



Tecton
ARCHITECTS

IMAGINING POSSIBILITIES

FOR TRUMBULL'S SCHOOL FACILITIES

TRUMBULL, CT

Community Conversation #4

Trumbull High School

April 26, 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

*Opportunities
for discussion
along the way*

5
min

How to Stay Connected

End: 7:30PM

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



**BRAD
PARK**

MEP Engineer
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

*New to the Process?
No worries...*

*Have a question
but prefer to put it
in writing?*

Project Email:
DistrictPlan@trumbullps.net

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

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How to Stay Connected

End: 7:30PM

The "Why"

Feedback Summary

Buildings Summary

Demographics
Summary

Data Summary

Priority Tiers Summary

The Scope.

Analyze the existing facilities for **age/condition, program needs, capacity & utilization.**

Conduct a demographic study for enrollment projections, **develop a population forecast.**

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

The Goal.

Prioritize the need across the district based upon **objective analysis (Program, condition, capacity).**

Develop a plan to alleviate **capacity concerns and build in flexibility** (elementary and middle schools).

Provide a consistent, transparent, and interactive process to engage the community to develop the best plan overall for **Trumbull.**

Research reinforces the importance we already recognize ...

...that our students and teachers deserve quality environments!

Connections between dampness, leaky envelopes & respiratory health

Increases happiness and pro-social behavior

Envelope technology accounts for

30%

With proper ventilation rates, students complete school work tasks

8% faster

40 sec.

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

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

Sense of belonging improves grades, engagement & advanced course

In daylight classrooms, students progress

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

COMMUNITY CONVERSATIONS & WORKSHOPS

BOE Workshop
September 20th

Conversation #1
*Conditions, Utilization &
Thinking Big! – 11/17*

Conversation #2
Opportunities & Options – 2/2

Conversation #3
Refined & Preferred Option – 3/22

Conversation #4
*Finalizing the Plan &
Next Steps – 4/26*

DIGITAL TOOLS

Survey #1
Understanding the priorities

Project Website
Communicating Progress

Project Email
On-Going Communications

NEXT STEPS?

Survey #2
Solicit Feedback On Options

Video Clips
Summarizing Options

Board Updates
(BOE, Town Council, Others?)

Feedback Summary – Community Conversation #3 (3/22/23)



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Are the new developments included in the forecast?

Keep in mind the health, environmental and equity component of air conditioning and air quality

Option 1
"Middle School Swing"
was the most popular selection

If elementary population grows, how do they age through the district? Is there room?

What new security measures are being incorporated?

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

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

What if we redistricted to address current capacity issues?

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:

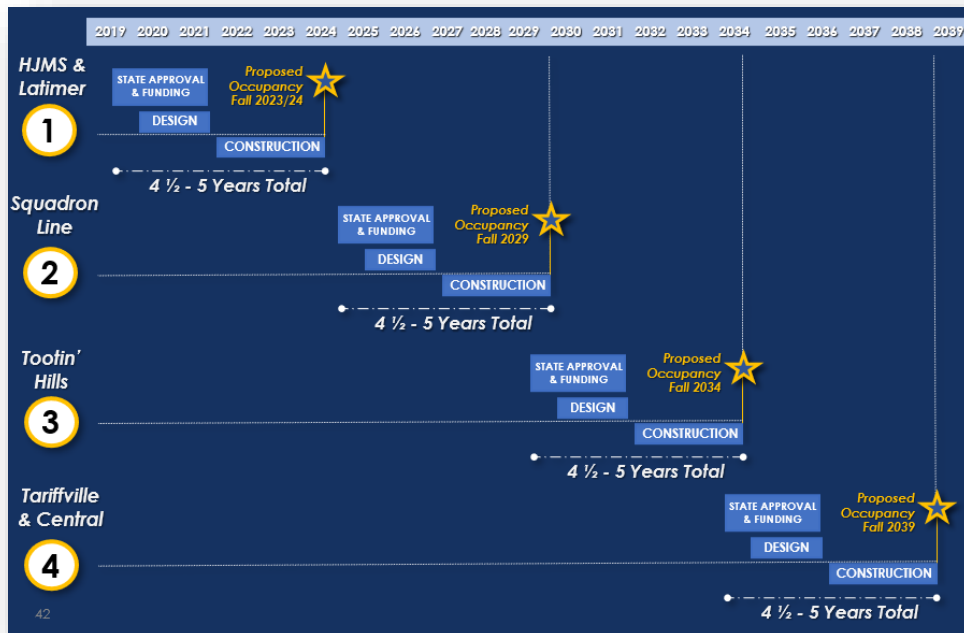
- TECEC – **Tier 3 building**
- Frenchtown – **Tier 3 building**
- Agriscience & Biotechnology – **Tier 3 building**
- (Trumbull High School and Long Hill were not studied)

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**

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



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- 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

| | |
|--|---|
| 21st Century Environment ● ● ● ● ● ● ● ● | Alignment & Equity District-Wide ● ● ● ● |
| Sustainability & Efficiency ● ● ● ● ● ● ● ● | Fiscally Responsible ● ● ● ● ● ● ● ● |
| Safety & Security ● ● ● ● ● ● ● ● | Community Use After Hours ● ● ● ● ● ● ● ● |
| Vehicular Circulation & Parking ● ● ● ● ● ● ● ● | Others? Write them here: Pool - ON CAMPUS! ● planatorium - ramparts ● sunlight platform seating ● Maker Space ● |
| Outdoor Learning & Play ● ● ● ● ● ● ● ● | |

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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. There are unbearable working and learning conditions. It is over 100 degrees in my classroom very often during the summer.

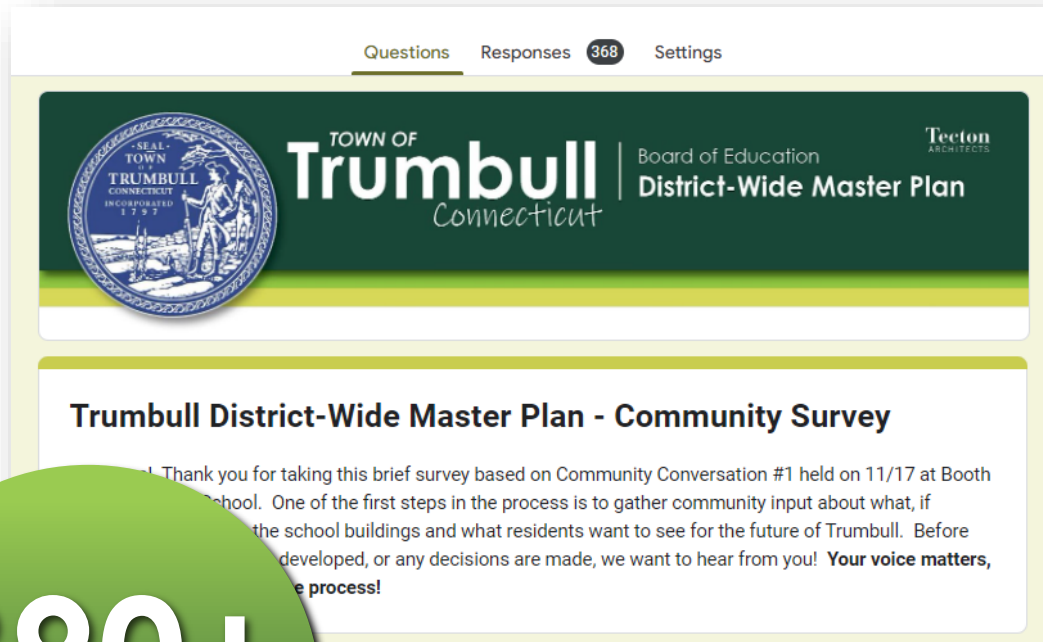
months (May, June, Sept., Oct.). I have parents @ students complain often. several students asleep each year are sweating un-engaged. terrible for learning.

I have students who have bad asthma in these conditions. Please, this needs to change!

Ventilation
Particularly air conditioning
Specials rooms

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

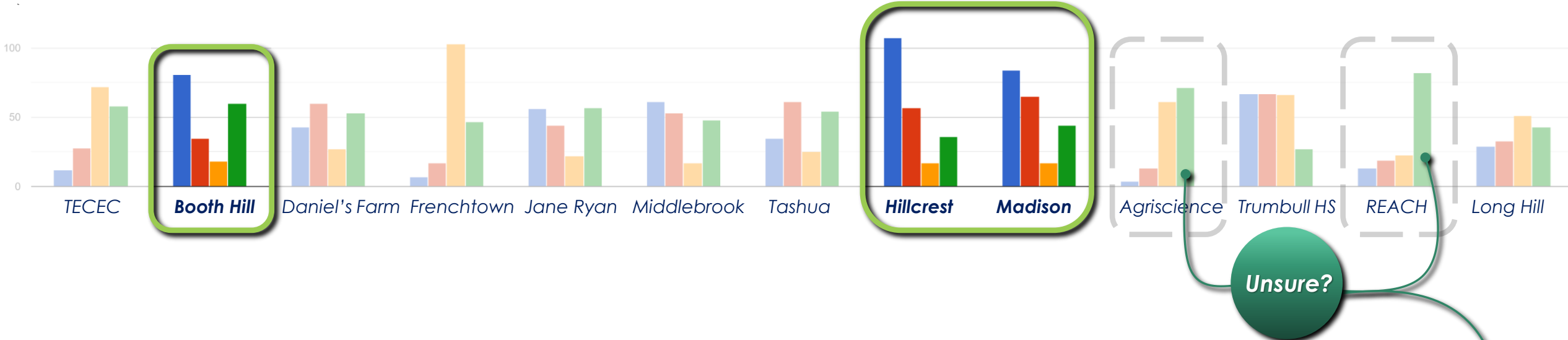
● Yes
● No



390+
Responses!

