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IMAGINING POSSIBILITIES

FOR TRUMBULL'S SCHOOL FACILITIES

TRUMBULL, CT

BOE Progress Update

October 25, 2022

- *Team & Schedule*
- *Work Completed So Far*
- *What Lies Ahead*
- *Community Engagement & Key dates*
- *Discussion / Q&A*

UTILIZATION & PROGRAMMING



**EDWARD
WIDOFSKY**

AIA, LEED AP BD+C

Project Manager
Tecton

OVERSIGHT & DAY-TO-DAY CONTACT



**JEFF
WYSZYNSKI**

AIA

Principal-in-Charge
Tecton

COMMUNITY ENGAGEMENT



**ANTONIA
CIAVERELLA**

EDAC, LEED AP BD+C,
WELL AP, FITWEL

Architectural Designer
Tecton

CONSULTANT EXPERTISE



**DEREK
BRIDE**

LEED AP BD+C

*MEP Engineering
Principal, CES*

BUILDING CONDITION ASSESSMENT



ALISON FROST

Project Architect
Tecton

CONSULTING ENGINEERING SERVICES

MEP Engineering

MCKIBBEN DEMOGRAPHIC RESEARCH

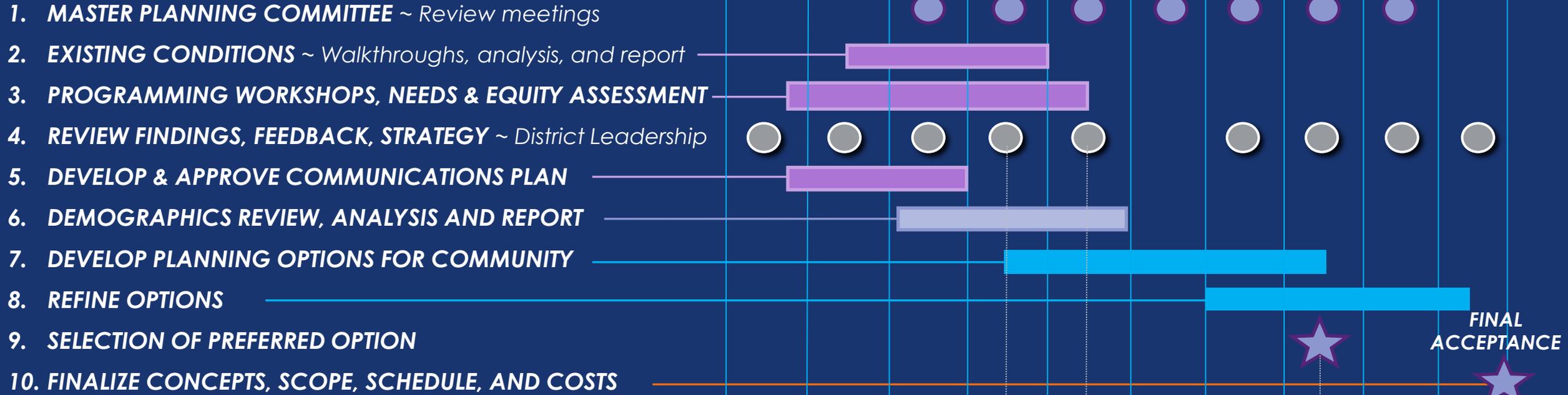
Enrollment Projections & Demographics Study

MILESTONE SCHEDULE



ACTION ITEM

← 2022 → ← 2023 →
AUG. SEPT. OCT. NOV. DEC. JAN. FEB. MAR. APR. MAY JUN.



COMMUNITY INTERACTION

- Existing Building Tours, Videos, and Presentations
- Community Conversation No.1 ~ Conditions, Utilization, think big
- Community Conversation No.2 ~ Opportunities & Options
- Community Conversation No.3 ~ Refined & Preferred Option
- Community Conversation No.4 ~ Finalizing the Plan
- Review meetings with OSCG&R
- BOE, BOF, BOS Progress Update Meetings

REF. CAMPAIGN & GRANT APPLICATION ~ TBD
(SUBMISSION PRIOR TO JUNE 30, 2023)



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WORK COMPLETED SO FAR...

WORK COMPLETED SO FAR



Don Reservoir

Tashua
Elementary



Long Hill
Admin.



