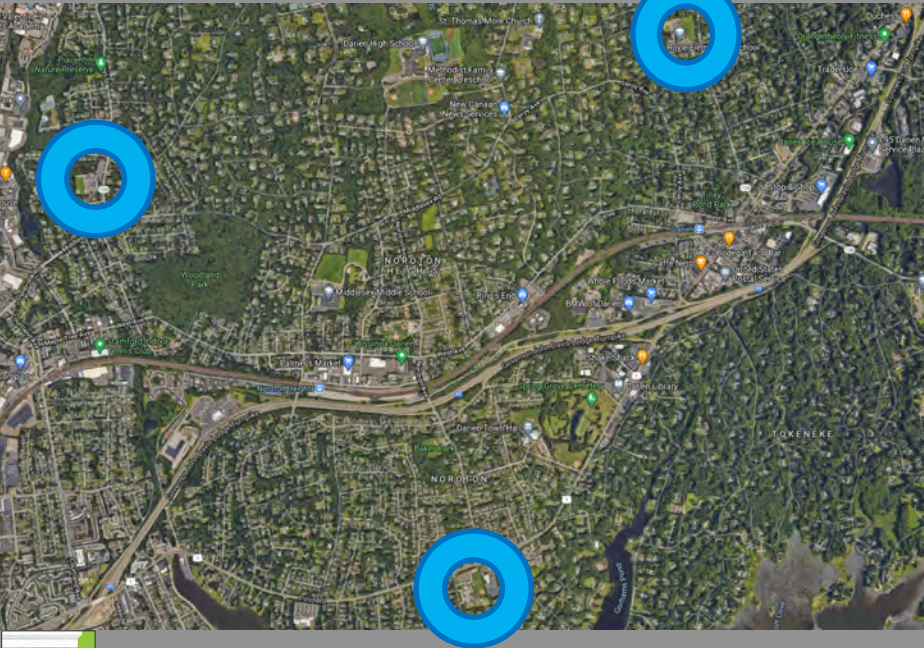


DARIEN 3 ELEMENTARY SCHOOLS STUDY



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

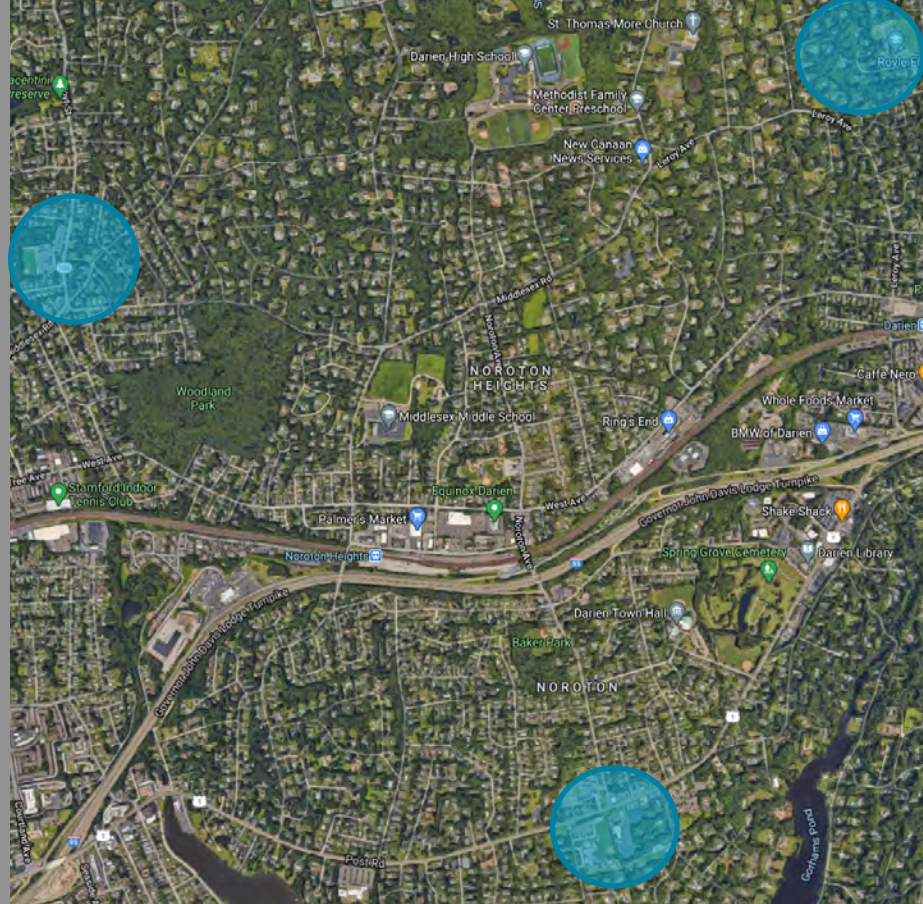
Quality facility maintenance since last major renovations & additions

