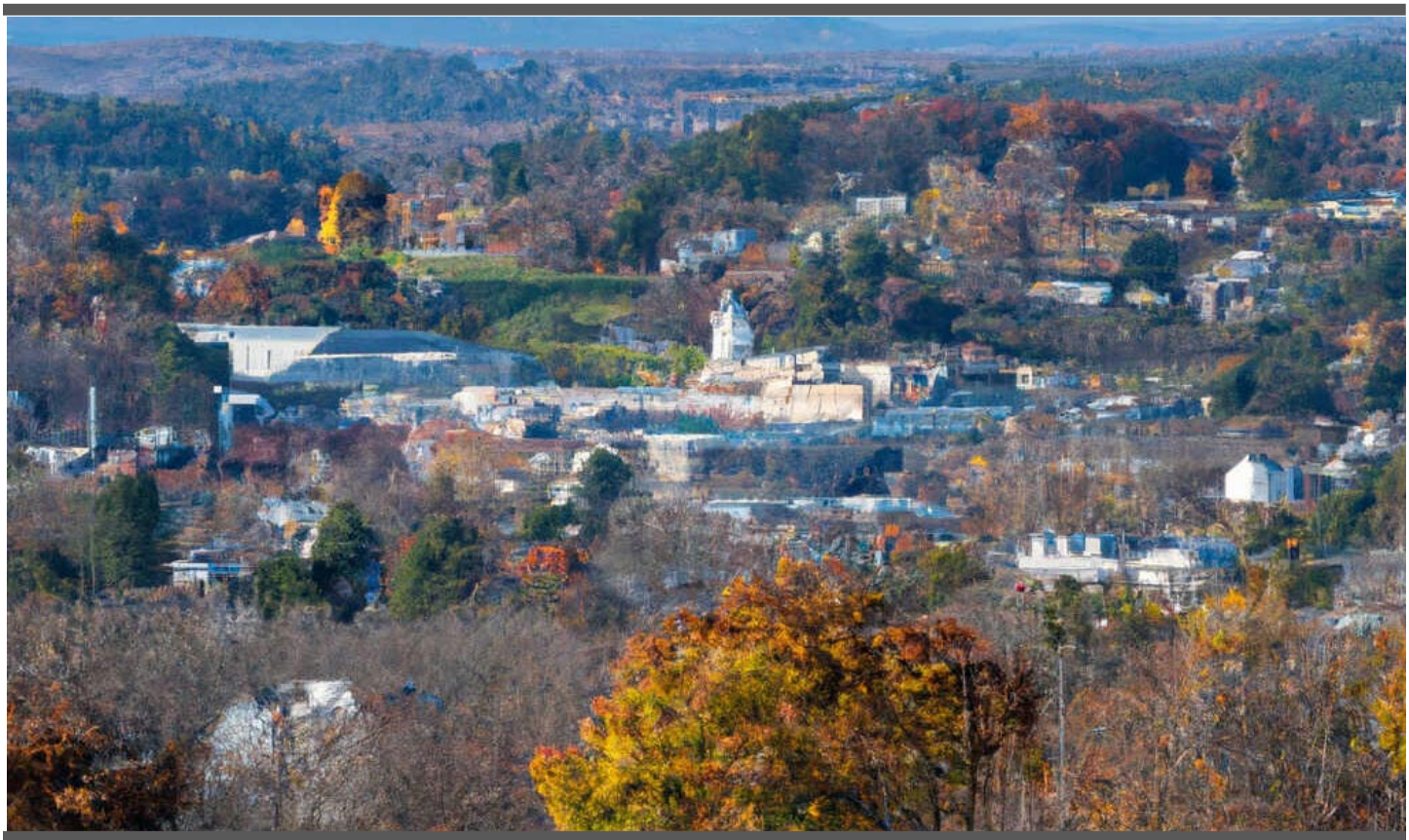
ARCHITECTS
ENGINEERS
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Silver Petrucelli + Associates
silverpetrucelli.com



architecture & engineering services

School Facilities Study

Town of New Hartford | September 15, 2025

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INTERIORS

September 15, 2025

Mr. Jeffrey Sousa
Superintendent of Schools
Town of New Hartford
530 Main Street
New Hartford, CT 06057

Re: School Facilities Study
SP+A Project No. 25.186

Dear Superintendent Sousa:

SP+A is pleased to bring our experience and expertise in school facilities and condition studies and master planning to New Hartford Public Schools where we are completing TAB & HVAC assessments at all three schools.

We provide an integrated team with demonstrated experience in evaluation, assessment and planning for dozens of educational and municipal projects. SP+A has undertaken several Master Plans including Ledyard, Hamden, Torrington, Ansonia, Regional School District #14, East Haven, Oxford and most recently in Wallingford, Monroe, and currently with East Lyme Public Schools for the high school..

In Wallingford, we completed a middle and high school restructuring study in 2018 that analyzed facilities conditions, demographics and enrollments at the four schools that explored a variety of alternatives and cost scenarios. In 2021 we conducted a consolidated high school study that considered the feasibility of consolidating the two high schools onto the Lyman Hall HS property. Here we evaluated site implications, reviewed the enrollment projections and their impact on school size and developed preliminary educational programs and cost ranges.

In Monroe, a district-wide Master Plan looked at each school for areas of possible growth, expansion, or consolidation in response to an 11% increase in enrollment. Demographics analysis, space utilization and programming assessments were used to recommend re-opening a shuttered school at an estimated cost of $110 million. The plan, recently approved by the Committee, is currently with the Board of Education.

We look forward to working with New Hartford Public Schools on this project. If we can be of further assistance, or if you should need any further information, please feel free to contact me at 203-230-9007 x201 or dstein@silverpetrucelli.com.

Sincerely,

David J. Stein, AIA
Principal | Vice President

Silver Petrucelli + Associates
3190 Whitney Avenue | Hamden CT 06518
311 State Street | New London CT 06320
203 230 9007 *silverpetrucelli.com*

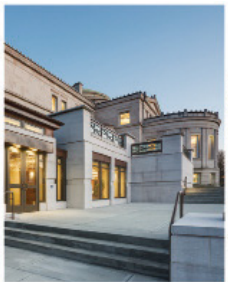
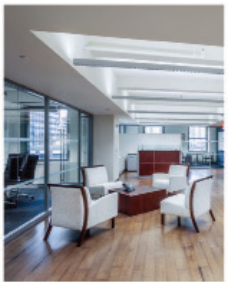
New Hartford
School Facilities Study

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Company Information



ARCHITECTS
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SP+A is an award-winning, integrated architecture, engineering, and interior design practice. We value project opportunities that make a positive impact in the community whether its preserving a treasured historic building, creating a state-of-the-art learning facility, modernizing workspaces, or designing public safety and civic projects including libraries, senior/community centers and municipal buildings.

We share a vision that combines design excellence and innovation with tested processes to meet the needs of our projects. Projects include new construction, renovate-as-new, expansion, repair and renovation, code conformance improvements, HVAC and electrical system design, window, door and roof replacements and more.

Advanced technologies are fully integrated in house to enhance both design and construction and the firm is committed to sustainability and LEED-inspired design solutions that are environmentally responsive and resource efficient.

The firm is a team of dedicated individuals working together to achieve excellence in architecture, engineering and design. Over the past three decades we have grown organically working on new projects and challenges and adding new staff with the skills, experience and expertise our projects need.

SP+A has earned the trust of many of our clients who have returned to us to provide design services for multiple projects. We are proud of the impact our projects have on the communities in which we all work and live.

Year Established: 1991

Total Staff: 55

Principals
Dean A. Petrucelli, AIA, President
David J. Stein, AIA, Vice President
Robert R. Banning, PE, Principal
Amanda M. Cleveland, NCIDQ, Principal
Christopher T. Nardi, AIA, Principal

Design Awards
High Watch Recovery Center, Kent, CT
Eastern CT Fire Training School, Willimantic, CT
James Blackstone Memorial Library, Branford, CT
West Shore Middle School, Milford, CT
Enfield High School Additions and Renovations
Fire Headquarters, Branford, CT
Fire Station #5, East Hartford, CT
Stratfield Elementary School, Fairfield, CT
Fire Headquarters, Woodbridge, CT

Historic Preservation Awards
James Blackstone Memorial Library, Branford, CT
The Ferguson Library, Stamford, CT (2)
First United Church of Christ, Milford, CT

LEED Accredited Projects
Fire Station #5, East Hartford, CT (Gold)
Eckersley Hall Senior Center, Middletown, CT (Silver)
Fire Headquarters, Branford, CT (Silver)
QVCC Advanced Manufacturing Facility, Danielson, CT

Architecture
Feasibility Studies & Building Assessments
Design (new construction/renovation)
Historic Preservation & Adaptive Reuse
Specifications
Construction Administration
Grant Assistance

Engineering
Mechanical and Electrical
Plumbing/Fire Protection
Geothermal & Photovoltaic System Design
Energy Analysis and Audit
Life-Cycle Analysis
Utility Rebate Assistance

Interior Design
Space Planning
Programming
Casework Elevations and Detailing
Floor Pattern Planning
Finish Selection (paint, flooring, ceilings)
FF&E Inventory & Specification

1087563

STATE OF CONNECTICUT ✦ DEPARTMENT OF CONSUMER PROTECTION

Be it known that

SILVER PETRUCELLI & ASSOCIATES INC

3190 WHITNEY AVE
HAMDEN, CT 06518

has been certified by the Department of Consumer Protection as a registered

JOINT PRACTICE

Architecture: Yes Landscape Architecture: No Land Surveying: No Professional Engineering: Yes

Registration #: JPC.0000037
Effective Date: 05/01/2025
Expiration Date: 04/30/2026

verify online at www.elicense.ct.gov

Bryan T. Cafferelli, Commissioner

State of Connecticut

Department of Administrative Services
Supplier Diversity Program

This Certifies

Silver Petrucelli & Associates, Inc.

3190 Whitney Avenue Hamden CT 06518

As a

Small Business Enterprise

August 30,2023 through August 30,2025

Owner(s): Amanda Cleveland, NCIDQ; Christopher T. Nardi, AIA; David J. Stein, AIA; Dean A. Petrucelli, AIA; Robert R. Banning, P.E.