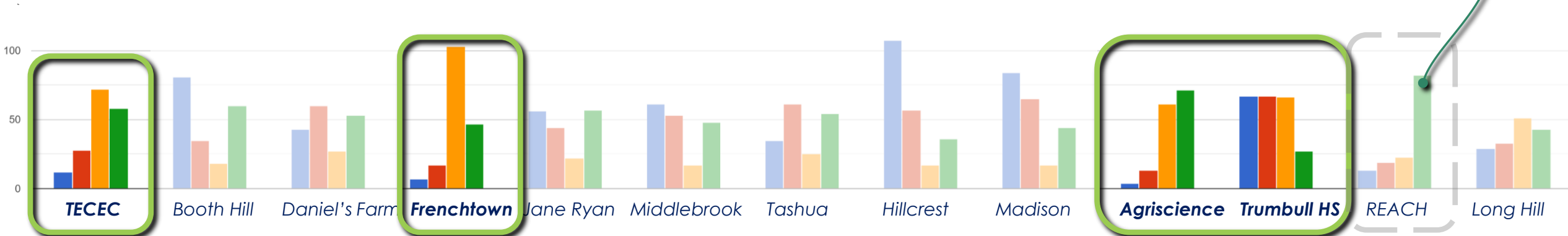
Your feedback...greatest need *(Booth Hill, Hillcrest & Madison)*

■ Greatest Need ■ Moderate Need ■ Lowest Need ■ Unsure



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

■ Greatest Need ■ Moderate Need ■ Lowest Need ■ Unsure





Comments from the BOE Workshop on 9/20/2022

Alignment between the BOE, Administration, and the Community

Strong Connections:

Safety & Security

HVAC / Climate Control / IAQ

21st Century Learning / Technology

Special Education & Support Spaces

Flexibility & Accommodating Future Growth

Fiscal Responsibility, Other Town Projects

Buildings Summary



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 | |



Physical Condition

Well maintained, but tired

Creative reuse, but not ideal operationally

Programmatic
Needs

Common Findings:

Poor definition of the school/site boundaries

Building systems at or past useful life

Poor comfort/temperature control and IAQ

Additions, but no comprehensive renovations

Accessibility concerns throughout

Building envelopes showing signs of age

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!



Where We've Been – Work to Date



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. Daniels Farm Elementary

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

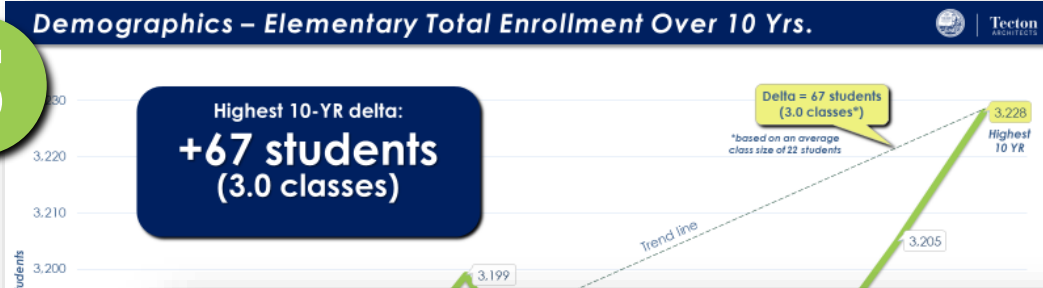
850 page DRAFT conditions assessment report outlining physical and programmatic building needs, ongoing since November 2022

4

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

Where We've Been – Work to Date

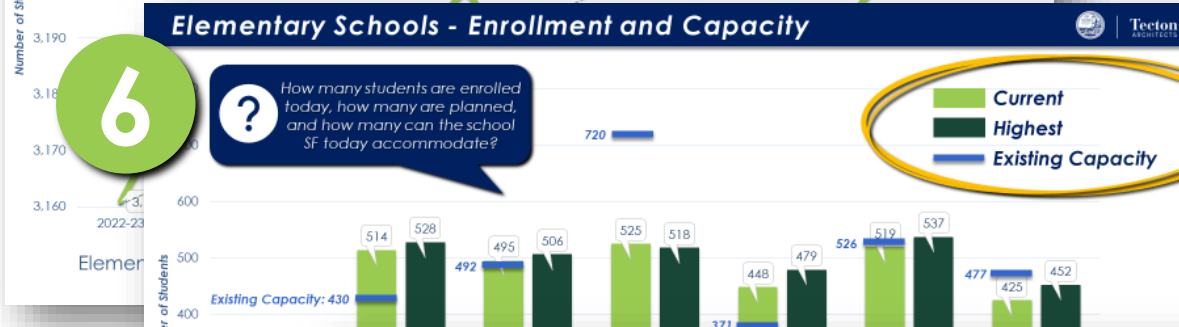
5



5

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

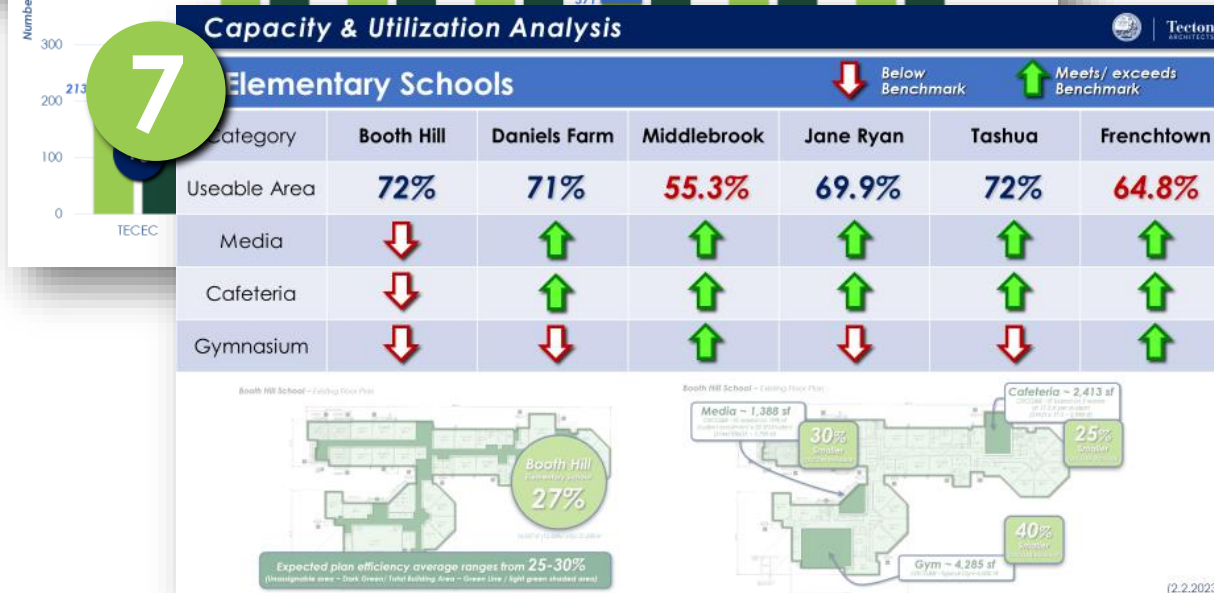
6



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*).



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.

