



**Tecton**  
ARCHITECTS

# IMAGINING POSSIBILITIES

*FOR TRUMBULL'S SCHOOL FACILITIES*

TRUMBULL, CT

**BOE Retreat**

Cooperative Educational Services

May 8, 2023



Introductions

Key Components

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

*Opportunities  
for discussion  
along the way*

How to Stay Connected



## 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>**



Introductions

Key Components

**WHERE WE'VE BEEN**

WHERE WE ARE TODAY

WHERE WE'RE GOING

How to Stay Connected

*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 20<sup>th</sup>*

**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)

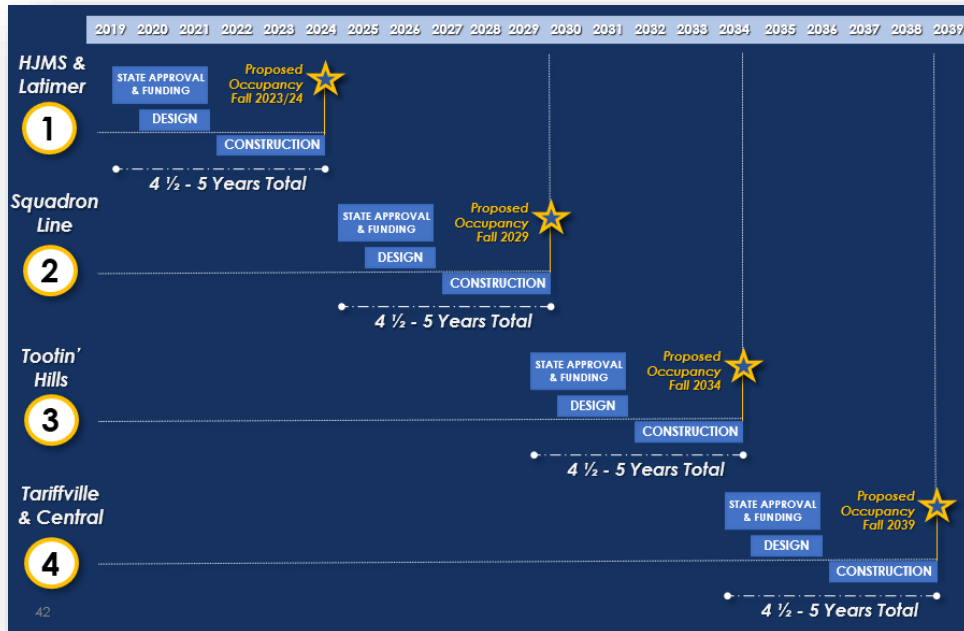


## What are other districts doing? Any examples to share?

### Simsbury's "First Best Step" Approach:

Maintaining their neighborhood schools was key, but to maximize impact to students district-wide, they chose a 6<sup>th</sup> 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  
CONNECTICUT  
Board of Education  
District-Wide Master Plan



### 21st Century Environment



### Sustainability & Efficiency



### Safety & Security



### Vehicular Circulation & Parking



### Outdoor Learning & Play



### Alignment & Equity District-Wide



### Fiscally Responsible



### Community Use After Hours



### Others? Write them here:

Pool - ON CAMPUS!  
planatorium - ramparts  
sunlight  
platform seating

Maker Space

## Air Conditioning!!

Booth Hill  
Teacher

(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. Specials rooms terrible for learning.

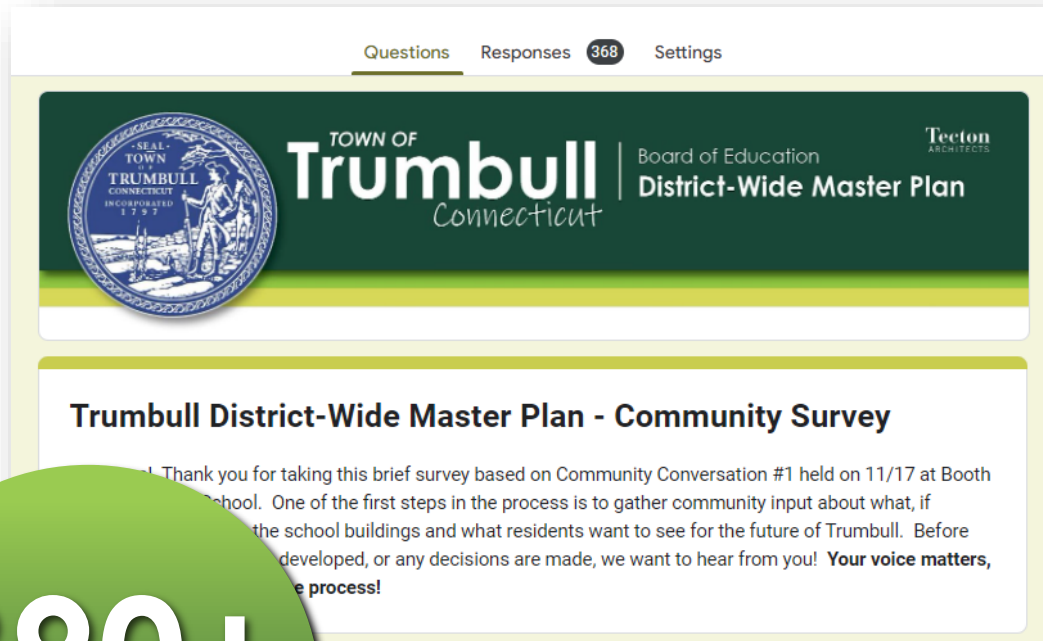
I have students who have bad asthma in these conditions. Please, this needs to change!