Contact: David Stein **Telephone:** 203-230-9007 Ext: **FAX:** 203-230-8247
E-Mail: dstein@silverpetrucelli.com **Web Address:** www.silverpetrucelli.com
****Affiliate Companies:**

Supplier Diversity

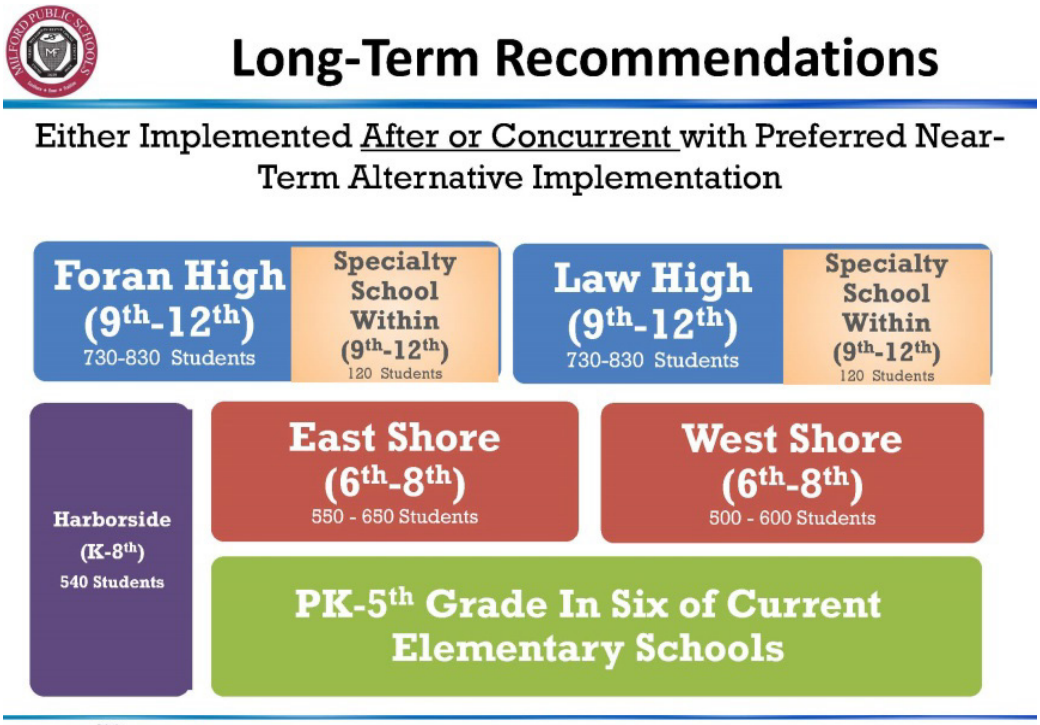
Meg Yetishefsky
Supplier Diversity Director

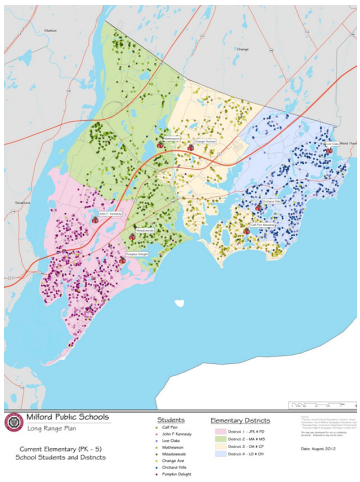
Supplier Diversity Specialist

** A contractor awarded a contract or a portion of a contract under the set-aside program shall not subcontract with any person(s) with whom the contractor is affiliated.

MILFORD PUBLIC SCHOOLS

Long Range School Facilities Plan





Completion: 2012

Faced with an anticipated drop of about 1,000 pupils over the next decade, the Board of Education needed assistance on how best to structure the school district for a future with fewer students. The year-long study identified which programs the district should offer, such as all-day pre-K, and what the district should look like in five years.

As a starting point, the study looked at enrollment projections and birthrates on a neighborhood-by-neighborhood basis. The study also looked at the physical plant and how the buildings are used, and whether the City might shutter some of the school buildings or make necessary repairs such as new roofs and windows. The district also considered abandoning its current setup in which the elementary grades are split, with four schools offering kindergarten through the second grade, and four with grades three through five. There are three middle schools with grades six, seven and eight and two high schools with about 960 students each. So, by the time a student is handed a diploma, he or she has attended at least four different schools, with the attendant need for busing.

There are 6,814 public school students in Milford, with about 1,500 in the lower elementary schools, 1,700 in the upper elementary schools, 1,600 in the middle schools and nearly 2,000 in the two high schools. Sixteen schools totaling 1.1 million s.f. were evaluated.

MONROE PUBLIC SCHOOLS

District-wide School Master Plan



A District-wide Master Plan was developed to serve as a tool in guiding the District in planning facility needs for the next ten years. The plan addressed long-range and short-range goals and reflected the needs of the school community to assist the District in identifying future facility investments and improvements.

After shuttering one school in response to decreasing enrollment, the District had since experienced an 11% increase resulting in the need to assess the condition of the District's existing and former sites to understand the basis for modernization/new construction/ replacement based upon the curriculum needs.

Each site was evaluated for areas of possible growth, expansion, or consolidation. Demographics analysis, space utilization and programming assessments was used to recommend renovation, extension, replacements and/or reopening existing facilities. The ability for additional play surfaces was also part of the master planning process.

Project Size: 642,569 s.f. (nine facilities)
Study Estimate: $175 Million
Completion: 2025

WALLINGFORD PUBLIC SCHOOLS

School Capacity and Restructuring Study

Wallingford School Capacity and Restructuring Study

ALTERNATIVE COST COMPARISON						
	ALT 1 - STATUS QUO	ALT 2 - THEMED HIGHS	ALT 3 - THEMED PATHWAYS	ALT 4 - JR HIGH	ALT 5 - THEMED HIGHS, 1 MIDDLE	ALT 6 - 1 HIGH, 1 MIDDLE
DAG MIDDLE SCHOOL	Capital Needs	Capital Needs	Renovate as New with theme	Office & Program fit outs	Office & Program fit outs	Office & Program fit outs
Total Project Cost	$ 2,141,235	$ 2,141,235	$ 35,759,100	$ 1,800,000	$ 1,800,000	$ 1,800,000
Anticipated Town share	$ 2,141,235	$ 2,141,235	$ 21,456,354	$ 1,320,030	$ 1,320,030	$ 1,320,030
MORAN MIDDLE SCHOOL	Capital Needs	Capital Needs	Renovate as New with theme	Convert to 5-6 grade school - Renovate as new	Town wide middle school - Renovate as New & New classroom addition	Relinquish Property to town
Total Project Cost	$ 2,625,500	$ 2,625,500	$ 37,144,900	$ 37,144,900	$ 59,783,950	$ -
Anticipated Town share	$ 2,625,500	$ 2,625,500	$ 22,882,150	$ 19,712,650	$ 27,901,169	$ -
LYMAN HALL HIGH SCHOOL	Capital Needs	Renovate as New with theme	Renovate as New with theme	Town wide High School - Renovate as New & New additions	Renovate as New with theme	Town wide High School - Renovate as New & New additions
Total Project Cost	$ 6,860,715	$ 61,411,350	$ 61,411,350	$ 108,215,265	$ 61,411,350	$ 108,215,265
Anticipated Town share	$ 6,860,715	$ 35,538,318	$ 35,538,318	$ 50,504,064	$ 35,538,318	$ 50,504,064
SHEEHAN HIGH SCHOOL	Capital Needs	Renovate as New with theme	Renovate as New with theme	Convert to 7-8 Jr High school - Renovate as new	Renovate as New with theme	Town wide Middle School with small addition
Total Project Cost	$ 3,967,250	$ 61,370,400	$ 61,370,400	$ 61,370,400	$ 61,370,400	$ 4,232,700
Anticipated Town share	$ 3,967,250	$ 35,514,621	$ 35,514,621	$ 42,387,676	$ 35,514,621	$ 2,449,434
TOTAL ALT PROJECT COST	$ 15,594,700	$ 127,548,485	$ 195,685,750	$ 208,530,565	$ 184,365,700	$ 114,247,965
TOTAL ALT ANTICIPATED TOWN SHARE	$ 15,594,700	$ 75,819,674	$ 115,391,443	$ 113,924,420	$ 100,274,139	$ 54,273,528

Noting a declining enrollment and need for building improvements, the Town seeked possible changes to the middle schools and high schools through a school capacity and restructuring study. The goal of the study was to maintain equitable class sizes across the district while best utilizing space.

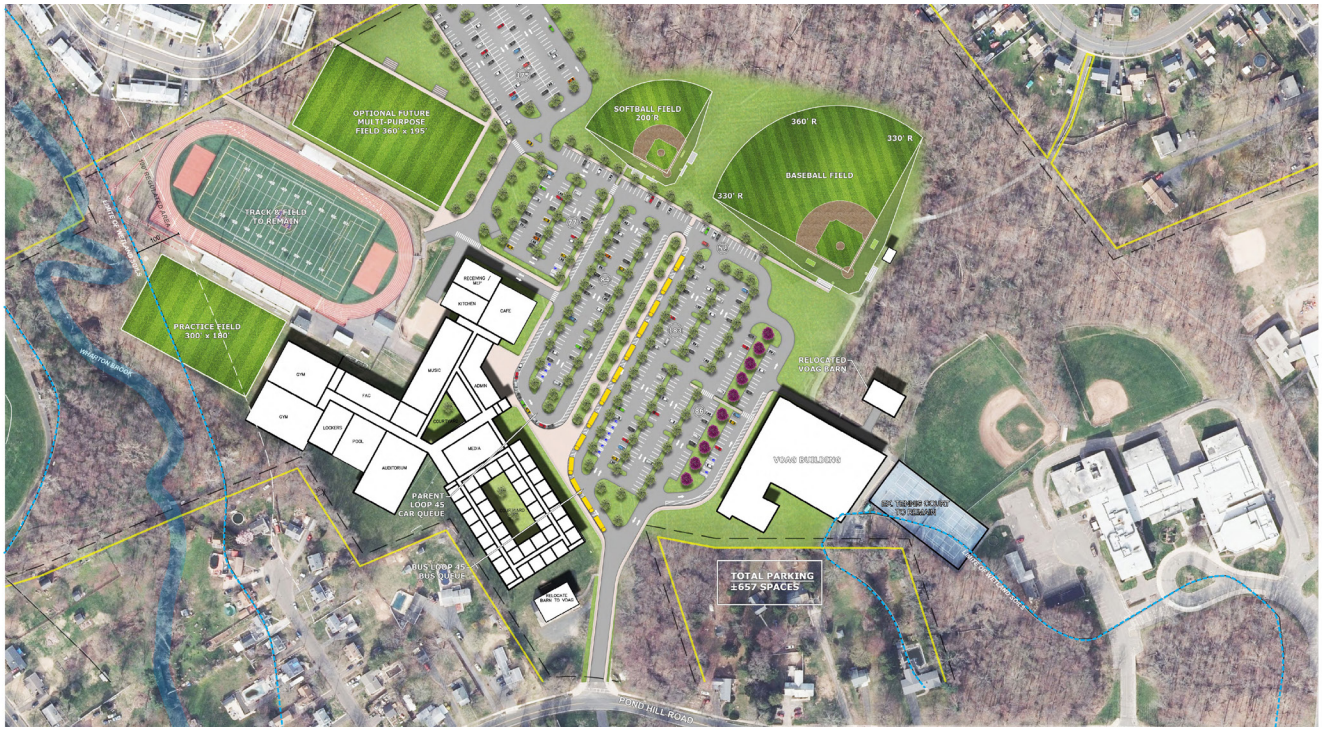
The design team evaluated existing conditions of the school buildings, determined space use and reviewed each school's ability to provide desired programming.

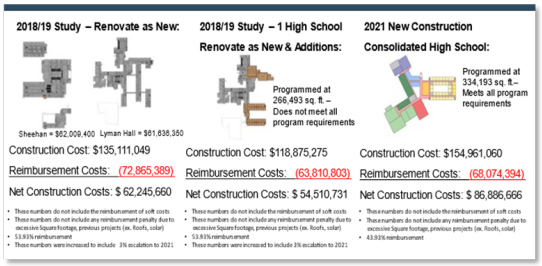
The study offered recommendations about future programming and curriculum as well as determined what would be the best (building) structure for those services. Multiple conceptual layouts and grade stacking configurations were developed along with construction estimates for the Board of Education's use.

Construction Estimate: $90 Million
Completion: 2018

WALLINGFORD PUBLIC SCHOOLS

Consolidated High School Study





The school district wanted to explore the feasibility of consolidating its two high schools into a new high school on the grounds of one of the existing schools while keeping that school open during construction. The team evaluated the site implications, reviewed enrollment projects and its impact on school size and defined preliminary educational programming vs. state space standards. Conceptual floor plans and estimates were also developed.

