

# SUMMARY PRESENTATION FOR

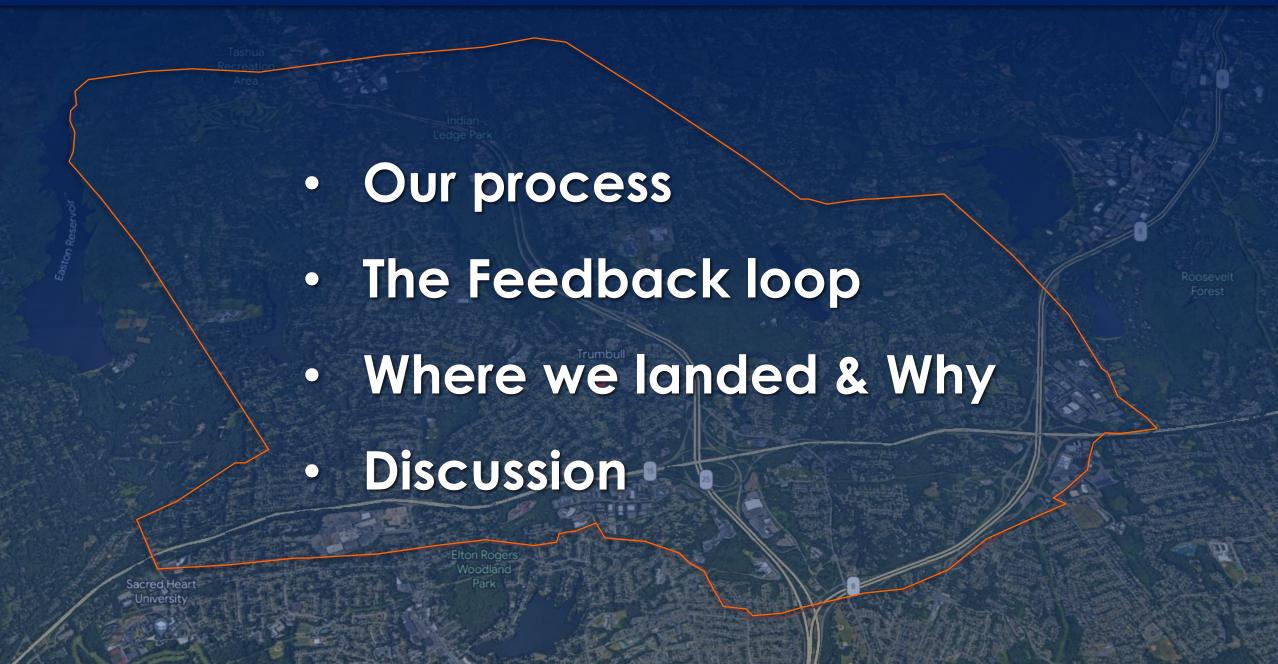
# TRUMBULL PUBLIC SCHOOLS MASTER PLAN

for

# Trumbull Board of Education

Long Hill Administration Building
August 15, 2023







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



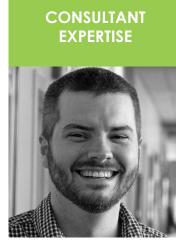
ANTONIA CIAVERELLA EDAC, LEED AP BD+C, WELL AP, FITWEL

Architectural Designer Tecton

BUILDING CONDITION ASESSMENT



**ALISON FROST** 



BRAD PARK

Project Architect Tecton

MEP Engineer, Associate CES

CONSULTING ENGINEERING SERVICES

MEP Engineering

MCKIBBEN DEMOGRAPHIC RESEARCH
Enrollment Projections & Demographics Study

# Introductions



### 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 Squiccimarro
Marie Petitti
Christopher Bandecchi
Julia McNamee
Lisa Nuland

# **Administration**

**Dana Pierce**Principal, Booth Hill

**Gary Kunschaft**Principal, Daniels Farm

**Gina Prisco**Principal, Frenchtown

**Pat Horan** Principal, Jane Ryan

## Administration, ctd.

**Debra Ponte**Principal, Middlebrook

**Bryan Rickert**Principal, Hillcrest

Katie Laird
Assistant Principal, Hillcrest

Peter Sullivan
Principal, Madison

**Paul Coppola**Assistant Principal, Madison

Marc Guarino
Principal, Trumbull High School

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

**Deborah McGrath**Director, REACH

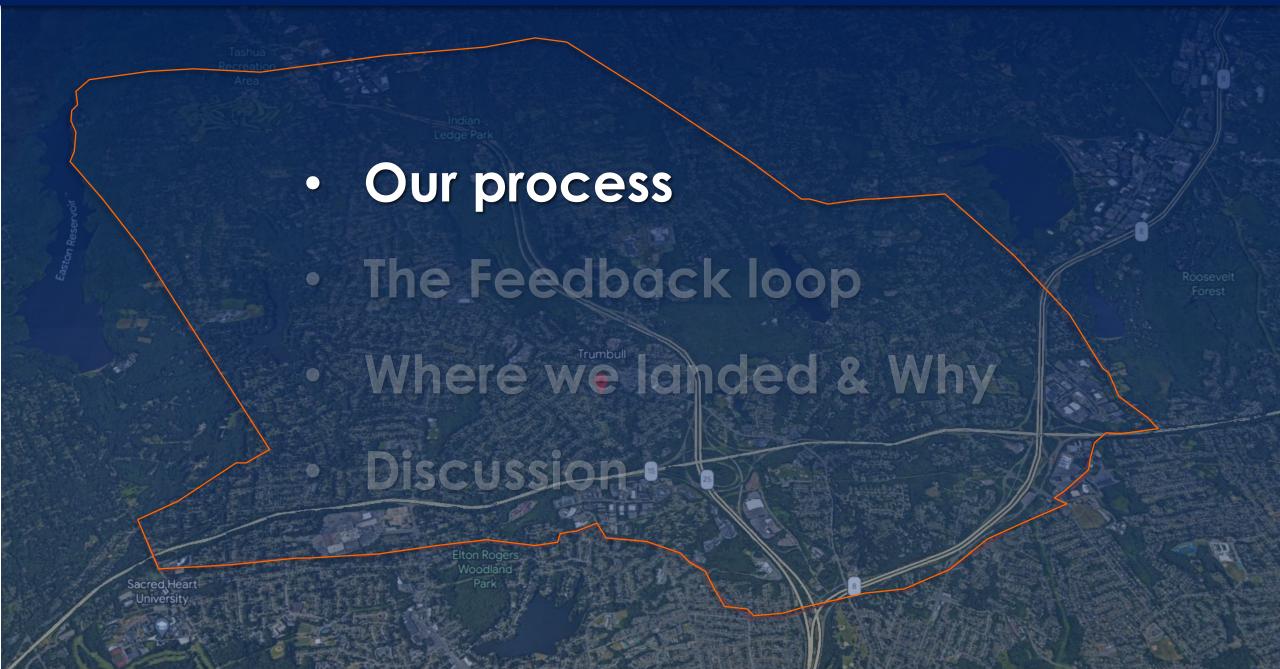
**Dr. Matthew Wheeler**Principal, TECEC

### **Others**

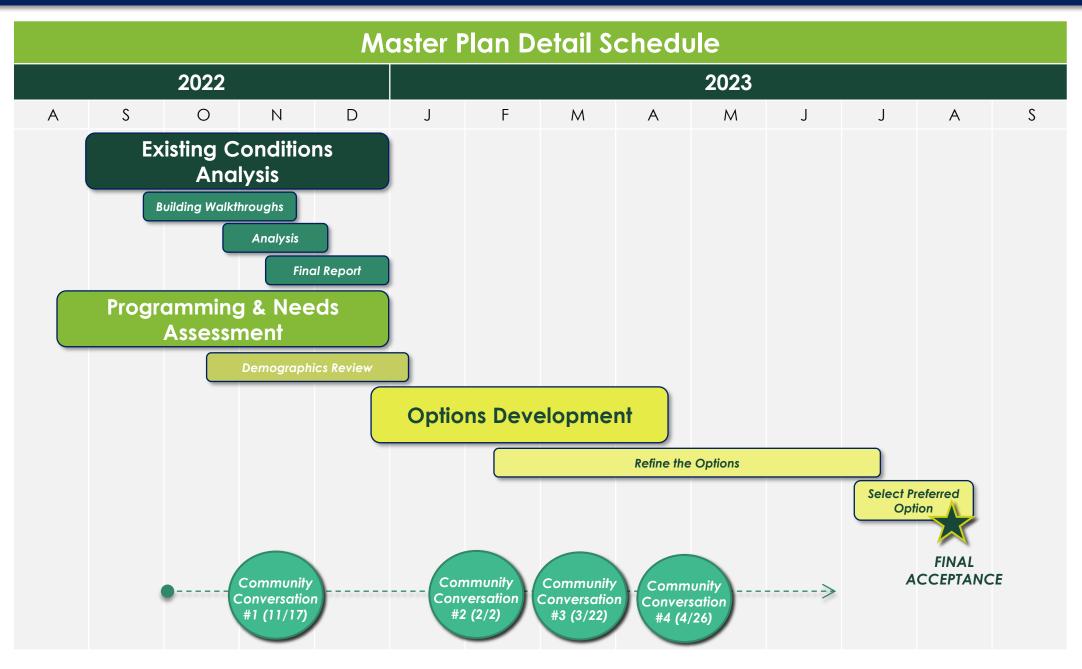
Public Works Administration

Trumbull PTA Council











# Existing Conditions

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



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



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



# 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**).

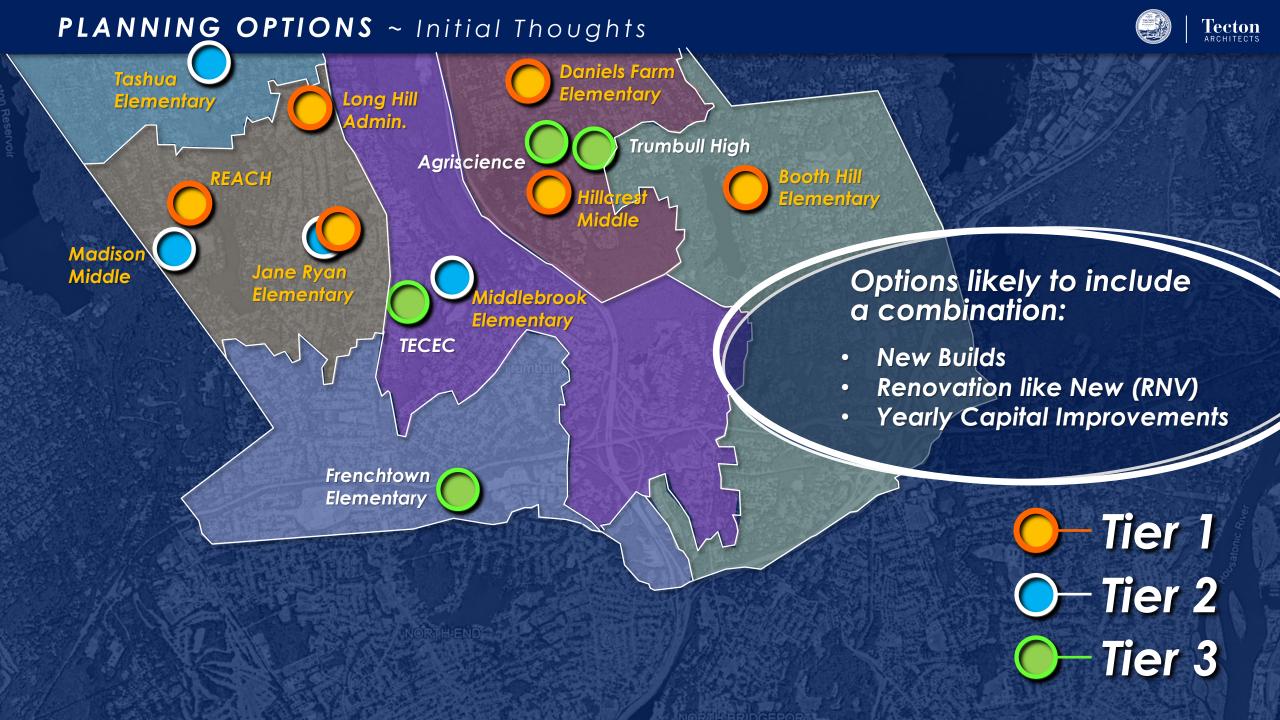
Develop a plan to alleviate capacity concerns and build in flexibility (elementary and middle schools).