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

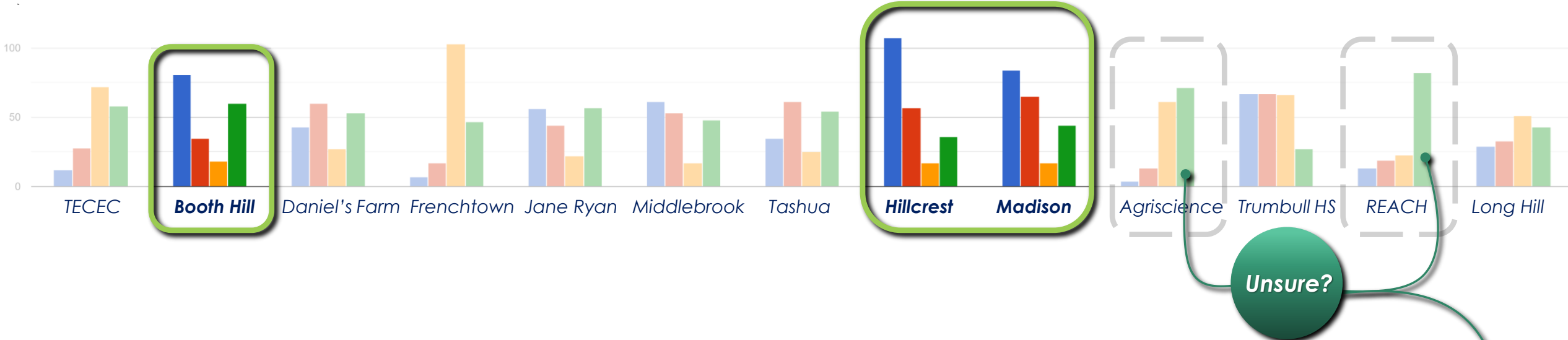


**390+**  
Responses!



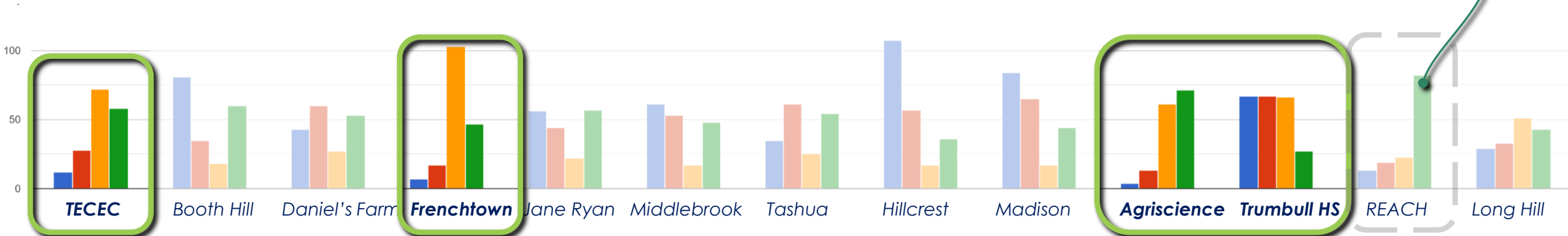
## Your feedback...greatest need *(Booth Hill, Hillcrest & Madison)*

■ 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

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





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

- Booth Hill Elementary School ~ 9/13/2022
- Daniels Farm Elementary School ~ 9/13/2022
- TECEC (Trumbull Early Childhood Education Center) ~ 9/13/2022
- Middlebrook Elementary School ~ 9/14/2022
- Jane Ryan Elementary School ~ 9/14/2022
- Hillcrest Middle School ~ 9/16/2022
- Madison Middle School ~ 9/16/2022
- REACH ~ 9/22/2022
- Agriscience High School ~ 9/22/2022



## Conditions Analysis

- Long Hill Admin.
- Trumbull High
- Tashua Elementary
- Frederick 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