+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)*

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.**

(1.5) **Hillcrest Middle**

(2.0) **Daniels Farm Elem.**

(1.5) **REACH**

(1.5) **Long Hill Admin.**

(2.5) **Middlebrook Elem.**

(3.0) **Jane Ryan Elem.**

(3.0) **Tashua Elem.**

(3.0) **Madison Middle**

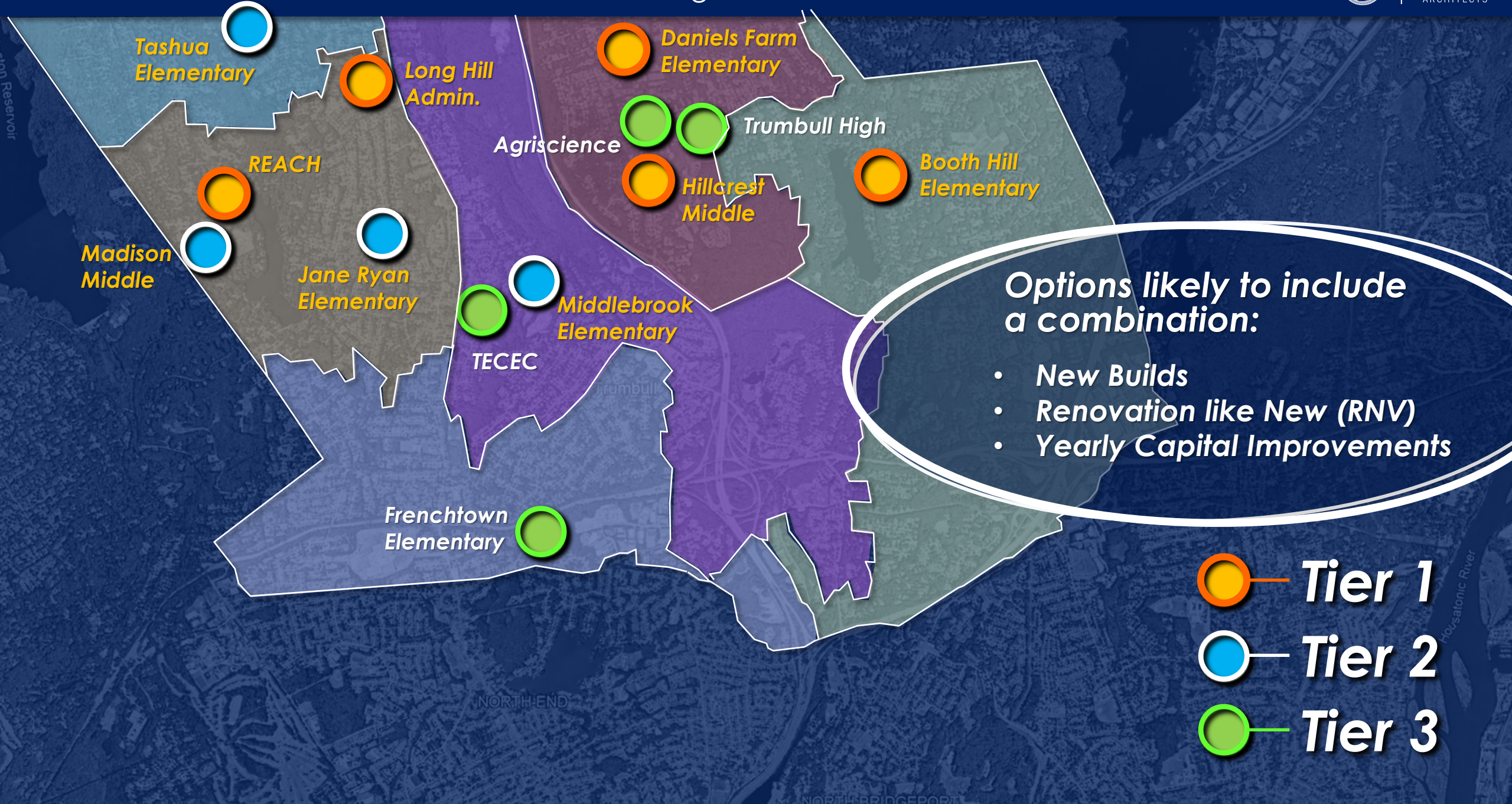
(3.5) **Trumbull High School**

(4.0) **Frenchtown**

(4.0) **TECEC**

(4.5) **Agriscience**

PLANNING OPTIONS ~ Initial Thoughts



Options likely to include a combination:

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

-  Tier 1
-  Tier 2
-  Tier 3



Let's pause for discussion



Any questions so far?



Any additional feedback to share?

Start: 6:00PM

Introductions

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min

Key Components

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WHERE WE ARE TODAY

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How to Stay Connected

End: 7:30PM

Considerations & Challenges

Options Overview

Review Each Option (1-7)

- District-Wide Tier 1 Overall Plan
- Benefits & Challenges
- Order of Magnitude Costs

Options Summary

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

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”)

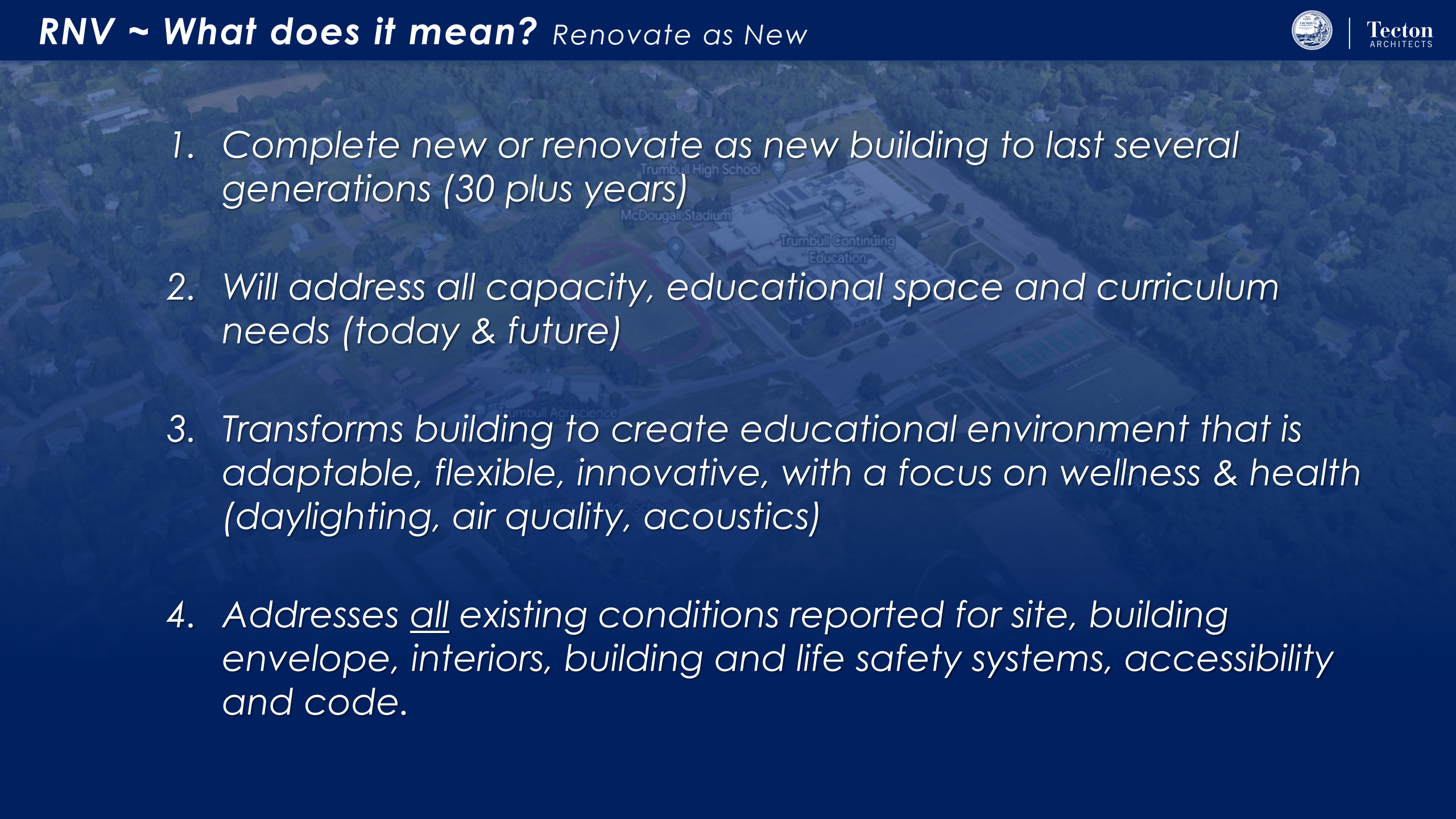
Comparing the Options ~ What to consider?



| 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 utilities |
| 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 |
| Inertables | 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 Estim | |
| 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.

Site Capacity & Analysis ~ New Build Option



Order of Magnitude Project Costs ~ New Construction



| New 6-8 ~ Hillcrest Middle School | | | | |
|---|---------------|----------------|-------------------------|----------------|
| 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 | | | |
| 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
play fields, outdoor
educational

Build
ab
construction and
Netze
neutral premiums

Detailed Example

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

Site Capacity & Analysis ~ Renovation as New Concept



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ARCHITECTS



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

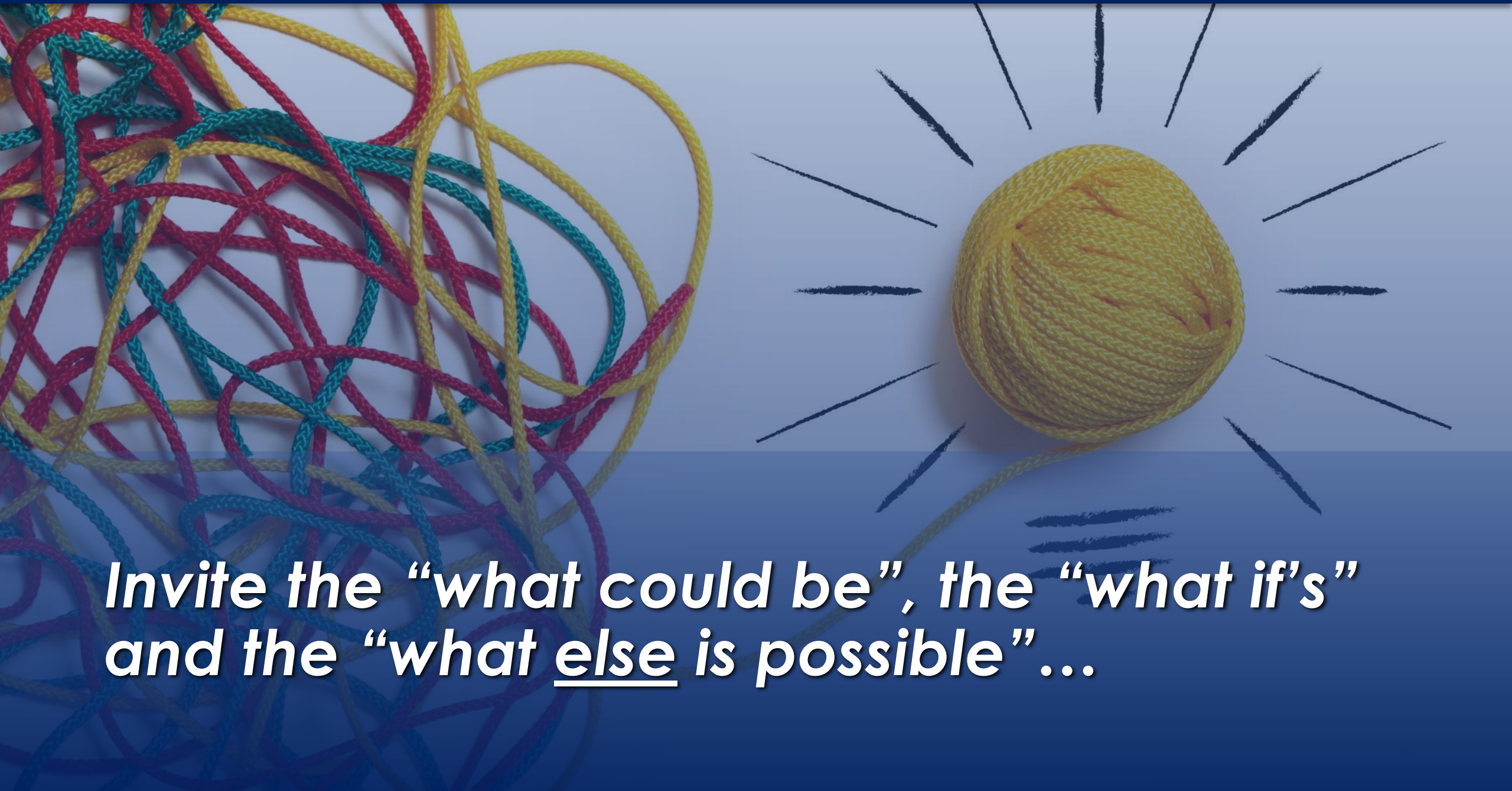
Total Population: 826P
Allowable Area: 135,706 SF

