



NEW HARTFORD PUBLIC SCHOOLS

SCHOOL UTILIZATION STUDY– OPTION DEVELOPMENT: TEST FITS



Bakerville School



New Hartford Elementary



Antolini School

MAY 13, 2025

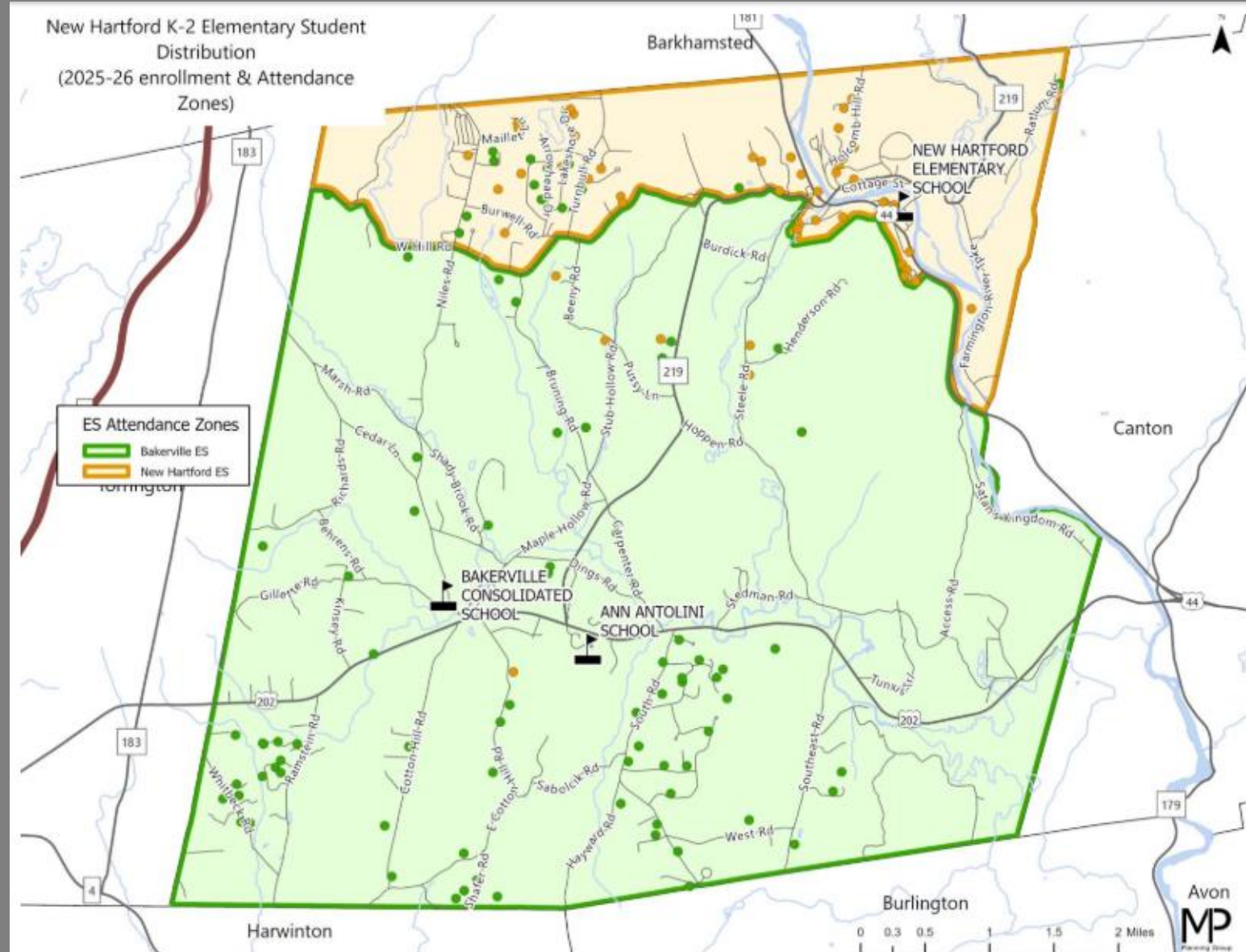
Site & Floor Plan Test Fits

High-level planning-level exploration how a project could function on a site while balancing educational priorities, operational needs, and physical constraints. These are not final designs, but rather tools used to evaluate feasibility, compare options, and identify challenges early in the process.

1. Use site analysis/GIS information to locate placement for additions
2. Use program needs and existing school floor plans to determine what can be altered within the building and what should be added in an addition
3. Conceptual site plans depict building placement, access, and circulation parking, play areas
 - Further refinement and analysis will be in needed in the future by civil engineers moving beyond a conceptual phase (septic, storm, site grading, utilities, ledge, flooding, accessibility, planning and zoning requirements, traffic studies and environmental considerations)



Potential Configurations



Preliminary Conceptual Options*

- Option A – Maintain existing
- Option B – Combine PreK-2 into one school at existing site
- Option C – Combine PreK-2 into one school: New Construction
- Option D – One district wide elementary school
- Option E – Two schools: PreK-1 / 2-6 school

*These preliminary conceptual options are intended for discussion purposes only. They **have not been fully vetted** for building additions, site requirements, or feasibility, and represent **high-level planning scenarios with associated rough order-of-magnitude costs**. Further evaluation and development will be required as the study progresses.

Option A – Maintain existing

A1- Address Facility Conditions

A2- Renovate as New

~~A3- Renovate as New with additions
to meet program~~

~~A4- New Construction – Is renovating
cost effective?~~

A5- Renovate Bakerville, Facility
Conditions @ New Hartford and
Antolini

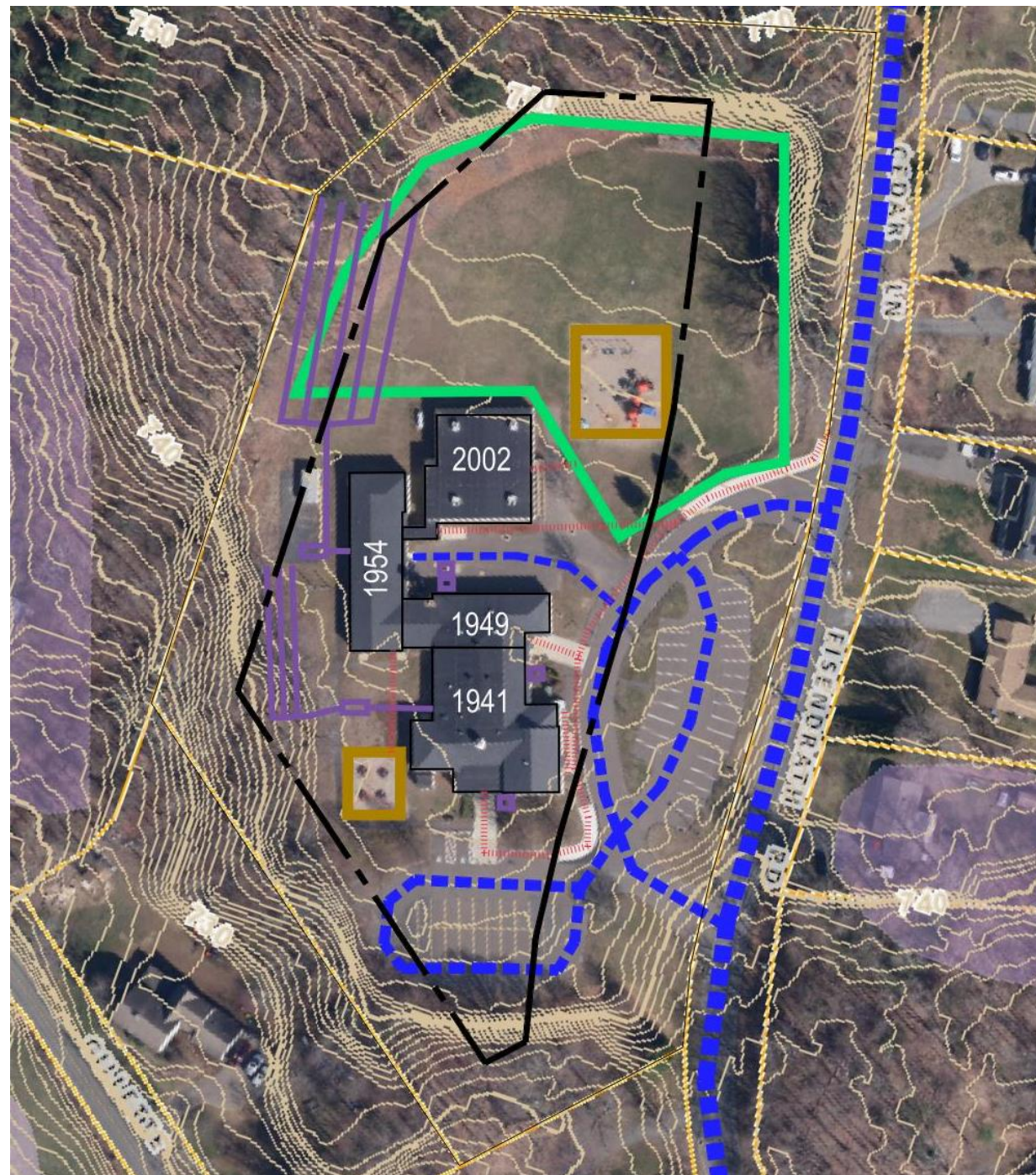
Bakerville School: Site

School site size: 5.1-acres

Recommended size: 11-acres

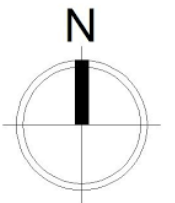
Observations:

- Small site
- No Hardscape
- No sport fields
- Separate bus & parent drop off
- 2 septic systems at west
- Close to street/no fence
- Boiler room/oil access
- Modular structure
- Deliveries?