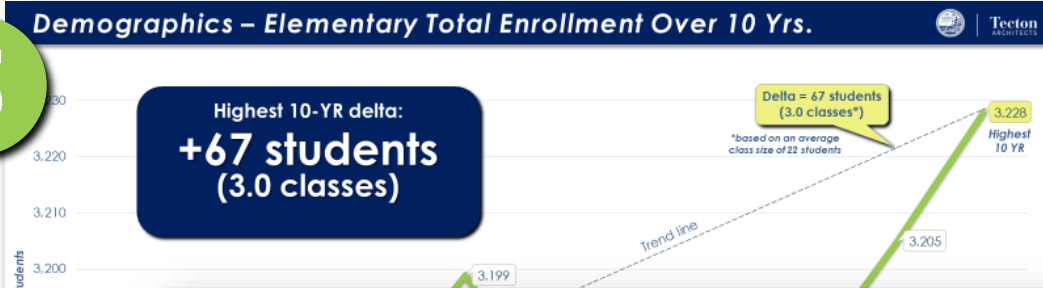
4

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

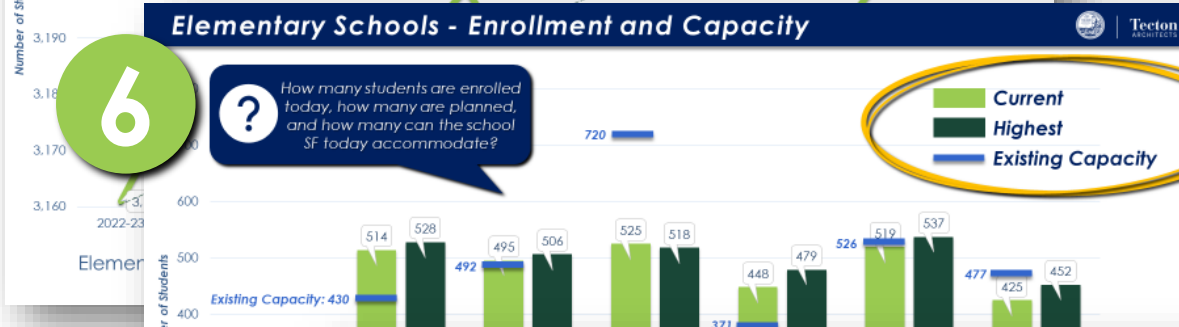


# Where We've Been – Work to Date

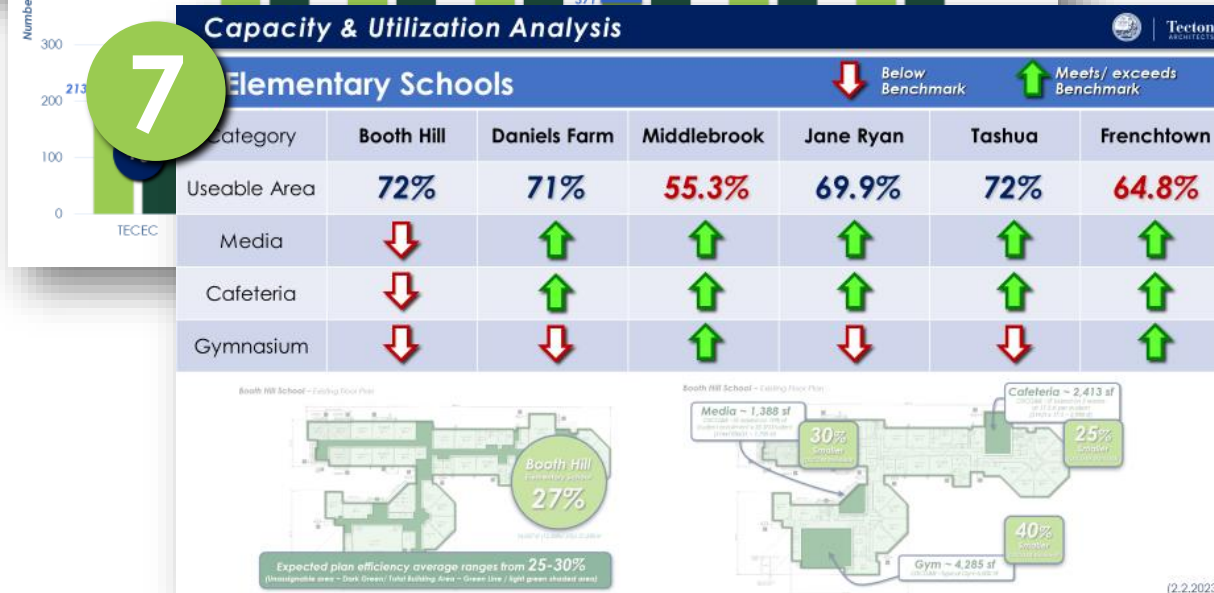
5



6



7



5

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

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

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**

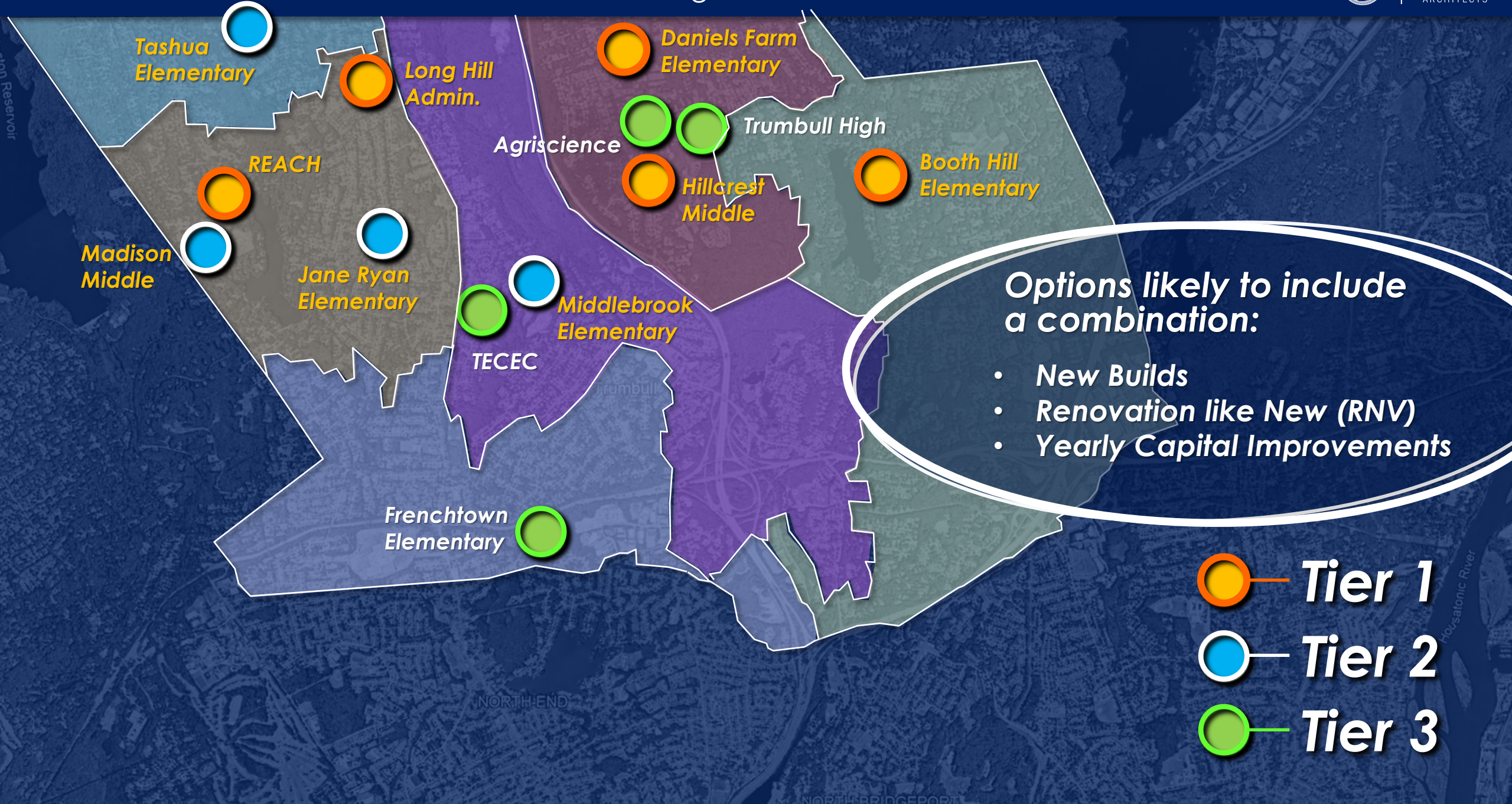
(4.0) **Frenchtown**

(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?*



Introductions

Key Components

WHERE WE'VE BEEN

**WHERE WE ARE TODAY**

WHERE WE'RE GOING

How to Stay Connected

***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?

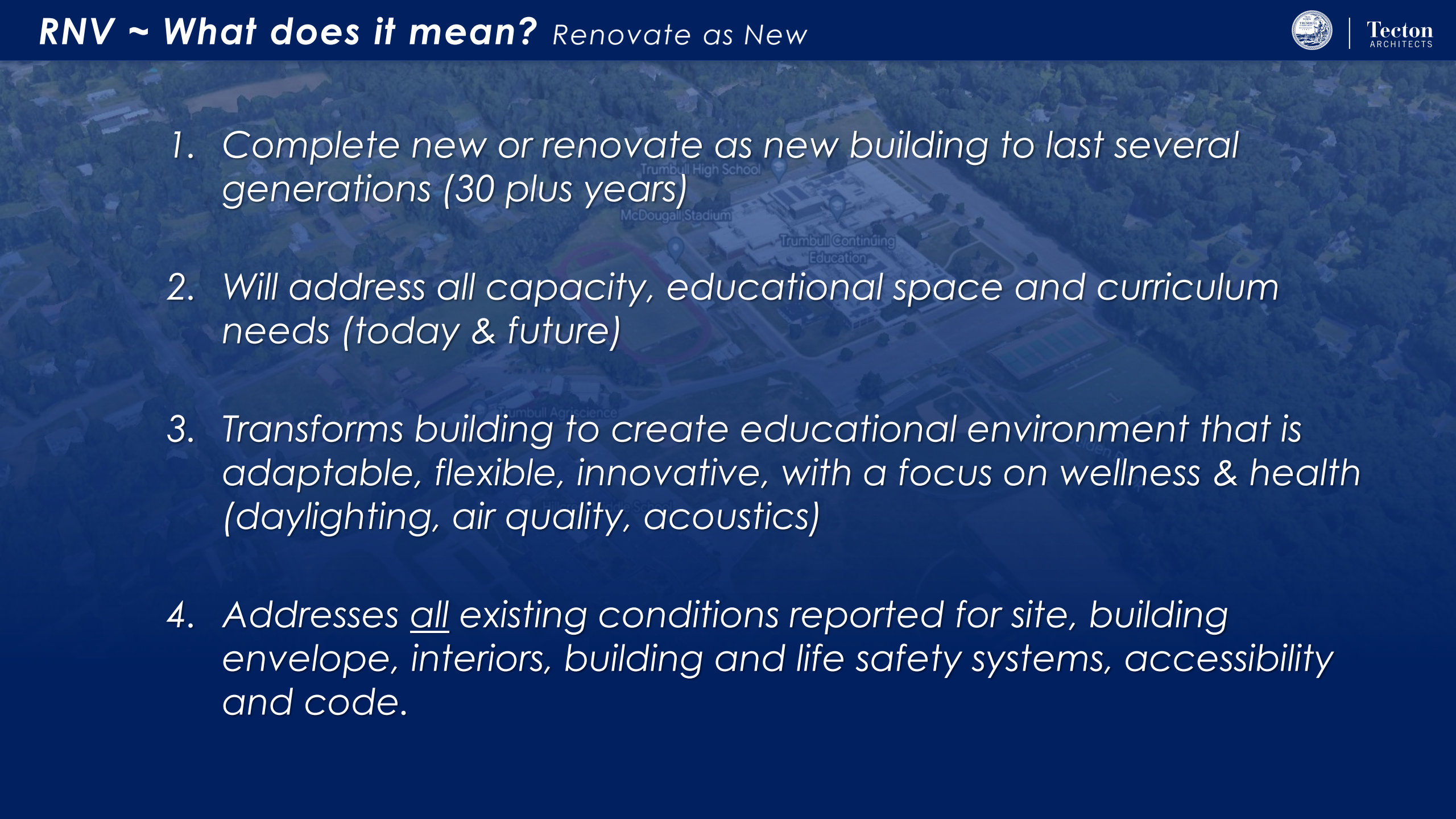


Cost Summary Table			
<b>Site Development</b>			
<b>Scope of Work</b>	<b>Cost per unit</b>	<b>Unit</b>	<b>Comment</b>
Site Improvements	\$425,000.00	acre	basic fields, grading, utilities
Parking Lot & Vehicular Circ.	\$10,250.00	space	space
Play Areas (Age Appropriate @ 6,500 sf)	\$85,000.00	ea.	Equipment structure only
Sanitary System Expansion/Upgrade		ls	TBD
<b>Building Summary</b>			
<b>Scope of Work</b>	<b>Cost per unit</b>	<b>Unit</b>	<b>Comment</b>
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
<b>Sustainability / Carbon Neutral ~ Initiative</b>			
<b>Scope of Work</b>	<b>Cost per unit</b>	<b>Unit</b>	<b>Comment</b>
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
<b>1</b>	<b>Architectural and Engineer Services</b>	