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

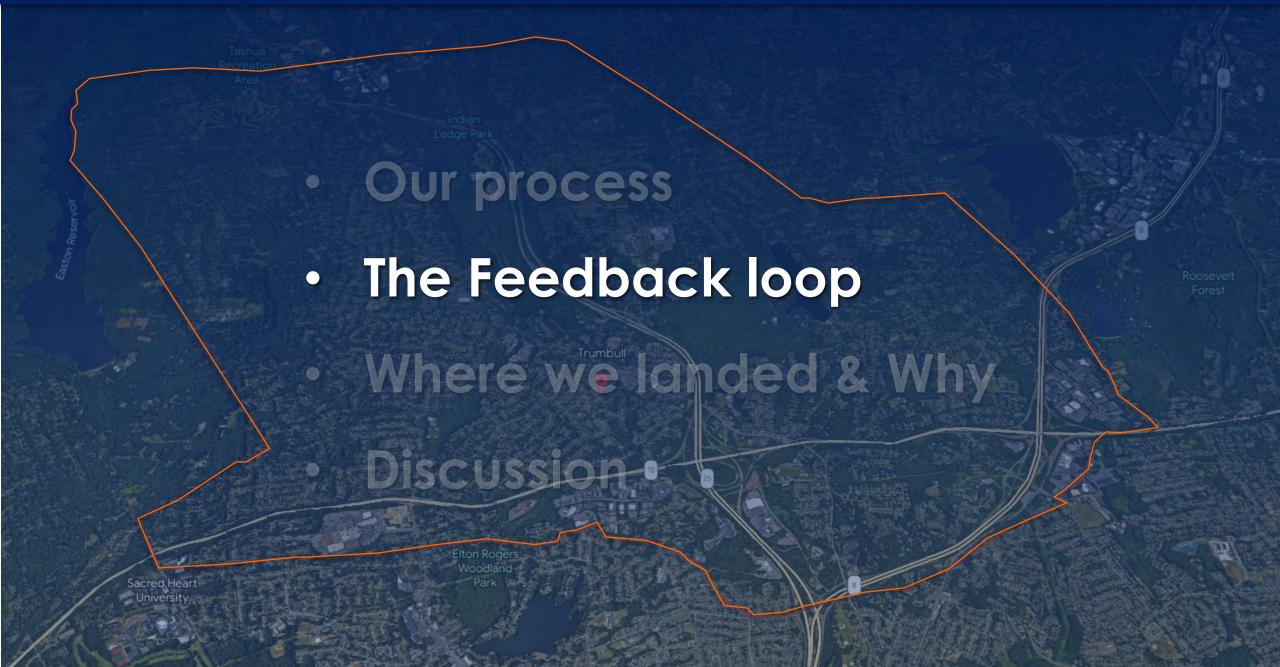
# **Buildings Summary**



Area Summary Table								
	Building Name	GSF	% of total town bldgs	Orig. Const.	Age			
PK	Trumbull Early Childhood	26,350	2.4%	2005	18			
	Booth Hill Elementary	53,660	4.8%	1955	68			
	Daniels Farm Elementary	61,480	5.5%	1962	61			
K-5	Frenchtown Elementary	89,960	8.1%	2003	20			
K-3	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			
0-0	Madison Middle School	154,970	13.9%	1960	63			
9-12	Regional Agriscience Center	38,200	3.4%	2001	22			
7-12	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	e Age	55			









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

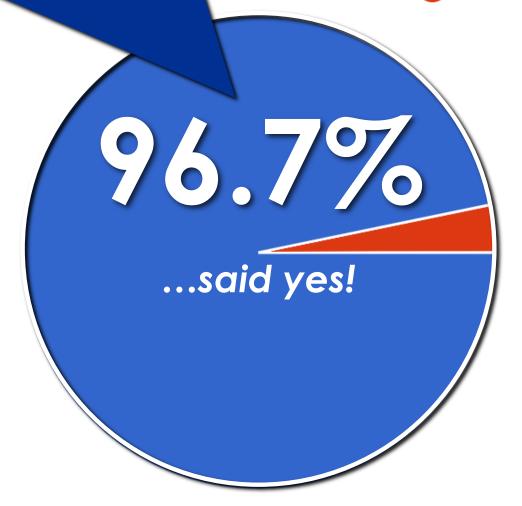






Thank you for taking this brief survey based on Community Conversation #1 held on 11/17 at Booth chool. One of the first steps in the process is to gather community input about what, if the school buildings and what residents want to see for the future of Trumbull. Before developed, or any decisions are made, we want to hear from you! Your voice matters,

390+
Responses!

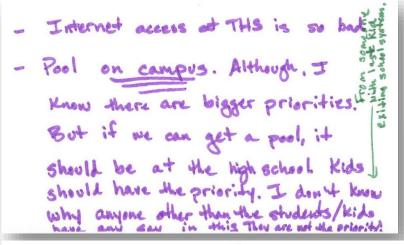


# Where We've Been - Community Conversation #1 (11/17/22)



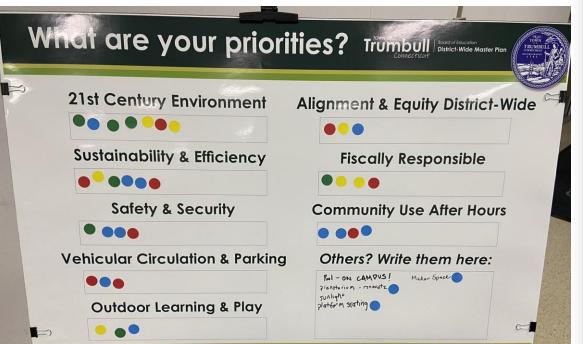
Tecton architects





Outdoor Program use Shade / electical

Community +ccess



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

months (may, Jun, parents @ students

complain often. several studen askep each ye terrible for leas

Ventilation are susceeding Particularly alicenditing un-engaged. Specials rooms

I have Students who have bud asthma in these conditions. Please, this needs to chan



CLIMATE CONTROL

ENHANCE OUTDOOR LEARNING

PRIVACY & DEDICATED SPECIAL EDUCATION SPACE!

DEDICATED SPACE FOR ART, MUSIC, P.E.

HEALTH & WELLNESS FOR ALL STUDENTS

**INCLUSIVE** 

SINGLE USER TOILETS, UNIVERSAL ACCESSIBILITY

MAINTAIN THE "NEIGHBORHOOD SCHOOL"

**COMMUNITY ENGAGEMENT** 

ACCESS TO

NATURAL DAYLIGHT

PARTICULARLY @ ELEMENTARY

EQUITY ACROSS
THE DISTRICT
FACILITIES, PROGRAMS,
QUALITY

**ENERGY EFFICIENCY** 

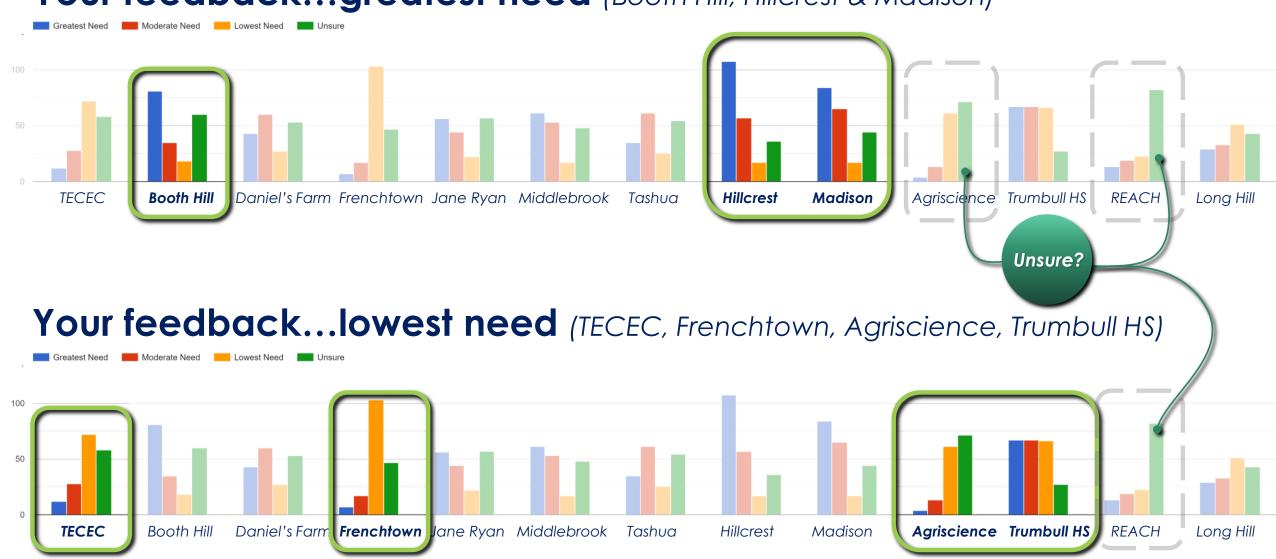
SAFETY

IMPROVE TEAM SPACE, SPACE FOR PROFESSIONAL DEVELOPMENT!