Site Improvements
play fields, outdoor
educational
top off

Build
(55%)
and Renovation
purchasing & logistics and
Netzero neutral premiums

Detailed Example

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



*Invite the “what could be”, the “what if’s”
and the “what else is possible”...*

- 1** Are intended to address the identified deficiencies found from the **analysis of physical conditions, program and capacity.**
- 2** Prioritization is based upon objective analysis. **Order can, and WILL change** as we continue our dialogue with the community. The plan is **not** finalized.
- 3** Preferred option often is a **combination or modification** of the initial options presented. **Costs will be updated.**
- 4** The planning options will address the **Long Range Planning needs** of the district.

OPTION 1 *Middle School “Swing”*

Build a new Hillcrest and use the existing building as swing space for Tier 1 elementary renewal

OPTION 2 *“One at a time” please*

Methodically replace Tier 1 buildings one at a time as either New, or Renovate Like New

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

Resolve issues as they arise as part of a capital improvement program

OPTION 4 *Intermediate Introduction*

Build two new intermediate schools (GR 4-5) on each side of the district to create swing space and flexibility at elementary level

OPTION 5 *Accommodating an Academy*

Build two new academy schools (GR 5-6) on each side of the district to create space at both elementary and middle school levels

OPTION 6 *Integration Starting at 5th*

Reimagine Madison and Hillcrest as district-wide GR 5-6 and GR 7-8 schools (respectively) to create space at elementary and bring students together

OPTION 7 *District-wide Middle School*

Reimagine Madison as district-wide GR 6-8 to bring students together and free up Hillcrest campus for community amenities

OPTION

1

Middle School “Swing”



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Step 4

CIP
LONG HILL
N/A
(N/A)

Step 3

RNV
DANIELS FARM
GR K-5
(506)

REACH moves to
Hillcrest Campus
integrated into
new building

Step 2

RNV
BOOTH HILL
GR K-5
(528)

Step 1

NEW
HILLCREST
GR 6-8
(826)

Utilize existing Hillcrest
as swing space
(following minimal
modifications for
elementary student use)

Route 25

\$269.3 M*

Total Project Cost

\$197.3 M*

Cost to Trumbull

***Plus CIP costs for remaining buildings!**

Note: Reimbursement based upon published rates for 2023 from the DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS) - Office of School Construction Grants & Review (OSCG&R), School Construction Reimbursement Rates FORM SCG-1060 - Does not include special legislation

Benefits...

- + Addresses all Tier 1 school buildings
- + Avoids costs for temp facilities, modulares
- + Comprehensive replacement of building systems (mechanical, electrical, plumbing & fire protection)
- + Creates independent swing space outside of a construction zone

Challenges...

- Tight site logistics at Booth Hill and Daniels Farm – no room to use existing for swing space
- Temporary congestion and possible loss of fields at Hillcrest campus
- Temporary loss of fields at Long Hill

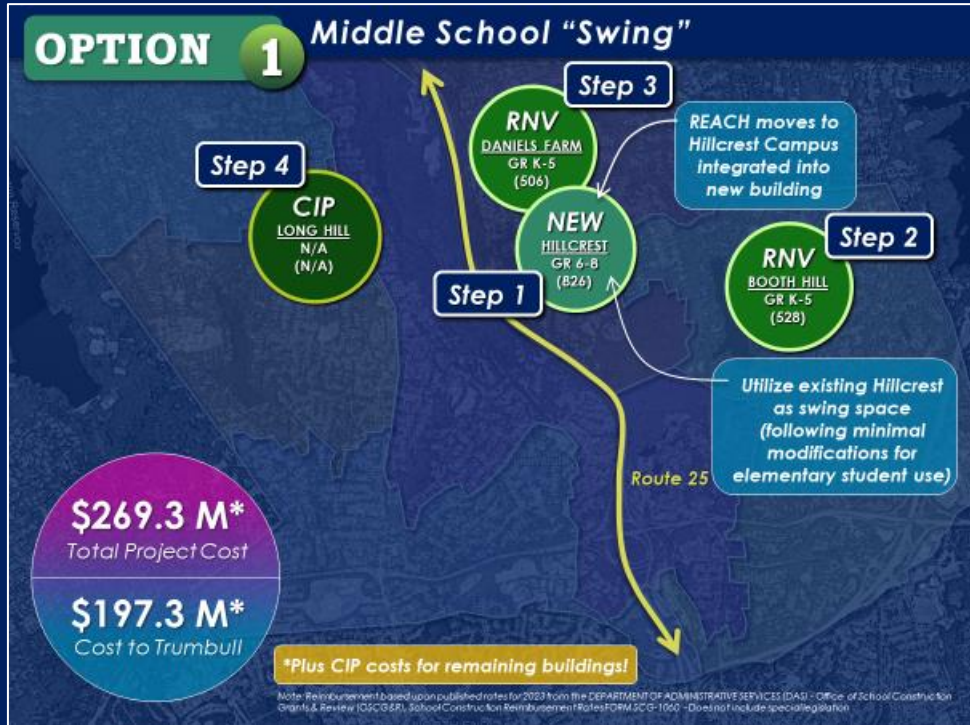
OPTION

1

Middle School "Swing"



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ARCHITECTS



| Timeline (Year Complete) | | | | Total Project Cost | Cost to Trumbull |
|-----------------------------|--------------|-----|--------------------|--------------------|-------------------|
| ① | Hillcrest | NEW | YR 5 | \$134.9 M | \$103.8 M |
| | REACH | NEW | YR 5 | \$7.6 M | \$5.9 M |
| ② | Booth Hill | RNV | YR 10 | \$60.3 M | \$41.1 M |
| ③ | Daniels Farm | RNV | YR 15 | \$59.3 M | \$40.5 M |
| Long Hill | | CIP | Annually for 30 YR | \$7.2 M | \$6.0 M |
| | | | | \$269.3 M* | \$197.3 M* |

**Plus CIP costs for remaining buildings*

OPTION

2

"One at a time, please"



Tecton
ARCHITECTS

Step 3

(or RNV)

NEW
DANIELS FARM
GR K-5
(506)

REACH moves to
Hillcrest Campus
integrated into
new building

(or RNV)

NEW
HILLCREST
GR 6-8
(826)

(or RNV)

NEW
BOOTH HILL
GR K-5
(528)

Step 2

Step 1

Step 5

Adaptive
Reuse of
Site

Costs not
included!

Step 4

NEW
LONG HILL
@ Madison
Middle

RNV

\$267 M*

NEW

\$283.4 M*

Total Project Cost

\$219.2 M*

Cost to Trumbull

RNV

\$185 M*

***Plus CIP costs for remaining buildings!**

Note: Reimbursement based upon published rates for 2023 from the DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS) - Office of School Construction Grants & Review (OSCG&R), School Construction Reimbursement Rates FORM SCG-1060 - Does not include special legislation

Benefits...

- + Addresses all Tier 1 buildings
- + Avoids costs for temp facilities
- + Comprehensive replacement of building systems (mechanical, electrical, plumbing & fire protection)
- + Potential community asset

Challenges...