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

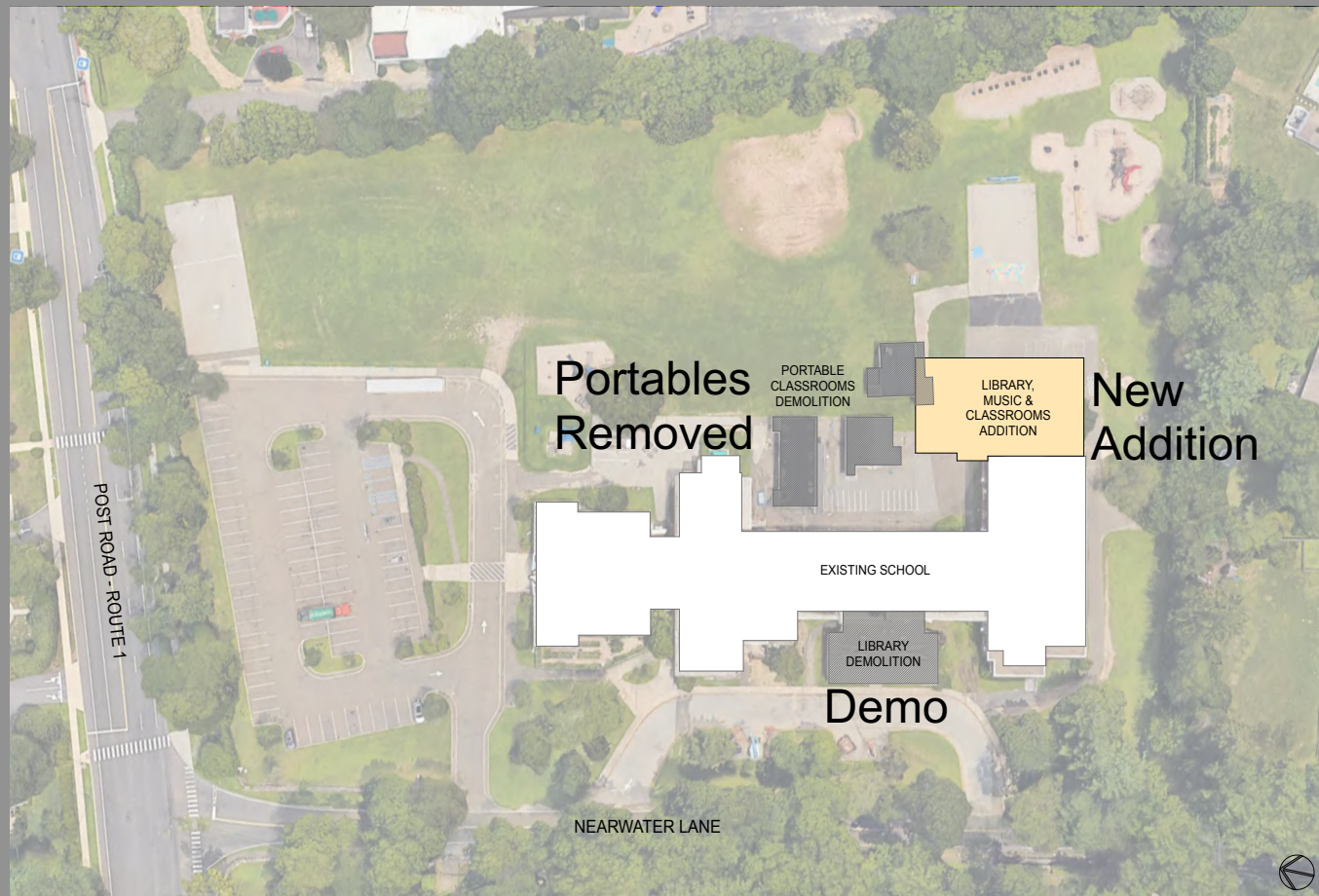
Classrooms and Specialized Spaces

Reno



Hindley Elementary School Library

HINDLEY



HINDLEY ELEMENTARY SCHOOL CONCEPTUAL SITE PLAN

HINDLEY

Addition:

10,300 SF

Demo:

3,000 SF

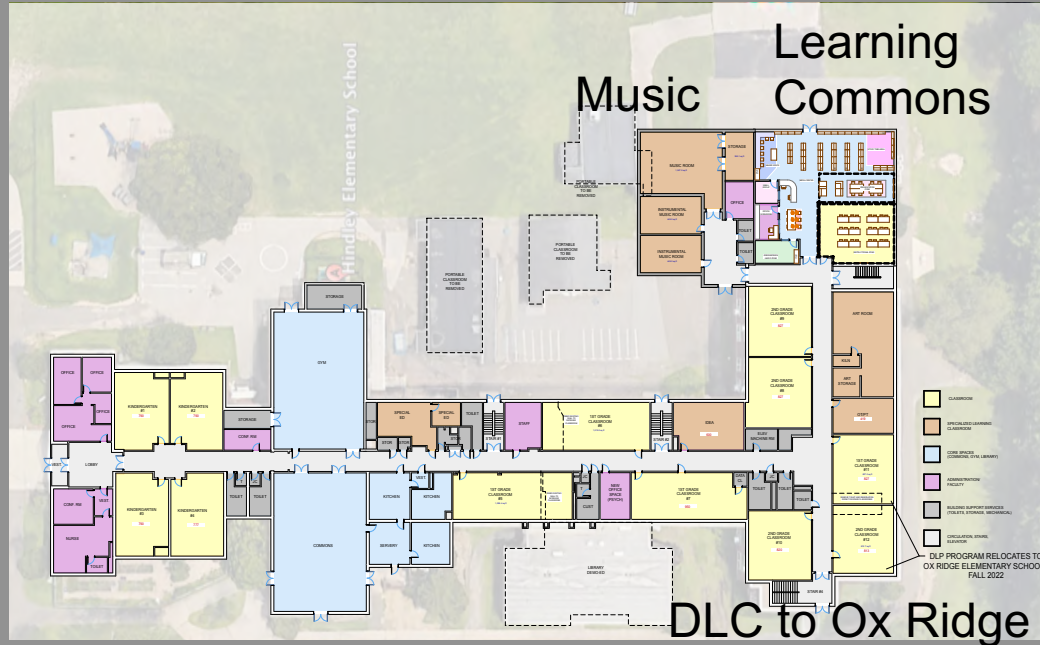
Removal:

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

DLC to Ox Ridge

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 CONCEPTUAL SITE PLAN

HOLMES ELEMENTARY SCHOOL

HOLMES

1st FLR

Addition:

7,500 SF

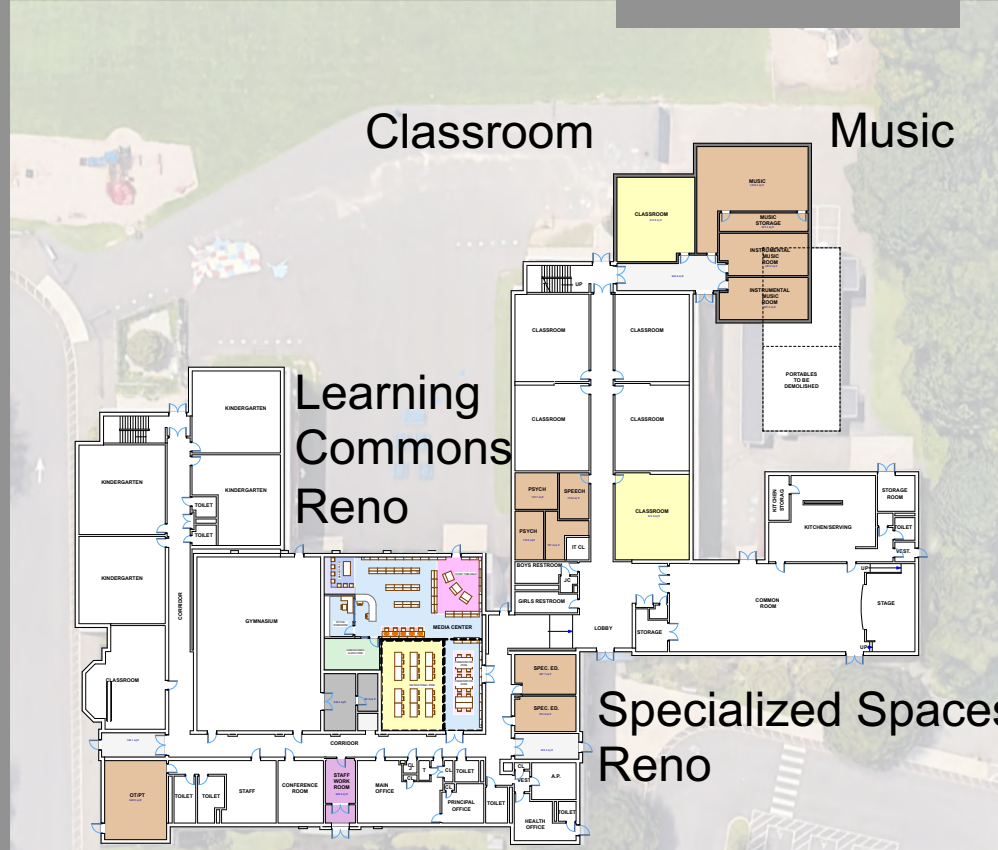
Removal:

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

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

DESIGN CONCEPT SUMMARY

Darien Public Schools

ROYLE

Addition:

Music

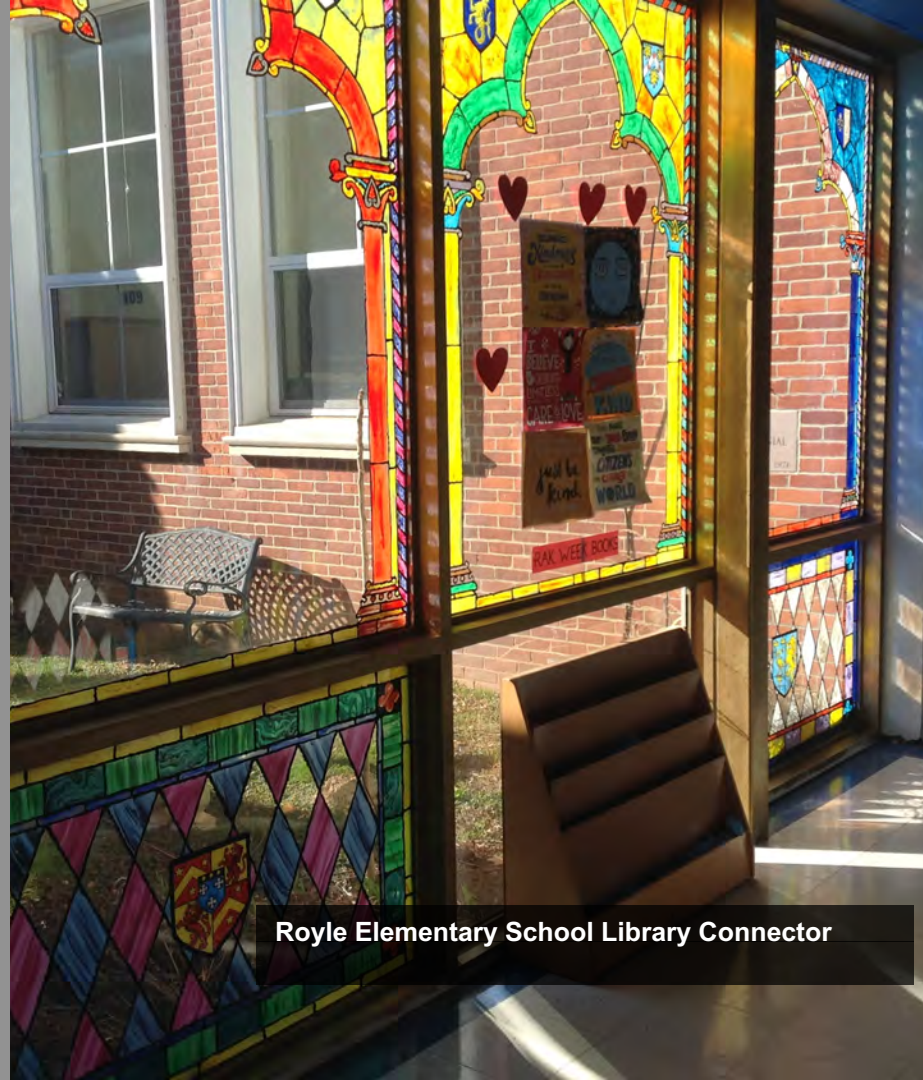
Learning Commons

Classrooms (4)