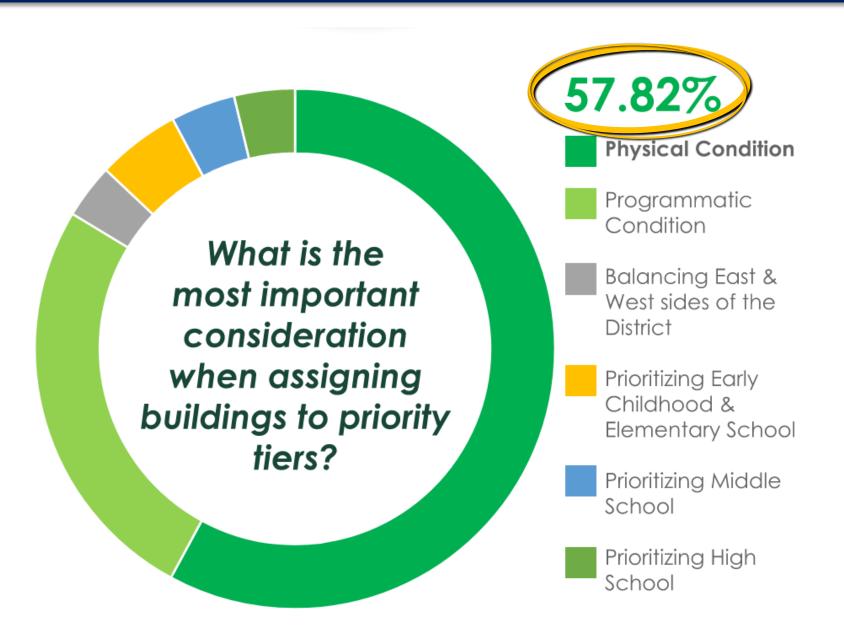
Comments from the BOE Workshop on 9/20/2022



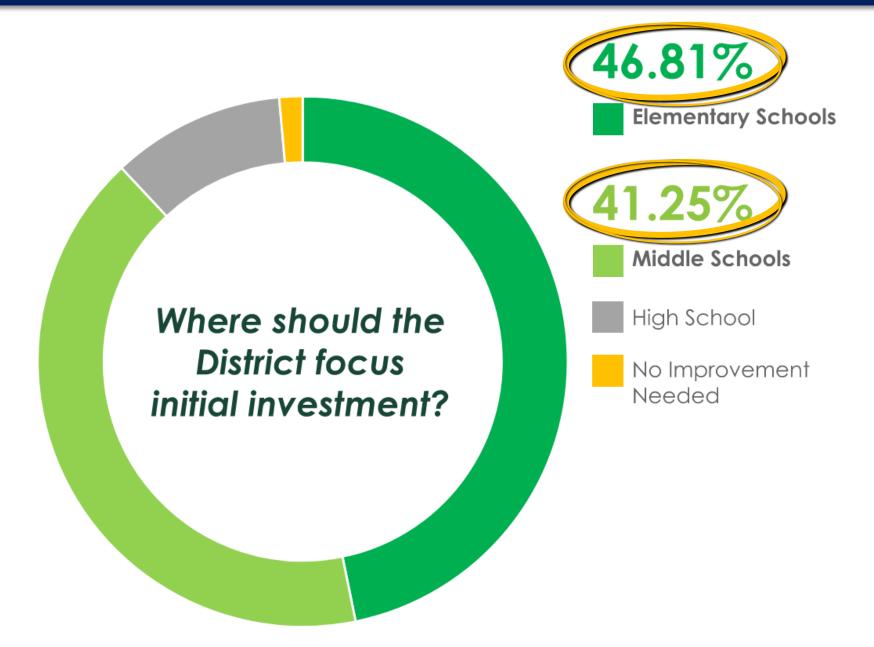
# Your feedback...greatest need (Booth Hill, Hillcrest & Madison)



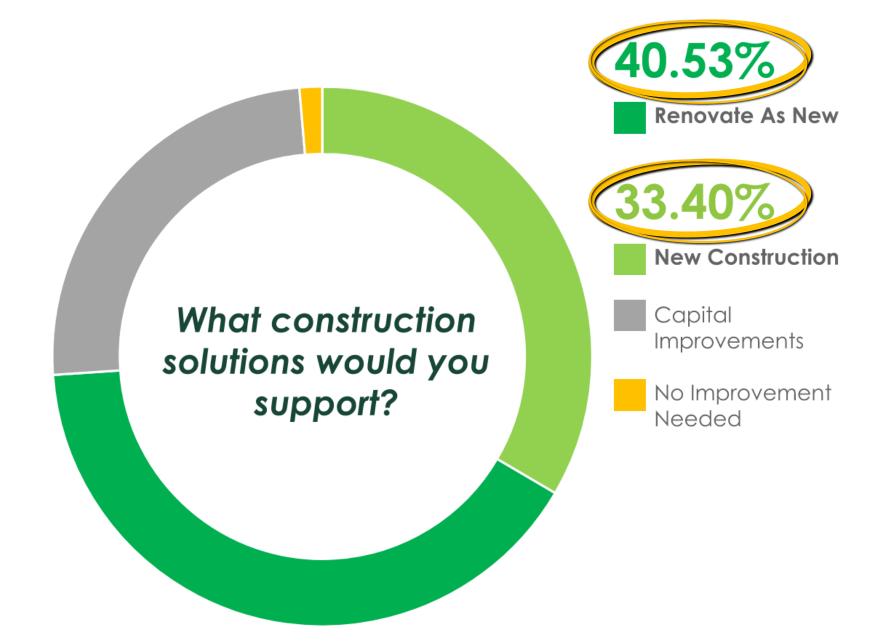












# The Feedback Loop



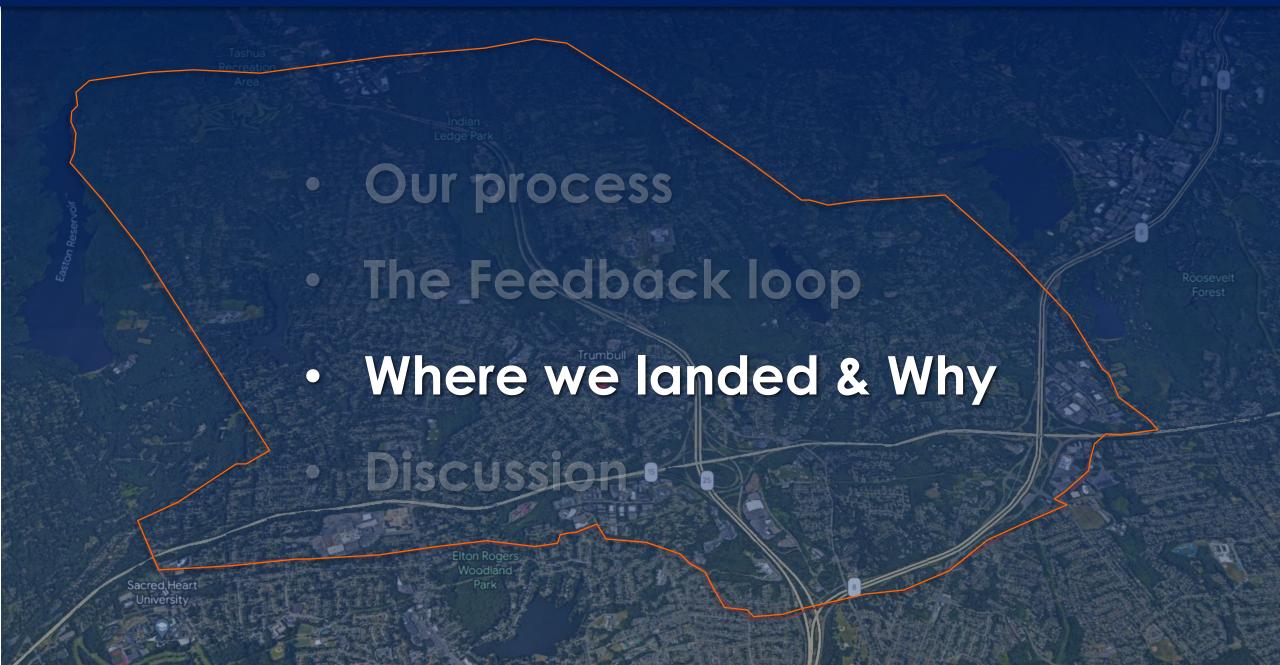
Considerations: (based on final data. 817 survey responses. Survey closed on 7/10/2023.)

- Most agree with current Tiers rankings, except for Long Hill which is viewed as having a lower need
- Hillcrest, Madison and Trumbull High School had more than 20% say that while they agree with the Tier ranking, there is greater need at these locations
- Physical condition is the most important consideration when assigning buildings to priority tiers (58%)
- Keeping the current grade configuration received the most support (44%)
- Keeping the current number of transitions received the most support (46%)
- Start by investing in the elementary schools (47%) but middle schools was close behind at (41%)
- Most would like to see **Renovate As New (41%)** or New (33%). Capital Improvements was at (25%), and no improvement (1%)

### Other Factors:

- Based on capacity analysis, Jane
  Ryan will see the greatest increase
  in enrollment (+31) followed by
  Middlebrook (+18), Booth Hill (+14),
  and Daniels Farm (+11)
- Both Hill and Jane Ryan are <u>least</u>
   <u>capable</u> of accommodating this
   growth (based on capacity
   analysis) but Middlebrook and
   Daniels Farm are also at capacity
- Based on a benchmark with the allowable area by the state, Hillcrest can grow by 16%, Booth Hill by 25% and Jane Ryan by 31% to meet the needs of forecasted enrollment





# Our Recommendation ~ A Value Proposition



- Addresses priority buildings in first step & directly responds to community input
- Provides New Hillcrest Middle school, allows opportunity to improve campus, & provides possible swing space.
- Forward thinking approach to Reach (Regionalize, optimize with H.M.S., creates possible revenue, reuse of former building as central storage)
- Relocates portions of Central Administration to M.M.S. (optimizes use of existing space & frees up space at Long Hill bldg.)

Highest

Enrollment

826

~30-40

528

479

506

834

~24

537

452

2,268

518

243

(part of H.S.

#)

~24

2

3

3

3

STEP 1

STEP 2

STEP 3

STEP 4

STEP 5

STEP 6

STEP 7

STEP 8

STEP 9

**STEP 10** 

Tier



TIMELINE (address with CIP until Start Year)

Year of

Construction

Start

2025

2027

2029

2032

2034

2036

2039

2042

2045

2048

Used as

Swina

Space?

YES

NO

NO

NO

NO

If New

NO

NO

NO

NO

NO

NO

NO

NO

**METHODOLOGY** 

Location

**Current site** 

Hillcrest site

Current site

**Current site** 

Current site

**Current site** 

Madison site

**Current site** 

Construction

Solution

**NEW** 

NEW

**NEW/RNV** 

**NEW/RNV** 

**NEW/RNV** 

**NEW/RNV** 

**NEW/RNV** 

RNV

RNV

**RNV** 

RNV

RNV

RNV

RNV

Year of

Construction

End

2027

2029

2032

2034

2036

2039

2042

2045

2048

2050/51

Grade

Configuration

6-8

6-8, 9-12

K-5

K-5

K-5

6-8

K-5

K-5

9-12

K-5

Pre-K

9-12

Overall Sec	u o n o o	of the	Work
Overall Sec	juence	or me	VVOIK

Overall Se	eauence of	the Work

**BUILDINGS** (in sequential order of the work)

School Name

Hillcrest Middle School

**REACH** (Build for Regional)

**Booth Hill Elementary School** 

Jane Ryan Elementary School

Daniels Farm Elementary School

**Madison Middle School** 

Portion of Long Hill Admin.

(Transportation, Technology, etc....)

Middlebrook Elementary School

Tashua Elementary School

Trumbull High School

Frenchtown Elementary School

**TECEC** 

**Agriscience** 

Portion of Long Hill Admin.

(Superintendent & Staff, Dir. SPED...)

