



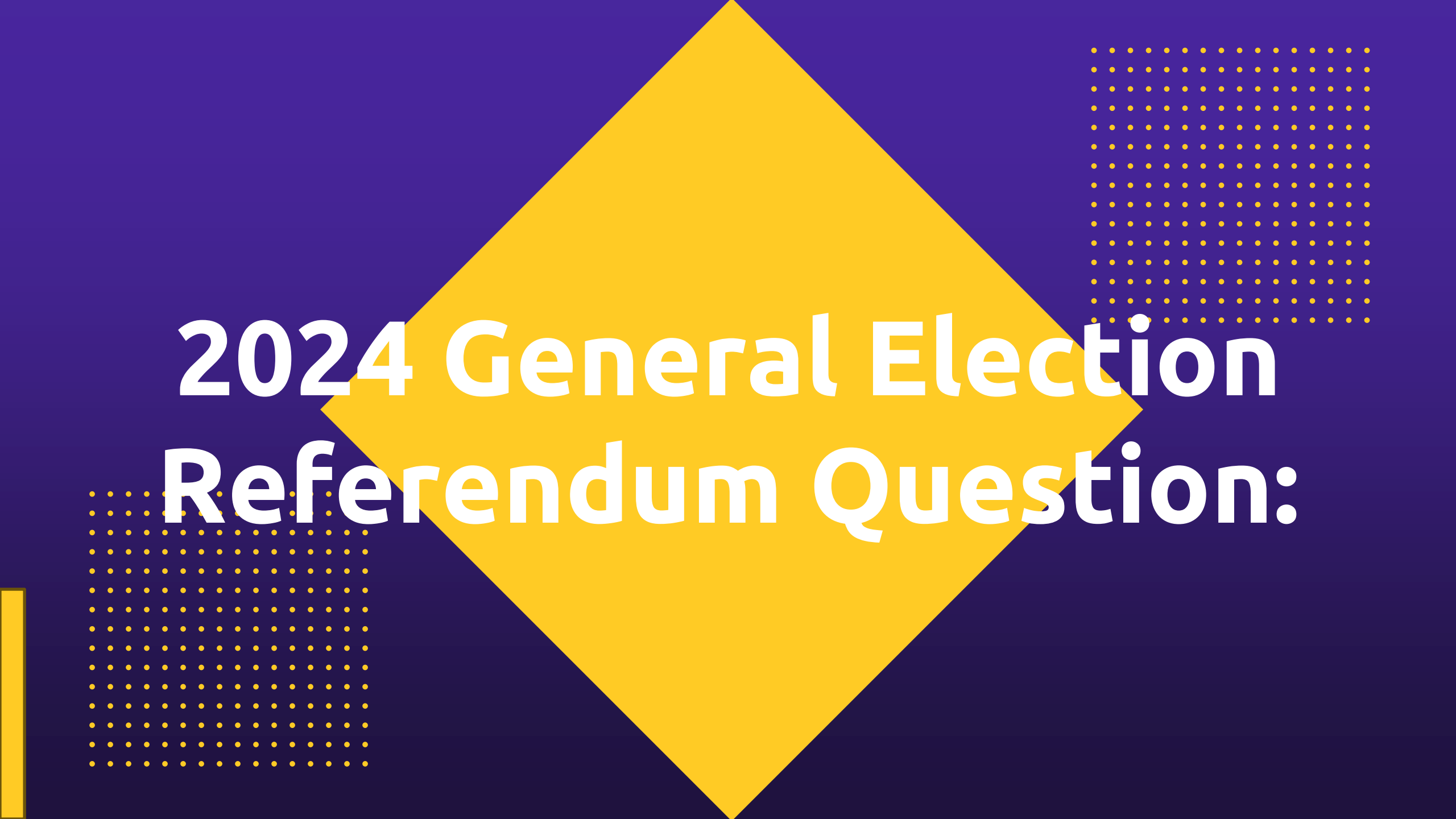
DISTRICT MASTER PLAN & HILLCREST MIDDLE SCHOOL

COMMUNITY FORUM AGENDA

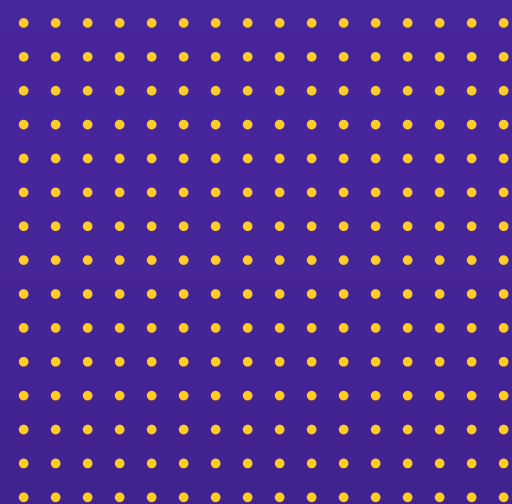
SEPTEMBER 25TH, 2024





- | | |
|-------------|---|
| 7:00 – 7:10 | Remarks from First Selectman Tesoro & Superintendent Semmel |
| 7:10 – 7:35 | Presentation from Jeff Wyszynski, Tecton Architects |
| 7:35 – 7:45 | Financial Analysis From Matt Spoerndle |
| 7:45 – 8:00 | Question and Answer Session with Dr. Semmel |

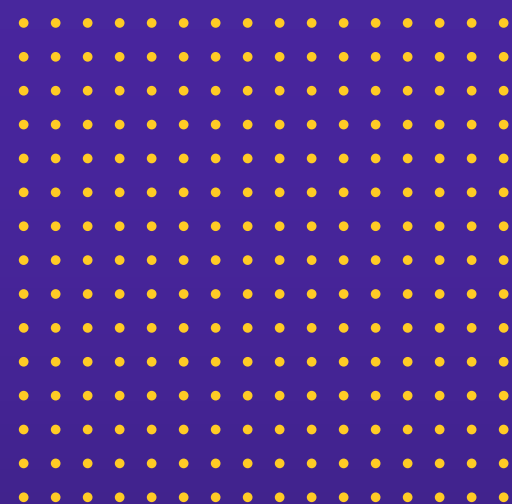


2024 General Election Referendum Question:



“Shall the \$142,375,000 appropriation and bond authorization for the planning, design, and construction of a new Hillcrest Middle School be approved?”





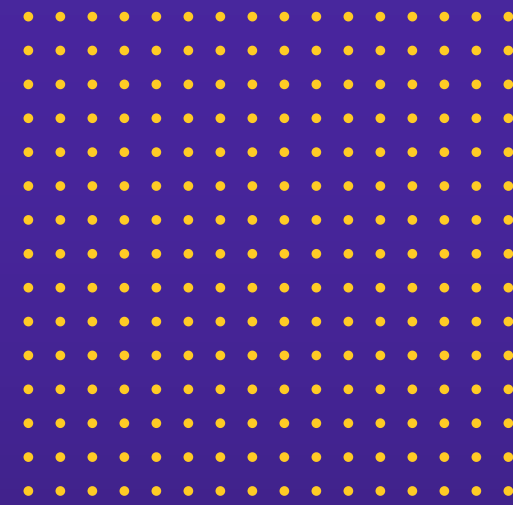
**How did we get
here:**



8/15/2022 - Board of Education (BOE) commissions Tecton Architects to create the District-Wide Master Plan



8/15/2023- After a year of analyzing each school, engaging with the public at several meetings, and vetting their information, including cost projections, Tecton shares the District-Wide Master Plan with the BOE and the public. The first step in the plan is to build a new Hillcrest Middle School. BOE approves the Master Plan on this date.

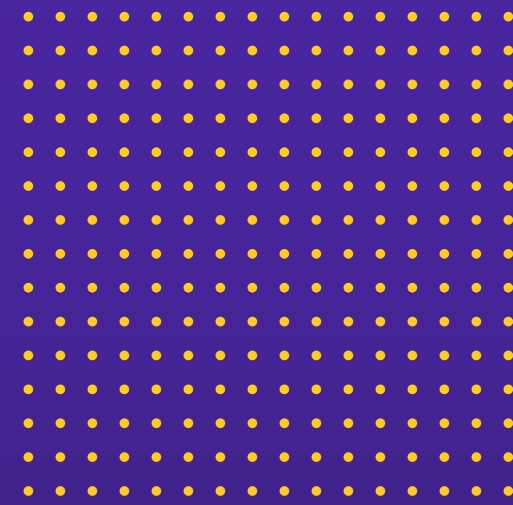


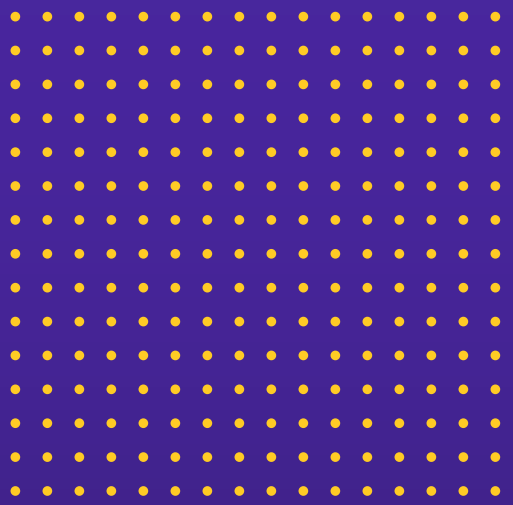
6/13/2024 –Board of Finance in a bipartisan vote approves the bond authorization for the planning, design, and construction of a new Hillcrest Middle School.

In May of 2024 the CT State Legislature increased the reimbursement rate for Hillcrest from 24.29% to 44%.



6/25/2024-BOE submits grant application for Hillcrest Middle School to the State of Connecticut





7/1/2024 – Town Council in a unanimous vote approves the bond authorization for the planning, design, and construction of a new Hillcrest Middle School.



8/5/2024- Town Council in a unanimous vote creates the question above for the November 5th ballot as required by the Trumbull Town Charter.



Thank you!



Tecton
ARCHITECTS

SUMMARY PRESENTATION ~ TRUMBULL PUBLIC SCHOOLS

DISTRICT MASTER PLAN & HILLCREST MIDDLE SCHOOL

September 25, 2024

Agenda

5
min

Team collaboration

10
min

Master Plan Process

The Feedback Loop

Where We Landed & Why

10
min

Hillcrest M.S. Grant Application

Project Email:

DistrictPlan@trumbullps.net

Project Website:

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



The screenshot shows the Trumbull Public Schools website. The header features the school's logo and name, along with navigation links for Faculty/Staff, Contact Us, and Quick Links, and a search icon. The main navigation menu includes links for ABOUT US, BOARD OF EDUCATION, TEACHING & LEARNING, STAFF, PARENTS, and DEPARTMENTS. The 'ABOUT US' link is highlighted. Below the navigation, the page title 'District Master Plan' is displayed, with a 'Calendar' link visible on the left side.

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

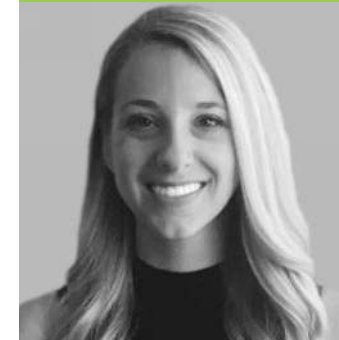


**ANTONIA
CIAVERELLA**

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

A collaborative team



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

Other Boards & Staff

Trumbull Town Council

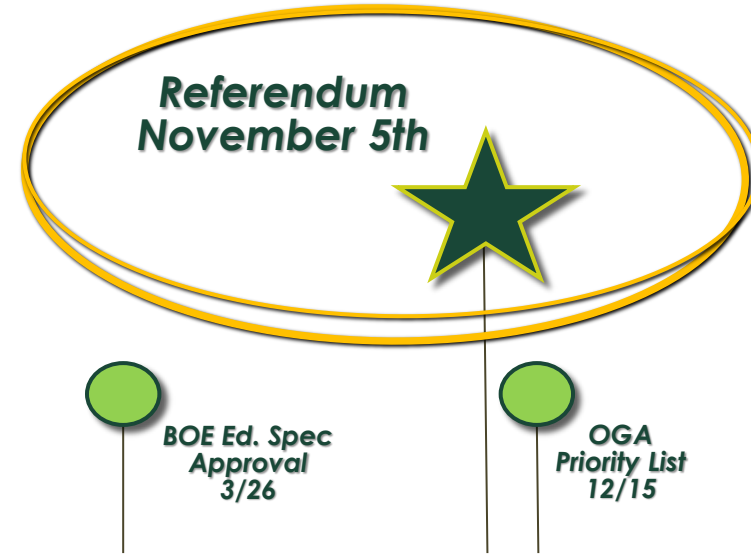
Trumbull Board of Finance

Trumbull PTA Council

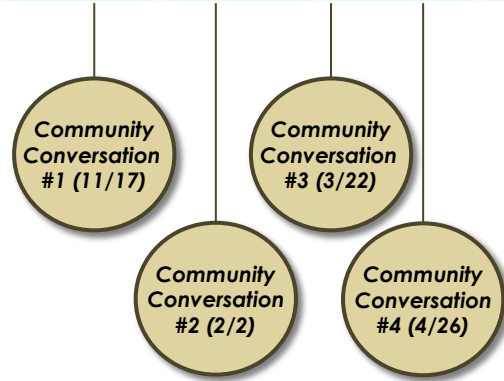
Public Works Administration

Town Engineer

Town & School/District Staff



2022				2023				2024				2025			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4



