



Tecton
ARCHITECTS

IMAGINING POSSIBILITIES

FOR TRUMBULL'S SCHOOL FACILITIES

TRUMBULL, CT

Community Conversation #3

Madison Middle School

March 22, 2023

Start: 6:00PM

Introductions

5
min

Key Components

15
min

WHERE WE'VE BEEN

50
min

WHERE WE ARE TODAY

15
min

WHERE WE'RE GOING

5
min

How to Stay Connected

End: 7:30PM

*Opportunities
for discussion
along the way*

UTILIZATION & PROGRAMMING



EDWARD
WIDOFSKY
AIA, LEED AP BD+C

*Project Manager
Tecton*

OVERSIGHT & DAY-TO-DAY CONTACT



JEFF
WYSZYNSKI
AIA

*Principal-in-Charge
Tecton*

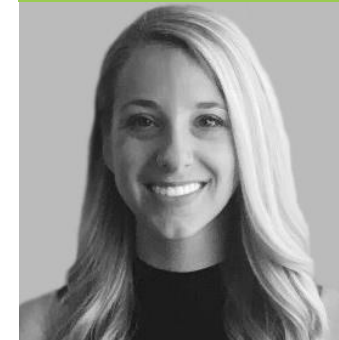
COMMUNITY ENGAGEMENT



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 Kunschaft
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

Start: 6:00PM

Introductions

5
min

Key Components

WHERE WE'VE BEEN

WHERE WE ARE TODAY

WHERE WE'RE GOING

Initial Walkthroughs

Public Forums

Survey Results

Analysis

15
min

50
min

15
min

5
min

How to Stay Connected

End: 7:30PM

Where We've Been – Work to Date



Area Summary Table

Building Name		GSF	% of total town bldgs	Orig. Const.	Age
PK	Trumbull Early Childhood	26,350	2.4%	2005	18
K-5	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
6-8	Hillcrest Middle	117,000	10.5%	1967	56
	Madison Middle School	154,970	13.9%	1960	63
9-12	Regional Agriscience Center	38,200	3.4%	2001	22
	Trumbull High School	369,350	33.2%	1971	52
6-8/9-12	REACH	8,700	0.8%	1970	53
Admin	Long Hill Administration	21,950	2.0%	1920	103
	Subtotal	1,113,400	Average Age	55	



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

Existing
Conditions
Review



3

Conditions Analysis

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)



Accessibility

Building
Systems

(Plumbing, FP, Elec.
Lighting, 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!)

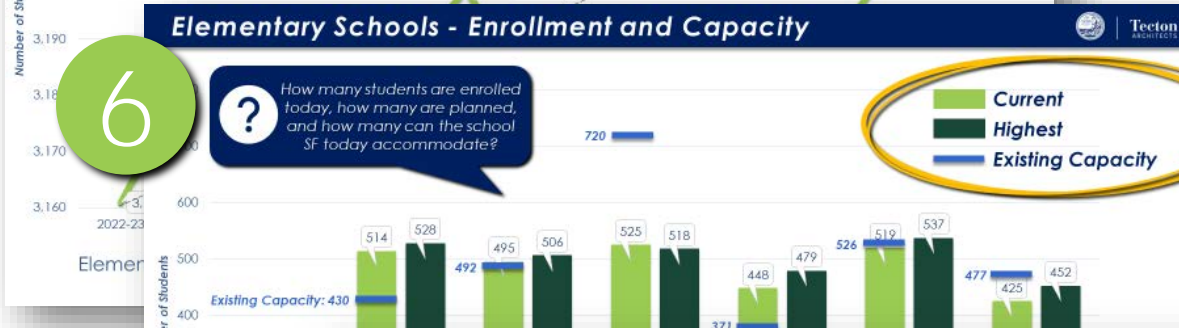
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5

Demographics forecast that elementary enrollment will slowly increase over the next 10 years (middle and high school will also see modest growth).

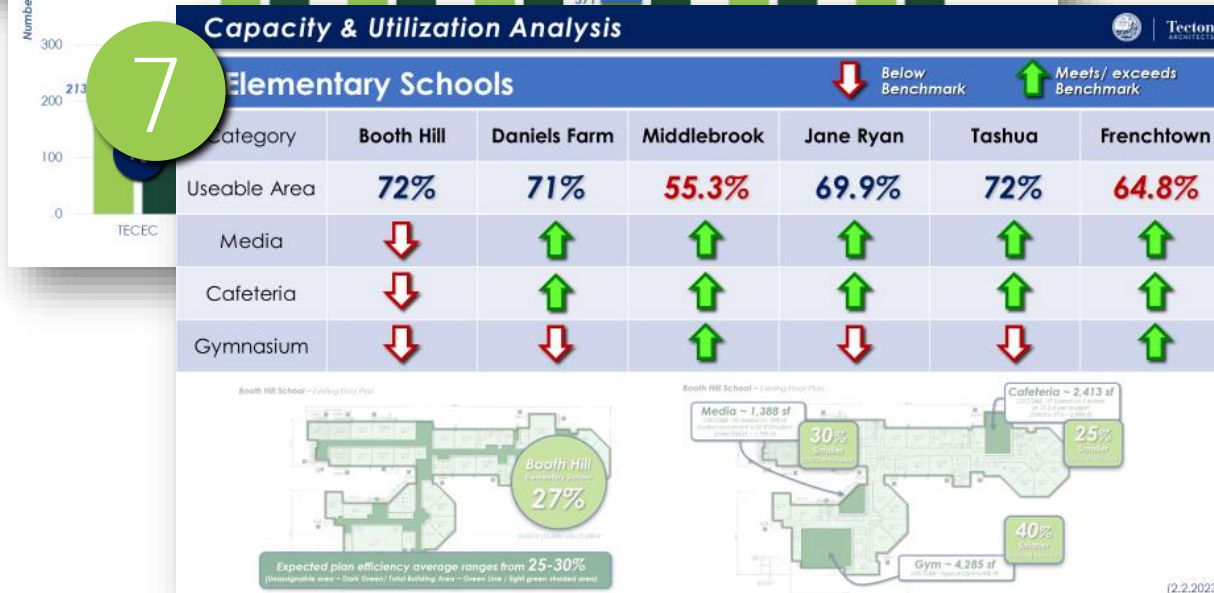
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6

Useable area analysis reveals that most schools are operating at or above their capacity (every SF is being used for educational purposes, and there is no room to grow).

7



7

Core spaces benchmarking reveals greater need in certain schools for major program spaces (Gymnasium, Cafeteria & Media Center).

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...

Feedback so far....



Why it matters....



Envelope technology
accounts for

30%

Of energy used

Higher levels of
outdoor air contributes
to higher test scores in
math and reading

Connections
between
dampness, leaky
envelopes &
respiratory health

With proper
ventilation rates,
students complete
schoolwork tasks

8% faster

Sense of belonging
improves grades,
engagement &
advanced course
selection

Increases
happiness and
pro-social
behavior

40sec.

In nature, or views to
nature, leads to
fewer mistakes on
focused tasks

In daylit classrooms,
students progress

20% Faster on
math tests
26% Faster on
reading
tests

Where We've Been – Community Conversation #2 (2/2/23)



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Will a new school bring new families into the district?

Does capacity change based on the educational model?

With 13 total buildings, will this master plan involve simultaneous projects?

How much of a building must be kept to qualify for RNV status?

What about swing space? Are we paying extra or using neighboring buildings?

Are current / ongoing repair projects being factored in?

How many buildings do not have sprinkler systems?

There are 3 buildings without full sprinkler protection:

- Hillcrest Middle School (no sprinkler protection) – *Tier 1 building*
- REACH (no sprinkler protection) – *Tier 1 building*
- Long Hill Administration (partial sprinkler protection) – *Tier 1 building*

What buildings have adequate & compliant air conditioning?

Per the ongoing HVAC study by Silver Petrucelli:

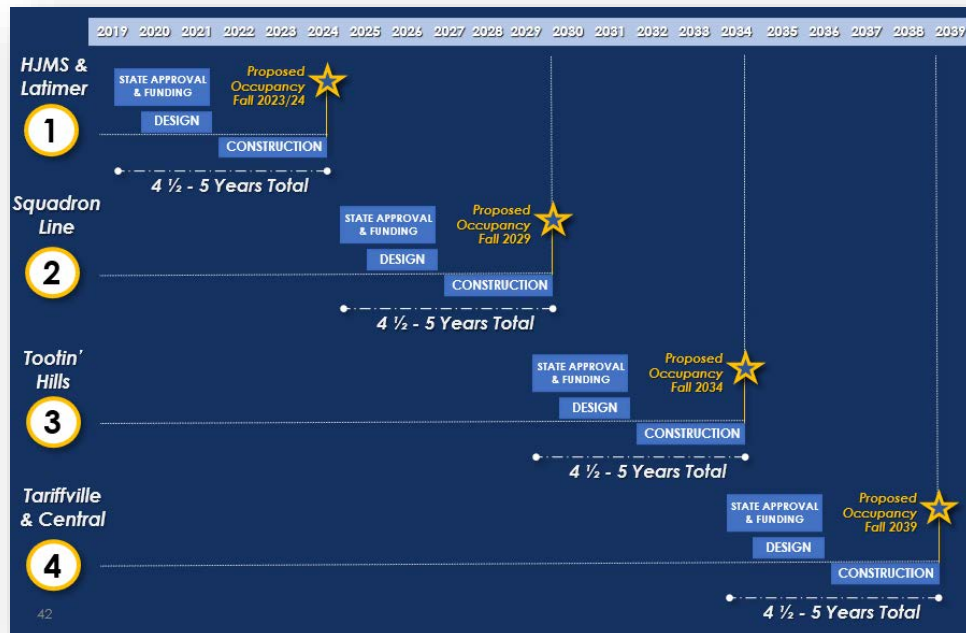
- TECEC – *Tier 3 building*
- Frenchtown – *Tier 3 building*
- Agriscience & Biotechnology – *Tier 3 building*
- (Trumbull High School and Long Hill were not studied)

What are other districts doing? Any examples to share?

Simsbury's "First Best Step" Approach:

Maintaining their neighborhood schools was key, but to maximize impact to students district-wide, they chose a 6th Grade Addition at the Middle School & a Renovate Like New (RNV) of an Elementary School as the first step. Then, tackling each subsequent school one-by-one.

TOTAL TIME COMMITMENT: 20 YRS (done 2039)



Cheshire Elementary Schools

Optimization and construction of two new elementary schools PK-5, K-5, total project cost ~ **\$170M**

Norwich Elementary Schools

Consolidation and construction of four new elementary schools ~ **\$385M**

Darien Elementary Schools

Modifications to three elementary school ~ **\$82.3M**

Madison Elementary Schools

Optimization and construction of new elementary school and modifications to current intermediate school ~ **\$89.2M**

Simsbury Elementary Schools

Renovate like new to Latimer Lane – Step 1 of Elementary Renewal Program, Step 1 ~ **\$39M, Overall \$215M**

South Windsor Elementary Schools

10-year Master Plan, Consolidation from 5 to 4 Elementary Schools, Four new builds, ~ **\$161M** completion 2023