Daniels Farm
Elementary



Agriscience



Trumbull High



Hillcrest
Middle



Booth Hill
Elementary



REACH



Madison
Middle



Jane Ryan
Elementary



TECEC



Middlebrook
Elementary

Trumbull



Frenchtown
Elementary



Approx. School Site



Site Visited

NORTH-END

NORTH BRIDGEPORT

Housatonic River

Building Walkthroughs & Initial Programming Discussions



1. Booth Hill Elementary School ~ 9/13/2022
2. Daniels Farm Elementary School ~ 9/13/2022
3. TECEC (Trumbull Early Childhood Education Center) ~ 9/13/2022
4. Middlebrook Elementary School ~ 9/14/2022
5. Jane Ryan Elementary School ~ 9/14/2022
6. Hillcrest Middle School ~ 9/16/2022
7. Madison Middle School ~ 9/16/2022
8. REACH ~ 9/22/2022
9. Agriscience High School ~ 9/22/2022
10. Long Hill Administration Building ~ 9/22/2022
11. Trumbull High School ~ 9/23/2022
12. Tashua Elementary School ~ 9/30/2022
13. Frenchtown Elementary School ~ 9/30/2022

Walkthroughs completed for all 13 buildings, approximately 1,152,245 sf



Existing Conditions Review



Conditions Analysis



Building Summary Table

Building Name		GSF	% of total town bldgs	Orig. Const.	Age
PK	Trumbull Early Childhood	24,044	2.1%	2005	17
K-5	Booth Hill Elementary	54,161	4.7%	1955	67
	Daniels Farm Elementary	65,091	5.6%	1962	60
	Frenchtown Elementary	94,305	8.2%	2003	19
	Jane Ryan Elementary	56,895	4.9%	1955	67
	Middlebrook Elementary	75,811	6.6%	1953	69
	Tashua Elementary	55,193	4.8%	1965	57
6-8	Hillcrest Middle	141,000	12.2%	1967	55
	Madison Middle School	154,970	13.4%	1960	62
9-12	Regional Agriscience Center	35,000	3.0%	2001	21
	Trumbull High School	367,000	31.9%	1971	51
6-8/9-12	REACH	8,700	0.8%	1970	52
Admin	Long Hill Administration	20,075	1.7%	1920	102
	Subtotal	1,152,245	Average Age	54	



Areas of Study

- 1. Site** (Pavement, traffic circulation, signs, parking, curbs, sidewalks)
- 2. Architectural Exterior** (Building envelope, roofs, windows, doors, masonry, trim, downspouts)
- 3. Architectural Interior** (flooring, ceiling, lighting, wall finishes, doors, frames)
- 4. Code ~ Accessibility / Life Safety** (accessible entrances, lifts/ramps, floor clearance, sprinklers, fire alarm)
- 5. Building Systems** (plumbing, heating, ventilation & air conditioning by S/P, lighting, electrical systems, technology, fire protection, fire alarms)

Site



Accessibility



Building Envelope

Building Systems

(Plumbing, FP, Elec. Lighting, Alarms)



1. Most buildings have been well maintained, yet **no building has received comprehensive, like new, renovations.**
2. Reuse, modification, and past adaptations affect **educational use and operational efficiency.**
3. In most cases, **poor definition of the school/site boundaries** lead to some concern(s) related to traffic flow, safety and security.
4. For buildings constructed prior to 2000s, majority of building systems and finishes are **at or past their useful life.**
5. **Poor comfort/temperature control. IAQ** (Indoor Air Quality) does not meet current code ~ commonly voiced concern throughout (S/P conducting report).
6. **Accessibility concerns throughout** building/site, few and uneven attempts at compliance.

Conditions Analysis ~ Common Findings



Site ~ Site traffic, parking and perimeter security concerns for site (pedestrian and vehicular safety), play areas exposed at times, limited universal accessibility (parking, sidewalks, and play), poor or no definition of school boundary, some surfaces past their useful life (parking, sidewalks, and play).

Architectural Exterior ~ Most buildings contain poor insulating values, (limited wall insulation ~ single wythe), some poorly functioning and/or single pane windows, some roofs past their useful life, some instances persistent water infiltration/leaks at windows, doors, roofs accelerated deterioration.

Architectural Interior ~ For buildings constructed prior to 2000, majority of finishes past useful life (millwork, floors, doors, ceilings), lockers, toilets all poor.