1-1	Architectural Design - Pre referendum	
1-2	Architect Fees	
1-3	Offsite Roadway & Utility	
<b>2</b>	<b>Other Professional Fees (</b>	
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	
<b>3</b>	<b>Town Professional Fees</b>	
3-1	Town Legal Services	
3-2	Bond Counsel Fees	
3-3	Builders Risk Insurance	
<b>4</b>	<b>Administrative Fees</b>	
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	
<b>5</b>	<b>Construction Related Items</b>	
5-1	CM Preconstruction Fee	
5-2	CM Investigation Allowance (Building Due Diligence)	
<b>6</b>	<b>FF&amp;E/Technology/Communications/Playground</b>	
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	
<b>7</b>	<b>Owner Contingency</b>	

**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.







# 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	month/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

pop off

Build

demolition and

construction and

Netzero neutral premiums

Total Project Costs: \$127,425,666

Cost to Trumbull: \$98,066,793

# Site Capacity & Analysis ~ Renovation as New Concept



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# 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

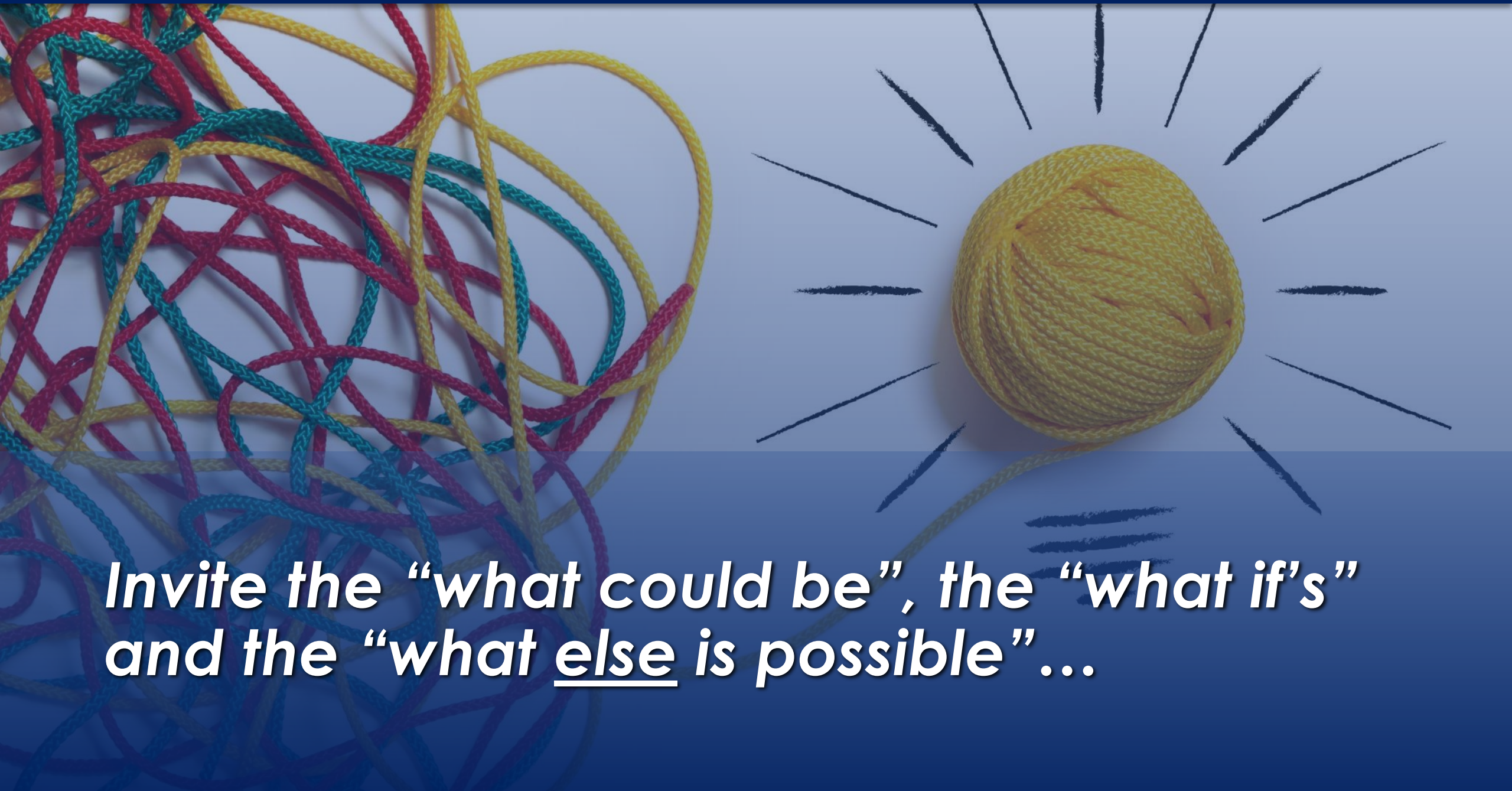
Total Population: 826P  
Allowable Area: 135,706 SF

Detailed Example

Site Improvements  
play fields, outdoor  
educational  
top off

Building and Renovation  
(55%)  
leasing & logistics and  
Netzero neutral premiums