Brookfield Elementary Schools

Optimization of Elementary School, New Construction ~ **\$78M**

Stacking up to your peers ~ other towns in your DRG



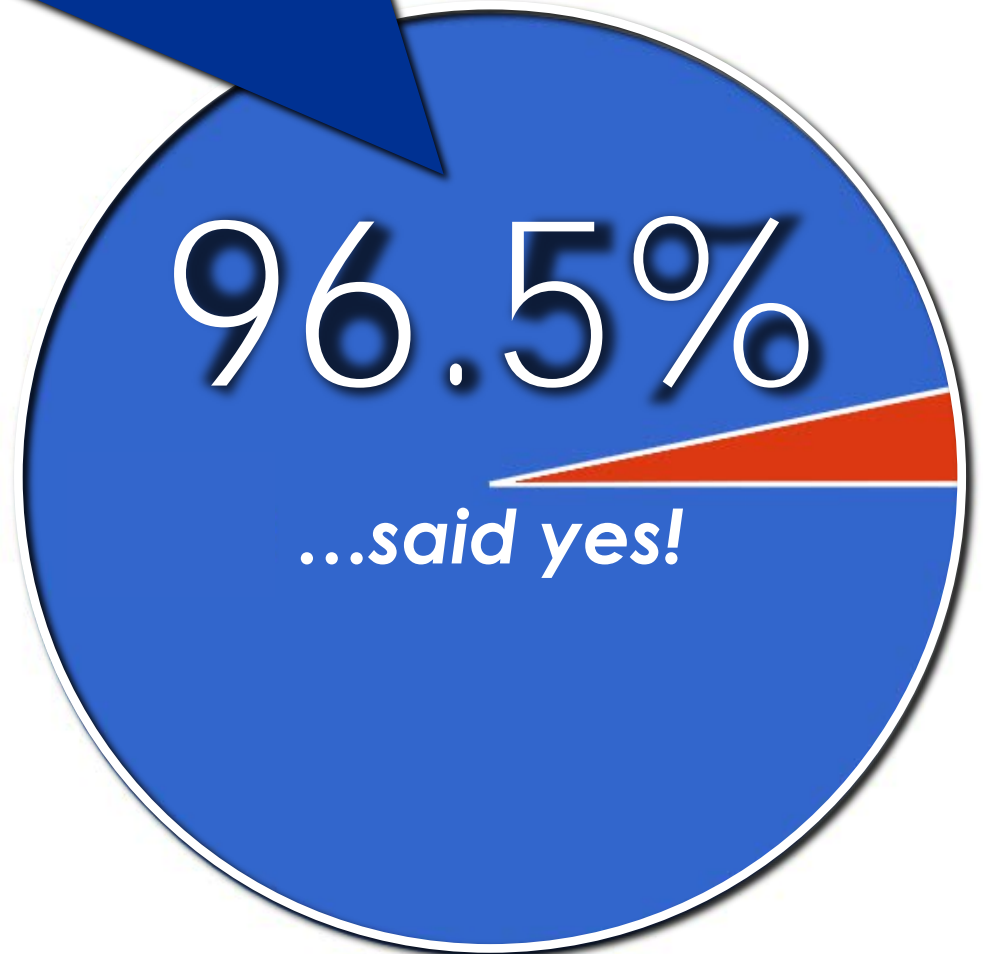
TOWN NAME	STUDENT POPULATION (2021-22)	TOTAL SCHOOLS	GRADE CONFIGURATION	SCHOOL CONSTRUCT. (2023)	NEW SCHOOL CONSTRUCT. (2023)	PER PUPIL EXPENDITURES (2021-22)
Trumbull	6,896	13	PK, K-5, 6-8, 9-12	34.29%	24.29%	\$17,385
Avon	3,127	6	PK/K-4, 5-6, 7-8, 9-12	27.50%	17.50%	\$19,428
Brookfield	1,601	4	PK-1, 2-4, 5-8, 9-12	33.93%	23.93%	\$18,322
Cheshire	1,193	13	PK-K, K-6, 7-8, 9-12	50.00%	50.00%	\$18,372
Fairfield	9,378	20	PK-5, K-5, 6-8, 9-12	26.07%	16.07%	\$21,132
Farmington	1,116	9	K-4, 5-6, 7-8, 9-12	29.64%	19.64%	\$18,734
Guilford	1,136	7	PK/K-4, 5-6, 7-8, 9-12	29.29%	19.29%	\$20,702
Madison	1,461	6	K-3, 4-5, 6-8, 9-12	28.93%	18.93%	\$23,737
New Fairfield	1,132	6	PK-2, 3-5, 6-8, 9-12	37.14%	27.14%	\$20,251
Simsbury	1,089	8	PK/K-6, 7-8, 9-12	35.71%	25.71%	\$19,222
South Windsor	1,778	9	K-5, 6-8, 9-12	42.14%	32.14%	\$16,867

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

● Yes
● No

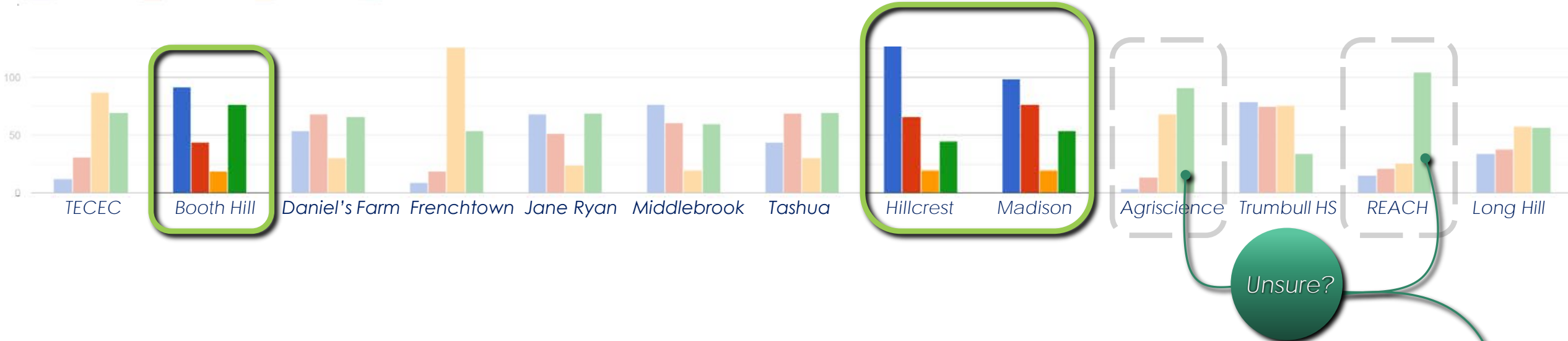


405
Responses



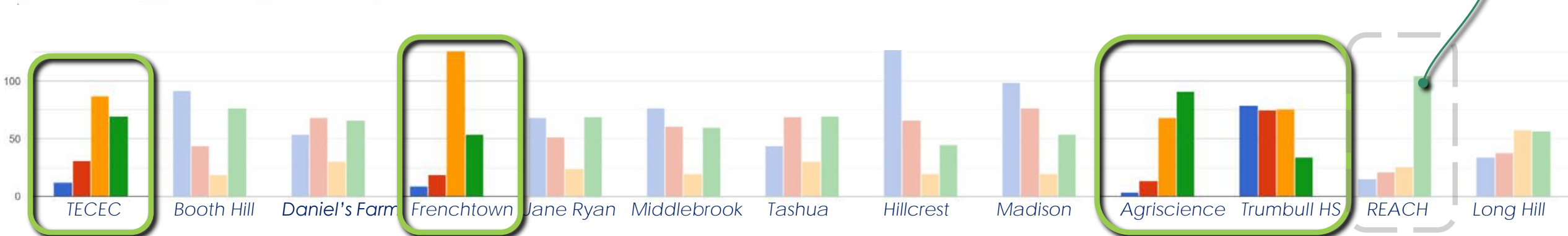
Your feedback...greatest need *(Booth Hill, Hillcrest & Madison)*

■ Greatest Need ■ Moderate Need ■ Lowest Need ■ Unsure

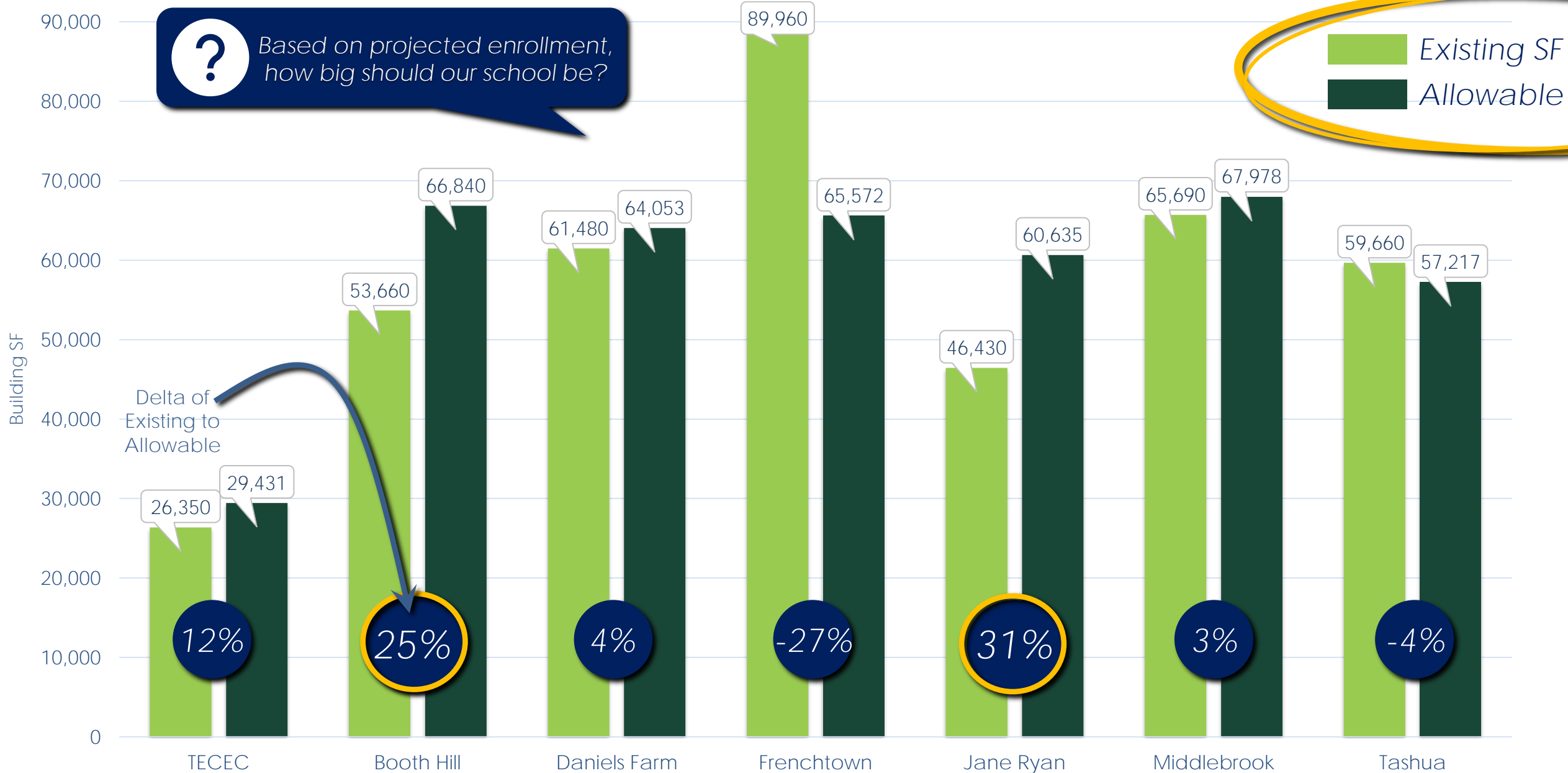


Your feedback...lowest need *(TECEC, Frenchtown, Agriscience, Trumbull HS)*

■ Greatest Need ■ Moderate Need ■ Lowest Need ■ Unsure



Where We've Been – Capacity Analysis



Where We've Been – Capacity Analysis



?

