



**Tecton**  
ARCHITECTS

# IMAGINING POSSIBILITIES

FOR TRUMBULL'S SCHOOL FACILITIES

TRUMBULL, CT

## Community Conversation #2

Frenchtown School

February 2, 2023

Start: 6:00PM

## Introductions

5  
min

## Key Components

30  
min

WHERE WE'VE BEEN

45  
min

WHERE WE ARE TODAY

30  
min

WHERE WE'RE GOING

*Opportunities  
for discussion  
along the way*

10  
min

## How to Stay Connected

End: 8:00PM

## 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*

## BUILDING CONDITION ASSESSMENT



**ALISON FROST**

*Project Architect  
Tecton*

## CONSULTANT EXPERTISE



**DEREK  
BRIDE**

LEED AP BD+C

*MEP Engineering  
Principal, CES*

**CONSULTING ENGINEERING SERVICES**  
MEP Engineering

**MCKIBBEN DEMOGRAPHIC RESEARCH**  
Enrollment Projections & Demographics Study

## Central Office

**Dr. Martin Semmel**  
Superintendent

**Dr. Susan C. Iwanicki**  
Assistant Superintendent

**David Cote**  
Director of Operations

**Christina Hefele**  
Director of Digital Learning

**Lauren Butler**  
Secretary to the Superintendent

**Maria Vaz**  
Registration and Residency

**Dawn Perkins**  
Transportation Coordinator

## Board of Education

**Lucinda Timpanelli**  
Board Chair

**Tim Gallo**

**Jackie Norcel**

**Alison Squicciarro**

**Marie Petitti**

**Christopher Bandecchi**

**Julia McNamee**

**Lisa Nuland**

## Administration

**Dana Pierce**  
Principal, Booth Hill

**Gary Kunschaff**  
Principal, Daniels Farm

**Gina Prisco**  
Principal, Frenchtown

**Pat Horan**  
Principal, Jane Ryan

## Administration, ctd.

**Debra Ponte**  
Principal, Middlebrook

**Bryan Rickert**  
Principal, Hillcrest

**Katie Laird**  
Assistant Principal, Hillcrest

**Peter Sullivan**  
Principal, Madison

**Paul Coppola**  
Assistant Principal, Madison

**Marc Guarino**  
Principal, Trumbull High School

**Dr. Linda Paslov**  
Director, Agriscience &  
Biotechnology Center

**Deborah McGrath**  
Director, REACH

**Dr. Matthew Wheeler**  
Principal, TECEC

## Others

**Trumbull PTA Council**

**Public Works Administration**

## Existing Conditions

- 1 Physical condition** of building exterior, interior, systems and site
- 2 Code and life safety** systems analysis
- 3 Programmatic needs** and concerns based on condition
- 4 Prioritization ranking system** as a tool for long-term planning

## Demographics & Utilization

- 1 Highest projected enrollment** per building over the next 10 years
- 2 Allowable SF** per the State of Connecticut
- 3 Useable space** versus unassignable space per building
- 4 Benchmarking of core spaces** (gym, cafeteria, media) against state standard, per building

## Options & Final Plan

- 1 Available “swing space”** within the building, (if any)
- 2 Capacity and condition of the site** for a new building or addition
- 3 Best strategic first step**, followed by a long-term plan
- 4 Other opportunities** or variations on the long-term plan

## The What.

Analyze the existing facilities

Conduct a demographic study for enrollment projections

Identify a planning strategy for future educational delivery and building use to serve the Town for the next 10-15 years

## The Who.

A diverse group of administrators, students & faculty

Committee members, businesses, Town staff, residents

***The entire community!***

Start: 6:00PM

Introductions

5  
min

Key Components

30  
min

**WHERE WE'VE BEEN**

45  
min

WHERE WE ARE TODAY

30  
min

WHERE WE'RE GOING

10  
min

How to Stay Connected

End: 8:00PM

*Initial Walkthroughs*

*First Public Forum*

*Survey Results*

*Discussion*

# Conditions Analysis



## Area Summary Table

Building Name		GSF	% of total town bldgs	Orig. Const.	Age
<b>PK</b>	Trumbull Early Childhood	26,350	2.4%	2005	18
<b>K-5</b>	Booth Hill Elementary	53,660	4.8%	1955	68
	Daniels Farm Elementary	61,480	5.5%	1962	61
	Frenchtown Elementary	89,960	8.1%	2003	20
	Jane Ryan Elementary	46,430	4.2%	1955	68
	Middlebrook Elementary	65,690	5.9%	1953	70
	Tashua Elementary	59,660	5.4%	1965	58
<b>6-8</b>	Hillcrest Middle	117,000	10.5%	1967	56
	Madison Middle School	154,970	13.9%	1960	63
<b>9-12</b>	Regional Agriscience Center	38,200	3.4%	2001	22
	Trumbull High School	369,350	33.2%	1971	52
<b>6-8/9-12</b>	REACH	8,700	0.8%	1970	53
<b>Admin</b>	Long Hill Administration	21,950	2.0%	1920	103
	<b>Subtotal</b>	<b>1,113,400</b>	<b>Average Age</b>	<b>55</b>	



1

## COMPREHENSIVE APPROACH



2

## 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



## Conditions Analysis

10. Long Hill Admin.
11. Trumbull High
12. Tashua Elementary
13. Fre...

3

## 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)



1

13 buildings being studied

2

13 educational and conditions walkthroughs completed in September 2022  
**(approximately 1.1 million SF!)**

3

850 page **DRAFT** conditions assessment report outlining physical and programmatic building needs, ongoing since November 2022

4

Meetings with BOE, PTA, Superintendent, Facilities & the community **(including a community survey!)**

Physical Condition

**Well maintained, but tired**

**Creative reuse, but not ideal operationally**

Programmatic  
Needs

## Common Findings:

Poor definition of the school/site boundaries

Poor comfort/temperature control and IAQ

Accessibility concerns throughout

Building systems at or past useful life

Additions, but no comprehensive renovations

Building envelopes showing signs of age

# Where We've Been – Common Findings



**Site**

**Exterior**

**Interior**

**Code, Accessibility  
& Life Safety**

**Building Systems**

**850**  
pages

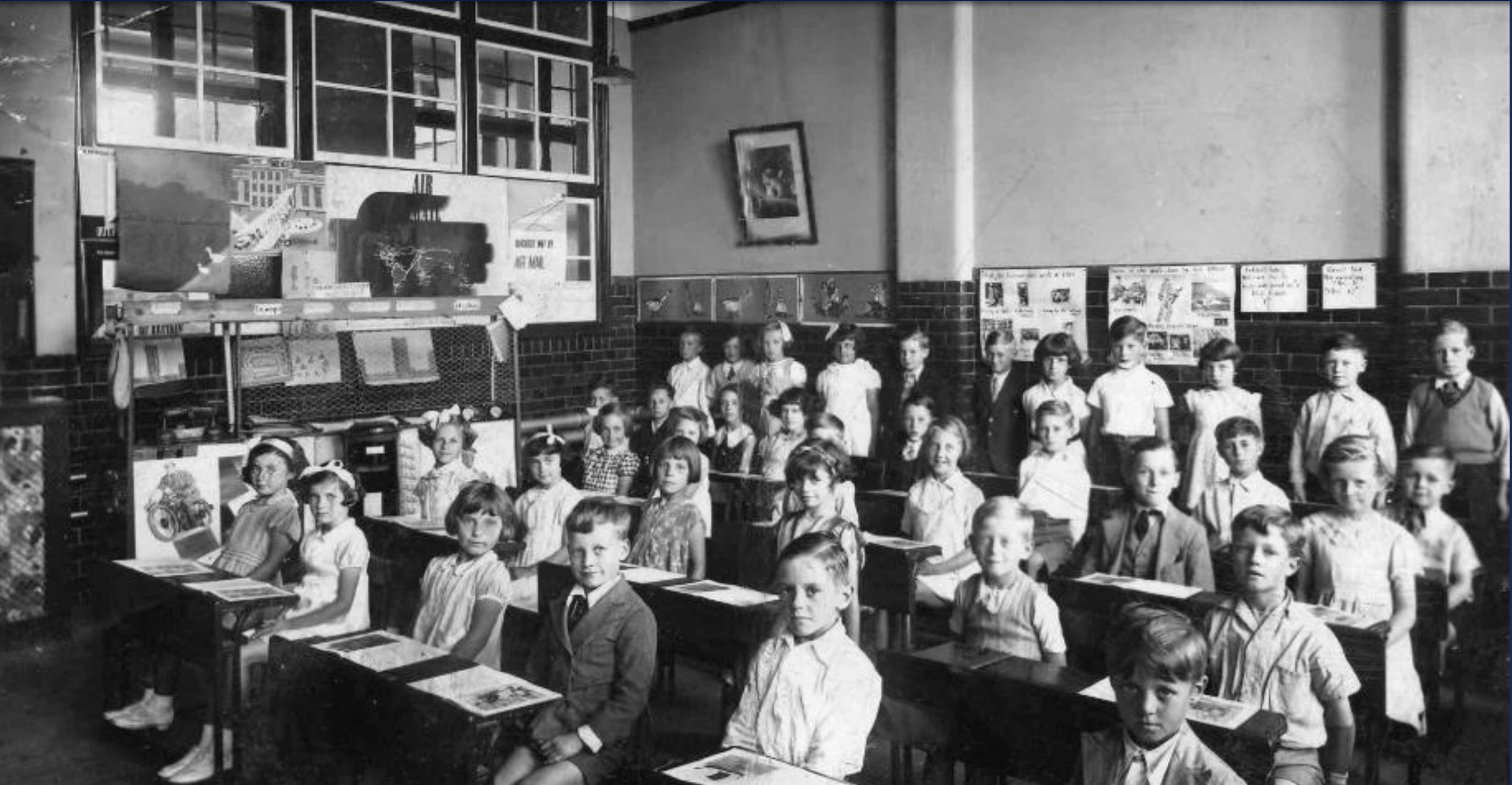
*Draft Conditions  
Assessment Report  
will be shared  
soon...*

**13**  
buildings

**5**  
categories

*Capital Improvement costs  
are in development...*

# What Has Changed Over The Last 50+ Years...



# What Has Changed Over The Last 50+ Years...



**Small Group Instruction**



**Daylight & Nature**

# What Has Changed Over The Last 50+ Years...



**Flexible & Adaptable**



**IAQ & Ventilation**

# What Has Changed Over The Last 50+ Years...



**One-on-One Intervention**



**Technology-Infused Space**



# Where We've Been – Community Conversation #1 (11/17/22)



- Internet access at THS is so bad

- Pool on campus. Although, I know there are bigger priorities. But if we can get a pool, it should be at the high school. Kids should have the priority. I don't know why anyone other than the students/kids have any say in this. They are not the priority!

*from someone with large kid existing school system.*

Outdoor Program use Shade / electrical

Community Access

## What are your priorities?

Trumbull Board of Education District-Wide Master Plan Connecticut

<p>21st Century Environment</p> <p>Sustainability &amp; Efficiency</p> <p>Safety &amp; Security</p> <p>Vehicular Circulation &amp; Parking</p> <p>Outdoor Learning &amp; Play</p>	<p>Alignment &amp; Equity District-Wide</p> <p>Fiscally Responsible</p> <p>Community Use After Hours</p> <p>Others? Write them here:</p> <p>Pal - on CAMPOUS! platform - ramps sunlight platform seating</p> <p>Water Spout</p>
---	---

Tecton ARCHITECTS

Air Booth Hill Teacher

Conditioning!!

(Written by a teacher 😊)

We are very focused on student achievement. Our air quality in the buildings is very poor. These are unbearable working and learning conditions. It is over 100 degrees in my classroom very often during the summer.

months (May, June, Sept., Oct.). I have parents @ students complain often. several students askep each year are sweating un-engaged. terrible for learning. I have students who have had asthma in these conditions. Please, this needs to change!

Ventilation Particularly at conditioning. Specials rooms

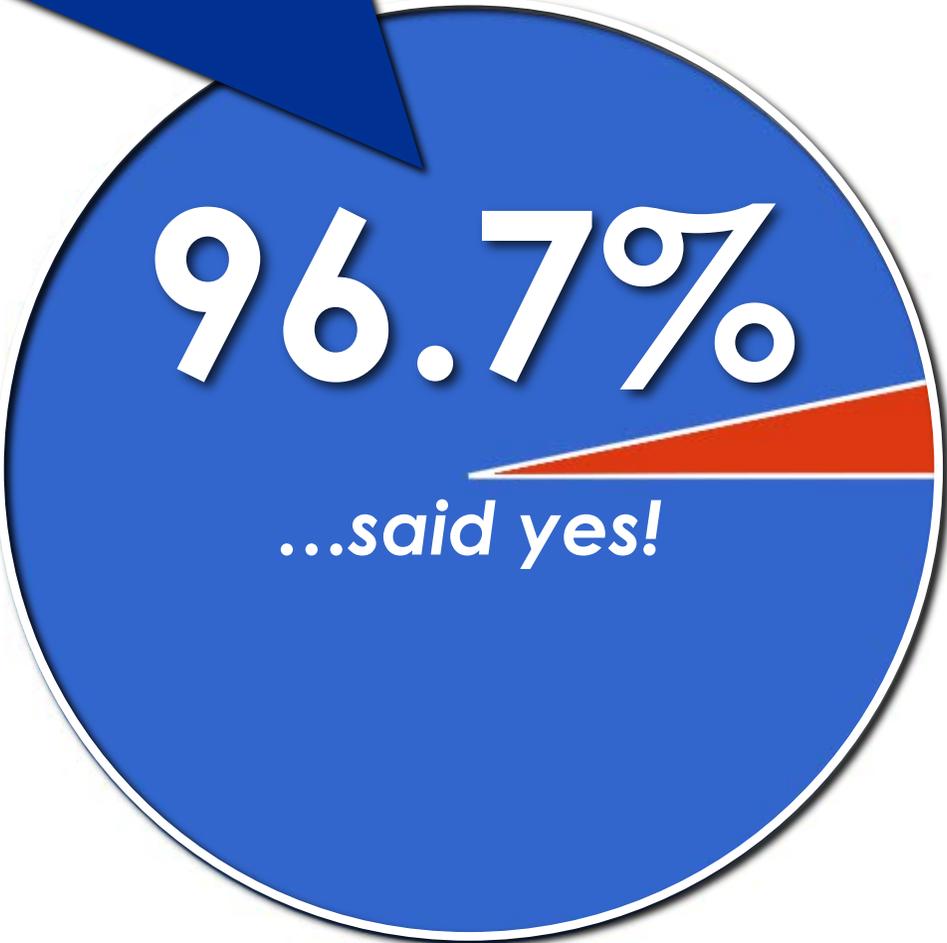
**Do you believe there is a need to improve the physical condition of Trumbull's public schools?**

- Yes
- No



**368**  
Responses so far!

**There is still time to participate!**



## Your feedback...greatest need *(Booth Hill, Hillcrest & Madison)*

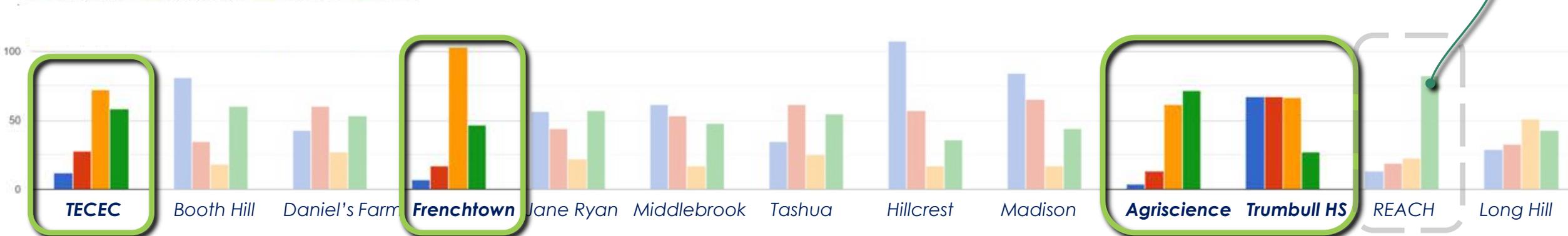
■ Greatest Need ■ Moderate Need ■ Lowest Need ■ Unsure



Unsure?

## Your feedback...lowest need *(TECEC, Frenchtown, Agriscience, Trumbull HS)*

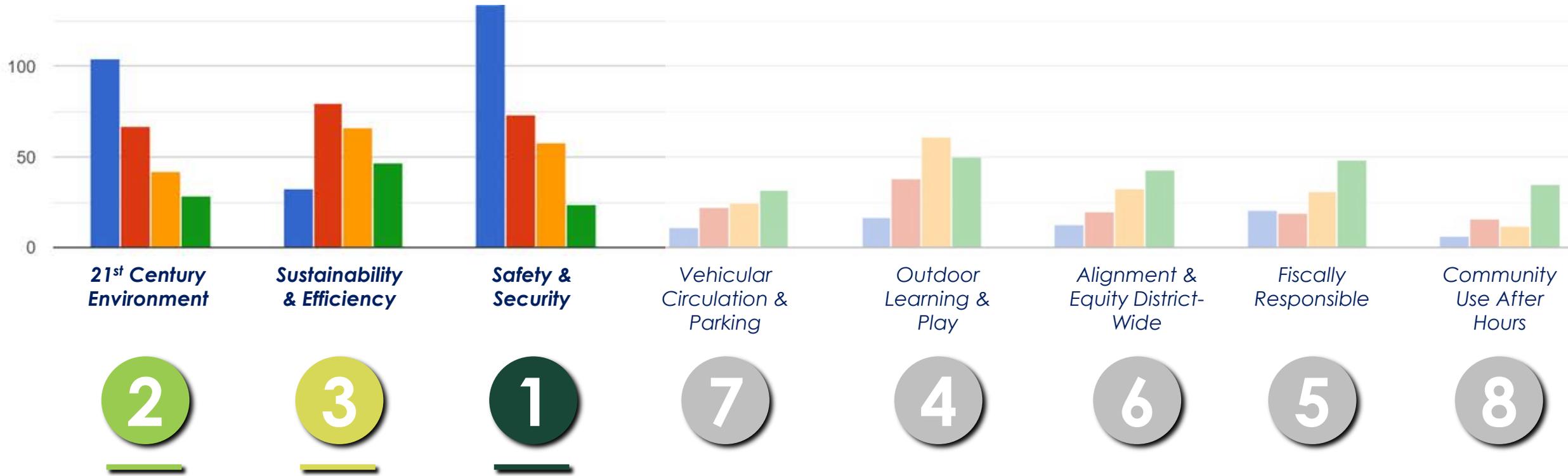
■ Greatest Need ■ Moderate Need ■ Lowest Need ■ Unsure



Unsure?