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



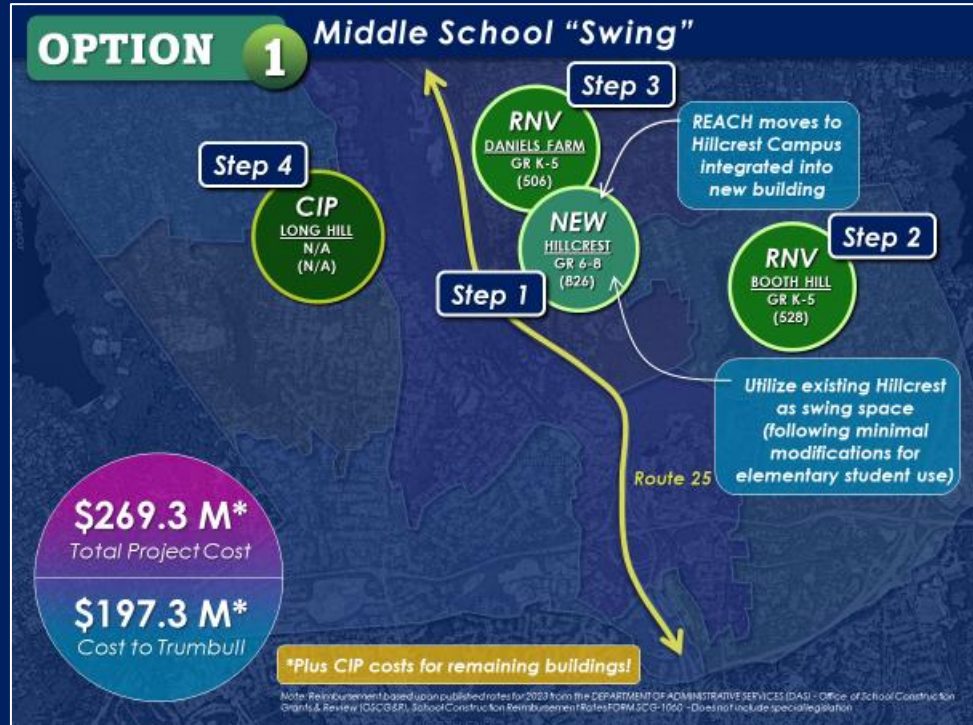
# OPTION

# 1

## Middle School "Swing"



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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
				<b>\$269.3 M*</b>	<b>\$197.3 M*</b>

**\*Plus CIP costs for remaining buildings**



# OPTION

# 2

## "One at a time, please"



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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



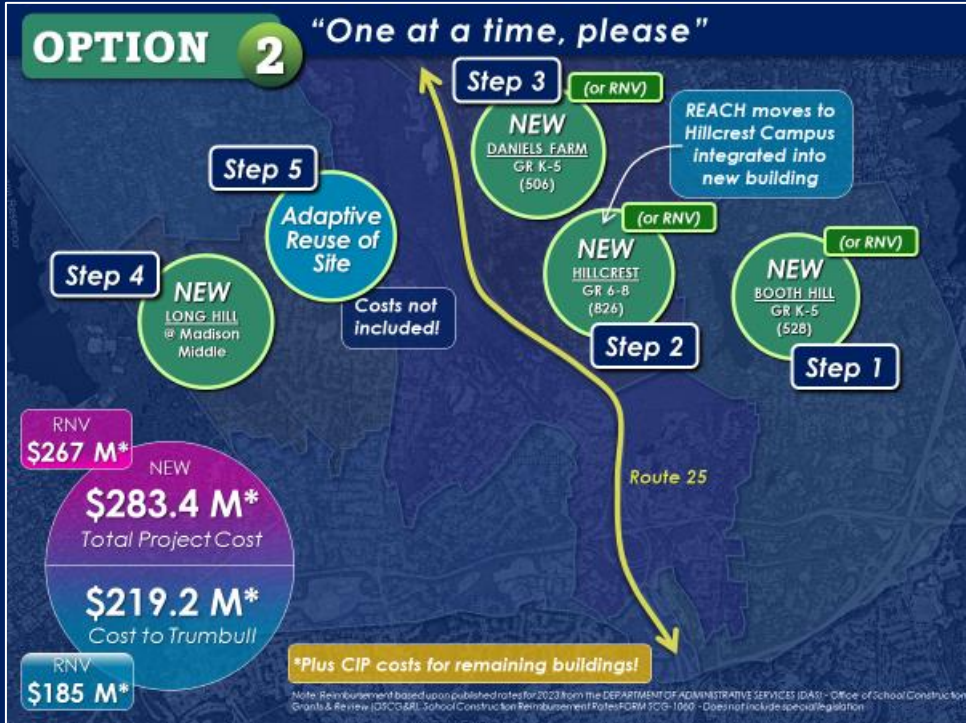
# OPTION

# 2

## "One at a time, please"



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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”



## 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* <b>EVERY YEAR</b>	
				(~\$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.**