- Tight site logistics at Booth Hill and Daniels Farm – no room to use existing for swing space
- Site constraints and temporary lack of some play/fields
- Temporary traffic and parking impacts during construction

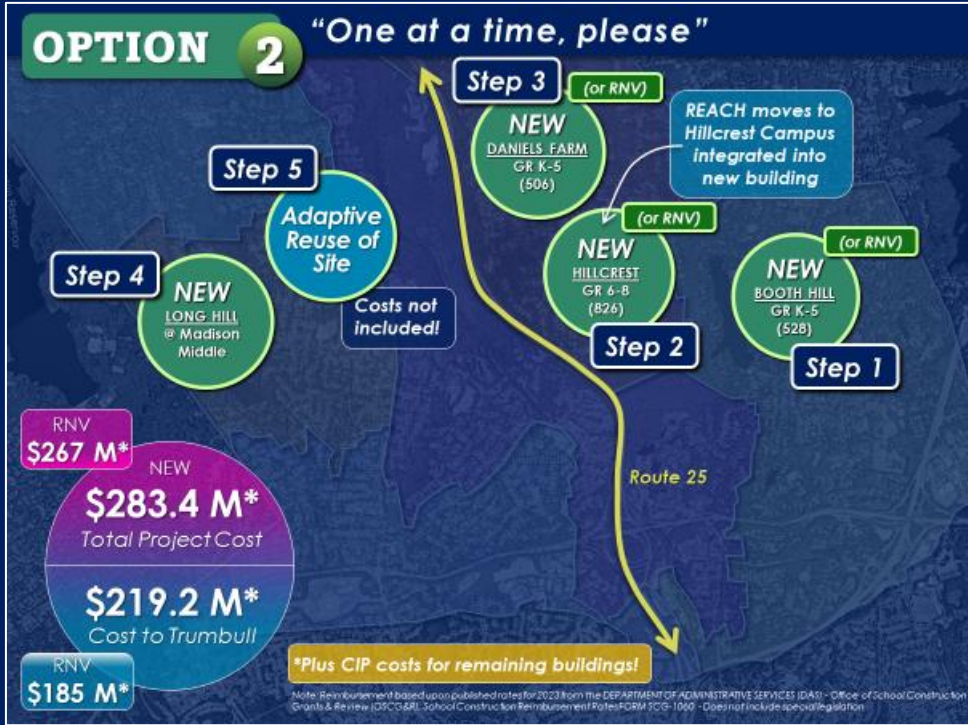
OPTION

2

"One at a time, please"



Tecton
ARCHITECTS



| Timeline (Year Complete) | | | | Total Project Cost | Cost to Trumbull |
|-----------------------------|--------------|-----|-------|--------------------|------------------|
| ① | Booth Hill | NEW | YR 5 | \$64.3 M | \$49.5 M |
| ② | Hillcrest | NEW | YR 10 | \$134.9 M | \$103.8 M |
| | REACH | NEW | YR 10 | \$7.6 M | \$5.9 M |
| ③ | Daniels Farm | NEW | YR 15 | \$63.1 M | \$48.6 M |
| ④ | Long Hill | NEW | YR 20 | \$13.5 M | \$11.4 M |
| ⑤ | Not included | | | \$283.4 M* | \$219.2 M* |

***Plus CIP costs for remaining buildings**

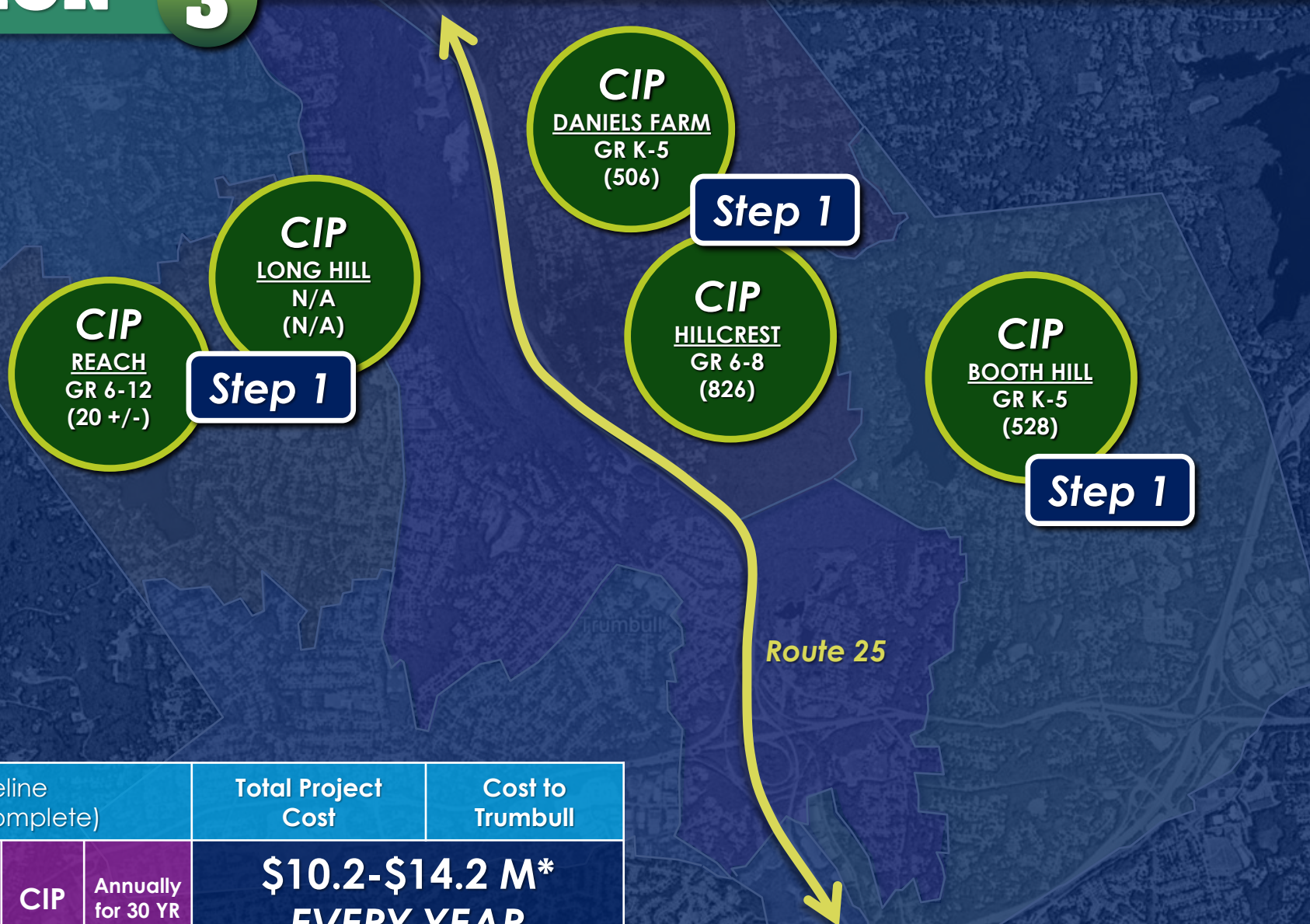
OPTION

3

“If it ain’t broke, don’t fix”



Tecton
ARCHITECTS



Benefits...

- + Lowest upfront cost

Challenges...

- Disruption with phased occupied renovation with CIP
- No reimbursable swing space
- Likely requires temp facilities
- Not all work/costs will be eligible for reimbursement. In these cases, Town will pay 100% of this work, meaning costs to taxpayer will be higher
- Lengthy process
- No resolutions to program & capacity challenges
- Significant sacrifices that impact the educational environment

| Timeline (Year Complete) | | | | Total Project Cost | Cost to Trumbull |
|-----------------------------|-------------|-----|-----------------------|---------------------------------------|---------------------|
| 1 | All Schools | CIP | Annually for 30 YR | \$10.2-\$14.2 M* EVERY YEAR | |
| | | | | (~\$275-\$385/sf) | |

1

Less reimbursement since the renovation is not a comprehensive approach. Taxpayers on the hook for ~100%.

2

No change to the educational environment – what you have today (*locations of walls, sizes of rooms, adjacencies*) is what you'll have after investing dollars.

3

Year-by-year improvements on a 30-yr renewal cycle means **continuous disruption** for the students and teachers.

4

Typically easy to cut these projects from the annual budget, and push them off to next year.

5

This fixes things like caulk, windows, flooring, pipes, electrical... **what you have today stays, with pieces replaced by new over time.**