9-12

STEP 10



Phase 1 ~ Sequence of the Work  Assumes the with prior p			Assumes the design p vith prior project con	orocess has o estruction	verlapped	Tecton ARCHITECTS			
	BUILDINGS (in sequential order of the work)		METHODOLOGY		TIMELINE (address with CIP until Start Year)				
	Highest Enrollment	Tier	Grade Configuration	School Name	Construction Solution	Location	Used as Swing Space?	Year of Construction Start	Year of Construction End
STEP 1	826	1	6-8	Hillcrest Middle School	NEW	Current site	YES (Booth Hill)	2025	2027
	~30-40	1	6-8, 9-12	REACH (Build for Regional)	NEW	Hillcrest site	NO		
STEP 2	528	1	K-5	Booth Hill Elementary School	NEW/RNV	Current site	NO	2027	2029
STEP 3	479	2	K-5	Jane Ryan Elementary School	NEW/RNV	Current site	NO	2029	2032
STEP 4	506	1	K-5	Daniels Farm Elementary School	NEW/RNV	Current site	NO	2032	2034
CTED 5	834		6-8	Madison Middle School	NEW/RNV	Current site	If New (Middlebrook)	2034	2024
STEP 5	~24			Portion of Long Hill Admin. (Transportation, Technology, etc)	NEW/RNV		NO	2034	2036
STEP 6			K-5	Middlebrook Elementary School	RNV	Current site	NO	2036	2039
STEP 7			K-5	Tashua Elementary School	RNV	Current site	NO	2039	2042
STEP 8	2,268		9-12	Trumbull High School	RNV	Current site	NO	2042	2045
STEP 9	518	3	K-5	Frenchtown Elementary School	RNV	Current site	NO	2045	2048
	243	3	Pre-K	TECEC	RNV	Current site	NO		

RNV

**Current site** 

NO

2048

ELITE program will likely continue to lease space near other businesses in the center of Town.

2050/51

Agriscience



Step 1: \$148.4 M

New **\$64.3 M** (\$49.5 M) Step 2: (or 3) *Or...* \$60.3 M (\$41.1 M) RNV

New \$**62.0 M** (\$47.7 M) Step 3: (or 2) *Or...* **\$58.5 M** (\$39.9 M) RNV

NEW Hillcrest Middle Relocate & Regionalize REACH

**NEW/RNV Booth Hill** Elem.

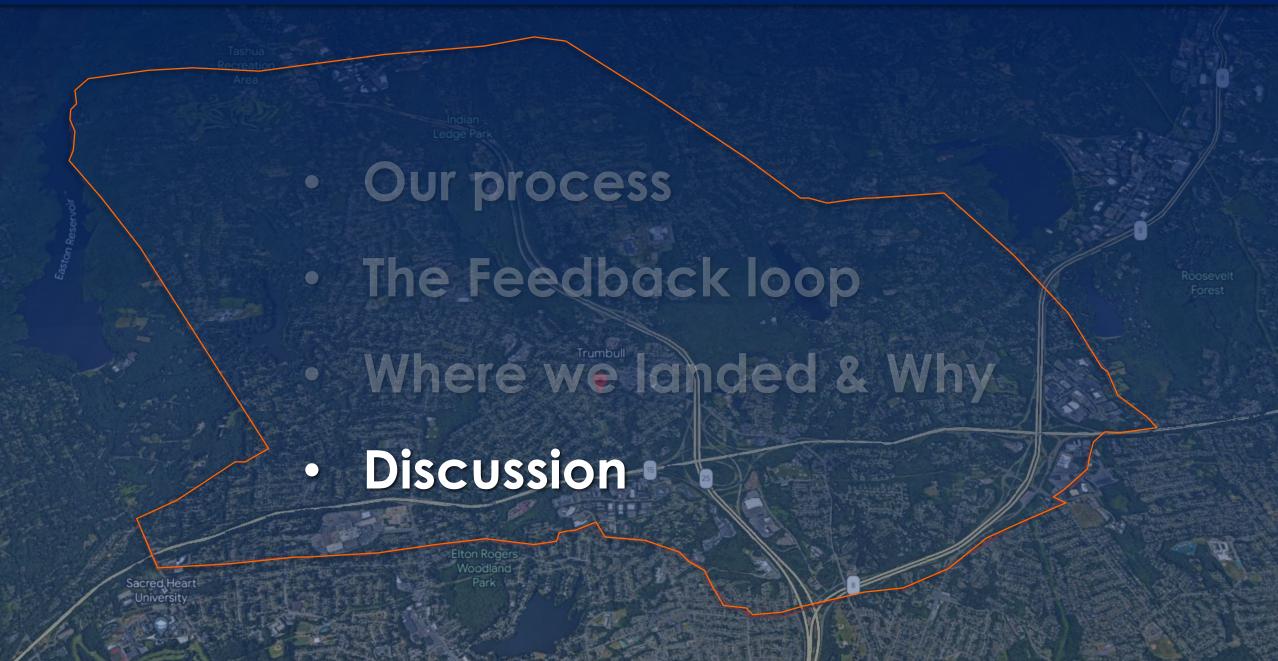
NEW/RNV Jane Ryan Elem.

Steps 1-3 Total:

(if New for Booth Hill & RNV for Jane Ryan)



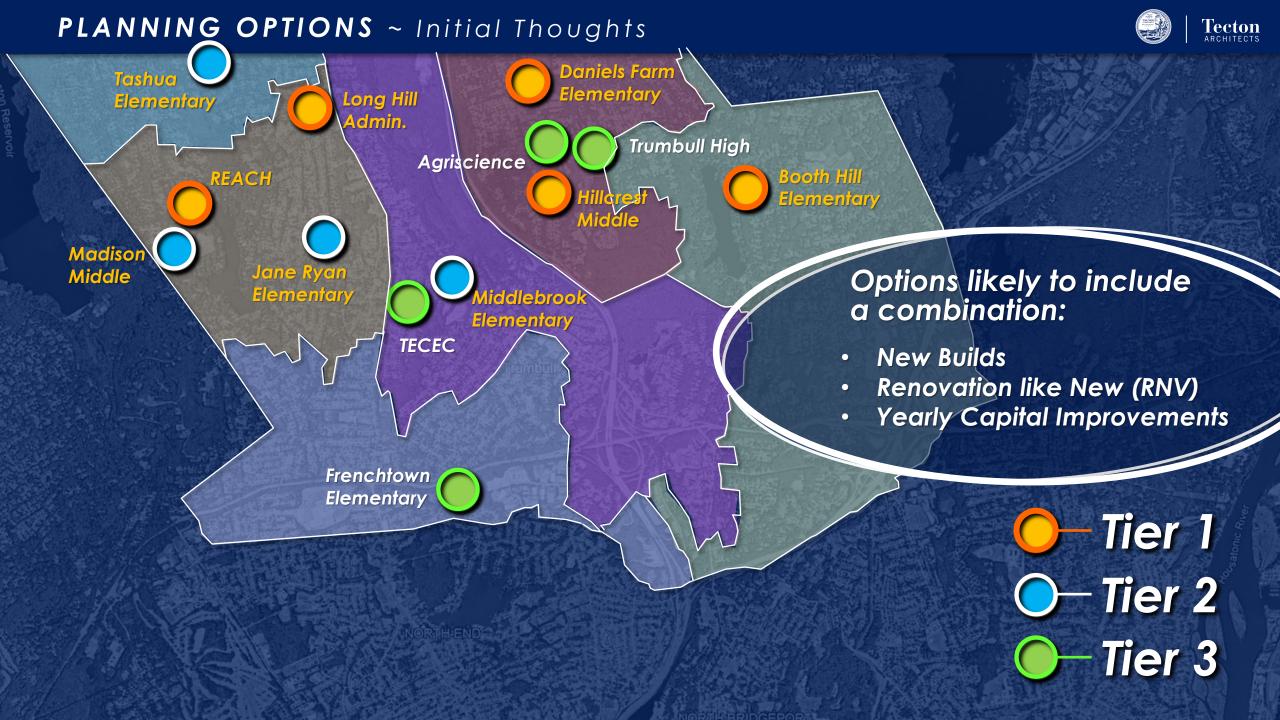






# Tecton

# APPENDIX MATERIALS



# DEFINING THE TYPES OF PROJECTS

**TOPIC AREAS** 

Reimbursement

Educational

**Environment** 



Project Scope	Brand new construction to accommodate the forecasted enrollment projections and accommodate future growth.  Built to last 30 – 50 + years (30 year systems)	Comprehensive renovation (sometimes phased) of the entire building to a "like new" condition to accommodate forecasted enrollment and future growth.  Built to last 30 – 50 + years (30 year systems)	Updating individual systems and/or structures in kind on an as-needed basis. Not a comprehensive renovation. Does not take forecasted enrollment projections or future growth into account.  Isolated impact on longevity

Reimbursable by the State of Connecticut at 24.29% (Note: Possible increase 10% based upon RNV cost analysis & state approval)

**NEW CONSTRUCTION** 

Reimbursable by the State of Connecticut at 34.29%

Due to comprehensive nature of the

renovation, can exceed current

**RENOVATE LIKE NEW** 

eligibility for reimbursement by the State of Connecticut, meaning that the total cost burden falls on Trumbull taxpayers Updates to systems will meet current energy code, and could decide to exceed those codes, but likely will

Most projects have limited to no

**CAPITAL IMPROVEMENTS** 

Built to exceed current energy code **Energy Efficiency** to meet any sustainability / net-zero aoals

Built to support modern 21st Century

Learning environments

A complete reinvention of the existing building –built to support modern 21st Century Learning environments, with some sacrifices

energy code to meet any not reach net-zero due to existing sustainability / net-zero goals building envelope, windows, and overall massing No change to the educational environment – what you have today, stays

# **CRITERIA**

**Program Improvement** (21st Century)

**Construction Cost** 

Site Related Costs

Reimbursement Rate



Efficient

Minimal

Better

Minimal

Moderate

~1-2 Phases

Fully Implement

~ 18 - 20 Months

Moderate

**NEW CONSTRUCTION** 

State-of-the-art

Highest Upfront

24.29% (34.29%?)



Tecton architects

### NOT DESIRABLE • ACCEPTABLE • IDEAL LEGEND:

IMPACI	OF	IHE	OPHONS	

**Operational Improvement** (Energy/Maint.)

**Probability of Unforeseen Conditions** 

Number of Construction Phases

Safety & Security Improvements

**Availability of Swing Space** 

Disruption to Students

**Overall Project Timeline** 

**Impact to Neighbors** 

Efficient

34.29%

Likely

Moderate

~2-4 Phases

Greater

Moderate

Some Possibility

Mostly Implement

~ 30 - 48 Months

**RENOVATE LIKE NEW** 

Total Reinvention

High/Moderate

**CAPITAL IMPROVEMENTS** 

No change

No change

Moderate

Highly Likely

Low to None

Continual

None Likely

Minimally Imp.