Agenda

5
min

Team collaboration

10
min

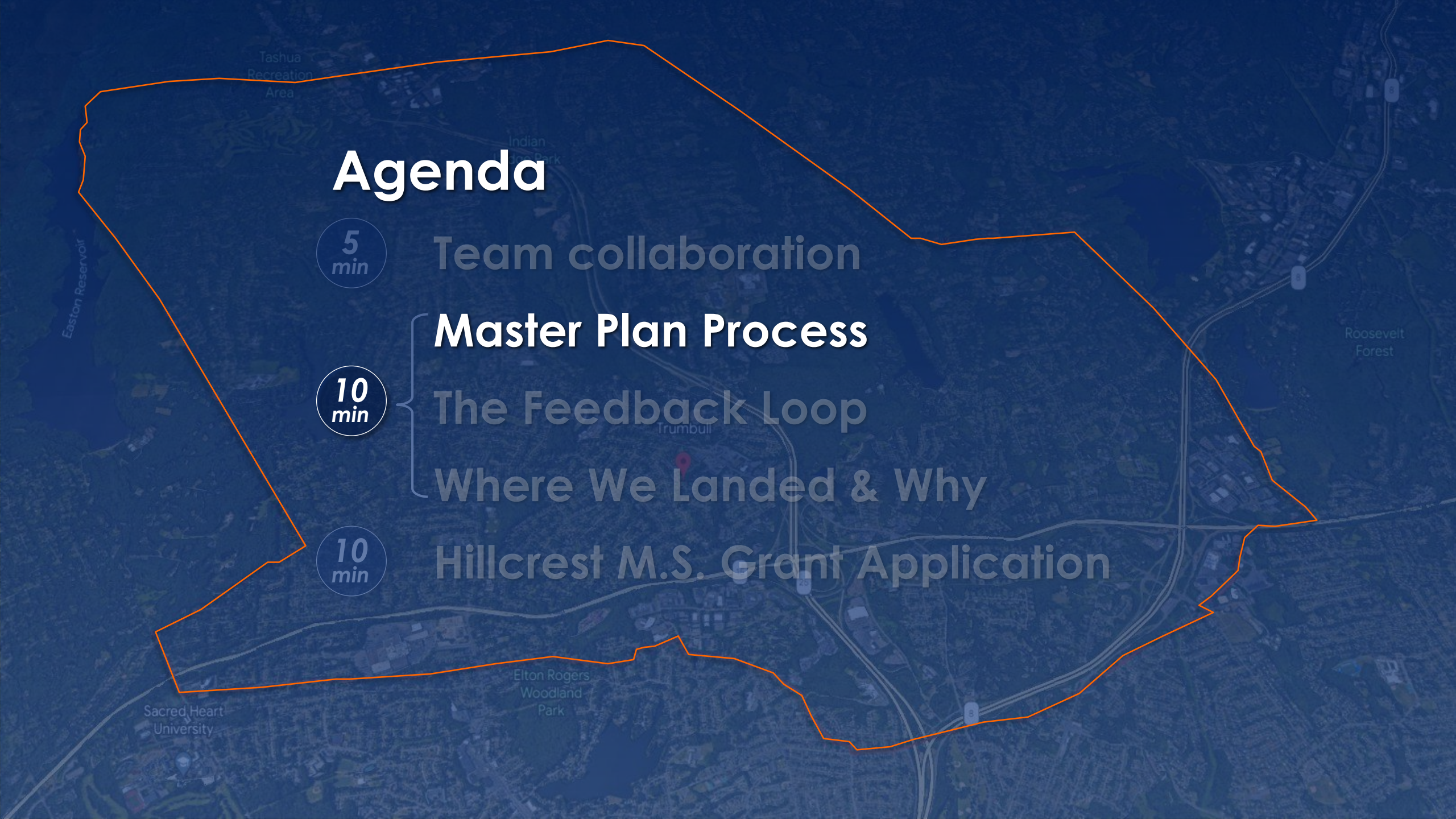
Master Plan Process

The Feedback Loop

Where We Landed & Why

10
min

Hillcrest M.S. Grant Application



Existing Conditions

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

Demographics & Utilization

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

Options & Final Plan

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

The 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.**



Summary of Existing Conditions

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. ... Elementary School ~ 9/14/2022



Existing Conditions Review

3

Conditions Analysis

Areas of Study

1. Site (Pavement, traffic circulation, signs, parking, curbs, sidewalks)
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. REA ...
9. Agri ...
10. Long ...
11. Trun ...
12. Tash ...
13. Fren ...



4

Where We've Been – Initial BOE Feedback



Comments from the BOE Workshop on 9/20/2022

1

13 buildings studied

2

Programming and existing conditions walkthroughs completed in September 2022 (approximately 1.1 million SF!)

3

850+ page conditions assessment report outlining physical and programmatic building needs

4

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

Physical Condition

Well maintained, but tired

Creative reuse, but not ideal operationally

Programmatic
Needs

Common Findings:

Poor condition & definition of the site areas

Poor comfort/temperature control and IAQ

Accessibility concerns throughout

Building systems at or past useful life

Additions, but no comprehensive renovations

Building envelopes showing signs of age

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 *RNV 2009	369,350	33.2%	1971	52
6-8/9-12	REACH	8,700	0.8%	1970	53
Admin	Long Hill Administration	21,950	2.0%	1920	103
	Subtotal	1,113,400	Average Age	55	



1. Most buildings have been well maintained, yet **no building has received comprehensive, like new, renovations.**
2. Reuse, modification, and past adaptations affect **educational use and operational efficiency.**
3. In most cases, **poor condition and definition of the school/site boundaries** lead to some concern(s) related to traffic flow, safety and security.
4. For buildings constructed prior to 2000s, majority of building systems and finishes are **at or past their useful life.**
5. **Poor comfort/temperature control. IAQ** (Indoor Air Quality) does not meet current code ~ commonly voiced concern throughout (S/P conducting report).
6. **Accessibility concerns throughout** building/site, few and uneven attempts at compliance.

Programmatic Needs



Educational space at end of corridor

Temporary partition in classroom



Physical Condition



Inaccessible corridor

Makeshift IT room with ceiling leaks



Original millwork



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

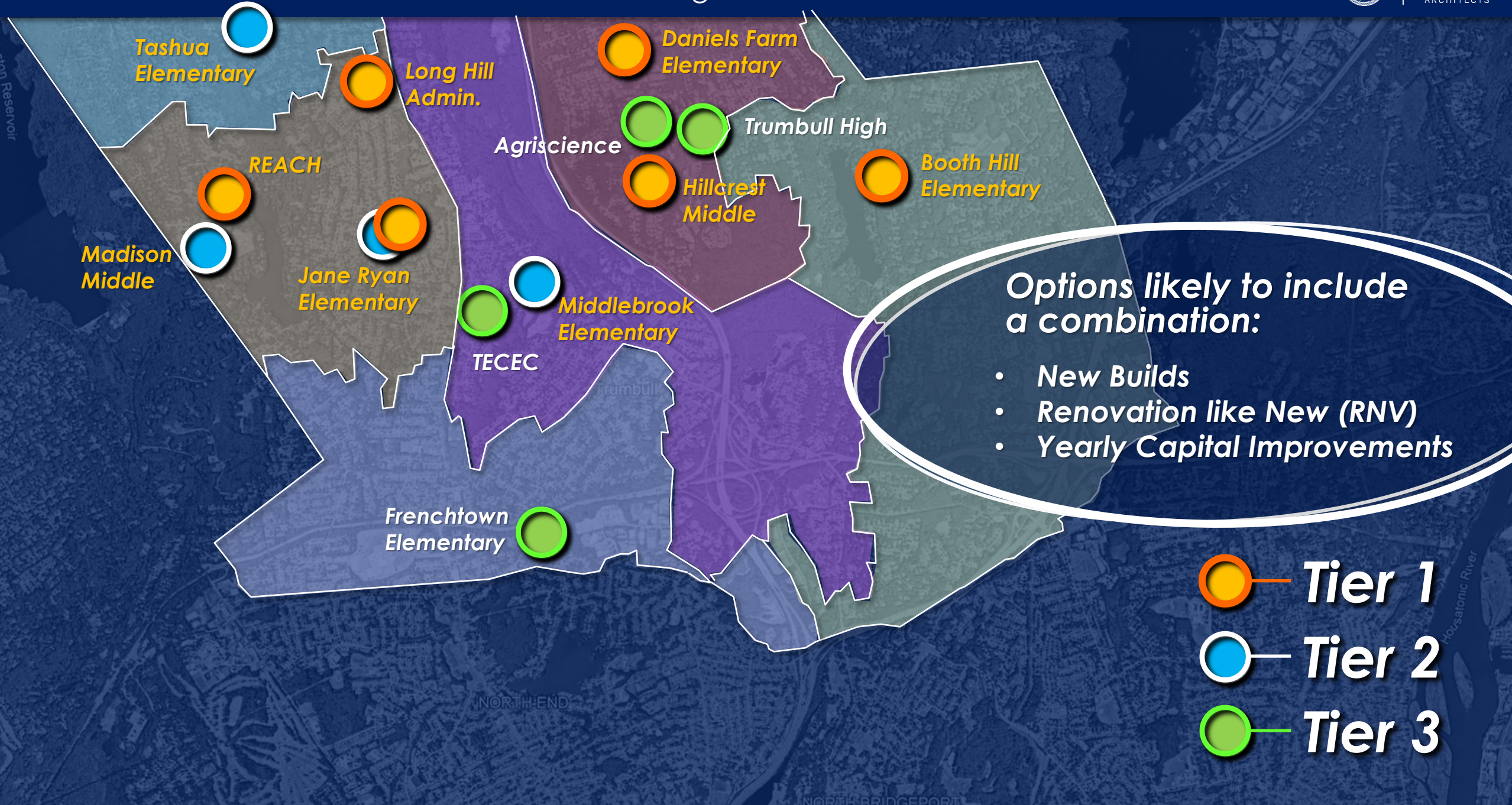
Prioritized based upon rankings

Think of the rankings like a movie,

the more stars you have the better!



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

An aerial photograph of a school campus, overlaid with a semi-transparent blue filter. The image shows several buildings, a large green field with a red track, and a parking lot. Labels with location pins identify 'Trumbull High School' in the upper right, 'Trumbull Agriscience' in the middle left, and 'Hillcrest Middle School' in the lower left. The main title is centered in large, white, bold, italicized font.

Demographics, enrollment forecasts & utilization



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.

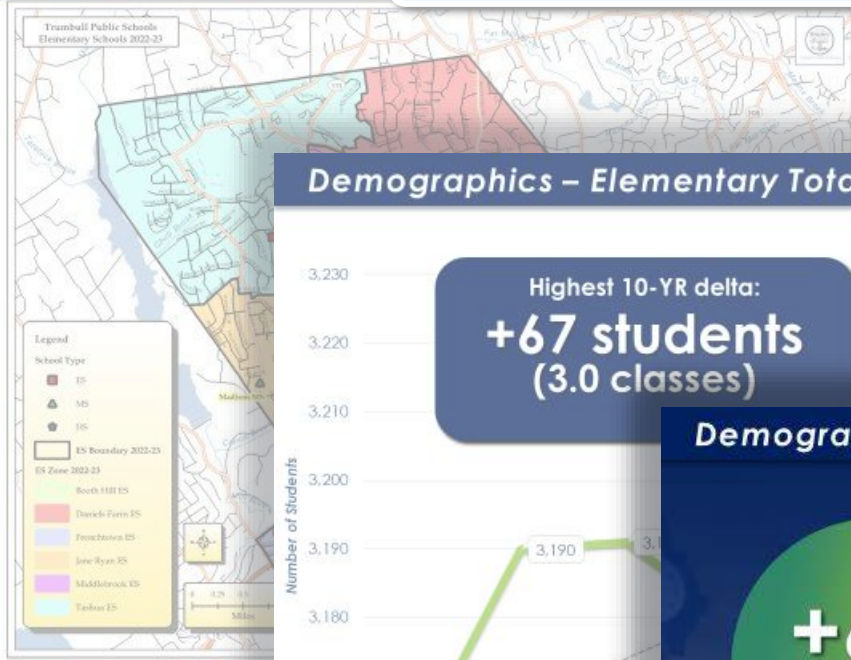


Even with new housing unit construction, the price of existing home sales is the dominant factor affecting population and enrollment.

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

Elementary School - Boundary Map

Review population areas



Demographics - Elementary Total

Analyzed and Projected



Demographics - Summary

Proposed demographics



Elementary



Middle



High School

What does this mean?

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

Useable Area Analysis

Useable Area Analysis ~ Where can education spaces be located?

Middlebrook ~ Existing Floor Plan

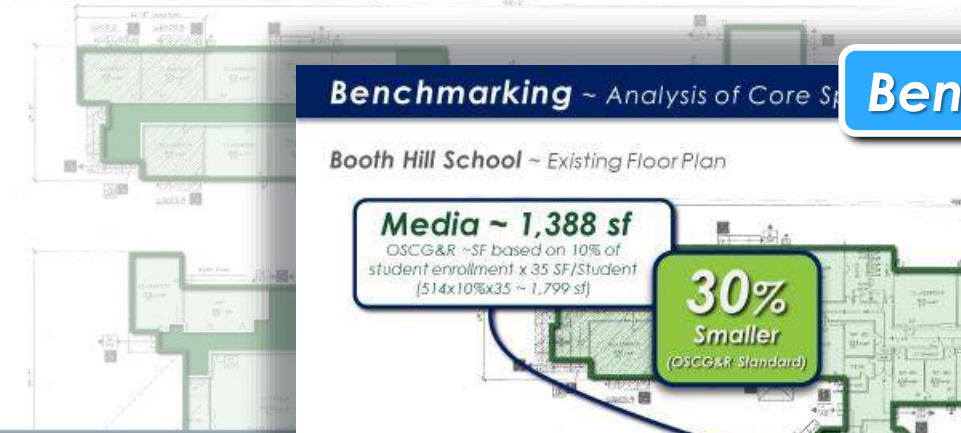


Expected useable area available
(Assignable Area ~ Light Green/Total Area ~ Dark Green)



Useable Area Analysis ~ Where can education spaces be located?

Booth Hill School ~ Existing Floor Plan



Expected useable area available
(Assignable Area ~ Light Green/Total Area ~ Dark Green)

Plan Efficiency Review

Benchmarking ~ Analysis of Core Spaces

Benchmarking Core Spaces

Booth Hill School ~ Existing Floor Plan

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

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

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

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

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

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

An aerial photograph of a school campus, overlaid with a semi-transparent blue filter. The image shows several buildings, a large green field with a red track, and a baseball field. Labels with location pins identify 'Trumbull High School' in the upper right, 'Trumbull Agriscience' in the middle left, and 'Hillcrest Middle School' in the lower left. The main title 'Options Plan & Final Plan' is centered in large, white, bold, italicized font.