Site feasibility requirements included:

- Maintain school building and access while constructing new
- Maintain existing VoAg building
- Provide space for Athletics
- Provide cohesive connection to parking, parent & bus drop offs
- Maintain Football, track and field & tennis courts
- Avoid building in the wetlands
- Maintain setbacks

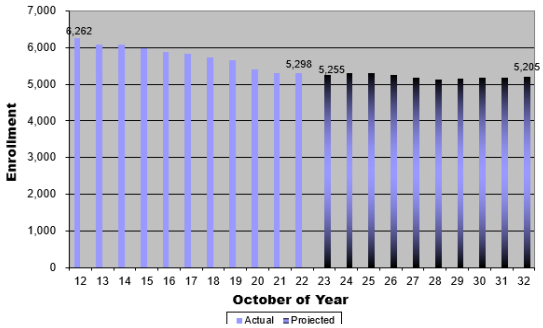
Construction Estimate: $187 Million
Completion: 2021

WALLINGFORD PUBLIC SCHOOLS

Master Plan & Demographics Study



Space Division	Quantity	Square footage	Subtotal	Average	Percentage
GENERAL CLASSROOMS	17	797-817	13,608	800	23%
PREK CLASSROOMS	3	804-940	3,302	1101	6%
SPECIAL EDUCATION/PPS	9	216-548	2,911	323	5%
SPECIALS (ART, MUSIC, COMPUTERS)	3	848-900	2,759	920	5%
MEDIA CENTER	1		2,107	2107	4%
PHYSICAL EDUCATION	1		4,875	4875	8%
AUDITORIUM/STAGE	1		1,098	1098	2%
FOOD SERVICE	2		3,052	1526	5%
ADMINISTRATION	9	286-621	3,226	358	5%
BUILDING INFRASTRUCTURE			2,741		5%
CIRCULATION + STRUCTURE			19,424		33%
TOTAL			59,103		
CONNECTICUT STATE SPACE STANDARD SPECIFICATIONS FOR 332 PREK - GRADE 2 STUDENTS			41,500		
DIFFERENCE			17,603		





The goal of this study was to:

- Evaluate the district's student enrollment projections in comparison with educational goals
- Determine utilization of the districts PK-12 infrastructure
- Reassess the High School renovation and/or consolidation concept
- Determine the programmatic limitations and aligning with future educational goals
- Evaluate ancillary programs and spaces through town and determine efficiencies and possibilities
- Consider relocation of the Central Office, Adult Ed, and Wallingford Transition Academy

The study concluded the following:

- Three is a consistent decline in enrollment
- Under utilization of the districts K-12 infrastructure
- Programmatic and facility Improvements are needed including:
  - PreK - Grade 2 need portables, restrooms, HVAC, STARS programming
  - Grade 3 - Grade 5 need restrooms, storage, HVAC, Benhaven programming
  - Middle Schools need Science and HVAC improvements
  - High Schools need Science, CTE, Art, Music, Gym and HVAC improvements
- Consider moving the Central Office, Adult Ed & Transition Academy to former Police Station

Estimates for Capital Needs & Recommended Alterations:
Elementary Schools: $42 million, Middle Schools: $14 million;
High Schools: $52 million
Completion: 2022

ANSONIA PUBLIC SCHOOLS

Facilities & Enrollment Study



Approximately 2,364 students attended one of four (4) schools in Ansonia. Pre-K enrollment was 110 at the time.

The school buildings were built or renovated in the late 1990s. The district moved from a neighborhood school model to city-wide buildings.

We teamed with demographers, for an enrollment study and long-range facilities plan to ultimately address the following:

- if the current facilities can support the projected student population
- what code or ADA compliance/safety updates are needed
- other locations in the City that might be utilized as a future school facility

The results of the study assisted the Board of Education in their future planning for the school system.

Project Size: System-wide
Completion: 2018

David J. Stein, AIA

BRANFORD PUBLIC SCHOOLS

Sliney School Facility Study & Cost Benefit Analysis



Options	Alterations - Facility Conditions	Renovate as New	New Construction
Total Facility Cost Range	$ 21,441,653	$ 27,500,000	$ 31,250,000
		$ 32,875,000	$ 38,000,000
Maximum Reimbursement Range*	$ 2,781,186	$ 7,134,021	$ 5,497,030
		$ 8,528,398	$ 6,684,388
Anticipated Branford Share*	**$ 18,660,467**	**$ 20,365,979**	**$ 25,752,970**
		$ 24,346,602	**$ 31,315,612**
COSTS ARE HYPOTHETICAL - ENROLLEMENT PROJECTIONS & BUILDING SIZE NEEDED			
Major Considerations	Limited focused improvements	Building wide Improved educational programming	Educational programming designed to meet needs
	Some existing infrastructure in place but much improved	Full A/C with all new infrastructure and technology	Full A/C with all new infrastructure and technology
	Construction - Limited impact on school if utilize summers	Construction - Major impact on school. Phasing or Portables for a few years	New Site = No impact on school during construction
			Possible Site Purchase Costs (NIC above)
* If projects follow the Office of School Construction Grants & Review (OSCG&R) process and are deemed fully eligible			

Construction Cost Estimate: $21 - $38 Million
Completion: 2023

Sliney School was built in 1929 as the Branford High School and is an iconic structure of historical significance. It is currently used as one of the town's three elementary schools and serves approximately 270 students in grades pre-Kindergarten through Fourth Grade and is home to the District's INSPIRE program for students on the autism spectrum.

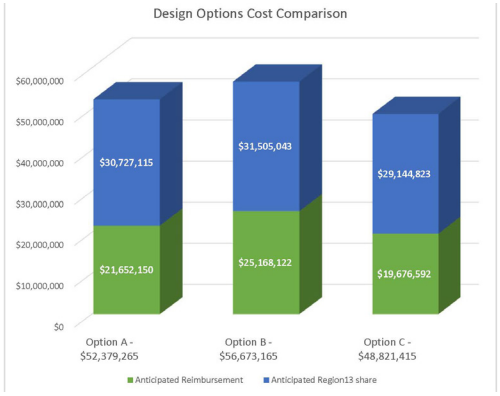
SP+A completed a comprehensive evaluation of the building with detailed recommendations and cost estimates for making all necessary alterations, renovations and expansions to meet the needs of contemporary elementary education for the projected student population.

A cost-benefit analysis was also prepared to determine if it would be more beneficial, both financially and functionally, to build a new elementary school or integrate students with expanded existing schools, rather than commit capital and/or grant funds to an obsolete and aging building.

DURHAM & MIDDLEFIELD

Region 13 Schools Facility Study



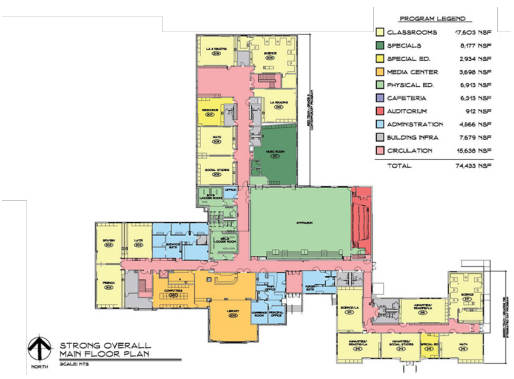


A school-by-school facility evaluation was conducted to determine the physical conditions and future configurations of the school facilities to support the program and space needs of this district which serves the communities of Durham and Middlefield.

The study considered converting a preK-2 to a pre-K-5, closing a K-4 school, converting a 5-6 to K-5 and a 7-8 to a 6-8 and keeping the high school as a 9-12 facility.

Each school building was assessed for its potential and future growth. Cost estimates were generated for renovation and alterations, additions, renovate-as-new, and new construction to meet required programming and State requirements.

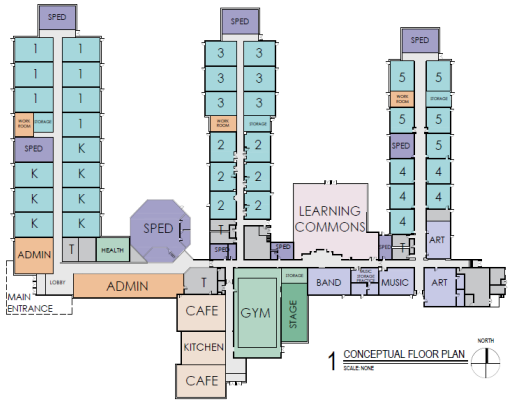
Project Size: 5 Schools
Construction Estimate: $52 Million
Completion: 2016



DURHAM & MIDDLEFIELD

Memorial School Expansion Study





Regional School District 13 wished to evaluate how Memorial School might be reconfigured and expanded to meet the space needs if the District closed one school and repurposed others.

Our team:

- Reviewed existing building, program and systems
- Reviewed enrollment projections
- Determined educational & facility needs
- Evaluated OGA space standards
- Explored layouts, floor plans and site plan options
- Anticipated costs and reviewed state reimbursement

The findings provided the District with next steps which recommended development of Ed Specs and local funding approval.

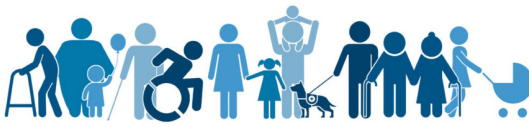
Completion: 2023
Study Estimate: $83,759,987

GREENWICH PUBLIC SCHOOLS

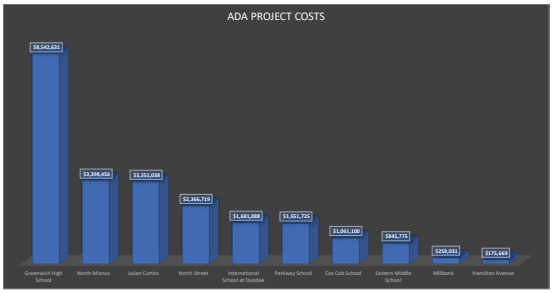
System-wide ADA Study

SCHOOL	Priority 1: Approach and Entrance						Priority 2: Access to goods & services									Priority 3: Toilet Rooms								Priority 4: Additional Access			Total Project Cost
	Standard ADA parking	Van parking	Parking signage	School Entrance	Railings	P1 Conceptual Cost	Elevator	Lift	Hand railings	Doors	Sinks	Casework	Signage	Egress	P2 Conceptual Cost	Classroom toilet rooms	Student toilet rooms	Nurse toilet	Individual toilet rooms	Grab bars	Sink pipe guards	Special Needs	P3 Conceptual Cost	Drinking fountains	Switches/devices	P4 Conceptual Cost	
Cos Cob School						$ 132,638									$ 183,938								$ 786,713			$ -	$ 1,103,288
Eastern Middle School						$ 7,763									$ 254,981								$ 511,313			$ 30,375	$ 804,431
Glenville School						$ 6,075									$ 117,281								$ 121,500			$ -	$ 244,856
Greenwich High School						$ 2,025									$10,604,250								$ 15,694			$ 32,063	$ 10,654,031
Hamilton Avenue School						$ -									$ 148,416								$ 11,644			$ 47,250	$ 207,309
International School at Dundee						$ 60,413									$ 642,684								$ 995,625			$ 6,750	$ 1,705,472
Julian Curtiss School						$ 305,269									$ 2,623,050								$ 405,000			$ 23,625	$ 3,356,944
Millbank School						$ -									$ 85,894								$ 276,750			$ 8,438	$ 371,081
North Mianus						$ 301,050									$ 2,051,156								$ 995,625			$ 50,625	$ 3,398,456
North Street School						$ 3,375									$ 1,306,969								$1,032,750			$ 23,625	$ 2,366,719
Parkway School						$ 20,250									$ 754,819								$ 764,438			$ 118,125	$ 1,657,631
Western Middle School						$ 1,710,484									$ 4,576,035								$ 324,792			$ 424,775	$ 7,036,086
						$ 2,549,340									$23,349,473								$ 6,241,842			$ 765,650	$ 32,906,305

KEY	
	Some or all elements are not compliant
	Compliant
	Not applicable



ARCHITECTS ENGINEERS INTERIORS



Construction Estimate: $32.9 Million
Completion: 2023

Most of the school facilities in Greenwich are more than 50 to 75 years old and have broad accessibility challenges. Many are not ADA compliant. Greenwich Public Schools wished to conduct a self-evaluation to identifiy non-conforming accessibiliy barriers at 12 existing schools.