## What do you see as a priority?

Choice 1 Choice 2 Choice 3 Choice 4



# Feedback so far....



**Air Conditioning  
HVAC  
Air Quality**

**CLIMATE  
CONTROL**

**ENHANCE  
OUTDOOR  
LEARNING**

**Outdoor  
Learning & Play**

**PRIVACY & DEDICATED  
SPECIAL EDUCATION SPACE!**

**Community Use  
& Pool**

**Safety/  
Improvements  
for Walkers**

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

**HEALTH &  
WELLNESS FOR  
ALL STUDENTS**

**INCLUSIVE  
SINGLE USER TOILETS,  
UNIVERSAL ACCESSIBILITY**

**MAINTAIN THE  
"NEIGHBORHOOD  
SCHOOL"**

**COMMUNITY  
ENGAGEMENT**

**Safety &  
Security**

**ACCESS TO  
NATURAL DAYLIGHT**  
PARTICULARLY @ ELEMENTARY

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

**ENERGY  
EFFICIENCY**

**SAFETY**

**Renovated &  
Updated  
Buildings**

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

**Long-term  
Goals, Other  
Town Projects**

**Technology &  
21<sup>st</sup> Century  
Environments**

**Responsible: Energy  
& Finances**

**Storage!**



# *Let's pause for discussion*



*Any questions so far?*



*Any additional feedback to share?*

Start: 6:00PM

Introductions

5  
min

Key Components

30  
min

WHERE WE'VE BEEN

45  
min

WHERE WE ARE TODAY

30  
min

WHERE WE'RE GOING

10  
min

How to Stay Connected

End: 8:00PM

Demographics and  
Capacity/Utilization

Conditions Summary  
Programming  
Physical Condition

Discussion

## Projection vs. Forecast

Extrapolation of  
historical trends

Expected as a result of  
studied components of change  
(births, deaths, and migration)

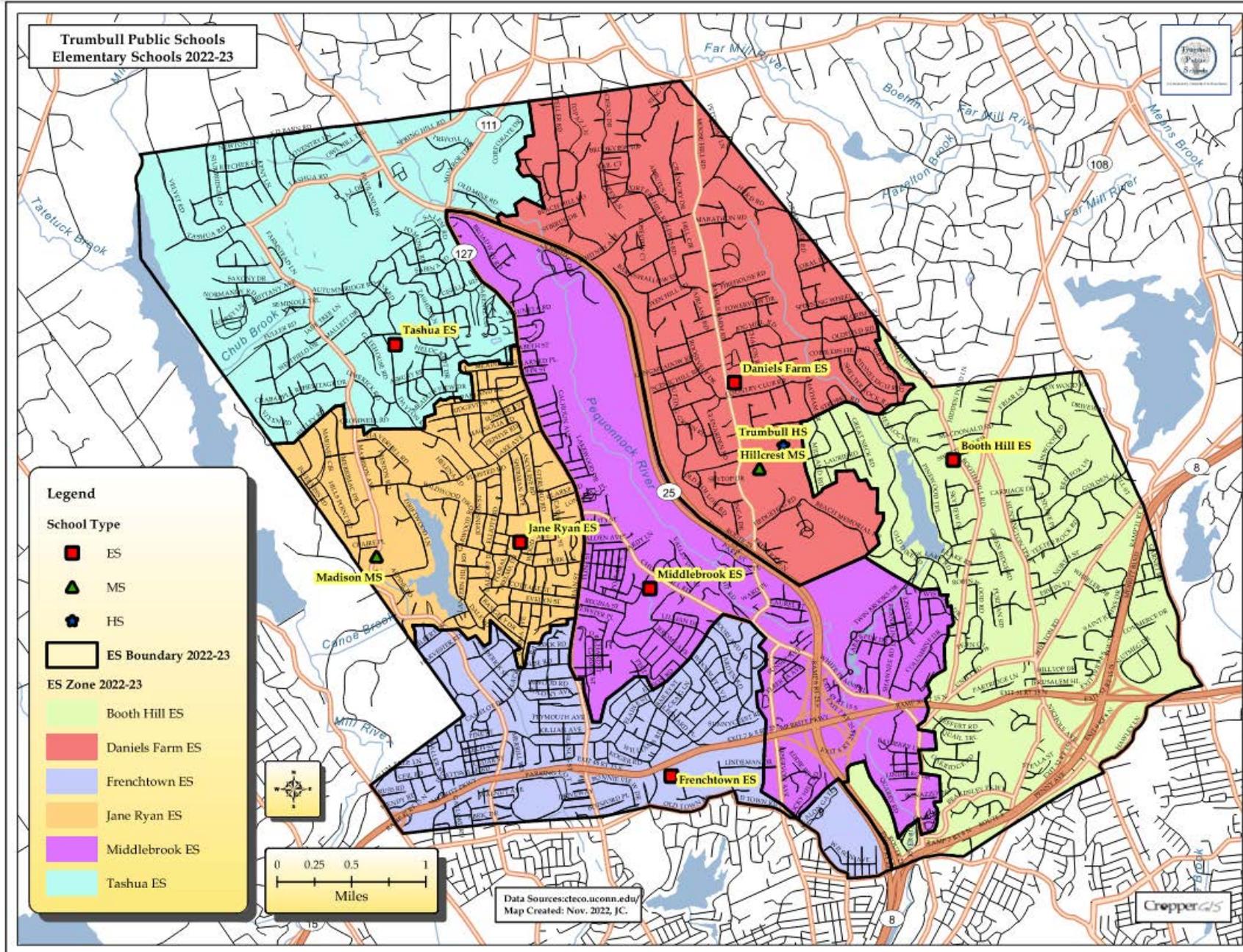
We are utilizing a  
cohort-component  
forecast.

## The Five Data Sets

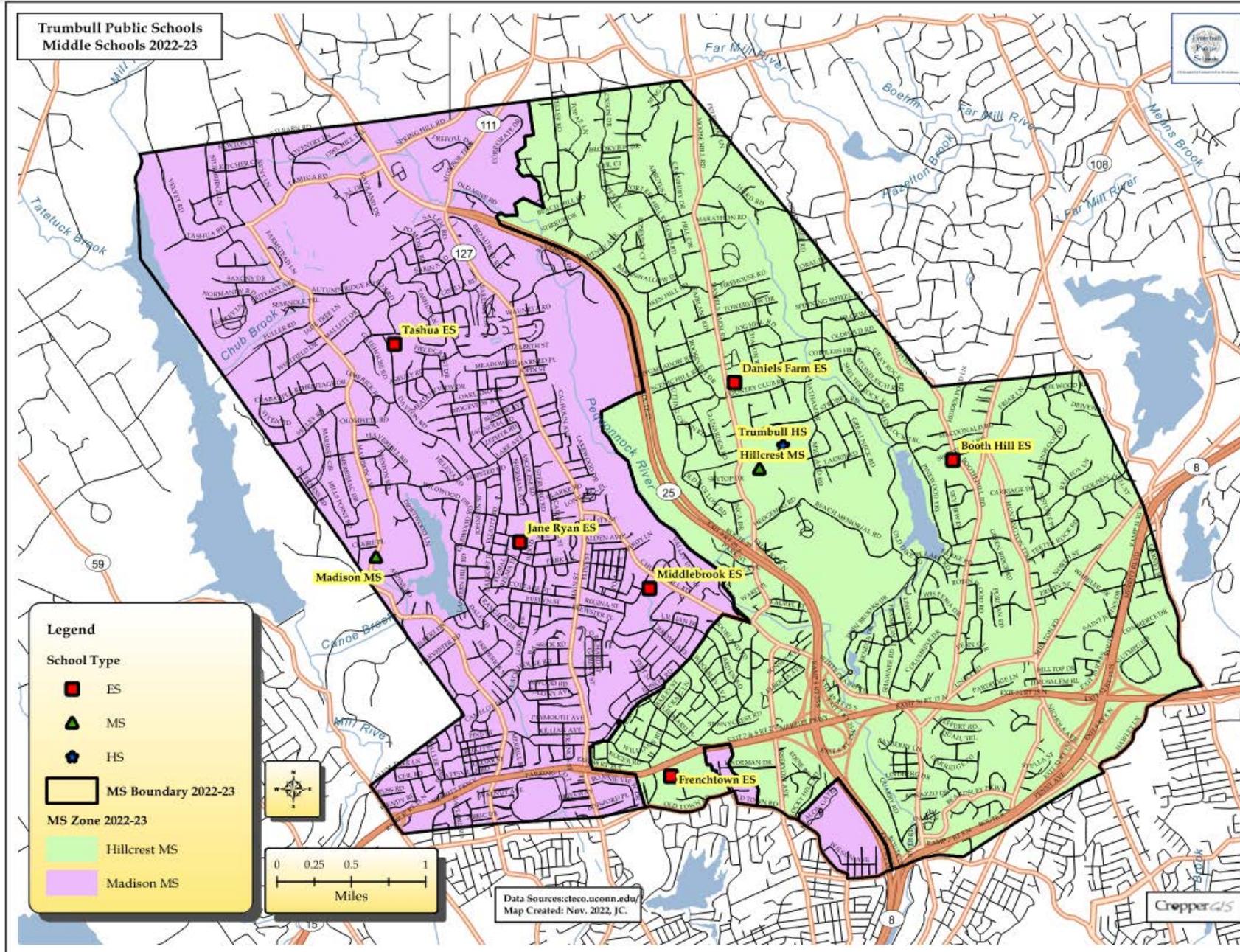
(required to generate population  
and enrollment forecasts...)

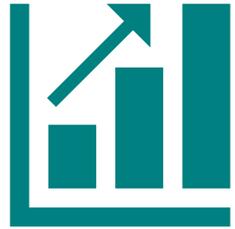
- 1 A base-year **population** (2010 Census)
- 2 Age-specific **fertility rates**, district-wide for the next 10 years by attendance area
- 3 Age-specific **survival (mortality) rates** district-wide for attendance areas
- 4 Age-specific **migration rates** district-wide for attendance areas
- 5 Historical **enrollment figures** by grade

# Elementary School – Boundary Map

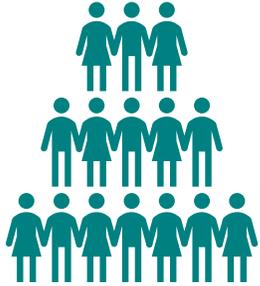


# Middle School – Boundary Map





**Elementary enrollment will slowly increase over the next 10 years.**



**This is (in part) due to the increase in the number of empty nest households turning over and in migration of young households.**



**Even with new housing unit construction, the price of existing home sales is the dominant factor affecting population and enrollment.**

*Refer to the Executive Summary of the Demographics Study for other key findings.*

# Demographics – Elementary Total Enrollment Over 10 Yrs.

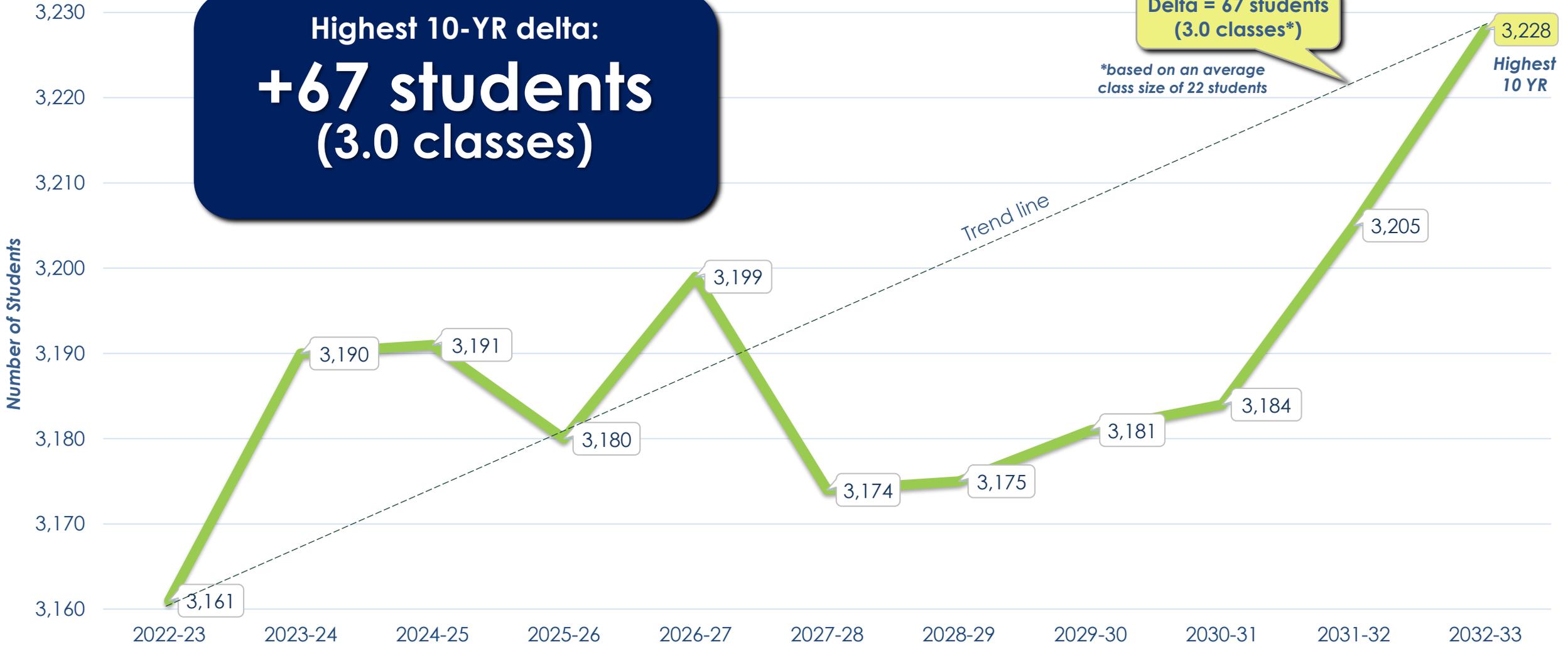


Highest 10-YR delta:  
**+67 students**  
**(3.0 classes)**

Delta = 67 students  
(3.0 classes\*)

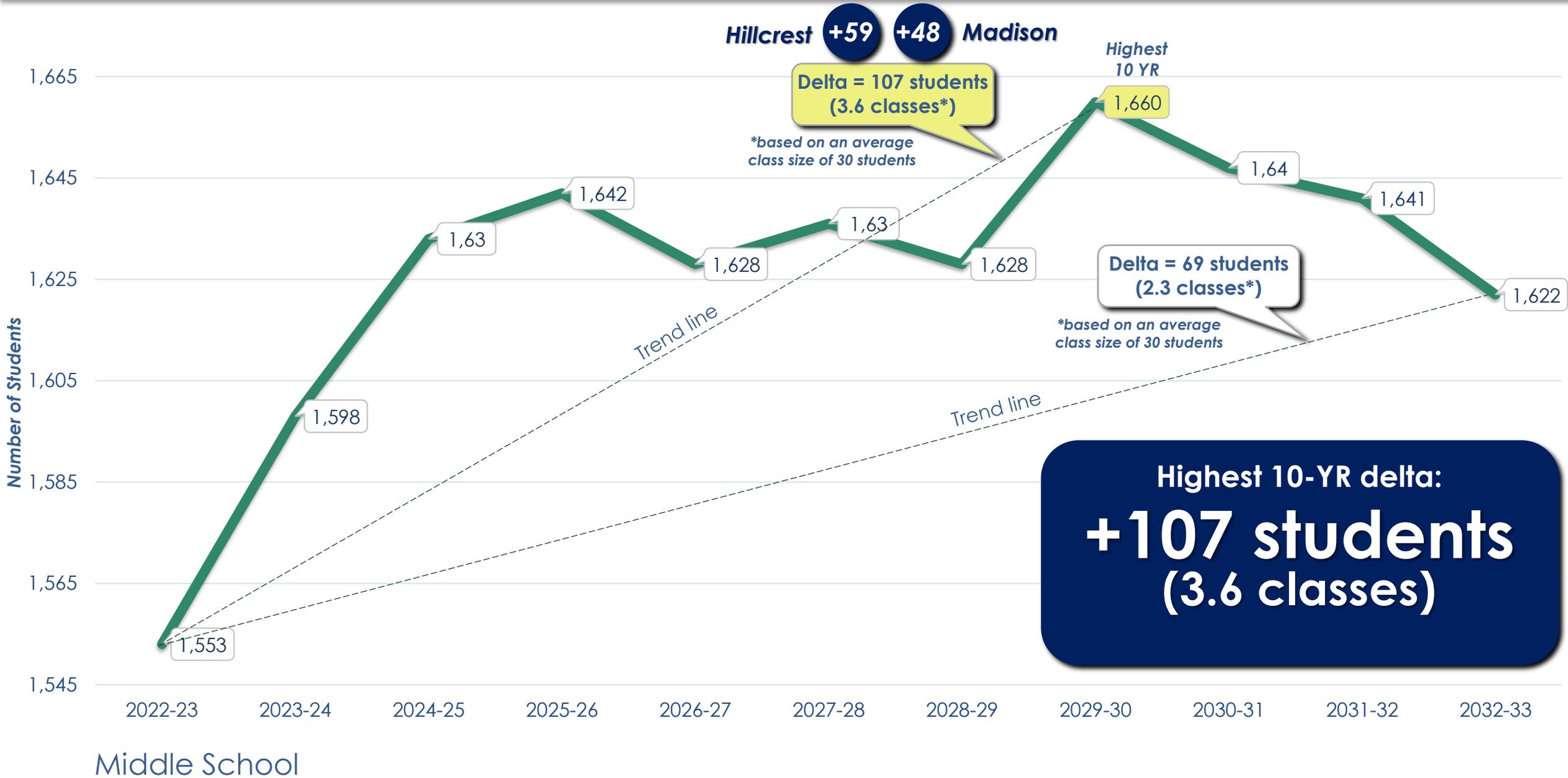
\*based on an average  
class size of 22 students