Annually for Life

No real change

Greatest

0 - 10% (for many)

# COLLADE ECOTAGE CHAMMARY - Tior 1 Projects



Tecton architects

SQUARE I COTAGE SUMMART A HELL TOJECTS						
BUILDINGS	Existing SF	Sta				

ite Standard

Allowable Area Includes a 1%

mechanical increase

66,838

60,635

135,706

**Gross Building SF** 

Includes a 5-7% gross up

factor

71,516

64,879

68,537

145,206

Using these

for costs

School Name Existing Gross Building SF

Based on highest enrollment

66,176

60,035

134,363

**Booth Hill Elem.** 53,660 (K-5)

Jane Ryan Elem. 479 (K-5)

Enrollment

Highest

528

506

826

~20

(~30-40 if

Regional)

~50

Current

514

448

495

767

~20

~50

46,430

61,480

117,000

Daniels Farm Elem. (K-5)

Hillcrest Middle

(6-8)

REACH

(6-8, 9-12)

Long Hill Admin.

63,419 64,053

21,950 (state standard not applicable)

9,500 (state standard not applicable) (19,000 SF if a Regional program is implemented)

# COSTS SUMMARY



Tecton

BUILDINGS			Reimbursement)  Reimbursement)  Reimbursement)  Reimbursement		~ ~	DELTA OF NEW vs. RNV	
Enroll Current	llment Highest	School Name	Total Project Cost	Cost to Trumbull	Total Project Cost	Cost to Trumbull	Cost to Trumbull
514	528	Booth Hill Elem. (K-5)	\$64.3 M	\$49.5 M	\$60.3 M	\$41.1 M	\$8.4 M
<b>448</b> (46,430 GSF)	<b>479</b> (64,879 GSF)	Jane Ryan Elem. (K-5)	\$62.0 M	\$47.7 M	\$58.5 M	\$39.9 M	\$7.8 M
<b>495</b> (61,480 GSF)	<b>506</b> (68,537 GSF)	Daniels Farm Elem (K-5)	\$63.1 M	\$48.6 M	\$59.3 M	\$40.5 M	\$8.1 M
<b>767</b> (117,000 GSF)		Hillcrest Middle (6-8)	\$134.9 M	\$103.8 M	\$126.9 M	\$86.6 M	\$17.2 M
~20 (8,700 GSF)		REACH (6-8, 9-12)	\$7.6 M (Regional: \$13.5 M)	<b>\$5.9 M</b> (Regional: \$2.9 M)	(USE COSTS FOR NEW)	(USE COSTS FOR NEW)	-
~50 (21,950 GSF)	~50 (21,950 GSF)	Long Hill Admin.	\$13.5 M (Hillcrest: \$5.43 M)	<b>\$11.4 M</b> (Hillcrest: \$4.56M)	(USE COSTS FOR NEW) (Madison: \$5.39M)	(USE COSTS FOR NEW) (Madison: \$4.53M)	-
		TOTALS	\$283.4 M	\$219.2 M	\$267.6 M	\$185.5 M	\$33.7 M
CIP for <u>all</u> buildings (Annually over recurring 30-YR timeframe)			(Nea		514.2 M EVE d by taxpayer: ~ 0% -		nent)

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



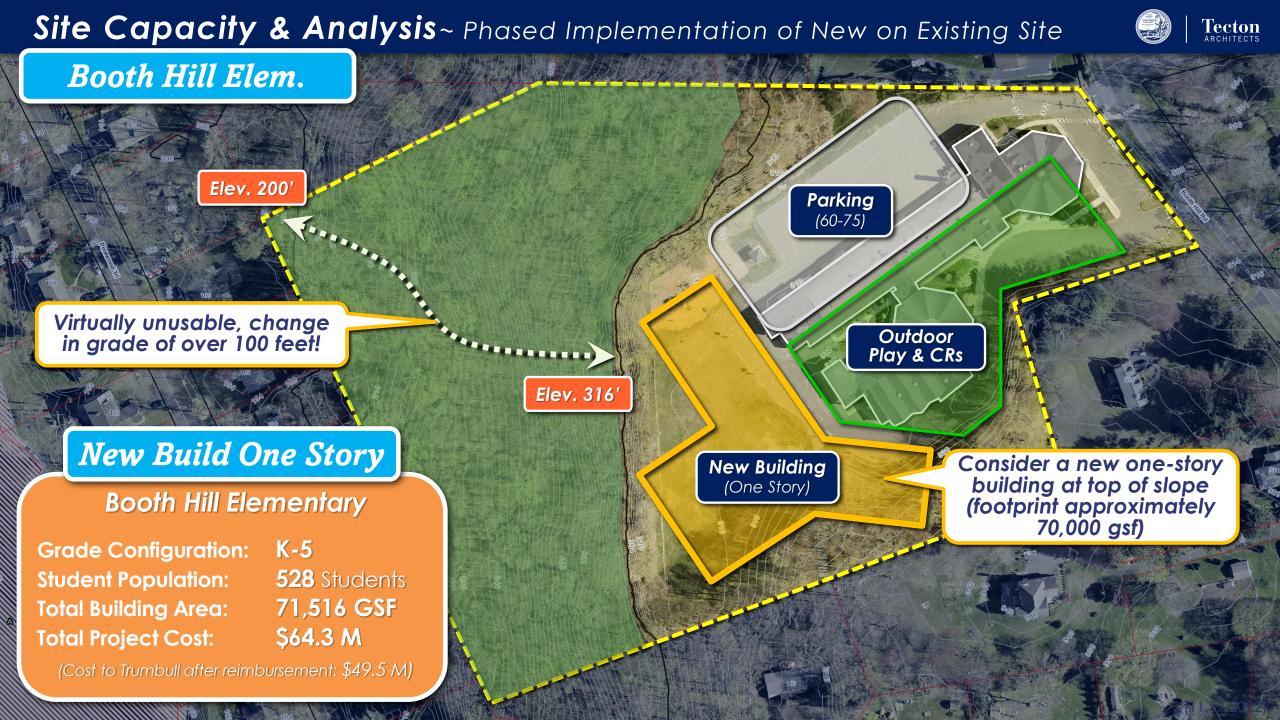
Elev. 200'

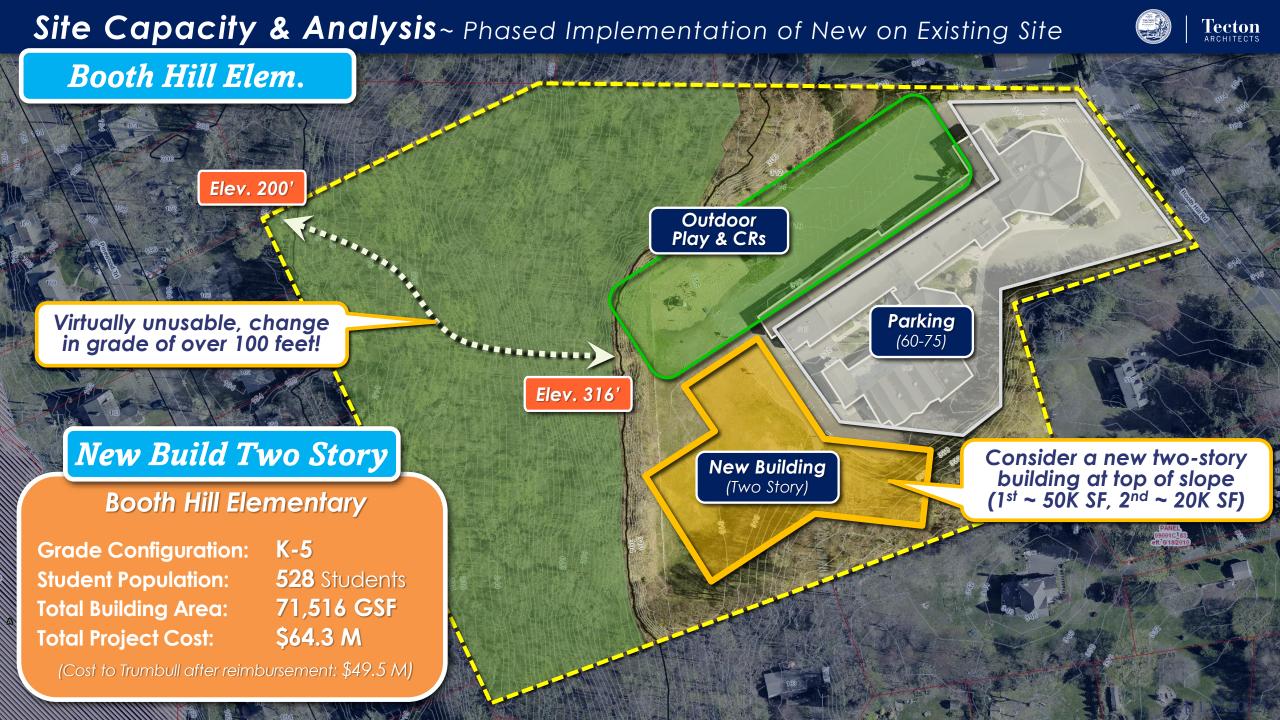
**Parking** (60-75)

# BOOTH HILL ELEMENTARY

COSTS FOR NEW & RNV

New Building





# Order of Magnitude Project Costs ~ New Construction



New K-5 ~ Booth Hill						
			OSCG Sta	ndard.		
Grade Levels	Proj. Enr.	. 2024-25 (Highest Enrollment)				
K	84					
Grade 1	81					
Grade 2	81		66,17	6		
Grade 3	89					
Grade 4	97					
Grade 5	96					
	528					
Max. Area Allowed			mech incred	ase		
New Building		GSF (5-79	% gross up)			
Existing Building	53,660					
Project Co:	t Summar	у				
Scope of work	Amt.	Unit	Cost/Unit	Cost		
Site Improvements	6.70	Acres	\$625,000	\$4,187,859		
Parking Lot & Vehicular Circ. (2.25/1000)	120	spaces	\$9,250	\$1,110,000		
Whole Building Haz. Mat. Abatement	53,660	sf	\$22.50	\$1,207,350		
Whole Building Demolition	53,660	sf	\$17.50	\$939,050		
New Construction	71,516	sf	\$525.00	\$37,546,112		
Geothermal Bore Field	71,516	sf	\$18.50	\$1,323,053		
Carbon Neutral & Netzero Premium	71,516	sf	\$15.00	\$1,072,746		
Subtotal		A∨g/sf	\$662.59	\$47,386,170		
Soft Costs	19.5%			\$9,240,303		
Cost Escalation (Midpoint of const. 2026)	12.5%	4%/year		\$7,078,309		
Phasing & Logistics Costs for Occupied Site	1.25%			\$592,327		
Portable Lease Costs	0	mth/CR	\$1,500	\$0		
	otal Proje	ct Costs	\$899.05	\$64,297,109		
Sta:	te Reimbu	rsement	24.29%	(\$15,617,768)		
	Inel	igibles**	1.25%	\$803,714		
Est	imated To	tal Cost	to Trumbull	\$49,483,055		