A comprehensive evaluation of Americans with Disabilities Act (ADA) accessibility compliance of the district's facilities was completed to note deficiencies of accessibility and areas of non-compliance. SP+A's architects and engineers reviewed floor plans, dates of construction and conducted on-site facility evaluations. Corrective actions and conceptual estimates were developed.

Priorities for the project were:

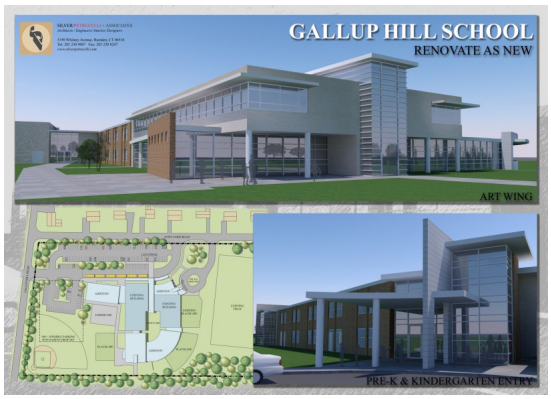
- An accessible approach and entrance
- Access to good and services
- Toilet Room access
- Additional Access (drinking fountains, switches, telephones)

A master/transition plan was developed to allow the district to provide an inclusive equitable experience for all members of the school community at its schools.

LEDYARD PUBLIC SCHOOLS

Facilities Improvement Program





Project Size: 3 Schools
Construction Estimate: $65.8 Million
Completion: 2013

With student enrollments declining, the Town of Ledyard wanted to study the possible consolidation, expansion, closing, or renovation of Town educational facilities.

This project included the assessment of current conditions at Gallup Hill School and the Ledyard Center School to determine an approach to improving one of the two elementary schools and the Ledyard Middle School.

The analyses included:

- Site Conditions
- Exterior and Interior Facility Conditions
- Mechanical
- Electrical
- Code Compliance
- Asbestos

The plan considered all alternatives and identified requirements and projected costs for major school facilities improvements to be considered by the Town residents at referendum.

The report clearly identified current and future needs to assist the Town/PMBC in determining a selection of one of the two elementary schools and an approach to the improvements at the middle school.

NORWALK PUBLIC SCHOOLS

Facilities, Feasibility Study & Long Range Plan

	15-16		16-17		17-18		18-19		19-20		20-21		21-22		22-23		23-24		24-25		25-26	
Elementary	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff
Brookside	101%	-7	97%	+13	94%	+27	93%	+35	93%	+31	91%	+42	92%	+37	93%	+31	95%	+22	97%	+12	98%	+10
Columbus	116%	-48	134%	-103	140%	-122	140%	-120	139%	-119	141%	-123	141%	-124	141%	-124	142%	-126	142%	-127	142%	-128
Cranbury	113%	-54	110%	-42	108%	-32	104%	-15	101%	-6	101%	-5	100%	+2	101%	-3	102%	-10	104%	-19	109%	-24
Fox Run	100%	+2	98%	+10	93%	+31	92%	+35	90%	+46	90%	+46	89%	+48	89%	+47	91%	+40	93%	+30	95%	+21
Jefferson	159%	-227	171%	-271	171%	-274	177%	-294	180%	-307	177%	-296	177%	-297	178%	-301	180%	-307	183%	-316	186%	-328
Kendall	119%	-89	120%	-94	117%	-78	113%	-63	109%	-40	111%	-52	111%	-50	111%	-50	112%	-56	113%	-62	116%	-77
Marvin	109%	-41	110%	-46	107%	-33	108%	-34	111%	-48	109%	-41	108%	-35	110%	-44	111%	-50	113%	-56	113%	-60
Naramake	107%	-28	108%	-25	102%	-7	98%	+7	98%	+16	96%	+20	93%	+30	94%	+25	96%	+20	98%	+17	98%	+10
Rowayton	104%	-17	109%	-37	108%	-35	107%	-28	106%	-23	104%	-18	103%	-13	103%	-14	107%	-28	109%	-33	110%	-42
Silvermine	130%	-114	141%	-157	139%	-149	136%	-135	133%	-127	136%	-139	140%	-154	142%	-162	146%	-173	150%	-191	154%	-206
Tracey	99%	+2	109%	-35	111%	-44	109%	-33	107%	-27	108%	-30	108%	-31	109%	-33	109%	-34	110%	-40	113%	-49
Wolfpit	97%	+11	103%	-12	107%	-25	101%	-5	100%	-1	99%	+8	100%	+1	100%	0	101%	-3	103%	-12	109%	-19
SUB-TOTAL	**112%**	**-610**	**116%**	**-799**	**115%**	**-741**	**113%**	**-650**	**112%**	**-605**	**112%**	**-588**	**112%**	**-586**	**113%**	**-628**	**114%**	**-705**	**116%**	**-799**	**118%**	**-892**
Middle	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff	Util	Seat Diff
Nathan Hale	105%	-34	103%	-20	108%	-53	110%	-67	115%	-96	115%	-96	112%	-78	111%	-69	107%	-46	104%	-23	104%	-28
Ponus Ridge	110%	-58	109%	-53	114%	-86	118%	-107	122%	-133	118%	-99	119%	-117	118%	-110	118%	-111	115%	-90	112%	-73
Roton	86%	+79	86%	+81	82%	+100	83%	+95	82%	+99	84%	+89	84%	+91	83%	+94	78%	+123	76%	+134	75%	+136
West Rocks	96%	+28	100%	+2	98%	+17	96%	+27	93%	+46	95%	+34	90%	+69	88%	+85	87%	+93	84%	+111	83%	+117
SUB-TOTAL	**99%**	**+15**	**100%**	**+10**	**101%**	**-22**	**102%**	**-52**	**103%**	**-86**	**103%**	**-72**	**101%**	**-35**	**100%**	**0**	**98%**	**+59**	**95%**	**+132**	**94%**	**+152**
TOTAL	**108%**	**-595**	**111%**	**-789**	**110%**	**-763**	**109%**	**-702**	**109%**	**-691**	**109%**	**-660**	**108%**	**-621**	**108%**	**-628**	**109%**	**-646**	**109%**	**-667**	**110%**	**-740**

As part of the City's responsibility to study the needs for school facilities and prepare a long-term building program, the school system conducted a district-wide facilities feasibility study encompassing all 19 schools and serving 11,000 students.

The study applied Connecticut Department of Education standards as a guide for continuous planning, changes and improvements to facilities and programs.

Aspects of the study included:

Demographic Analyses – future housing development and its impact on current and future student enrollments and school capacity requirements.

Physical Condition Assessments - condition of the school facilities, including parking lots, school grounds, and septic systems, with regard to code compliance, deferred maintenance, potential hazards, and compliance with depreciation/replacement schedules for
roofs, heating systems, ADA issues, and other facility issues.

Design Options – renovation/addition/consolidation alternatives to addressing space, program, facility and staffing needs.

Project Size: 1.6 Million s.f.
Construction Estimate: $220 million
Completion: 2015

OXFORD PUBLIC SCHOOLS

Facilities Assessment and Capital Needs Study



The town is home to four schools, three of which were included in this comprehensive facilities condition and maintenance study for the Board of Education. Detailed field surveys of over 184,000 square feet in these multi-story structures, some dating to 1948 were completed by our in-house engineers in conjunction with the principal architects of the firm. A population migration study was also completed by our in-house demographers to verify the space capacities and needs of the schools as this rural town was experiencing a development boom.

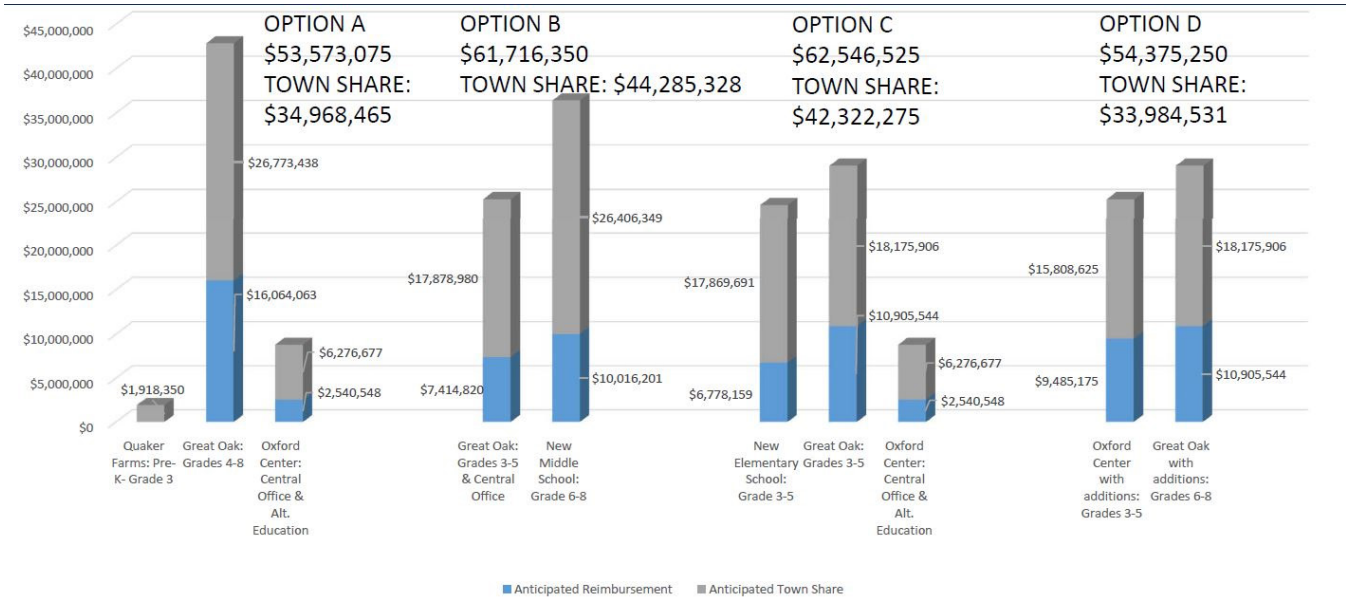
The study generated detailed facility and code evaluation matrixes which were developed in spreadsheet format for easy sorting and sub-sorting based on the inquiries developed by the facilities management staff, and these spreadsheets were provided in electronic format to the school system so that they could manage and update the list of needs, and relative costs once the study was completed. Priority rankings were also developed with the staff, and a detailed as well as a summary cost estimate spreadsheet was linked to each capital need or maintenance item, so that it could be tracked and sub-grouped.

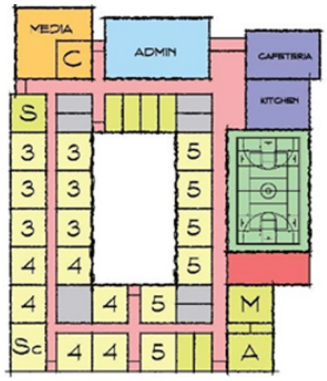
A total project estimate of over $39 million was generated in 9 different categories and rankings, helping the Board of Education develop their capital needs as well as operating budgets for the next 5-7 years.

oject Size: 180,000 s.f.
Construction Cost: $39.5 Million
Completion 2007

OXFORD PUBLIC SCHOOLS

School System Evaluation Update





Project Size: 180,000 s.f.
Study Estimate: $65 Million
Completion: 2016

The firm was re-selected by the Town to update it's previous 2007 study as much had changed.