Options Plan & Final Plan

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*

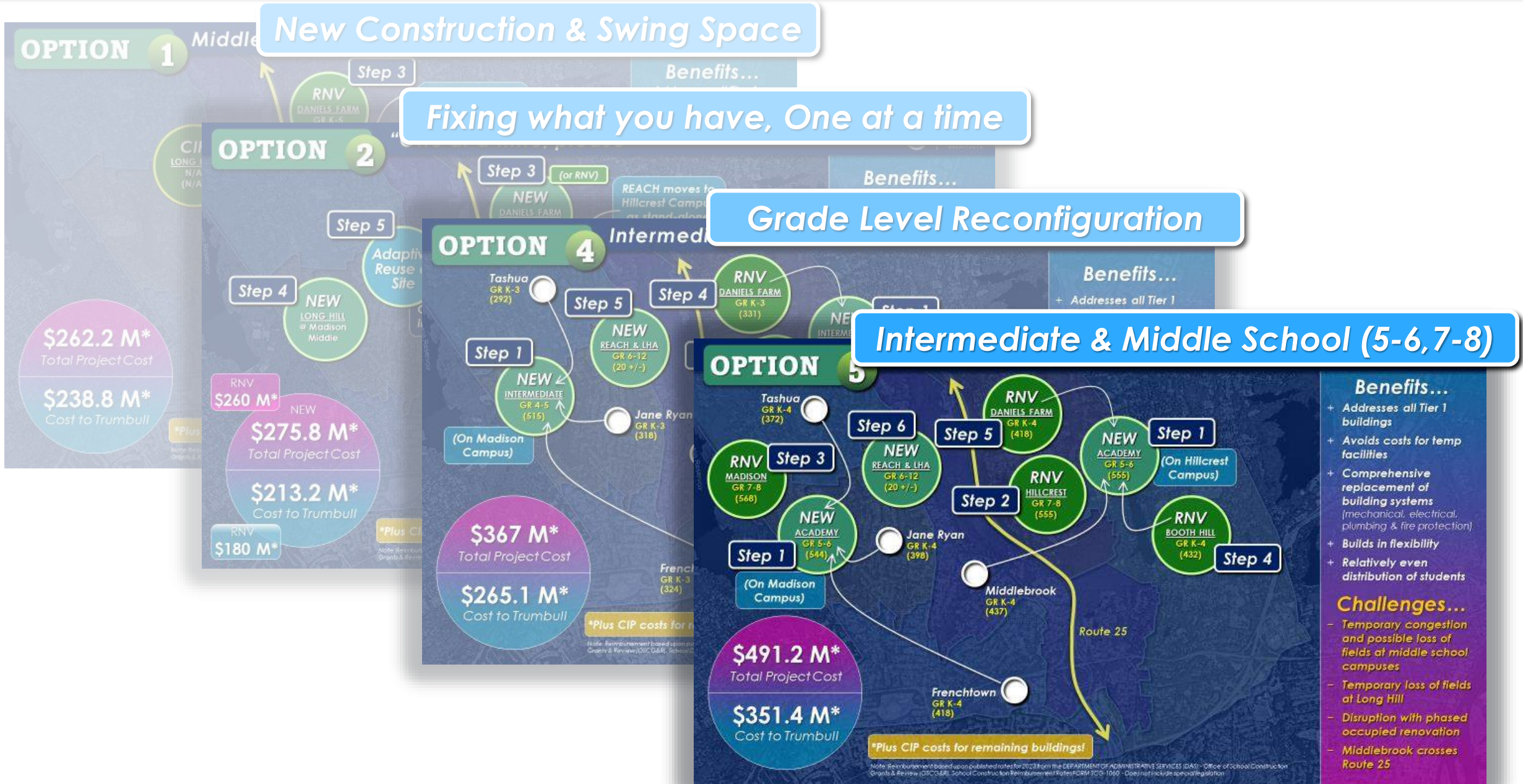
Build two new academy schools (GR 5-6) on each side of the district to create space at both elementary and middle school levels

OPTION 6 *Integration Starting at 5th*

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

OPTION 7 *District-wide Middle School*

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



ANALYSIS OF OPTIONS ~ New versus Renovations



Site Capacity & Analysis - Phased Imp

Analysis of site capacity

Elev. 200
Virtually unusable, change in grade of over 100 feet!

Order of Magnitude Project Costs ~ New

New K-5 ~ Booth Hill			OSCG Standard
Grade Levels	Proj. Enr.	\$f/\$f.	
K	84	116	66,176
Grade 1	81	116	
Grade 2	81	116	
Grade 3	89	116	
Grade 4	97	116	
Grade 5	94	148	
Total	528		
Max. Area Allowed	66,838		
New Building	66,838		
Existing Building	53,660		
Project Cost Summary			
Scope of work	Amt.	Unit	
Site Improvements	6.70	Acres	
Parking Lot & Vehicular Circ. (2.25/1000)	120	spaces	
Whole Building Haz. Mat. Abatement	53,660	sf	
Whole Building Demolition	53,660	sf	
New Construction	66,838	sf	
Geothermal Bore Field	66,838	sf	
Carbon Neutral & Netzero Premium	66,838	sf	
Subtotal			
Soft Costs	19.5%		
Cost Escalation (18% prior to year 2025)	12.5%	4%/year	
Phasing & Logistics Costs for Occupied Site	1.25%		
Portable Lease Costs	0/mth/CR		
Total Project Costs			
State Reimbursement			
Ineligibles			
Estimated Total Cost			

Cost & Budget Review

Booth Hill Elementary School

New

Total Population: 528P

Phasing & logistics review

Site Capacity & Analysis - Phased

Total Acreage ~ 16.96, nearly half (8.41)

Order of Magnitude

Study of New vs. Renovation Costs

New K-5 ~ Daniels Farm			OSCG Standard
Grade Levels	Proj. Enr.	\$f/\$f.	
K	76	116	63,419
Grade 1	84	116	
Grade 2	85	116	
Grade 3	84	116	
Grade 4	87	116	
Grade 5	88	148	
Total	506		* with 1% mech increase
Max. Area Allowed	64,053		
New Building	64,053		
Existing Building	61,480		
Project Cost Summary			
Scope of work	Amt.	Unit	Cost/Unit
Site Improvements	7.51	Acres	\$625,000
Parking Lot & Vehicular Circ. (2.25/1000)	120	spaces	\$9,250
Whole Building Haz. Mat. Abatement	61,480	sf	\$22.50
Whole Building Demolition	61,480	sf	\$17.50
New Construction	64,053	sf	\$525.00
Geothermal Bore Field	64,053	sf	\$18.50
Carbon Neutral & Netzero Premium	64,053	sf	\$15.00
Subtotal			\$44,038,153
Soft Costs	19.5%		\$8,587,440
Cost Escalation (18% prior to year 2025)	12.5%	4%/year	\$6,578,199
Phasing & Logistics Costs for Occupied Site	1.25%		\$550,477
Portable Lease Costs	0/mth/CR		\$0
Total Project Costs	\$932.89		\$59,754,269
State Reimbursement	24.29%		(\$14,514,312)
Ineligibles**	1.25%		\$746,928
Estimated Total Cost to Trumbull			\$45,986,885

Daniels Farm Elementary

New

Total Population: 506P
Allowable Area: 64,053 SF

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

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

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

New Build One Story

New Build Two Story

Agenda

5
min

Introduction

10
min

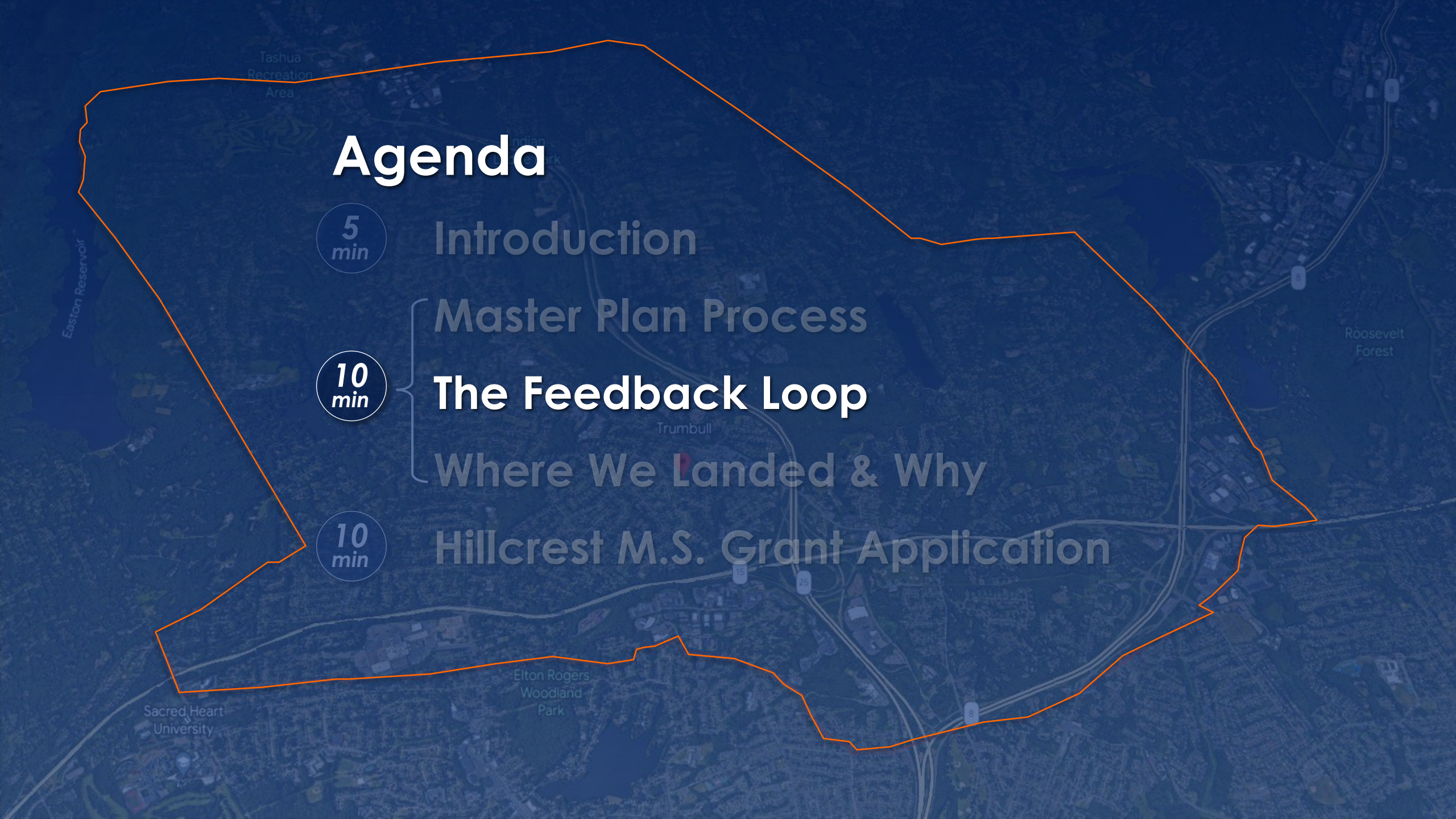
Master Plan Process

The Feedback Loop

Where We Landed & Why

10
min

Hillcrest M.S. Grant Application



Community Conversation #1



Topics:

Conditions, Utilization
and Thinking Big!

 Booth Hill
School

Community Conversation #2



Topics:

Opportunities and
Options

 Frenchtown
School

Community Conversation #3



Topics:

Refined and
Preferred Option

 Madison
Middle School

Community Conversation #4



Topics:

Finalizing the Plan
and Next Steps

 Trumbull
High School

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



- Internet access at THS is so bad

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

from someone with large kid existing school systems.

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:
Outdoor Learning & Play	Pal - ON CAMPUUS! planatorium - minimate sunlight platform seating

Meter Speed

Tecton ARCHITECTS

Air Booth Hill Teacher

Conditioning!!

(Written by a teacher 😊)

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

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

Ventilation Particularly at conditioning. Specials rooms

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

- Yes
- No



390+
Responses!



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

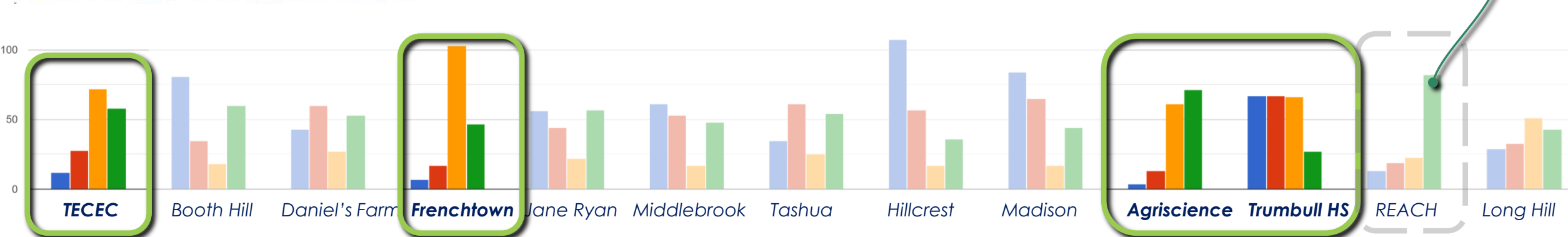
■ Greatest Need ■ Moderate Need ■ Lowest Need ■ Unsure

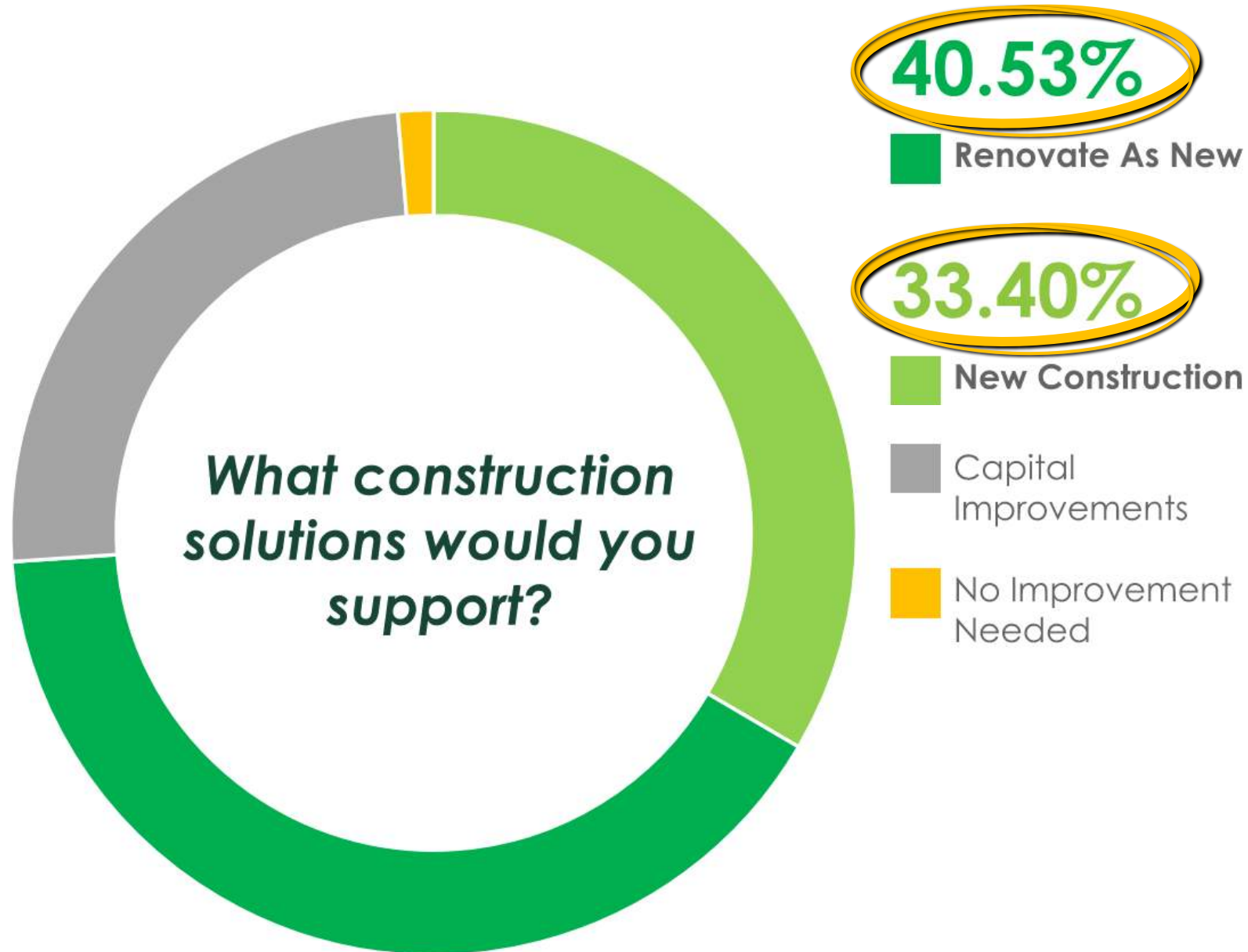


Unsure?