# Booth Hill Elementary School

New

**Total Population:** 528P

Allowable Area: 66,838 SF

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

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

Total Project Costs: \$64,297,109 Cost to Trumbull: \$49,483,055

# Order of Magnitude Project Costs ~ Renovate as New



RNV K-5 ~ Booth Hill						
OSCG Standard.						
Grade Levels	Proj. Enr.	. 2024-25 (Highest Enrollment)				
K	84	4				
Grade 1	81	-				
Grade 2	81					
Grade 3	89		55,			
Grade 4	97					
Grade 5	96					
Total	528					
Max. Area Allowed	-		mech incred	ase		
Total Gross Building Area		-	% gross up)			
RNV Building		Approxim	ate 55% of tot	al footprint		
Existing Building	53,660					
Project C	ost Summ	ary				
Scope of work	Amt.	Unit	Cost/Unit	Cost		
Site Improvements	6.70	Acres	\$625,000	\$4,187,859		
Parking Lot & Vehicular Circ. (2.25/1000)	120	spaces	\$9,250	\$1,110,000		
Selective Building Haz. Mat. Abatement	39,334	sf	\$26.50	\$1,042,352		
Whole Building Demolition with HazMat	14,326	sf	\$35.00	\$501,409		
New Construction	32,182	sf	\$525.00	\$16,895,750		
Existing Building Renovation	39,334	sf	\$450.00	\$17,700,310		
Geothermal Bore Field	71,516	sf	\$18.50	\$1,323,053		
Carbon Neutral & Netzero Premium	71,516	sf	\$15.00	\$1,072,746		
Subtotal		Avg/sf	\$612.92	\$43,833,479		
Phased Moving Costs	5	phase	\$125,000	\$625,000		
Premium for Phased Work	1.5%			\$621,565		
Soft Costs	19.5%			\$8,547,528		
Cost Escalation (Mid point of const. Mar. 2026)	12.5%	4%/year		\$6,703,447		
Portable Lease Costs	0	mth/CR	\$1,500	\$0		
	otal Proje	ct Costs	\$843.60	\$60,331,019		
Sta	te Reimbu	rsement	34.29%	(\$20,687,507)		
Ineligibles** 2.50% \$1,508,275						
Estimated Total Cost to Trumbull \$41,151,788						

# Booth Hill Elementary School

RNV

**Total Population:** 528P

Allowable Area: 66,838 SF

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

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

**Total Project Costs:** \$60,331,019 **Cost to Trumbull:** \$41,151,788



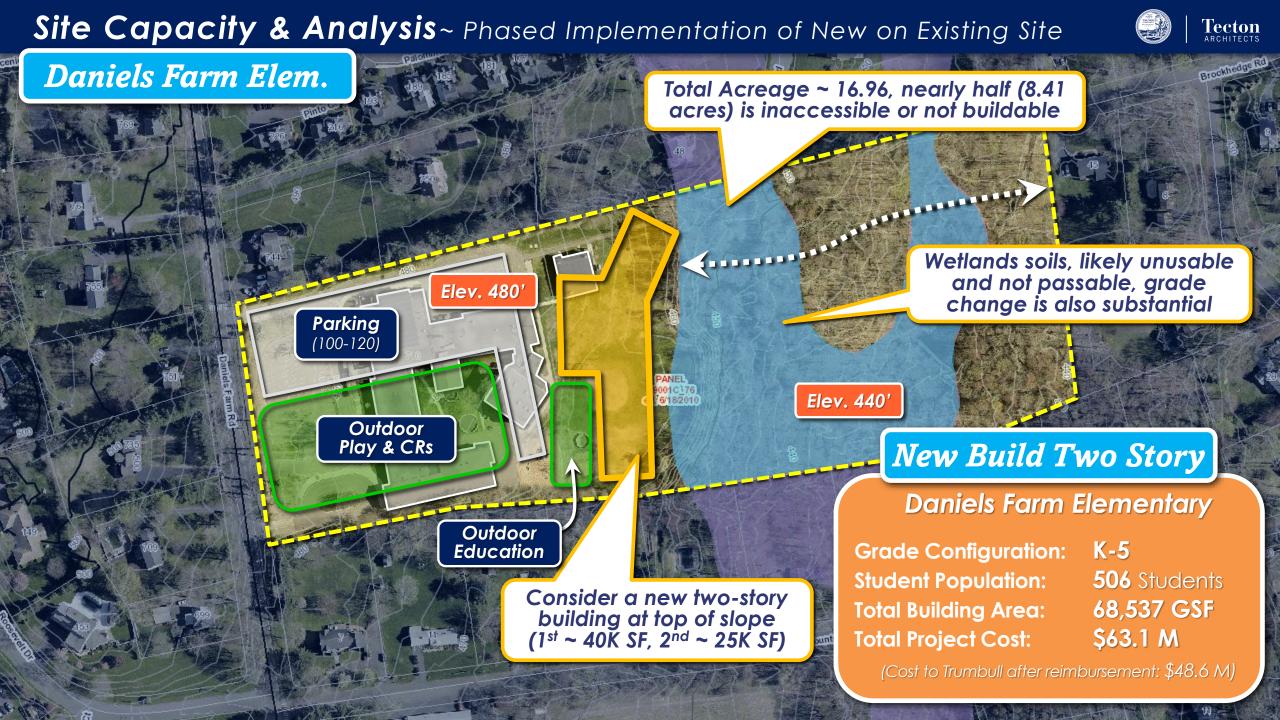
Total Acreage ~ 16.96, nearly half (8.41 acres) is inaccessible or not buildable

Elev. 480'

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

# DANIELS FARM ELEMENTARY

COSTS FOR NEW & RNV



## Order of Magnitude Project Costs ~ New Construction



New K-5 ~ Daniels Farm					
		OSCG Standard.			
Grade Levels	Proj. Enr.	. 2032-33 (Highest Enrollment)			
K	76				
Grade 1	84				
Grade 2	85	63,419			
Grade 3	86				
Grade 4	87				
Grade 5 Total	88 <b>50</b> 6				
Max. Area Allowed		* with 1% mech increase			
New Building		7 GSF (5-7% gross up)			
Existing Building	61,480				
Project Cos	st Summar	у			
Scope of work	Amt.	Unit	Cost/Unit	Cost	
Site Improvements	7.51	Acres	\$625,000	\$4,695,434	
Parking Lot & Vehicular Circ. (2.25/1000)	120	spaces	\$9,250	\$1,110,000	
Whole Building Haz. Mat. Abatement	61,480	sf \$22.50 \$1,383,30			
Whole Building Demolition	61,480	sf \$17.50 \$1,075,90			
New Construction	68,537	r sf \$525.00 \$35,981,69			
Geothermal Bore Field	68,537	sf	\$18.50	\$1,267,926	
Carbon Neutral & Netzero Premium	68,537	7 sf \$15.00 \$1,028,0		\$1,028,048	
Subtotal		Avg/sf \$679.09 \$46,542,29			
Soft Costs	19.5%			\$9,075,748	
Cost Escalation (Mid point of const. 2026)	12.5%	4%/year		\$6,952,256	
Phasing & Logistics Costs for Occupied Site	1.25%			\$581,779	
Portable Lease Costs	0	mth/CR	\$1,500	\$0	
	Total Proje	ect Costs	\$921.44	\$63,152,082	
State Reimbursement			24.29%	(\$15,339,641)	
Ineligibles**			1.25%	\$789,401	
	Estimated	Total Cos	t to Trumbull	\$48,601,843	

# Daniels Farm Elementary

New

**Total Population:** 506P

Allowable Area: 64,053 SF

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

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

Total Project Costs: \$63,152,082 **Cost to Trumbull:** \$48,601,843

## Order of Magnitude Project Costs ~ Renovate as New



RNV K-5 ~ Daniels Farm					
		OSCG Standard.			
Grade Levels	Proj. Enr.	20	32-33 (Highest	Enrollment)	
К	76				
Grade 1	84	63,419			
Grade 2	85				
Grade 3	86				
Grade 4	87				
Grade 5	88				
Total	506				
Max. Area Allowed			mech increase	;	
Total Gross Building Area		GSF (5-7%			
RNV Building			te 55% of total fo	ootprint	
Existing Building	61,480				
Project C	ost Summ	ary			
\$cope of work	Amt.	Unit	Cost/Unit	Cost	
Site Improvements	7.51	Acres	\$625,000	\$4,695,434	
Parking Lot & Vehicular Circ. (2.25/1000)	120	spaces	\$9,250	\$1,110,000	
Selective Building Haz. Mat. Abatement	37,695	sf	\$26.50	\$998,920	
Whole Building Demolition with HazMat	23,785	5 sf \$35.00 \$832,4			
New Construction	30,841	sf \$525.00 \$16,191,7			
Existing Building Renovation	37,695	sf	\$450.00	\$16,962,797	
Geothermal Bore Field	68,537	sf	\$18.50	\$1,267,926	
Carbon Neutral & Netzero Premium	68,537	sf	\$15.00	\$1,028,048	
Subtotal		Avg/sf	\$628.68	\$43,087,358	
Phased Moving Costs	5	phase	\$125,000	\$625,000	
Premium for Phased Work	1.5%	_	,	\$611,871	
Soft Costs	19.5%			\$8,402,035	
Cost Escalation (Mid point of const. Mar. 2026)	12.5%	4%/year		\$6,590,783	
Portable Lease Costs	0	mth/CR	\$1,500	\$0	
	Total Proje	ect Costs	\$865.48	\$59,317,047	
Sto	ate Reimbu	ursement	34.29%	(\$20,339,815)	
Ineligibles**			2.50%	\$1,482,926	
Estimated Total Co			t to Trumbull	\$40,460,158	

# Daniels Farm Elementary

**Total Population: 506P** 

Allowable Area: 64,053 SF

RNV

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

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

Total Project Costs: \$59,317,047 Cost to Trumbull: \$40,460,158



Elev. 450'

Virtually unusable, change in grade of over 40 feet!

Elev. 408'