Projected school enrollments indicated a need to accommodate fewer students starting with the elementary school levels and long range plans for school facilities needed to provide classroom and core space for the projected decreases.

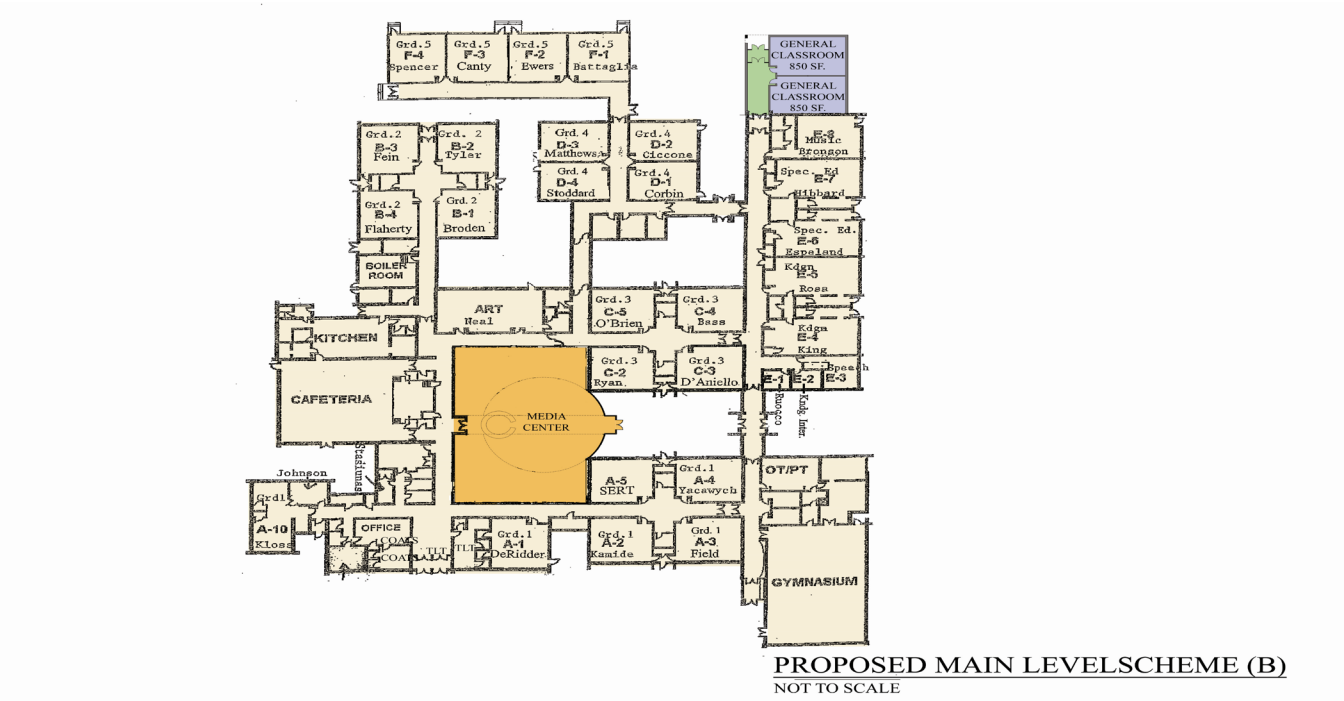
The Town considered discontinuing and elementary school, building a replacement school or building a new middle school and using the old middle school as the elementary school. A permanent solution for housing the Central Office was also part of the project.

The conditions at each school were evaluated against projects and programming goals. A facilities utilization plan provided four design options for the Town to consider.

The Plan helped guide the Board of Education in choosing the best option for their needs which includes a new middle school and conversion of the old middle school to an elementary school and central offices.

SOUTHBURY & MIDDLEBURY

Region 15 Space Utilization and Needs Study



PROPOSED MAIN LEVELSCHEME (B)
NOT TO SCALE

Seven schools and the central administrative offices were reviewed, programmed and studied for this large regional school district that was experiencing phenomenal student growth, even during an economic downturn.

The educational programming team at each school was interviewed and space programs were developed looking at their entire facility. Central administrative staff was also involved at each step of the way and recommendations were developed in a team setting that addressed not only educational appropriateness but also the facility conditions and site constraints that would affect expansion or renovation options. Renovate-as-New and total replacements were considered and valued as well as simple expansion options.

The team effort by the architects and engineers, all in house, was praised by the Board of Education at the many presentations and has become an integral part of their strategic plan.

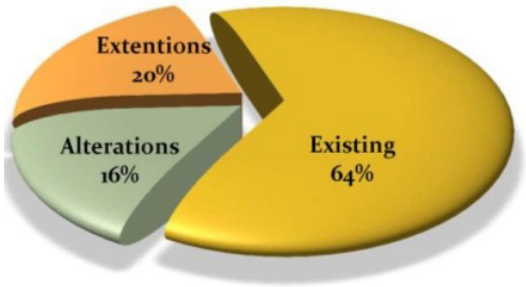
Project Size: 3 Million s.f.
Study Estimate: $42 – 61 Million
Completion: 2007

THOMASTON PUBLIC SCHOOLS

System-wide Master Plan



Floor Area Ratios



This long term study and master plan was developed with the school principals, business manager and superintendent to evaluate the ability of the Town's three schools to meet its needs 10-20 years out.

The project evaluated Center School, Black Rock Elementary School and Thomaston High School.

The CT Department of Education space standards worksheet was used as a "yard stick" to measure each of the three schools. Student populations by grade, average allowable square footages, and highest projects 8-year enrollments were used to generate space standards for master planning purposes.

Cost estimates were developed for various alterations, renovate as new and new construction and extension options at each school which were presented to the Board of Education.

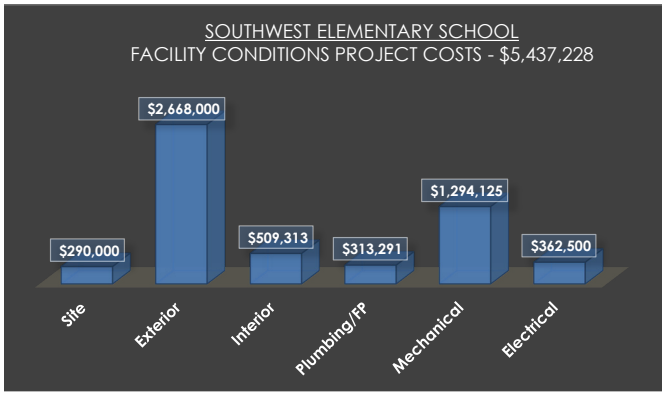
Construction Estimate: $38.5 Million
Completion: 2013

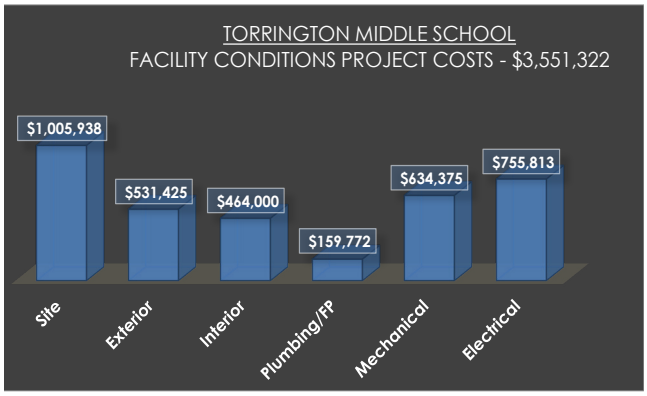


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TORRINGTON PUBLIC SCHOOLS

System-wide Facilities Study









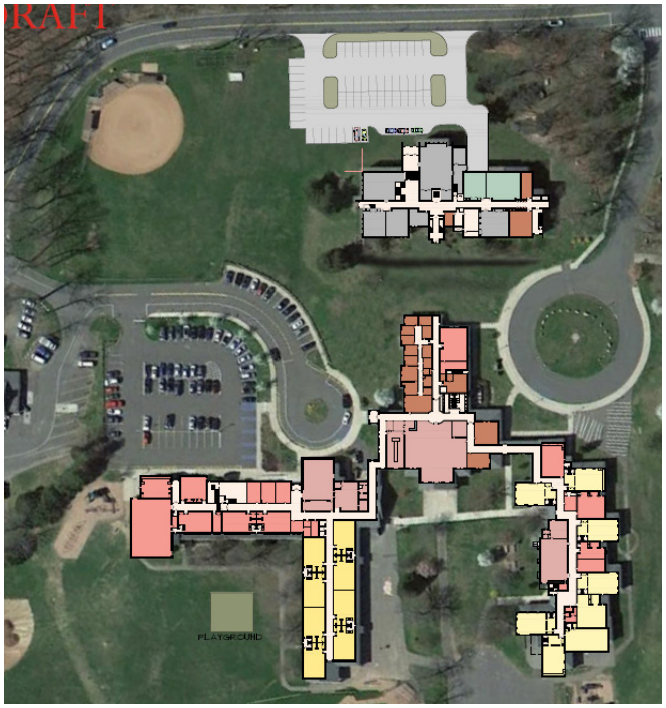
The Torrington school district consists of 8 schools on 8 different sites. Currently 6 of the 8 buildings are being used as active schools, with 1 administration building, and 1 building being leased to the Regional Educational Service Center (RESCs).

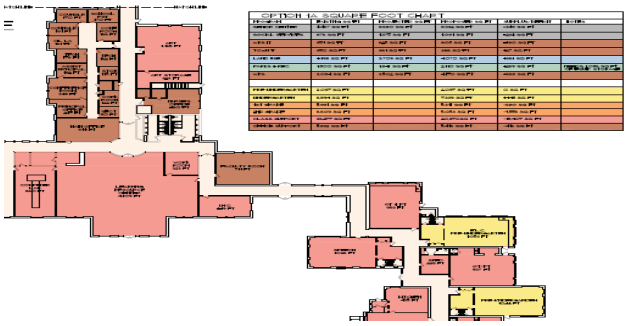
A facilities assessment of the entire Torrington School District was provided to determine the current condition of the infrastructure and provide options to improve the schools. Aspects of the study included addressing the need to update/replace M/E/P/FP systems, building envelope deficiencies, existing property and field conditions end the impact of enrollment projections on the facilities.

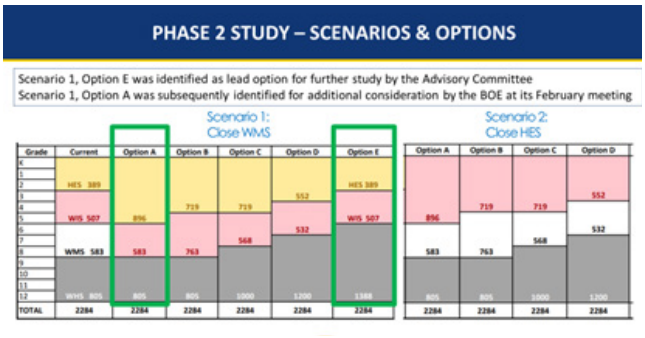
Project Size: 5 Schools; 494,859 s.f.
Construction Estimate: $32.3 Million
Completion: 2023

WESTON PUBLIC SCHOOLS

Facilities & Space Study







The Town considered consolidating into a reconfigured elementary school or middle school as enrollments had declined in these facilities. Building conditions, space layouts, and code conditions of the schools were investigated and reviewed for potential use of available school space.

The Phase 1 study completed in 2017 comprehensively examined all aspects of the WPS campus and physical plant, with attention to it as a 4-school (site) campus. The year-long Phase 1 study produced a several hundred-page analyses of immediate and long-term facility and capital needs. The four-site campus estimate with renovations was $67,656,839.