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

■ Greatest Need ■ Moderate Need ■ Lowest Need ■ Unsure





Agenda

5 min

Team collaboration

10 min

Master Plan Process

The Feedback Loop

Where We Landed & Why

10 min

Hillcrest M.S. Grant Application

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

Phase 1 ~ Sequence of the Work



	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 <i>(Booth Hill)</i>	2025	2027
	~30-40	1	6-8, 9-12	REACH <i>(Build for Regional)</i>	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
STEP 5	834	2	6-8	Madison Middle School	NEW/RNV	Current site	If New <i>(Middlebrook)</i>	2034	2036
	~24	1	-	Portion of Long Hill Admin. <i>(Transit Center)</i>	RNV	Current site	NO		
STEP 6	537	2	K-5	Middlebrook Elementary School	NEW/RNV	Current site	NO	2036	2039
STEP 7	452	2	K-5	Long Hill Elementary School	NEW/RNV	Current site	NO	2039	2042
STEP 8	2,268	3	9-12	Long Hill High School	RNV	Current site	NO	2042	2045
STEP 9	518	3	K-5	Long Hill Elementary School	RNV	Current site	NO	2045	2048
STEP 10	243	3	Pre-K	TECEC	RNV	Current site	NO	2048	2050/51
	(part of H.S. #)	3	9-12	Agriscience	RNV	Current site	NO		
	~24	1	-	Portion of Long Hill Admin. <i>(Superintendent & Staff, Dir. SPED...)</i>	RNV	Current site	NO		

Plan has Flexibility to be modified should needs change

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

Step 1: **\$142.4 M**
(\$82.4 M)

Step 2: **\$64.3 M**
(\$49.5 M)
(or 3)

Step 3: **\$62.0 M**
(\$47.7 M)
(or 2)

Or... **\$60.3 M**
(\$41.1 M)

Or... **\$58.5 M**
(\$39.9 M)

RNV

RNV

NEW
Hillcrest
Middle

Relocate &
Regionalize
REACH

Step 1a

NEW/RNV
Booth Hill
Elem.

NEW/RNV

Plan has Flexibility
to be modified should
needs change

Steps 1-3
(if New for Booth Hill & RNV for Jane Ryan)

\$271.2 M
(\$196.1 M)

Total Project
Costs

Cost to
Trumbull

Agenda

5 min

Team collaboration

10 min

Master Plan Process

The Feedback Loop

Where We Landed & Why

10 min

Hillcrest M.S. Grant Application

**Grant Application
Submitted June 27th**

Tecton & Team	<p>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, Unifomat online)</p>
Schools & Tecton	<p>Educational Specifications* School Safety and Security Letter SCG-9000, Approval from DEMHS Approval for Renovation Status (As appropriate) (SCG-3500)</p>
Town of Trumbull	<p>BOE Approval of Educational Specifications Certified Resolutions (building committee, filing of grant, SD drawings) Approval of funding (certified vote count)</p>

*By others and/or in coordination with Owner's consultants

Approved Educational Specifications (3.26.24)



TRUMBULL PUBLIC SCHOOLS

HILLCREST MIDDLE SCHOOL

530 DANIELS FARM RD, TRUMBULL, CT 06611

EDUCATIONAL SPECIFICATIONS



MARCH 2024

Report Prepared By Tecton Architects, PC
34 Sepacrossen St Suite 200, Norwalk, CT 06856

Tecton ARCHITECTS

TABLE OF CONTENTS

- PART 1 PURPOSE AND VISION**
 - District Mission.....1.1
 - District Core Values and Beliefs.....1.2
 - Vision of a Graduate.....1.3
 - Strategic Priorities.....1.4
- PART 2 PROCESS AND OUTCOMES**
 - Introduction to Trumbull.....2.1
 - Rationale.....2.2
 - Construction Grant Bonus Requests.....2.3
 - Projected Student Enrollment.....2.4
 - School Facility Summary.....2.5
 - Overall Instructional Design.....2.6
- PART 3 SPACE PROGRAM & ACTIVITY PAGES**
 - Building Space Requirements.....3.1
 - Space Program.....3.2
 - Activity Pages (Room Data Sheets).....3.3
- PART 4 BUILDING SYSTEMS & SITE**
 - Building Systems.....4.1
 - Site Development.....4.2
- PART 5 COMMUNITY USES**
 - Community Uses.....5.1

PART 1

PURPOSE & VISION

- Rationale.....1.1
- School Mission.....1.2
 - Middle School Philosophy
 - Core Values and Beliefs
- Long Range Educational Plan.....1.3
 - Vision of a Graduate
 - Strategic Priorities

PART 2

PROCESS & OUTCOMES

- Projected Student Enrollment.....2.1
- Proposed Project Capacity.....2.2
- Learning / Educational Activities.....2.3
 - Introduction to Trumbull
 - School Facility Summary
- Overall Instructional Design.....2.4

PART 3

SPACE PROGRAM & ACTIVITY PAGES

- Building Space Requirements.....3.1
- Educational Supporting Spaces.....3.2
- Detailed Description (Room Data Sheets).....3.3

PART 4

BUILDING SYSTEMS & SITE

- Building Systems.....4.1
- Site Development.....4.2
- Construction Grant Bonus Requests.....4.3

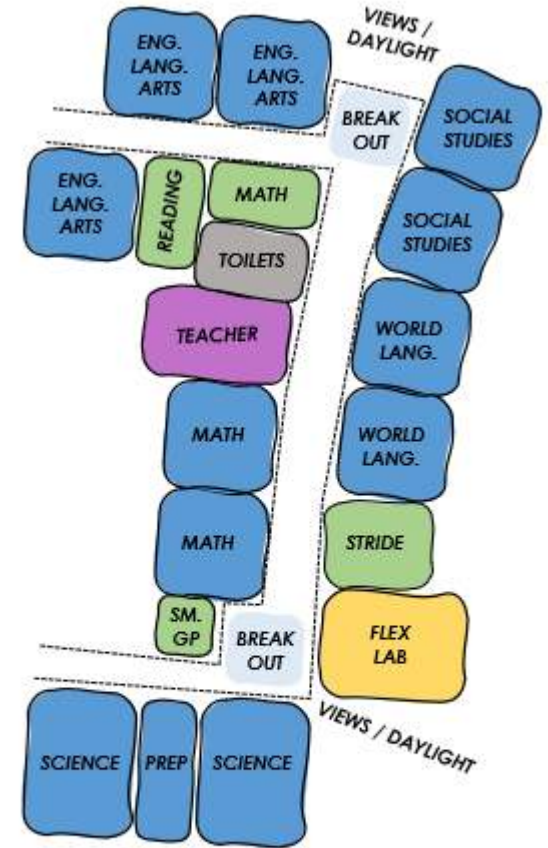
PART 5

COMMUNITY USES, FURNITURE & EQUIPMENT

- Community Uses.....5.1
- Furniture, Fixtures & Specialized Equipment.....5.2

PART 6

LIST OF EDUCATIONAL SPACES.....6.1



SMALL LEARNING COMMUNITY – “L” SCHEME
GRADE LEVEL NEIGHBORHOOD

MAR | TRUMBULL PUBLIC SCHOOLS DISTRICT | HILLCREST MIDDLE SCHOOL
2024 | Educational Specifications

PART 3: SPACE PROGRAM & ACTIVITY PAGES

GENERAL PURPOSE CLASSROOM (18-30 STUDENTS, 100-120 SQ FT)

Room Area (SQ FT)	2,000 SF
Number of Rooms	18
Change Room Size	40-120

OBJECTIVES

A methodology advanced at various intervals allows learning assessment that serves a middle school graduate, the ability to communicate through the classroom. The classroom should be designed through the electronic, digital, and technology. The space will support the growing English program, math technology, advisors, as well as clubs, assemblies, activities and community programs. The classroom learning environment will support learning experiences for students and provide flexible learning environments in real-world settings.

USERS

- Students
- Teachers
- Administrators/Staff
- Community Members

ACTIVITIES/PROGRAMS

- Classroom
- Collaboration
- Small Group
- Large Group
- Self-Directed Learning
- Project-Based Learning
- Interdisciplinary Learning
- STEAM
- Art & Creative Science
- Language Arts

ENVIRONMENTAL CHARACTERISTICS

<p>Accessibility / Usability</p> <ul style="list-style-type: none"> Ability to Access Entry Ability to Access <p>Windows</p> <ul style="list-style-type: none"> Operable windows Non-operable windows <p>Floor</p> <ul style="list-style-type: none"> Acoustic treated Acoustic treated soft surface (Acoustic flooring) Acoustic treated carpet Acoustic treated tile Acoustic treated concrete Acoustic treated wood <p>Acoustic Treatment</p> <ul style="list-style-type: none"> Acoustic treated ceiling Acoustic treated walls Acoustic treated floor Acoustic treated furniture <p>Room, Data & Communications</p> <ul style="list-style-type: none"> Acoustic treated ceiling Acoustic treated walls Acoustic treated floor Acoustic treated furniture 	<p>Lighting and Illumination</p> <ul style="list-style-type: none"> Quality and color control Acoustic treatment/ceiling <p>Acoustic Treatment</p> <ul style="list-style-type: none"> Acoustic treatment/ceiling Acoustic treatment/walls Acoustic treatment/floor Acoustic treatment/furniture <p>Room, Data & Communications</p> <ul style="list-style-type: none"> Acoustic treatment/ceiling Acoustic treatment/walls Acoustic treatment/floor Acoustic treatment/furniture
--	--

MAR | TRUMBULL PUBLIC SCHOOLS DISTRICT | HILLCREST MIDDLE SCHOOL
2024 | Educational Specifications

PART 3: SPACE PROGRAM & ACTIVITY PAGES

3.1 BUILDING SPACE REQUIREMENTS

The following is not intended to be an exhaustive list of all building spaces. Please refer to the detailed room descriptions included in this section as well as the list of programmatic spaces for additional spaces within the building.

General Purpose Classroom/Educational Space

General purpose classrooms are planned to be newly constructed. Each classroom will be approximately 100 square feet and built to accommodate an average 18-30 students per room. The general classrooms will include a mobile teaching station, mobile file cabinets and furniture inclusive of student desks, worktables and mobile designed seating, instructional whiteboard or other wall-to-wall surfaces for writing/collaborating, interactive display/touch screens, as well as secure storage for teacher's personal/confidential items, bookshelves and student project display areas (back boards).

Flexibility and adaptable design for differentiated student learning experiences is the foundation for the design of our classrooms. Group and independent work areas are also considered in the design of each room. All classrooms will have consistent instructional equipment and uniform design. In some classrooms, an acoustic partition will divide the spaces in order to open up two general classrooms into one shared collaborative space.

The classroom will be designed to promote versatility of areas for presentations, from interactive digital displays, to blackboards, and/or white marker boards. Our instructional model expects that students and teachers move about the classroom and includes the seamless integration of wireless technology, thereby de-cluttering the classroom. Flexibility and ease of use of technology will be promoted with consistent equipment and integration into each instructional space.

It is important to note, for security and lockdown purposes, all rooms will be uniform in design and locking features and function.

Science Classrooms/Labs, Prep Rooms

Combined science classroom and lab space with shared prep rooms are planned to be newly constructed. Each classroom will be approximately 1,100 square feet to accommodate an average 18-30 students per room in both a lecture and lab setting. A lecture area is shared towards the "rear" of the room, and a lab area is shared towards the "front" of the room. Perimeter casework and sinks are designed. A mobile teaching station, mobile furniture inclusive of student desks, worktables and whiteboards, as well as secure storage for teacher's personal/confidential items, bookshelves and student project display areas (back boards) and on interactive touch screens). Shared prep rooms are planned. Each prep room will be approximately 800 square feet and shall contain a long-legged work surface, refrigerator, sink, secure upper and lower cabinet storage, counter-top prep areas, and open storage

EDUCATIONAL SPECIFICATIONS
Hilcrest Middle School | 530 Daniels Farm Rd, Trumbull, CT 06611

Tecton ARCHITECTS

Project Number: TBD LEA CODE: 904620
 School Name: New Hillcrest Middle School
 LEA Name: Trumbull Public Schools

SPACE STANDARDS WORKSHEET

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

State Standard Space Specifications
Grades

Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
				Allowable Square Footage per Pupil									
0 - 350	124	124	124	124	124	156	180	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

Steps for completing Section 1:

- In the field labeled "Projected Enrollment," enter your school's highest projected 8 year enrollment.
- Select "Yes" for each grade served or to be served in your school.
- Answer whether there is 1% additional space claimed for HVAC.
- Enter the existing square footage of your school constructed before 1959 remaining in completed project.
- Enter the square footage of the school built 1959 or later, as of the completion of construction.
- Note that all square foot calculations are measured to inside face of exterior walls.

Section 1.

Highest Proj 8-year enrollment:

Pre-K and/or K	<input type="checkbox"/>	6	<input type="checkbox"/> Yes	6	<input type="checkbox"/> 148
	<input type="checkbox"/>	7	<input type="checkbox"/> Yes	7	<input type="checkbox"/> 170
1	<input type="checkbox"/>	8	<input type="checkbox"/> Yes	8	<input type="checkbox"/> 170
2	<input type="checkbox"/>	9	<input type="checkbox"/>	9	<input type="checkbox"/>
3	<input type="checkbox"/>	10	<input type="checkbox"/>	10	<input type="checkbox"/>
4	<input type="checkbox"/>	11	<input type="checkbox"/>	11	<input type="checkbox"/>
5	<input type="checkbox"/>	12	<input type="checkbox"/>	12	<input type="checkbox"/>

Section 2.