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

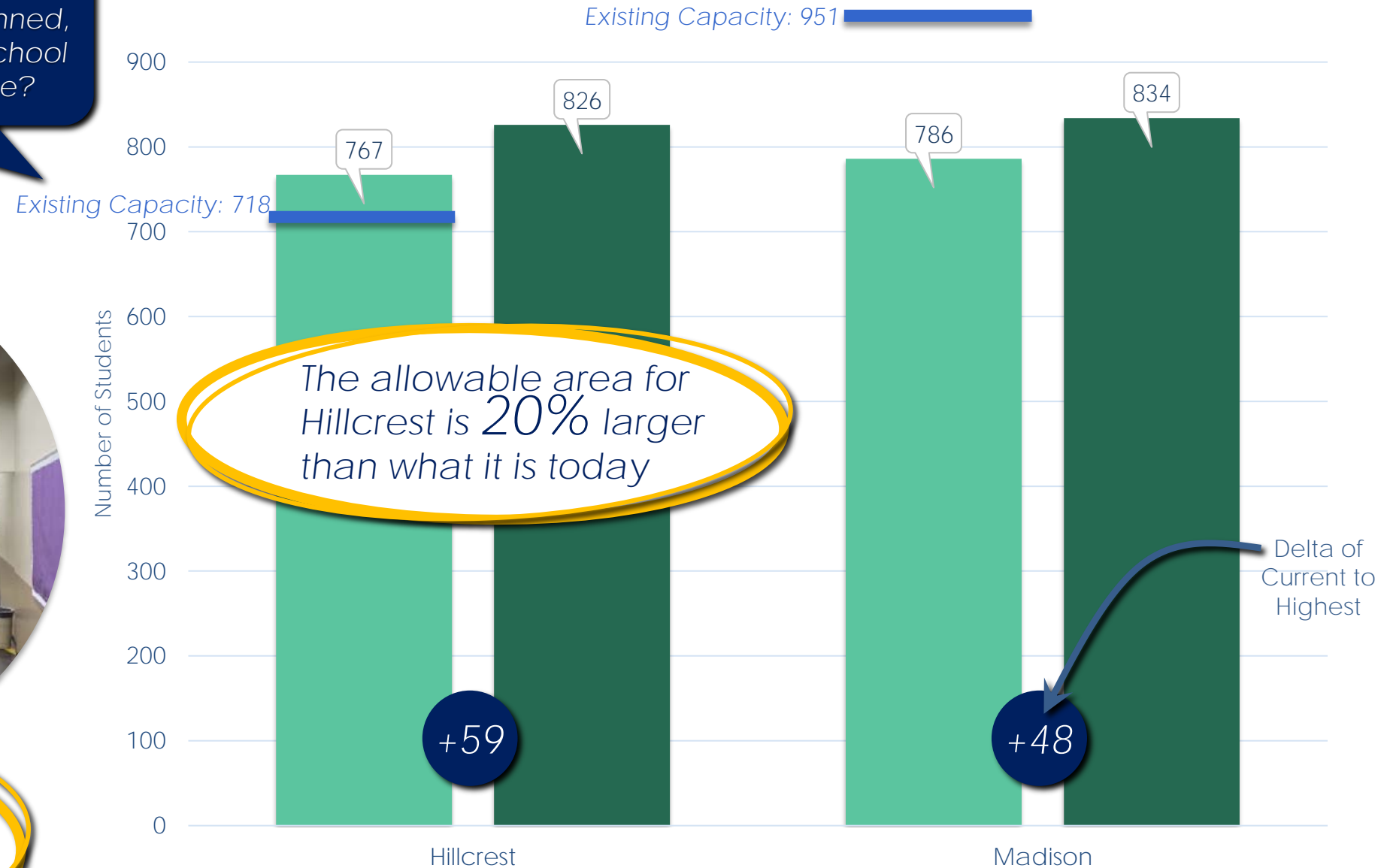


Hillcrest Middle School



Madison Middle School

- Current
- Highest
- Existing Capacity



Conditions Analysis - Summary



		Programmatic Needs		Physical Condition		1 = Poor, 5 = Good AVERAGE (Priority)
Building Name		TOTAL	Rank (Priority)	TOTAL	Rank (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.



Let's pause for discussion



Any questions so far?



Any additional feedback to share?

Start: 6:00PM

Introductions

5
min

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15
min

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How to Stay Connected

End: 7:30PM

Geography of Tiers

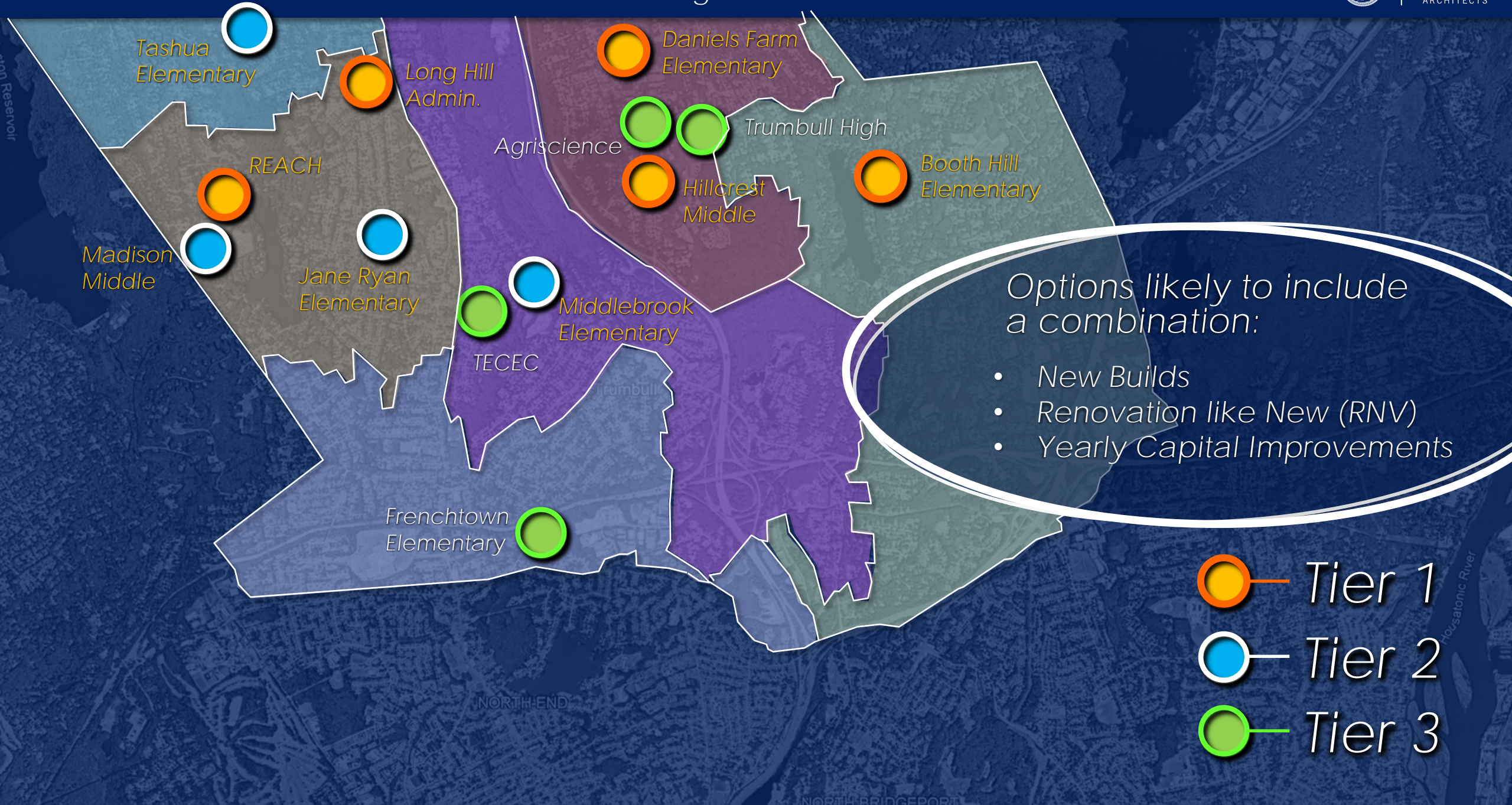
Master Planning
Considerations

Possible Options

Cost Summary

Discussion

PLANNING OPTIONS ~ Initial Thoughts



When planning consider this...

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

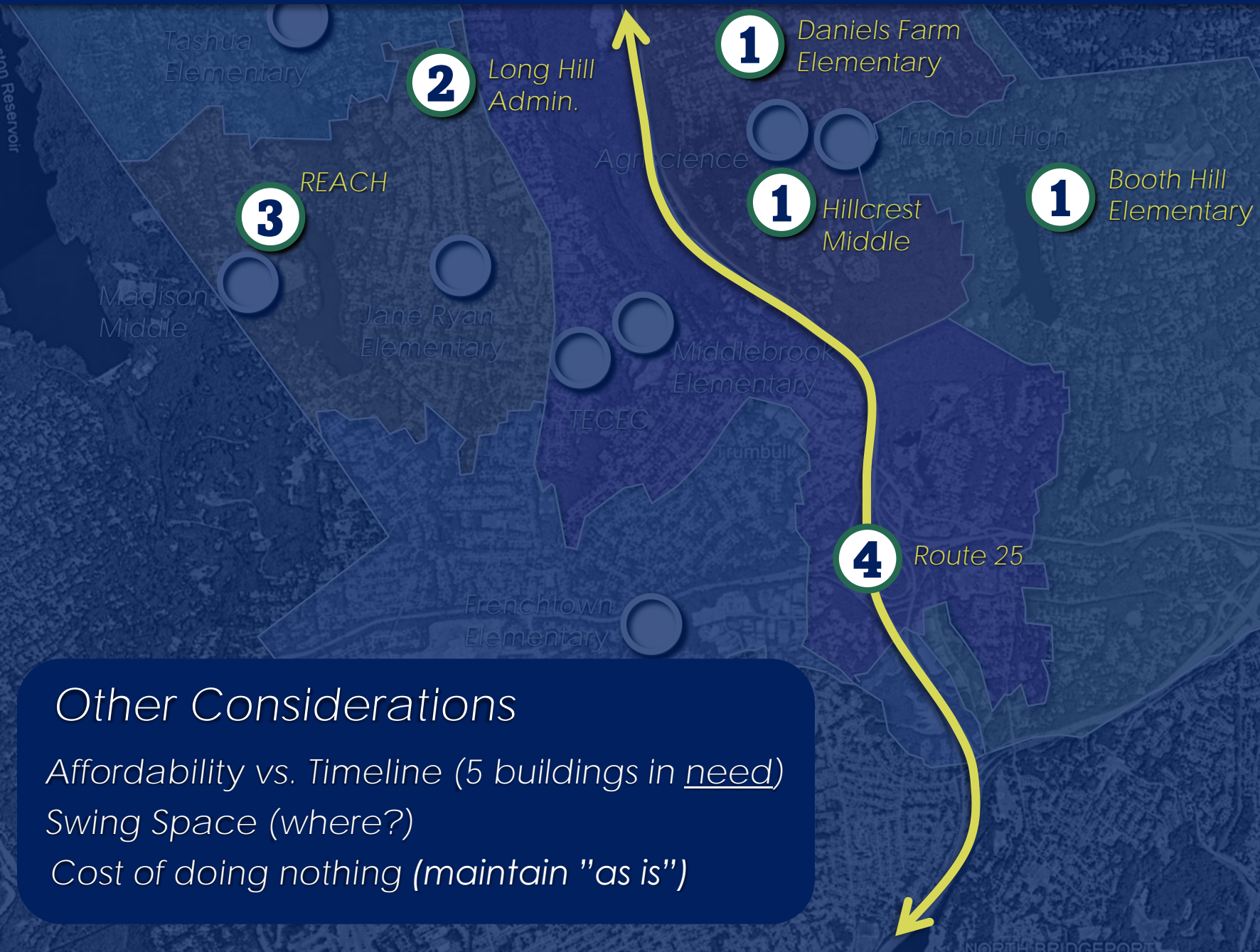
Reimbursement - Analyze **“Renovate like New” (RNV)** options to leverage state reimbursement, maximize addition to create “swing” space.

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

MASTER PLAN CHALLENGES & NEEDS



Other Considerations

Affordability vs. Timeline (5 buildings in need)

Swing Space (where?)

Cost of doing nothing (maintain "as is")

- 1** 3 Schools in greatest need of comprehensive renovations due to age, condition, use, capacity (Tier 1)
- 2** Long Hill Administration Building is well past its useful life due to age/condition/adaptive reuse (Tier 1)
- 3** REACH program located in less than ideal environment for its intended use due to age/condition/use (Tier 1)
- 4** Established elementary school districts coupled with geographic challenges (Rt. 25 bifurcates Town) limits flexibility in planning options

To address building condition,

What if we reduced
our elementary
schools from 6 to 5?

To address building capacity,

What if we expanded
our elementary
schools from 6 to 7?

To address building capacity,

What if we redistricted
to address current
capacity issues?

There is no compelling reason to consolidate schools.

