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IMAGINING POSSIBILITIES

FOR TRUMBULL'S SCHOOL FACILITIES

TRUMBULL, CT

BOE Progress Update

October 25, 2022

- *Team & Schedule*
- *Work Completed So Far*
- *What Lies Ahead*
- *Community Engagement & Key dates*
- *Discussion / Q&A*

UTILIZATION & PROGRAMMING



**EDWARD
WIDOFSKY**

AIA, LEED AP BD+C

Project Manager
Tecton

OVERSIGHT & DAY-TO-DAY CONTACT



**JEFF
WYSZYNSKI**

AIA

Principal-in-Charge
Tecton

COMMUNITY ENGAGEMENT



**ANTONIA
CIAVERELLA**

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

Architectural Designer
Tecton

CONSULTANT EXPERTISE



**DEREK
BRIDE**

LEED AP BD+C

*MEP Engineering
Principal, CES*

BUILDING CONDITION ASSESSMENT



ALISON FROST

Project Architect
Tecton

CONSULTING ENGINEERING SERVICES

MEP Engineering

MCKIBBEN DEMOGRAPHIC RESEARCH

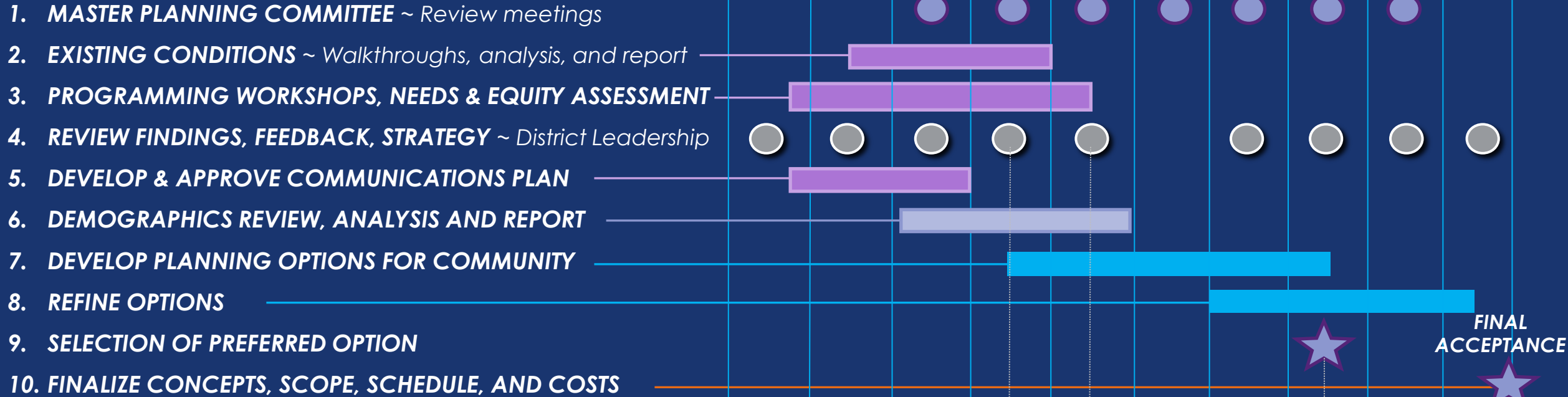
Enrollment Projections & Demographics Study

MILESTONE SCHEDULE



ACTION ITEM

← 2022 → 2023 →
AUG. SEPT. OCT. NOV. DEC. JAN. FEB. MAR. APR. MAY JUN.



FINAL
ACCEPTANCE

COMMUNITY INTERACTION

- Existing Building Tours, Videos, and Presentations
- Community Conversation No.1 ~ Conditions, Utilization, think big
- Community Conversation No.2 ~ Opportunities & Options
- Community Conversation No.3 ~ Refined & Preferred Option
- Community Conversation No.4 ~ Finalizing the Plan
- Review meetings with OSCG&R
- BOE, BOF, BOS Progress Update Meetings

REF. CAMPAIGN & GRANT
APPLICATION ~ TBD
(SUBMISSION PRIOR TO JUNE 30, 2023)



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WORK COMPLETED SO FAR...