ELP to Ox Ridge

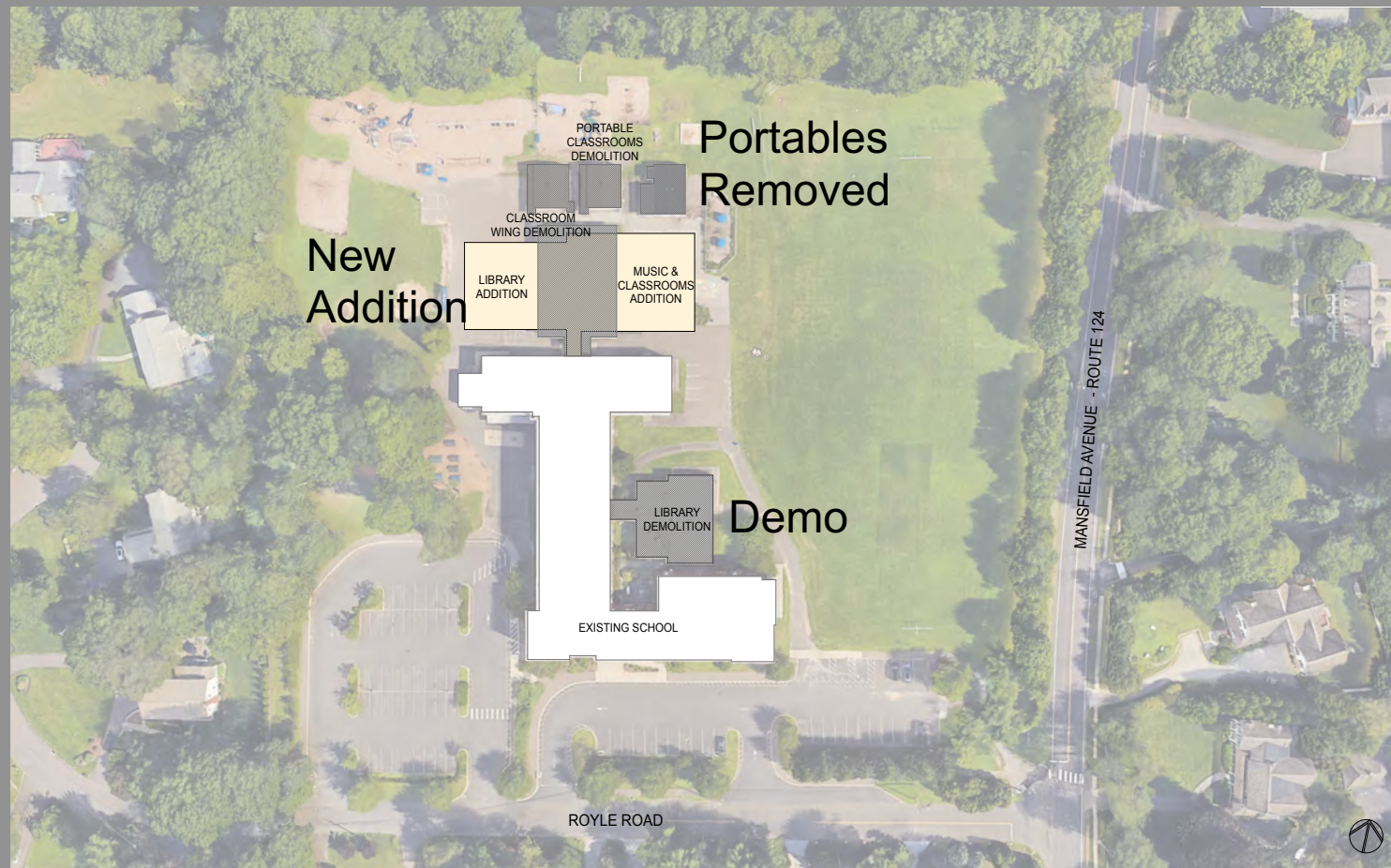
Classrooms and Specialized Spaces

Reno



Royle Elementary School Library Connector

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

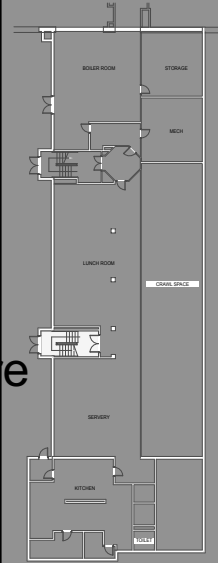
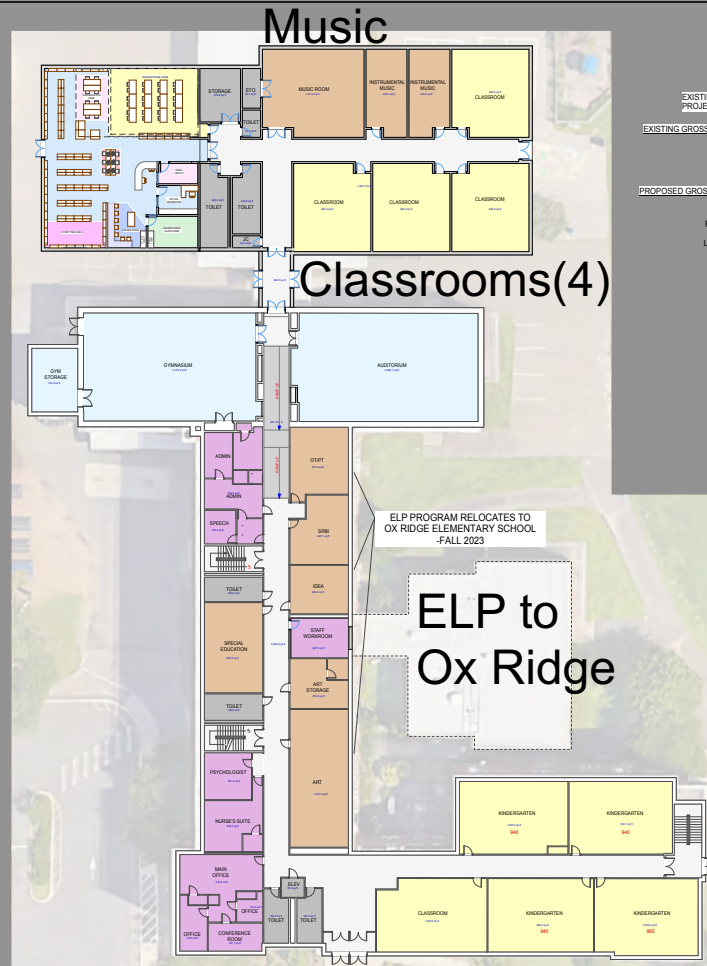