- Schools are at capacity with limited flexibility
- Population forecast shows steady to modest growth
- There is no additional capacity in any elementary school building

There is no compelling reason to add a school.

- No surge in population increase is forecasted
- There are some capacity concerns at each of the elementary schools but not sufficient to warrant another school
- Based upon current analysis, there is limited Town-owned property with useable area acceptable for building a school

There is no compelling reason to redistrict without considering grade level reconfiguration.

- Consider introduction of two intermediate schools (east/west) to allow for flexibility in each of the elementary schools & create swing space
- Explore PK distribution throughout district in combination with additions/renovations or new builds at elementary school
- Consider modest redistrict to increase Frenchtown population

What this all means in terms of options...

We are currently looking at:

Keeping the 6 elementary school model
Keep or modify the current grade configuration
Maintain the current (Elem./MS) school districts

Exploring a balance of New & RNV
Exploring other Town-owned properties

Intermediate
School?
(3-5 or 4-5)

PK distribution?

1. Costs are based upon mid range of historical averages and current market conditions
2. Costs are escalated to year 2026 (based upon 4.5% average per year), or the potential mid-point of construction for any “Step 1” of a plan
3. Adjustments shall be made once a preferred option is selected
4. Does not include impact for operational costs or premium for site logistics for multi-phase renovations
5. Reimbursement rate utilized is last published (9/29/2022):

Renovate as New ~ 34.29%

New Construction ~ 24.29%

Does not contemplate space waivers or special legislation (“Notwithstanding”)

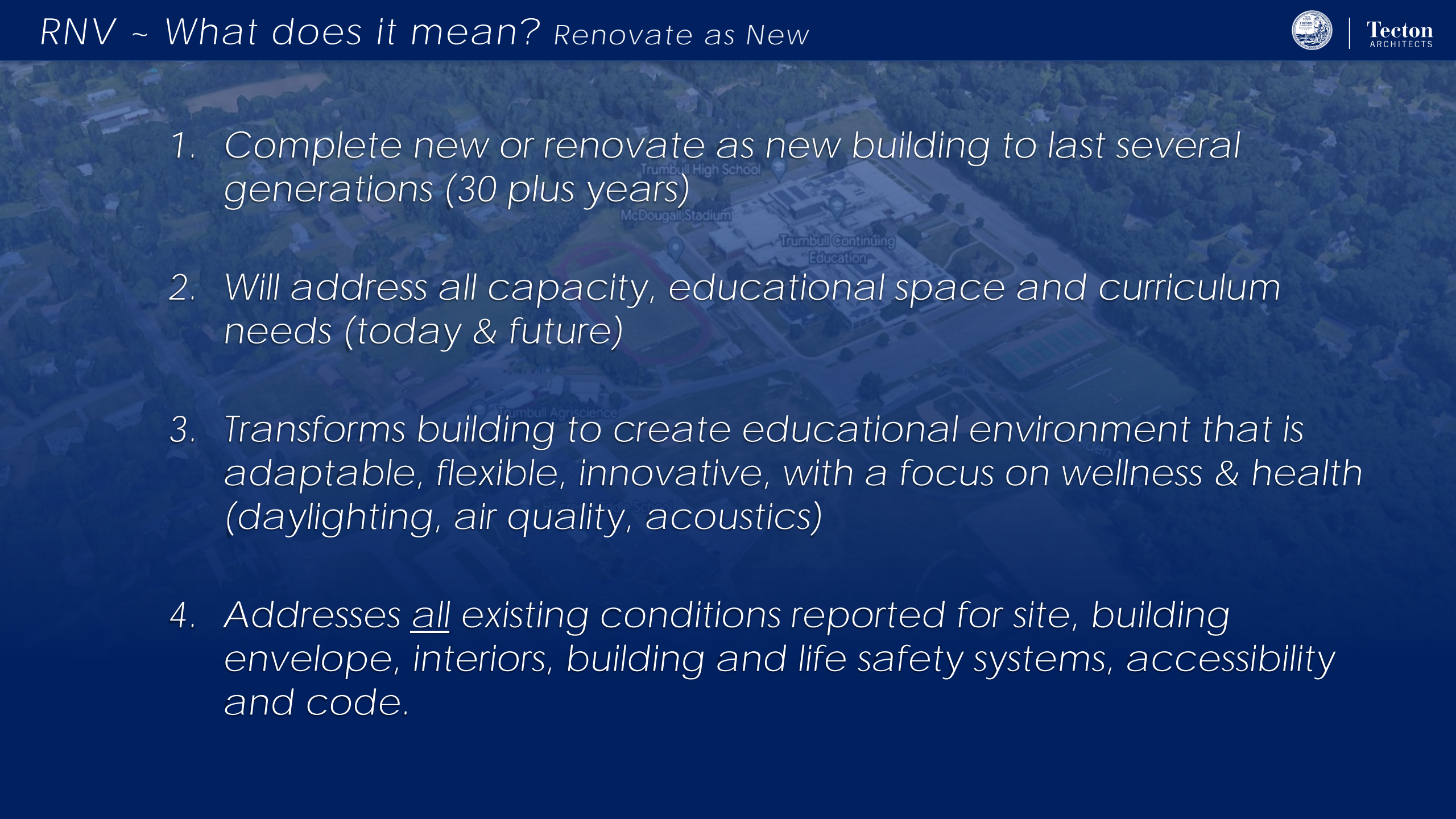
Comparing the Options ~ What to consider?



Cost Summary Table			
Site Development			
Scope of Work	Cost per unit	Unit	Comment
Site Improvements	\$425,000.00	acre	basic fields, grading, utilities
Parking Lot & Vehicular Circ.	\$10,250.00	space	space
Play Areas (Age Appropriate @ 6,500 sf)	\$85,000.00	ea.	Equipment structure only
Sanitary System Expansion/Upgrade		ls	TBD
Building Summary			
Scope of Work	Cost per unit	Unit	Comment
Demolition (+ haz mat, environ.)	\$43.50	sf	Full structure demo
PCB	\$17.50	sf	Assumes caulking and utilites
ACM	\$9.50	sf	Assumes full bldg. removal
Avg. Building Demo	\$16.50	sf	Full structure demo
Renovate as New	\$450.00	sf	based upon renovate as new
New Construction	\$535.00	sf	masonry with steel frame
Sustainability / Carbon Neutral ~ Initiative			
Scope of Work	Cost per unit	Unit	Comment
Geothermal Bore Field	\$18.50	sf	Assumes an EUI of 25 or less
Photo Voltaic Array	\$15.00	sf	Assumes an EUI of 25 or less
Soft Costs (Design, FF&E, Fees, Printing)	19.50%		See detail breakdown
Reimbursement Rate - New	11.07%		* 2023
Reimbursement Rate - RNV	21.07%		* 2023
Inefficiencies	1-3%		of TPC

Soft Cost Itemized Listing		Projected Value
1	Architectural and Engineer Services	
1-1	Architectural Design - Pre referendum	
1-2	Architect Fees	
1-3	Offsite Roadway & Utility	
2	Other Professional Fees (
2-1	Project Management / C	
2-2	Commissioning	
2-3	Site - Environmental Con	
2-4	Building - Environmental	
2-5	Environmental Consultar	
2-6	Wetlands Review and Id	
2-7	Third Party Review (Land	
2-8	Property Survey	
2-9	Geotechnical Boring and	
2-10	Traffic Study	
2-11	Independent Cost Estima	
2-12	Special Testing and Inspe	
2-13	Other consultants (buildi	
2-14	Moving	
3	Town Professional Fees	
3-1	Town Legal Services	
3-2	Bond Counsel Fees	
3-3	Builders Risk Insurance	
4	Administrative Fees	
4-1	Postage, Printing, Advertising	
4-2	Town Inspection Costs	
4-3	Building Permit Fees	
4-4	Misc. Administration Costs	
4-5	State Permit Fees	
4-6	Utility Allowances/Contributions	
5	Construction Related Items	
5-1	CM Preconstruction Fee	
5-2	CM Investigation Allowance (Building Due Diligence)	
6	FF&E/Technology/Communications/Playground	
6-1	Fixtures, Furnishings and Equipment	
6-2	Communication Technology Hardware	
6-3	AV Equipment	
6-4	Telephone Systems	
6-5	Security Systems	
6-6	Playground Equipment	
6-7	Specialty Signage (Exterior Monumental)	
6-8	Furniture Design Consultant	
6-9	Technology Design Consultant	
6-10	Security Systems Design Consultant	
7	Owner Contingency	

Construction Costs + Soft Costs
(A comprehensive approach to costs)

- 
1. Complete new or renovate as new building to last several generations (30 plus years)
 2. Will address all capacity, educational space and curriculum needs (today & future)
 3. Transforms building to create educational environment that is adaptable, flexible, innovative, with a focus on wellness & health (daylighting, air quality, acoustics)
 4. Addresses all existing conditions reported for site, building envelope, interiors, building and life safety systems, accessibility and code.

Tier 1

When evaluating
each option,
think about...

- What projects should be considered first?
- How many projects should happen concurrently?
- Does the “value” of New Construction (*faster, less disruption, average building age lowered...*) offset the up-front cost?
- When should each project occur? (*How long is too long to wait for some of these buildings?*)

Total Project Costs
(before reimbursement)

Total Project Costs
(after reimbursement)

Tier	School	Affordability			Timeline (in years)			
		New	RNV	CIP	0-5	5-10	10-20	20+
1	Booth Hill Elementary School	\$60.8 M \$46.8 M	\$55.8 M \$38.1 M	\$14.7 M \$20.7 M	●			
1	Hillcrest Middle School	\$127.4 M \$98.1 M	\$117.6 M \$79.6 M	\$32.1 M \$45.1 M	●			
1	Daniels Farm Elementary School	\$59.8 M \$46 M	\$55 M \$37.5 M	\$16.9 M \$23.7 M		●		
1	REACH	\$7.6M \$5.9 M		\$2.4 M \$3.4 M		●		
1	Long Hill Administration Building	\$13.5 \$11.4 M		\$6 M \$8.5 M		●		
TOTALS		\$ 208.2 M	\$ 155.2 M	\$ 72.1 M- 101.4 M				

Tier 2

When evaluating
each option,
think about...

- What projects should be considered first?
- How many projects should happen concurrently?
- Does the “value” of New Construction (*faster, less disruption, average building age lowered...*) offset the up-front cost?
- When should each project occur? (*How long is too long to wait for some of these buildings?*)

		Affordability			Timeline (in years)			
Tier	School	New	RNV	CIP	0-5	5-10	10-20	20+
2	Middlebrook Elementary School							
2	Jane Ryan Elementary School							
2	Tashua Elementary School							
2	Madison Middle School							
TOTALS								



Tier
3

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		Affordability			Timeline (in years)			
Tier	School	New	RNV	CIP	0-5	5-10	10-20	20+
3	Trumbull High School							
3	Frenchtown Elementary School							
3	TECEC							
3	Agriscience & Biotechnology							
TOTALS								



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Summary of possible Options

OPTION 1 *Middle School “Swing”*

OPTION 2 *“One at a time” please*

OPTION 3 *“If it ain’t broke, don’t fix”*

OPTION 4 *Intermediate Introduction*

OPTION 5 *Accommodating an Academy*

OPTION**1*****Middle School “Swing”***

- Build a new Hillcrest Middle School first
- Use existing Hillcrest Middle School as swing space for elementary projects
- Renovate Like New (RNV) Booth Hill Elementary
- Renovate Like New (RNV) Daniels Farm Elementary
- Build a new REACH and Admin. building(s) at Long Hill site



Addresses all
Tier 1 buildings



Builds in reimbursable
swing space



Balances costs
(New & RNV blend)



Addresses
program needs

OPTION**2*****“One at a time” please***

- Addresses buildings one at a time, but requires “swing space” within site itself or phased occupied renovations
- Renovate Like New (RNV) or New at Hillcrest Middle
- Renovate Like New (RNV) or New at Booth Hill Elementary
- Renovate Like New (RNV) or New at Daniels Farm Elementary
- Build a new REACH and Admin. building(s) at Long Hill site



Addresses all
Tier 1 buildings



Builds in reimbursable
swing space



Disruption with phased
occupied renovation



Addresses
program needs

OPTION

3

“If it ain’t broke, don’t fix”