WORK COMPLETED SO FAR



Building Walkthroughs & Initial Programming Discussions



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1. Booth Hill Elementary School ~ 9/13/2022
2. Daniels Farm Elementary School ~ 9/13/2022
3. TECEC (Trumbull Early Childhood Education Center) ~ 9/13/2022
4. Middlebrook Elementary School ~ 9/14/2022
5. Jane Ryan Elementary School ~ 9/14/2022
6. Hillcrest Middle School ~ 9/16/2022
7. Madison Middle School ~ 9/16/2022
8. REACH ~ 9/22/2022
9. Agriscience High School ~ 9/22/2022
10. Long Hill Administration Building ~ 9/22/2022
11. Trumbull High School ~ 9/23/2022
12. Tashua Elementary School ~ 9/30/2022
13. Frenchtown Elementary School ~ 9/30/2022

**Walkthroughs completed for all 13
buildings, approximately 1,152,245 sf**



**Existing
Conditions
Review**



**Educational
Discussions**
(Programmatic
Needs &
Operations)

Conditions Analysis



Building Summary Table

| Building Name | | GSF | % of total town bldgs | Orig. Const. | Age |
|-----------------|-----------------------------|------------------|-----------------------|--------------|-----------|
| PK | Trumbull Early Childhood | 24,044 | 2.1% | 2005 | 17 |
| K-5 | Booth Hill Elementary | 54,161 | 4.7% | 1955 | 67 |
| | Daniels Farm Elementary | 65,091 | 5.6% | 1962 | 60 |
| | Frenchtown Elementary | 94,305 | 8.2% | 2003 | 19 |
| | Jane Ryan Elementary | 56,895 | 4.9% | 1955 | 67 |
| | Middlebrook Elementary | 75,811 | 6.6% | 1953 | 69 |
| | Tashua Elementary | 55,193 | 4.8% | 1965 | 57 |
| 6-8 | Hillcrest Middle | 141,000 | 12.2% | 1967 | 55 |
| | Madison Middle School | 154,970 | 13.4% | 1960 | 62 |
| 9-12 | Regional Agriscience Center | 35,000 | 3.0% | 2001 | 21 |
| | Trumbull High School | 367,000 | 31.9% | 1971 | 51 |
| 6-8/9-12 | REACH | 8,700 | 0.8% | 1970 | 52 |
| Admin | Long Hill Administration | 20,075 | 1.7% | 1920 | 102 |
| | Subtotal | 1,152,245 | Average Age | | 54 |



Areas of Study

1. **Site** (Pavement, traffic circulation, signs, parking, curbs, sidewalks)
2. **Architectural Exterior** (Building envelope, roofs, windows, doors, masonry, trim, downspouts)
3. **Architectural Interior** (flooring, ceiling, lighting, wall finishes, doors, frames)
4. **Code ~ Accessibility / Life Safety** (accessible entrances, lifts/ramps, floor clearance, sprinklers, fire alarm)
5. **Building Systems** (plumbing, heating, ventilation & air conditioning by S/P, lighting, electrical systems, technology, fire protection, fire alarms)

Site



Building
Envelope



Accessibility



Building
Systems

(Plumbing, FP, Elec.
Lighting, Alarms)



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

Conditions Analysis ~ Common Findings



Site ~ Site traffic, parking and perimeter security concerns for site (pedestrian and vehicular safety), play areas exposed at times, limited universal accessibility (parking, sidewalks, and play), poor or no definition of school boundary, some surfaces past their useful life (parking, sidewalks, and play).

Architectural Exterior ~ Most buildings contain poor insulating values, (limited wall insulation ~ single wythe), some poorly functioning and/or single pane windows, some roofs past their useful life, some instances persistent water infiltration/leaks at windows, doors, roofs accelerated deterioration.

Architectural Interior ~ For buildings constructed prior to 2000, majority of finishes past useful life (millwork, floors, doors, ceilings), lockers, toilets all poor.

Code/Accessibility/Life Safety ~ Several compliance issues at toilet rooms, floor clearances/reach at entranceways, sinks, and millwork, stage(s), etc.

Building Systems ~ For buildings constructed prior to 2000 ~ majority of plumbing systems and fixtures are fair condition but past their useful life, electrical lighting and power distribution end/past useful life.



Conditions Analysis ~ Specific Examples



Booth Hill Elementary School ~ Former closets now intervention rooms, poor site circulation (bus/parent), poor climate control, poor visibility from admin.



Daniels Farm Elementary School ~ Sister school to Booth Hill, similar challenges, roof and envelope water infiltration has led to accelerated deterioration of envelope.