A Phase 2 Feasibility Study began in Fall 2018 to examine a three-site model for the WPS Campus to determine if there is a more cost-effective option to Phase 1 costs.
Options developed included:

- Three-site campus estimate with new middle school - $106,160,525
- Three-site campus estimate with expanded elementary school and middle school additions - $88,879,870

Project Size: Three-site campus, four-site campus
Construction Estimate: $67 million - $106 million
Completion: 2018

WESTPORT PUBLIC SCHOOLS

Facility Condition Study









This study assessed the existing conditions of 5 elementary schools, 2 middle schools and 1 high school.

Common facility needs included replacing the flat roof with modified bituminous roof, repointing of brick on the exterior façade and window replacements. Interior repairs were also addressed, such as refinishing the gym floors, replacement of old lockers and installing new acoustical ceiling tiles. Additionally, in some of the schools, boilers were replaced and in others new Natatorium units were installed to replace the aging HVAC systems. Site issues were also addressed determining the need for parking lots to be repaved.

The study generated Master and Capital Planning and Budgeting needs for the next 5 years, developed in several financial models including an analysis of the minimal and maximum renovation approaches viability for each of the schools.

This study lead to several additional projects for the firm.

Project Size: 1.2 Million s.f.
Construction Estimate: $15.6 Million
Completion: 2010

WOODBURY & BETHLEHEM

Region 14 Facilities & Demographics Assessment



The District facilities are comprised of 4 schools totaling approximately 395,314 s.f.

We assisted the District with a condition audit, plant capital renewal, demographic analysis and planning alternatives to address the future needs of the District. The study included the following:

- condition of the schools
- whether the physical plants and systems meet the needs of the district's demographic and programmatic needs
- what future funding and management programs are requirement to maintain the operations of the facilities
- what buildings are needed for future use and/or whether or not the redistricting /repurposing of facilities could acheive the desired goals of the district

Demographic analysis was also provided.

Project Size: District-wide (4 Schools)
Completion: 2018

NEW HARTFORD PUBLIC SCHOOLS

PROJECT TEAM LEADERSHIP



David Stein, AIA
PRINCIPAL / CONTRACTS
& QA/QC

STUDY SERVICES



Dean Petrucelli, AIA
DESIGN PRINCIPAL



Michelle Miller, AIA
PROJECT ARCHITECT &
EDUCATIONAL PLANNER



Bob Banning, P.E.
PRINCIPAL ENGINEER



Ken Eldridge, P.E.
CHIEF MECHANICAL ENGINEER



Steve Croteau
SR. ELECTRICAL ENGINEER

David Stein, AIA | Principal



David Stein transitioned his 20+ years of design and project management for the firm to leading the firm's business development efforts. He has extensive experience working with and managing large scale projects with multi-disciplinary teams. He has an excellent record as a team builder and effectively manages client and community relations for design projects. His design and project management background includes educational, municipal and financial projects. David manages the firm's decades-long relationships with some of the region's most prominent financial institutions and law firms.

With SP+A since 1993

Professional Registrations

- Registered Architect: CT, VT, NY, RI, ME, MA
- Registered Interior Designer: CT
- Historic Architect: CT

Education

- Bachelor of Architecture, Pratt Institute
- A.S. Architectural Engineering, Norwalk State Technical College
- Summer Program, Rhode Island School of Design
- Design Certificate, University of Copenhagen

Affiliations and Activities

- Design Juror, Architectural Program, Norwalk Community College
- American Institute of Architects
- Connecticut Society of Architects
- Board of Directors, AIA Connecticut
- Architectural Department Advisory Board member, Norwalk Community College

Representative Educational Experience

Old Greenwich ES Renovate as New - Greenwich
ACES @ Chase Renovations - Waterbury
Wallingford Public Schools High School Consolidation Study – Wallingford
Greenwich Middle School Accessibility Improvements - Greenwich
ACES 88 Bassett Road Magnet School Renovate as New – North Haven
Warde High School Restroom Modernization - Fairfield
Mill Hill Elementary School Extensions and Alterations – Fairfield
Greenwich High School Secure Entryway Design – Greenwich
ACES @ Leeder Hill Renovate as New – Hamden
Berlin High School - Renovate as New & Additions - Berlin
Barnum Elementary School Code Study – Groton
Multiple School Roof Replacements – Stamford
Manchester HS Bleacher and Locker Room Renovations – Manchester
Morrisson Elementary School Code Study – Groton
Board of Ed Central Office Relocation - Branford
Gideon Welles Greenhouse Renovations - Glastonbury
Norwalk Community College Roof Replacement – Norwalk
Crystal Lake Elementary School Renovate as New - Ellington
Windermere Elementary School Classroom Addition - Ellington
Enlightenment High School - Renovate as New - Waterbury
Kennedy High School Conceptual Design – Waterbury
Wilby High School Science Lab Renovations - Waterbury
Branford School System Renovate as New Study - Branford
Multiple Schools Roof and HVAC Study – Woodstock
Murphy School Health Center Interior Renovations - Branford
East Lyme Middle School Facility Renovations - East Lyme
Stratfield Elementary School Additions & Renovations - Fairfield
Manchester Public Schools Roof Replacement on 3 Schools - Manchester
Jonathan Law & Foran High Schools Feasibility Study - Milford
North Branford Public Schools Town Wide Space Study - North Branford
Chatfield Elementary School Expansion & Renovations - Seymour
Dolan Middle School Roof Replacement - Stamford
Rogers Child Learning Center Classroom & Office Expansion - Stamford
Turn of River School Code Renovations - Stamford
Westhill High School Roof Replacement - Stamford
Birdseye S.A.F.E. High School Renovations - Stratford
Trumbull High School Science Laboratory Conversions - Trumbull
Wallingford Public Schools Roof Replacement on 13 Schools - Wallingford
Site Selection East Side School - Waterbury

Dean Petrucelli, AIA | Principal



Dean Petrucelli co-founded SP+A in 1991. He brings design vision, leadership and expertise to the firm's design approach. He is a creative and talented designer, and leads in the production of all projects. His extensive knowledge of sustainable design, code and construction underlies his approach to design. Dean has built and maintained strong relationships with local school districts and municipal leaders. He is the lead designer on most of the firm's high-profile projects and leads each project through the entire design and construction process, mentoring design staff along the way.

With SP+A since 1991

Professional Registrations

- Registered Architect: CT
- Registered Interior Designer: CT

Education

- B.S. Architectural Engineering Technology, New York Institute of Technology
- A.S. Architectural Engineering, Norwalk State Technical College

Affiliations and Activities

- Lecturer, Building Official Career Development Program, CT Department of Public Safety
- Design Juror, Architectural Program, Norwalk Community College
- American Institute of Architects
- Connecticut Society of Architects
- Architectural Advisory Committee and Design Critique, Norwalk Community Tech. College

Representative Educational Experience

Old Greenwich ES Renovate as New - Greenwich
Mile Creek ES Renovate as New - Lyme/Old Lyme
ACES @ Chase Alterations - Waterbury
Career Academy Code Review - Danbury
Greenwich HS Entryway Hardening - Greenwich
Hinsdale Elementary School Renovate as New – Winchester
BOE Relocation Study - New Milford
Flooring Replacements in 3 Schools - Naugatuck
Burns Latino Studies Academy Renovate as New – Hartford
Suffield Middle School Band Room Addition – Suffield
Mill Hill Elementary School Extensions and Alterations – Fairfield
Board of Ed Office Renovation - Ansonia
Roger Sherman Elementary School Interior Renovation – Fairfield
Cheshire High School Sports Field Storage Building Design/Build – Cheshire
Oxford Middle School Pre-Referendum Design – Oxford
ACES @ Leeder Hill Renovate as New - Hamden
School System Wide Schools Study – Oxford
Cheshire High School Courtyard Pergola – Cheshire
Gallup Hill School Renovate as New – Ledyard
John F. Kennedy School Feasibility Study – Enfield
Region 13 Schools Study – Durham
Ledyard Middle School Renovate as New – Ledyard
Central High School Expansion & Renovate as New - Bridgeport
Enfield High School Renovate as New – Enfield
Highville Charter School Relocation and Renovation – Hamden
Alternative High School Renovations & Expansion - Milford
Naramake Elementary School Additions & Alterations - Norwalk
Ann Antolini School Window Replacement - New Hartford
Elementary Magnet School Study and Schematics – Stamford
Berlin High School ADA Code Renovations - Berlin
Berlin High School Feasibility Study & Renovate as New & Additions - Berlin
Bielefield Elementary School Feasibility Study - Middletown
Birdseye S.A.F.E. High School Renovations - Stratford
Braeburn School Programming & Planning Study - West Hartford
Brooklyn Middle School Gym Floor & Bleachers Replacement - Brooklyn
Chatfield Elementary School Expansion & Renovations - Seymour
Crystal Lake Elementary School Renovate as New - Ellington
East Lyme Middle School Facility Renovations - East Lyme
East Shore Middle School Additions & Renovations - Milford
Easter Seals of Western Connecticut Child Care Facility - Waterbury
Enfield High School Renovate as New - Enfield

Michelle Miller, AIA | Project Manager



Michelle Miller successfully manages multi-disciplined teams of architects, engineers, and specialized consultants on new buildings, renovations, and modernization projects. Her expertise in educational planning comes from assisting dozens of educators in evaluating their school districts ahead of renovation, consolidation, or expansion. Michelle produces building designs and specifications, and provides construction administration and post occupancy evaluations. She is well-versed in AutoCAD and Revit.

With SP+A since 2013

Professional Registrations

- Registered Architect: CT

Education

- M.A. Architecture, University of Hartford
- B.S. Architecture, Roger Williams University

Affiliations and Activities

- American Institute of Architects

Representative Educational Experience

School ADA Assessment & Transition Plan - Greenwich
School-wide Facilities Study - Monroe
Western MS ADA Study and Design - Greenwich
Head Start Renovations - Torrington
Sliney School Study - Branford
School Entrance Hardening - Southington
School Wide Facilities Study - Torringon
Wallingford Public Schools High School Consolidation Study – Wallingford
Sound School Roof Replacement - New Haven
Alice Peck Pre-K Program Interior Renovations – Hamden
Stamford High School Science Lab Renovations – Stamford
West Woods School Roof and Window Replacement – Hamden
Greenwich High School Accessibility Improvements – Greenwich
School Planning Study System Wide 19 Schools - Norwalk
Dunbar Hill School Roof and Window Replacement – Hamden
Memorial School Roof and HVAC Replacement – Middlefield
Briggs Alternative High School Renovations – Norwalk
Oxford Middle School Pre-Referendum Design – Oxford
Weston Intermediate School Gym Wall Repair – Weston
JFK School Feasibility Study – Enfield
Shepherd Glen School Renovate as New Study – Hamden
Region 13 School Facilities Study – Durham
Planning Study System Wide – Oxford
Alice Peck School Seclusion Room Renovations – Hamden
Ledyard Middle School Renovate as New – Ledyard
Gallup Hill School Renovate as New – Ledyard
Planning Study School Wide – Ledyard
Facilities Assessment School Wide – New Canaan
School Wide Security Improvements – Waterbury
Central High School Expansion & Renovate as New - Bridgeport
Planning Study School Wide – Hamden
West Woods School Roof Replacement & Interior Renovation – Hamden
Shepherd Glen School Renovations – Hamden
Strategic Planning Study School Wide – Thomaston
Site Selection East Side School – Waterbury
Strategic Planning Study School Wide – Thomaston
Reorganization Study School Wide – Weston

Robert Banning, PE | Principal Engineer & Chief Electrical Engineer



Bob Banning leads SP+A's electrical and mechanical engineering practice. He reviews construction shop drawings for compliance with the current codes and standards and handles all phases of projects, including client contact, programming, design development, construction document production, consultant coordination, and construction administration. As chief electrical engineer he manages the electrical engineering team in the preparation of specifications and plans for electrical power systems, utility and emergency back-up power distribution, interior and exterior lighting, fire alarms, security, access control, instrumentation and control systems including inspection and evaluation of existing electrical systems.