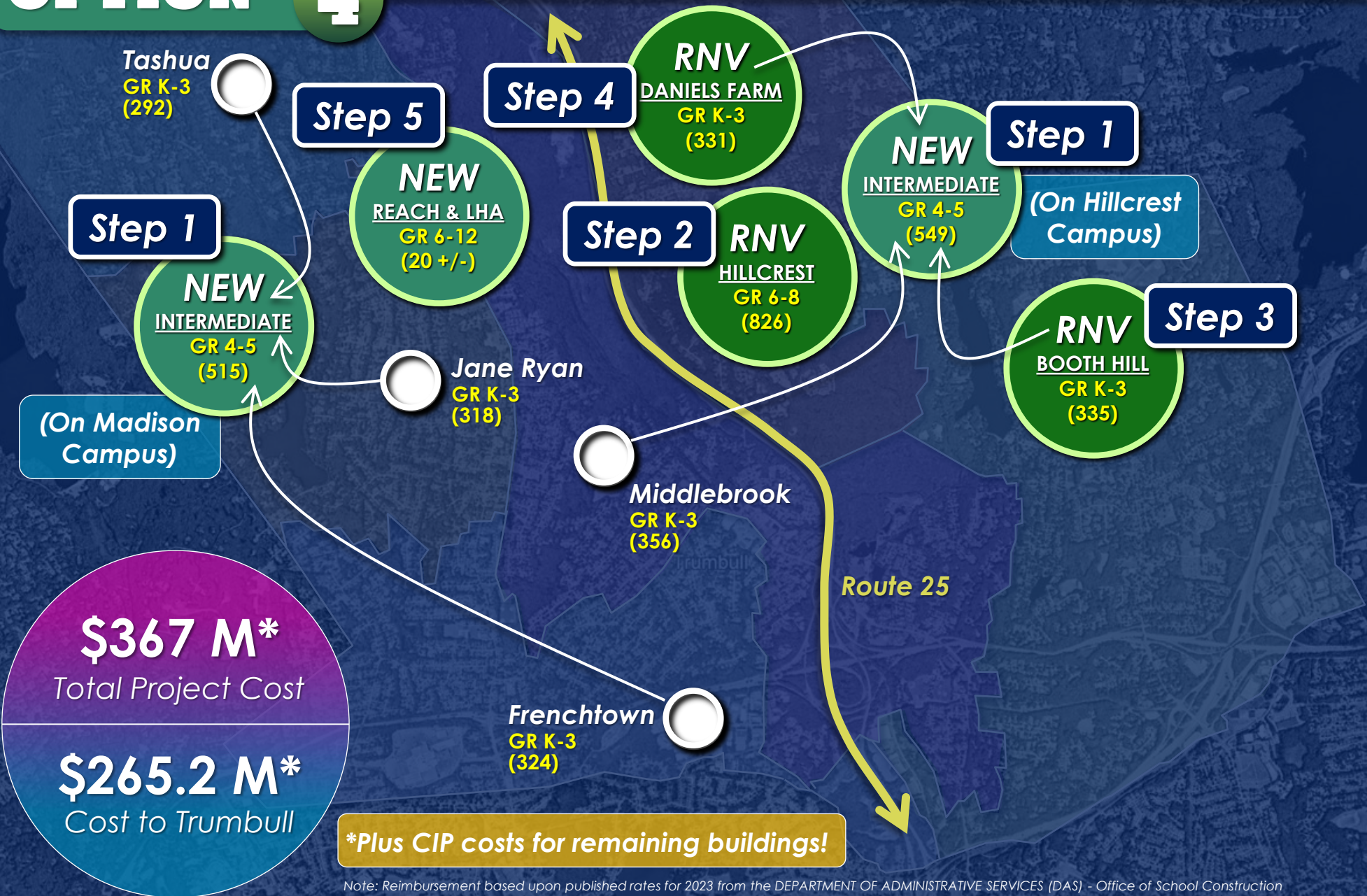
OPTION

4

Intermediate Introduction



Tecton
ARCHITECTS



Benefits...

- + Addresses all Tier 1 buildings
- + Avoids costs for temp facilities
- + Comprehensive replacement of building systems (mechanical, electrical, plumbing & fire protection)
- + Builds in flexibility

Challenges...

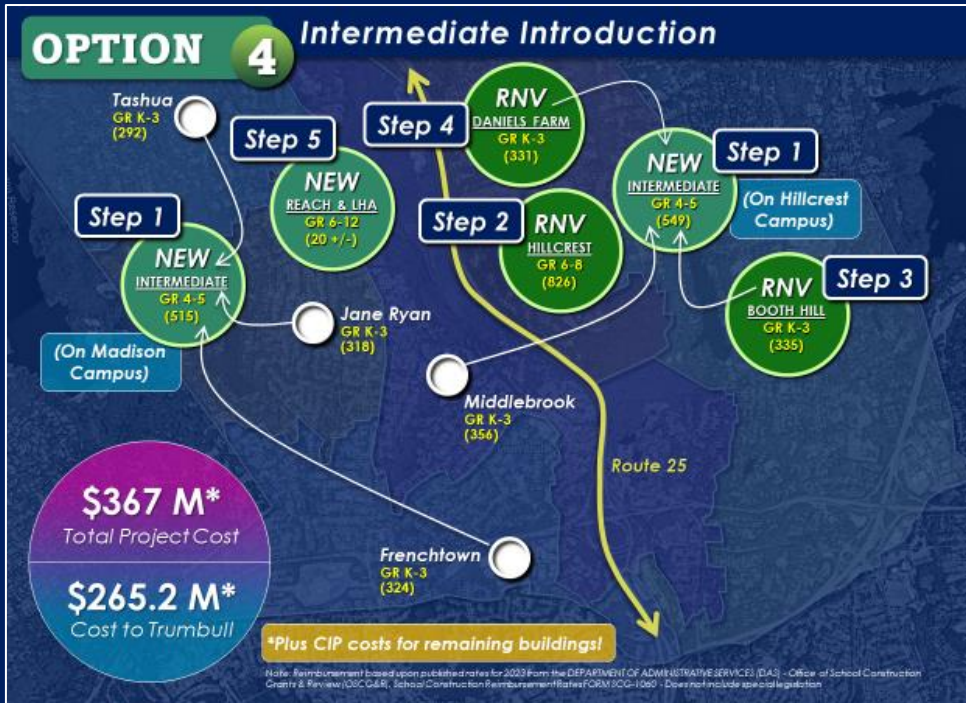
- Temporary congestion and possible loss of fields at middle school campuses
- Temporary loss of fields at Long Hill
- Disruption with phased occupied renovation
- Middlebrook crosses Route 25

Note: Reimbursement based upon published rates for 2023 from the DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS) - Office of School Construction Grants & Review (OSCG&R), School Construction Reimbursement Rates FORM SCG-1060 - Does not include special legislation

OPTION

4

Intermediate Introduction



| Timeline (Year Complete) | | | | Total Project Cost | Cost to Trumbull |
|-----------------------------|--------------------------|-----|-------|--------------------|-------------------|
| ① | Intermediate School West | NEW | YR 5 | \$70.2 M | \$54.0 M |
| | Intermediate School East | NEW | YR 5 | \$66.3 M | \$51.0 M |
| ② | Hillcrest | RNV | YR 10 | \$126.9 M | \$86.6 M |
| | REACH | NEW | YR 15 | \$7.6 M | \$5.9 M |
| ③ | Booth Hill | RNV | YR 20 | \$40.3 M | \$27.5 M |
| ④ | Daniels Farm | RNV | YR 25 | \$42.2 M | \$28.8 M |
| ⑤ | Long Hill | NEW | YR 15 | \$13.5 M | \$11.4 M |
| | | | | \$367 M* | \$265.2 M* |