Highest  
10 YR



Elementary School

# Demographics – Middle School Total Enrollment Over 10 Yrs.



Hillcrest +59 +48 Madison

Delta = 107 students  
(3.6 classes\*)

\*based on an average  
class size of 30 students

Highest  
10 YR

1,660

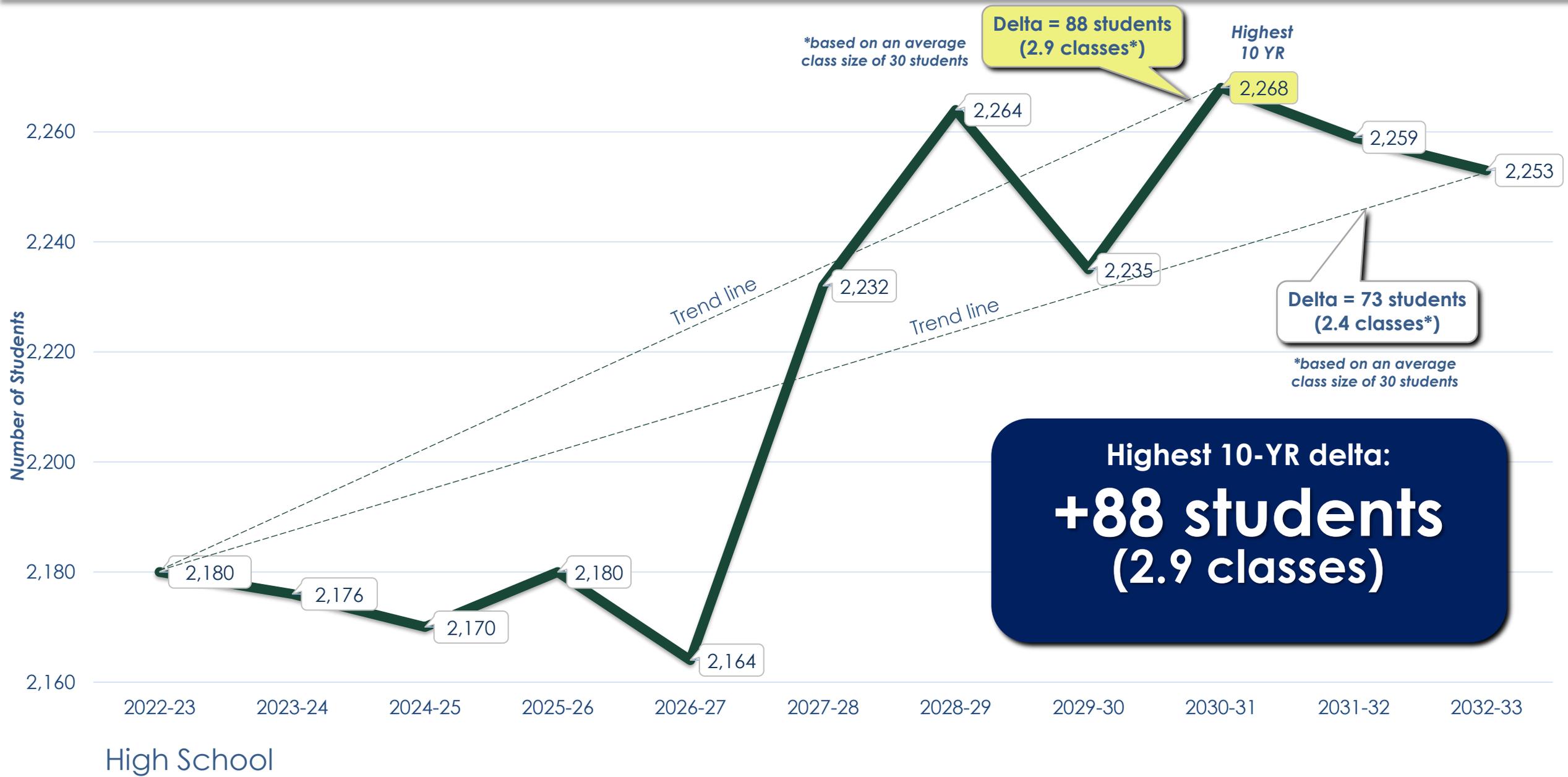
Delta = 69 students  
(2.3 classes\*)

\*based on an average  
class size of 30 students

Highest 10-YR delta:  
**+107 students**  
**(3.6 classes)**

Middle School

# Demographics – High School Total Enrollment Over 10 Yrs.



**+67**  
students  
3.0 classes

**Elementary**

**+107**  
students  
3.6 classes

**Middle**

**+88**  
students  
2.9 classes

**High School**

**What does  
this mean?**

*Consider capacity, flexibility, effect on special education and specials (art, music, gym, media, STEAM)*



# *Let's pause for discussion*



*Do the projections reflect what you have seen?*



*Is there anything else happening in your community that may affect this outcome?*



*Any additional feedback to share?*

How many  
students can fit,  
and the size of  
core spaces...

- *Gym*
- *Media*
- *Cafeteria*



## Why do this analysis...

**“Enrollment”** ~ Analyze capacity based upon the **highest enrollment** in a 10-year window (OSCG&R requires 8-year window for grant applications)

**“Allowable Area”** ~ To benchmark your school buildings against **allowable areas** recommended by the state. **“Allowable Area”** is a **conservative approach** to building planning and **directly affects reimbursement!**

**“Useable Area”** ~ Measure the **actual space you can use for education**. Deduct corridors, wall thickness, toilet rooms, mechanical rooms, shafts & chases.  
**Expectation 70 - 75%**

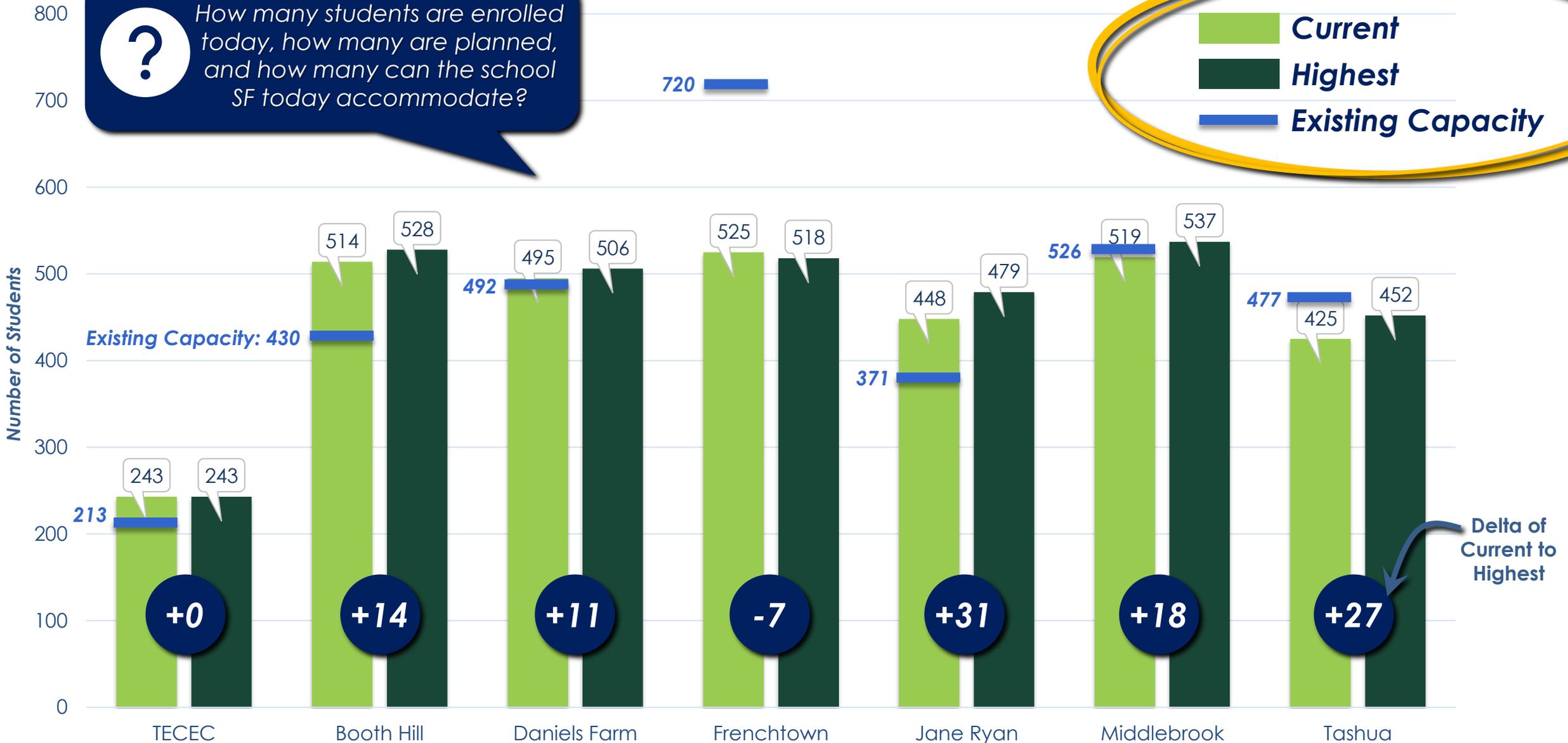
**“Benchmarking”** ~ Measure the **core spaces such as Media, Cafeteria, Gymnasium** and compare to what is **typical and/or expected**.

# Elementary Schools - Enrollment and Capacity



**?** How many students are enrolled today, how many are planned, and how many can the school SF today accommodate?

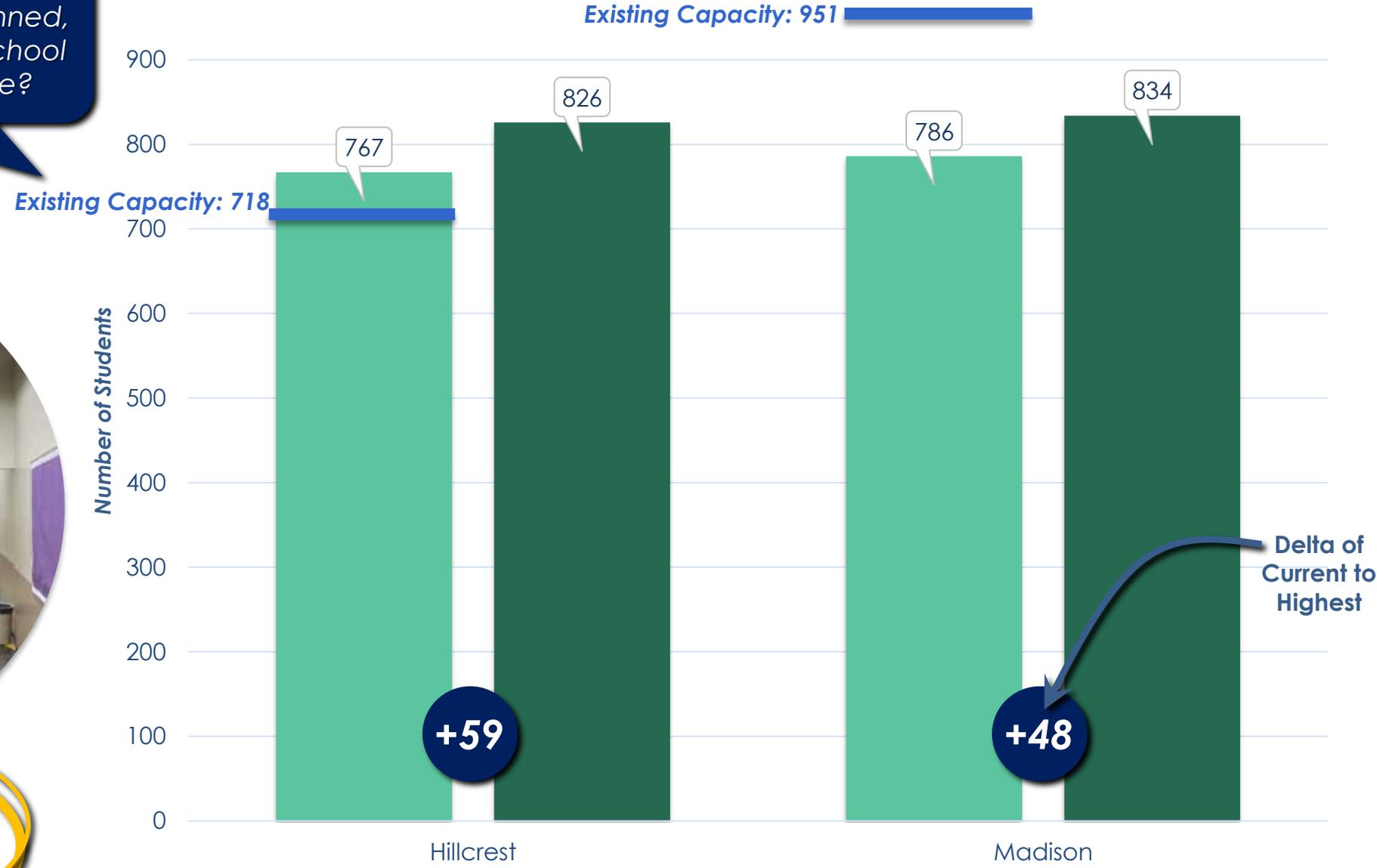
- Current
- Highest
- Existing Capacity



# Middle Schools – Enrollment and Capacity



? How many students are enrolled today, how many are planned, and how many can the school SF today accommodate?



Current  
 Highest  
 Existing Capacity

# High School – Enrollment and Capacity



How many students are enrolled today, how many are planned, and how many can the school SF today accommodate?



