLOOR ADDITION - 7,935 SQFT  
2ND FLOOR ADDITION - 2,295 SQFT  
PROPOSED GSF - 62,501 SQFT

## HINDLEY ELEMENTARY SCHOOL

**DRAFT: 2-19-21**

### Classrooms (2)



### Classrooms and Specialized Spaces Reno

PROPOSED SECOND FLOOR PLAN



# DESIGN CONCEPT SUMMARY

Darien Public Schools

## HOLMES

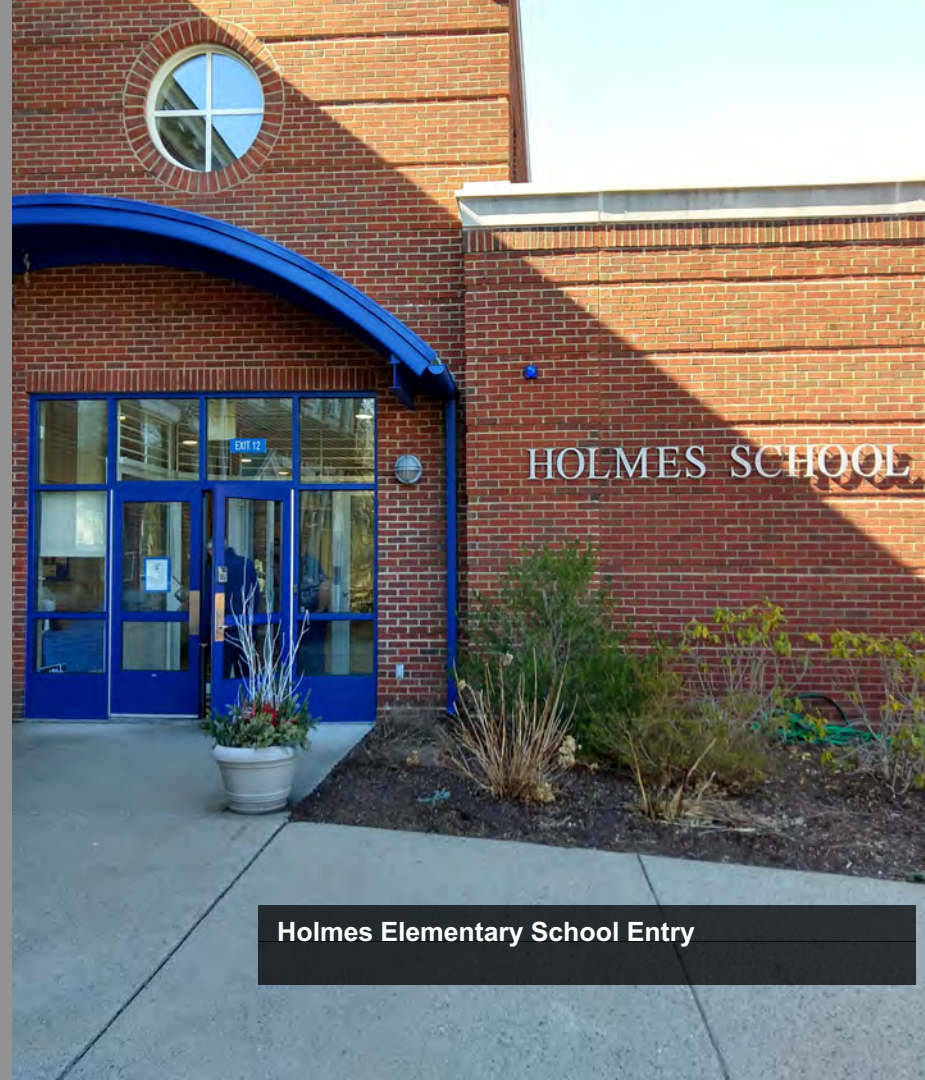
Addition:

Music

Classrooms (2)