Code/Accessibility/Life Safety ~ Several compliance issues at toilet rooms, floor clearances/reach at entranceways, sinks, and millwork, stage(s), etc.

Building Systems ~ For buildings constructed prior to 2000 ~ majority of plumbing systems and fixtures are fair condition but past their useful life, electrical lighting and power distribution end/past useful life.



Conditions Analysis ~ Specific Examples



Booth Hill Elementary School ~ Former closets now intervention rooms, poor site circulation (bus/parent), poor climate control, poor visibility from admin.



Daniels Farm Elementary School ~ Sister school to Booth Hill, similar challenges, roof and envelope water infiltration has led to accelerated deterioration of envelope.



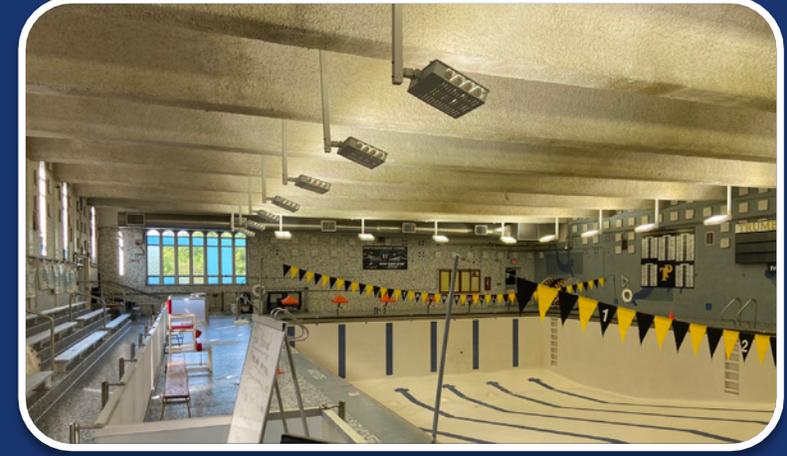
TECEC ~ Currently share space with Middlebrook E.S. ~ operational and logistical challenges, play areas in need of updating, climate control concerns, requested more program space.



Middlebrook Elementary School ~ site circulation concerns (pedestrian, bus, parent), poor lighting levels & climate control, desire for dedicated core space (gym, café, presentation), specialized ed.



Jane Ryan Elementary School ~ Main entry to school not accessible, capacity concerns ~ loss of music/maker space for gen classroom, accessibility compliance issues throughout.



Hillcrest Middle School ~ Lack of required functioning/proper program space throughout (S.E., labs, admin., etc.), pool space not used, travel distance challenging, poor climate control, poor site boundary.

Conditions Analysis ~ Specific Examples



Madison Middle School ~ Poor climate control due to building envelope, good layout but program space needs updating, media center poor location, more dedicated S.E. space.



REACH ~ Overall poor condition of building, building envelope leaks (water/air), limited accessibility compliance, min. access to natural daylight, need more dedicated program space.



Agriscience ~ Greenhouse requires update/replacement, persistent roof leaks and moisture infiltration causing accelerated deterioration, renovate obsolete program space.



Long Hill Administration ~ Generally in poor condition, building reinvented several times, multiple different vintages of construction & building systems, satisfies program need but limited accessibility throughout, poor public entry



Tashua Elementary School ~ Obsolete modulares should be removed (safety hazard), building well maintained but overall systems/finishes past useful life, toilets rooms poor and too few, access to more nat. daylight.



Frenchtown Elementary School ~ Ingress/Egress to site poor & congested at times, site play/paved areas have accelerated deterioration, some building envelope concerns with moisture infiltration, S.E. program space need.

Conditions Analysis ~ Specific Examples



Trumbull High School ~ Revisit and identify portions of work that were not completed during last renovation (doors, terrazzo repairs, portables, etc.), investigate optimizing media center area of school, coordinate efforts with planned wellness center/weight room expansion, optimize underutilized areas near and adjacent to cafeteria, reinvent dedicated rooms for obsolete programs).