Trumbull High School



Trumbull High School

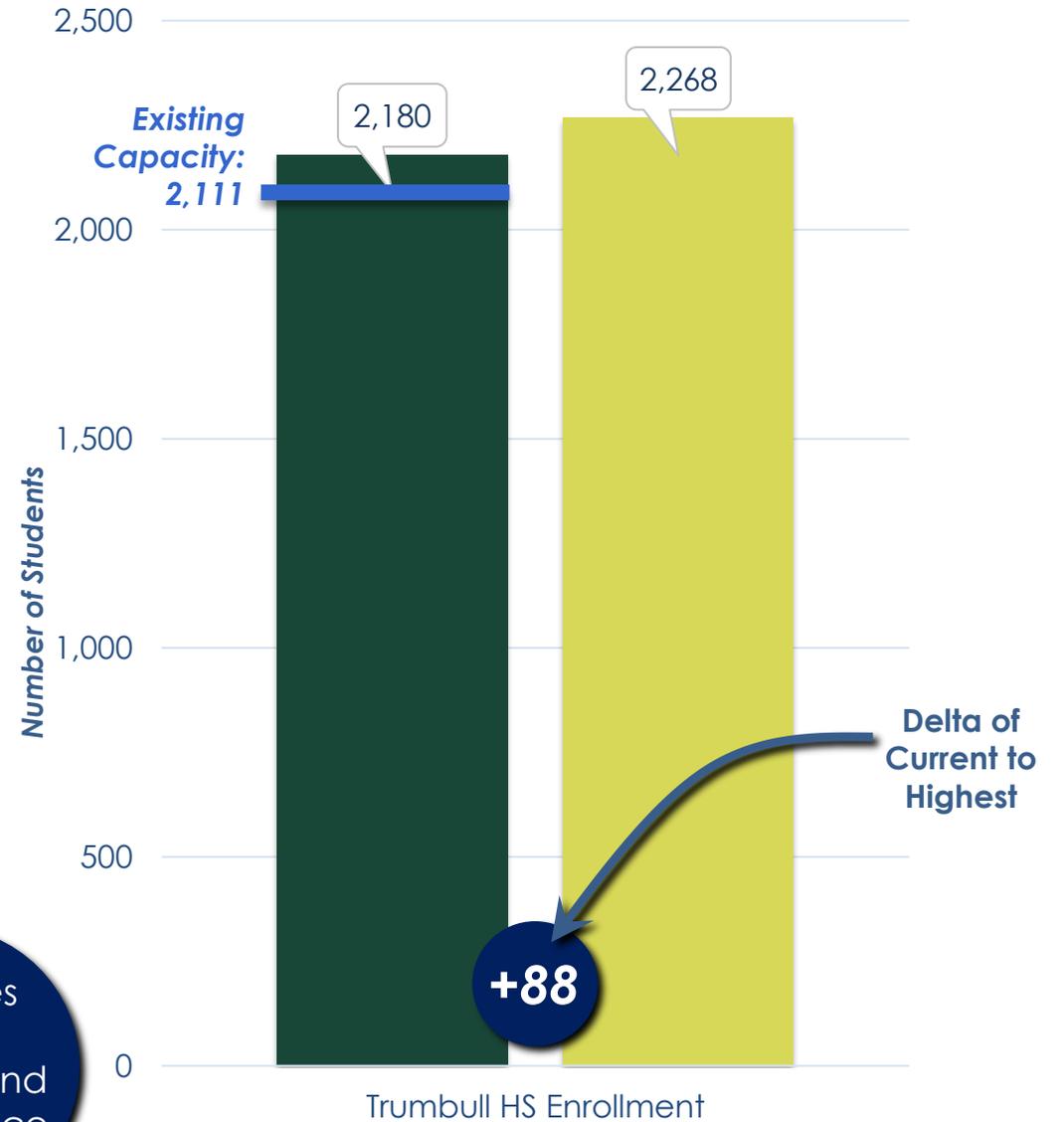


Trumbull High School



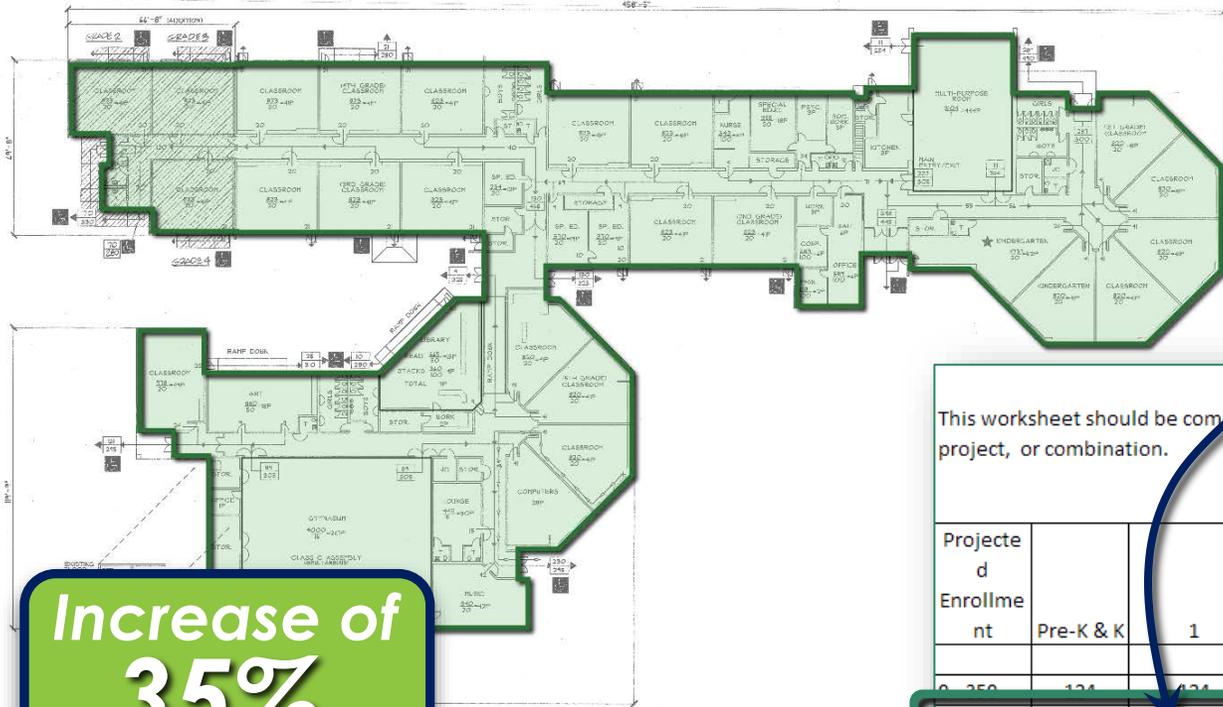
Trumbull High School

Includes ELITE, REACH and Agriscience



- Current**
- Highest**
- Existing Capacity**

## Booth Hill School ~ Existing Floor Plan



**1** Take the highest enrollment from an 8-year period (**528**)

**2** Total the allowable SF per pupil (**752**) and find the average (**752/6 = 125**)

Increase of **35%**

If you were to plan a "Renovate as New"

Increase of **25%**

If it were a "New Building"

**SPACE STANDARDS WORKSHEET**

This worksheet should be completed and submitted with the application for any N (new), E (extension), A (alteration, or RNV (renovation) project, or combination.

Project Enrollment	State Standard Space Specifications Grades						
	Pre-K & K	1	2	3	4	5	6
	Allowable Square Footage per Pupil						
0 - 250	124	124	124	124	124	155	156
351 - 750	120	120	120	120	120	152	152
751 - 1500	116	116	116	116	116	148	148
Over 1500	112	112	112	112	112	142	142

**"What's included in the allowable SF?"**

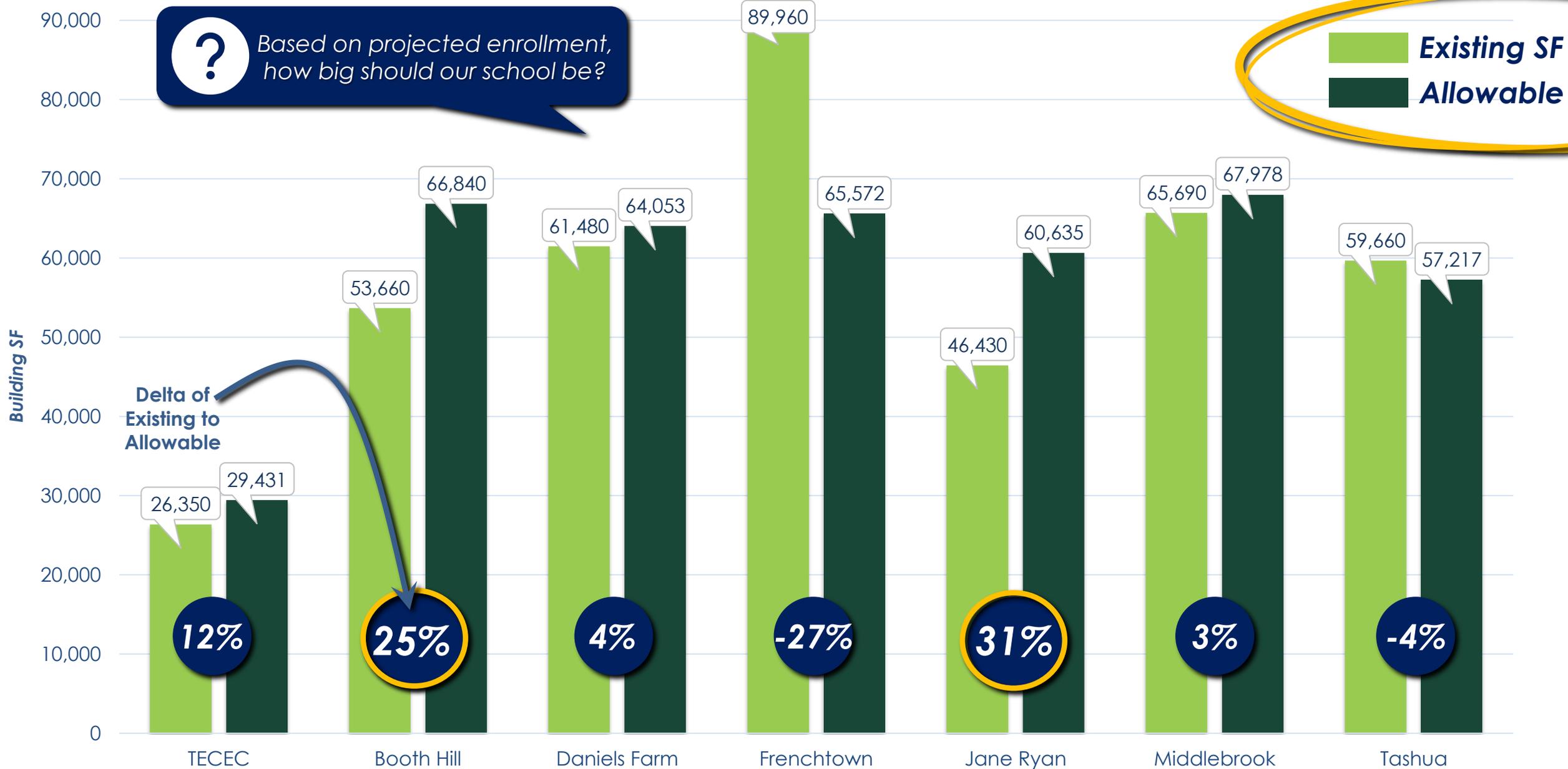
All classrooms, corridors, core spaces (Gym, Cafeteria, Media), mechanical spaces... everything it takes for a school to function!!

**3** Multiply the highest 8-year enrollment (**125 x 528**) and add 1% for HVAC to get the allowable SF:

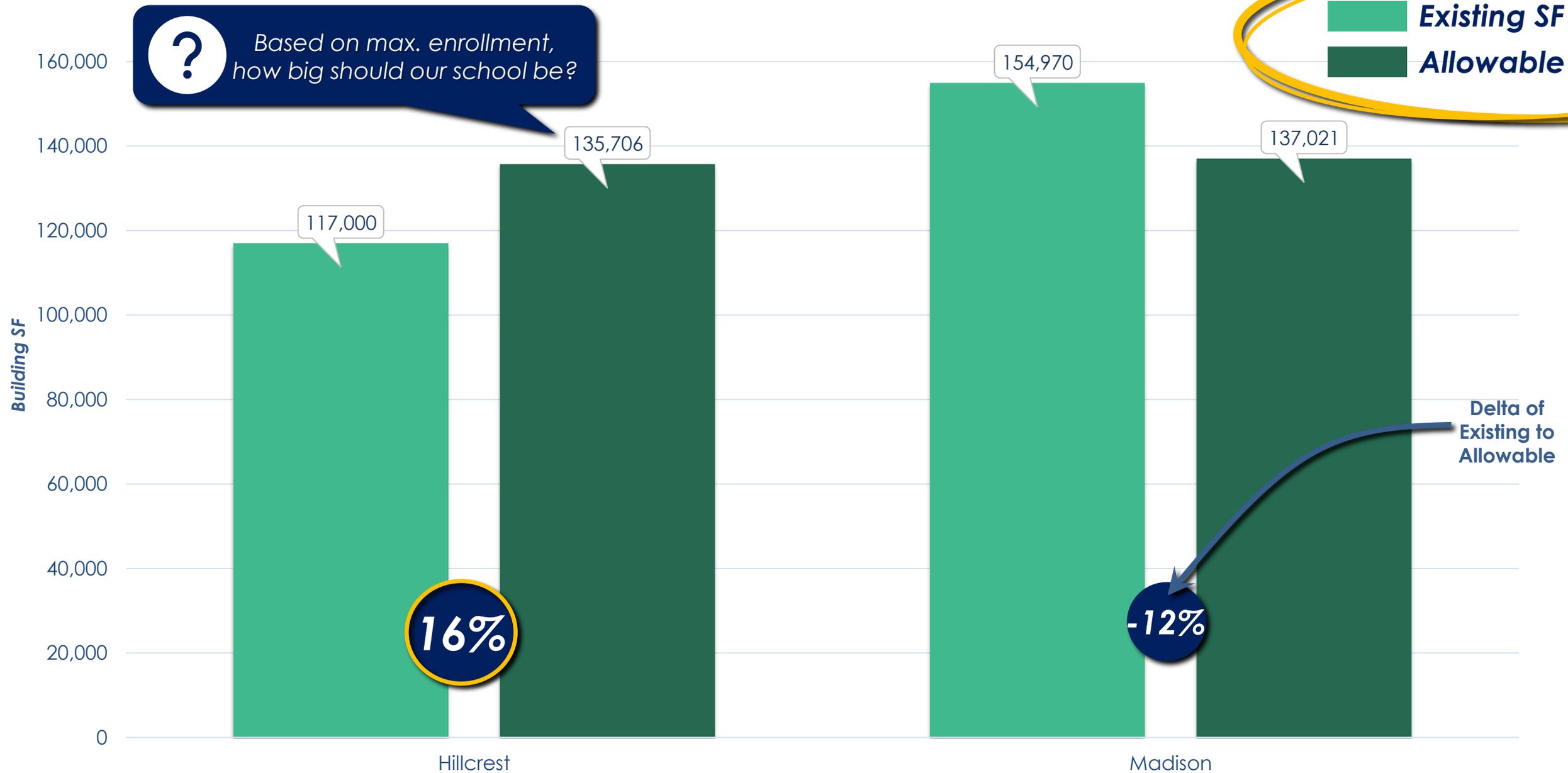
**Total Building Area (Standard) 66,838 sf vs. 51,280 sf (E)**

Measured as per OSCG&R guidelines ~ to the interior faces of the exterior wall

# Elementary Schools - Allowable Area



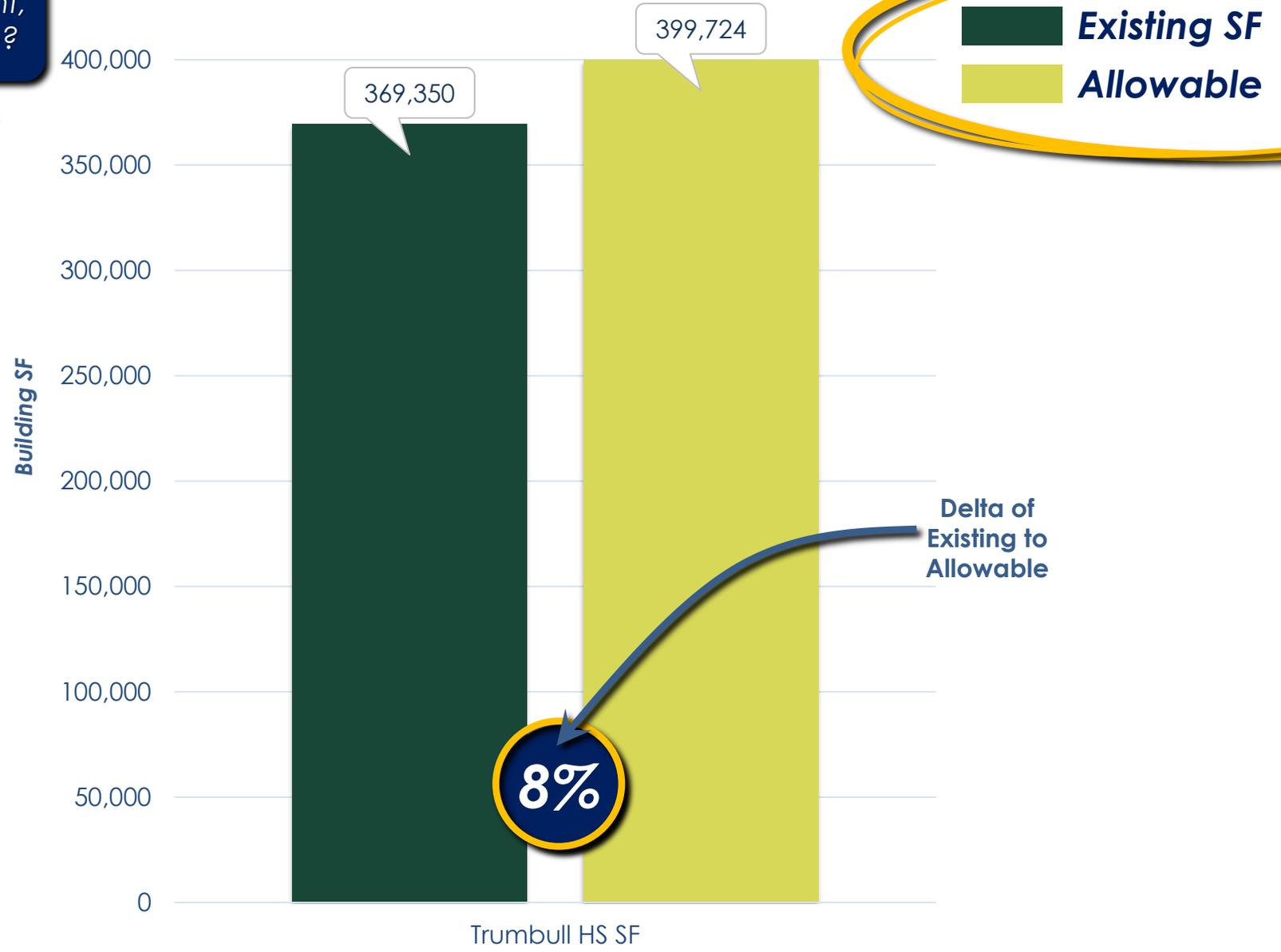
# Middle Schools – Allowable Area



# High School – Allowable Area



? Based on projected enrollment, how big should our school be?