Specialized Spaces

Learning Commons & Specialized  
Spaces Reno



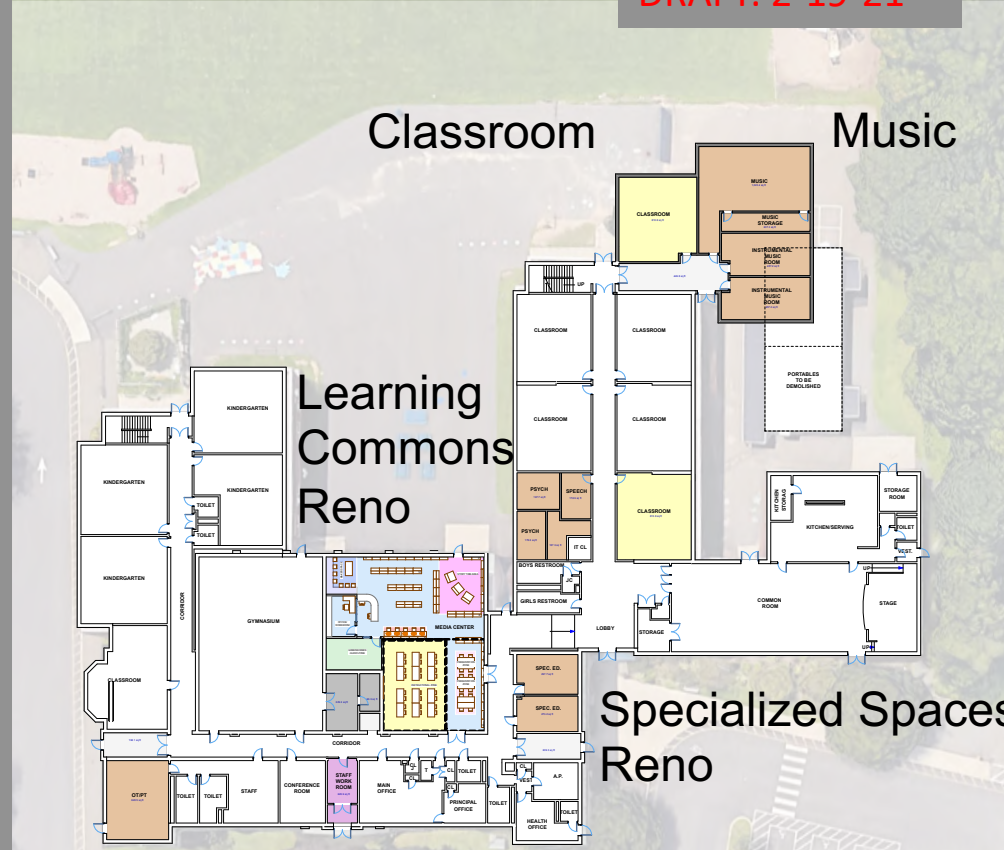
Holmes Elementary School Entry



# HOLMES ELEMENTARY SCHOOL

DRAFT: 2-19-21

## HOLMES 1st FLR



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

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

## 2<sup>nd</sup> FLR

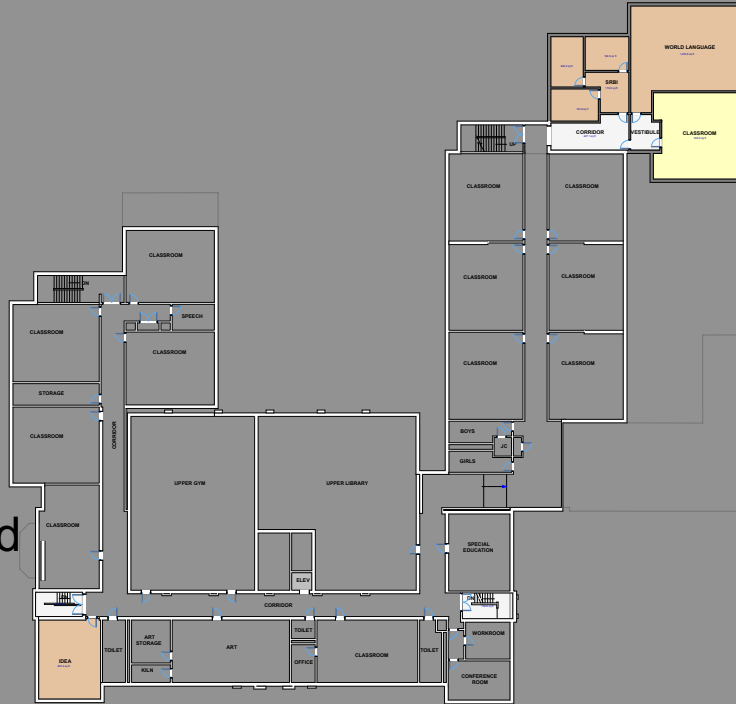