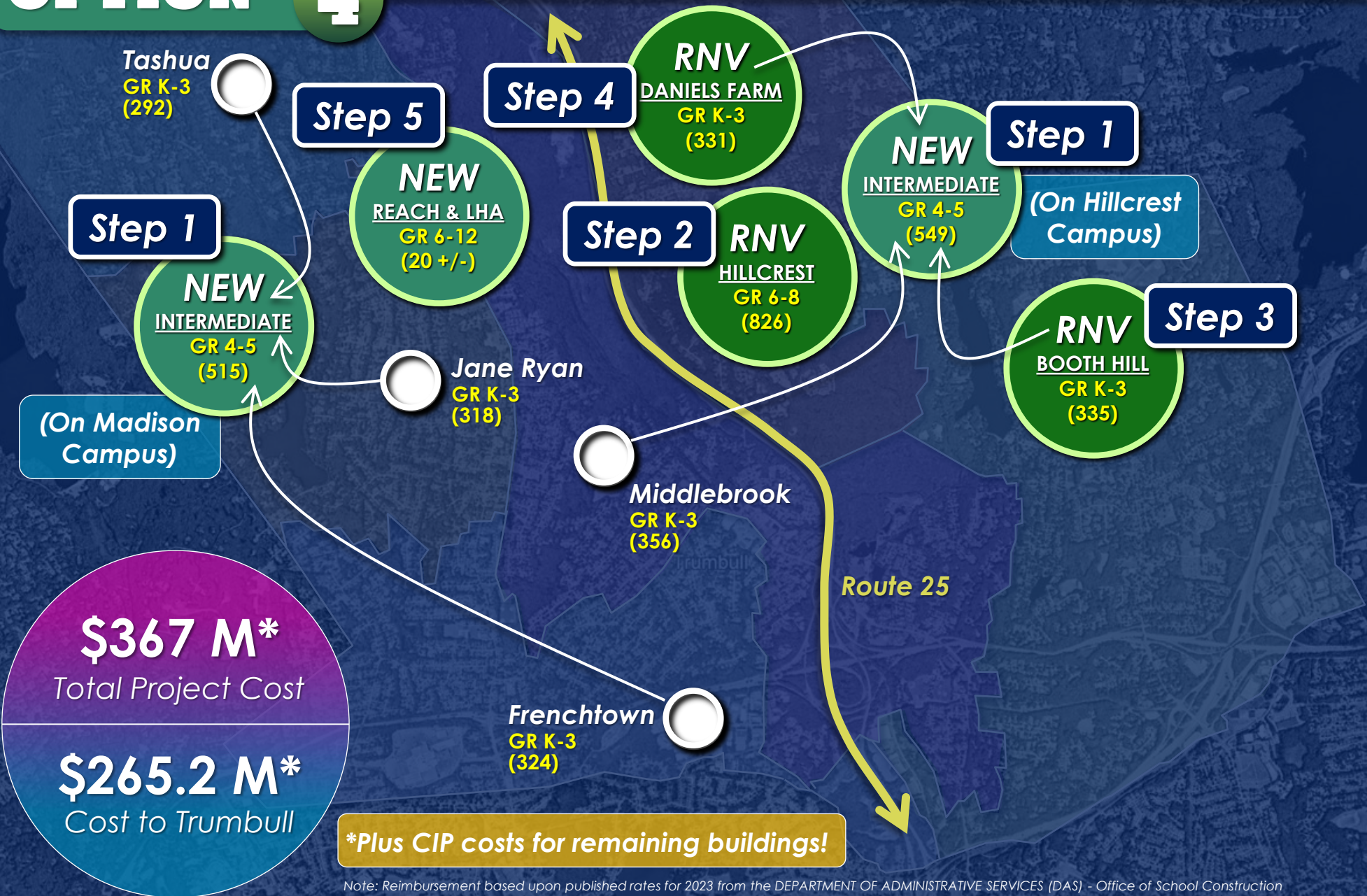
# OPTION

# 4

## Intermediate Introduction



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## 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

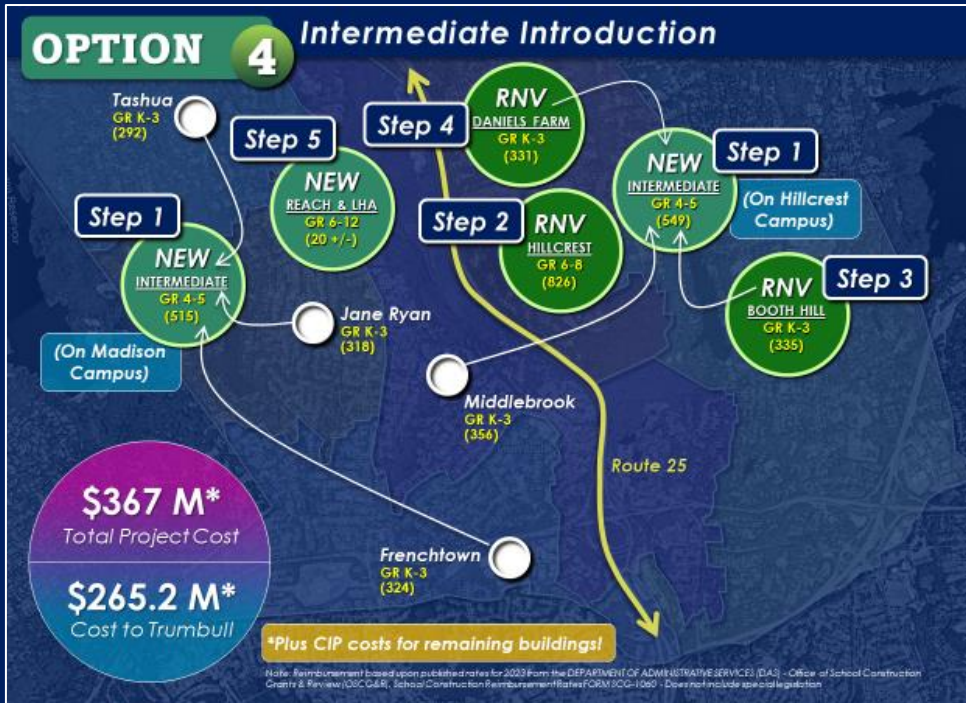
Note: Reimbursement based upon published rates for 2023 from the DEPARTMENT OF ADMINISTRATIVE SERVICES (DAS) - Office of School Construction Grants & Review (OSCG&R), School Construction Reimbursement Rates FORM SCG-1060 - Does not include special legislation