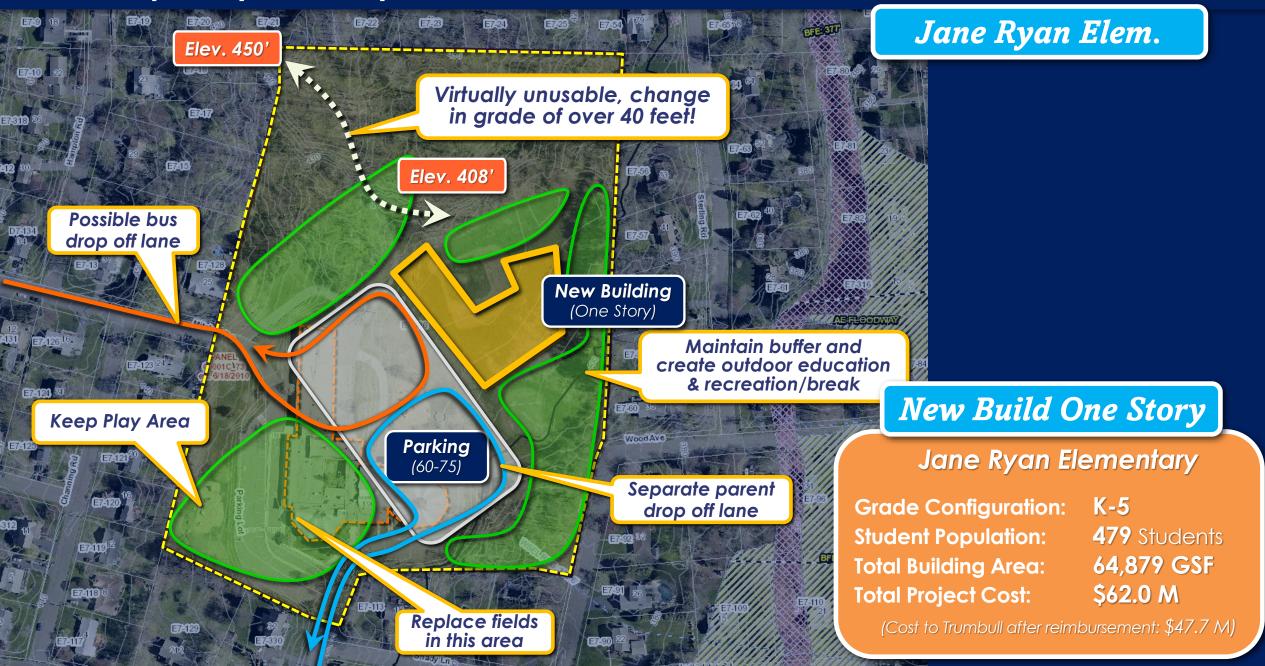
# JANE RYAN ELEMENTARY

COSTS FOR NEW & RNV

Maintain buffer and create outdoor education & recreation/break

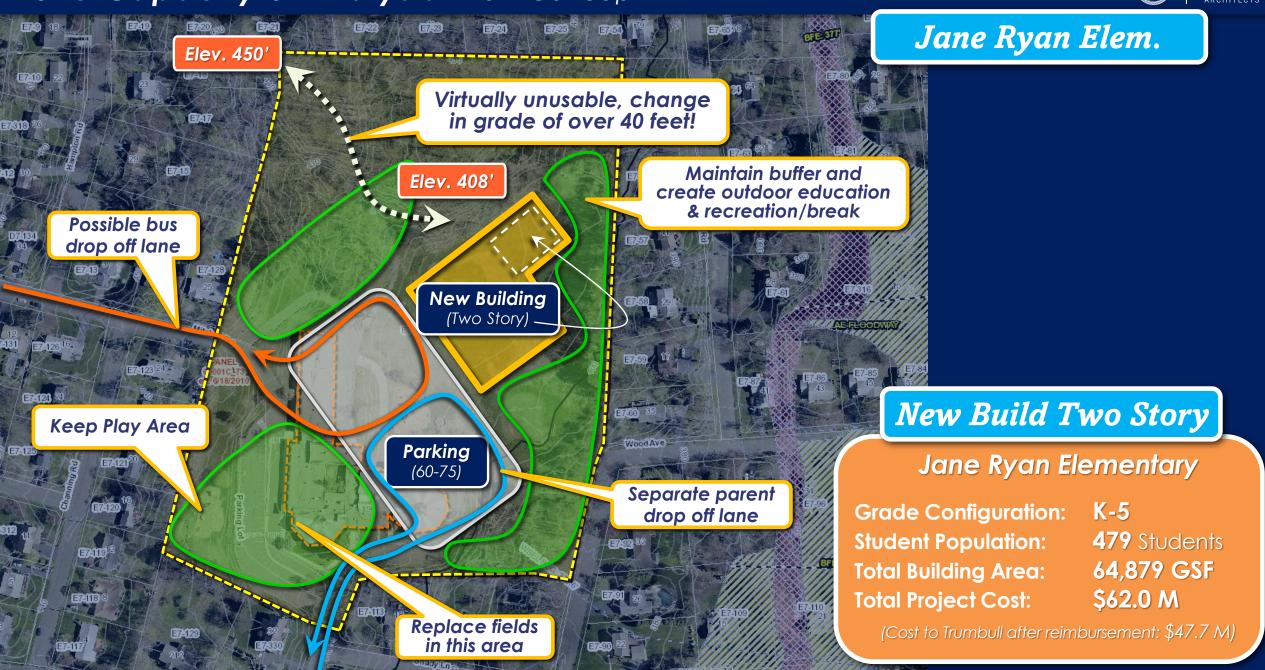
# Site Capacity & Analysis ~ New Concept





# Site Capacity & Analysis ~ New Concept





# Order of Magnitude Project Costs ~ New Construction



New K-5 ~ Jane Ryan				
		OSCG Standard.		
Grade Levels	Proj. Enr.	2029-30 (Highest Enrollment)		
K	76	60,035		
Grade 1	77			
Grade 2	78			
Grade 3	79			
Grade 4	82			
Grade 5	87 <b>479</b>			
Max. Area Allowed		* with 1% mech increase		
New Building		GSF (5-79	% gross up)	
Existing Building	46,430			
Project Co	st Summar	у		
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	10.34	Acres	\$625,000	\$6,459,409
Parking Lot & Vehicular Circ. (2.25/1000)	120	spaces	\$9,250	\$1,110,000
Whole Building Haz. Mat. Abatement	46,430	sf \$22.50 \$1,044,6		\$1,044,675
Whole Building Demolition	46,430	sf \$17.50 \$812,5		
New Construction	64,879	sf \$525.00 \$34,061,		\$34,061,719
Geothermal Bore Field	64,879	9 sf \$18.50 \$1,200		\$1,200,270
Carbon Neutral & Netzero Premium	64,879	9 sf \$15.00 \$973,		\$973,192
Subtotal		Avg/sf \$703.79 \$45,661,79		\$45,661,790
Soft Costs	19.5%			\$8,904,049
Cost Escalation (Midpoint of const. 2026)	12.5%	4%/year		\$6,820,730
Phasing & Logistics Costs for Occupied Site	1.25%			\$570,772
Portable Lease Costs	0	mth/CR	\$1,500	\$0
Total Project Costs			\$954.96	\$61,957,342
State Reimbursement			24.29%	(\$15,049,438)
Ineligibles**			1.25%	\$774,467
Est	timated To	tal Cost	to Trumbull	\$47,682,370

# Jane Ryan Elementary

New

**Total Population:** 479P

Allowable Area: 60,635 SF

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

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

**Total Project Costs:** \$61,957,342 **Cost to Trumbull:** \$47,682,370

#### Order of Magnitude Project Costs ~ Renovate as New



RNV K-5 ~ Jane Ryan				
OSCG Standard.				
Grade Levels	Proj. Enr.	20	29-30 (Highest	Enrollment)
K	76			
Grade 1	77	60,035		
Grade 2	78			
Grade 3	79			
Grade 4	82			
Grade 5	87			
Total	479			
Max. Area Allowed			mech increase	)
Total Gross Building Area	64,879	GSF (5-7%	gross up)	
RNV Building		Approximo	ite 55% of total f	ootprint
Existing Building	46,430			
Project C	ost Summ	ary		
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	10.34	Acres	\$625,000	\$6,459,409
Parking Lot & Vehicular Circ. (2.25/1000)	120	spaces	\$9,250	\$1,110,000
Selective Building Haz. Mat. Abatement	35,684	sf	\$26.50	\$945,618
Whole Building Demolition with HazMat	10,746			
New Construction	29,196	sf	\$525.00	\$15,327,773
Existing Building Renovation	35,684			
Geothermal Bore Field	64,879	sf	\$18.50	\$1,200,270
Carbon Neutral & Netzero Premium	64,879	sf	\$15.00	\$973,192
Subtotal		Avg/sf	\$654.29	\$42,450,051
Phased Moving Costs	5	phase	\$125,000	\$625,000
Premium for Phased Work	1.5%			\$604,149
Soft Costs	19.5%			\$8,277,760
Cost Escalation (Mid point of const. Mar. 2026)	12.5%	4%/year		\$6,494,620
Portable Lease Costs	0	mth/CR	\$1,500	\$0
	Total Proje	ect Costs	\$900.93	\$58,451,580
Sto	ate Reimbu	ursement	34.29%	(\$20,043,047)
Ineligibles** 2.50% \$1,461			\$1,461,289	
	Estimated	Total Cos	t to Trumbull	\$39,869,822

## Jane Ryan Elementary

RNV

**Total Population: 479P** 

Allowable Area: 60,635 SF

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

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

Total Project Costs: \$58,451,580 Cost to Trumbull: \$39,869,822

Site Capacity & Analysis ~ New Build Option

Separate parent & bus drop off lane

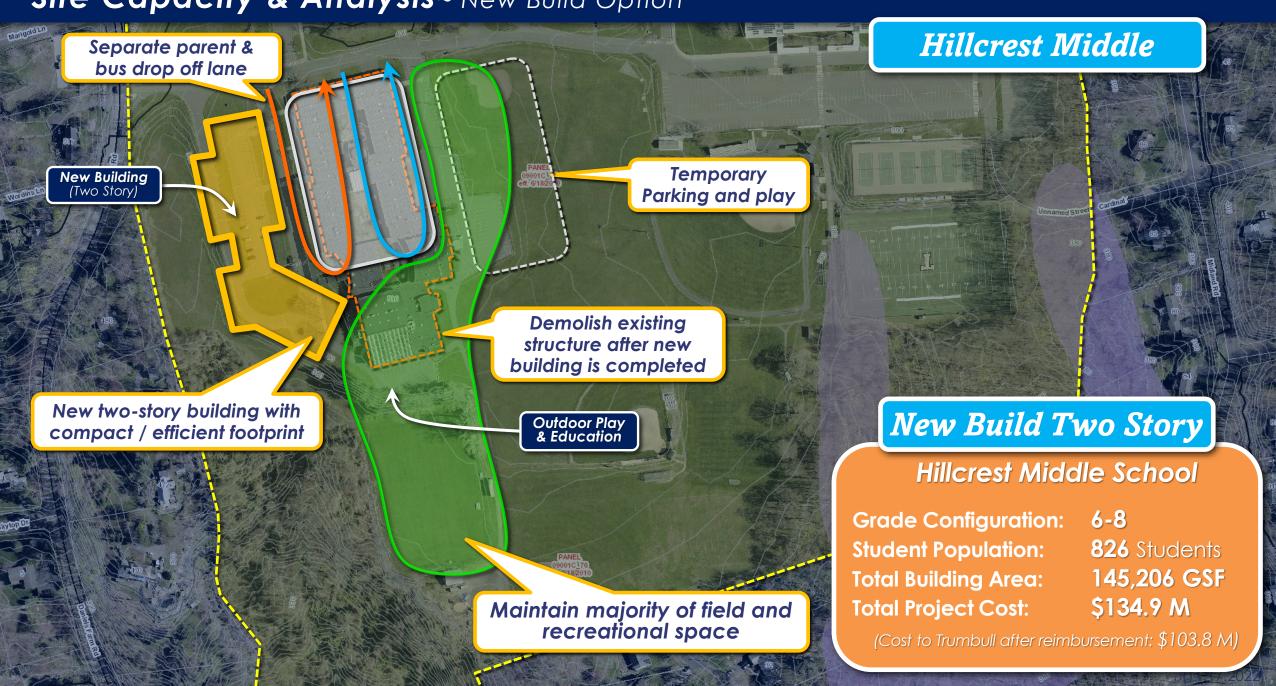
New Building

Temporary
Parking and play

# HILLCREST MIDDLE SCHOOL

COSTS FOR NEW & RNV

# Site Capacity & Analysis ~ New Build Option



# Order of Magnitude Project Costs ~ New Construction



New

New 6-8 ~ Hillcrest Middle School				
		OSCG Standard.		
Grade Levels	Proj. Enr.	202	24-25 (Highest	Enrollment)
Grade 6	271	134,363		
Grade 7	264			
Grade 8	291			
Total	826			
Max. Area Allowed	135,706	* with 1%	mech incred	ise
New Building	145,206	GSF (5-79	% gross up)	
Existing Building	117,000			
Project Cost	Summar	У		
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 \$2,047,5		\$2,047,500
New Construction	145,206	sf \$545.00 \$79,137,12		
Geothermal Bore Field	145,206	s sf \$18.50 \$2,686,3		
Carbon Neutral & Netzero Premium	145,206	sf	\$15.00	\$2,178,086
Subtotal		Avg/sf	\$684.59	\$99,406,558
Soft Costs	19.5%			\$19,384,279
Cost Escalation (Mid point of const. 2026)	12.5%	4%/year		\$14,848,855
Phasing & Logistics Costs for Occupied Site	1.25%			\$1,242,582
Portable Lease Costs	0	mth/CR	\$1,500	\$0
Total Project Costs			\$928.90	\$134,882,273
State Reimbursement			24.29%	(\$32,762,904)
Ineligibles**			1.25%	\$1,686,028
Est	imated To	otal Cost	to Trumbull	\$103,805,397