Topics and Review included

1. **Interviews of principals, facilities, and district leadership, often with input collected from teachers.**

2. **Questions Included...**
 - a. *What spaces get the most use? The least?*
 - b. *What is missing?*
 - c. *What affects quality of education on a daily basis?*
 - d. *What works well, what doesn't?*
 - e. *How can this facility better support the staff and/or students?*
 - f. *What limits/reduces educational time? Are there adjacency relationships that should be improved (locations of key programmatic functions)?*
 - g. *Biggest day to day challenge?*
 - h. *How can this facility better support the students?*
 - i. *What is fundamental to the student experience that is currently working or not working with the existing facility?*



Programmatic Discussions~ Common Findings



1. Educators clearly **making the best use of their facilities**, reimagining, re-purposing and utilizing all practical areas.
2. The **evolution of small group instruction and specialized education** require additional dedicated and appropriately appointed space.
3. Older **buildings present limited flexibility to create adaptative flexible space for 21st Century learning** (small group, project-based learning, professional development/prep space, learning lab).
4. Consistent **concerns about capacity of the buildings** ~ Ex. bubble years with enrollment forcing “art on a cart” or sacrifice of specialty programs.



**CLIMATE
CONTROL**

**ENHANCE
OUTDOOR
LEARNING**

**PRIVACY & DEDICATED
SPECIAL EDUCATION SPACE!**

**DEDICATED
SPACE FOR ART,
MUSIC, P.E.**

**HEALTH &
WELLNESS FOR
ALL STUDENTS**

INCLUSIVE
SINGLE USER TOILETS,
UNIVERSAL ACCESSIBILITY

**MAINTAIN THE
"NEIGHBORHOOD
SCHOOL"**

**COMMUNITY
ENGAGEMENT**

**ACCESS TO
NATURAL DAYLIGHT**
PARTICULARLY @ ELEMENTARY

**EQUITY ACROSS
THE DISTRICT**
FACILITIES, PROGRAMS,
QUALITY

**ENERGY
EFFICIENCY**

SAFETY

**IMPROVE TEAM SPACE,
SPACE FOR PROFESSIONAL
DEVELOPMENT!**

Comments from the BOE Workshop on 9/20/2022

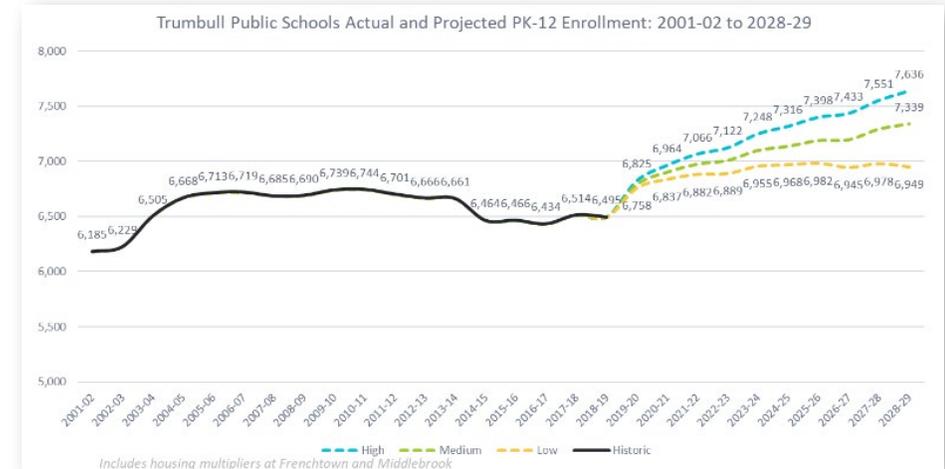
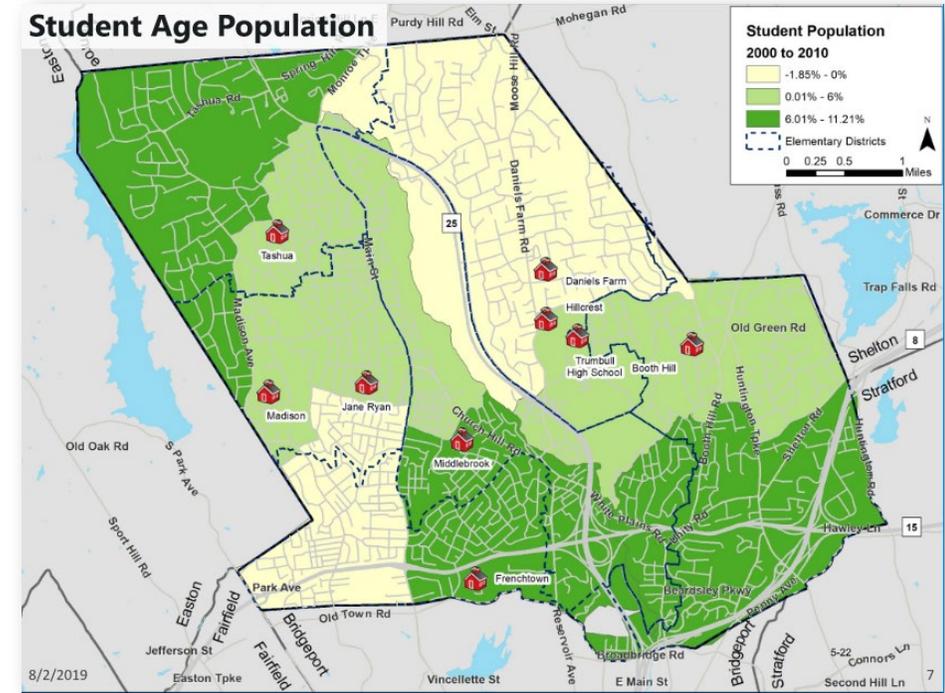