With SP+A Since 1993

Professional Registrations

- Licensed Engineer: CT, MA

Education

- B.S. Electrical Engineering, University of Connecticut
- A.S. Nuclear Technology, Thames Valley Technical College

Affiliations and Activities

- Member, Bozrah Volunteer Fire Department
- Certified EMT
- Eagle Scout

Representative Educational Experience

Old Greenwich ES Renovate as New - Greenwich
Region18 HVAC Upgrades - Lyme/Old Lyme
Mile Creek School Renovate as New - Lyme/Old Lyme
ACES 88 Bassett Street Magnet School Renovate as New – North Haven
Mill Hill Elementary School Extensions and Alterations – Fairfield
Hinsdale Elementary School Renovate as New – Winsted
Enfield High School Renovate as New - Enfield
Crystal Lake Elementary School Renovate as New – Ellington
Berlin High School Renovate as New and Additions - Berlin
ACES @ Chase Renovations - Waterbury
Region 13 Schools HS and Strong School Pumphouse – Durham
Suffield Middle School Band Room Addition – Suffield
Memorial School Generator Replacement – Middlefield
Glastonbury High School STEAM Addition - Glastonbury
Mansfield Middle School Roof Replacement and New PV Design – Mansfield
City Hill Middle School Roof Replacement and PV Design - Naugatuck
Hamden High School Pool and Gym Improvements – Hamden
ACES @ Leeder Hill Renovate as New – Hamden
Polson Middle School Photovoltaic Roof System – Madison
Field Memorial School Fire Alarm Panel Replacement – Bozrah
Bethel High School Generator Replacement – Bethel
Mead School Portables – Ansonia
Multiple School Security Improvements – Waterbury
Guilford High School Science Wing Repurposing - Guilford
Bullard Havens RVTS Elevator Upgrades - Bridgeport
Korn Elementary School UST Removal & Replacement - Durham
Enfield High School Athletic Fields Electrical Engineering Services - Enfield
Enrico Fermi High School Athletic Fields New Lighting - Enfield
Stratfield Elementary School UST Removal & Replacement - Fairfield
Guilford High School Lower Level Study - Guilford
Memorial School UST Removal & Replacement - Middlefield
Jonathan Law HS Phase 2 HVAC & Electrical System Upgrades - Milford
Nathan Hale Middle School HVAC & Electrical System Upgrades - Norwalk
Roton Middle School - HVAC & Electrical System Upgrades - Norwalk
Northeast School Generator Replacement - Stamford
Turn of River School Code Renovations - Stamford

Ken Eldridge, PE | Associate/Chief Mechanical Engineer



Ken Eldridge leads SP+A's mechanical engineering team in the preparation of specifications and plans for mechanical, plumbing and HVAC systems. His team inspects and evaluates existing HVAC systems and prepares heating and cooling load calculations, selects and evaluates HVAC equipment; and designs central heating and cooling plants and distribution systems. Ken supervises all plumbing design work including sanitary and domestic water piping systems; traps and interceptors; natural gas piping; and backflow prevention devices. He also coordinates fire suppression and fire sprinkler design work. He is involved in the construction inspection of the mechanical systems designed and reviews all plans for conformance with energy construction code.

With SP+A since 2016

Education

- B.S. Mechanical Engineering University of New Haven

Affiliations & Activities

- Professional Engineer: CT, RI, NY
- National and Local Member of the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

Representative Educational Experience

Mile Creek School Renovate as New - Lyme/Old Lyme
Old Greenwich ES Renovate as New - Greenwich
Sliney School Facility Study - Branford
Gideon Welles School HVAC Replacement - Glastonbury
Wilby HS HVAC Assessment - Waterbury
Western Middle School HVAC Replacement - Greenwich
Davenport School HVAC Replacement - Stamford
Jonathan Law HS Roof Tope Unit Replacement - Milford
Burns Latino Studies Academy Renovate as New – Hartford
ACES 88 Bassett Road Magnet School Renovate as New – North Haven
ACES @ Leeder Hill Renovate as New – Hamden
ACES @ Chase Renovations - Waterbury
Hinsdale Elementary School Renovate as New – Winsted
Mill Hill Elementary School Extensions and Alterations – Fairfield
Adams Middle School Covid Compliance Assessment – Guilford
Guilford Lakes School Covid Compliance Assessment – Guilford
Roger Williams Elementary School Covid Compliance Assessment – Fairfield
Fairfield Woods Middle School Covid Compliance Assessment – Fairfield
Roger Ludlowe Middle School Covid Compliance Assessment – Fairfield
Stowe Early Learning Center Restroom Renovations - Enfield
North School HVAC Replacement – Windsor Locks
Doolittle School Boiler Replacement – Cheshire
Highland School Boiler Replacement – Cheshire
Alcorn and Stowe Schools Boiler Replacement - Enfield
Consolidated School HVAC Upgrades - Colebrook
Guilford Lakes School HVAC Replacement – Guilford
Cox School HVAC Replacement – Guilford
North School HVAC Replacement – Windsor
Roger Sherman Elementary School Interior Renovation – Fairfield
Hebron Elementary School Lead Pipe Contamination Remediation – Hebron
Hamden High School Pool and Gym Improvements – Hamden
Colebrook Consolidated School Mechanical Improvements – Colebrook
Toquam School Elevator Replacement – Stamford
Wappinger Elementary School Study – South Windsor
Regional School District 13 Schools Study – Durham
Dolan School Elevator Replacement – Stamford
Region 13 Schools Fire Protection Pumphouse – Durham

Steve Croteau | Senior Electrical Designer



Steve Croteau has significant experience in electrical design and project coordination. He is a skilled project manager with a diverse background that includes documentation and safety compliance. He is experienced with AutoCad and Revit programs. Croteau works closely with clients to choose the most appropriate electrical system components for the job. His project experience includes schools, hospitals and industrial clients.

With SP+A since 2011

Education

- Porter & Chester Institute

Representative Experience

Greenwich HS Entryway - Greenwich
Swift Library Renovations - Hartford
SoNo Branch Library - Norwalk
Mill Hill Elementary School Additions and Alterations – Fairfield
Public Works Complex Building and Site Assessment – Guilford
Sisson Avenue Fire Station Renovations – Hartford
Fire Headquarters Fuel Enclosure – Cheshire
Alcorn School Youth Services Renovation – Enfield
Bennett Branch Library Interior Renvoations – Stamford
Town Hall Conference Center Renovations – Enfield
Glastonbury HS STEAM Addition – Glastonbury
Government Center Restroom Renovations – Stamford
911 Center Cooling Tower Replacement – Stamford
Klein Auditorium Addition and Interior Renovations – Bridgeport
ACES @ Leeder Hill Renovate as New – Hamden
Clough Road Generator – Waterbury
Animal Shelter New Construction – Harwinton
Water Treatment Plant Replacement – Thomaston
Self-Storage Facility New Construction – Prospect
Central High School Expansion & Renovate as New - Bridgeport
Quinebaug Valley CC Manufacturing Lab Design - Danielson
Roosevelt School PreK Renovation – Norwalk
University of Connecticut Munson Road Switchgear – Farmington
Trumbull Gardens Housing Complex Generator Replacement - Bridgeport
Pleasure Beach Complex Renovations - Bridgeport
Stowe Barn Stabilization of Historic Building - Milford
People's United Bank New Branch - Shelton
Multiple Schools Roof & HVAC Replacement – Woodstock
Rowayton Elementary School Additions & Alterations - Norwalk
Ambulance Headquarters New Facility - Newtown
Brooklyn Middle School Gym Renovations – Brooklyn
Naramake Elementary School Additions & Alterations – Norwalk
Pomperaug High School Science Lab Conversion - Southbury
St. Joseph's Church Parish Hall & Kitchen Renovations - Shelton
University of Connecticut Manchester Hall Code Remediation – Storrs
Church of the Latter Day Saints Site Lighting – Trumbull
Trumbull Gardens Generator Replacement – Bridgeport
University of Connecticut Bronwell Hall Code Remediation – Storrs
University of Connecticut Branford House Code Remediation – Avery Point
Achievement First Interior Renovations – New Haven

Project Approach

We understand Town of New Hartford is seeking assistance in making decisions regarding its school facilities. The decision includes facility consolidation, expansion, closure, and/or renovation as a result of enrollment projections, changes to educational curriculum, and building condition.

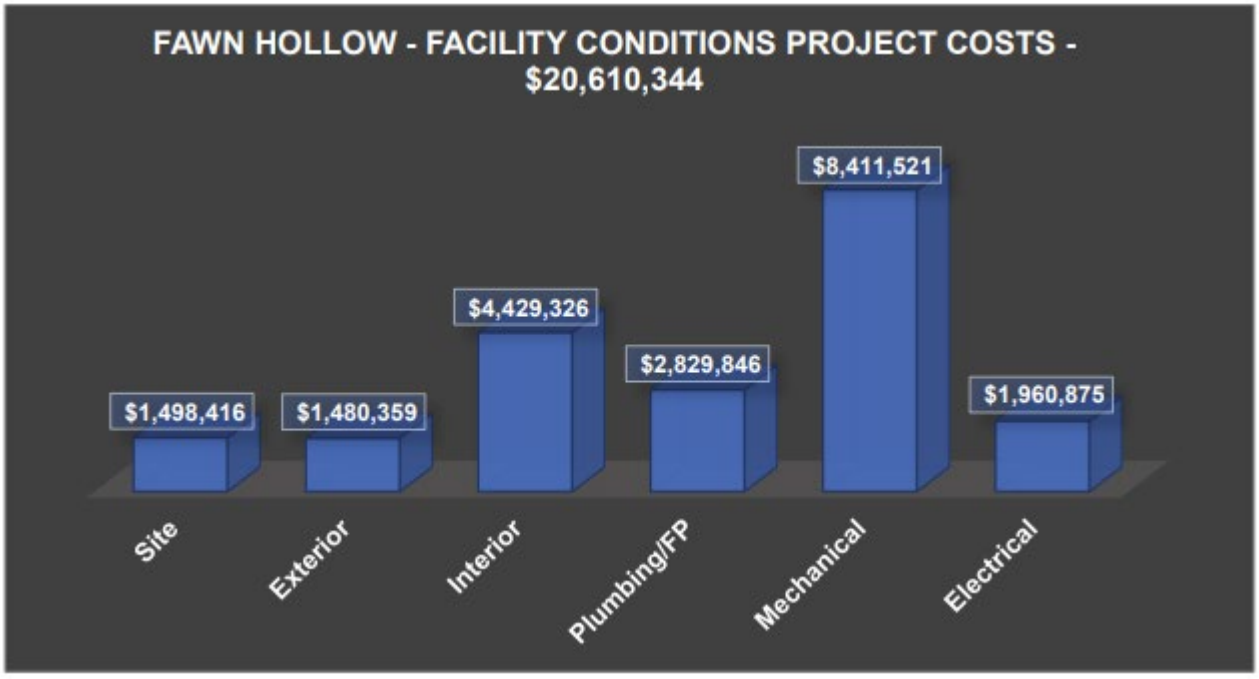
SP+A will conduct a kick-off meeting with New Hartford Public Schools (NHPS) to introduce key team members and to present key activities to be conducted. Within this meeting, we will address:

- Review of work plan and schedule
- Confirmation of the final scope of work.
- Availability, condition, and location of existing drawings and documentation.
- Collection of all base data on each building.
- Site Plan for the schools.
- Review of any available descriptive information about the schools (year built, history, major renovations).
- Interview with those familiar with the schools (superintendent, principal, teachers, maintenance staff), to collect pertinent data for integration into the assessment.
- Review of available construction and maintenance documents (as-built drawings, specifications, maintenance logs).
- Analysis of the findings of any existing engineering analyses, such as accessibility, air quality issues, environmental, and life safety.