- “Do nothing” or “break fix” option
- Involves targeted yearly capital improvements with built-in temporary swing space (modulars, temporary program reductions, temporary unconventional classrooms)
- Involves a complex phasing and logistics plan due to occupied building



No immediate
Tier 1 resolution



No reimbursable
swing space



Disruption with phased
occupied renovation



Not all work/costs
will be reimbursable

OPTION**4***Intermediate Introduction*

- Consider two New (East/West) Intermediate schools (grades 4-5 or 3-5) on existing town owned property
- Renovate Like New (RNV) Elementary schools (Booth Hill & Daniels Farm) after Intermediate schools are constructed to “right size” them (possibly introduce PK into elementary schools, (PK-3 or PK-2)
- Renovate Like New (RNV) or New Hillcrest & Madison Middle School (Grades 6-8)
- Build a new REACH and Admin. building(s) at Long Hill site



Addresses all
Tier 1 buildings



Builds in reimbursable
swing space



Disruption with phased
occupied renovation



Alleviates
capacity issues

OPTION

5

Accommodating an Academy

- Consider two New (East/West) Intermediate schools (grades 5-6) on existing town owned property
- Renovate Like New (RNV) Hillcrest & Madison Middle Schools (Grades 7-8) after intermediate schools are constructed to “right size” them
- Renovate Like New (RNV) Elementary Schools similar to previously described options



Delays renovation of elementary schools by 8+ years



Addresses all Tier 1 buildings



Builds in reimbursable swing space

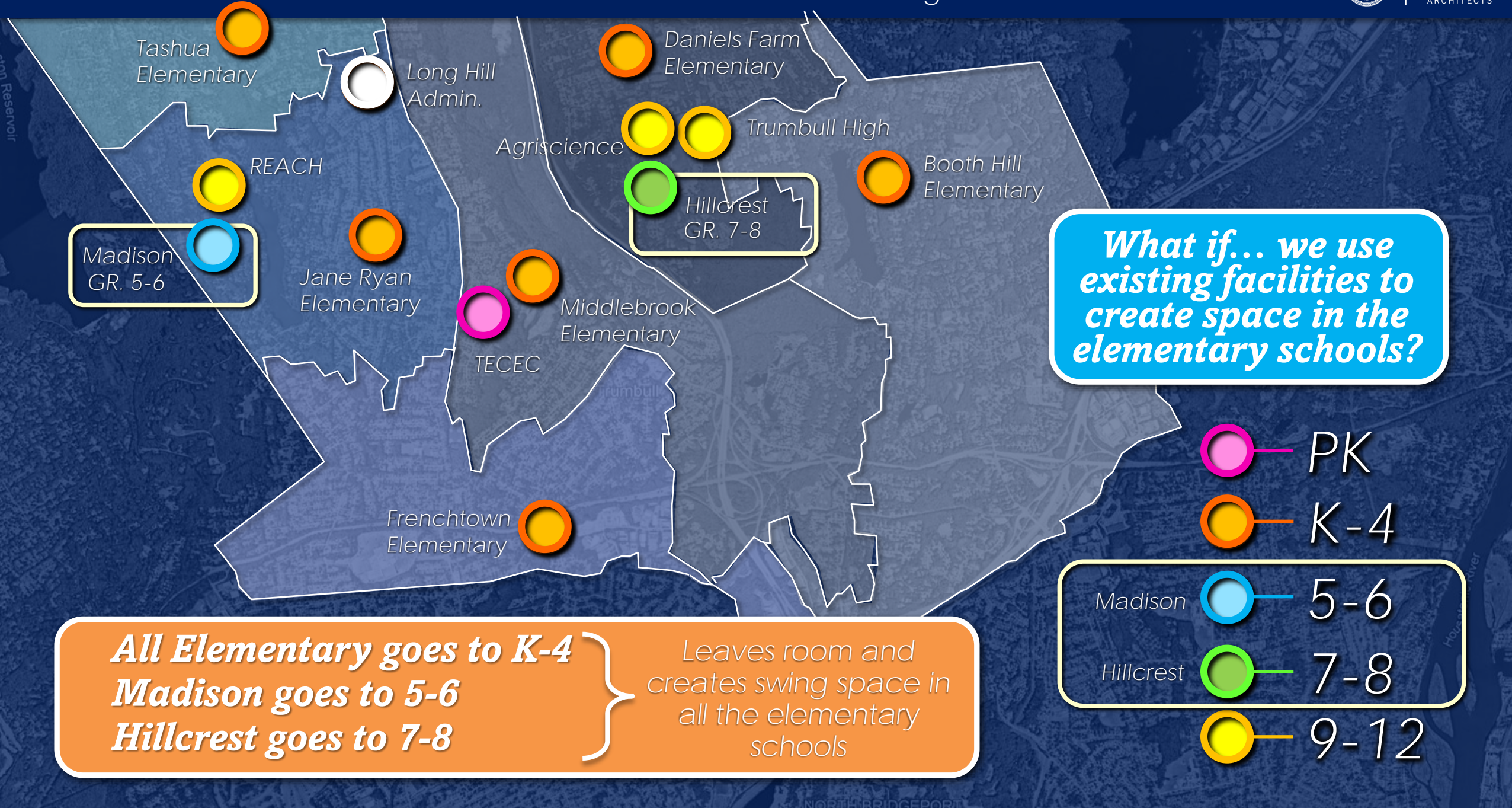


Disruption with phased occupied renovation



Alleviates capacity issues

ACOMMODATING AN ACADEMY ~ Initial Thoughts





Let's pause for discussion



Any questions so far?



Any additional feedback to share?

An aerial map of Trumbull, Connecticut, with a blue tint. The map shows Trumbull High School, McDougall Stadium, Trumbull Continuing Education, and Belden Brook. A green rectangular box and a green circular box are overlaid on the map.

OPTION

1

Middle School “Swing”

A detailed look...

OPTION

1

Middle School “Swing”

New Hillcrest MS	\$98.1 M (after reimb.)
RNV Booth Hill	\$38.1 M (after reimb.)
RNV Daniels Farm	\$37.5 M (after reimb.)
New REACH	\$5.9 M (after reimb.)
New Admin	\$11.4 M (after reimb.)
TOTAL	\$191 M

- Build a new Hillcrest Middle School first
- Use existing Hillcrest Middle School as swing space for elementary projects
- Renovate Like New (RNV) Booth Hill Elementary
- Renovate Like New (RNV) Daniels Farm Elementary
- Build a new REACH and Admin. building(s) at Long Hill site



Addresses all Tier 1 buildings



Builds in reimbursable swing space

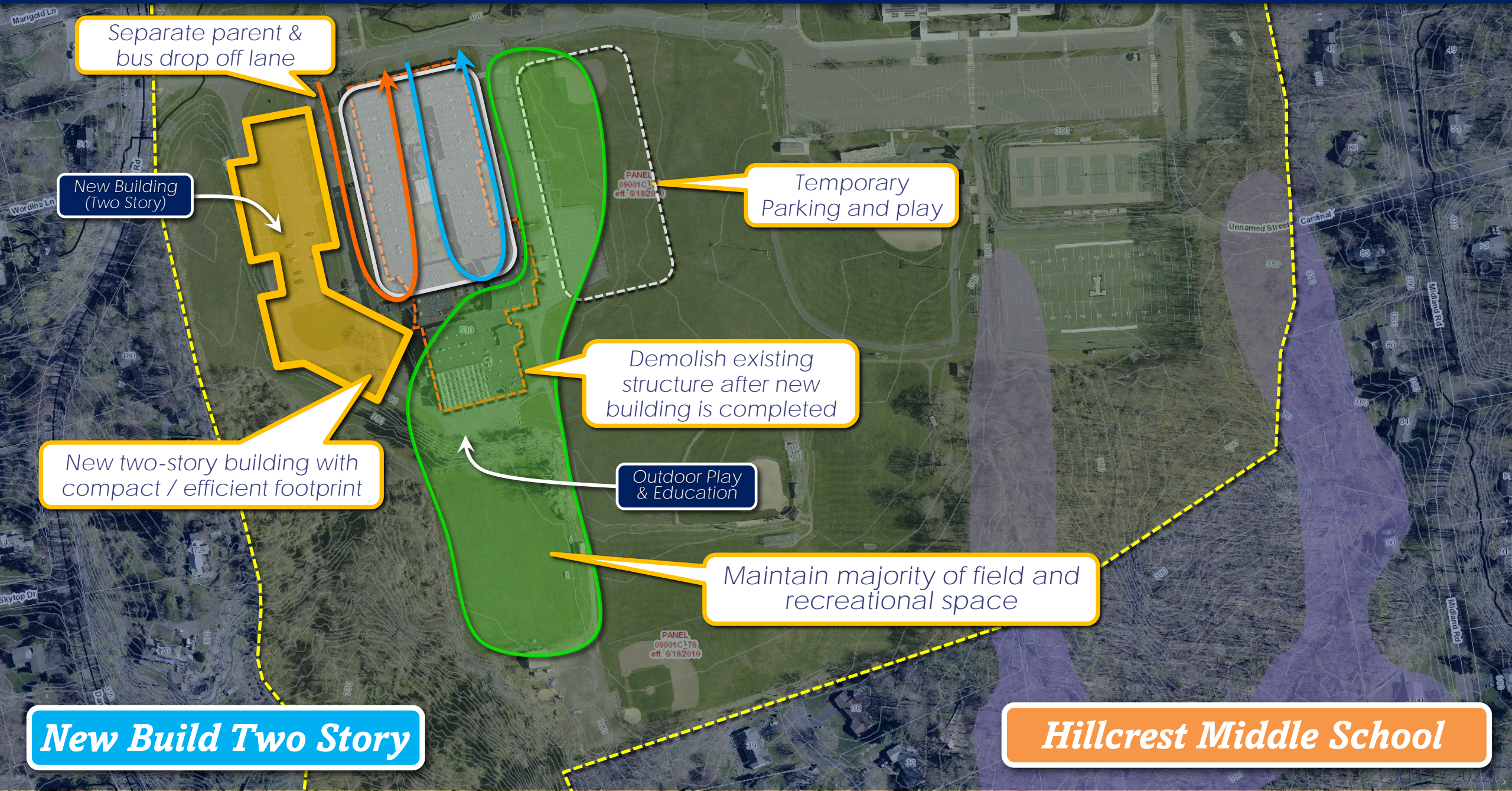


Balances costs (New & RNV blend)



Addresses program needs

Site Capacity & Analysis~ New Build Option



Separate parent & bus drop off lane

New Building
(Two Story)

New two-story building with
compact / efficient footprint

Temporary
Parking and play

Demolish existing
structure after new
building is completed

Outdoor Play
& Education

Maintain majority of field and
recreational space

New Build Two Story

Hillcrest Middle School

Order of Magnitude Project Costs ~ New Construction



New 6-8 ~ Hillcrest Middle School

Grade Levels	Proj.	OSCG Standard.		
	Enr.	Sf/St.		
Grade 6	271	148	134,363	
Grade 7	264	170		
Grade 8	291	170		
Total	826		* with 1% mech increase	
Max. Area Allowed	135,706			
New Building	135,706			
Existing Building	117,000			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	21.97	Acres	\$425,000	\$9,337,541
Parking Lot & Vehicular Circ. (2.25/1000)	150	spaces	\$9,250	\$1,387,500
Whole Building Haz. Mat. Abatement	117,000	sf	\$22.50	\$2,632,500
Whole Building Demolition	117,000	sf	\$17.50	\$2,047,500
New Construction	135,706	sf	\$545.00	\$73,959,930
Geothermal Bore Field	135,706	sf	\$18.50	\$2,510,566
Carbon Neutral & Netzero Premium	135,706	sf	\$15.00	\$2,035,594
Subtotal		Av g/sf	\$692.02	\$93,911,131
Soft Costs	19.5%			\$18,312,671
Cost Escalation (Mid point of const. 2026)	12.5%	4%/year		\$14,027,975
Phasing & Logistics Costs for Occupied Site	1.25%			\$1,173,889
Portable Lease Costs	0	mt h/CR	\$1,500	\$0
Total Project Costs			\$938.98	\$127,425,666
State Reimbursement			24.29%	(\$30,951,694)
Ineligibles**			1.25%	\$1,592,821
Estimated Total Cost to Trumbull				\$98,066,793