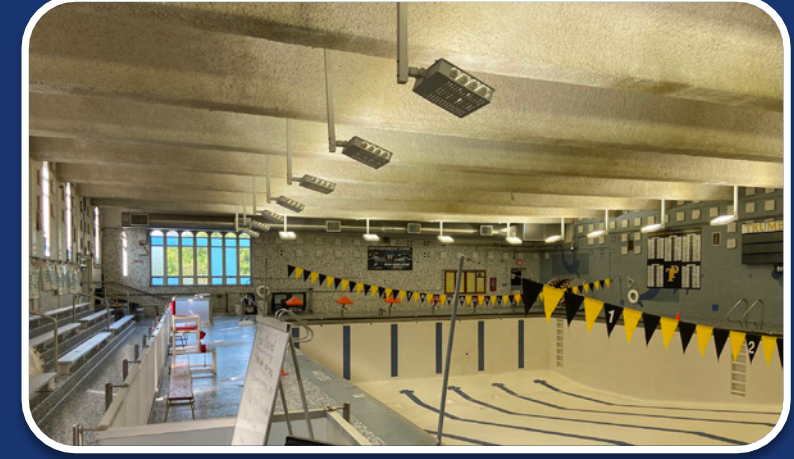
TECEC ~ Currently share space with Middlebrook E.S. ~ operational and logistical challenges, play areas in need of updating, climate control concerns, requested more program space.



Middlebrook Elementary School ~ site circulation concerns (pedestrian, bus, parent), poor lighting levels & climate control, desire for dedicated core space (gym, café, presentation), specialized ed.



Jane Ryan Elementary School ~ Main entry to school not accessible, capacity concerns ~ loss of music/maker space for gen classroom, accessibility compliance issues throughout.



Hillcrest Middle School ~ Lack of required functioning/proper program space throughout (S.E., labs, admin., etc.), pool space not used, travel distance challenging, poor climate control, poor site boundary.

Conditions Analysis ~ Specific Examples



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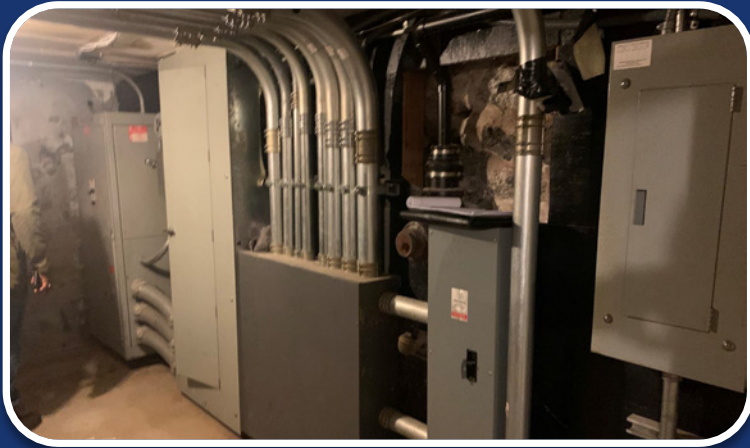
Madison Middle School ~ Poor climate control due to building envelope, good layout but program space needs updating, media center poor location, more dedicated S.E. space.



REACH ~ Overall poor condition of building, building envelope leaks (water/air), limited accessibility compliance, min. access to natural daylight, need more dedicated program space.



Agriscience ~ Greenhouse requires update/replacement, persistent roof leaks and moisture infiltration causing accelerated deterioration, renovate obsolete program space.



Long Hill Administration ~ Generally in poor condition, building reinvented several times, multiple different vintages of construction & building systems, satisfies program need but limited accessibility throughout, poor public entry



Tashua Elementary School ~ Obsolete modulares should be removed (safety hazard), building well maintained but overall systems/finishes past useful life, toilets rooms poor and too few, access to more nat. daylight.



Frenchtown Elementary School ~ Ingress/Egress to site poor & congested at times, site play/paved areas have accelerated deterioration, some building envelope concerns with moisture infiltration, S.E. program space need.

Conditions Analysis ~ Specific Examples



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Trumbull High School ~ Revisit and identify portions of work that were not completed during last renovation (doors, terrazzo repairs, portables, etc.), investigate optimizing media center area of school, coordinate efforts with planned wellness center/weight room expansion, optimize underutilized areas near and adjacent to cafeteria, reinvent dedicated rooms for obsolete programs).