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WHAT LIES AHEAD...

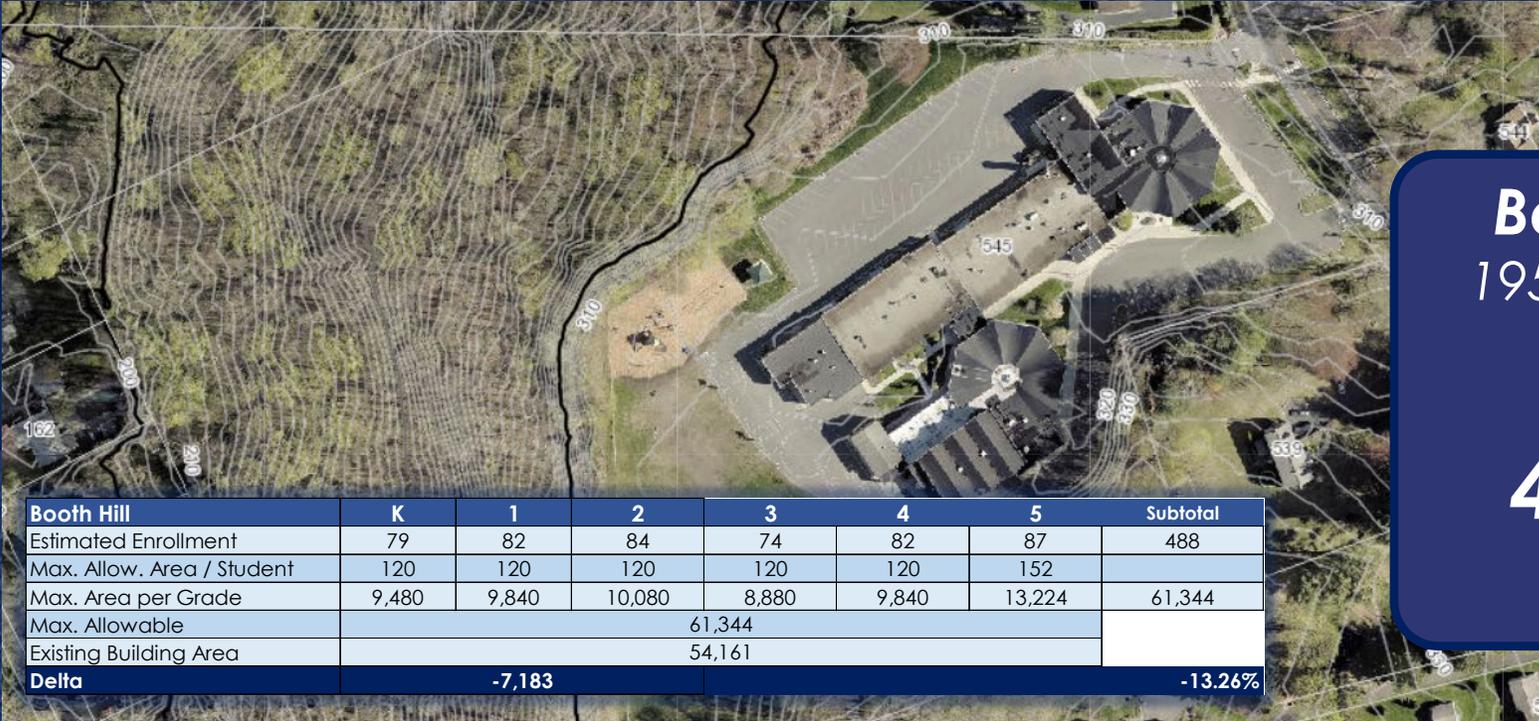
Areas of Study

1. Validation of historical data.
2. Population forecasts for the **years 2025 and 2030 for the six elementary schools.**
3. Review historical enrollment by grade & **forecasts for 2025 and 2030 by elementary area for population.**
4. **Enrollment forecasts** by grade for the **years 2023-2024 to 2032-2033** for all grade levels.
5. Geo-code the student population to **review capacity and equity of facilities across the district.**



Images from SLR/Milone & MacBroom 2019 Report

Benchmarking Facilities & Costs



State Space Standards

Booth Hill Elementary Built in 1955 25% allowable area increase
-22,519 sf
 or
41% below the max. allowable for today's population!

Booth Hill	K	1	2	3	4	5	Subtotal
Estimated Enrollment	79	82	84	74	82	87	488
Max. Allow. Area / Student	120	120	120	120	120	152	
Max. Area per Grade	9,480	9,840	10,080	8,880	9,840	13,224	61,344
Max. Allowable	61,344						
Existing Building Area	54,161						
Delta	-7,183						-13.26%

Capacity



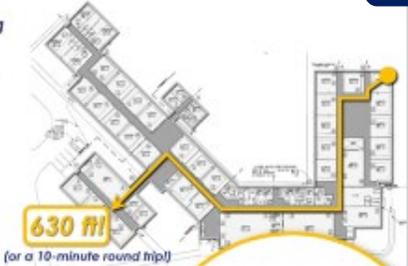
MIDDLEBROOK SCHOOL
 (K-5, 510 STUDENTS)