### HOLMES ELEMENTARY SCHOOL

DRAFT: 2-19-21

- 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 and Specialized Spaces

Specialized Spaces Reno



2ND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



# DESIGN CONCEPT SUMMARY

Darien Public Schools

## ROYLE

Addition:

Music

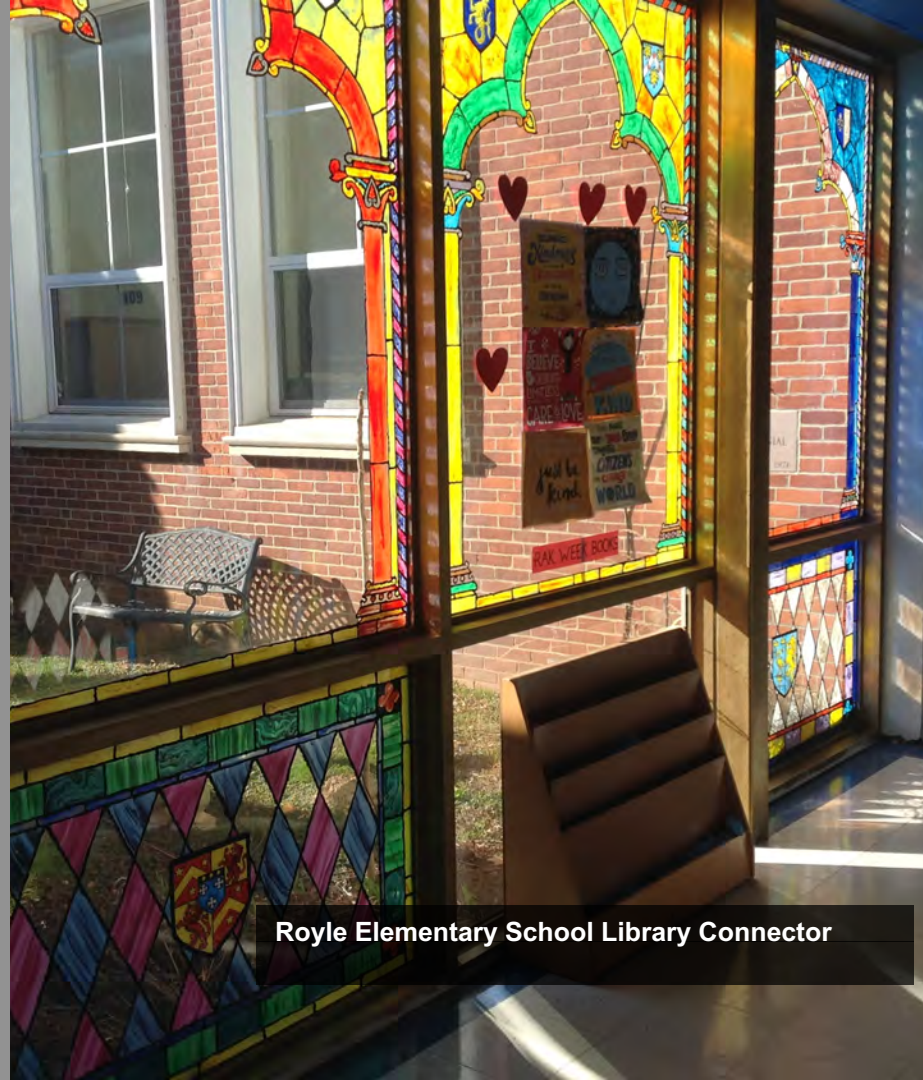
Learning Commons

Classrooms (4)