Hillcrest Middle School

New

Total Population: 826P

Allowable Area: 135,706 SF

Site Improvements: 150 parking spaces, play fields, outdoor recreational and educational space, bus/parent drop off

Building: Whole building demolition and abatement, new construction and Netzero/Carbon neutral premiums

Total Project Costs: \$127,425,666
Cost to Trumbull: \$98,066,793

Order of Magnitude Project Costs ~ Renovate as New



RNV K-5 – Booth Hill				
Grade Levels	Proj. Enr.	OSCG Standard.		
		Sf/St.		
K	84	116	66,176	
Grade 1	81	116		
Grade 2	81	116		
Grade 3	89	116		
Grade 4	97	116		
Grade 5	96	148		
Total	528		* with 1% mech increase	
Max. Area Allowed	66,838			
RNV Building	36,761	Approximate 55% of total footprint		
Existing Building	53,660			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	6.70	Acres	\$625,000	\$4,187,859
Parking Lot & Vehicular Circ. (2.25/1000)	120	spaces	\$9,250	\$1,110,000
Selective Building Haz. Mat. Abatement	36,761	sf	\$26.50	\$974,160
Whole Building Demolition with HazMat	16,899	sf	\$35.00	\$591,473
New Construction	30,077	sf	\$525.00	\$15,790,421
Existing Building Renovation	36,761	sf	\$425.00	\$15,623,326
Geothermal Bore Field	66,838	sf	\$18.50	\$1,236,499
Carbon Neutral & Netzero Premium	66,838	sf	\$15.00	\$1,002,566
Subtotal		Avg/sf	\$606.19	\$40,516,304
Phased Moving Costs	5	phase	\$125,000	\$625,000
Premium for Phased Work	1.5%			\$574,159
Soft Costs	19.5%			\$7,900,679
Cost Escalation (Mid point of const. Mar. 2026)	12.5%	4%/year		\$6,202,018
Portable Lease Costs	0	mth/CR	\$1,500	\$0
Total Project Costs			\$835.13	\$55,818,160
State Reimbursement			34.29%	(\$19,140,047)
Ineligibles**			2.50%	\$1,395,454
Estimated Total Cost to Trumbull				\$38,073,567

Booth Hill Elementary School

RNV

Total Population: 528P
Allowable Area: 66,838 SF

Site Improvements: 120 parking spaces, play fields, outdoor recreational and educational space, bus/parent drop off

Building: Addition (45%) and Renovation (55%), abatement, phasing & logistics and Netzero/Carbon neutral premiums

Total Project Costs: \$55,818,160
Cost to Trumbull: \$38,073,567

RNV K-5 ~ Daniels Farm				
Grade Levels	Proj. Enr.	OSCG Standard.		
		Sf/St.		
K	76	116	63,419	
Grade 1	84	116		
Grade 2	85	116		
Grade 3	86	116		
Grade 4	87	116		
Grade 5	88	148		
Total	506		* with 1% mech increase	
Max. Area Allowed	64,053			
RNV Building	35,229	Approximate 55% of total footprint		
Existing Building	61,480			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	7.51	Acres	\$625,000	\$4,695,434
Parking Lot & Vehicular Circ. (2.25/1000)	120	spaces	\$9,250	\$1,110,000
Selective Building Haz. Mat. Abatement	35,229	sf	\$26.50	\$933,570
Whole Building Demolition with HazMat	26,251	sf	\$35.00	\$918,783
New Construction	28,824	sf	\$525.00	\$15,132,487
Existing Building Renovation	35,229	sf	\$425.00	\$14,972,354
Geothermal Bore Field	64,053	sf	\$18.50	\$1,184,978
Carbon Neutral & Netzero Premium	64,053	sf	\$15.00	\$960,793
Subtotal		Avg/sf	\$623.05	\$39,908,399
Phased Moving Costs	5	phase	\$125,000	\$625,000
Premium for Phased Work	1.5%			\$566,439
Soft Costs	19.5%			\$7,782,138
Cost Escalation (Mid point of const. Mar. 2026)	12.5%	4%/year		\$6,110,247
Portable Lease Costs	0	mth/CR	\$1,500	\$0
Total Project Costs			\$858.54	\$54,992,223
State Reimbursement			34.29%	(\$18,856,833)
Ineligibles**			2.50%	\$1,374,806
Estimated Total Cost to Trumbull				\$37,510,196

Daniels Farm Elementary

RNV

Total Population: 506P

Allowable Area: 64,053 SF

Site Improvements: 120 parking spaces, play fields, outdoor recreational and educational space, bus/parent drop off

Building: Addition (45%) and Renovation (55%), abatement, phasing & logistics and Netzero/Carbon neutral premiums

Total Project Costs: \$54,992,223
Cost to Trumbull: \$37,510,196

New Build Two Story

Construct new building while existing is occupied, phase relocation and remaining sitework once new building is complete

Size for auxiliary parking for meeting, training, community events

Parking
(75-80)

Maintain buffer and create outdoor education & recreation/break

New Building
(Two Story)

Outdoor
Play & CRs

Consider one-way vehicular circulation to improve flow and enhance safety

Parking
(30-40)

Separate parking & drop off lane for REACH

Consider a new two-story building with shared amenities yet maintain separation **of uses ("school within a building")**

Combined Facility – Administration & REACH

Order of Magnitude Project Costs ~ New Construction



New Administration Building

Grade Levels	Proj.	OSCG Standard.	
	Enr.	Sf/St.	
Not Applicable	50-55		Not Applicable
Total	21,950		* with 1% mech increase
Max. Area Allowed	N/A		
New Building	21,950		
Existing Building	21,950		

Project Cost Summary

Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	2.74	Acres	\$325,000	\$890,500
Parking Lot & Vehicular Circ. (2.25/1000)	75	spaces	\$9,250	\$693,750
Whole Building Haz. Mat. Abatement	21,950	sf	\$22.50	\$493,875
Whole Building Demolition	21,950	sf	\$17.50	\$384,125
New Construction	21,950	sf	\$325.00	\$7,133,750
Geothermal Bore Field	21,950	sf	\$18.50	\$406,075
Carbon Neutral & Netzero Premium	21,950	sf	\$15.00	\$329,250
Subtotal		Avg/sf	\$470.68	\$10,331,325
Soft Costs	15.0%			\$1,549,699
Cost Escalation (Mid point of const. 2026)	12.5%	4%/year		\$1,485,128
Phasing & Logistics Costs for Occupied Site	1.25%			\$129,142
Portable Lease Costs	0	mtH/CR	\$1,500	\$0
Total Project Costs			\$614.82	\$13,495,293
State Reimbursement			17.15%	(\$2,313,768)
Ineligibles**			1.25%	\$168,691
Estimated Total Cost to Trumbull				\$11,350,216

Administration Building

New

Total Population: 50-55P
Proposed Area: 21,950 SF

Site Improvements: 75 parking spaces, limited outdoor space for break/meetings, auxiliary parking for events and meetings.

Building: Whole building demolition and abatement, New open office construction with offices, shared amenity space, conference and training rooms. Netzero/Carbon neutral premiums

Total Project Costs: \$13,495,293
Cost to Trumbull: \$11,350,216

Order of Magnitude Project Costs ~ New Construction



REACH (Built on Long Hill Admin. Site)

Grade Levels	Proj.	OSCG Standard.		
	Enr.	Sf/St.		
Approximate Population	20-30		Not Applicable	
Total	9,500		* with 1% mech increase	
Max. Area Allowed	N/A			
New Building	9,500			
Existing Building	9,500			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	2.74	Acres	\$325,000	\$890,500
Parking Lot & Vehicular Circ. (2.25/1000)	40	spaces	\$9,250	\$370,000
Whole Building Haz. Mat. Abatement	0	sf	\$22.50	\$0
Whole Building Demolition	0	sf	\$17.50	\$0
New Construction	9,500	sf	\$425.00	\$4,037,500
Geothermal Bore Field	9,500	sf	\$18.50	\$175,750
Carbon Neutral & Netzero Premium	9,500	sf	\$15.00	\$142,500
Subtotal		Av g/sf	\$591.18	\$5,616,250
Soft Costs	19.5%			\$1,095,169
Cost Escalation (Mid point of const. 2026)	12.5%	4%/year		\$838,927
Phasing & Logistics Costs for Occupied Site	1.25%			\$70,203
Portable Lease Costs	0	nth/CR	\$1,500	\$0
Total Project Costs			\$802.16	\$7,620,549
State Reimbursement			24.29%	(\$1,851,031)
Ineligibles**			1.25%	\$95,257
Estimated Total Cost to Trumbull				\$5,864,775

REACH Program

New

Total Population: 20P +/-
Proposed Area: 9,500 SF

Site Improvements: 30-40 parking spaces, outdoor education & recreational space, parking and van drop off to support use.

Building: New construction of classroom space contained within same building as BOE Administration. Possibly share amenities, utilities, and common areas. Educational space will allow for appropriate separation from office space.

Total Project Costs: \$7,620,549
Cost to Trumbull: \$5,864,775

OPTION

2

“One at a time” please

	NEW	RNV
Hillcrest MS	\$98.1 M (after reimb.)	\$79.6 M (after reimb.)
Booth Hill	\$46.8 M (after reimb.)	\$38.1 M (after reimb.)
Daniels Farm	\$46.0 M (after reimb.)	\$37.5 M (after reimb.)
REACH	\$5.9 M (after reimb.)	n/a, use New
Admin	\$11.4 M (after reimb.)	n/a, use New
TOTAL	\$208.2 M	\$172.5 M

- Addresses buildings one at a time, but requires “swing space” within site itself or phased occupied renovations
- Renovate Like New (RNV) or New at Hillcrest Middle
- Renovate Like New (RNV) or New at Booth Hill Elementary
- Renovate Like New (RNV) or New at Daniels Farm Elementary
- Build a new REACH and Admin. building(s) at Long Hill site



Addresses all Tier 1 buildings



Builds in reimbursable swing space



Disruption with phased occupied renovation



Addresses program needs

Possible expansion of parking field

Parking

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

RNV (Renovate as New)

Hillcrest Middle School

Hillcrest Middle School

Order of Magnitude Project Costs ~ Renovate as New



RNV 6-8 ~ Hillcrest Middle School (Occupied)

Grade Levels	Proj. Enr.	OSCG Standard.		
		Sf/St.		
Grade 6	271	148	134,363	
Grade 7	264	170		
Grade 8	291	170		
Total	826		* with 1% mech increase	
Max. Area Allowed	135,706			
RNV Building	74,638	Approximate 55% of total footprint		
Existing Building	117,000			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	21.97	Acres	\$525,000	\$11,534,609
Parking Lot & Vehicular Circ. (2.25/1000)	150	spaces	\$9,250	\$1,387,500
Selective Building Haz. Mat. Abatement	74,638	sf	\$26.50	\$1,977,919
Whole Building Demolition with HazMat	42,362	sf	\$35.00	\$1,482,654
New Construction	61,068	sf	\$545.00	\$33,281,968
Existing Building Renovation	74,638	sf	\$425.00	\$31,721,346
Geothermal Bore Field	135,706	sf	\$18.50	\$2,510,566
Carbon Neutral & Netzero Premium	135,706	sf	\$15.00	\$2,035,594
Subtotal		Av g/sf	\$633.22	\$85,932,158
Phased Moving Costs	5	phase	\$125,000	\$625,000
Premium for Phased Work	1.5%			\$1,220,790
Soft Costs	19.5%			\$16,756,771
Cost Escalation (Mid point of const. Mar. 2026)	12.5%	4%/year		\$13,066,840
Portable Lease Costs	0	mth/CR	\$1,500	\$0
Total Project Costs			\$866.59	\$117,601,558
State Reimbursement			34.29%	(\$40,325,574)
Ineligibles**			2.00%	\$2,352,031
RNV 6-8 ~ Hillcrest Middle School (Occupied)				\$79,628,015