SITE LEGEND

	BUILDING FOOTPRINT
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION
	PLAYGROUND
	HARD SPACE PLAY AREA
	GREEN SPACE PLAY AREA
	UTILITIES
	EASEMENT
	SETBACKS



Option A2: Bakerville School Conceptual Test Fit

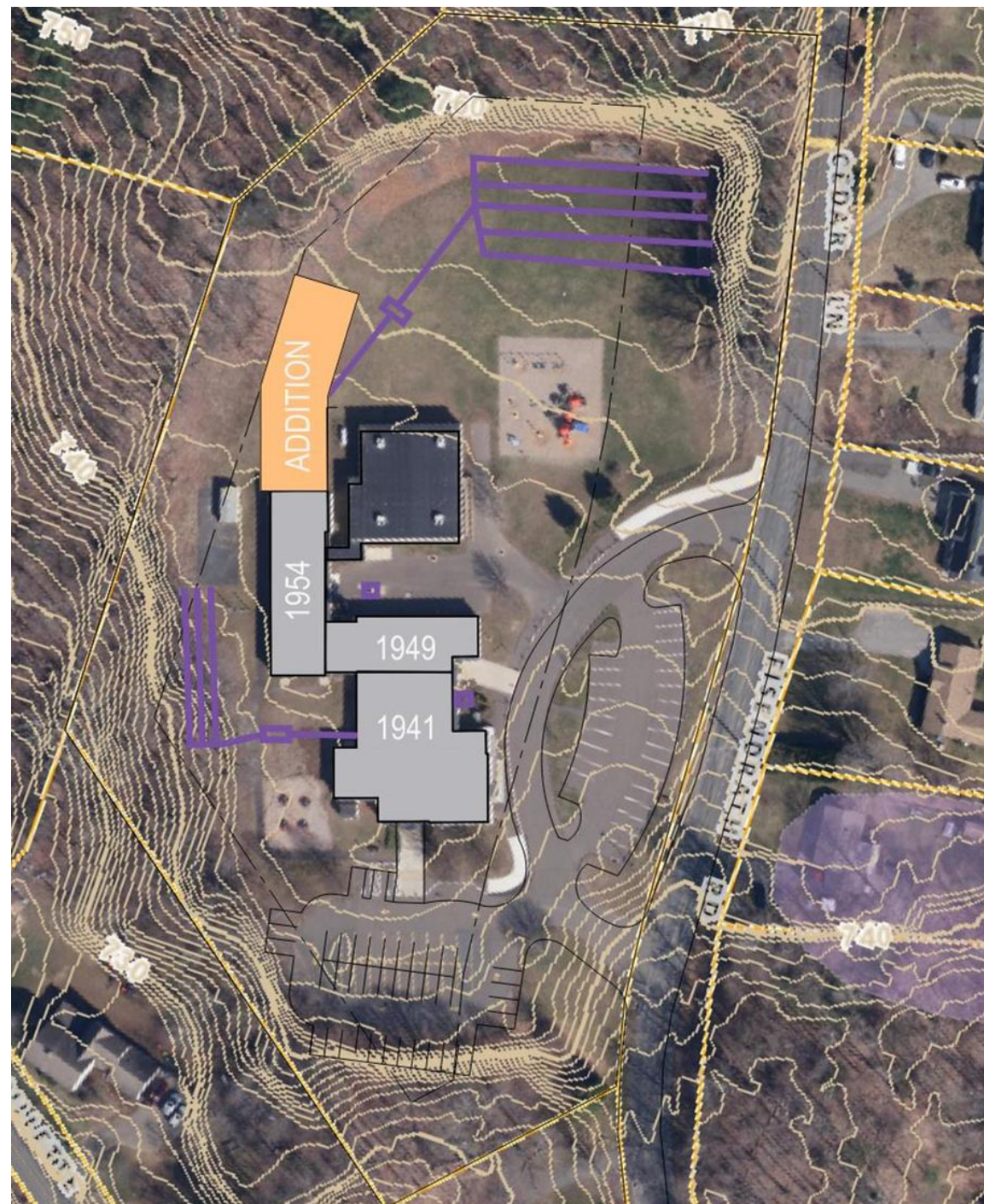
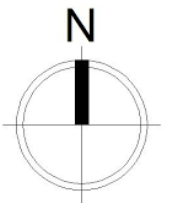
110 students



Renovate as New with addition-

- Modify site & interior layout as needed
- Replace the 4-classroom modular structure with addition
- Designed so modular can remain active during construction
- Requires septic/leaching field relocation

CONCEPTUAL SITE PLAN



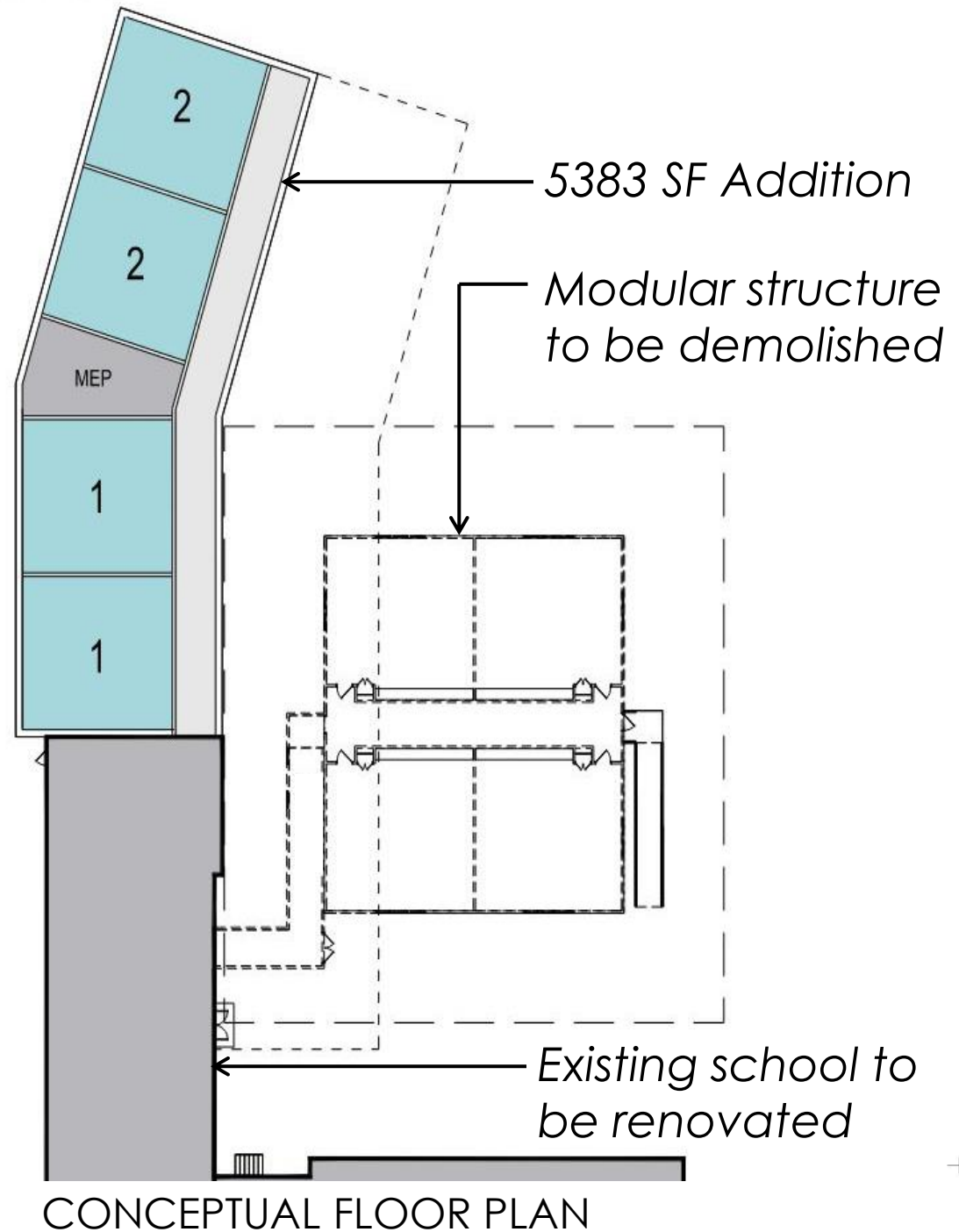
Option A2: Bakerville School Conceptual Test Fit

110 students



Renovate as New with addition-

- Modify existing interior layout as needed but it will not increase the programmatic space needs – limited program improvements
- Single loaded corridor – could be expanded in future
- Allows modular to remain in place during construction but requires septic/leaching field relocation first.



Option B – Combine PK-2 into 1 school at existing site

B1- New Hartford Elementary:
Renovate as New with additions to
meet new enrollment of 208
students/program

B2- Bakerville School: Renovate as
New with additions to meet new
enrollment of 208 students /program

S+P+A
ARCHITECTS
ENGINEERS
INTERIORS

Space Division	qnty	Square Footage	Total Square Footage	Notes	%
SPECIALS					6%
Art	1	1,200	1,200		
General Music	1	1,200	1,200		
Health Classroom	1	800	800		
SUBTOTAL			3,200		
MEDIA / LEARNING COMMONS / LIBRARY					4%
Media Center	1	2000	2,000		
SUBTOTAL			2,000		
PHYSICAL EDUCATION					9%
Gymnasium			4,000		
Storage			350		
Office			150		
SUBTOTAL			4,500		
AUDITORIUM/STAGE					2%
Stage/platform			900		
SUBTOTAL			900		
FOOD SERVICE					5%
Cafeteria			2,000		
Kitchen			600		
Storage			200		
SUBTOTAL			2,800		

Space Division	qnty	Square Footage	Total Square Footage	Notes	%
ADMINISTRATION					6%
Principal			250		
Nurse			400	including bathroom	
Break room			600		
Main Office			500		
Conference			450		
Mail			200		
Work Room			400		
Storage/supplies			200		
SUBTOTAL			3,000		
INFRASTRUCTURE					8%
PreK/K restrooms	6	80	480		
female	2	300	600		
male	2	300	600		
staff	5	80	400		
HVAC	1	600	600		
HVAC	2	100	200		
electrical	1	400	400		
electrical	2	50	100		
custodial closets	3	50	150		
custodial office	1	150	150		
storage/work room	1	250	250		
deliveries/receiving	1	400	400		
storage	1	100	100		
SUBTOTAL			4,430		
CIRCULATION + STRUCTURE					25%
			13,000		
SUBTOTAL			13,000		
TOTAL SQUARE FEET			52,830		
DAS-057 Space Standards Calculation for Public School Building Projects Grants Program					
SCHOOL BUILDING AREA PER DAS			47,547		
ALLOWABLE SPACE STANDARDS AREA - PROJECTED ENROLLEMENT			26,050	Based on 208 students	
Associated Reimbursement					
New Hartford typical reimbursement rate:			45.71%	New construction rate:	40.00%
Reimbursement adjustment factor:			54.79%		54.79%
Adjusted reimbursement rate:			25.04%		21.92%

New Hartford Elementary: Site

School site size: 7.5-acres

Recommended size: 11-acres

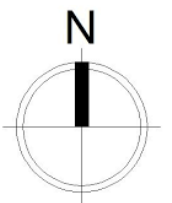
Observations:

- Small site
- Limited Hardscape
- No defined sport fields
- Separate bus & parent drop off
- One way street/ residential
- Close to street/no fence
- River front – flooding!
- FEMA/ Aquifer Protection zones
- Easement



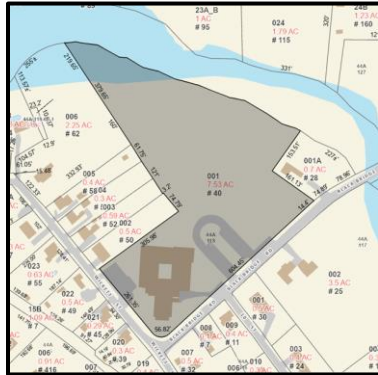
SITE LEGEND

	BUILDING FOOTPRINT
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION
	PLAYGROUND
	HARD SCAPE PLAY AREA
	GREEN SPACE PLAY AREA
	UTILITIES
	EASEMENT
	SETBACKS