Facility Condition Assessments

SP+A will collect, document, and analyze each school to achieve the following:

- Identify deficient conditions in terms of deferred maintenance, building condition, and life safety code non-compliance issues.
- Provide individual cost tables and digital photographs to document the deficient conditions at each school.
- Provide a reasonable cost analysis for the above-mentioned efforts.
- Life expectancy of each building.



Demographic and Enrollment Analysis

We understand the Town has enrollment data from Peter Prowda that will be incorporated into our report.

Space Utilization, Programming & Needs Assessment

The purpose of this step is to evaluate and understand what each school currently offers, identify deficiencies, prioritize needs, and implement design strategies that address those challenges.

SP+A will compile an inventory of standard classrooms, special purpose rooms, portables and the core spaces at each school that will be evaluated from school records, floor plans, interviews with facility staff and on-site evaluations of each building.

The evaluation will assess room usage to ascertain school capacity of the school relative to other buildings in the system under current conditions and will enable us to audit facility utilization. The functional capacity of each building will be established and a comparison of core facilities, instructional rooms, resource rooms, office space and site features will be prepared to serve as a baseline for the study.

Other educational programming principles will be discussed as to their applicability to New Hartford's situation and staffing strengths.

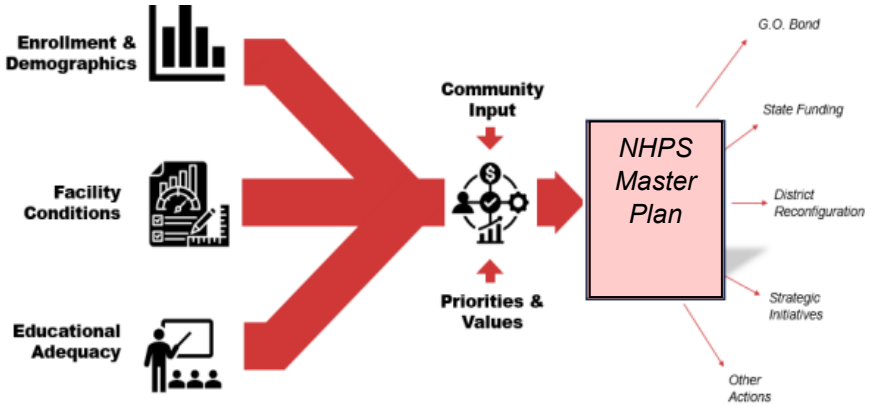
Existing Elementary Schools - Program Comparison Chart

Space Division	Fawn Hollow	Monroe ES	Stepney	TOTAL	
CONSTRUCTION/ADDITION YEAR	1966/1989	1935/1950/ 1969/1982	1962/1989		
GENERAL CLASSROOMS	26,641	15,966	20,762	63,369	35%
QUANTITY	32	18	25	75	
SIZE RANGE	772 -1021	758-949	738-917		
PREK CLASSROOMS	0	3,079	0	3,079	2%
QUANTITY		4		4	
SIZE RANGE		680-855			
SPECIAL EDUCATION/PPS	4,187	3,301	3,871	11,359	6%
SPECIALS (ART, MUSIC)	1,750	1,531	1,831	5,112	3%
MEDIA CENTER	1,684	974	1,983	4,641	3%
SPECIALIZED PROGRAM	0	5,597	0	5,597	3%
PHYSICAL EDUCATION	4,318	3,112	4,319	11,749	7%
AUDITORIUM/STAGE	1,368	661	835	2,864	2%
FOOD SERVICE	4,303	5,975	4,402	14,680	8%
ADMINISTRATION	3,807	2,484	3,112	9,403	5%
BUILDING INFRASTRUCTURE	3,485	3,379	5,654	12,518	7%
CIRCULATION + STRUCTURE	14,462	13,588	12,195	40,245	22%
TOTAL	66,005	59,647 54,050	58,964	179,019	
STATE STANDARDS	78,724	51,355	60,842	190,920	
DIFFERENCE	(12,719)	2,695	(1,878)	(11,901)	
MAX PROGRAMMED CAPACITY	697	393	545	1,635	
CURRENT ENROLLEMENT	681	414	512	1,607	
SQUARE FEET PER STUDENT	97	144	115	119 AVERAGE	
CURRENT UTILIZATION RATE	98%	105%	94%	99%	
ENROLLEMENT PROJECTION	782	419	574	1,775	
PROJECTED UTILIZATION RATE	112%	107%	105%	108%	
ADDITIONAL GENERAL CLASSROOMS NEEDED UNDER CURRENT CONFIGURATION	4	1	3	8	

- How current school facilities facilitate or impede teaching and learning;
- What additional programs and services are needed to achieve school district learning goals (programs and services that may no longer be needed);
- How the current school facilities facilitate or impede the school district/school mission;
- What new forms of teaching and learning will the school district be moving toward, the types of space or facility upgrades required for effective implementation of new initiatives (e.g., professional learning communities, data teams, parent engagement, student success plans, technology, early childhood education, all-day kindergarten, expanded preschool, etc.);
- Assist with establishing and weighting criteria for facility options; feedback about various plan options.

Master Plan Development

After conducting a comprehensive assessment and presenting the existing conditions, the next step will involve crafting a comprehensive vision for the future.



We will meet with NHPS to identify and discuss the strengths, opportunities and issues. This will result in a series of scenarios designed to address the short- and long-term needs, wants and desires of New Hartford Public Schools.

These include Effort 1 - retaining the current facilities and/or Effort 2 - reducing the number of facilities.

Monroe District-Wide Master Plan	Option B			June-25
Project type	**Gross Square Feet**	**cost per SF**	**Subtotal**	
Chalk Hill (Upper Elementry School)				
Renovation	91,198	$ 850	$	77,518,300
School Addition	16,241	$ 1,000	$	16,241,000
BOE Addition	16,281	$ 1,000	$	16,281,000
Total Project	123,720		$	110,040,300
Anticipated BOE Reimbursement (50%)		18.93%	$	3,081,993
Anticipated Reimbursement (93.77%)		35.50%	$	39,067,099
Anticipated Town Share			**$**	**67,891,208**
Monroe Elementary School				
Renovate as New	59,647	$ 850	$	50,699,950
Addition	1,200	$ 1,000	$	1,200,000
Total Project			**$**	**51,899,950**
Anticipated Reimbursement School (96%)		36.35%	$	18,863,348
Anticipated Town Share			**$**	**33,036,602**
Fawn Hollow Elementary School				
Renovate as New	66,005	$ 850	$	56,104,250
Addition	16,548	$ 1,000	$	16,548,000
Total Project			**$**	**72,652,250**
Anticipated Reimbursement (88.92%)		33.67%	$	24,458,419
Anticipated Town Share			**$**	**31,599,742**
Stepney Elementary School				
Renovate as New	59,092	$ 850	$	50,228,200
Addition	11,960	$ 1,000	$	11,960,000
Total Project			**$**	**62,188,200**
Anticipated Reimbursement (81.49%)		30.00%	$	18,653,441
Anticipated Town Share			**$**	**43,534,759**
Jockey Hollow Middle School				
Cafeteria Expansion	620	$ 1,000	$	620,000
Servery Renovation/Expansion			$	1,000,000
Media Center modernization			$	2,000,000
HVAC / Facility Needs *			$	23,214,131
Total Project Cost			$	26,834,131
Anticipated Reimbursement (88.09%)		33.35%	$	8,949,619
Anticipated Town Share			**$**	**22,755,249**
Masuk High School				
HVAC / Facility Needs *			$	43,526,774
Total Project Cost			$	43,526,774
Anticipated Reimbursement (86.6%)		32.79%	$	14,274,090
Anticipated Town Share			**$**	**29,252,684**
Total Project Costs			**$**	**346,868,354**
Anticipated Reimbursement			$	127,348,010
Anticipated Town Share			**$**	**228,070,242.73**

Each scenario will be "tested" against the overall vision, in order to evaluate feasibility, understand consideration, and ultimately their fit for New Hartford Public Schools. Each scenario will weigh the advantages and disadvantages of various options in order to facilitate discussion with New Hartford Public Schools. Renovations, consolidations, and closures will be carefully proposed to address educational needs and work within limitations of the existing buildings and sites.

Meetings and Presentations

We will make presentations of the final study as necessary, presenting the study, our findings and recommendations for future development steps. This will likely be a multi-media presentation of graphics, estimates and schedules, and brochures. As part of the planning process, key findings, analyses and alternatives will be summarized in a series of PowerPoint presentations for use in Board of Education and public discussions. Presentations will be inclusive of all appropriate maps, graphics, concepts, tables and graphs for purposes of creating discussion documents. All documents will be furnished in a format appropriate for posting on the Town's website.

Project Schedule

TASK	2025			2026				
	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY
Existing Documents Review								
Facility Analysis								
Programming & Utilization								
Concept Development								
Cost Estimates								
Draft Report								
Final Report								
Presentations								

References

Client:	*Wallingford Public Schools* *Wallingford, CT*
Contact:	Danielle Bellizzi, Superintendent dbellizzi@wallingfordschools.org; 203-949-6501
Work Performed:	School capacity and restructuring study, high school consolidation study School Master Plan and Demographics
Client:	*Monroe Public Schools* *Monroe, CT*
Contact:	Joseph Kobza, Superintendent jkobza@monroeps.org; 203-452-2860
Work Performed:	District-wide Master Plan
Client:	*Milford Public Schools* *Milford, CT*
Contact:	Sean Brennan, St. Supt of Business Operations sbrennan@milforded.org; 203-783-3405
Work Performed:	Numerous school facilities studies

Fee Proposal

While the process is the same for either effort, we propose the following individual fees for each and fee for a combination of both:

TASK	Fee
Effort 1 – Retaining the Current Facilities	$ 24,750.
Effort 2 – Reducing the Total Number of Facilities	$ 20,250.
Combined Efforts 1 & 2	$ 45,000.
Enrollment Projections	$ 3,500.
TOTAL	**$ 48,500.**

Exclusions

1. Schematic Designs thru Construction Administration Phase Services
2. Hazardous Building Material assessments

Hourly Rates

Personnel	Hourly Rate
Principal/Project Manager	$206
Principal/Project Architect	$191
Architect	$153
Architectural Designer	$128
Architectural Draftsperson	$103
Principal M/E Engineer	$206
Sr. Project Engineer/Manager	$179
Project Engineer	$137
Engineering Designer	$123
Interior Designer	$118
Construction Administrator/Building Official	$133
Specification Writer	$128
Administration	$89

Additional Information

Silver / Petrucelli + Associates owners and staff are driven by exceptional client service, accountability and conflict resolution. Since 1991 we have served our clients without interruption on projects that have continued over years, and sometimes decades, another example of responsive and outstanding service to our clients throughout Connecticut and New England.

Silver / Petrucelli + Associates certifies that it is not debarred, suspended or otherwise prohibited from professional practice by any Federal, State or local agency. We have never defaulted on a contract or had a contract terminated prior to completion in our history. All dispute resolutions were resolved early in the process and we have never proceeded to full litigation. There is no pending litigation or other factors that would affect the firm's ability to perform this agreement. Our claims history is available upon formal request.


S+P+A