Topics and Review included

1. Interviews of principals, facilities, and district leadership, often with input collected from teachers.
2. Questions Included...
 - a. What spaces get the most use? The least?
 - b. What is missing?
 - c. What affects quality of education on a daily basis?
 - d. What works well, what doesn't?
 - e. How can this facility better support the staff and/or students?
 - f. What limits/reduces educational time? Are there adjacency relationships that should be improved (locations of key programmatic functions)?
 - g. Biggest day to day challenge?
 - h. How can this facility better support the students?
 - i. What is fundamental to the student experience that is currently working or not working with the existing facility?



Programmatic Discussions~ Common Findings



1. Educators clearly **making the best use of their facilities**, reimagining, re-purposing and utilizing all practical areas.
2. The **evolution of small group instruction and specialized education** require additional dedicated and appropriately appointed space.
3. Older **buildings present limited flexibility to create adaptative flexible space for 21st Century learning** (small group, project-based learning, professional development/prep space, learning lab).
4. Consistent **concerns about capacity of the buildings** ~ Ex. bubble years with enrollment forcing “art on a cart” or sacrifice of specialty programs.





Comments from the BOE Workshop on 9/20/2022

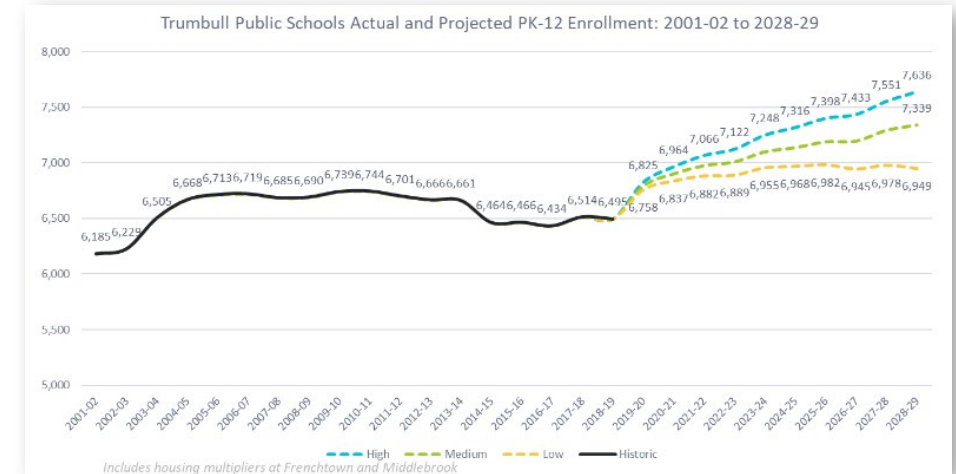
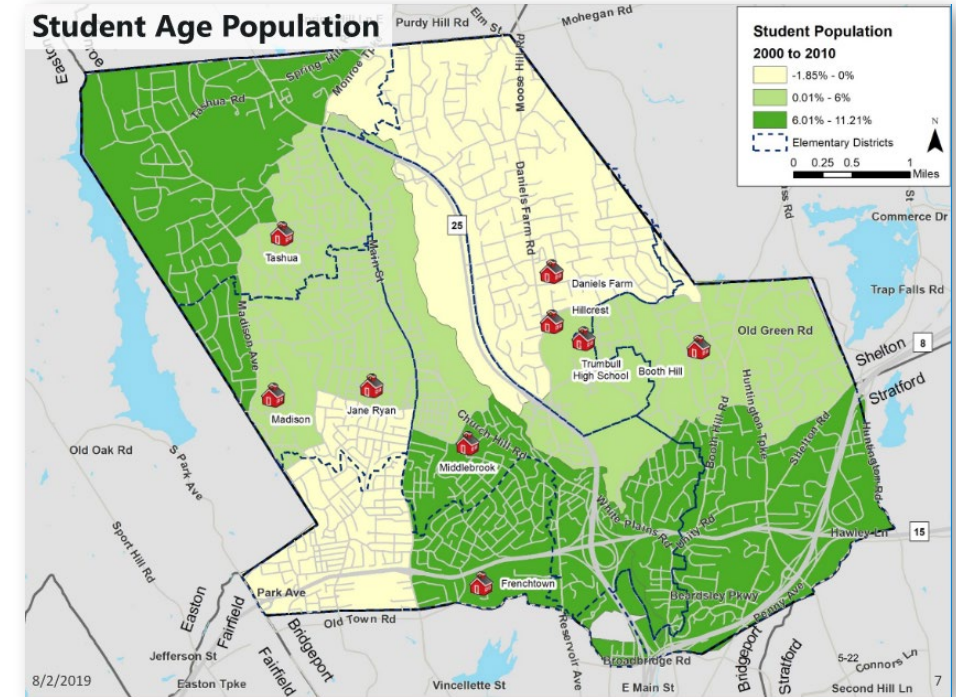