- ANALYSIS TO INCLUDE:**
- CAPACITY REVIEW
 - CORE SPACE BENCHMARKING
 - BUILDING EFFICIENCY
 - IMPACT ON EDUCATION

Understanding the impact of your Building

"The gift of time"
 Distance of Classroom to Media Center and/or Specialized Education Area...
 Approximately 630 feet!

Average speed of a 5 year old - 50 ft every 98-25 seconds
 About a 5 min. walk! Or... 10 minutes away from the classroom with each trip.



Understanding the impact of your building on Education!



DRG Group

	2020 GENERAL CONST.	2020 NEW CONST.	2021 GENERAL CONST.	2021 NEW CONST.	2022 GENERAL CONST.	2022 NEW CONST.
TRUMBULL	33.57%	23.57%	34.29%	24.29%	33.57%	23.57%
BROOKFIELD	31.43	21.43	31.43	21.43	32.86	22.86
SIMSBURY	33.21	23.21	33.57	23.57	35.36	25.36
MADISON	28.21	18.21	28.21	18.21	28.21	18.21

- Group B**
- 004 AVON
 - 018 BROOKFIELD
 - 028 CHESHIRE
 - 051 FAIRFIELD
 - 052 FARMINGTON
 - 054 GLASTONBURY
 - 056 GRANBY
 - 057 GREENWICH
 - 060 GUILFORD
 - 076 MADISON
 - 085 MONROE
 - 091 NEW FAIRFIELD
 - 097 NEWTOWN
 - 107 ORANGE
 - 128 SIMSBURY
 - 132 SOUTH BRIDGEMANSOR
 - 144 TRUMBULL
 - 155 WEST HARTFORD
 - 167 WOODBRIDGE
 - 205 DISTRICT NO. 5
 - 215 DISTRICT NO. 15