ELP to Ox Ridge

Classrooms and Specialized Spaces

Reno



Royle Elementary School Library Connector









# Music

## Classrooms(4)

ELP PROGRAM RELOCATES TO  
OX RIDGE ELEMENTARY SCHOOL -  
FALL 2022

ELP to  
Ox Ridge

# BUILDING ADDITION NEW INTERIOR RAMP & RENOVATIONS

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

# Classrooms and Specialized Spaces Reno

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



# SCOPE | ESTIMATES | TIMEFRAME

A photograph of a school hallway. On the left, there is a doorway with a green wall and a yellow window. The hallway floor is made of white tiles with a pattern of small, colorful squares (red, blue, green, yellow). On the right wall, there is a large mural of a blue dinosaur in a green landscape. A group of children and a teacher are walking down the hallway. The ceiling has several square light fixtures. The text "SCOPE | ESTIMATES | TIMEFRAME" is overlaid in large white letters.



# HINDLEY

Addition:

10,300 SF

Demo:

3,000 SF

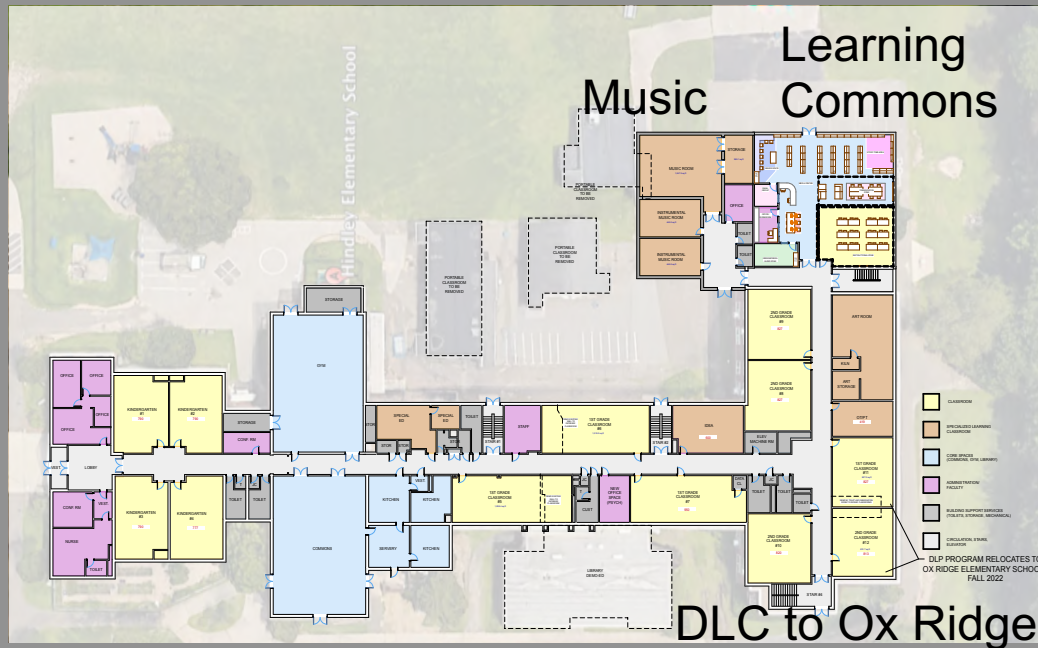
Removal:

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 - 18,778 SQFT  
EXISTING GSF - 58,575 SQFT

1ST FLOOR - 36,464 SQFT  
REMOVED PORTABLE CLASSROOMS - (0) SQFT  
LESS DEMO'D MEDIA CENTER - (2,874) SQFT  
FIRST FLOOR ADDITION - 7,935 SQFT  
2ND FLOOR - 18,778 SQFT  
2ND FLOOR ADDITION - 2,295 SQFT  
PROPOSED GSF - 62,501 SQFT

## HINDLEY ELEMENTARY SCHOOL

**DRAFT: 2-19-21**

- 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

## Classrooms (2)



PROPOSED SECOND FLOOR PLAN

## 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)



Hindley Elementary School Gymnasium



# HOLMES ELEMENTARY SCHOOL

**DRAFT: 2-19-21**

## HOLMES

### 1<sup>st</sup> FLR

Addition:

7,500 SF

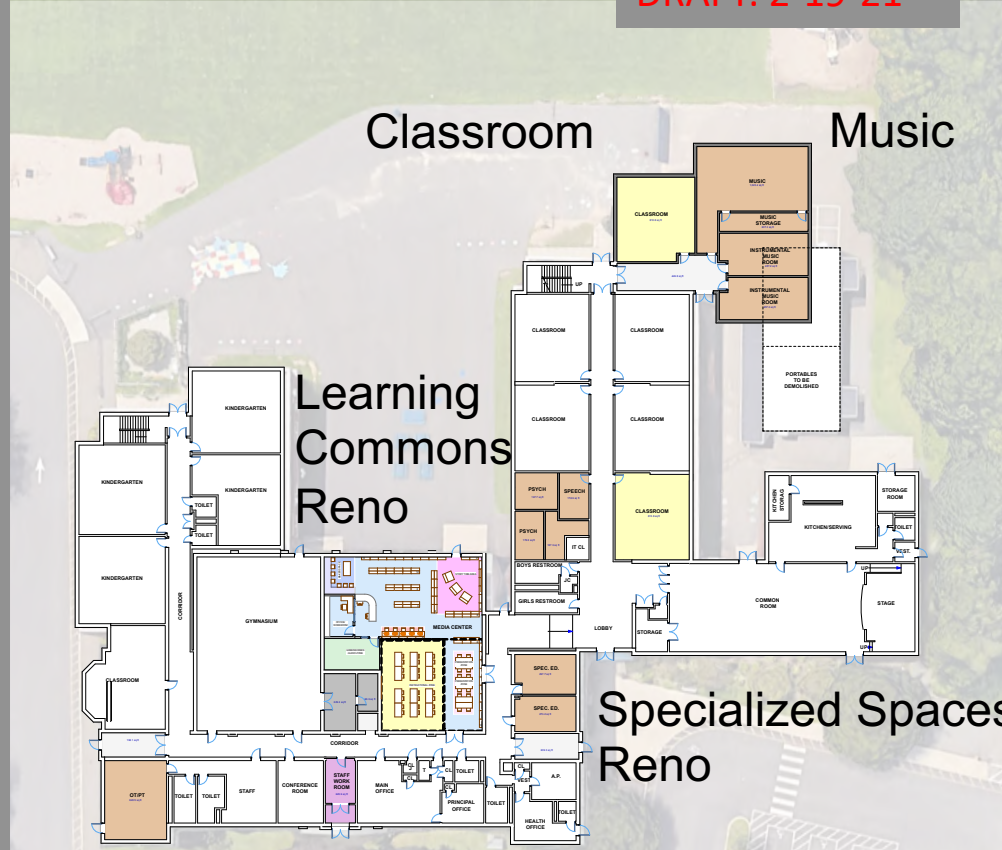
Removal:

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

1ST FLOOR - 33,448 SQFT  
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

## 2<sup>nd</sup> FLR

Addition:

7,500 SF

Removal:

1,700 SF

Reno

Infrastructure

Site Scope

Specialized  
Spaces  
Reno

## HOLMES ELEMENTARY SCHOOL

DRAFT: 2-19-21

- 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 and  
Specialized  
Spaces