# Measuring Useable Area ~ Why efficiency is important



Tecton  
ARCHITECTS

Hillcrest Middle School

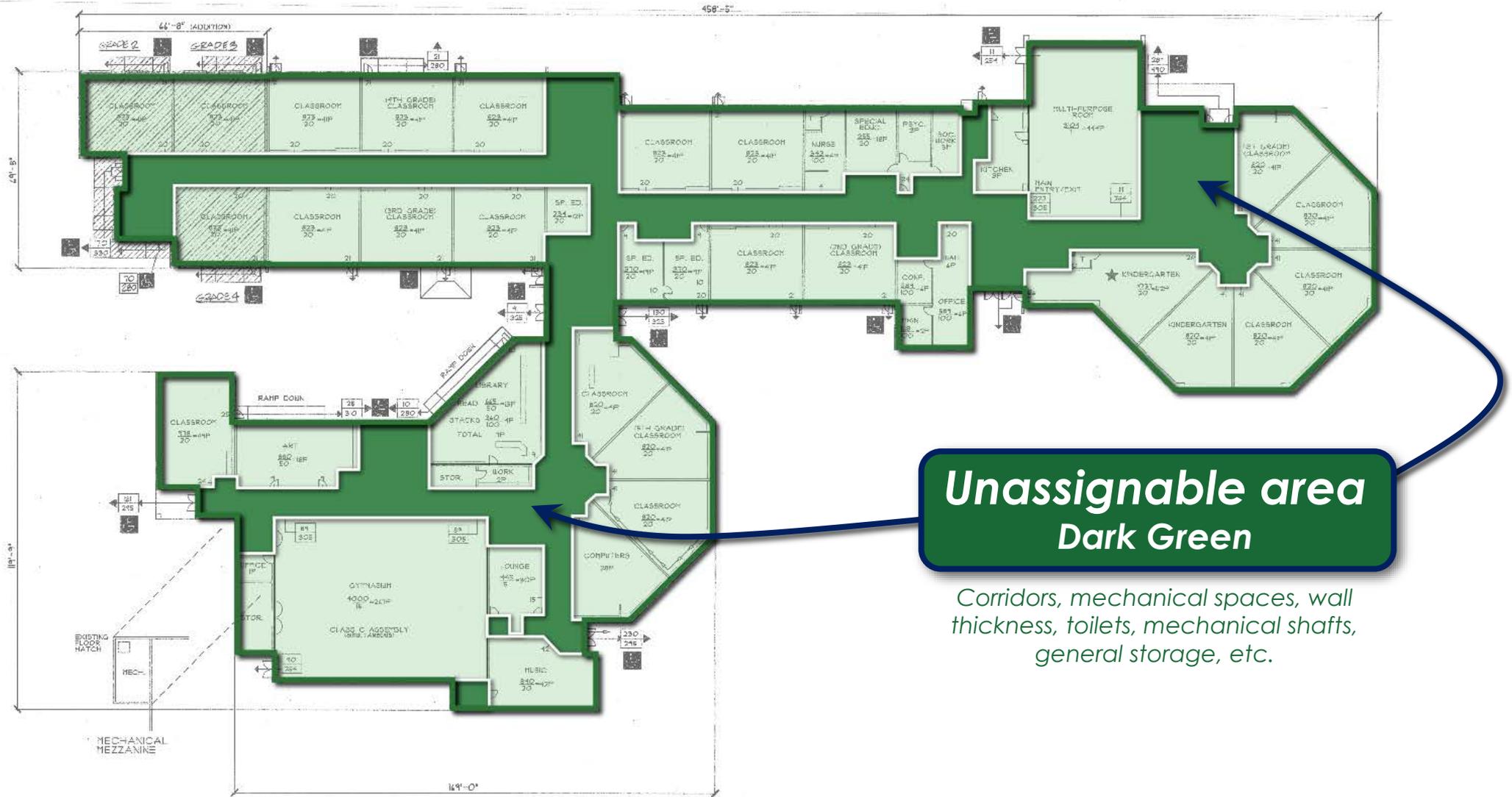


**More Efficient = More Educational Space!**



# Useable Area Analysis ~ Where can education take place

## Booth Hill School ~ Existing Floor Plan





## Booth Hill School ~ Existing Floor Plan

**Media ~ 1,388 sf**  
OSCG&R ~SF based on 10% of student enrollment x 35 SF/Student  
(514x10%x35 ~ 1,799 sf)

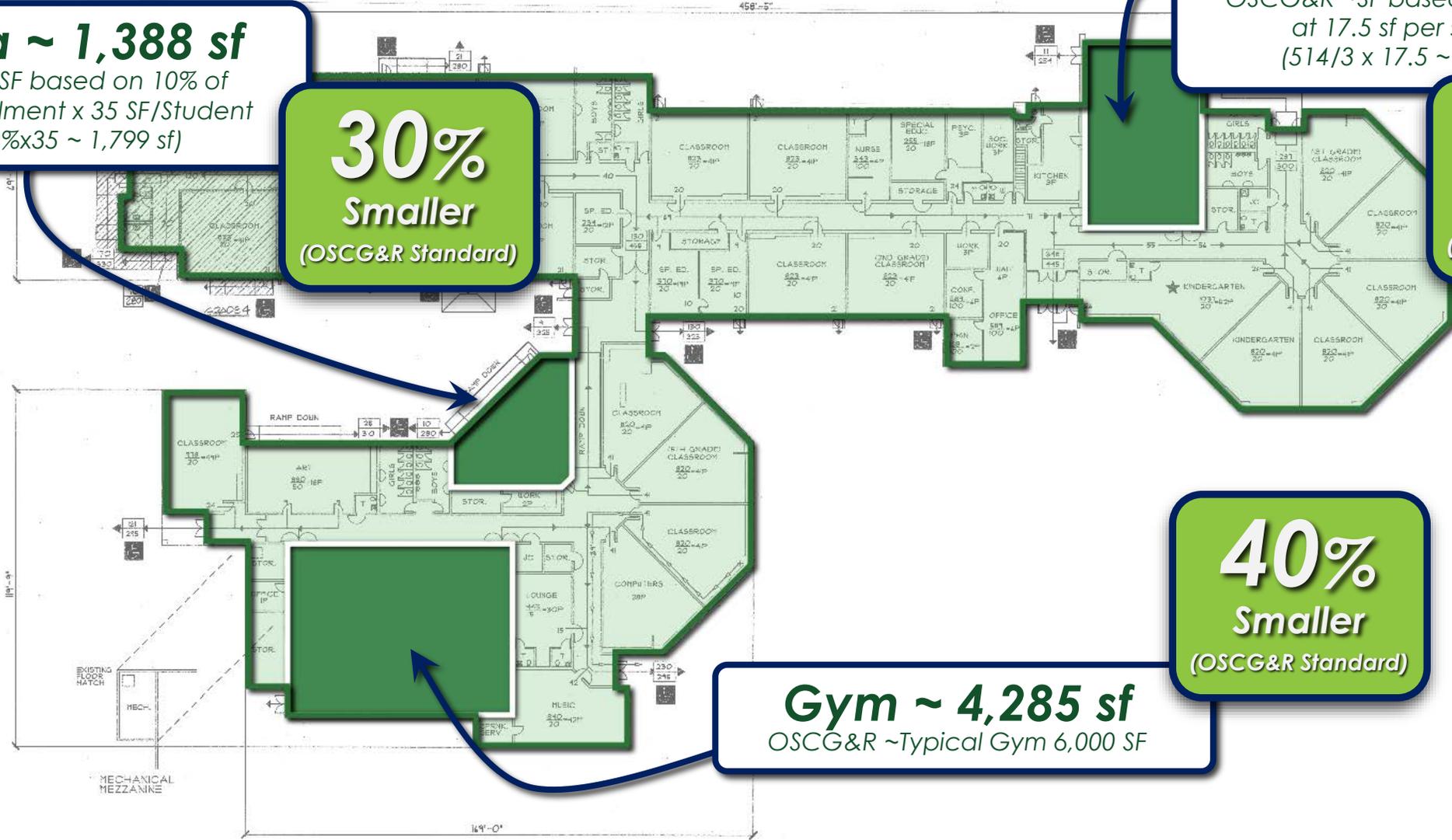
**30%  
Smaller  
(OSCG&R Standard)**

**Cafeteria ~ 2,413 sf**  
OSCG&R ~SF based on 3 waves  
at 17.5 sf per student  
(514/3 x 17.5 ~ 2,998 sf)

**25%  
Smaller  
(OSCG&R Standard)**

**40%  
Smaller  
(OSCG&R Standard)**

**Gym ~ 4,285 sf**  
OSCG&R ~Typical Gym 6,000 SF



## Elementary Schools



Below Benchmark



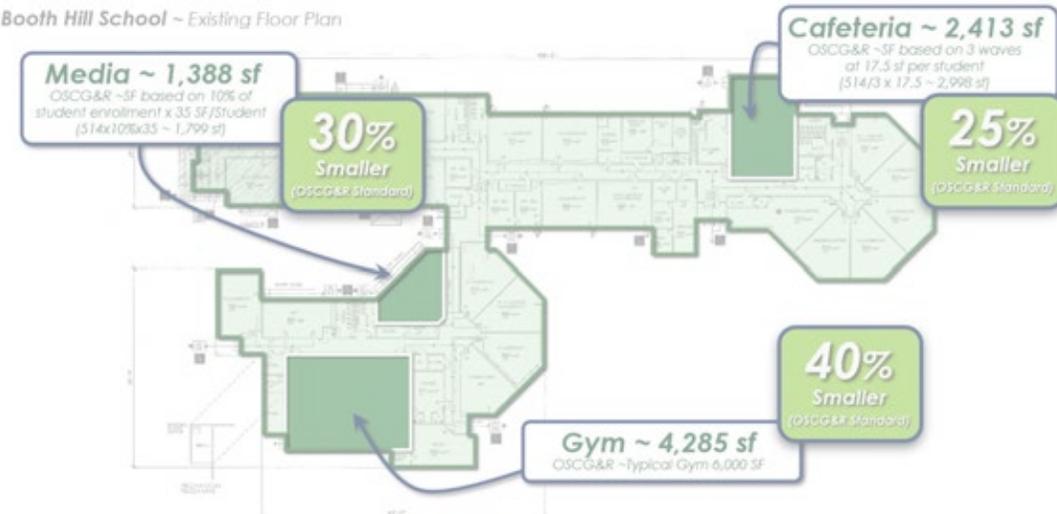
Meets/ exceeds Benchmark

Category	Booth Hill	Daniels Farm	Middlebrook	Jane Ryan	Tashua	Frenchtown
Useable Area	<b>72%</b>	<b>71%</b>	<b>55.3%</b>	<b>69.9%</b>	<b>72%</b>	<b>64.8%</b>
Media						
Cafeteria						
Gymnasium						

Booth Hill School – Existing Floor Plan



Booth Hill School – Existing Floor Plan



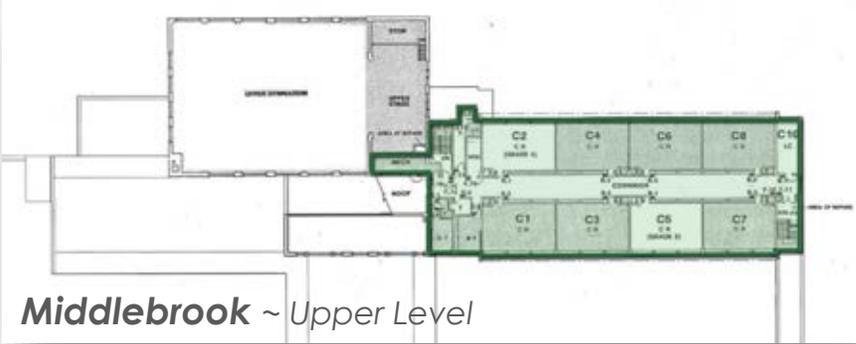
# Useable Area Analysis ~ Where can education take place



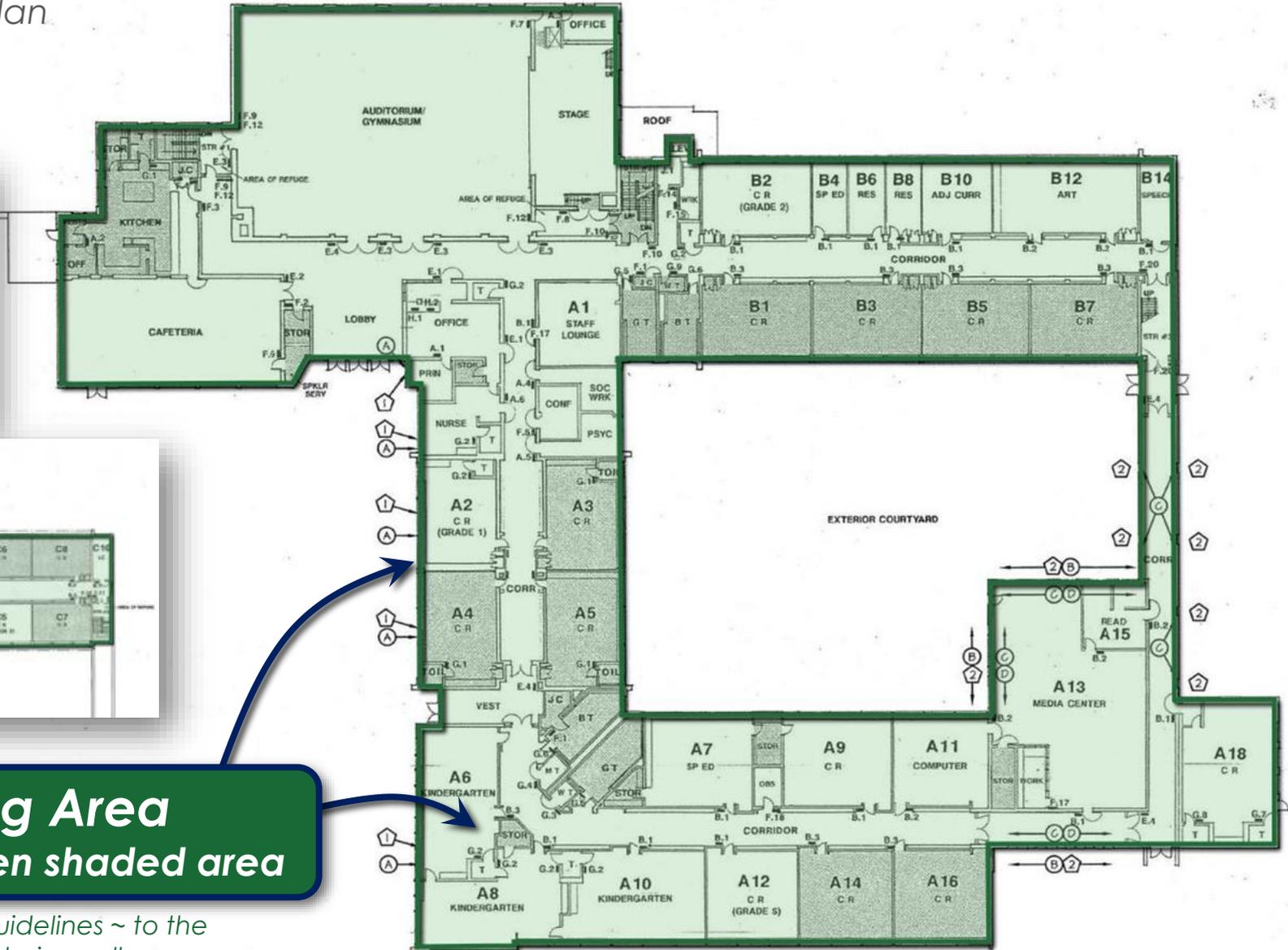
## Middlebrook ~ Existing Floor Plan



Middlebrook ~ Lower Level



Middlebrook ~ Upper Level



**Total Building Area**  
**Green Line / light green shaded area**

Measured as per OSCG&R guidelines ~ to the interior faces of the exterior wall



# Useable Area Analysis ~ Where can education take place



36,773 (14,057 ~13,388 x 1.05) / 51,280 sf

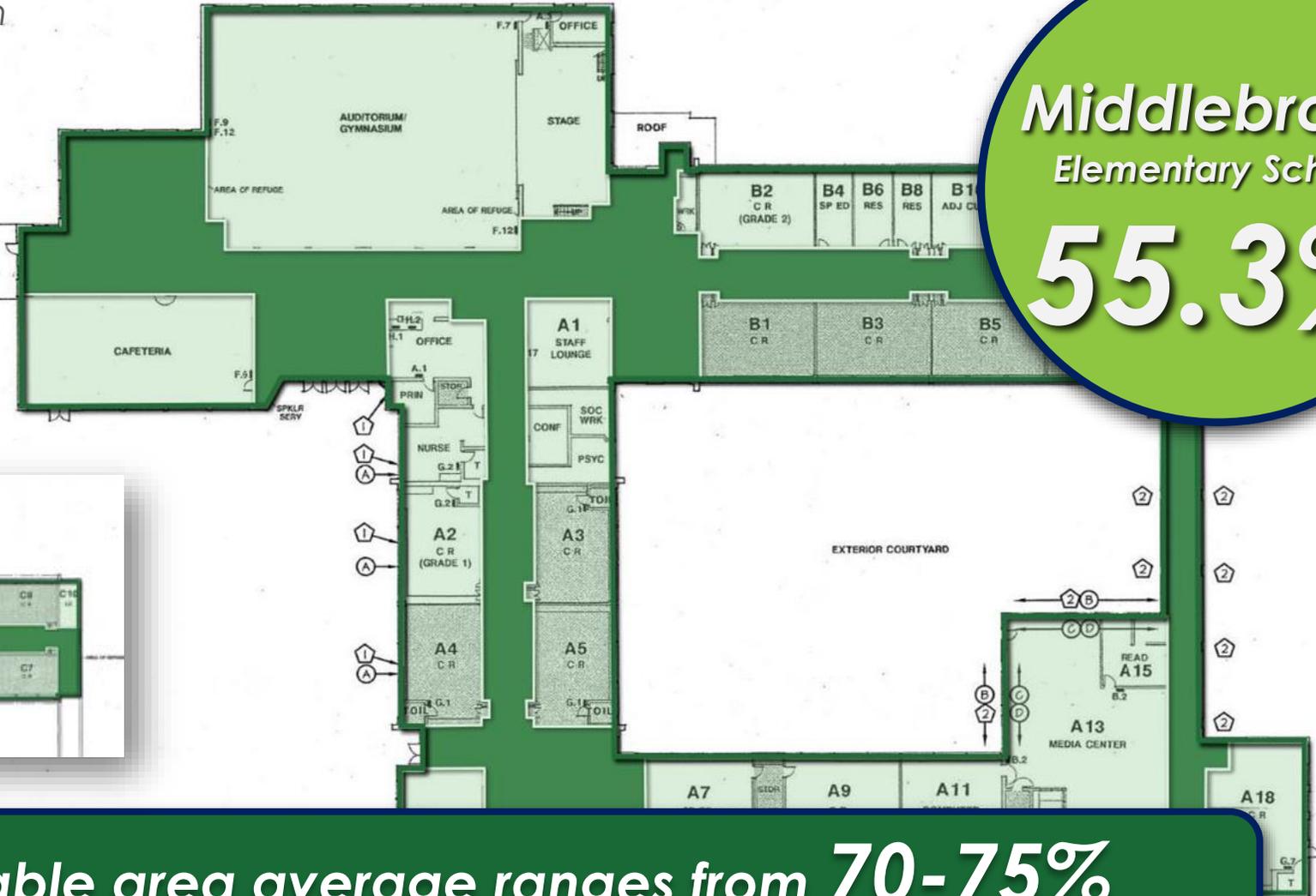
Middlebrook ~ Existing Floor Plan



Middlebrook ~ Lower Level



Middlebrook ~ Upper Level



Middlebrook  
Elementary School  
**55.3%**

**Expected useable area average ranges from 70-75%**  
(Assignable Area ~ Light Green / Total Building Area ~ Green Building Outline)