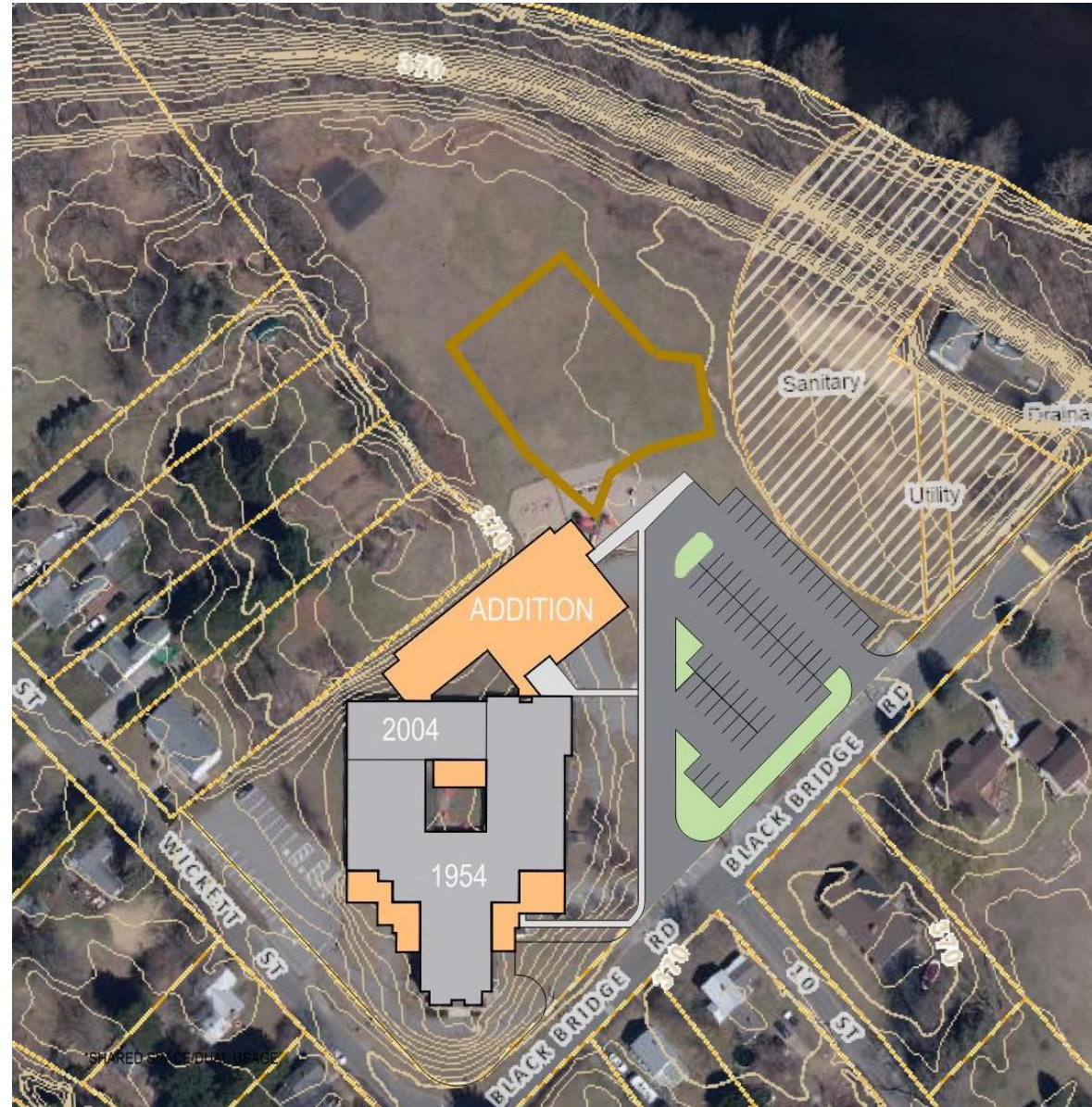
Option B1: New Hartford Elementary Conceptual Test Fit

208 students

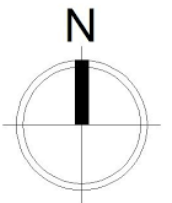


Renovate as New with multiple additions –

- Addition size and site impact need civil engineering evaluation
- Modify interior layout as needed to address program
- Modify site to increase parking and playscape for new population
- Multiple additions can increase costs

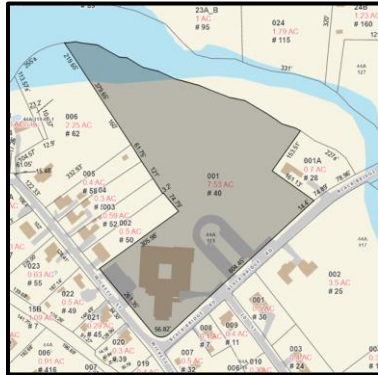


CONCEPTUAL SITE PLAN



Option B1: New Hartford Elementary Conceptual Test Fit

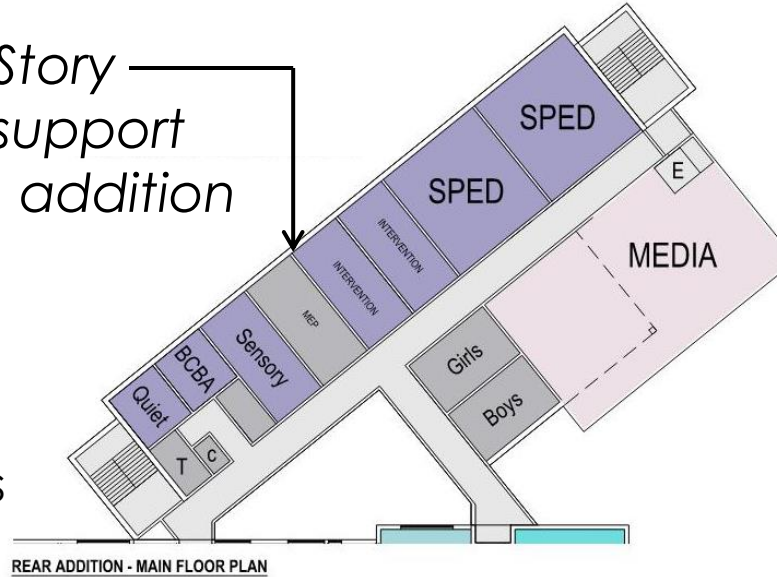
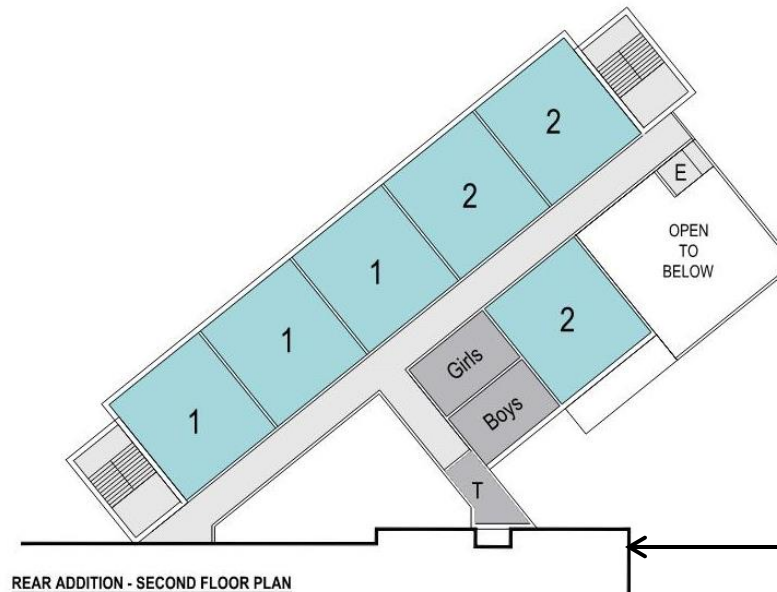
208 students



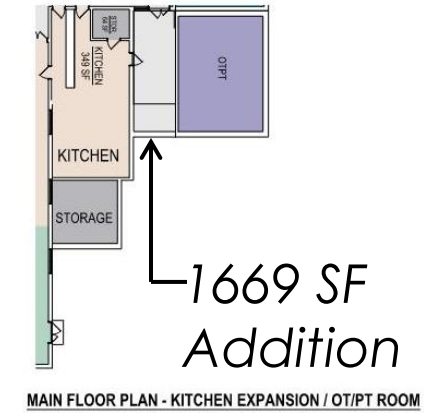
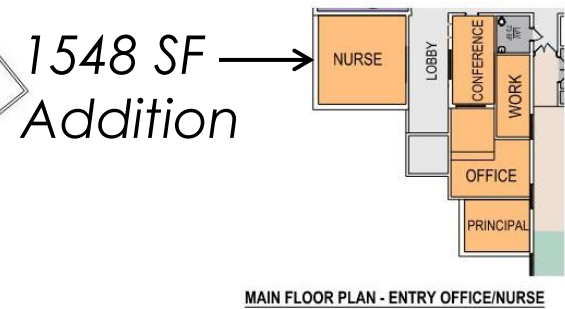
16,956 SF 2 Story
classroom, support
and Media addition

Renovate as New with multiple additions

- Front admin addition for office and nurse reconfiguration
- Front kitchen, storage, OT/PT addition for gym/café
- 2 story rear addition for SPED, classrooms and Media Center
- First grade on second level addressed by dedicated stair
- Courtyard addition – Intervention
- Most program can be met in this configuration
 - Separate gym and café not achieved at this size addition



CONCEPTUAL FLOOR PLANS



Existing school
to be renovated

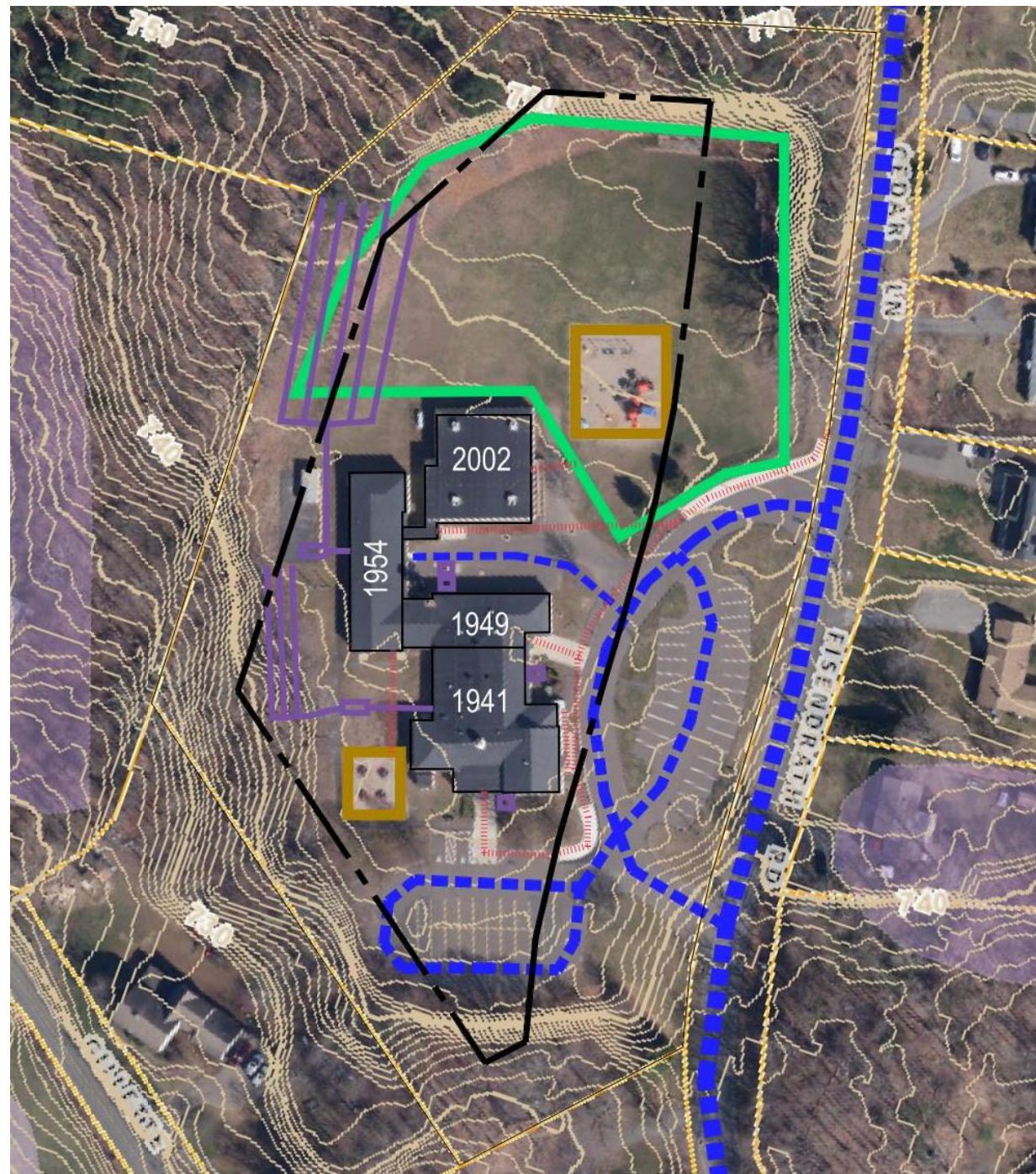
Bakerville School: Site

School site size: 5.1-acres

Recommended size: 11-acres

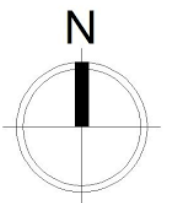
Observations:

- Small site
- No Hardscape
- No sport fields
- Separate bus & parent drop off
- 2 septic systems at west
- Close to street/no fence
- Boiler room/oil access
- Modular structure
- Deliveries?



SITE LEGEND

	BUILDING FOOTPRINT
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION
	PLAYGROUND
	HARD SPACE PLAY AREA
	GREEN SPACE PLAY AREA
	UTILITIES
	EASEMENT
	SETBACKS



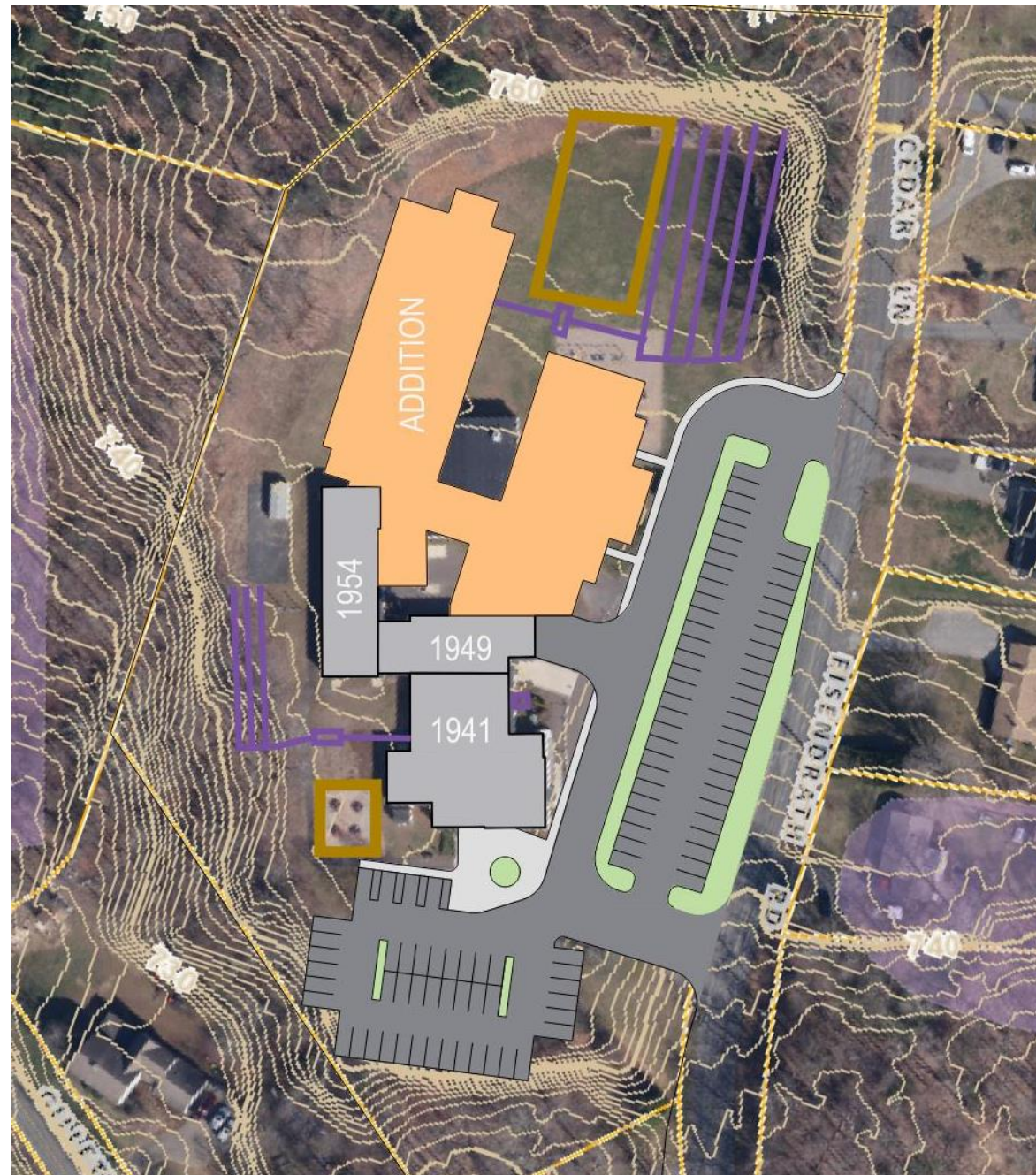
Option B2: Bakerville School Conceptual Test Fit

208 students

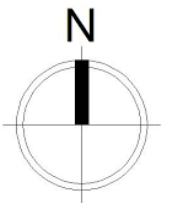


Renovate as New with additions –

- Modify interior layout as needed to address program
- Build 2 story classroom addition
- Requires septic/leaching field relocation
- Modify site to increase parking and playscape for new population
- Removes modular prior to construction



CONCEPTUAL SITE PLAN

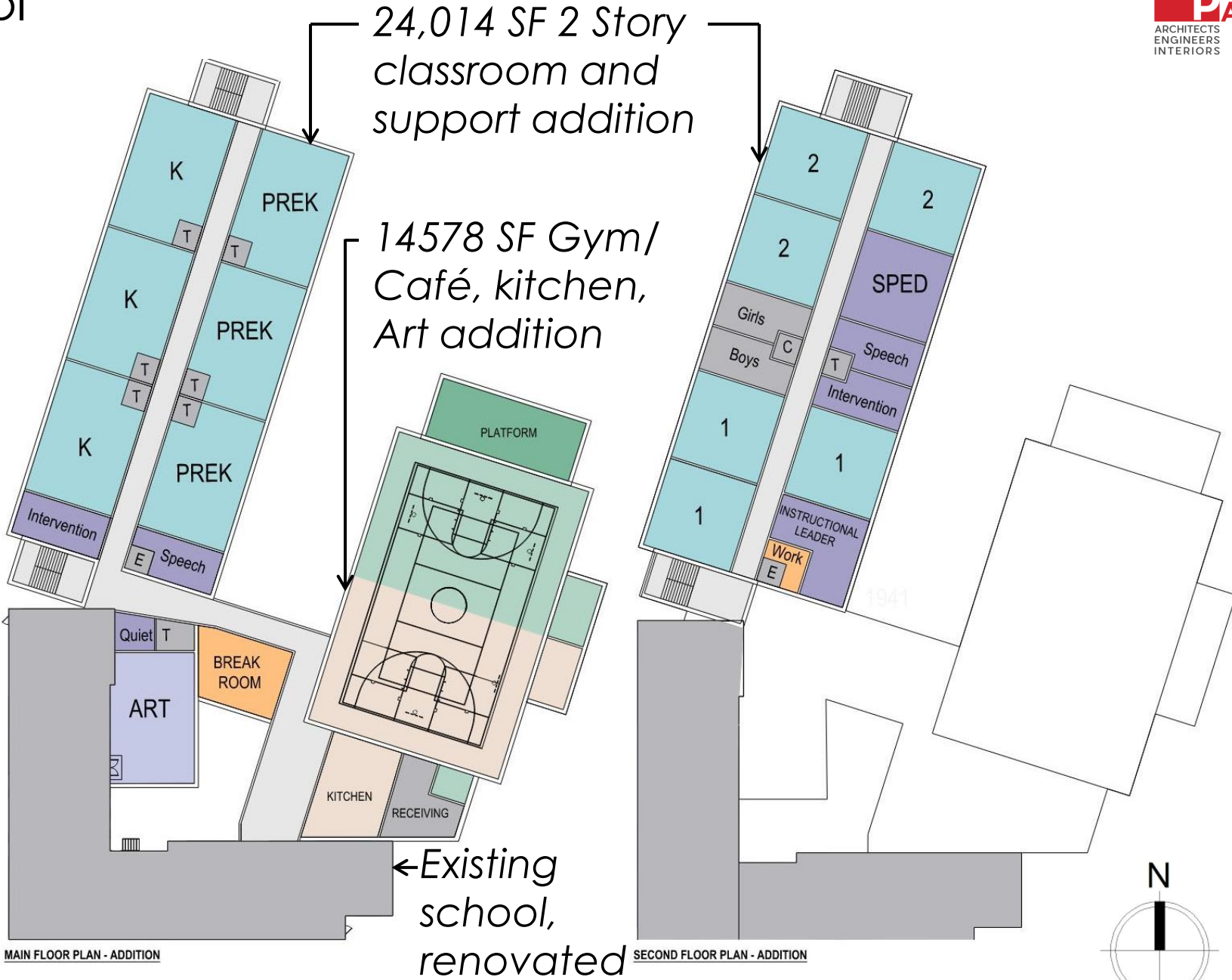
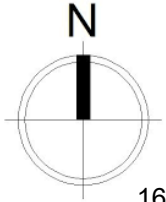


Option B2: Bakerville School Conceptual Test Fit

208 students



- Renovate as New with additions –
- Modify interior layout as needed to address program
 - First grade on second level addressed by dedicated stair
 - Convert Multipurpose and stage to Media
 - Most program can be met in this configuration
 - Separate gym & café not achieved at this size addition



Option C – Combine PK-2 into 1 school - New Construction

C- Build New to meet new enrollment/
program for 208 Students

Option C – Combine PK-2 into 1 school - New Construction

NEW HARTFORD PK-2 PROGRAM					
Projected Enrollment: 208					
Space Division	qnty	Square Footage	Total Square Footage	Notes	%
GENERAL CLASSROOMS					23%
PreK	3	1200	3,600		
Kindergarten	3	1200	3,600		
Grade 1	3	800	2,400		
Grade 2	3	800	2,400		
SUBTOTAL			12,000		
SPECIAL ED/PPS/INTERVENTION					13%
Resource Room / Learning Center	2	800	1600		
Speech	2	200	400		
BCBA	1	200	200		
OT/PT	1	800	800		
Sensory	1	400	400		
Quiet Room (seclusion)	1	200	200		
Intervention	4	400	1600		
Instructional Leader	1	600	600		
School Psych	1	400	400		
School Counselor	1	400	400		
Social Worker	1	400	400		
SUBTOTAL			7,000		