2ND FLOOR PLAN

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



## 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

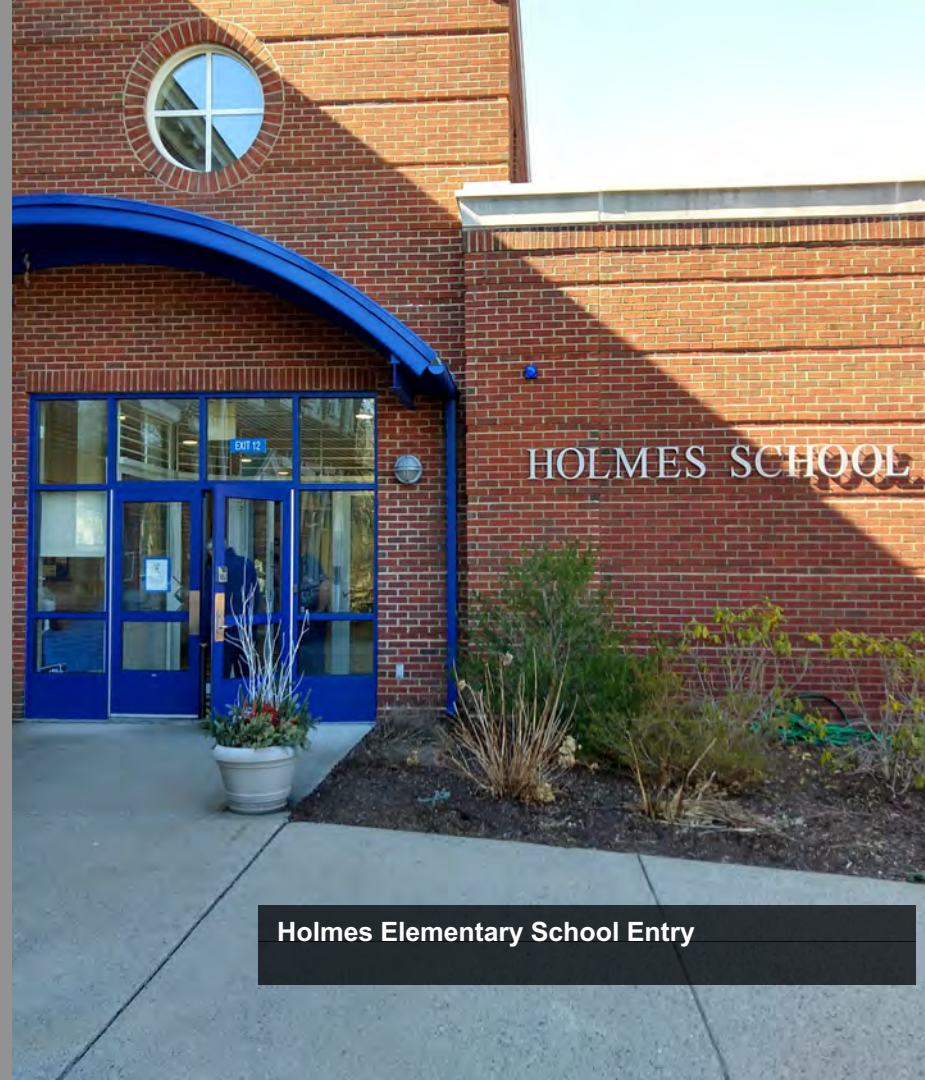
Minor Reno: \$750,000 - \$1,000,000

Infrastructure: \$1,000,000 - \$1,250,000

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

**TOTAL (\*): \$9,625,000 - \$11,410,000**

(\* includes soft costs)



Holmes Elementary School Entry



# ROYLE

Addition:  
12,500 SF

Demo:

9,000 SF

Removal:

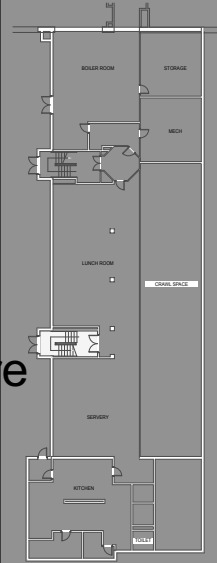
2,500 SF

Reno

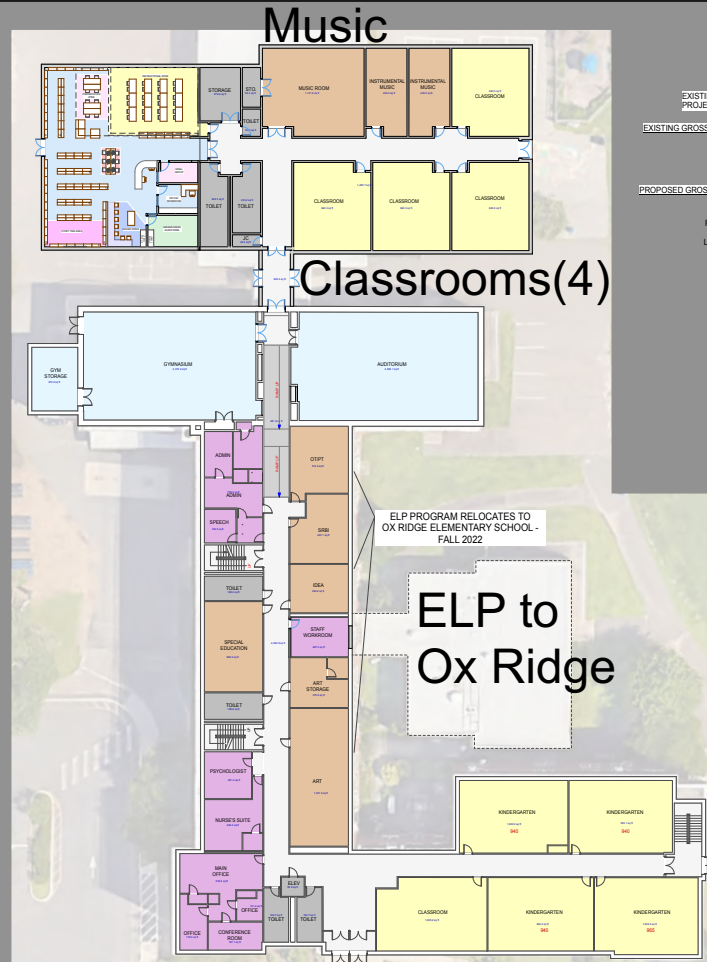
Infrastructure

Site Scope

## Learning Commons



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



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

## Music

## Classrooms(4)

ELP PROGRAM RELOCATES TO  
OX RIDGE ELEMENTARY SCHOOL -  
FALL 2022

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

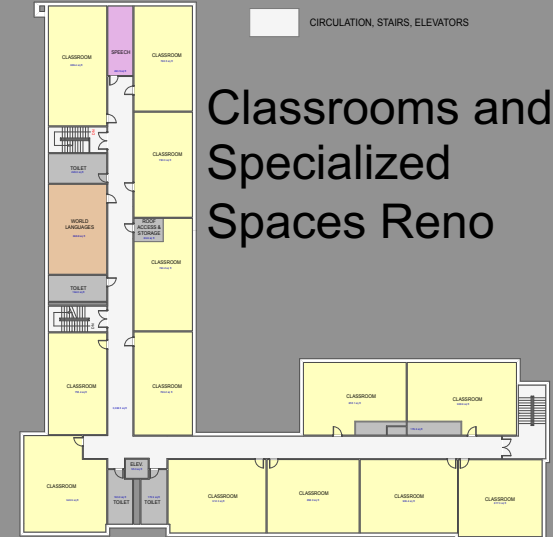
PROPOSED GROSS SQUARE FOOTAGE  
LOWER LEVEL - 6,716 SQFT  
1ST FLOOR - 32,790 SQFT  
REMOVED PORTABLE CLASSROOMS - (0) SQFT  
LESS DEMOED MEDIA CENTER - (6,830) SQFT  
LESS DEMOED CLASSROOM WING - (6,034) SQFT  
FIRST FLOOR ADDITION - 12,575 SQFT  
2ND FLOOR - 17,455 SQFT  
TOTAL GSF - 60,672 SQFT

DRAFT: 2-19-21

## 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



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



## SCOPE | ESTIMATES | TIMEFRAME

Darien Public Schools

### ROYLE

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

Site Scope (TBD) \$250,000 - \$500,000

**TOTAL (\*): \$18,935,000 - \$20,440,000**

(\* includes soft costs)



Royle Elementary School Library Connector



# SCOPE | ESTIMATES | TIMEFRAME

Darien Public Schools

## TIMEFRAME

Design & Local Approvals:

Approximately One Year

Construction:

Approximately Two Years

Major Activity:

Yr 1 June – Yr 2 August

Phasing:

Construction | Project

Priority Basis

Delivery Method and Next Steps





# CONCLUSION

ANALYSIS OF THE NEEDS

DESIGN CONCEPT SUMMARY

SCOPE | ESTIMATES | TIMEFRAME

QUESTIONS | NEXT STEPS