PHOTO: JAMES L. BELL, AIA/RS



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

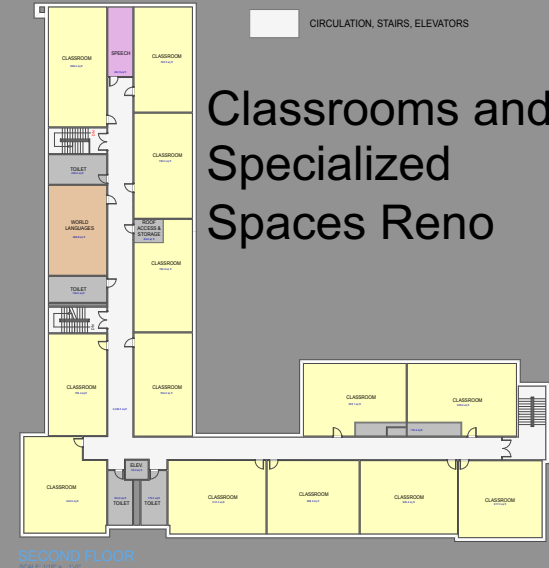
EXISTING GROSS SQUARE FOOTAGE
LOWER LEVEL - 6,716 SQFT
1ST FLOOR - 32,790 SQFT
PORTABLE CLASSROOMS - 2,513 SQFT
2ND FLOOR - 17,455 SQFT
TOTAL GSF - 56,974 SQFT

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

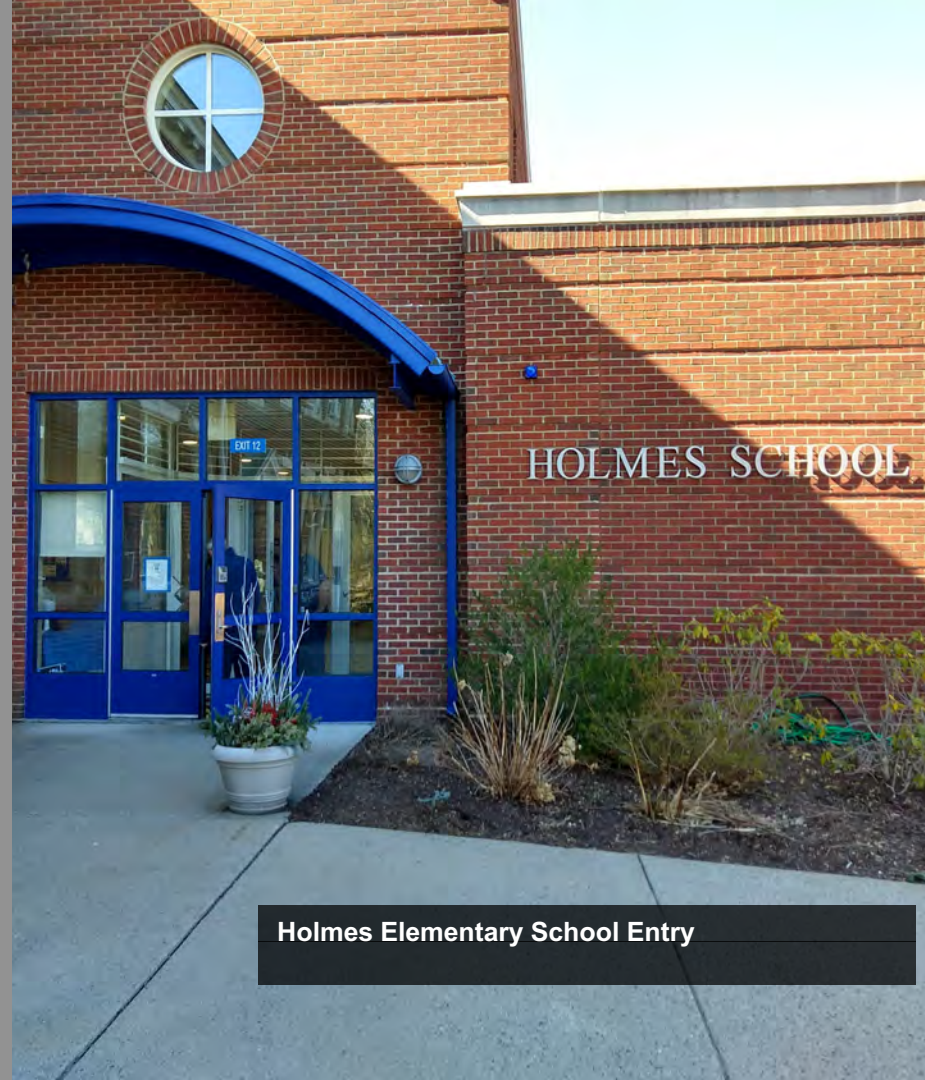
Site Scope TBD: \$750,000 - \$1,000,000

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

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, 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