# 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
				<b>\$367 M*</b>	<b>\$265.2 M*</b>

*\*Plus CIP costs for remaining buildings*



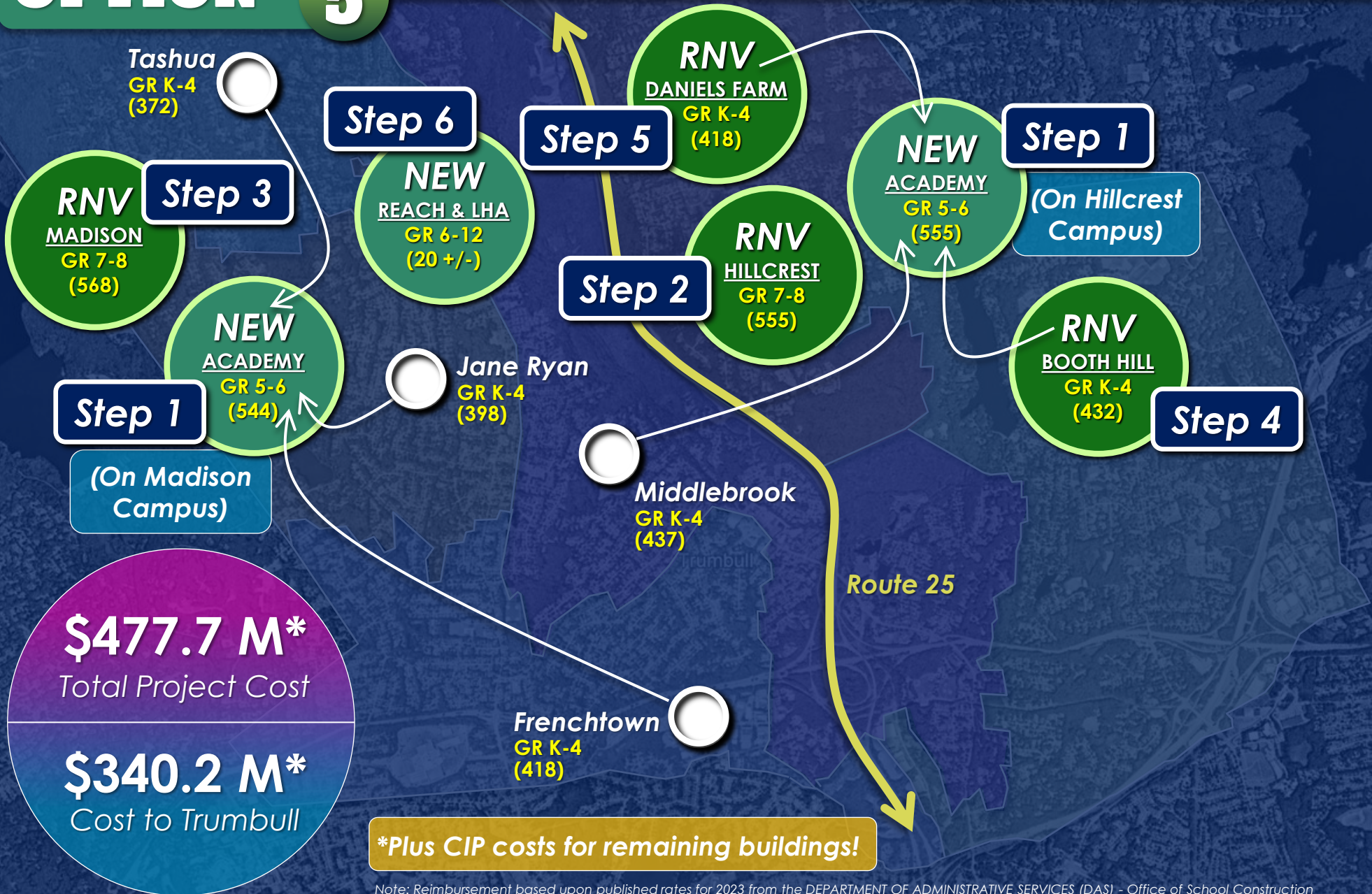
# OPTION

# 5

## Accommodating an Academy



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### Benefits...

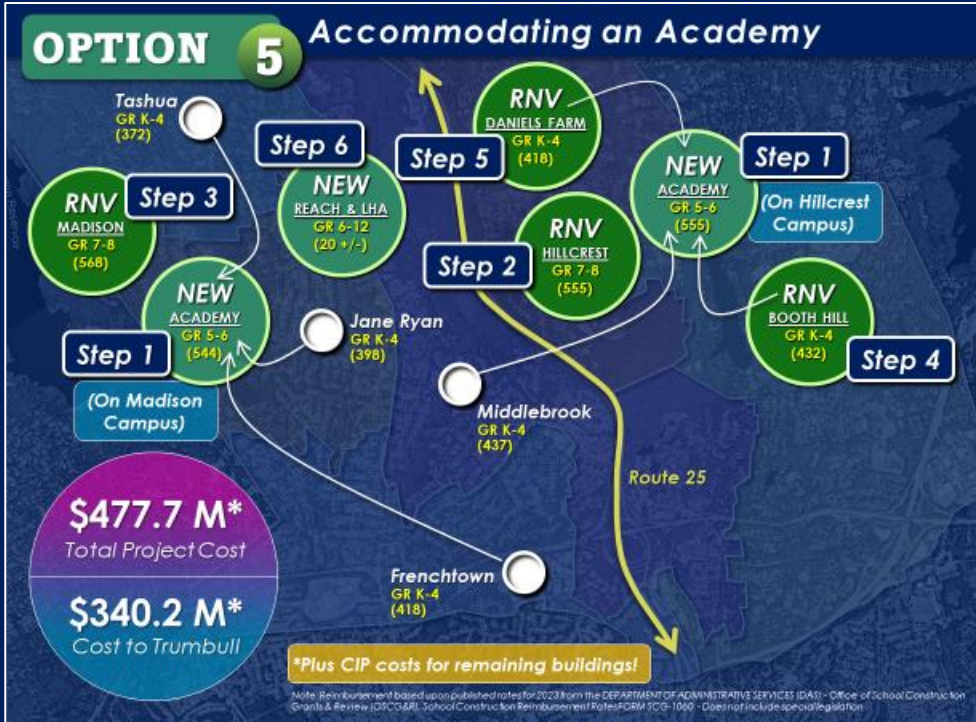
- + Addresses all Tier 1 buildings
- + Avoids costs for temp facilities
- + Comprehensive replacement of building systems (mechanical, electrical, plumbing & fire protection)
- + Builds in flexibility
- + Relatively even distribution of students

### 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



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### 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



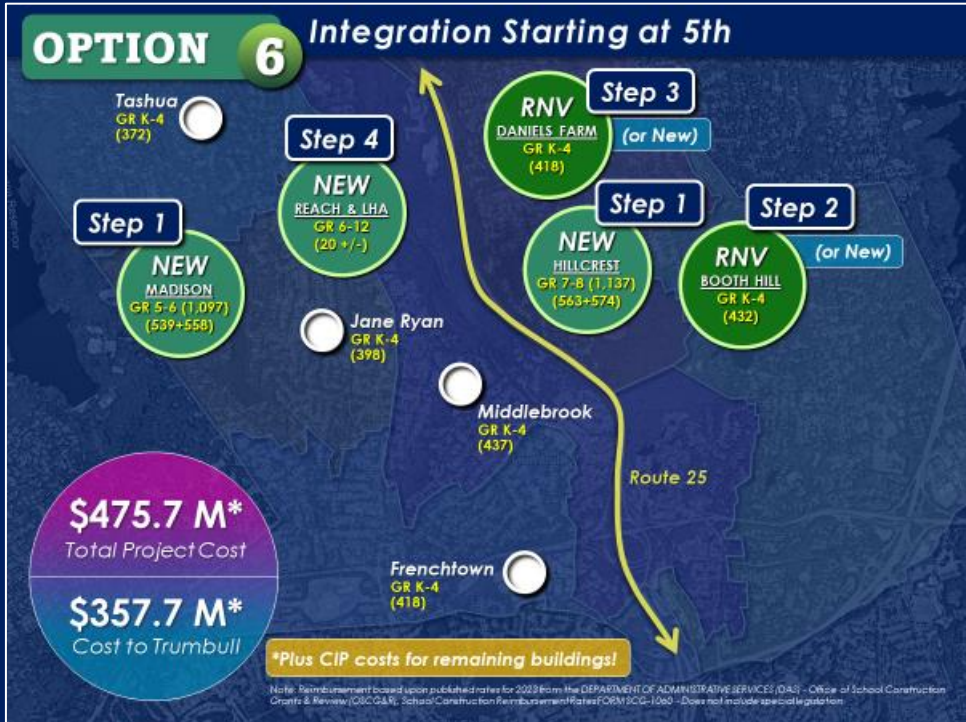
# OPTION

# 6

## Integration Starting at 5th



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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
				<b>\$475.7 M*</b>	<b>\$357.7 M*</b>

*\*Plus CIP costs for remaining buildings*



# OPTION

# 7

## District-wide Middle School



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### 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

Costs not  
included!