# Benchmarking ~ Analysis of Core Spaces (Media, Cafeteria, Gymnasium)



Middlebrook ~ Existing Floor Plan

**Cafeteria ~ 3,512 sf**

OSCG&R ~SF based on 3 waves  
at 17.5 sf per student  
(537/3 x 17.5 ~ 3,133 sf)

**11%  
Bigger  
(OSCG&R Standard)**

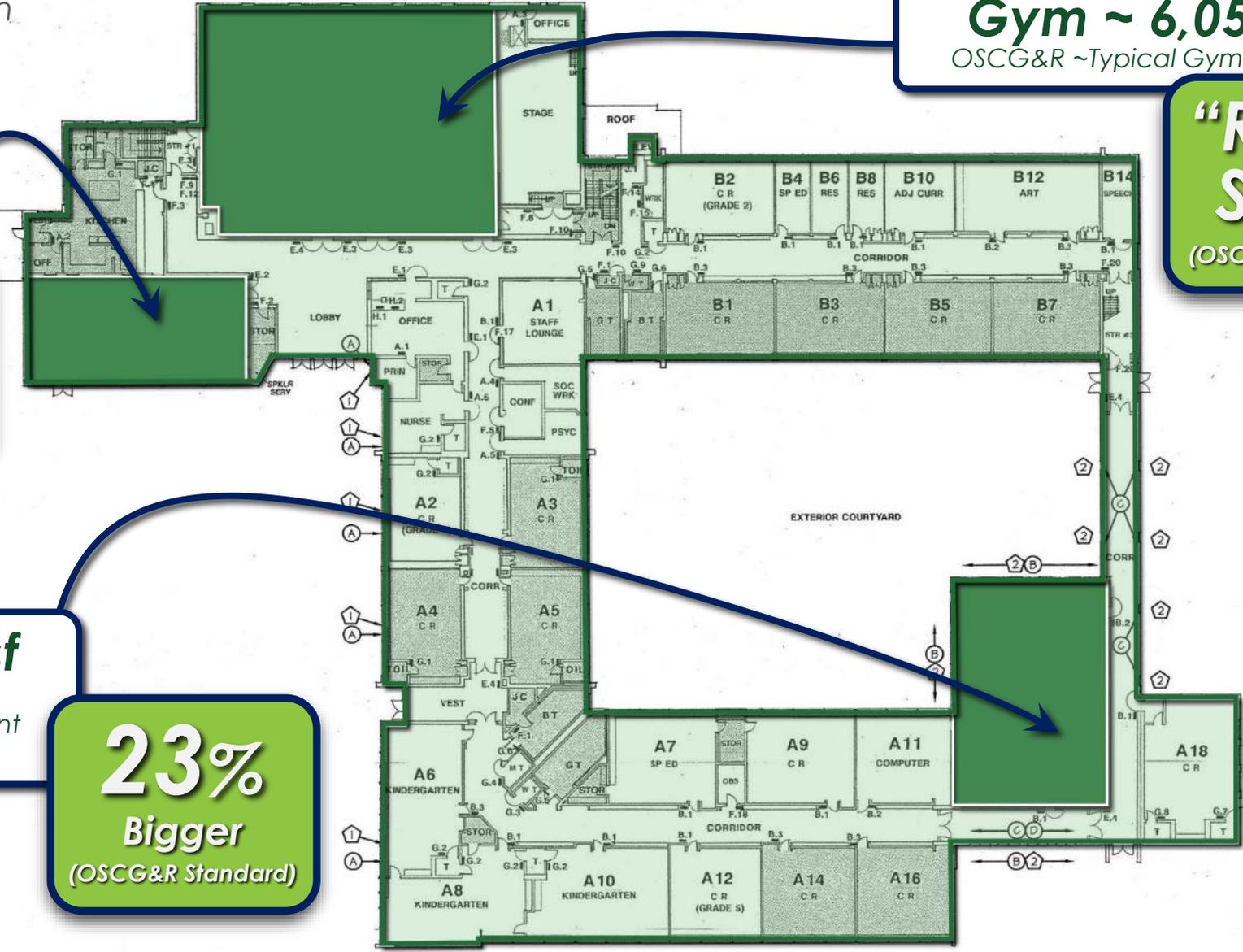
**Gym ~ 6,052 sf**  
OSCG&R ~Typical Gym 6,000 SF

**“Right”  
Sized  
(OSCG&R Standard)**

**Media ~ 2,427 sf**

OSCG&R ~SF based on 10% of  
student enrollment x 35 SF/Student  
(537x10%x35 ~ 1,880 sf)

**23%  
Bigger  
(OSCG&R Standard)**





# *Let's pause for discussion*



*Any questions on the analysis, or the reason why this is important to your Master Plan?*



*Any additional feedback to share?*

# Existing Conditions

## Analysis, methodology, and conclusions

**Programmatic Needs**

**Physical Condition**

Grouped by Grade (K-5, 6-8, 9-12)

Collected & Analyzed Information

Ranked based upon findings

Prioritized based upon rankings

Think of the rankings like a movie,

the more stars you have the better!



# Elementary Schools – Ages and Sizes



Building Name		GSF	Year Built	Addition(s)
PK	Trumbull Early Childhood (TECEC)	26,350	2005	-
K-5	Booth Hill Elementary	53,660	1954	1956/68/96
	Daniels Farm Elementary	61,480	1962	1980/95/2004
	Frenchtown Elementary	89,960	2002	-
	Jane Ryan Elementary	46,430	1968	1993/95
	Middlebrook Elementary	65,690	1952	1958/63/97
	Tashua Elementary	59,660	1965	1995/2006



# Elementary Schools – Programmatic Needs



1 = Poor, 5 = Good

Building Name		Demog. & Capacity	21st Century	Special Ed.	Program Space	Staff/Support Space	Site (Function)	ADA Compliant	TOTAL	Average	Rank (Priority)
PK	Trumbull Early Childhood (TECEC)	2	4	3	2	4	3	5	23	3.29	4
K-5	Booth Hill Elementary	1	2	1	2	2	2	1	11	1.57	1
	Daniels Farm Elementary	3	3	2	3	2	2	2	17	2.43	2
	Frenchtown Elementary	4	4	2	3	3	2	5	23	3.29	4
	Jane Ryan Elementary	1	2	1	2	2	4	2	14	2.00	2
	Middlebrook Elementary	3	2	2	2	3	3	2	17	2.43	2
	Tashua Elementary	4	3	2	2	3	2	3	19	2.71	3

# Elementary Schools – Physical Condition



1 = Poor, 5 = Good

Building Name		Building Shell	Site (Phys. Cond.)	Interior	HVAC	F.P. & Alarm	Plumbing	Electrical	Security	TOTAL	Rank (Priority)
PK	Trumbull Early Childhood (TECEC)	4	3	4	4	4	3	3	3	28	4
K-5	Booth Hill Elementary	3	3	3	2	2	3	2	3	21	2
	Daniels Farm Elementary	2	2	3	3	3	3	2	3	21	2
	Frenchtown Elementary	3	2	3	4	3	4	4	4	27	4
	Jane Ryan Elementary	3	3	3	3	3	3	3	4	25	4
	Middlebrook Elementary	3	3	3	2	2	3	2	4	22	3
	Tashua Elementary	3	2	3	3	3	3	3	4	24	3



- Program is at capacity and more classroom spaces are desired
- The lack of space prevents the program from growing and offering a full day program
- Classrooms in Middlebrook are currently being used, which poses logistical challenges
- Music and art are currently supported on a cart, with no dedicated space
- There is no staff lounge/work room
- A sensory room is needed, and other therapeutic spaces are desired

Programmatic Needs



Physical Condition



# Conditions Analysis ~ Booth Hill Elementary School



- Student population is increasing, with limited space available
- Limited space for art, music, PE, OT/PT, special education; much takes place in halls or shared with cafeteria; closets are used as intervention rooms
- Lack of 21<sup>st</sup> century learning space: breakout, STEAM, outdoor
- No accessible features in building
- Lack of storage throughout
- Poor site circulation: no separation of bus and parent, conflicts with delivery trucks; concerns with security at border of site

Programmatic Needs



Physical Condition



# Conditions Analysis ~ Daniels Farm Elementary School



- Roof and envelope water infiltration has led to accelerated deterioration of entrance canopy
- Administration and nurse are missing essential items (e.g. improved visibility, isolation room)
- Special education is lacking dedicated space; teachers are sharing small rooms
- Due to capacity, former closets and other teaching areas are being repurposed
- There is no toilet for students meeting ADA requirements
- Limited parking and poor paving condition



Programmatic Needs



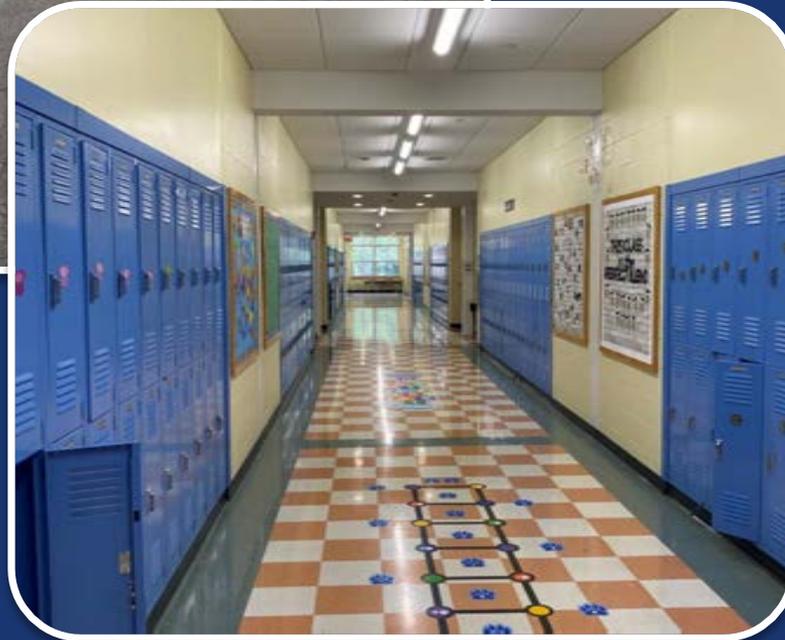
Physical Condition



# Conditions Analysis ~ Frenchtown Elementary School



- Lack of space for special education programs
- Need for a dedicated ELL classroom
- Lack of 21st Century learning spaces such as a maker space
- Exterior paved play surface condition presents a hazard
- Play areas are not fully accessible
- Having only one entry drive is a concern from an emergency operations standpoint



Programmatic Needs



Physical Condition



# Conditions Analysis ~ Jane Ryan Elementary School



- The school is at capacity and every square foot is being utilized; specials classrooms have been converted into general education spaces,
- No dedicated OT/PT, ELL or math intervention, other special education space needed
- Library cannot fit two classes simultaneously
- There is no student toilet that meets ADA requirements for accessibility
- Cafeteria and gym have poor acoustics
- 21st Century learning environments are desired

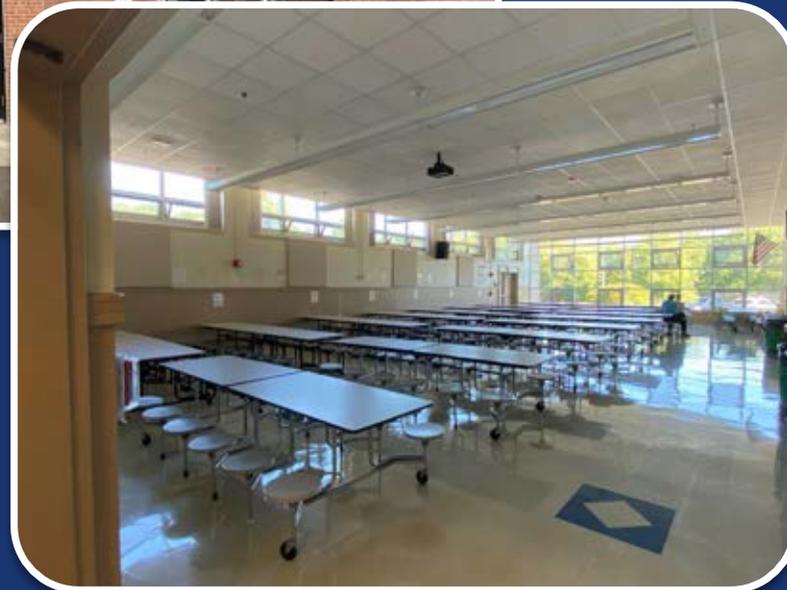
## Programmatic Needs



## Physical Condition



# Conditions Analysis ~ Middlebrook Elementary School



- Hallways are underutilized and could incorporate break out spaces
- Cafeteria needs improvement, flow of kitchen and servery is poor
- More conference/faculty work space is needed, as is space for sensitive/confidential conversations
- Art, music and science programs all need updates to operate optimally
- Special education (SRP, ESL, OT/PT) needs additional space/amenities
- Additional assembly and storage space is needed

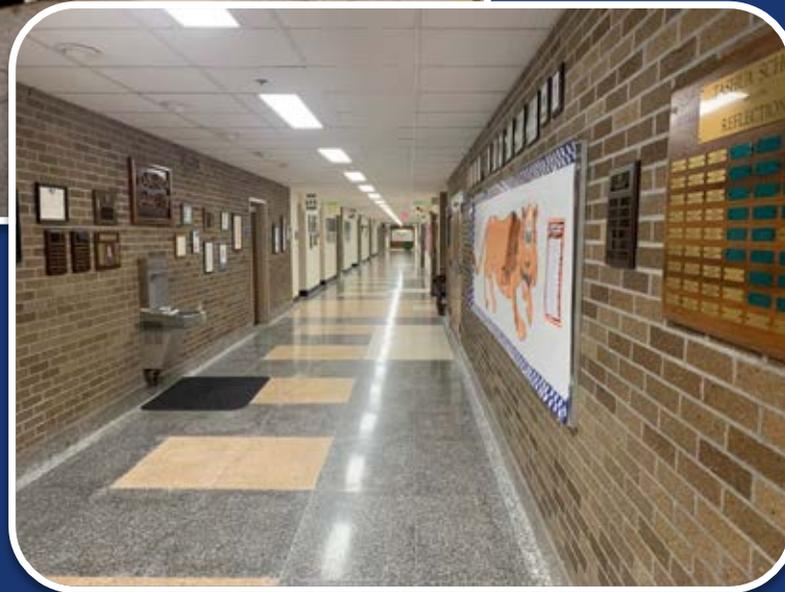
Programmatic Needs



Physical Condition



# Conditions Analysis ~ Tashua Elementary School



- Building lacks sufficient toilet rooms for students and staff
- Special education needs more dedicated space
- 21st Century learning spaces are desired
- The gym is too small and bleacher seating is desired
- Outdoor play areas are near a roadway and need to be more private
- Limited visual supervision of space from main admin office
- Modular classrooms need to be removed
- Play areas are in poor shape

Programmatic Needs



Physical Condition



# Middle & High Schools – Ages and Sizes



Building Name		GSF	Year Built	Addition(s)
6-8	Hillcrest Middle School	117,000	1966	-
	Madison Middle School	154,970	1960	1978
9-12	Agriscience & Biotech Center	38,200	2001	-
	Trumbull High School	369,350	1969	82/86/05/07/09
6-12	REACH	8,700	1970	-
Adm.	Long Hill Administration	21,950	1920	1956/85