**Plus CIP costs for remaining buildings*

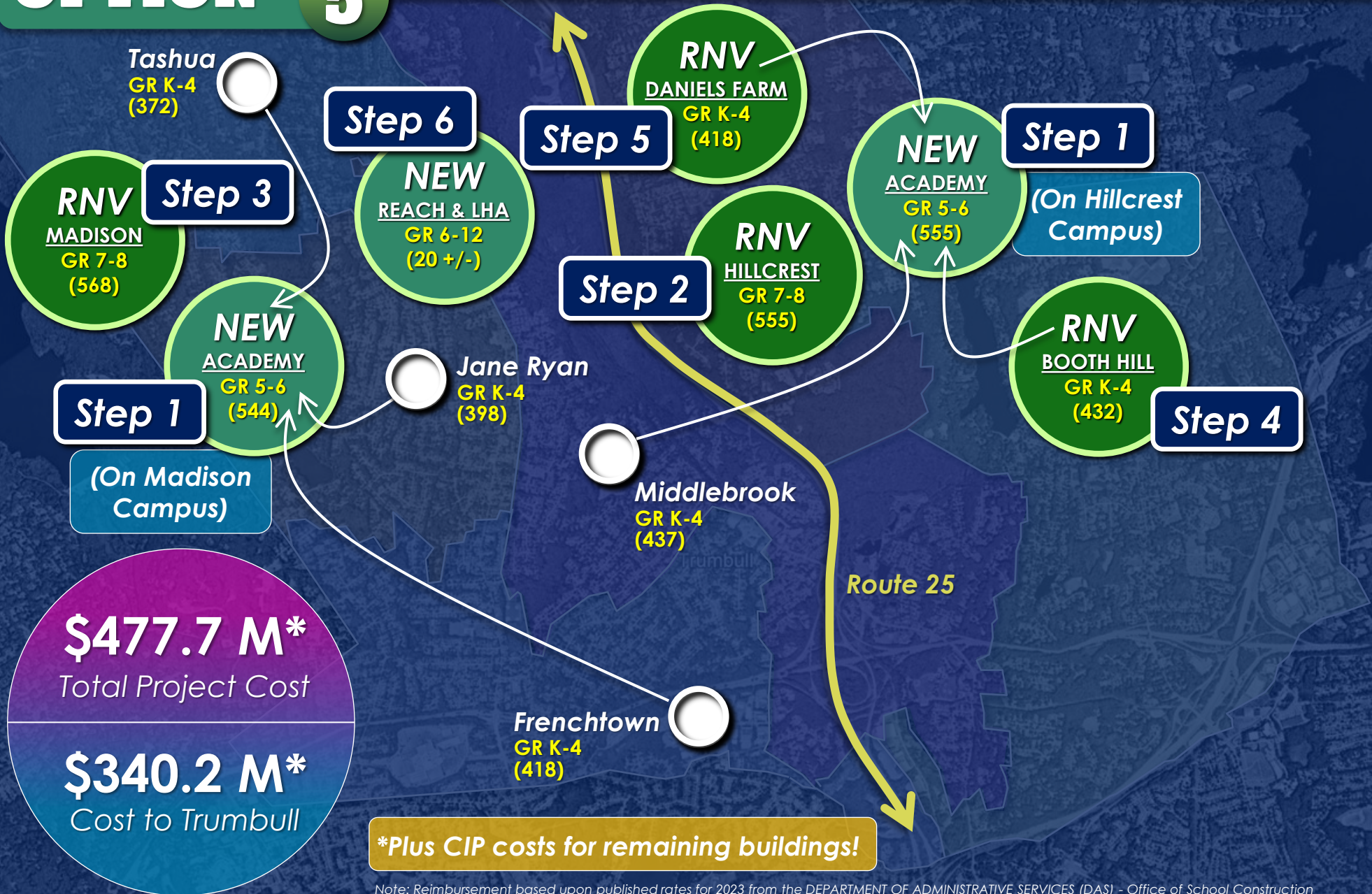
OPTION

5

Accommodating an Academy



Tecton
ARCHITECTS



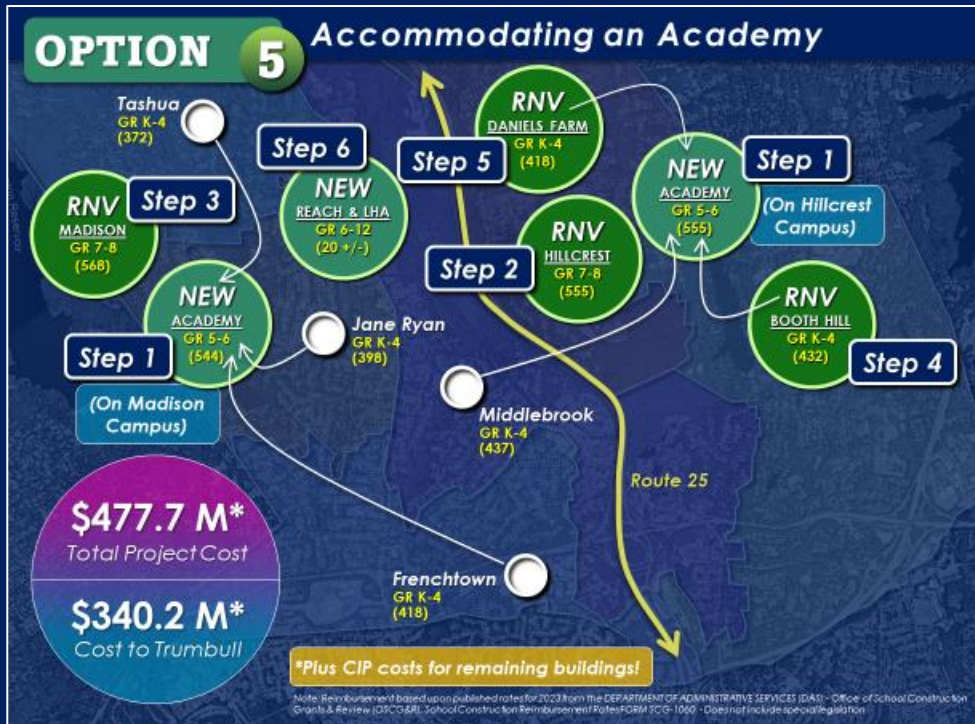
Benefits...

- + Addresses all Tier 1 buildings
- + Avoids costs for temp facilities
- + Comprehensive replacement of building systems (mechanical, electrical, plumbing & fire protection)
- + Builds in flexibility
- + Relatively even distribution of students

Challenges...

- Temporary congestion and possible loss of fields at middle school campuses
- Temporary loss of fields at Long Hill
- Disruption with phased occupied renovation
- Middlebrook crosses Route 25

Note: Reimbursement based upon published rates for 2023 from the DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS) - Office of School Construction Grants & Review (OSCG&R), School Construction Reimbursement Rates FORM SCG-1060 - Does not include special legislation



| Timeline (Year Complete) | | | | Total Project Cost | Cost to Trumbull |
|-----------------------------|--------------------------------|-----|-------|--------------------|------------------|
| ① | Academy West | NEW | YR 5 | \$77.0 M | \$59.3 M |
| | Academy East | NEW | YR 5 | \$78.5 M | \$60.4 M |
| ② | Hillcrest | RNV | YR 10 | \$99.2 M | \$67.7 M |
| | REACH | NEW | YR 10 | \$7.6 M | \$5.9 M |
| ③ | Madison | RNV | YR 15 | \$106.7 M | \$72.8 M |
| ④ | Booth Hill | RNV | YR 20 | \$49.5 M | \$33.7 M |
| ⑤ | Daniels Farm | RNV | YR 25 | \$59.2 M | \$40.4 M |
| ⑥ | Long Hill Admin.(not included) | | | \$477.7 M* | \$340.2 M* |

**Plus CIP costs for remaining buildings*

OPTION

6

Integration Starting at 5th



Tecton
ARCHITECTS

Benefits...

- + Addresses all Tier 1 buildings
- + Once Step 1 is complete, provides capacity at all elementary schools
- + Builds in reimbursable swing space
- + Comprehensive MEP replacement
- + Builds in flexibility

Challenges...

- Introduces another school transition to student's academic experience
- Significant Step 1 investment
- Possible transportation challenges
- Disruption with phased occupied renovation

Tashua
GR K-4
(372)

Step 4

NEW
REACH & LHA
GR 6-12
(20 +/-)

Step 1

NEW
MADISON
GR 5-6 (1,097)
(539+558)

Step 3

RNV
DANIELS FARM
GR K-4
(418)
(or New)

Step 1

NEW
HILLCREST
GR 7-8 (1,137)
(563+574)

Step 2

RNV
BOOTH HILL
GR K-4
(432)
(or New)

Jane Ryan
GR K-4
(398)

Middlebrook
GR K-4
(437)

Route 25

Frenchtown
GR K-4
(418)

\$475.7 M*

Total Project Cost

\$357.7 M*

Cost to Trumbull

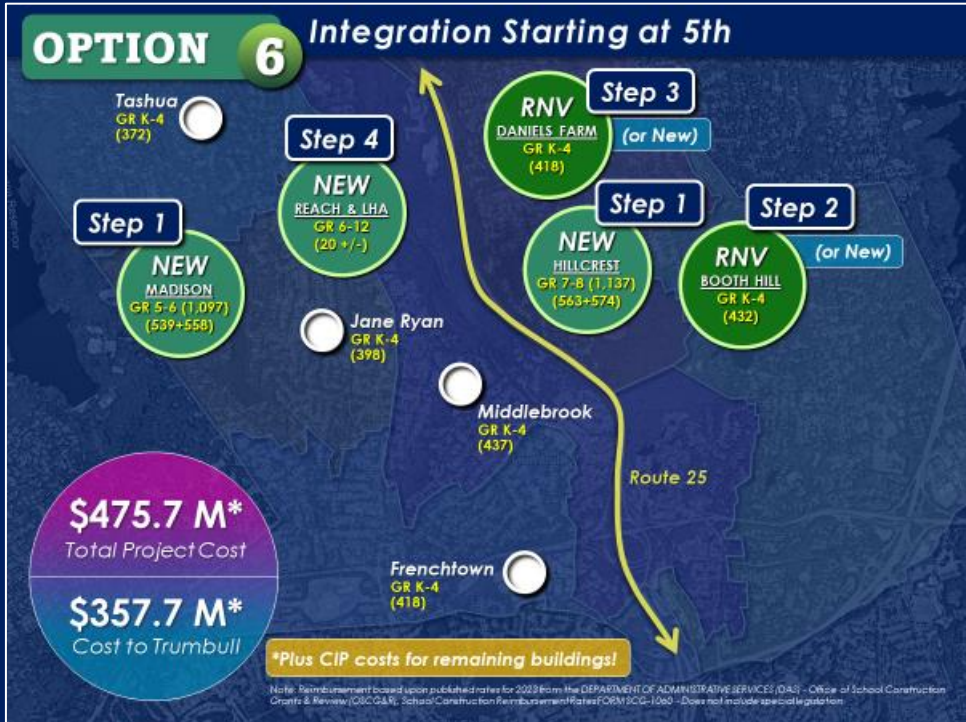
*Plus CIP costs for remaining buildings!

Note: Reimbursement based upon published rates for 2023 from the DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS) - Office of School Construction Grants & Review (OSCG&R), School Construction Reimbursement Rates FORM SCG-1060 - Does not include special legislation

OPTION

6

Integration Starting at 5th



| Timeline (Year Complete) | | | | Total Project Cost | Cost to Trumbull |
|-----------------------------|----------------------------|-----|-------|--------------------|-------------------|
| ① | Reinvented Madison (5-6) | NEW | YR 5 | \$162.4 M | \$125 M |
| | Reinvented Hillcrest (7-8) | NEW | YR 5 | \$183.5 M | \$141.3 M |
| ② | Booth Hill | RNV | YR 20 | \$49.5 M | \$33.7 M |
| ③ | Daniels Farm | RNV | YR 25 | \$59.2 M | \$40.4 M |
| ④ | REACH | NEW | YR 15 | \$7.6 M | \$5.9 M |
| | Long Hill | NEW | YR 15 | \$13.5 M | \$11.4 M |
| | | | | \$475.7 M* | \$357.7 M* |

**Plus CIP costs for remaining buildings*

OPTION

7

District-wide Middle School



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ARCHITECTS

Benefits...

- + Addresses all Tier 1 buildings
- + Brings middle school students together early, making high school transition easier
- + Comprehensive MEP replacement
- + Builds in flexibility
- + Potential community asset

Challenges...

- Significant student population (would be one of the largest in the state)
- Significant cost, sizeable middle school
- Possible transportation challenges
- Disruption with phased occupied renovation at elementary

Step 1

NEW
MADISON

GR 6-8 (1,660)
(826+834)

Step 4

NEW
REACH & LHA

GR 6-12
(20 +/-)

Step 3

RNV
DANIELS FARM
GR K-5
(506)

(or New)

Adaptive
Reuse of
Hillcrest

Step 2

RNV
BOOTH HILL
GR K-5
(528)

(or New)

Costs not
included!

Jane Ryan
GR K-5
(479)

Middlebrook
GR K-5
(537)

Route 25

Frenchtown
GR K-5
(518)

\$394.1 M*

Total Project Cost

\$293.9 M*

Cost to Trumbull

*Plus CIP costs for remaining buildings!