#### Hillcrest Middle School

**Total Population: 826P** 

Allowable Area: 135,706 SF

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

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

Total Project Costs: \$134,882,273 Cost to Trumbull: \$103,805,397

#### Site Capacity & Analysis ~ Renovation as New Concept Tecton architects Hillcrest Middle Possible expansion Demolish portion of building of parking field after new addition complete Parking Possible bus drop off lane Increase and separate circulation route to add queue length & possibly alleviate traffic congestion Separate parent Possible multi- story addition drop off lane with compact / efficient footprint **New Addition** Renovation Renovated and reinvent Renovate As New (RNV) portion of building to remain Hillcrest Middle School 6-8 **Grade Configuration: Student Population: 826** Students Total Building Area: 145,206 GSF **Total Project Cost:** \$126.9 M Maintain majority of field and recreational space (Cost to Trumbull after reimbursement: \$86.6 M)

#### Order of Magnitude Project Costs ~ Renovate as New



RNV

RNV 6-8 ~ Hillcrest Middle School (Occupied)				
	OSCG Standard.			
Grade Levels	Proj. Enr.	2024-25 (Highest Enrollment)		
Grade 6	271			
Grade 7	264	134,363		
Grade 8	291			
Total	Total 826			
Max. Area Allowed	135,706	* with 1%	mech increase	)
Total Gross Building Area	145,206	GSF (5-7%	gross up)	
RNV Building	79,863	Approxima	te 55% of total fo	ootprint
Existing Building	117,000			
Project C	ost Summ	ary		
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	79,863	sf	\$26.50	\$2,116,374
Whole Building Demolition with HazMat	37,137	sf	\$35.00	\$1,299,790
New Construction	65,343	sf \$545.00 \$35,611,7		
Existing Building Renovation	79,863	sf \$450.00 \$35,938,4		
Geothermal Bore Field	145,206	6 sf \$18.50 \$2,686		
Carbon Neutral & Netzero Premium	145,206	6 sf \$15.00 \$2,178,		
Subtotal		Avg/sf	\$638.77	\$92,752,790
Phased Moving Costs	5	phase	\$125,000	\$625,000
Premium for Phased Work	1.5%			\$1,318,326
Soft Costs	19.5%			\$18,086,794
Cost Escalation (Mid point of const. Mar. 2026)	12.5%	4%/year		\$14,097,864
Portable Lease Costs	0	mth/CR	\$1,500	\$0
Total Project Costs			\$873.80	\$126,880,774
State Reimbursement			34.29%	(\$43,507,417)
Ineligibles**			2.50%	\$3,172,019
Estimated Total Cost to Trumbull \$86,545,			\$86,545,376	

#### Hillcrest Middle School

**Total Population: 826P** 

Allowable Area: 135,706 SF

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

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

Total Project Costs: \$126,880,774 Cost to Trumbull: \$86,545,376

# Putting It Into Perspective ~ Milestone Schedule

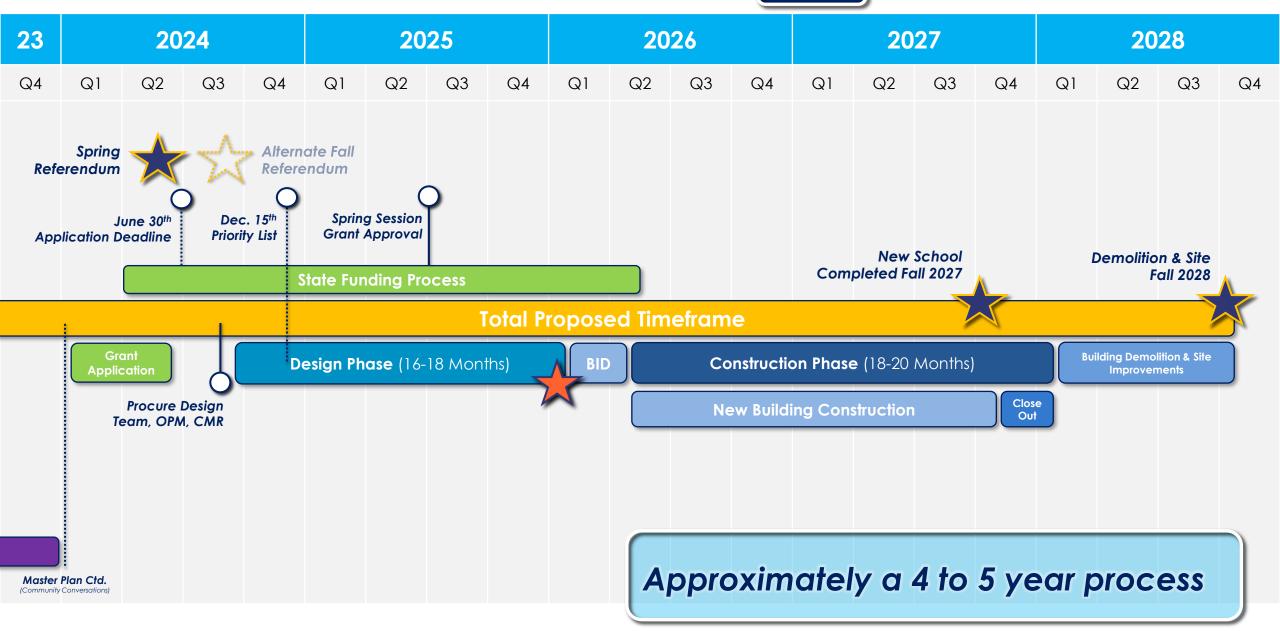




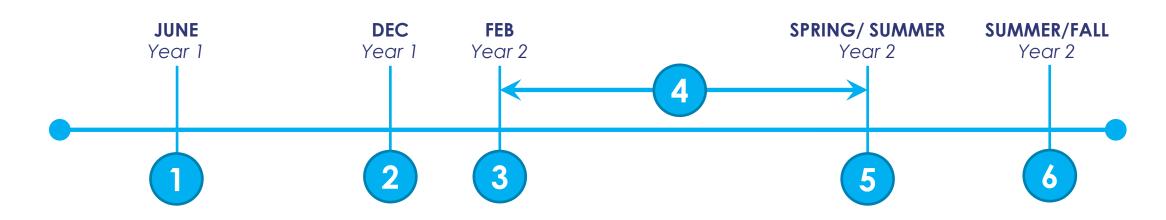
# Putting It Into Perspective ~ Milestone Schedule











- 1. June 30th Annual Application Deadline (\*requires funding place)
- 2. December 15th DAS submits Priority List to Governor and Education Committee
- 3. February 1st Education Committee submits approved or modified Priority List to Governor and General Assembly
- **4. Spring/Summer** General Assembly authorizes the Commissioner of DAS to enter into grant commitments on behalf of the State. DAS notifies applicants of grant commitments.
- 5. Grant Letter received send packages out to bid
- 6. Commence Construction



Consultant Team Enrollment Projections (highest in 8-year period)

**Space Standards Worksheet** (SCG-2500)

Site Analysis SCG-053 (Site impacts, FMC, Phase I, geotechnical, CT Gen Stat § 8-24)

Cost Estimate (SCG-2000, Uniformat online)

Trumbull
Public Schools
& Consultant
Team

Educational Specifications

School Safety and Security Letter SCG-9000, Approval from DEMHS

Approval for Renovation Status (As appropriate) (SCG-3500)

Town of
Trumbull &
Trumbull
Public Schools

**BOE** Approval of Educational Specifications

Certified Resolutions (building committee, filing of grant, SD drawings)

Approval of funding (certified vote count)

June 30<sup>th</sup> Grant Application

# Costs Analysis New vs. Renovate Like New



# 

for grants approved pursuant to section 10-283 for which application is made on and after

June 1, 2022, (i) each town shall be ranked in descending order from one to one hundred sixty-nine according to the adjusted equalized net grand list per capita, as defined in section 10-261, of the town two, three and four years prior to the fiscal year in which application is made, and (ii) based upon such ranking, (I) a percentage of not less than ten nor more than seventy shall be determined for new construction or replacement of a school building for each town on a

continuous scale, and (II) a percentage of not less than twenty nor more than eighty shall be determined for renovations, extensions, code violations, roof replacements and major alterations of an existing school building and the new construction or replacement of a school building when a town or regional school district can demonstrate that a new construction or replacement is less expensive than a renovation, extension or major alteration of an existing school building for each town on a continuous scale.

If costs between New and RNV are similar....consider requesting higher reimbursement rate for New (34.29%)

# Costs Analysis New vs. Renovate Like New

# Hillcrest Middle School 826 +/- Students



Topic for Consideration	<b>Value</b> Delta	Renovate Like New With Addition	New Building		
Construction Costs	\$6,704,015	\$108,793,979	\$115,497,994		
Possibility of unforeseen conditions, conflicts, and cost increases	-\$2,041,799	Somewhat Likely, est. 3-5% of const. <b>\$4,351,759</b>	Somewhat limited, est. 1-3% of const. \$2,309,960		
General Conditions Analysis (Typically range between 5-10% of construction)	-\$2,928,619	48 Months (uses 8%) <b>\$8,703,518</b>	24 Months (uses 5%) \$5,774,900		
Temp. Facilities, Field Off., Admin. exp. (Typically between \$25,000 ~ \$35,000 per/month)	-\$720,000	48 Months <b>\$1,440,000</b>	24 Months <b>\$720,000</b>		
Temporary Modulars & Swing Space	-\$1,176,000	(8 Modular Classrooms) <b>\$24,500/mth x 48 mths.</b>	\$0		
Multiple Move Costs	-\$328,750	(6 Total phased moves) 6 @ 65,750 each	1 Move @ 65,750		
Subtotal of Value Lost	-\$7,195,168	+7,195.168	Less than or equal to!		
Delta in Resultant Value	(\$491,153)	\$115,989,147	115,497,994		



#### SUMMARY PRESENTATION FOR

# TRUMBULL PUBLIC SCHOOLS MASTER PLAN

for

# Trumbull Board of Education

Long Hill Administration Building
August 15, 2023