Hillcrest Middle School

RNV

Total Population: 826P

Allowable Area: 135,706 SF

Site Improvements: 150 parking spaces, play fields, outdoor recreational and educational space, bus/parent drop off

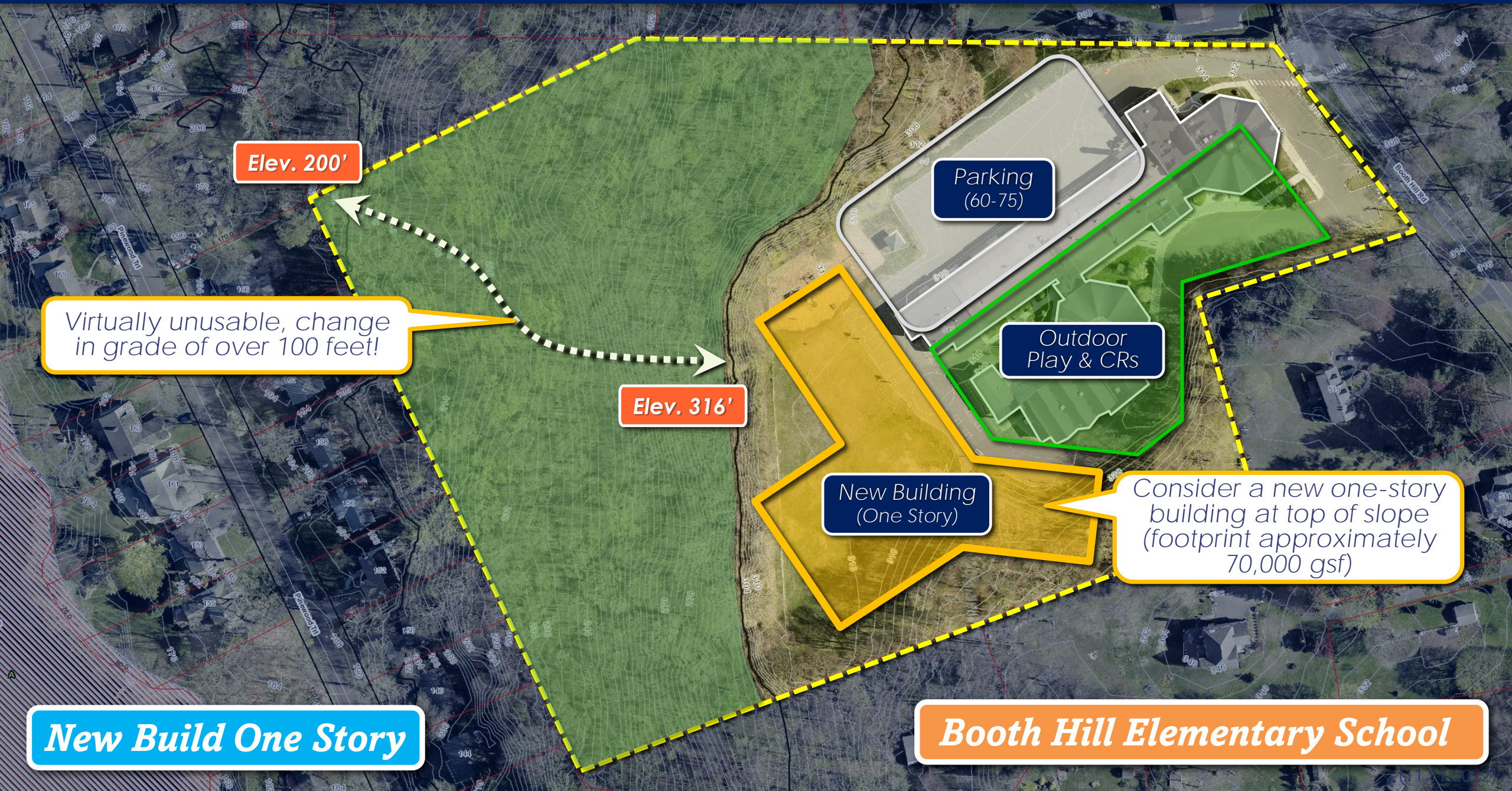
Building: Addition (45%) and Renovation (55%), abatement, phasing & logistics and Netzero/Carbon neutral premiums

Total Project Costs: \$117,601,558
Cost to Trumbull: \$79,628,015

Sample Analysis
Hillcrest Middle School
826 +/- 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 \$7,056,093 +\$4,507,580	Somewhat Likely, est. 3-5% of const. \$4,704,062 +\$2,155,549	Somewhat limited, est. 1-3% of const. \$2,548,513 \$0
General Conditions Analysis (Typically range between 5-10% of the construction cost)	48 Months (uses 10%) \$11,760,155 +\$5,388,872	36 Months (uses 8%) \$9,408,124 +\$3,036,841	24 Months (uses 5%) \$6,371,283 \$0
Temporary Facilities & Field Office Administrative Expenses (Typically between \$25,000 ~ \$35,000 per/month)	48 Months \$1,680,000 +\$840,000	36 Months \$1,260,000 +\$420,000	24 Months \$840,000 \$0
Probable Delta in Costs	\$10.7M	\$5.6M	\$0

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



New Build One Story

Booth Hill Elementary School

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



Tecton
ARCHITECTS



Order of Magnitude Project Costs ~ New Construction



New K-5 ~ Booth Hill

Grade Levels	Proj. Enr.	OSCG Standard.		
		Sf/St.		
K	84	116	66,176	
Grade 1	81	116		
Grade 2	81	116		
Grade 3	89	116		
Grade 4	97	116		
Grade 5	96	148		
Total	528		* with 1% mech increase	
Max. Area Allowed	66,838			
New Building	66,838			
Existing Building	53,660			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	6.70	Acres	\$625,000	\$4,187,859
Parking Lot & Vehicular Circ. (2.25/1000)	120	spaces	\$9,250	\$1,110,000
Whole Building Haz. Mat. Abatement	53,660	sf	\$22.50	\$1,207,350
Whole Building Demolition	53,660	sf	\$17.50	\$939,050
New Construction	66,838	sf	\$525.00	\$35,089,824
Geothermal Bore Field	66,838	sf	\$18.50	\$1,236,499
Carbon Neutral & Netzero Premium	66,838	sf	\$15.00	\$1,002,566
Subtotal		Av g/sf	\$669.88	\$44,773,148
Soft Costs	19.5%			\$8,730,764
Cost Escalation (Mid point of const. 2026)	12.5%	4%/year		\$6,687,989
Phasing & Logistics Costs for Occupied Site	1.25%			\$559,664
Portable Lease Costs	0	mth/CR	\$1,500	\$0
Total Project Costs			\$908.94	\$60,751,565
State Reimbursement			24.29%	(\$14,756,555)
Ineligibles**			1.25%	\$759,395
Estimated Total Cost to Trumbull				\$46,754,404

Booth Hill Elementary School

New

Total Population: 528P
Allowable Area: 66,838 SF

Site Improvements: 120 parking spaces, play fields, outdoor educational space, age-appropriate play, bus/parent drop off

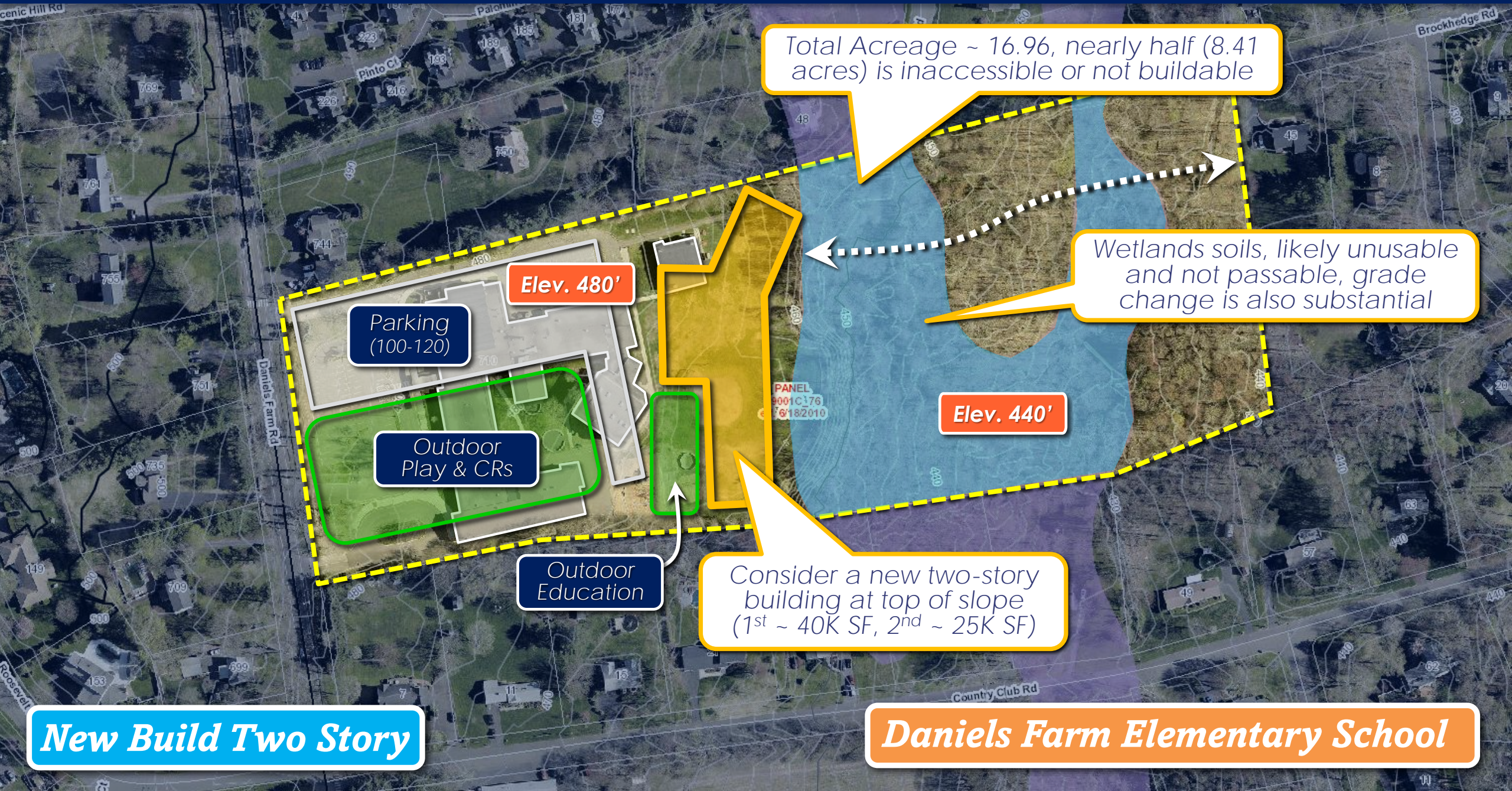
Building: Whole building demolition and abatement, new construction and Netzero/Carbon neutral premiums

Total Project Costs: \$60,751,565
Cost to Trumbull: \$46,754,404

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



Tecton
ARCHITECTS



Total Acreage ~ 16.96, nearly half (8.41 acres) is inaccessible or not buildable

Wetlands soils, likely unusable and not passable, grade change is also substantial

Elev. 480'

Parking
(100-120)

Outdoor
Play & CRs

Outdoor
Education

Elev. 440'

Consider a new two-story
building at top of slope
(1st ~ 40K SF, 2nd ~ 25K SF)