Space Division	qnty	Square Footage	Total Square Footage	Notes	%
SPECIALS					6%
Art	1	1,200	1,200		
General Music	1	1,200	1,200		
Health Classroom	1	800	800		
SUBTOTAL			3,200		
MEDIA / LEARNING COMMONS / LIBRARY					4%
Media Center	1	2000	2,000		
SUBTOTAL			2,000		
PHYSICAL EDUCATION					9%
Gymnasium			4,000		
Storage			350		
Office			150		
SUBTOTAL			4,500		
AUDITORIUM/STAGE					2%
Stage/platform			900		
SUBTOTAL			900		
FOOD SERVICE					5%
Cafeteria			2,000		
Kitchen			600		
Storage			200		
SUBTOTAL			2,800		

Space Division	qnty	Square Footage	Total Square Footage	Notes	%
ADMINISTRATION					
Principal			250		6%
Nurse			400	including bathroom	
Break room			600		
Main Office			500		
Conference			450		
Mail			200		
Work Room			400		
Storage/supplies			200		
SUBTOTAL			3,000		
INFRASTRUCTURE					
PreK/K restrooms	6	80	480		8%
female	2	300	600		
male	2	300	600		
staff	5	80	400		
HVAC	1	600	600		
HVAC	2	100	200		
electrical	1	400	400		
electrical	2	50	100		
custodial closets	3	50	150		
custodial office	1	150	150		
storage/work room	1	250	250		
deliveries/receiving	1	400	400		
storage	1	100	100		
SUBTOTAL			4,430		
CIRCULATION + STRUCTURE					
			13,000		25%
SUBTOTAL			13,000		
TOTAL SQUARE FEET			52,830		
DAS-057 Space Standards Calculation for Public School Building Projects Grants Program					
SCHOOL BUILDING AREA PER DAS			47,547		
ALLOWABLE SPACE STANDARDS AREA - PROJECTED ENROLLEMENT			26,050	Based on 208 students	
Associated Reimbursement					
New Hartford typical reimbursement rate:			45.71%	New construction rate:	40.00%
Reimbursement adjustment factor:			54.79%		54.79%
Adjusted reimbursement rate:			25.04%		21.92%

Option C: New Construction Conceptual Test Fit @ Antolini

208 students
249 students



New Construction – District Campus

- Develop area adjacent to field for new school
- Create district campus
- Needs civil evaluation for site grading, geotechnical, traffic, parking, storm, septic, well
- Opportunities to design traffic and parking patterns to separate bus and parent along with PreK drop off



CONCEPTUAL SITE PLAN

Option C: New Construction Conceptual Test Fit @ Antolini

208 students
249 students



New Construction – District Campus

- Potential new road for 2nd access to help traffic/safety
- Needs civil evaluation for site grading, geotechnical, parking, storm, septic, well
- Shared field between two schools



CONCEPTUAL SITE PLAN

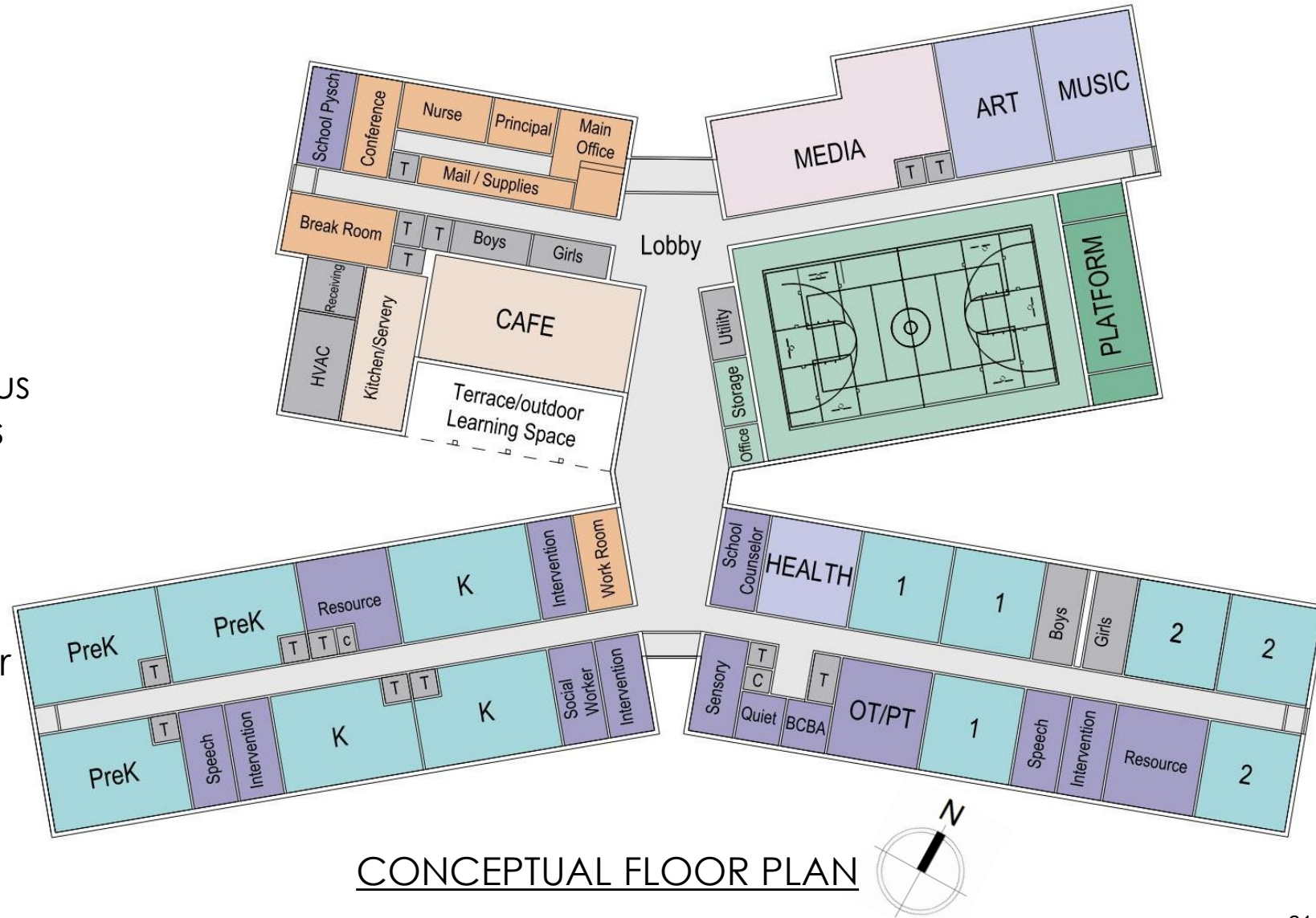
Option C: New Construction Conceptual Test Fit @ Antolini

208 students
249 students



New Construction – District Campus

- Concept floor plan incorporates all Program
- Plan on one level
- 2 classroom wings
- Shared resources centralized
- Public spaces close to front door
- Outdoor learning opportunities
- 55,651 SF School



Option D – One district wide elementary school at Antolini

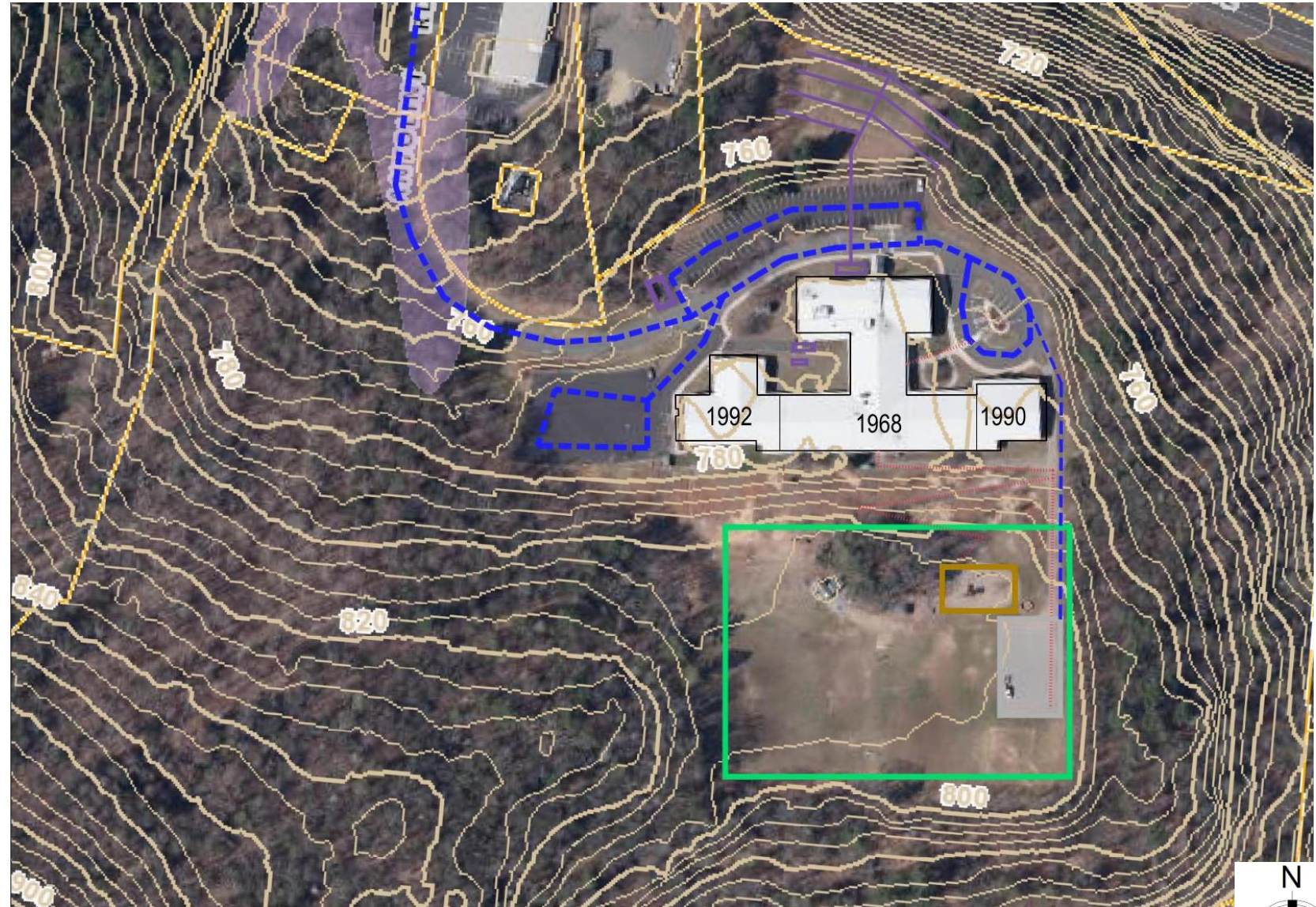
D - Renovate as New with additions to meet program/enrollment for 449 students

Antolini School: Site

School site size: 97-acres
(20+/- acres developed)
Recommended size: 12.5-
acres

Observations:

- Large private site
- Separate bus & parent drop off
- Parent drop off at west – overflow parking
- Play areas are elevated – access is tough in winter
- Vehicles drive up but not built for it – road failing
- Heavily sloped terrain will make expansion challenging
- Well and septic



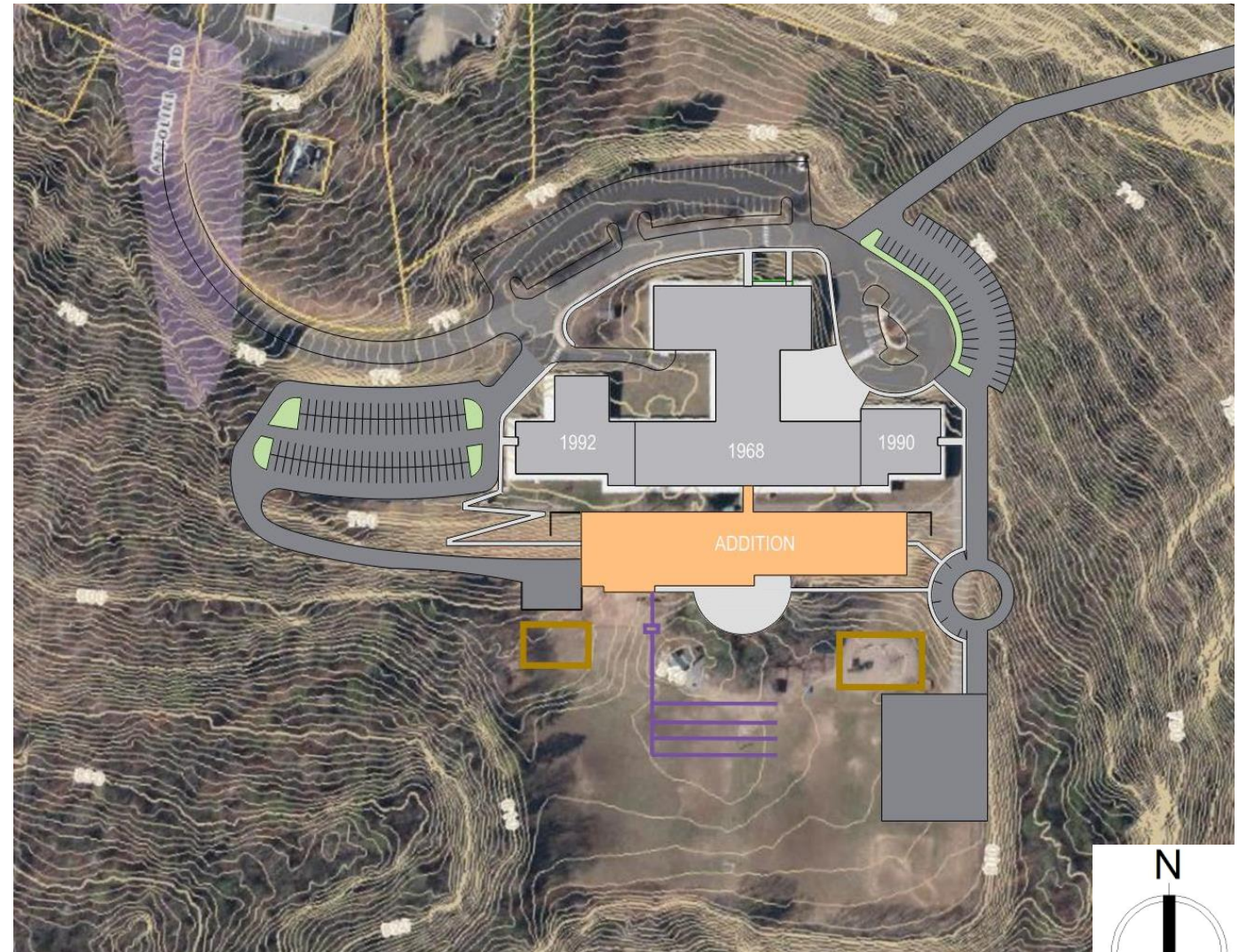
Option D: 1 Prek-6 School @ Antolini Conceptual Test Fit

449 students



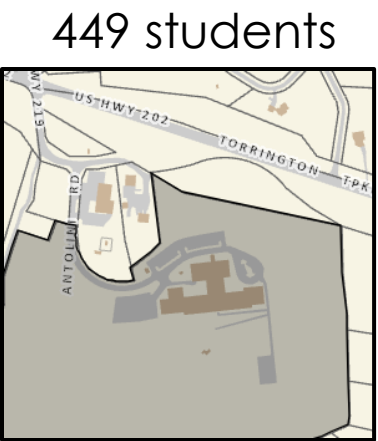
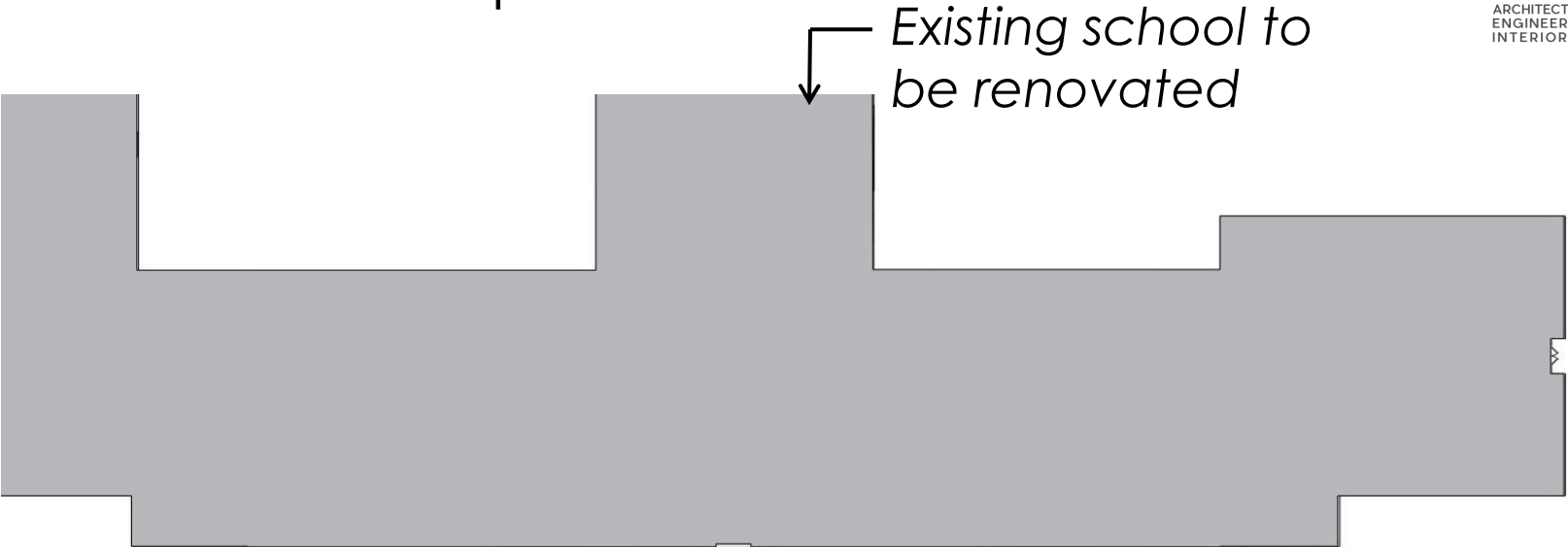
Renovate as New with additions –

- Modify interior layout as needed to address program
- Build 1 story classroom addition at top of hill with lower-level connection to existing
- Modify site to increase parking and playscape for new population
- New cafeteria in addition
- Central Office located in renovated Auditorium space

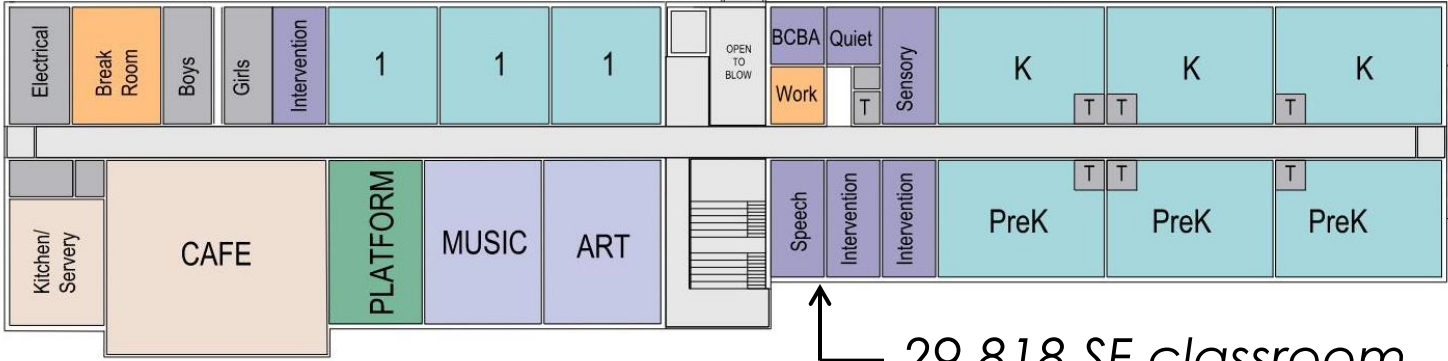


CONCEPTUAL SITE PLAN

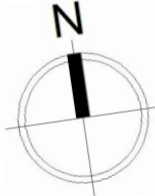
Option D: 1Prek-6 School @ Antolini Conceptual Test Fit



- Renovate as New with additions –
- Existing plan is modified to rework main office, Central Office, remove kitchen from Gym, divide a few classrooms for intervention
 - New addition houses PreK, K, Grade 1 (or 6), Art Music, Cafe
 - Learning stair incorporated for lower-level connection and access to upper field



29,818 SF classroom support, Café Art, Music addition



CONCEPTUAL FLOOR PLAN

Option E – Two schools: PreK-1 / 2-6 (move 2nd grade to Antolini)

E1- New Hartford Elementary: Renovate as New with additions to meet new enrollment/program for 149 PreK- grade 1 students
Antolini: Renovate as New for 300 students

E2- Bakerville School: Renovate as New with additions to meet new enrollment/program for 149 PreK- grade 1 students
Antolini: Renovate as New for 300 students

New Hartford Elementary: Site

School site size: 7.5-acres

Recommended size: 11-acres

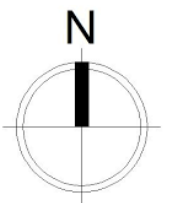
Observations:

- Small site
- Limited Hardscape
- No defined sport fields
- Separate bus & parent drop off
- One way street/ residential
- Close to street/no fence
- River front – flooding!
- FEMA/ Aquifer Protection zones
- Easement



SITE LEGEND

	BUILDING FOOTPRINT
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION
	PLAYGROUND
	HARD SCAPE PLAY AREA
	GREEN SPACE PLAY AREA
	UTILITIES
	EASEMENT
	SETBACKS