Identification of Priorities & Planning Options

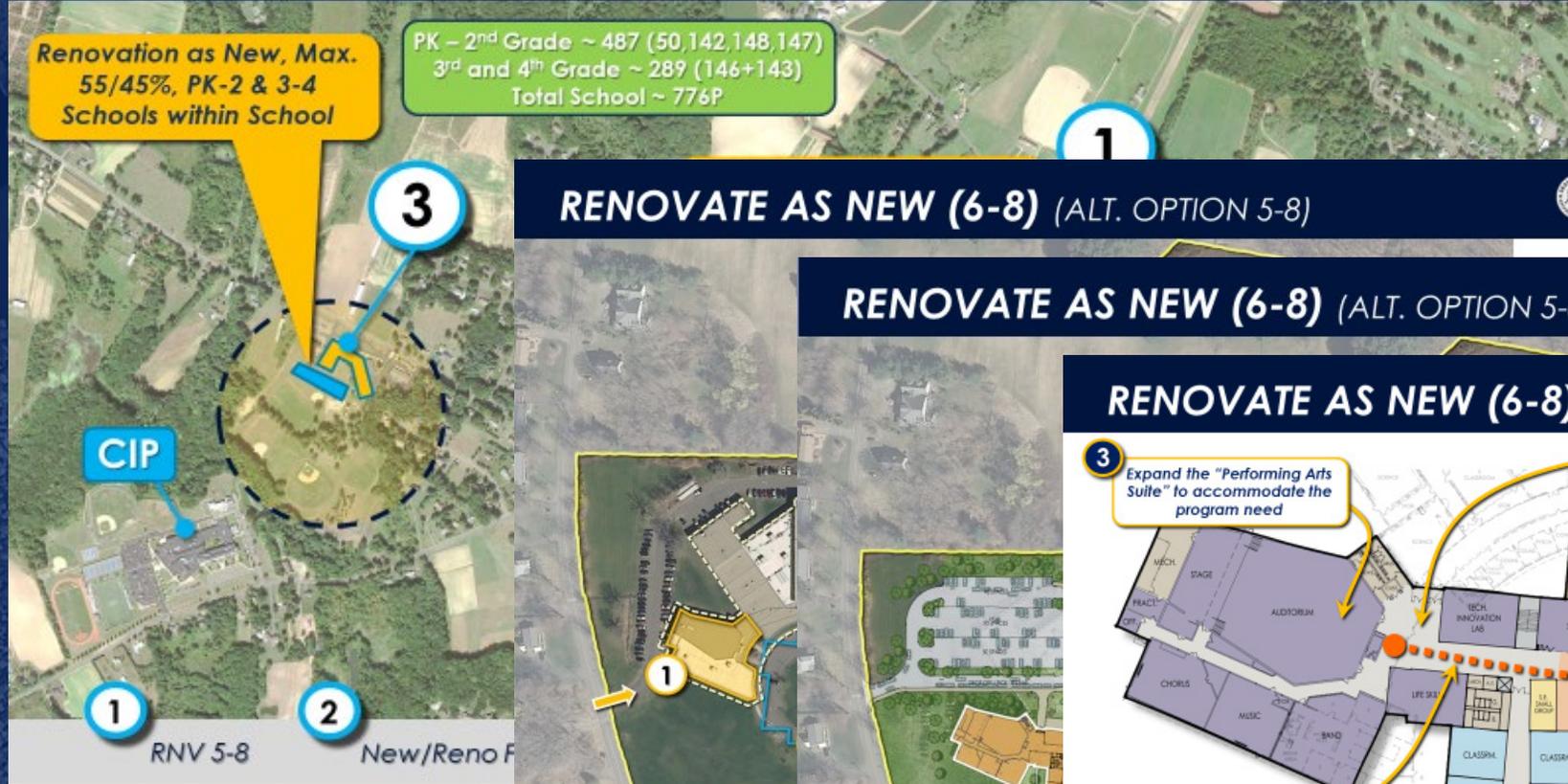


OPTION 5- 4 TO 3 & FIRE HQ



Renovation as New, Max. 55/45%, PK-2 & 3-4 Schools within School

PK - 2nd Grade ~ 487 (50,142,148,147)
3rd and 4th Grade ~ 289 (146+143)
Total School ~ 776P



RENOVATE AS NEW (6-8) (ALT. OPTION 5-8)



RENOVATE AS NEW (6-8) (ALT. OPTION 5-8)



RENOVATE AS NEW (6-8) (ALT. OPTION 5-8)



NORTH END

NORTH BRIDGEPORT

Identification of Priorities & Planning Options



Options ~ Why these configurations?