(a) Total (grades Pre-K through 12)	<input type="text" value="488"/>
(b) Number of grades housed	<input type="text" value="3"/>
(c) Average [(a)/(b)]	<input type="text" value="163"/>
(d) Extra 1% for HVAC (CGS10-286(c)(2))?	<input type="checkbox"/> Yes
(e) Maximum allowable square footage per space standards [(c) x (d)]	<input type="text" value="135,706"/>

135,706

Allowable SF*
(826 Students)
(Grades 6-8)

X 7.5%
Gross Up

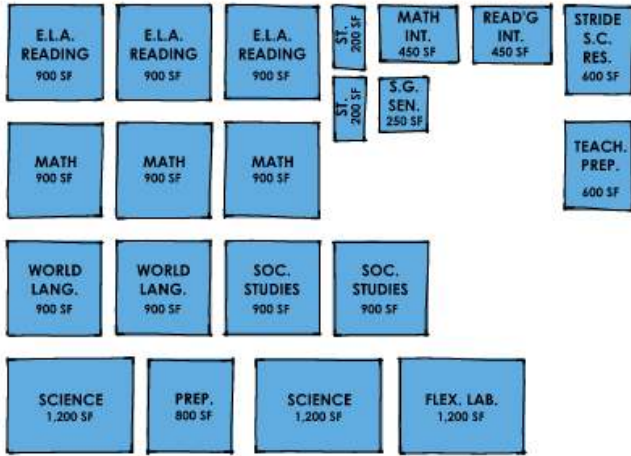
145,884

Gross Square Feet

Approved Education Specifications (3.26.24)



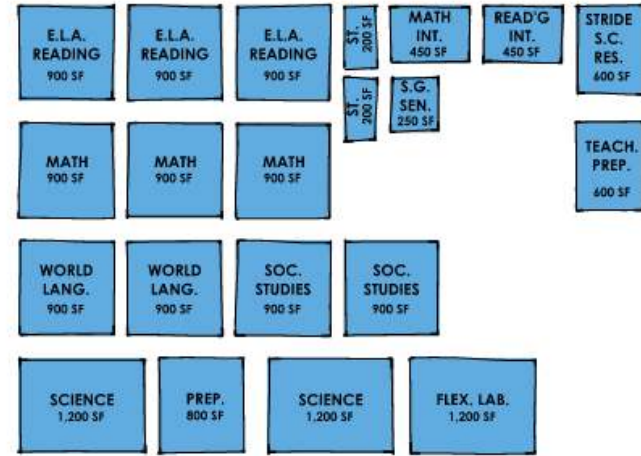
6TH GRADE - LEARNING COMMUNITY



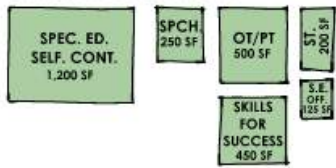
7TH GRADE - LEARNING COMMUNITY



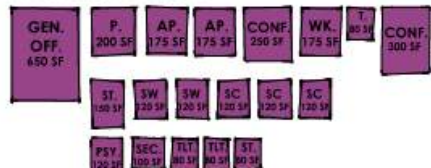
8TH GRADE - LEARNING COMMUNITY



SPECIAL EDUCATION



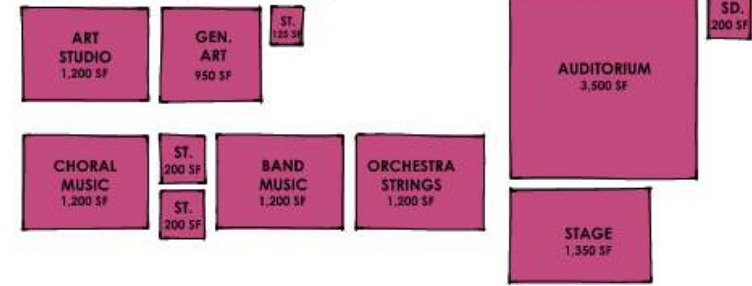
ADMINISTRATION



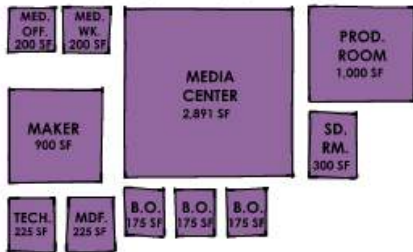
NURSE



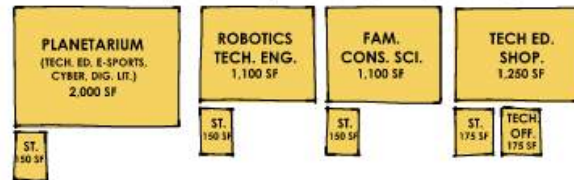
VISUAL & PERFORMING ARTS



LEARNING COMMONS



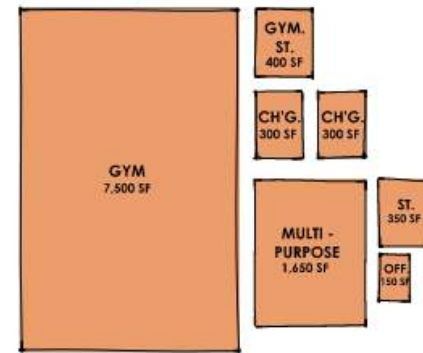
PLANETARIUM, CAREER, TECH. COMP. SCIENCE



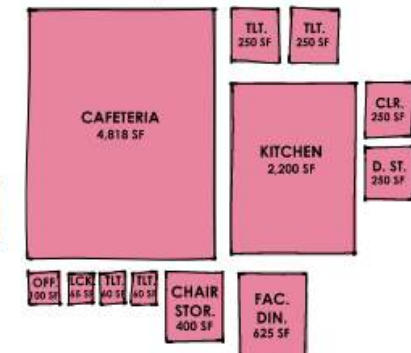
BUILDING SERVICES



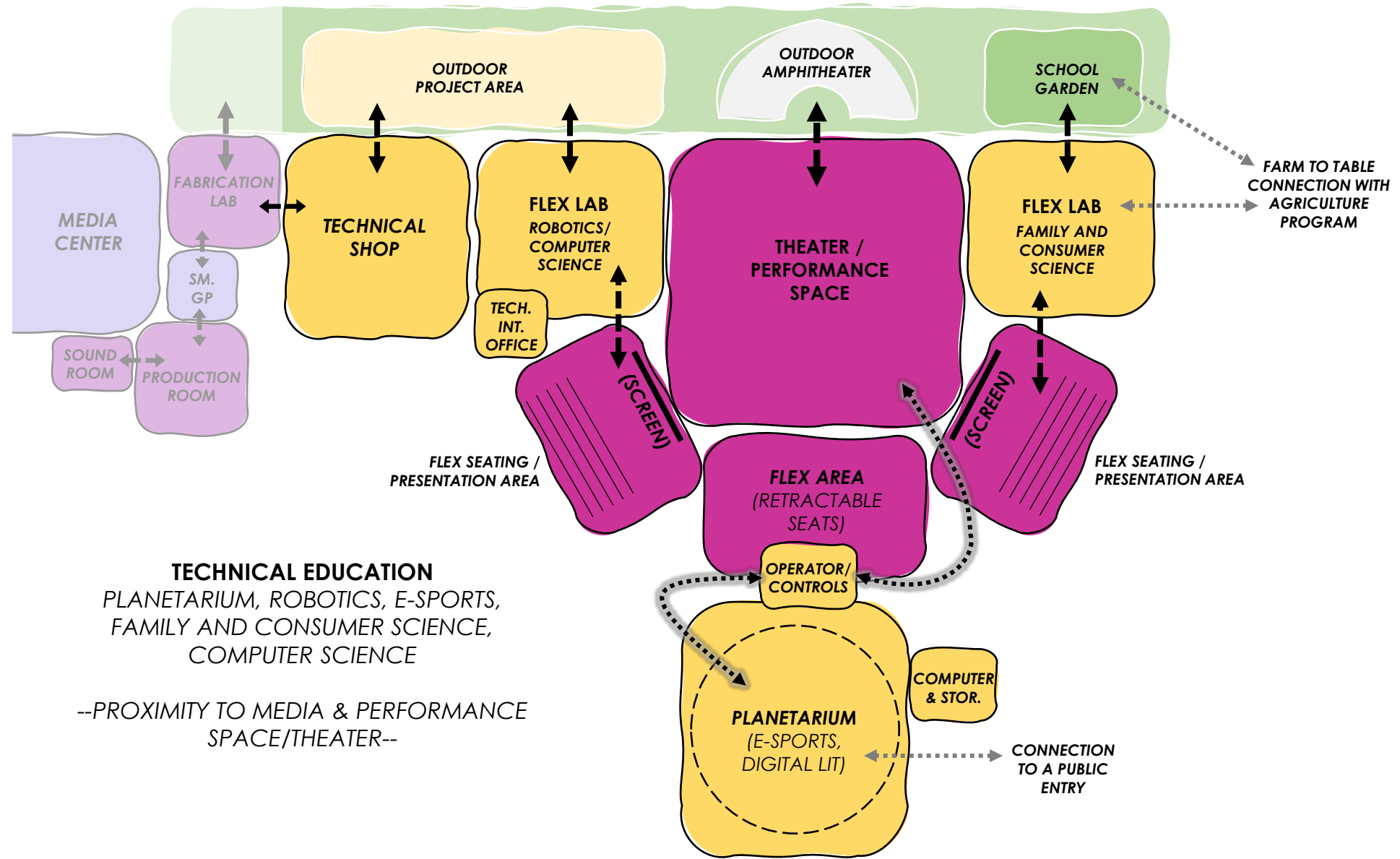
WELLNESS / PHYS. ED.



CAFETERIA / FOOD SERVICE



Program Diagrams (Theater & Performance, Planetarium)



TECHNICAL EDUCATION
PLANETARIUM, ROBOTICS, E-SPORTS,
FAMILY AND CONSUMER SCIENCE,
COMPUTER SCIENCE

--PROXIMITY TO MEDIA & PERFORMANCE
SPACE/THEATER--

Why It Matters ~

On average, children spend...

90%

OF THEIR TIME INDOORS

EPA <https://www.epa.gov/iaq-schools/what-you-can-do-improve-academic-performance>

THE PHYSICAL ENVIRONMENT IMPACTS
STUDENT LEARNING PROGRESS BY

25%

Building and Environment Journal

<https://www.sciencedirect.com/science/article/abs/pii/S0360132312002582>

COLLABORATION SPACES



ADAPTABLE & RECONFIGURABLE



SPATIAL QUALITY + TECHNOLOGY



OWNERSHIP & PERSONALIZATION



SOCIAL ENRICHMENT



NATURE, INQUIRY & STEWARDSHIP



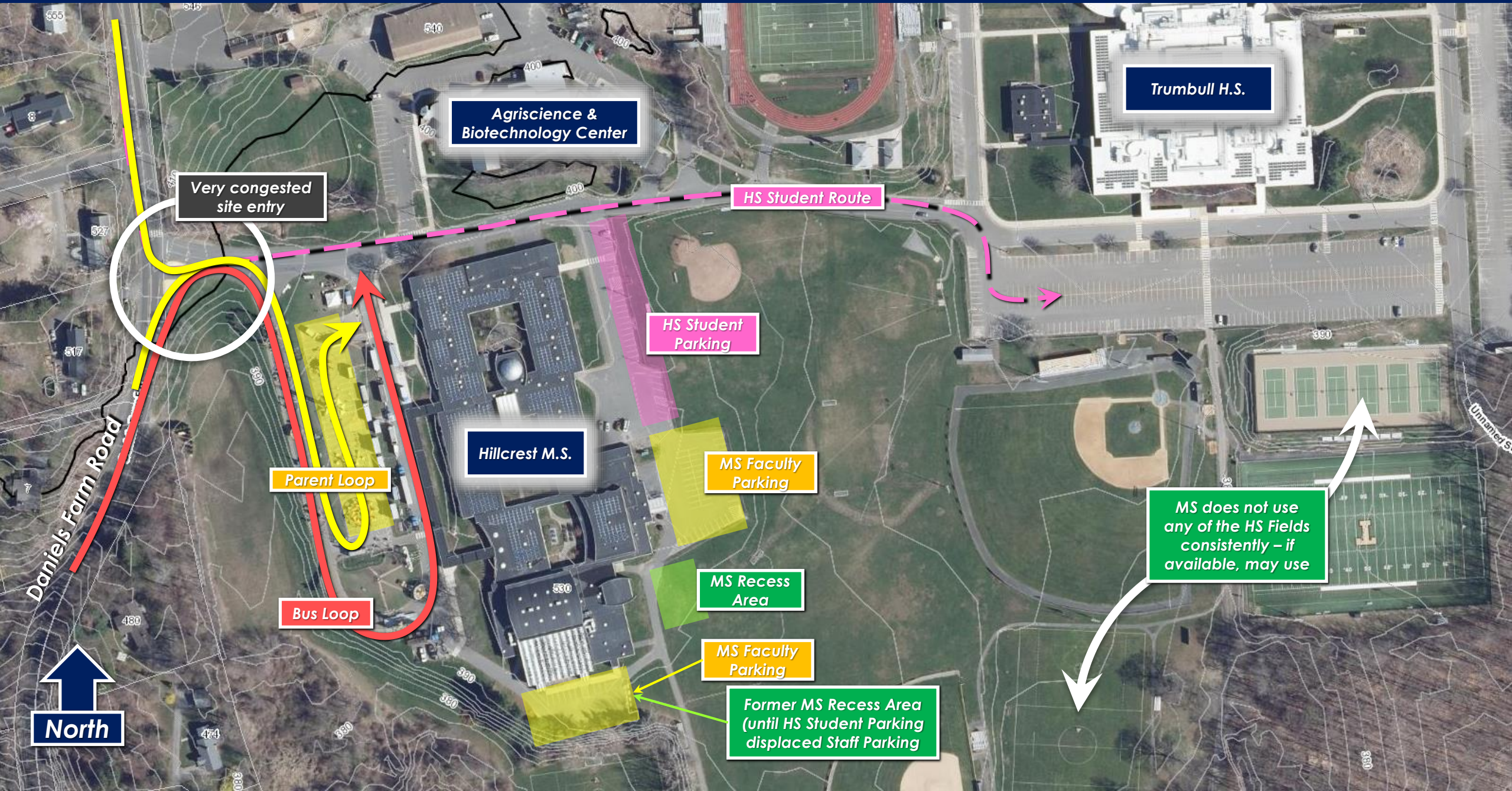
PLACEMAKING



WHOLE CHILD WELLNESS



Existing Site Conditions



Very congested site entry

Agriscience & Biotechnology Center

Trumbull H.S.

HS Student Route

HS Student Parking

Parent Loop

Hillcrest M.S.

MS Faculty Parking

Bus Loop

MS Recess Area

MS Faculty Parking

MS does not use any of the HS Fields consistently – if available, may use

Former MS Recess Area (until HS Student Parking displaced Staff Parking)

North



Building Site
Option #1, Parking
Dropoff Area

Building Site
Option #2: Existing
JV Baseball Field

Building Site
Option #3: Existing
Soccer Field

OPT 1: Not Preferred

- Too close to Daniels Farm Rd., shared campus entry, and existing building (possibly used for elem. swing space)
- Would displace existing necessary parking

OPT 2: Not Preferred

- Field is used by the H.S. for JV baseball
- Close to other campus buildings, not enough separation

OPT 3: Preferred

- Creates distance from shared campus entry and other campus buildings
- Flat area to build (but...lower than surrounding grade, area called "the Pit")