Note: Reimbursement based upon published rates for 2023 from the DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS) - Office of School Construction Grants & Review (OSCG&R), School Construction Reimbursement Rates FORM SCG-1060 - Does not include special legislation

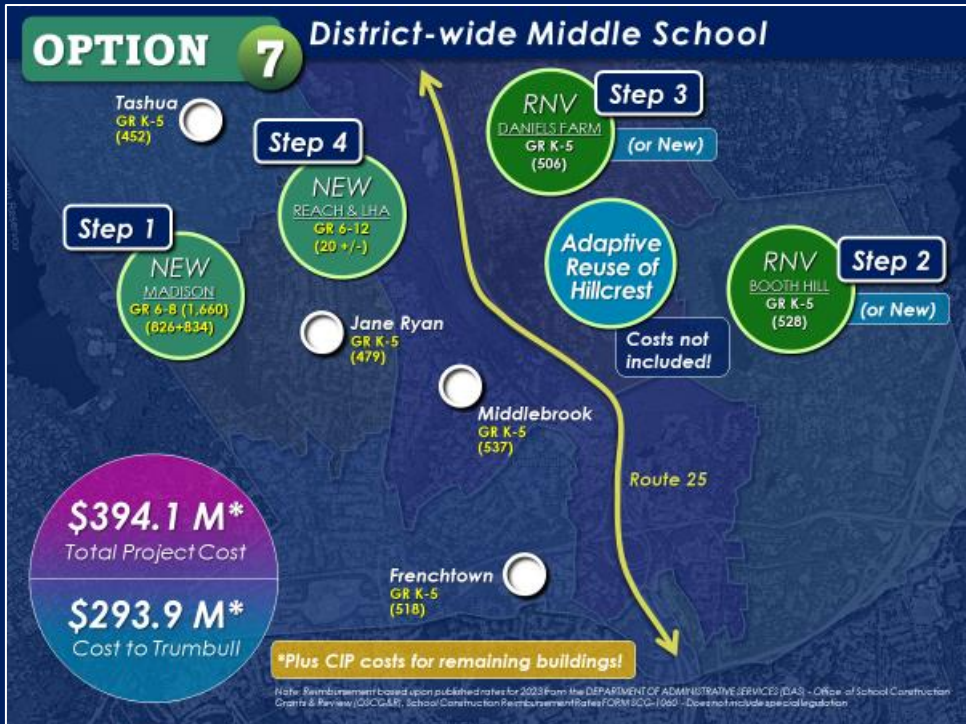
OPTION

7

District-wide Middle School



Tecton
ARCHITECTS



| Timeline (Year Complete) | | | | Total Project Cost | Cost to Trumbull |
|-----------------------------|--------------------|-----|-------|--------------------|-------------------|
| ① | Reinvented Madison | NEW | YR 5 | \$253.4 M | \$195.0 M |
| ② | Booth Hill | RNV | YR 15 | \$60.3 M | \$41.1 M |
| ③ | Daniels Farm | RNV | YR 20 | \$59.3 M | \$40.5 M |
| ④ | REACH | NEW | YR 15 | \$7.6 M | \$5.9 M |
| | Long Hill | NEW | YR 15 | \$13.5 M | \$11.4 M |
| | | | | \$394.1 M* | \$293.9 M* |

**Plus CIP costs for remaining buildings*

ALTERNATIVE OPTIONS

?



Tashua



Long Hill
Admin.



Daniels Farm Elementary



Trumbull High



Agriscience

Hillcrest
Middle



Booth Hill
Elementary



Madison
Middle



Jane Ryan



K

Consider a new **Early Elementary Kindergarten Building** at Middlebrook School site or Long Hill

Consider balancing Elementary School renovations and/or rebuilds...inclusive of **Jane Ryan and Middlebrook**

Explore improvements to **SRP program** locations as a priority in the plan.

Middlebrook



Route 25

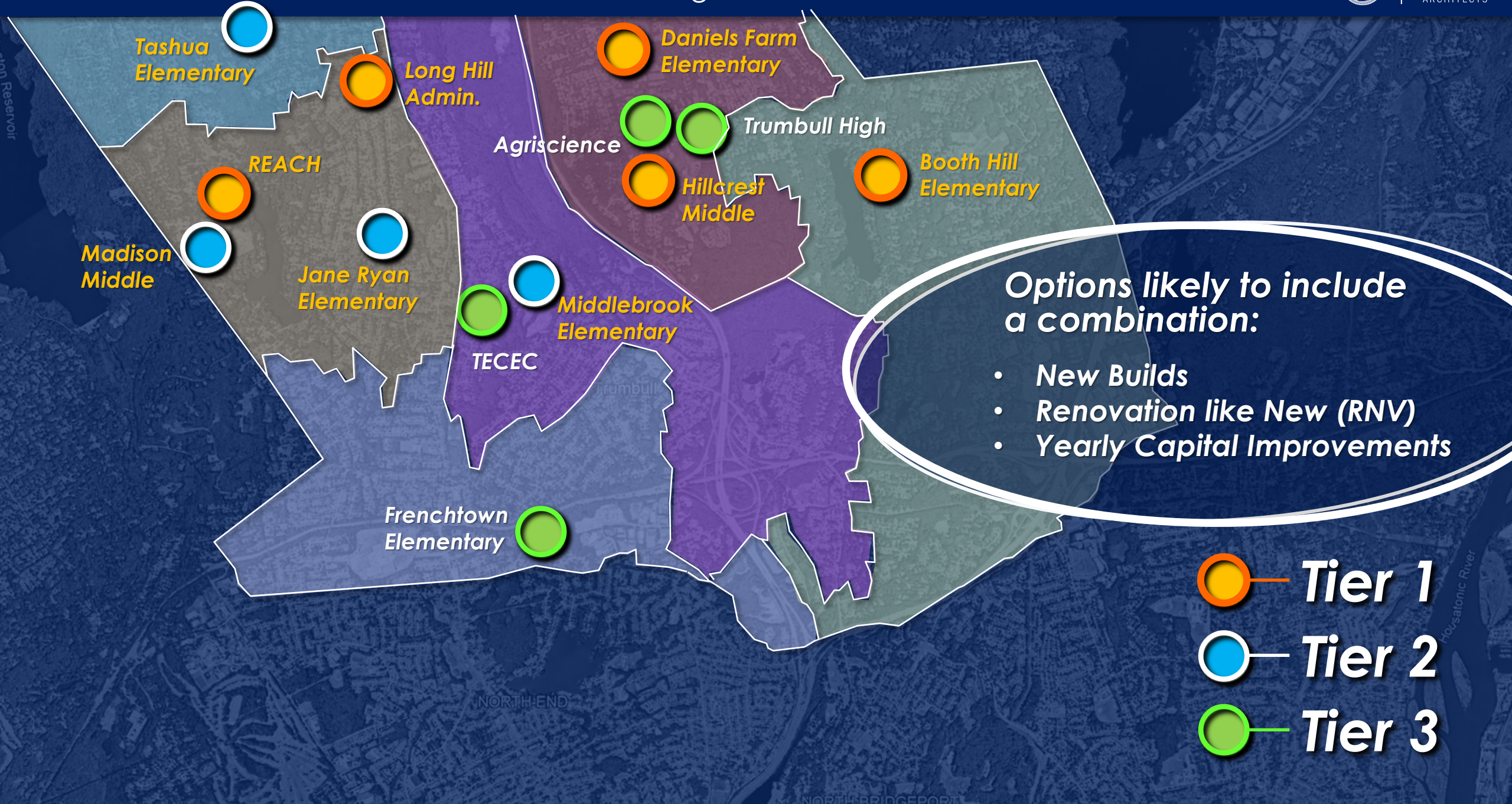
Frenchtown



Additionally, could consider a new **Elementary School at Madison School**, shift Jane Ryan students there, and renovate Jane Ryan for Middlebrook School

Housatonic River

PLANNING OPTIONS ~ Initial Thoughts



OPTIONS SUMMARY



| OPTION | | Grade Level Reconfiguration | Phased Occupied Renovation | Total Number of Buildings <i>(when complete)</i> | Total Project Cost | Cost to Trumbull |
|----------|--------------------------------|-----------------------------|------------------------------------|---|--|--|
| 1 | Middle School “Swing” | NO | YES | 12 <i>(REACH @ Hillcrest)</i> | \$269.3 M | \$197.3 M |
| 2 | “One at a time, please” | NO | NO <i>(If building all new)</i> | 12 <i>(REACH @ Hillcrest)</i> | \$283.4 M <i>(NEW)</i> \$267.0 M <i>(RNV)</i> | \$219.2 M <i>(NEW)</i> \$185.0 M <i>(RNV)</i> |
| 3 | “If it ain’t broke, don’t fix” | NO | YES | 13 | \$10.2-\$14.2 M EVERY YEAR, ALL BUILDINGS | |
| 4 | Intermediate Introduction | YES | YES | 15 | \$367.0 M | \$265.2 M |
| 5 | Accommodating and Academy | YES | YES | 15 | \$477.7 M | \$340.2 M |
| 6 | Integration Starting at 5th | YES | YES | 13 | \$475.7 M | \$357.7 M |
| 7 | District-wide Middle School | NO | YES | 12 | \$394.1 M | \$293.9 M |

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

Schedule

Community
Survey #2

Upcoming BOE
Retreat



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

Select Preferred Option

FINAL
ACCEPTANCE

Community
Conversation
#1 (11/17)

Community
Conversation
#2 (2/2)

Community
Conversation
#3 (3/22)

Community
Conversation
#4 (4/26)

Community
Survey #2 to
gather feedback
on Options will be
open soon!

- Working Group Meetings
- Town Board Meetings
- OSCGR Meetings



**What do you like, not like, want to explore?
What could vs. should be different? (priorities)**



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: 7:30PM

Project Email:

DistrictPlan@trumbullps.net

Project Website:

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



Tecton
ARCHITECTS

IMAGINING POSSIBILITIES

FOR TRUMBULL'S SCHOOL FACILITIES

TRUMBULL, CT

Community Conversation #4

Trumbull High School

April 26, 2023