New Build Two Story

Daniels Farm Elementary School

Order of Magnitude Project Costs ~ New Construction



New K-5 ~ Daniels Farm				
Grade Levels	Proj. Enr.	OSCG Standard.		
		Sf/St.	2032-33 (highest Enrollment)	
K	76	116	63,419	
Grade 1	84	116		
Grade 2	85	116		
Grade 3	86	116		
Grade 4	87	116		
Grade 5	88	148		
Total	506		* with 1% mech increase	
Max. Area Allowed	64,053			
New Building	64,053			
Existing Building	61,480			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	7.51	Acres	\$625,000	\$4,695,434
Parking Lot & Vehicular Circ. (2.25/1000)	120	spaces	\$9,250	\$1,110,000
Whole Building Haz. Mat. Abatement	61,480	sf	\$22.50	\$1,383,300
Whole Building Demolition	61,480	sf	\$17.50	\$1,075,900
New Construction	64,053	sf	\$525.00	\$33,627,748
Geothermal Bore Field	64,053	sf	\$18.50	\$1,184,978
Carbon Neutral & Netzero Premium	64,053	sf	\$15.00	\$960,793
Subtotal		Av g/sf	\$687.53	\$44,038,153
Soft Costs	19.5%			\$8,587,440
Cost Escalation (Mid point of const. 2026)	12.5%	4%/year		\$6,578,199
Phasing & Logistics Costs for Occupied Site	1.25%			\$550,477
Portable Lease Costs	0	mth/CR	\$1,500	\$0
Total Project Costs			\$932.89	\$59,754,269
State Reimbursement			24.29%	(\$14,514,312)
Ineligibles**			1.25%	\$746,928
Estimated Total Cost to Trumbull				\$45,986,885

Daniels Farm Elementary

New

Total Population: 506P

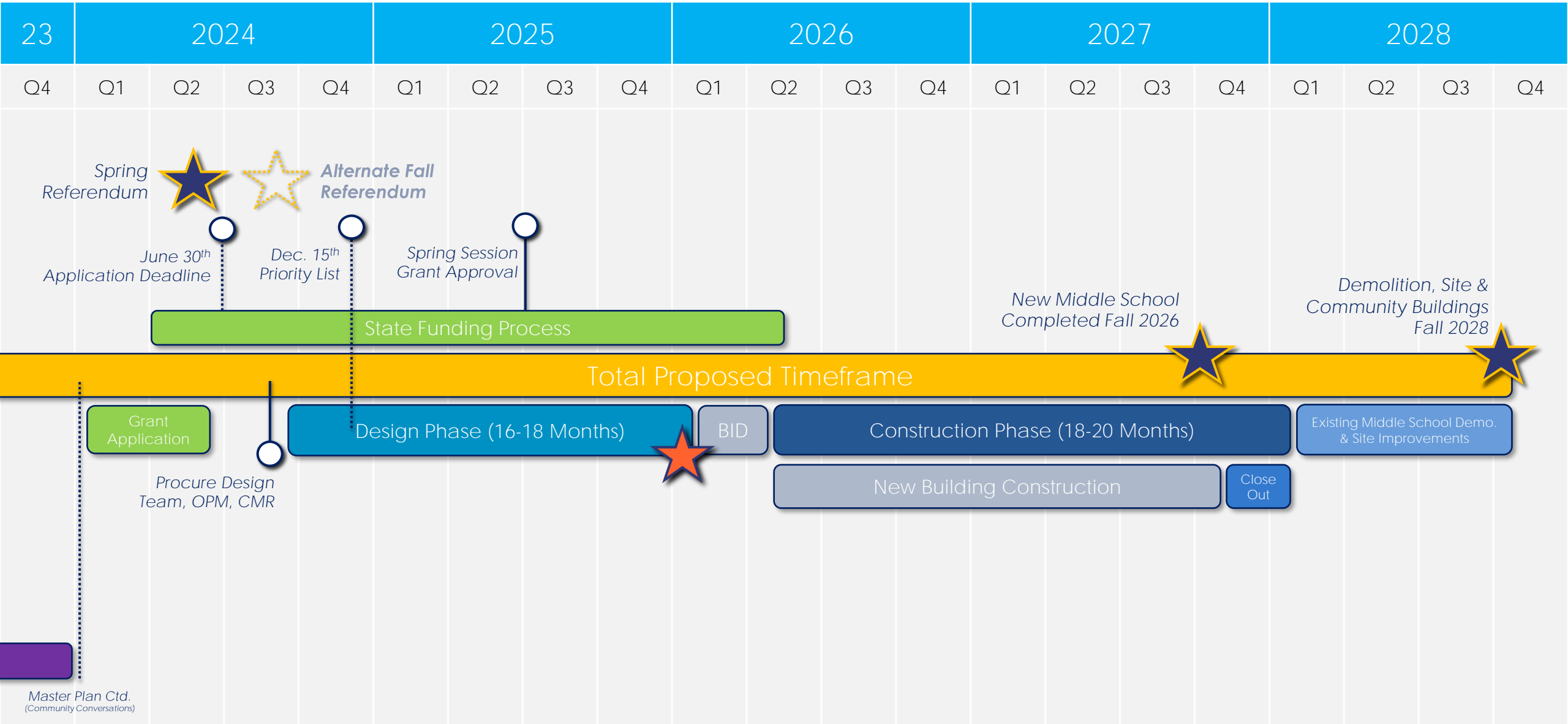
Allowable Area: 64,053 SF

Site Improvements: 120 parking spaces, play fields, outdoor educational space, age-appropriate play, bus/parent drop off

Building: Whole building demolition and abatement, new construction and Netzero/Carbon neutral premiums

Total Project Costs: \$59,754,269
Cost to Trumbull: \$45,986,885

Putting It Into Perspective ~ Milestone Schedule



OPTION

3

“If it ain’t broke, don’t fix”

- “Do nothing” or “break fix” option
- Involves targeted yearly capital improvements with built-in temporary swing space (modulars, temporary program reductions, temporary unconventional classrooms)
- Involves a complex phasing and logistics plan due to occupied building



No immediate
Tier 1 resolution



No reimbursable
swing space



Disruption with phased
occupied renovation



Not all work/costs
will be reimbursable

OPTION**3*****“If it ain’t broke, don’t fix”*****13**

buildings

1.1Million
Square Feet**50+**Years
Average Age***Consider this....***

Industry Historical Costs for CIP improvements (combined) range from \$275-\$385 per sf
CIP Projects include: Re-roofing, Windows/Doors, HVAC, Plumbing, Electrical, Security/Cameras,
finish replacement, code, accessibility, etc..

(No modifications to educational environment & minimal reimbursement!)

A 30 Year life cycle CIP program would cost 10.2-14.2M per year

OPTION**4***Intermediate Introduction*

- Consider two New (East/West) Intermediate schools (grades 4-5 or 3-5) on existing town owned property
- Renovate Like New (RNV) Elementary schools (Booth Hill & Daniels Farm) after Intermediate schools are constructed to “right size” them (possibly introduce PK into elementary schools, (PK-3 or PK-2)
- Renovate Like New (RNV) or New Hillcrest & Madison Middle School (Grades 6-8)
- Build a new REACH and Admin. building(s) at Long Hill site



Addresses all
Tier 1 buildings



Builds in reimbursable
swing space



Disruption with phased
occupied renovation



Alleviates
capacity issues

OPTION

5

Accommodating an Academy

- Consider two New (East/West) Intermediate schools (grades 5-6) on existing town owned property
- Renovate Like New (RNV) Hillcrest & Madison Middle Schools (Grades 7-8) after intermediate schools are constructed to “right size” them
- Renovate Like New (RNV) Elementary Schools similar to previously described options



Delays renovation of elementary schools by 8+ years



Addresses all Tier 1 buildings



Builds in reimbursable swing space



Disruption with phased occupied renovation



Alleviates capacity issues

OTHER TOWN-OWNED PROPERTIES



*scores generated by others

Site	Acres	Score
Wagner Tree Farm	11.4	42
Tashua Knolls	238.8	-10
Long Hill Admin.	5.48	96
Church Hill Road	3.26	115
Hardy Lane	15.9	-
Island Brook Park	49.02	80
Unity Park	4.1	35
Huntington Tpke.	23.3	50
Old Mine Park	70.43	-65
Indian Ledge Park	76.4	46
Twin Brooks Park	218.0	-25
Priscilla Place	1.63	26



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

45
min

WHERE WE ARE TODAY

30
min

WHERE WE'RE GOING

10
min

How to Stay Connected

End: 8:00PM

Project Email:

DistrictPlan@trumbullps.net

Project Website:

<https://www.trumbullps.org/about-us/master-plan>

WHY COMMUNITY ENGAGEMENT MATTERS



This is a plan for your community!

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

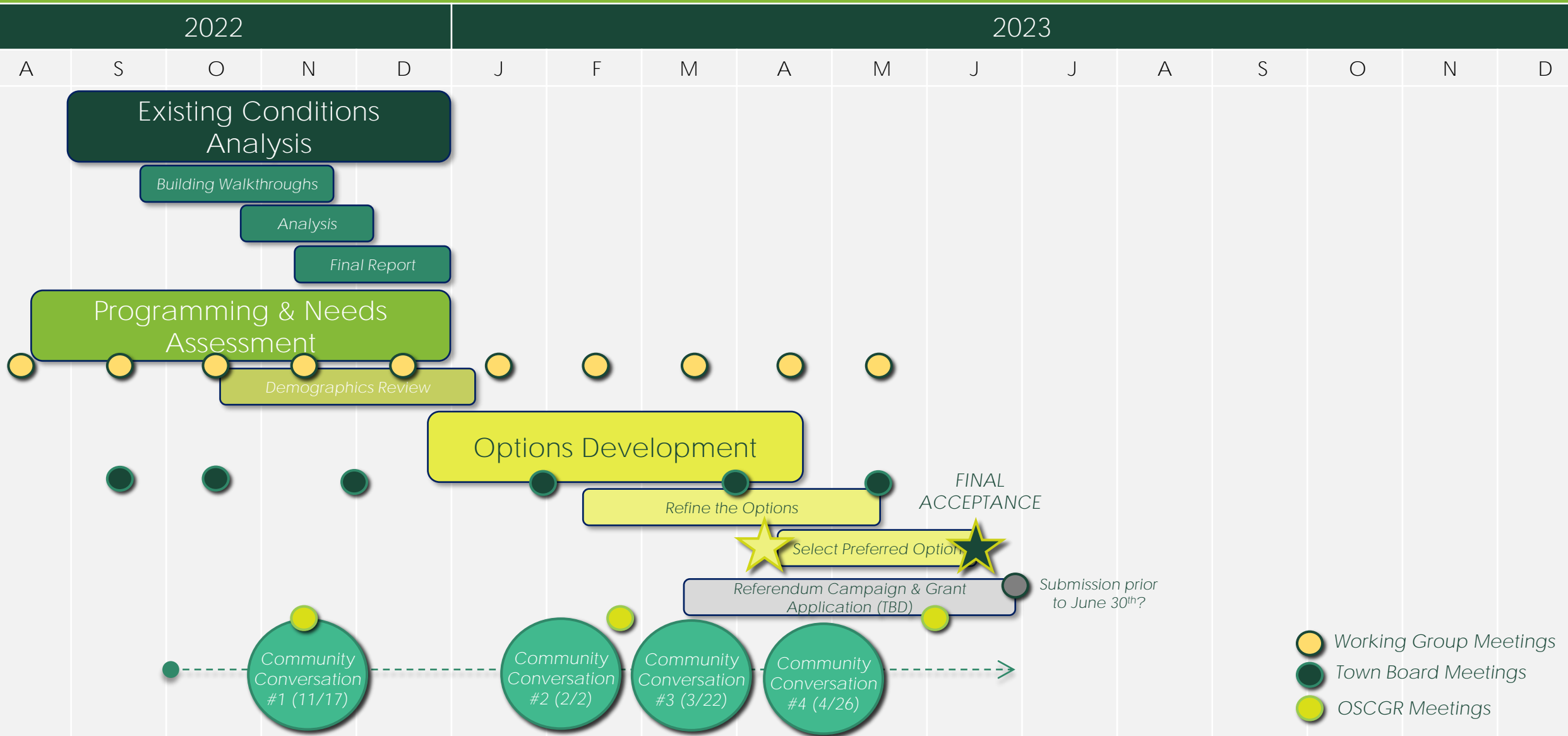
Critical to represent needs across the district.

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



Website Update!

Latest News

Events

Link to project page

Demographics Report



Community Conversation #4

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

Topics:
Finalizing the Plan
and Next Steps

 **Trumbull
High School**

<https://www.trumbullps.org/about-us/master-plan>



Tecton
ARCHITECTS

IMAGINING POSSIBILITIES

FOR TRUMBULL'S SCHOOL FACILITIES

TRUMBULL, CT

Community Conversation #3

Madison Middle School

March 22, 2023