Existing Aerial View to North



Opportunity to resolve traffic congestion & queue lanes

Opportunity to reconfigure fields & use existing bldg. for swing space

**Building Site Option #3:
Existing Soccer Field**

Concept Plan ~ Test Fit



Daniels Farm Road

High School Campus

Existing Hillcrest Middle School

Softball Fields to remain



Proposed footprint of New Building – Adjacent to or near existing



Concept Plan ~ Test Fit



Daniels Farm Road



High School
Campus

Softball Fields to
remain



Concept Plan ~ Test Fit



Daniels Farm Road



Increase queue length to Daniels Farm Road

Add or Replace field

150 Spaces

75 Spaces

Separate Bus/Parent Entry

Build new building behind existing

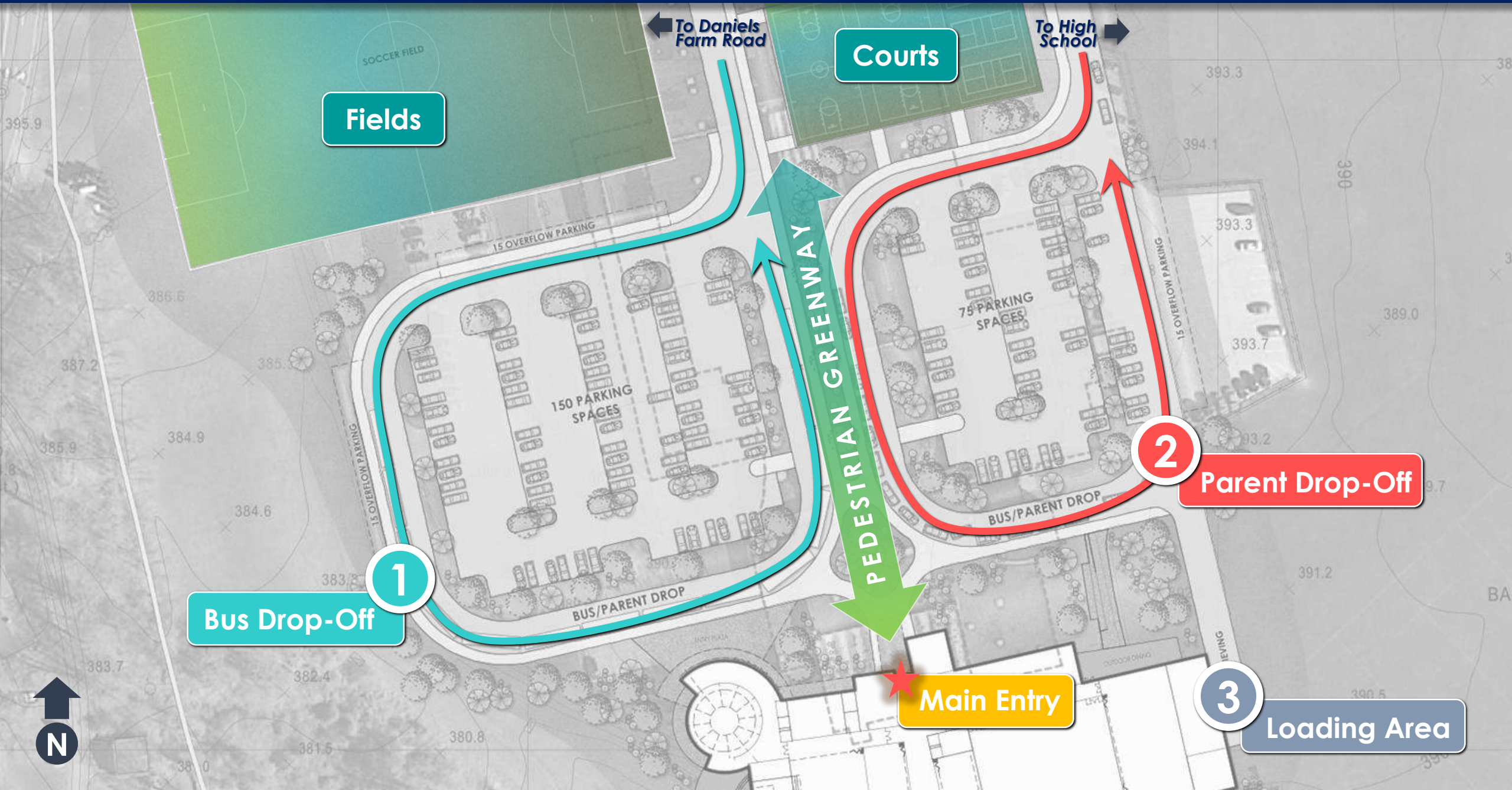
Preserve existing fields & add overflow parking

High School Campus

Softball Fields to remain



Concept Plan ~ Test Fit



1 Bus Drop-Off

Courts

Fields

PEDESTRIAN GREENWAY

2 Parent Drop-Off

Main Entry

3 Loading Area

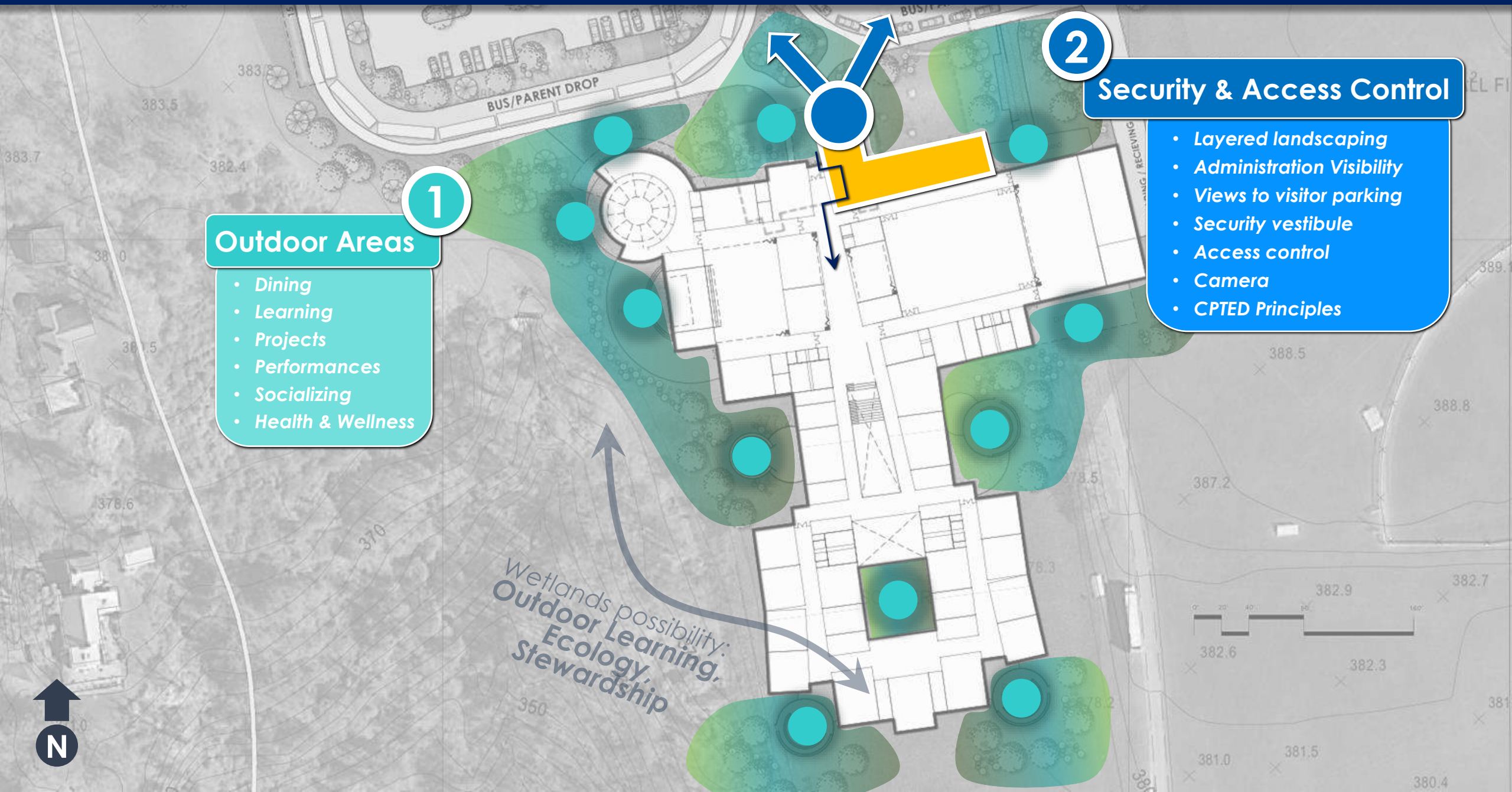
1 Outdoor Areas

- Dining
- Learning
- Projects
- Performances
- Socializing
- Health & Wellness

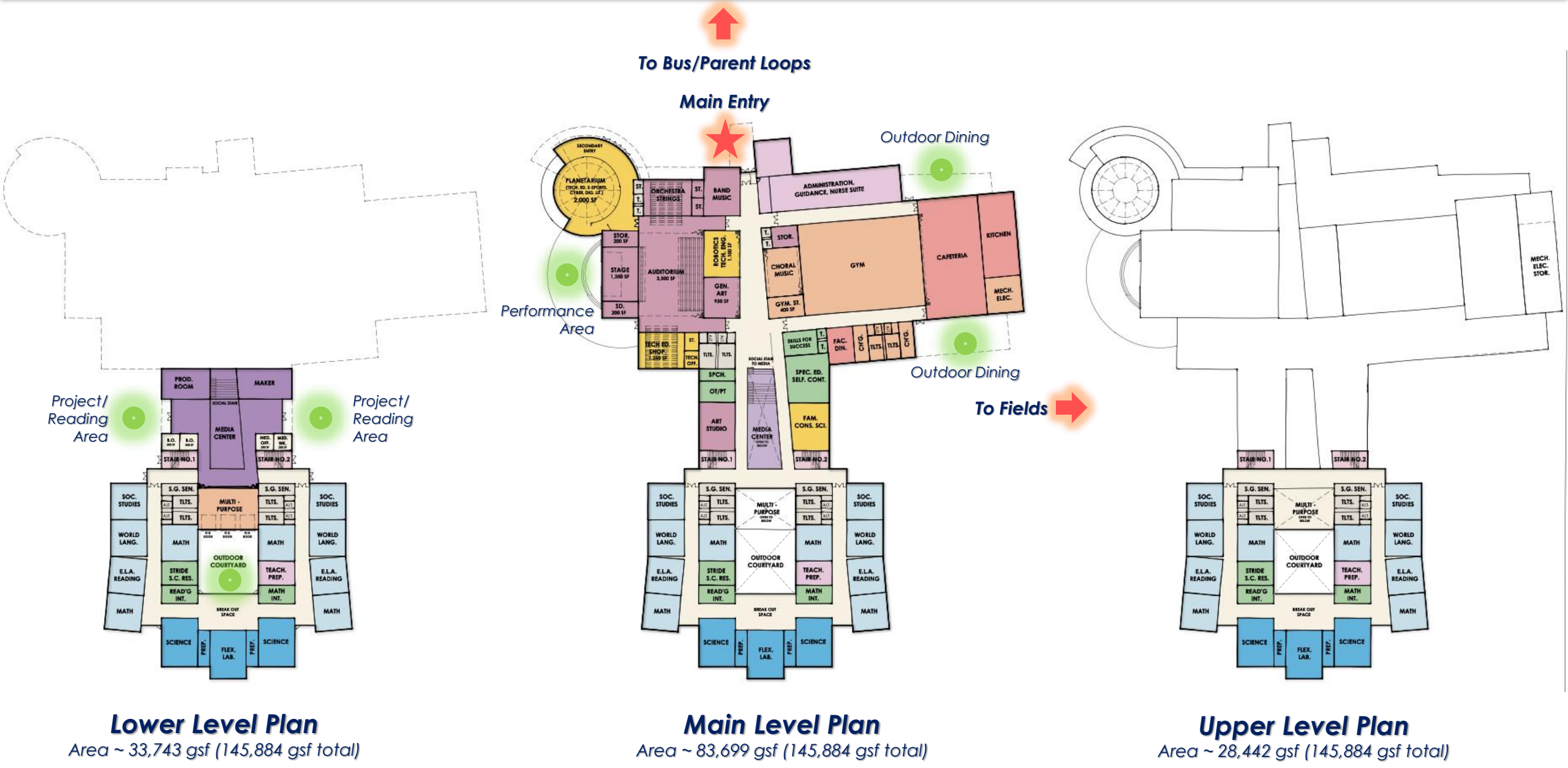
2 Security & Access Control

- Layered landscaping
- Administration Visibility
- Views to visitor parking
- Security vestibule
- Access control
- Camera
- CPTED Principles

Wetlands possibility:
Outdoor Learning,
Ecology,
Stewardship



Proposed Floor Plan



To Bus/Parent Loops

Main Entry

Outdoor Dining

Performance Area

Outdoor Dining

To Fields

Project/Reading Area

Project/Reading Area

Lower Level Plan

Area ~ 33,743 gsf (145,884 gsf total)

Main Level Plan

Area ~ 83,699 gsf (145,884 gsf total)

Upper Level Plan

Area ~ 28,442 gsf (145,884 gsf total)

Proposed Floor Plan



Multi-functional space for:

- Presentations
- Performances
- Events
- Lectures

1 Flexible & Scalable



Welcoming space for:

- Clear circulation
- Visual connections
- Social gathering
- Impromptu events
- Sense of belonging



2 "Main Street"

Main Entry



Small Learning Communities:

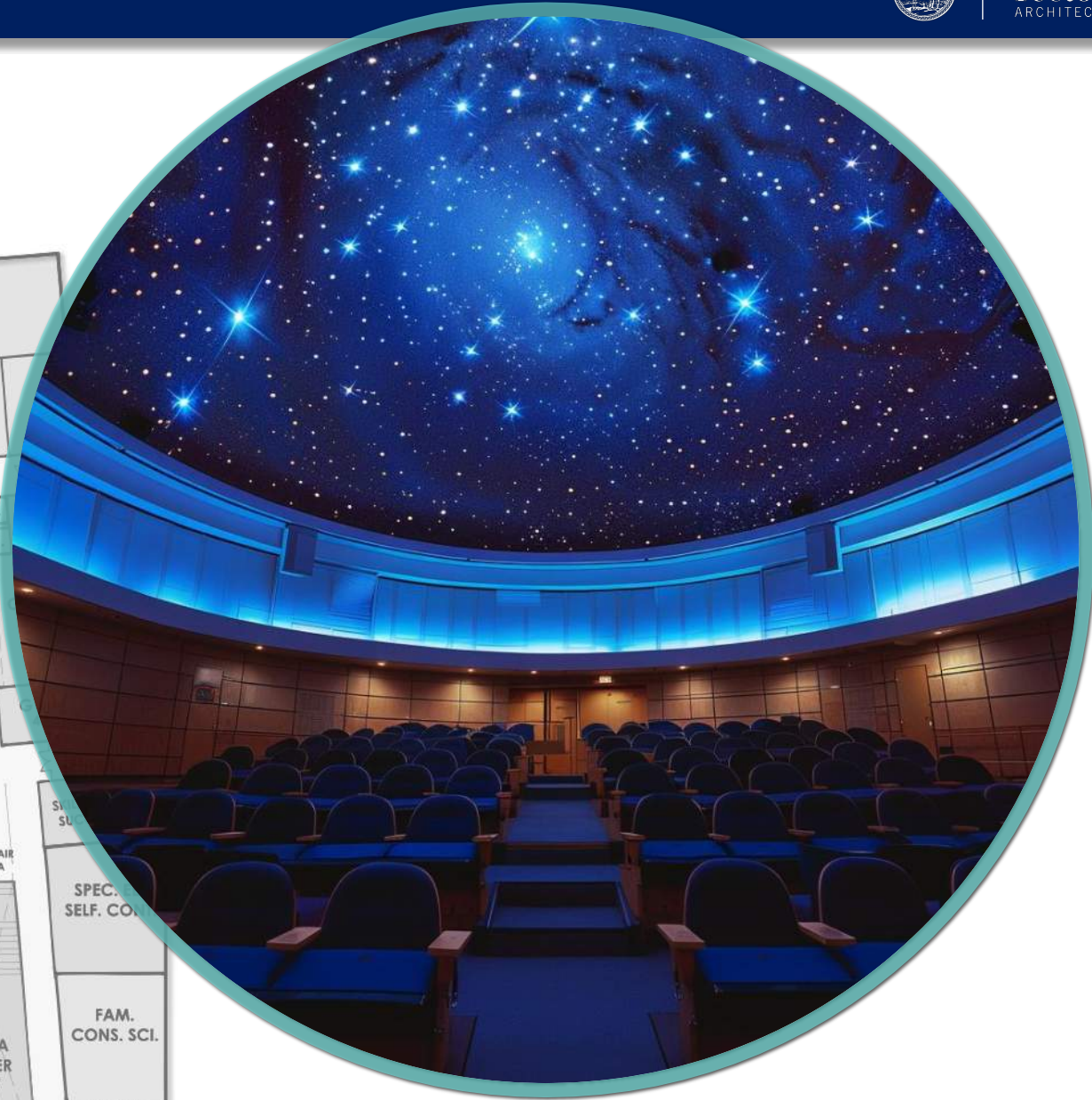
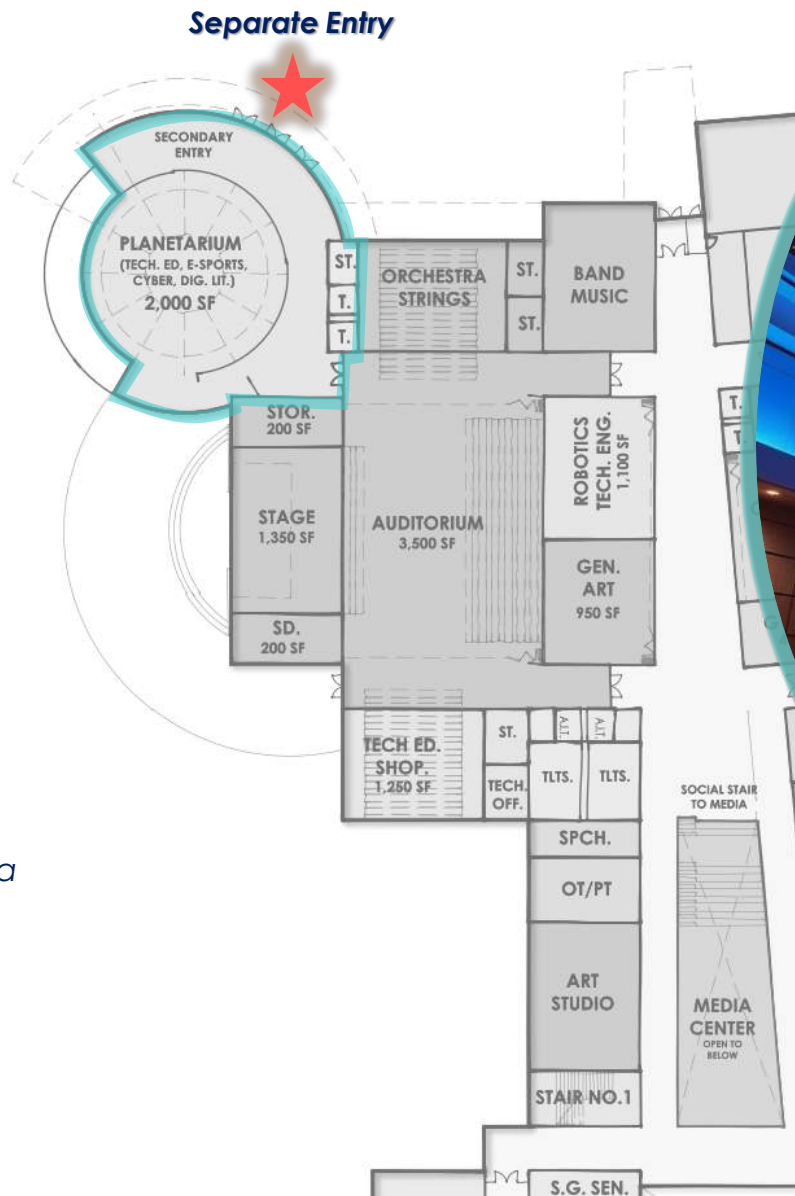
- General classrooms
- Breakout areas
- Flex/Innovation spaces
- Science
- Intervention
- Sensory
- Teacher support spaces
- 21st Century learning



Main Level Plan

Area ~ 83,699 gsf (145,884 gsf total)

Proposed Floor Plan

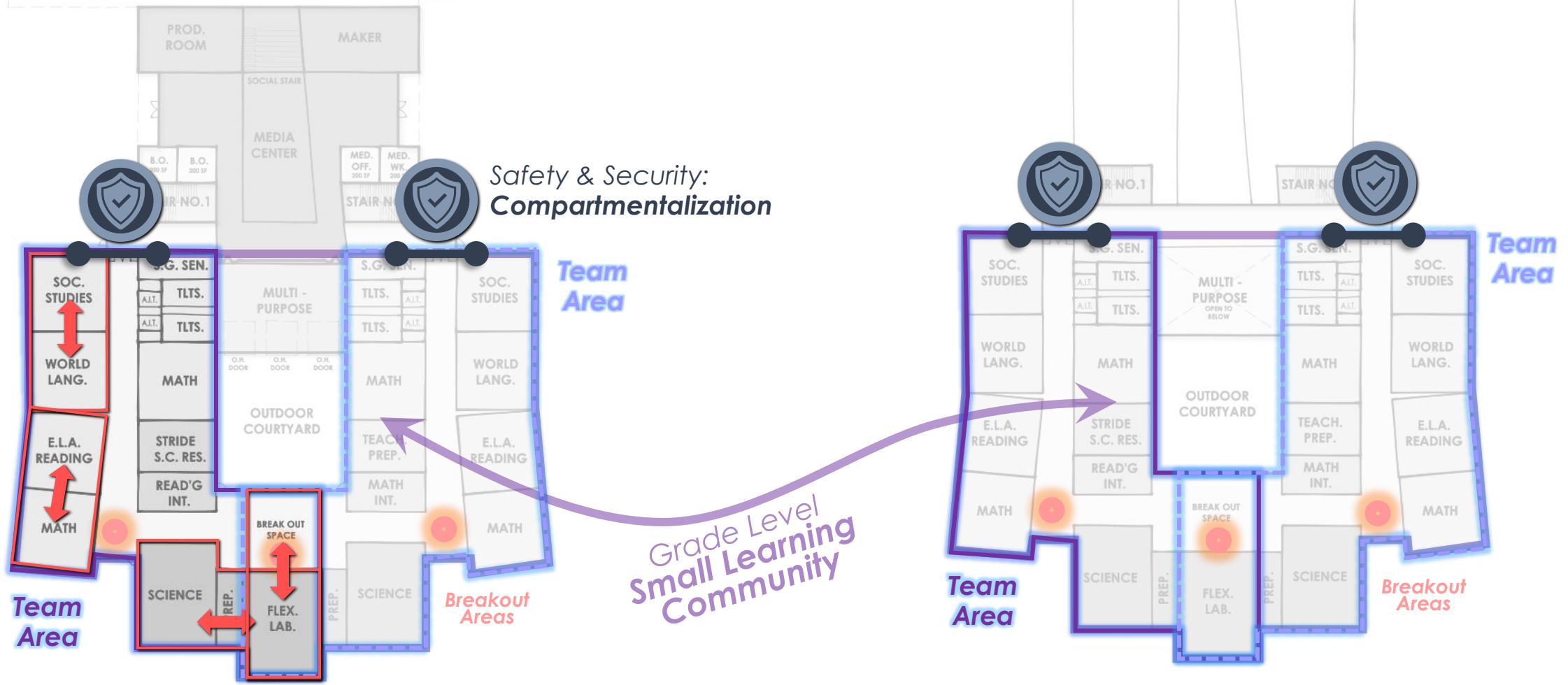


Planetarium:

- Separate entry
- Lobby/reception area
- Dedicated toilets
- Outdoor areas

Partial Main Level Plan
Area ~ 83,699 gsf (145,884 gsf total)

Proposed Floor Plan



Lower Level Plan
Area ~ 33,743 gsf (145,884 gsf total)

Upper Level Plan
Area ~ 28,442 gsf (145,884 gsf total)

Total Project Costs



Construction Costs



SOFT SEATING x TBD

- SEATING IN THIS LOCATION IS INTENDED TO BE INVITING, FUN AND INTERACTIVE
- LIGHTWEIGHT AND EASILY MOVEABLE BY CHILDREN OF ALL AGES
- FURNITURE SOLUTIONS MAY VARY BASED ON SPACIAL LIMITATIONS



MOBILE INSTRUCTION x1

- MOBILE AND FLEXIBLE TEACHING STATION
- HEIGHT PNEUMATICALLY ADJUSTS

Soft Costs

Cost Summary – Impact of Special Legislation (Updated 4.8.24)



New Hillcrest Middle School - Budget Summary			Updated: 5/14/2024
Grade Levels	Proj. Enr.	Highest 10 Yr . (Projected Enrollment)	
6-8	826	2029-30	
Max. Area Allowed	135,706	with 1% mechanical factor	
New Building GSF	145,884	7.50%	Typical gross up factor
Existing Building	117,000		
Proposed Building (New Construction)	145,884		

Hillcrest Middle School

New

Total Population: 826P
Allowable Area: 135,706 SF
New Building GSF: 145,884

Total Project Cost \$142,375,000
Approx. State Reimbursement (\$60,000,000)
Approx. cost to Trumbull \$82,375,000

Special Legislation Savings ~ \$28M
 Reimbursement from 24.29% to 44%

Project Cost Summary			
Site Improvements	1.97	acre	\$4,000,000
Site Improvements	20	acre	\$9,250,000
Building Environmental Remediation	117,000	SF	\$30
Whole Building Depreciation	1,000	yr	\$20
Geotechnical Field & Systems Premium	145,884	SF	\$22.50
Carbon Neutral & Net-zero Premium	145,884	SF	\$1.50
Soft Costs	19.50%		\$20,845,844
Phasing Logistics Costs (Contemplates occupied site)	1.25%		\$1,330,000
Project Cost + Construction Cost Subtotal		Avg/sf	\$884.84
Cost Escalation	9.2%	Mid 2026	4.5%/year
Total Project Cost (With Escalation)			\$946.27

Milestone Schedule



2024				2025				2026				2027				2028			
Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4



Fall Referendum

June 30th
Application
Deadline

Dec. 15th
Priority List

Spring Session
Grant Approval

State Funding Process

New School
Completed Fall 2027

Demolition & Site
Fall 2028



Total Proposed Timeframe

Grant
Application

Design Phase (16-18 Months)

BID

Construction Phase (18-20 Months)

Site & Demo.

Possible Early
Release Package

E.R.

New Building Construction

CO

Procure Design
Team, OPM, CMR



Project Email:

DistrictPlan@trumbullps.net

Project Website:

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



The screenshot shows the top portion of the Trumbull Public Schools website. The header features the school district logo on the left, the name 'Trumbull Public Schools' in the center, and navigation links for 'Faculty/Staff', 'Contact Us', and 'Quick Links' on the right, along with a search icon. Below the header is a dark blue navigation bar with white text for 'ABOUT US', 'BOARD OF EDUCATION', 'TEACHING & LEARNING', 'STAFF', 'PARENTS', and 'DEPARTMENTS'. The 'ABOUT US' link is highlighted. The main content area is white and displays the text 'Calendar' on the left and 'District Master Plan' in a large, dark blue serif font in the center.

Town of Trumbull, CT



Hillcrest Middle School Debt Impacts

September 25, 2024



PHOENIX
ADVISORS, LLC

Objective

- To evaluate the impact of a proposed ~\$142MM Hillcrest Middle School construction project on the Town's budget, taxpayers and overall debt burden.

Overview

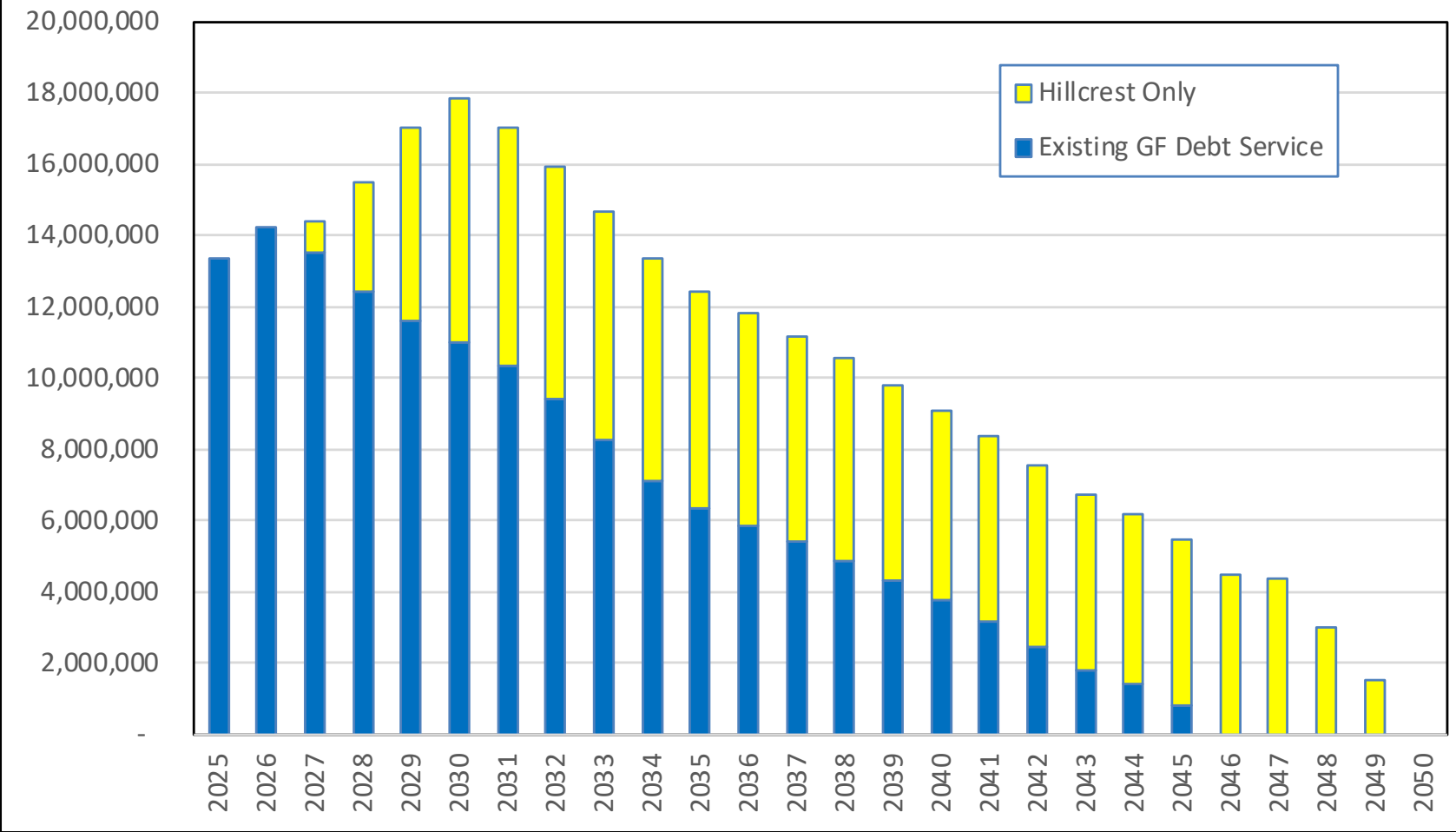
- ◆ Cost to Town is estimated at \$82,580,000 Net of State School Construction Grants of ~44%
- ◆ Bonds are Issued in September of 2026, 2027 and 2028 at *estimated* Interest Rates (3.5%) to finance the project
 - ◆ Equal Principal Repayment over 20 year term
- ◆ Current Net Debt Service is Total General Purpose, School and 25% of certain Sewer debt