# Middle & High Schools – Programmatic Needs



1 = Poor, 5 = Good

Building Name		Demogr. Capacity	21st Century	Special Ed.	Program Space	Staff/Support Space	Site (Function)	ADA Compliant	TOTAL	Average	Rank (Priority)
6-8	Hillcrest Middle School	2	2	1	2	2	2	2	13	1.86	1
	Madison Middle School	4	3	3	3	3	4	2	22	3.14	4
9-12	Agriscience & Biotech Center	5	4	N/A	4	4	4	4	25	4.17	5
	Trumbull High School	2	4	2	3	3	2	2	18	2.57	3
6-12	REACH	4	2	N/A	2	3	3	1	15	2.50	2
Ad.	Long Hill Administration	N/A	N/A	N/A	3	2	3	2	10	2.50	2

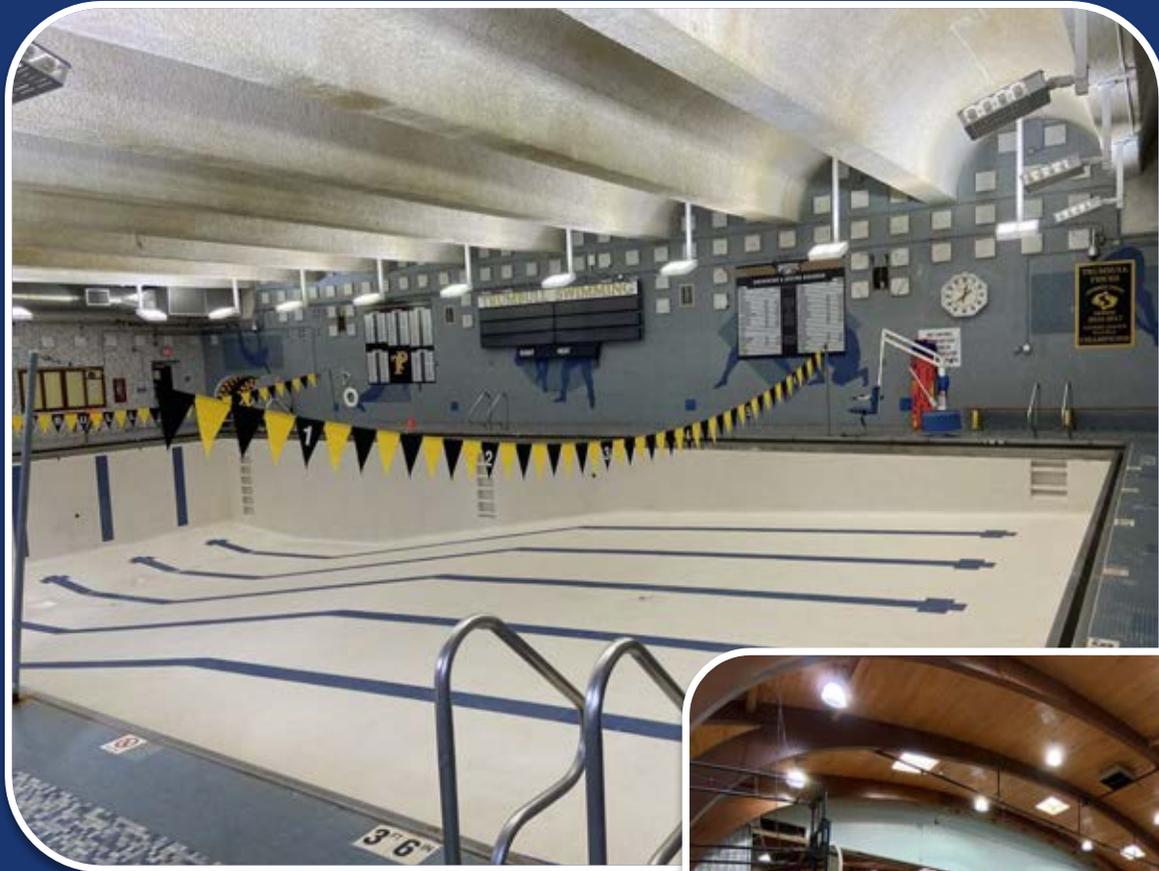
# Middle & High Schools – Physical Condition



1 = Poor, 5 = Good

Building Name		Building Shell	Site (Physical Condition)	Interior	HVAC	Fire Protection & Alarm	Plumbing	Electrical	Security	TOTAL	Rank (Priority)
6-8	Hillcrest Middle School	3	3	2	2	1	3	3	4	21	2
	Madison Middle School	2	3	2	1	3	3	2	4	20	2
9-12	Agriscience & Biotech Center	3	3	3	4	4	3	4	4	28	4
	Trumbull High School	3	3	3	3	4	4	4	4	28	4
6-12	REACH	2	3	2	2	1	2	2	4	18	1
Ad m.	Long Hill Administration	2	3	2	2	1	2	1	3	16	1

# Conditions Analysis ~ Hillcrest Middle School



- Substantial portions of the building are not usable – the natatorium for example
- Missing staff space: psychologist, social worker, faculty work area
- Classrooms are too spread out that the standard passing time does not work
- Science program lacks space and prep rooms
- Special education needs more dedicated space; no dedicated OT/PT room, SPED workroom or therapy space
- Gym/weight room are undersized
- Improved 21st Century learning environments are desired

## Programmatic Needs



## Physical Condition



# Conditions Analysis ~ Madison Middle School



- The location of the library is not ideal, and it needs to be reimagined as a 21st Century space
- The auditorium needs curtains, audio technology and improved lighting
- The music program could benefit from improvements to enhance the student experience
- Additional faculty work rooms and toilet rooms are needed
- Thermal comfort and air quality issues throughout, significantly impact learning
- Sun glare creates excessive heat in classrooms

Programmatic Needs



Physical Condition





- Full program, using every available teaching space
- Rooms have been reinvented to accommodate growth
- There are more teachers than there are spaces to teach
- There are underutilized spaces such as the locker rooms that are not used
- Building condition prevents some spaces such as the silo from being used to its potential

Programmatic Needs



Physical Condition



# Conditions Analysis ~ Trumbull High School



- Site traffic, parking and circulation are all challenges
- Wayfinding throughout the building is confusing
- The building is at capacity and more classrooms are desired, including science and culinary program
- Special education needs additional space as the program has grown
- Technology poses a challenge, and prevents teachers from seamlessly transitioning between spaces
- Administration needs a large conference room

Programmatic Needs



Physical Condition



# Conditions Analysis ~ REACH



- The building is using every square foot and is at capacity
- Thermal comfort and air quality concerns throughout, significantly impact learning
- A calming space for students, and one also for faculty, is desired
- Updated furniture solutions such as group tables are desired
- Much of the space is a repurposed garage, so interior is very utilitarian and not conducive to learning
- No accessible toilet facilities are present and main entrance is not accessible

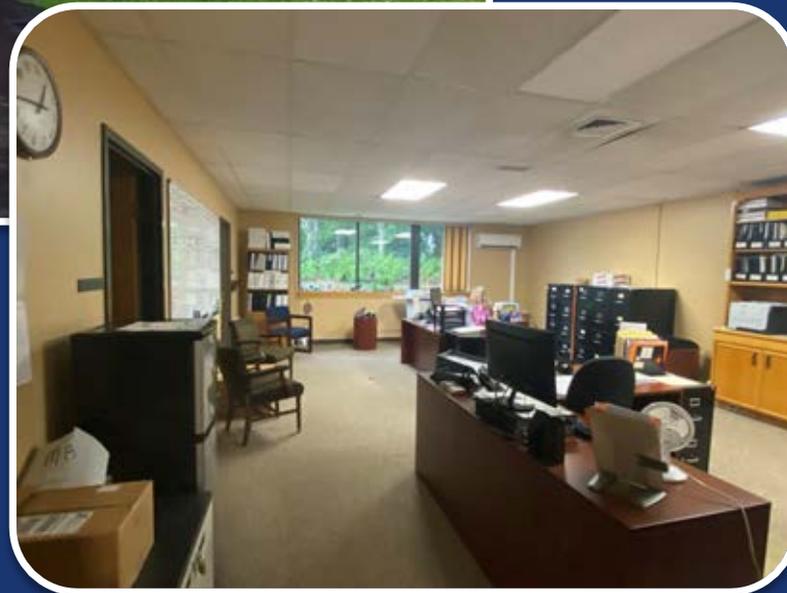
Programmatic Needs



Physical Condition



# Conditions Analysis ~ Long Hill Administration



- Much of the building shell and interior spaces/finishes are in poor condition
- Receiving needs additional space
- Air quality and thermal comfort issues persist
- Aesthetically the building could be refreshed, but there may not a desire to spend much money at this location
- A third conference room is desired near the Human Resources office area
- Limited accessible toilet facilities and pathways, and no accessible door hardware

Programmatic Needs



Physical Condition





# *Let's pause for discussion*



*Any questions on our findings, the rankings and prioritization?*



*What are your thoughts on the prioritization?*



*Any additional feedback to share?*

Start: 6:00PM

Introductions

5  
min

Key Components

30  
min

WHERE WE'VE BEEN

45  
min

WHERE WE ARE TODAY

30  
min

**WHERE WE'RE GOING**

Priority Tiers

Initial Thoughts on  
Options

Discussion

10  
min

How to Stay Connected

End: 8:00PM

# Conditions Analysis - Summary



		Programmatic Needs		Physical Condition		1 = Poor, 5 = Good
Building Name		TOTAL	Rank (Priority)	TOTAL	Rank (Priority)	AVERAGE (Priority)
PK	Trumbull Early Childhood (TECEC)	23	4	28	4	4
K-5	Booth Hill Elementary	11	1	21	2	1.5
	Daniels Farm Elementary	17	2	21	2	2
	Frenchtown Elementary	23	4	27	4	4
	Jane Ryan Elementary	14	2	25	4	3
	Middlebrook Elementary	17	2	22	3	2.5
	Tashua Elementary	19	3	24	3	3
6-8	Hillcrest Middle School	13	1	21	2	1.5
	Madison Middle School	22	4	20	2	3
9-12	Agriscience & Biotech Center	25	5	28	4	4.5
	Trumbull High School	18	3	28	4	3.5
6-12	REACH	15	2	18	1	1.5
Adm.	Long Hill Administration	10	2	16	1	1.5

## Tier 1

Address the greatest programmatic and condition needs comprehensively

## Tier 2

Temporary, thoughtful implementation of CIP with comprehensive renovation to come

## Tier 3

Address first through CIP, and then comprehensively address needs

*Tier 1 and Tier 2 all need to be done; it's about prioritizing the order.*

(1.5) **Booth Hill Elem.**

(2.5) **Middlebrook Elem.**

(3.5) **Trumbull High School**

(1.5) **Hillcrest Middle**

(3.0) **Jane Ryan Elem.**

(4.0) **Frenchtown**

(2.0) **Daniels Farm Elem.**

(3.0) **Tashua Elem.**

(4.0) **TECEC**

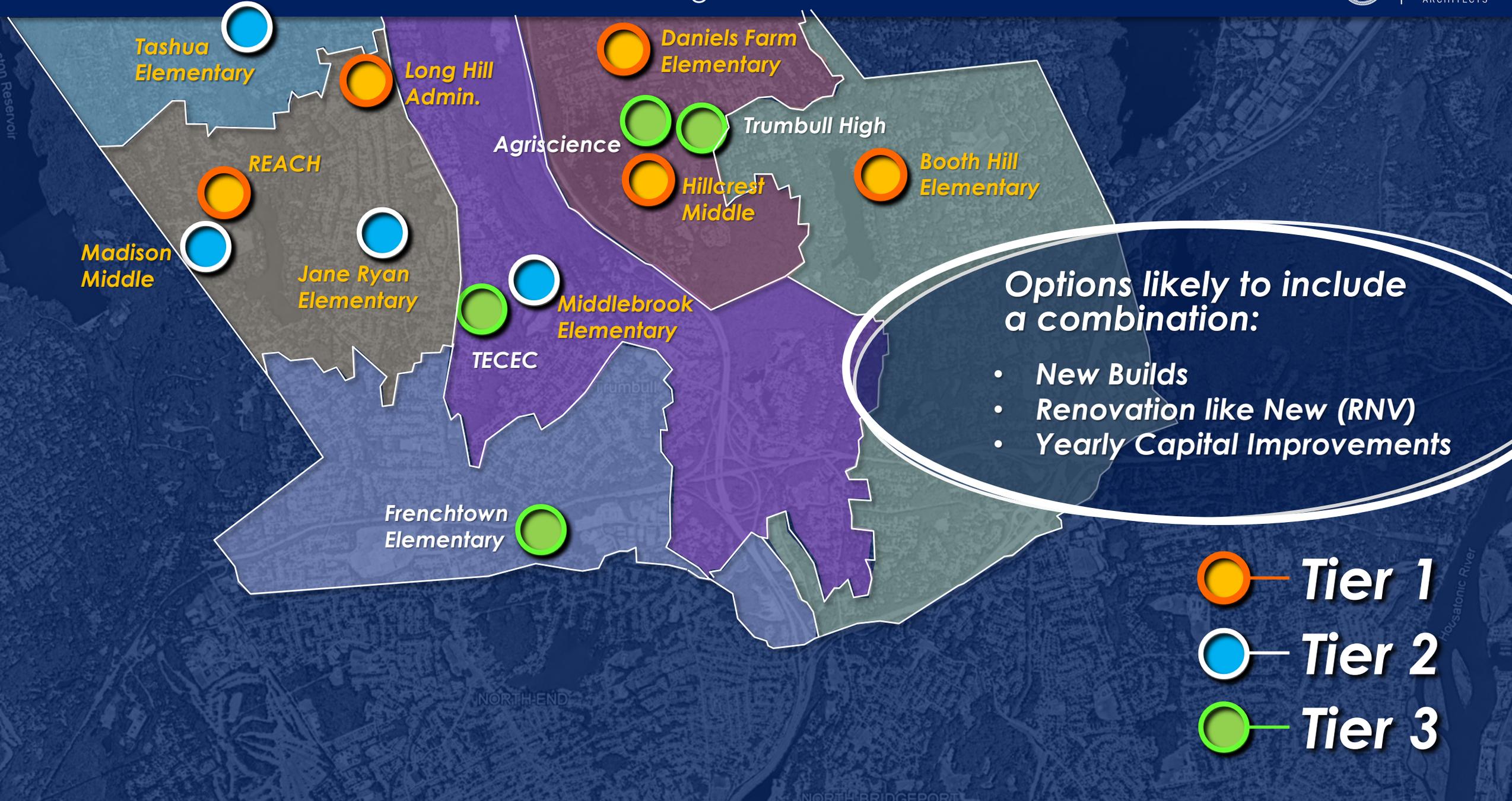
(1.5) **REACH**

(3.0) **Madison Middle**

(4.5) **Agriscience**

(1.5) **Long Hill Admin.**

# PLANNING OPTIONS ~ Initial Thoughts



Tashua Elementary

Long Hill Admin.

Daniels Farm Elementary

REACH

Agriscience

Trumbull High

Booth Hill Elementary

Madison Middle

Jane Ryan Elementary

Hillcrest Middle

Middlebrook Elementary

TECEC

Frenchtown Elementary

Options likely to include a combination:

- New Builds
- Renovation like New (RNV)
- Yearly Capital Improvements

- Tier 1
- Tier 2
- Tier 3

# When planning consider this...

**Swing Space** - Develop options that include new builds for “**swing**” space to allow for comprehensive renovations. Cost efficient & less disruptive

**Reimbursement** - Analyze “**Renovate like New**” (RNV) options to leverage state reimbursement, maximize addition to create “swing” space.

**Value** - Analyze complex phased renovations vs. new build. Understand dollars invested that stays in the school vs. the process

**Capacity** - Review capacity of existing school properties for new builds (to limit disruption) and/or additions and renovations

**Prioritization & Affordability** - Prioritize need across district, keep affordability paramount in the discussion

# Site Capacity & Analysis ~ Phased Implementation of New on Existing Site



Elev. 200'

Virtually unusable, change in grade of over 100 feet!