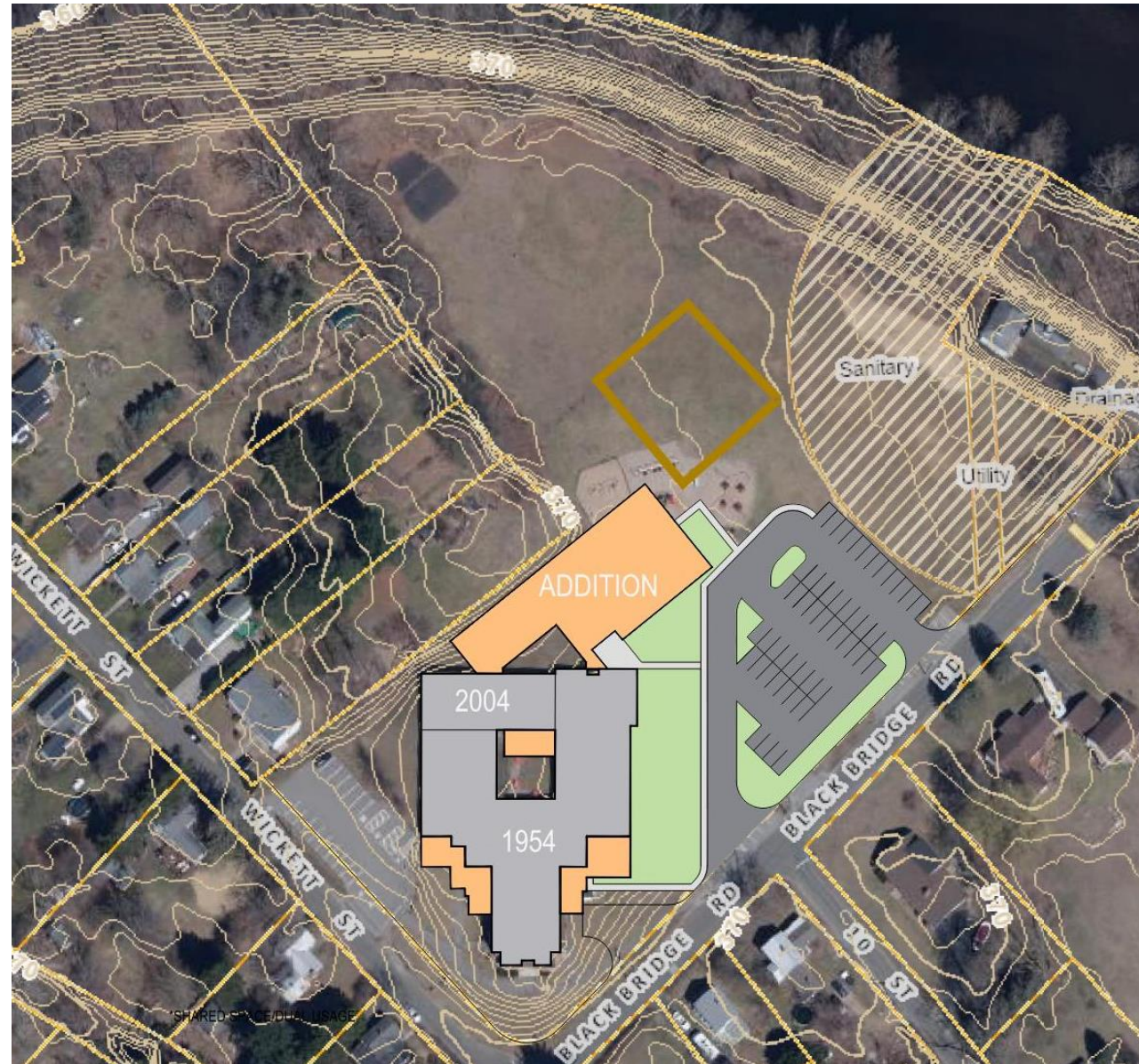
Option E1: New Hartford Conceptual Test Fit

149 students



Renovate as New with multiple additions –

- Addition size and site impact need civil engineering evaluation
- Modify interior layout as needed to address program
- Modify site to increase parking and playscape for new population
- Multiple additions can increase costs



CONCEPTUAL SITE PLAN

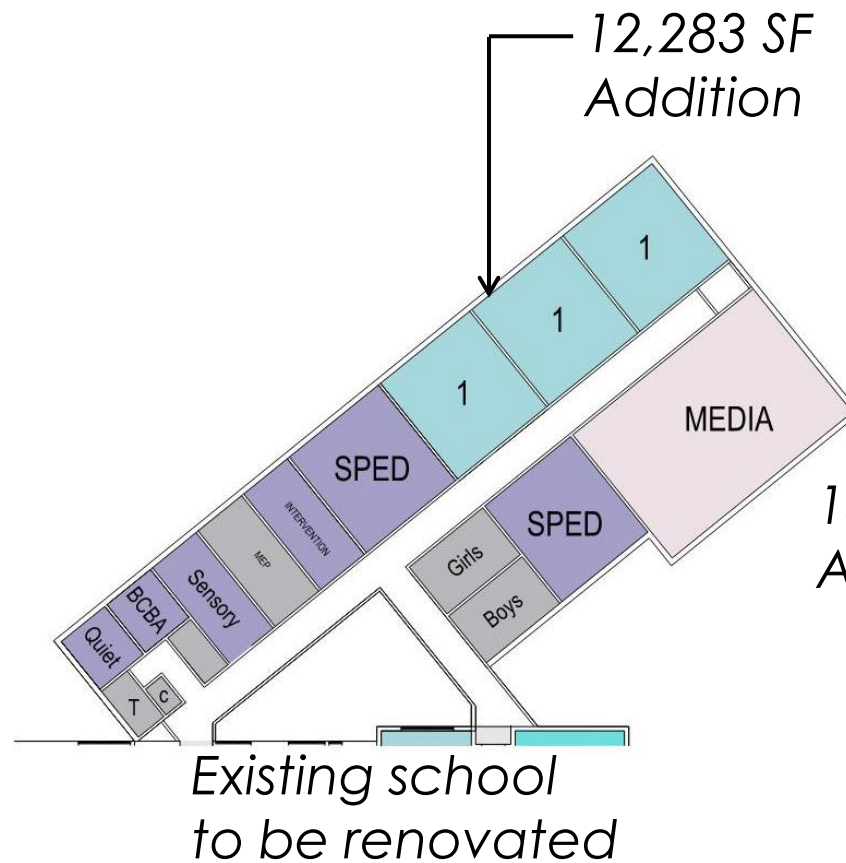
Option E1: New Hartford Conceptual Test Fit

149 students

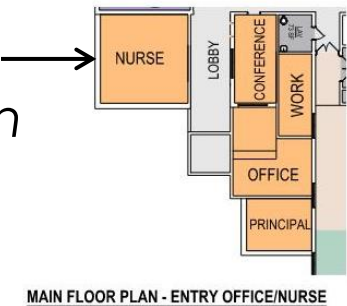
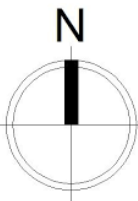


Renovate as New with multiple additions

- Front admin addition for office and nurse reconfiguration
- Front kitchen, storage, OT/PT addition for gym/café
- 1 story rear addition for SPED, classrooms and Media Center
- Courtyard addition – Intervention
- Most program can be met in this configuration
 - Separate gym and café not achieved at this size addition



1548 SF Addition



CONCEPTUAL FLOOR PLANS

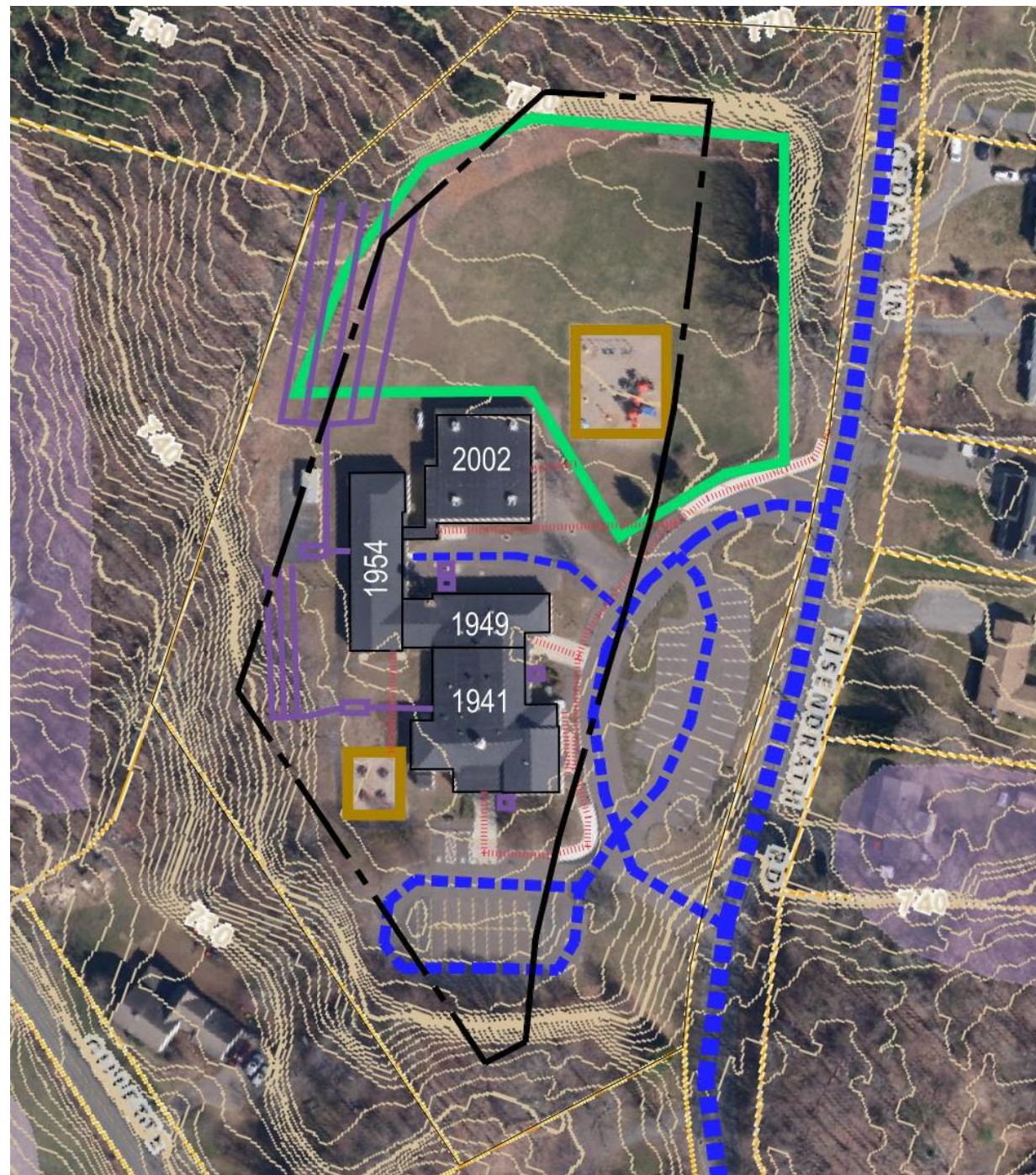
Bakerville School: Site

School site size: 5.1-acres

Recommended size: 11-acres

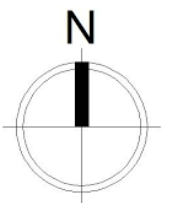
Observations:

- Small site
- No Hardscape
- No sport fields
- Separate bus & parent drop off
- 2 septic systems at west
- Close to street/no fence
- Boiler room/oil access
- Modular structure
- Deliveries?