PK-1 provides early childhood for learning

Proposed Option ~ 2 "Exit HES, New Primary Elementary"

Projected Cost
~ \$99.8 Million



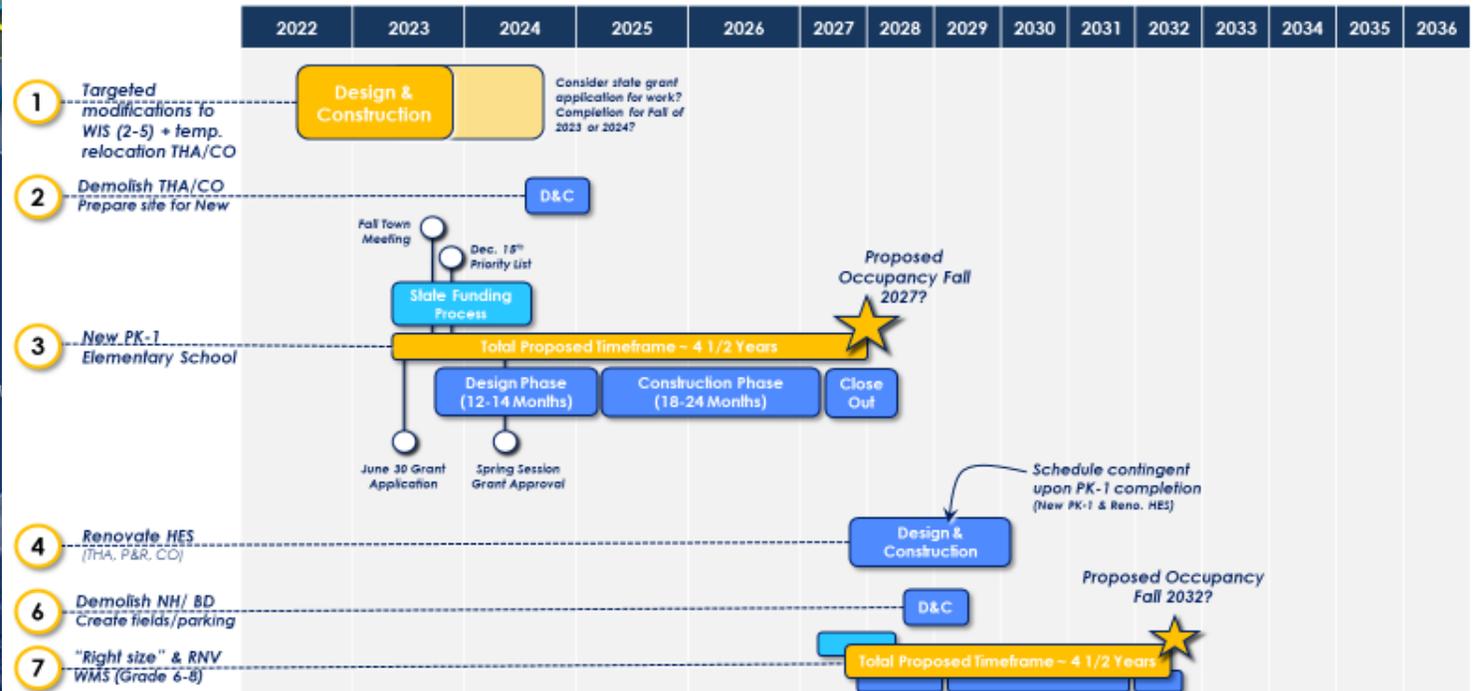
Benefits...

- + Avoids disruption to primary elementary students
- + Offers a more collaborative and cohesive campus
- + Modernizes learning environment (21st Century Learning) for PK-1
- + Allows for greater repurposing of HES

(New as of 3.02.2022)

(New as of 3.02.2022)

Sample Milestone Schedule ~ Option 2



(3.02.2022)

(New as of 3.02.2022)



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COMMUNITY ENGAGEMENT...

Importance of Community Engagement



This is a plan for your community!

Stronger together ~ Work together to identify & solve needs across entire community.....

Critical to represent needs across the district.

Meet them where they are at!

- Surveys & Mailers
- Student Handouts and Activities
- Fliers and Public Workshops
- Faculty Questionnaire
- Open House(s) & Tours



WE
NEED
YOUR
HELP!



Community Conversation #1



Topics:
Conditions, Utilization
and Thinking Big!

 Booth Hill
School

Community Conversation #2



Topics:
Opportunities and
Options

 Frenchtown
School

Community Conversation #3



Topics:
Refined and
Preferred Option

 Madison
Middle School

Community Conversation #4



Topics:
Finalizing the Plan
and Next Steps

 Trumbull
High School



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Discussion...questions?



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IMAGINING POSSIBILITIES

FOR TRUMBULL'S SCHOOL FACILITIES

TRUMBULL, CT

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