Step 2

RNV  
BOOTH HILL  
GR K-5  
(528)

(or New)

Jane Ryan  
GR K-5  
(479)

Middlebrook  
GR K-5  
(537)

Frenchtown  
GR K-5  
(518)

Route 25

\$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



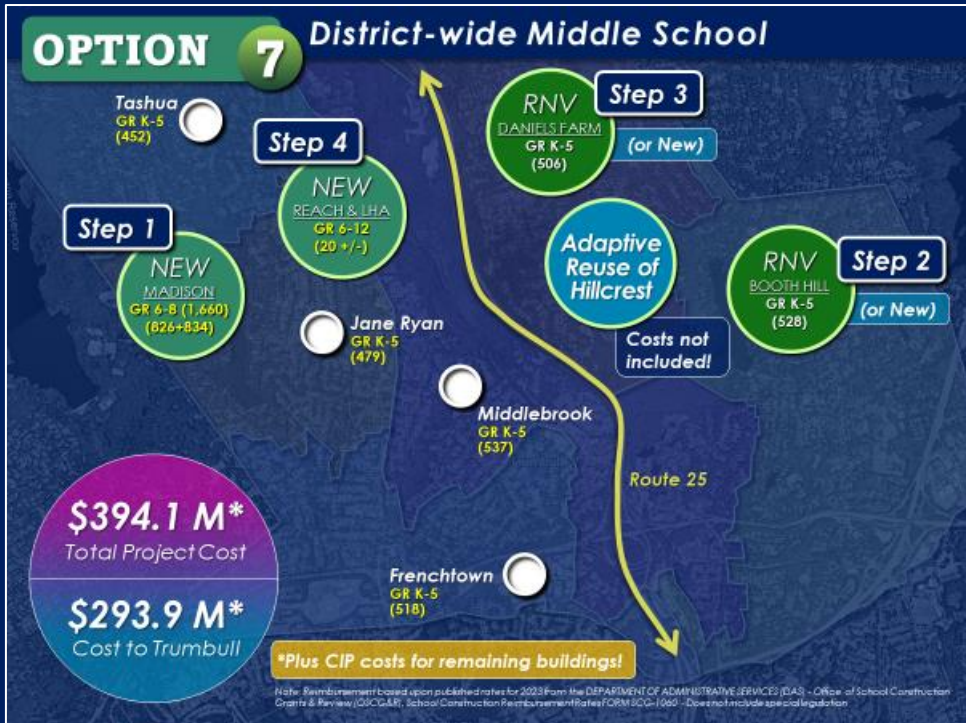
# OPTION

# 7

## District-wide Middle School



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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
				<b>\$394.1 M*</b>	<b>\$293.9 M*</b>

*\*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

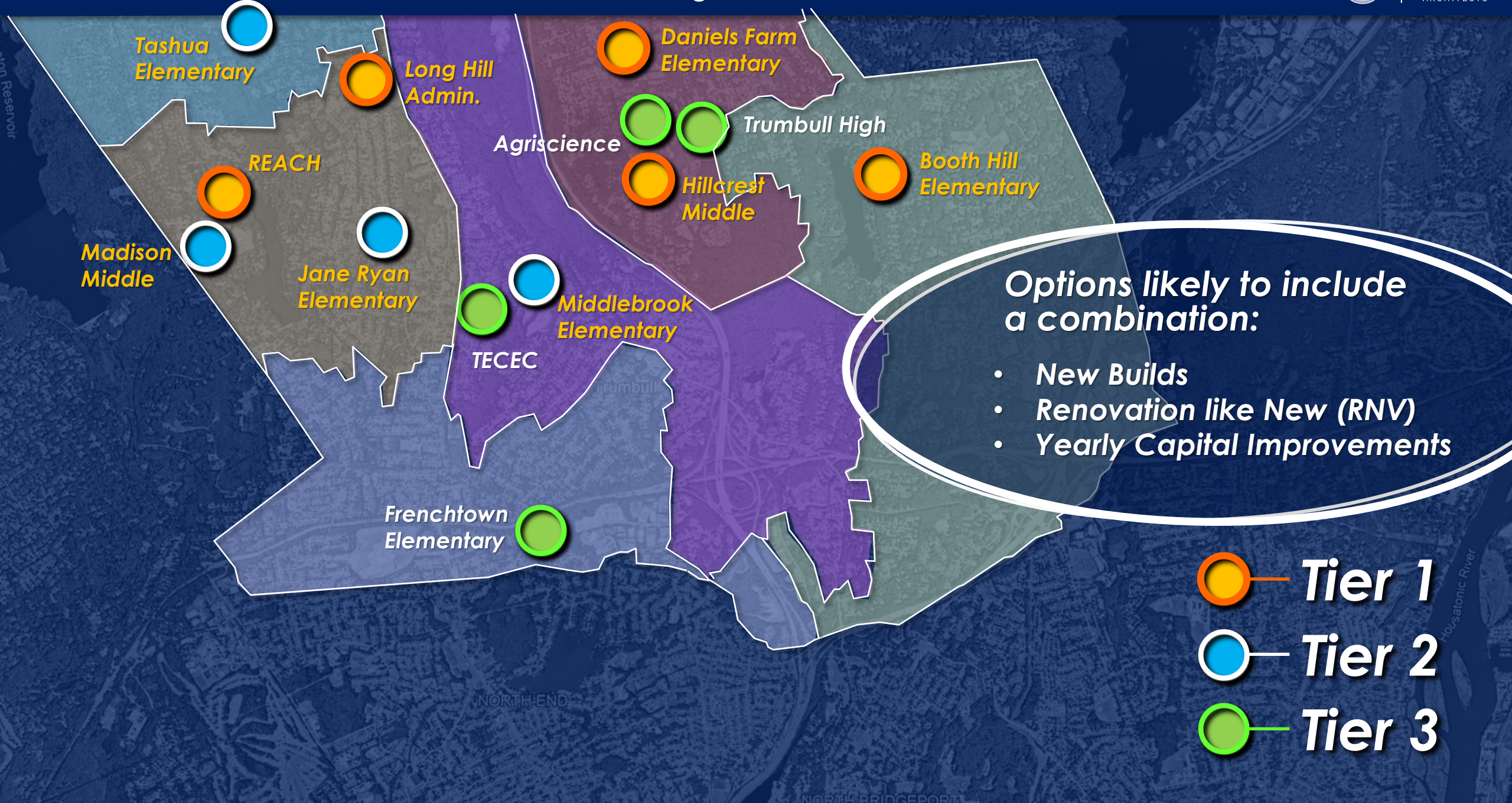


Additionally, could consider a new **Elementary School at Madison School**, shift Jane Ryan students there, and renovate Jane Ryan for Middlebrook School

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
<b>1</b>	Middle School "Swing"	NO	YES	12 <i>(REACH @ Hillcrest)</i>	\$269.3 M	\$197.3 M
<b>2</b>	"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>
<b>3</b>	"If it ain't broke, don't fix"	NO	YES	13	\$10.2-\$14.2 M EVERY YEAR, ALL BUILDINGS	
<b>4</b>	Intermediate Introduction	YES	YES	15	\$367.0 M	\$265.2 M
<b>5</b>	Accommodating and Academy	YES	YES	15	\$477.7 M	\$340.2 M
<b>6</b>	Integration Starting at 5th	YES	YES	13	\$475.7 M	\$357.7 M
<b>7</b>	District-wide Middle School	NO	YES	12	\$394.1 M	\$293.9 M



Introductions

Key Components

WHERE WE'VE BEEN

WHERE WE ARE TODAY

**WHERE WE'RE GOING**

How to Stay Connected

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?*



Introductions

Key Components

WHERE WE'VE BEEN

WHERE WE ARE TODAY

WHERE WE'RE GOING

How to Stay Connected



*Project Email:*

**DistrictPlan@trumbullps.net**

*Project Website:*

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





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ARCHITECTS

# IMAGINING POSSIBILITIES

*FOR TRUMBULL'S SCHOOL FACILITIES*

TRUMBULL, CT

**BOE Retreat**

Cooperative Educational Services

May 8, 2023