SITE LEGEND

	BUILDING FOOTPRINT
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION
	PLAYGROUND
	HARD SPACE PLAY AREA
	GREEN SPACE PLAY AREA
	UTILITIES
	EASEMENT
	SETBACKS



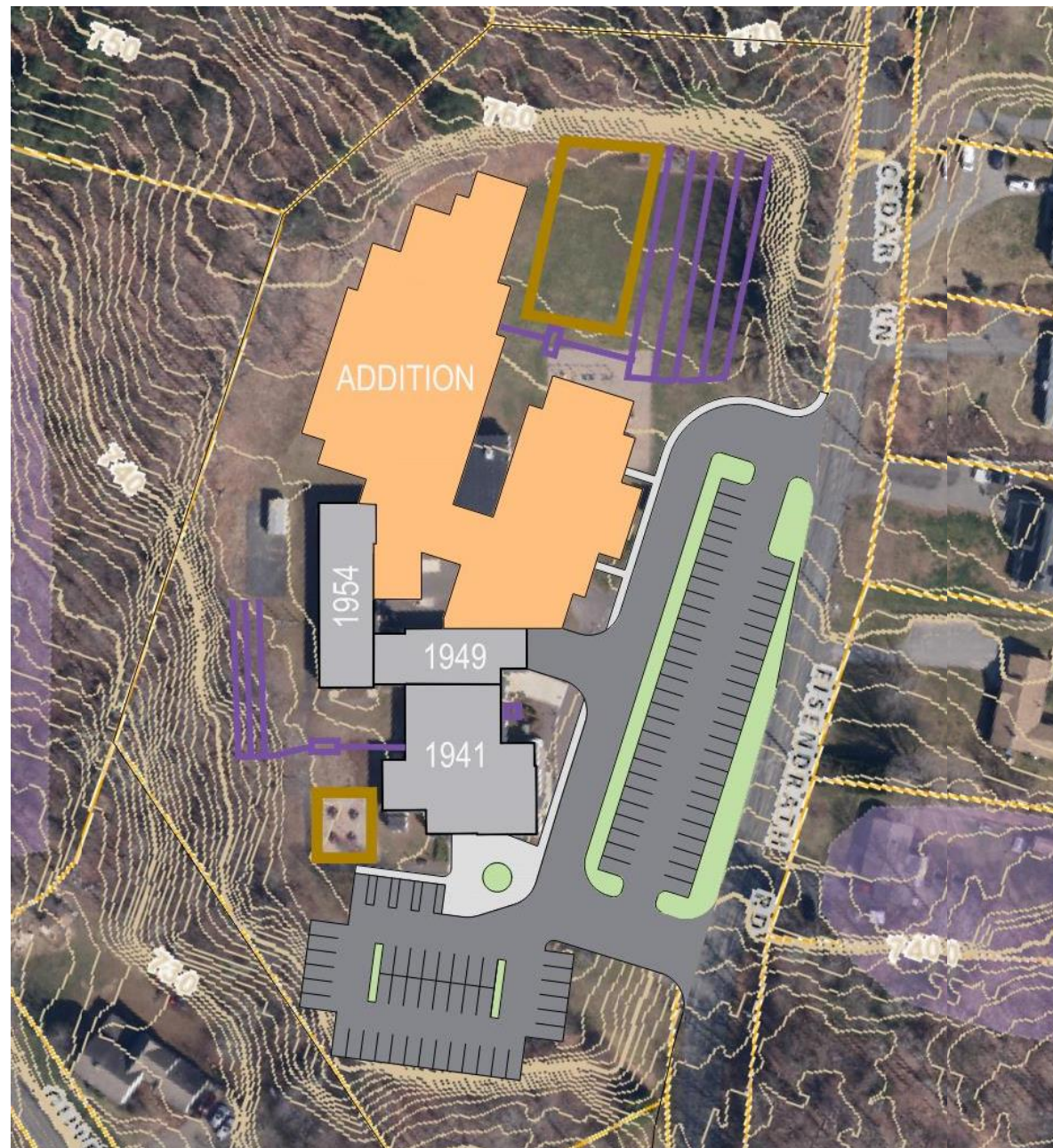
Option E2: Bakerville School Conceptual Test Fit

149 students

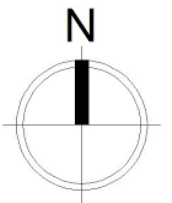


Renovate as New with additions –

- Modify interior layout as needed to address program
- Build addition
- Requires septic/leaching field relocation
- Modify site to increase parking and playscape for new population
- Removes modular prior to construction



CONCEPTUAL SITE PLAN



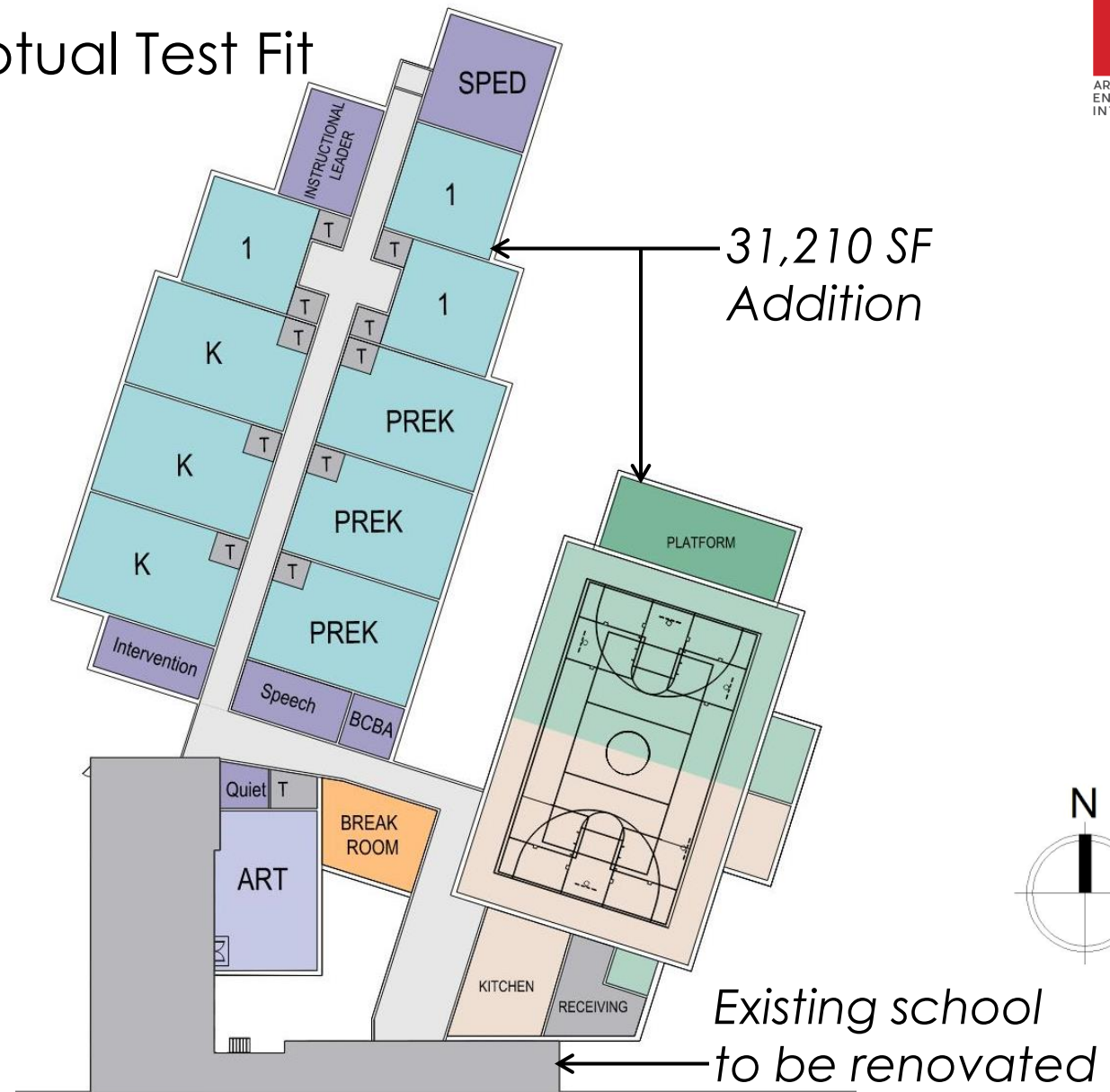
Option E2: Bakerville School Conceptual Test Fit

149 students



Renovate as New with additions –

- Modify interior layout as needed to address program
- Convert Multipurpose and stage to Media
- Most program can be met in this configuration
 - Separate gym & café not achieved at this size addition



CONCEPTUAL FLOOR PLAN

High-level Conceptual Options Considerations

Site Responsiveness

Test fits evaluate how building placement responds to:

- Topography and grading
- Access and circulation
- Play fields and outdoor learning
- Parking and drop-off
- Utilities and environmental constraints
- Solar orientation and adjacencies

Operational Functionality

Consider how students, staff, visitors, buses, and service vehicles move safely and efficiently through the site.

Phasing Awareness

Can construction can occur while maintaining ongoing operations?

Educational + Functional Evaluation

Does the concept meet the program?

- Appropriate classroom and shared space organization
- Functional adjacencies and student flow
- Safe and efficient circulation
- Age-appropriate outdoor and activity spaces
- Operational effectiveness for staff, students, and visitors
- Flexibility for future needs

Comparative Decision-Making Tool

Multiple options can be studied to understand tradeoffs between:

- Educational benefits
- Site impacts
- Construction complexity
- Cost and schedule implications

Task Force Options Evaluation Matrix Criteria

These concepts are about understanding the options. The next step is identifying which direction best aligns with your priorities. The goal is not to choose now but to move forward with clarity.

1. COST	
Overall Project Cost	3
Probable State Reimbursement	3
Net Cost to District	3
Cost Predictability	2
Ongoing Operating Costs (staffing, utilities, maintenance)	3
Busing Costs	2

2. CONSTRUCTION ISSUES	
Phasing & Sequencing	2
Disruption to Existing Programs	2
Site Conditions & Constraints	2
Traffic Patterns at Site(s)	1

3. EDUCATIONAL RESULTS	
Program Fit (curriculum alignment)	3
Flexibility for Future Use	3
Consistent quality of experience among students	2
Teacher Collaboration by Grade (instructional grouping)	2
Resource Sharing Efficiency Between Schools (food service, equipment, specialist staff)	2
Alignment with NHPS Mission Statement	2

4. PROJECT RESULTS (12)	
Safety & Security	3
Community Improvements	1
Accessibility	2
Potential for Alternative / Repurposed Building Use	2
Transportation Times & Traffic Patterns at Site(s) Long-Term	2

Next Steps

1. Phasing & Occupancy: How each option could be built and remain operational
Temporary space needs, Sequencing of construction, Safety and disruption considerations

2. Cost & Schedule Refinement

Validate costs, add any additional reimbursement incentives, incorporate Phasing impacts and escalation and timeline considerations

3. Energy Evaluation

Inputting existing 3 schools' energy consumption (oil, propane, electricity) to compare the schools to the national average for each school type and estimate how different recommendations can affect these values

4. Narrow to Viable Options

Best to select 1–2 options that are both educationally aligned and physically achievable