Elev. 316'

Parking  
(60-75)

Outdoor  
Play & CRs

New Building  
(One Story)

Consider a new one-story building at top of slope (footprint approximately 70,000 gsf)

**New Build One Story**

Booth Hill Elementary School

# Site Capacity & Analysis ~ Phased Implementation of New on Existing Site



Elev. 200'

Outdoor Play & CRs

Parking (60-75)

Elev. 316'

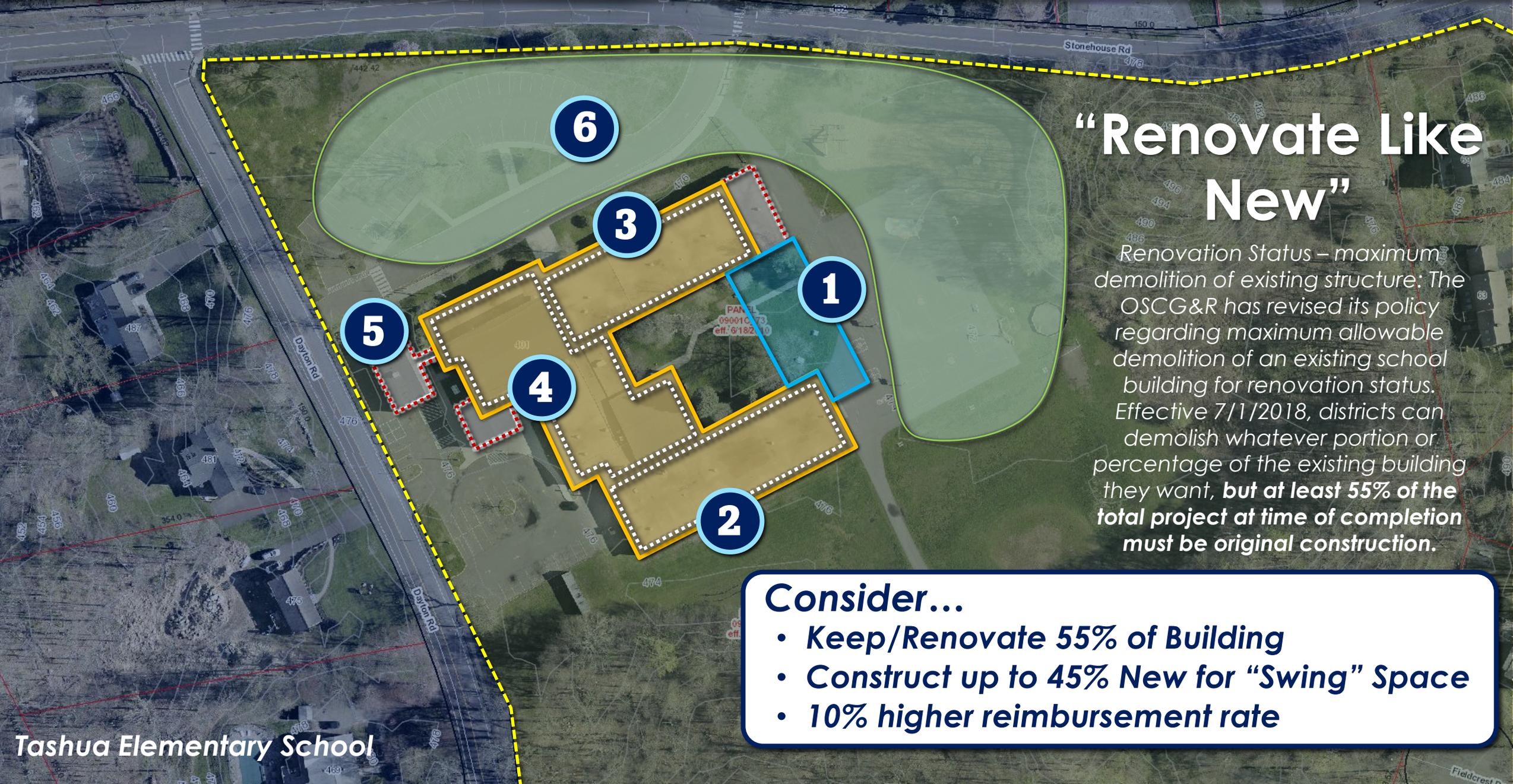
New Building (Two Story)

Virtually unusable, change in grade of over 100 feet!

Consider a new two-story building at top of slope (1st ~ 50K SF, 2nd ~ 20K SF)

**New Build Two Story**

Booth Hill Elementary School



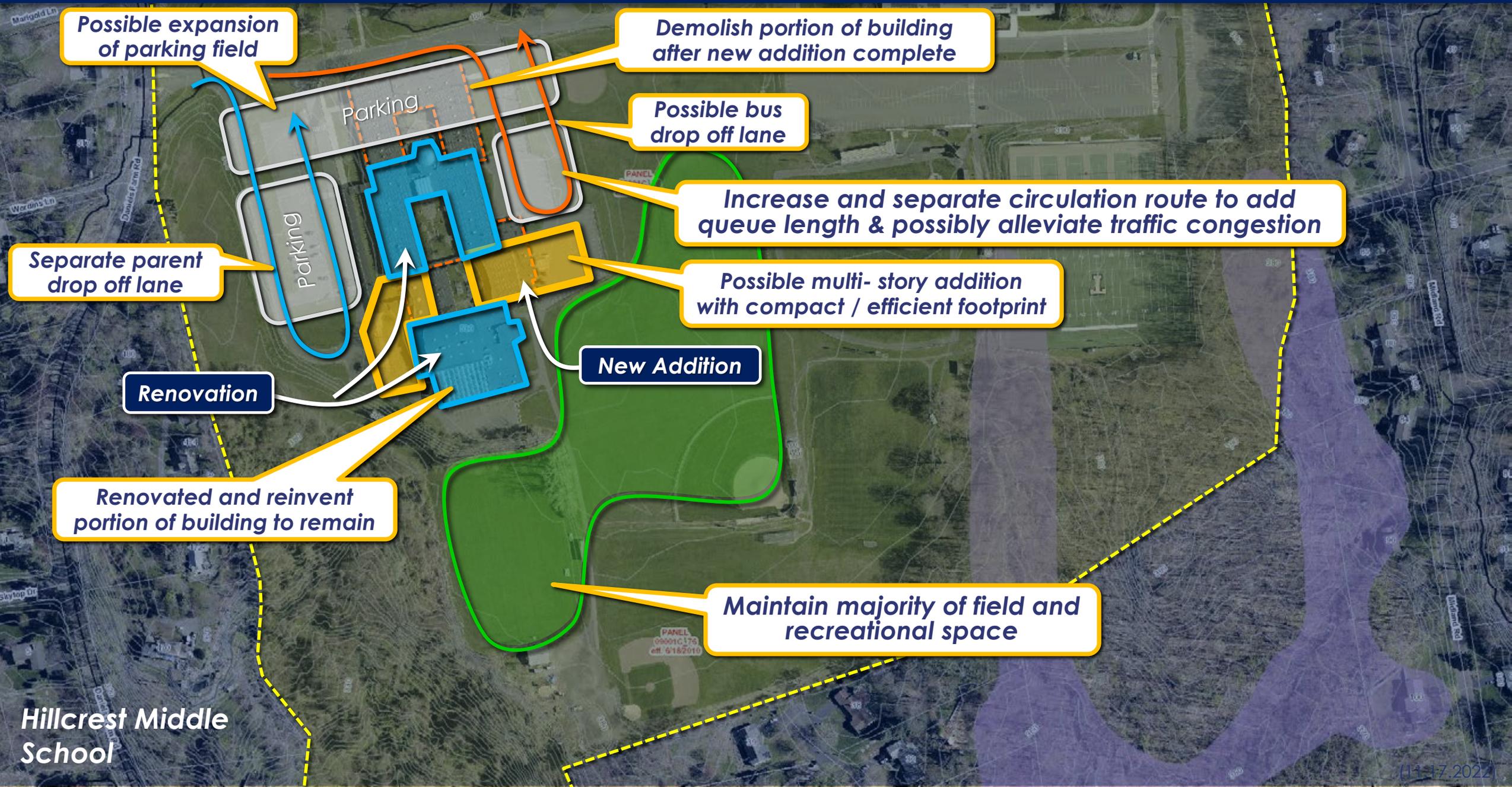
## “Renovate Like New”

Renovation Status – maximum demolition of existing structure: The OSCG&R has revised its policy regarding maximum allowable demolition of an existing school building for renovation status. Effective 7/1/2018, districts can demolish whatever portion or percentage of the existing building they want, **but at least 55% of the total project at time of completion must be original construction.**

### Consider...

- **Keep/Renovate 55% of Building**
- **Construct up to 45% New for “Swing” Space**
- **10% higher reimbursement rate**

# Site Capacity & Analysis ~ Renovation as New Concept



Possible expansion of parking field

Demolish portion of building after new addition complete

Possible bus drop off lane

Increase and separate circulation route to add queue length & possibly alleviate traffic congestion

Separate parent drop off lane

Possible multi-story addition with compact / efficient footprint

Renovation

New Addition

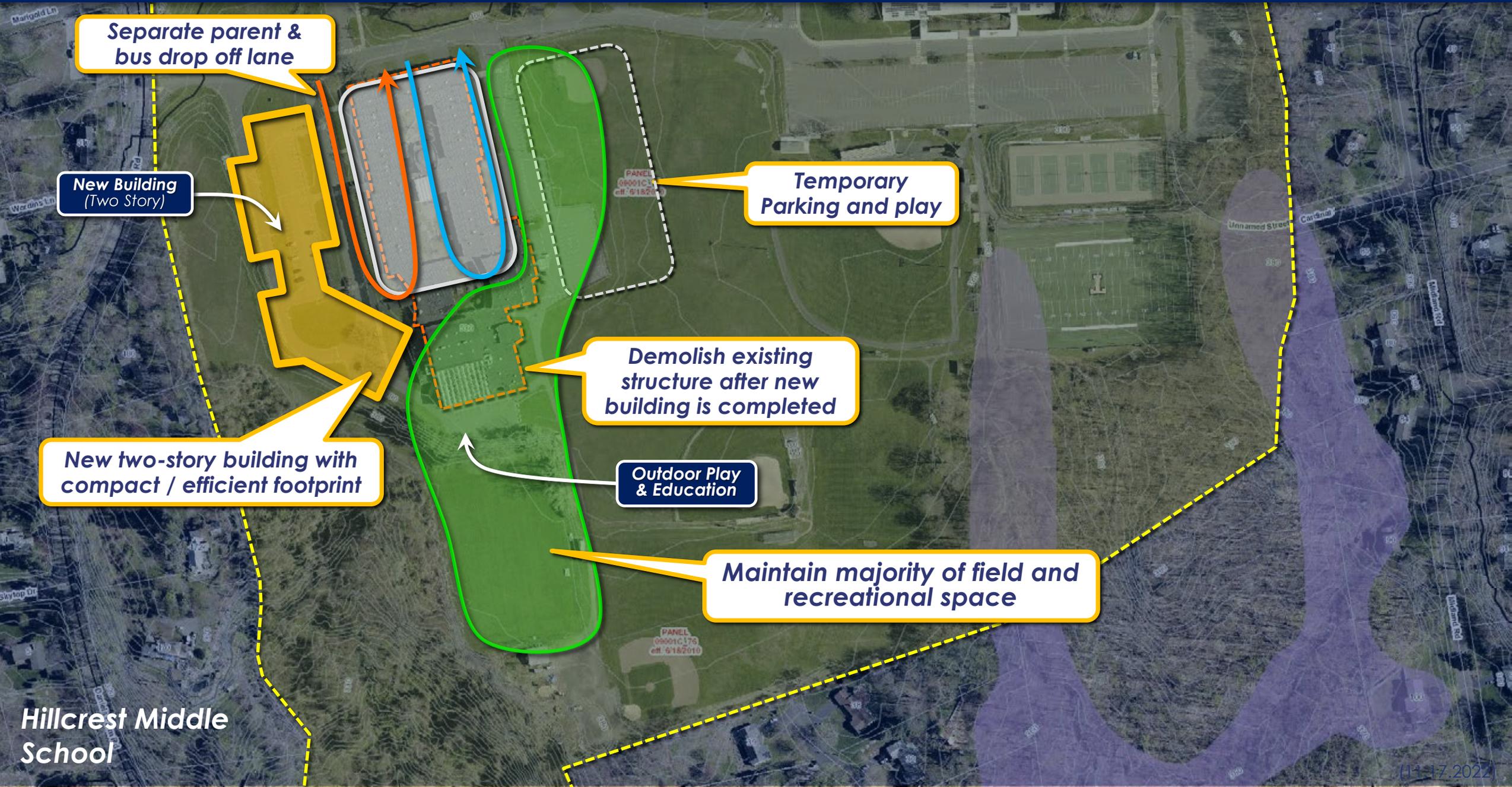
Renovated and reinvent portion of building to remain

Maintain majority of field and recreational space

Hillcrest Middle School

(11-17-2022)

# Site Capacity & Analysis ~ New Build Option



Separate parent & bus drop off lane

New Building (Two Story)

Temporary Parking and play

Demolish existing structure after new building is completed

New two-story building with compact / efficient footprint

Outdoor Play & Education

Maintain majority of field and recreational space

Hillcrest Middle School

(11-17-2022)

**Sample Analysis**  
**Elementary School**  
**500 +/- Students**

**1**

**2**

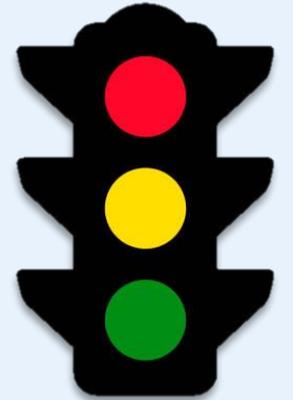
**3**

Topic for Consideration	Renovate Like New <i>Without</i> Addition	Renovate Like New With Addition	New Building
Possibility of unforeseen conditions, conflicts, and cost increases	Very Likely, est. 4-7% of construction <b>\$2,486,734</b> <b>+\$1,582,467</b>	Somewhat Likely, est. 3-5% of const. <b>\$1,808,534</b> <b>+\$904,267</b>	Somewhat limited, est. 1-3% of const. <b>\$904,266</b> <b>\$0</b>
General Conditions Analysis (Typically range between 5-10% of the construction cost)	40 Months (uses 9%) <b>\$4,069,201</b> <b>+\$1,808,534</b>	30 Months (uses 7%) <b>\$3,164,934</b> <b>+\$904,267</b>	24 Months (uses 5%) <b>\$2,260,667</b> <b>\$0</b>
Temporary Facilities & Field Office Administrative Expenses (Typically between \$25,000 ~ \$35,000 per/month)	40 Months <b>\$1,440,000</b> <b>+\$560,000</b>	30 Months <b>\$1,050,000</b> <b>+\$210,000</b>	24 Months <b>\$840,000</b> <b>\$0</b>
Probable Delta in Costs	<b>\$4M</b>	<b>\$2M</b>	<b>\$0</b>

# Comparing the Options ~ What to consider?



Category	<b>1</b> Renovate Like New <i>Without</i> Addition	<b>2</b> Renovate Like New With Addition	<b>3</b> New Building
Program Improvement	Yellow	Green	Green
Operational Improvement	Red	Yellow	Green
Construction Cost	Yellow	Yellow	Yellow
State Reimbursement	Red	Red	Yellow
Abatement/Demolition	Yellow	Yellow	Yellow
Additional Site Related Costs	Green	Yellow	Yellow
Work to Existing Buildings	Red	Yellow	Green
Swing Space	Red	Yellow	Green
Disruption to Students	Red	Yellow	Green
Parent & Bus Separation	Yellow	Green	Green
Safety & Security	Yellow	Green	Green
21 <sup>st</sup> Century Environment	Yellow	Green	Green



-  Not desirable
-  Acceptable
-  Ideal



# Let's pause for discussion



*What are your first impressions on the direction of the planning options?*



*What other options should be considered?*



*Any additional feedback to share?*

Start: 6:00PM

Introductions

5  
min

Key Components

30  
min

WHERE WE'VE BEEN  
WHERE WE ARE TODAY  
WHERE WE'RE GOING

45  
min

30  
min

10  
min

How to Stay Connected

End: 8:00PM

*Project Email:*

**DistrictPlan@trumbullps.net**

*Project Website:*

**<https://www.trumbullps.org/boe/district-wide-master-plan>**

# WHY COMMUNITY ENGAGEMENT MATTERS



**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



## Design Phase Detail Schedule

2022

2023

A S O N D J F M A M J J A S O N D

**Existing Conditions Analysis**

Building Walkthroughs

Analysis

Final Report

**Programming & Needs Assessment**

Demographics Review

**Options Development**

Refine the Options

**FINAL ACCEPTANCE**

Select Preferred Option

Referendum Campaign & Grant Application (TBD)

Submission prior to June 30<sup>th</sup>?

Community Conversation #1 (11/17)

Community Conversation #2 (2/2)

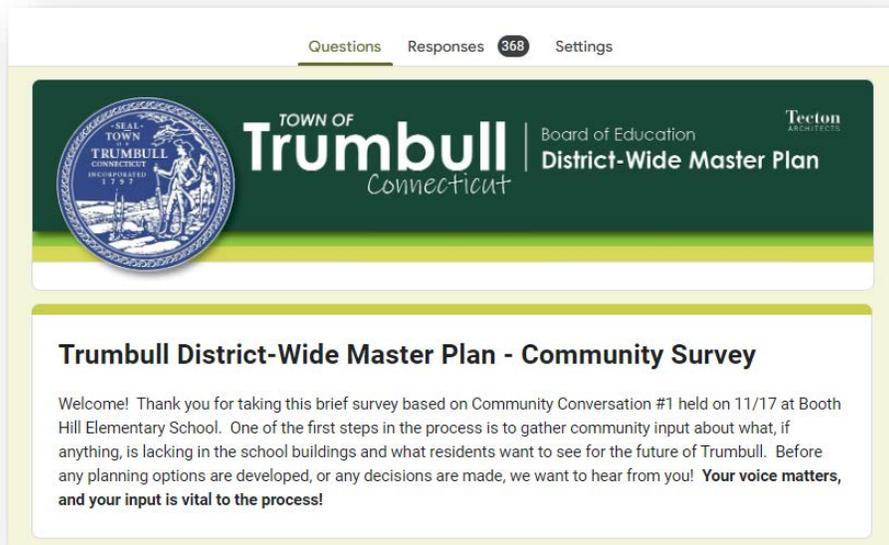
Community Conversation #3 (3/22)

Community Conversation #4 (4/26)

- Working Group Meetings
- Town Board Meetings
- OSCGR Meetings

**Join our online  
survey!**

<https://forms.gle/YeCStAh5YTVgSuKC6>



Community  
**Conversation #3**

Wed.  
**3/22**  
6-8pm

**Topics:**

Refined and  
Preferred Option



Madison  
Middle School

Community  
**Conversation #4**

Wed.  
**4/26**  
6-8pm

**Topics:**

Finalizing the Plan  
and Next Steps



Trumbull  
High School



**Tecton**  
ARCHITECTS

# IMAGINING POSSIBILITIES

FOR TRUMBULL'S SCHOOL FACILITIES

TRUMBULL, CT

## Community Conversation #2

Frenchtown School

February 2, 2023