Assumptions & Definitions

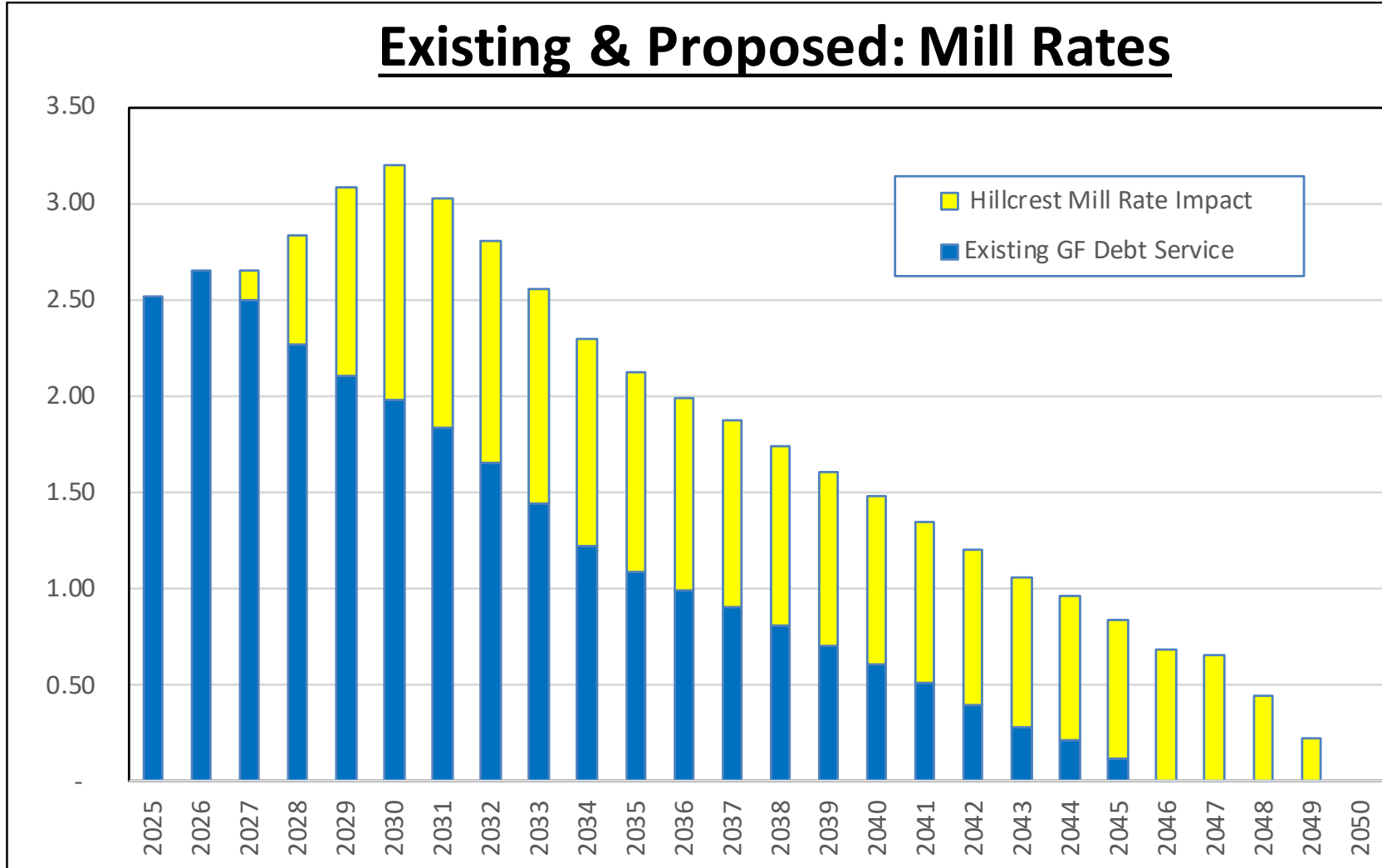
- Annual **Budget** Increase: 3.5%
- Annual **Grand List** Growth: 1.0%
- Taxpayer impact per **assessments** of:
 - \$200,000 (\$285,000 **MV**)
 - \$350,000 (\$500,000 **MV**)
 - \$700,000 (\$1,000,000 **MV**)
- **Mill Rate**
- **Debt Service to Budget**

Note: All Numbers are estimated and subject to change.

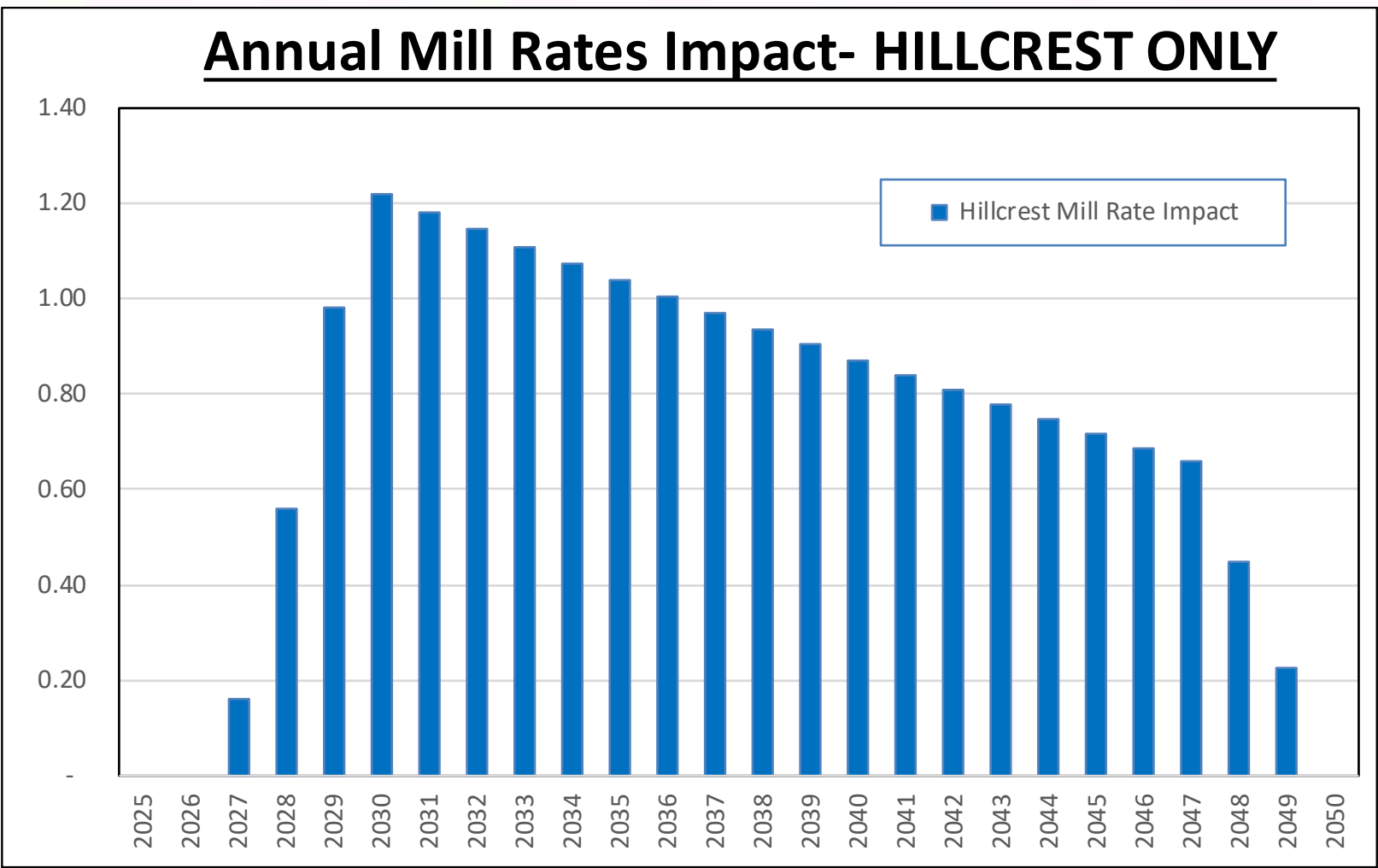
Existing & Proposed: Debt Service



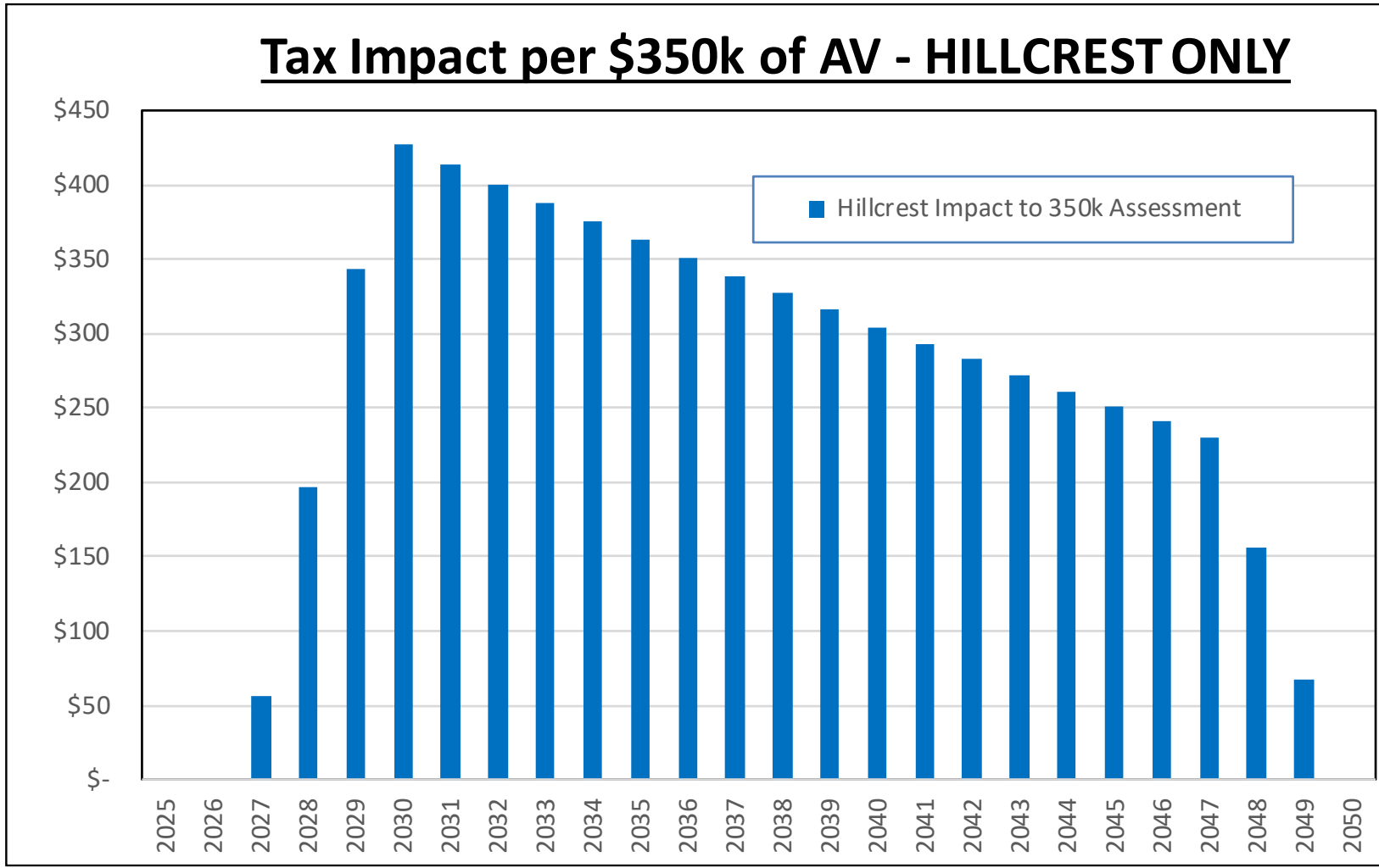
Existing & Proposed: Mill Rates



Annual Mill Rates Impact- HILLCREST ONLY



Tax Impact per \$350k of AV - HILLCREST ONLY



Household Tax Impacts

At Varying Assessment Levels

Scalable

Fiscal Year	Hillcrest Impact to \$100,000 Assessment	Year/Year Change	Hillcrest Impact to \$350,000 Assessment	Year/Year Change	Hillcrest Impact to \$700,000 Assessment	Year/Year Change
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	16.16	16.16	56.55	56.55	113.10	113.10
2028	56.10	39.94	196.34	139.79	392.68	279.59
2029	98.28	42.18	343.98	147.64	687.97	295.29
2030	122.07	23.79	427.25	83.27	854.50	166.53
2031	118.30	(3.77)	414.05	(13.21)	828.09	(26.41)
2032	114.59	(3.71)	401.06	(12.99)	802.12	(25.97)
2033	110.94	(3.65)	388.29	(12.77)	776.58	(25.54)
2034	107.35	(3.59)	375.73	(12.56)	751.47	(25.11)
2035	103.83	(3.53)	363.39	(12.35)	726.78	(24.69)
2036	100.36	(3.47)	351.25	(12.14)	702.50	(24.28)
2037	96.95	(3.41)	339.32	(11.93)	678.64	(23.87)
2038	93.60	(3.35)	327.59	(11.73)	655.18	(23.46)
2039	90.30	(3.29)	316.06	(11.53)	632.11	(23.06)

Presenter's Bio



Matthew A. Spoerndle, Senior Managing Director
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Matthew A. Spoerndle, Senior Managing Director, has assisted the Town of Trumbull with their debt management for over 20 years as its Municipal Advisor (MA). He is a principal shareholder and member of the management committee who opened and manages the Connecticut office which currently provides MA serviced to over 80 CT issuers. Over a 25 year career, Mr. Spoerndle has provided financial advice on over \$6 billion of new money and refunding debt for Connecticut local government issuers. His responsibilities include client relationships, quantitative analysis related to the issuance of GO and revenue-supported debt, debt plans and studies, rating presentations, refunding and escrow analyses, bond structuring and credit analysis. Mr. Spoerndle has held several licenses including Series 7, 52, and 63 and currently holds the Series 50 and 54 licenses for Municipal Advisory. Prior to joining the Phoenix team, Mr. Spoerndle worked with People's Bank as a Vice President in the Municipal Finance area. Mr. Spoerndle earned a Bachelor of Arts with a major in Economics and a minor in International Relations from the University of Pennsylvania. He received an M.B.A. degree in Finance from Fairfield University.



DISTRICT MASTER PLAN & HILLCREST MIDDLE SCHOOL

COMMUNITY FORUM AGENDA

SEPTEMBER 25TH, 2024



THANK YOU!

QUESTIONS & DISCUSSION



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SUMMARY PRESENTATION ~ TRUMBULL PUBLIC SCHOOLS

DISTRICT MASTER PLAN & HILLCREST MIDDLE SCHOOL

September 25, 2024