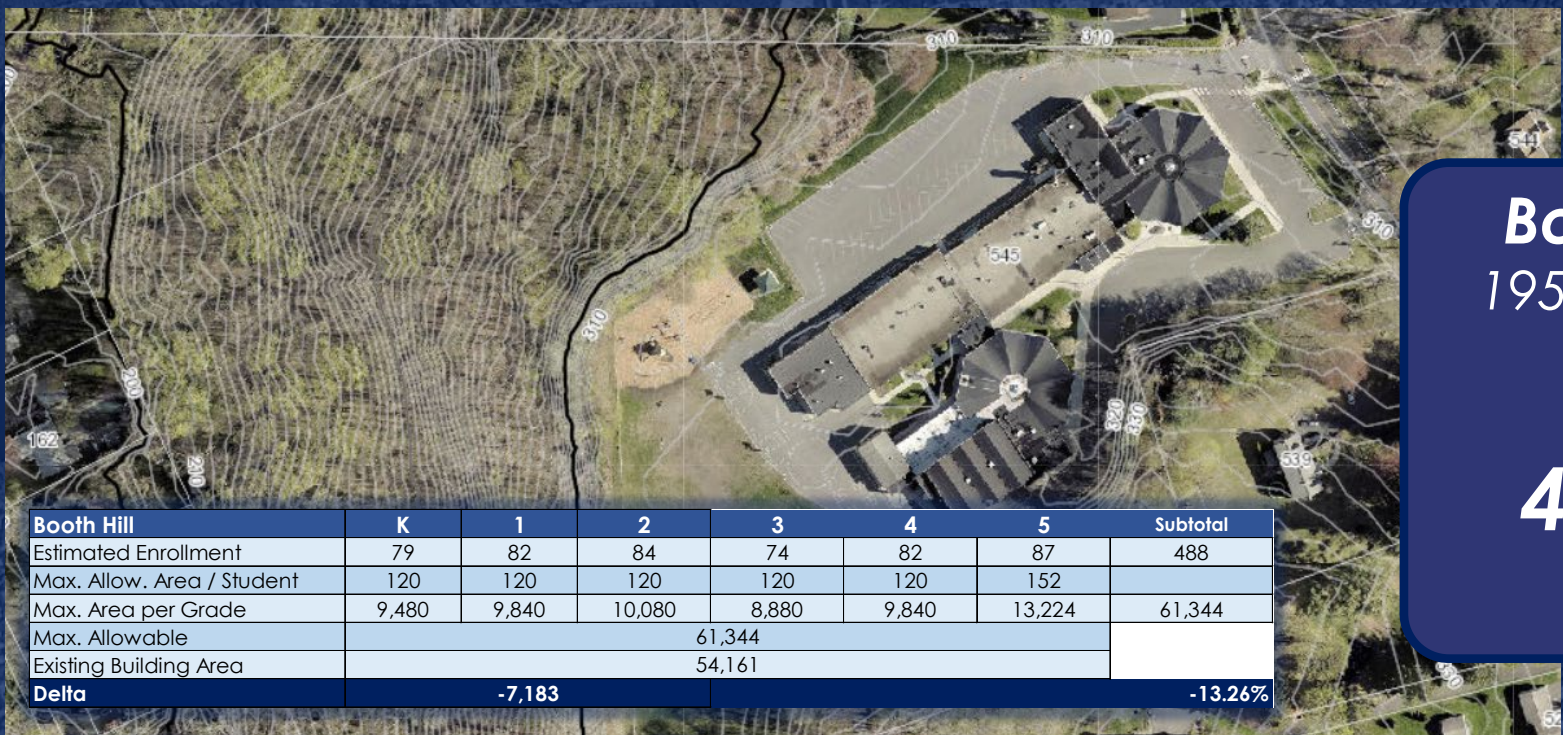
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WHAT LIES AHEAD...

Areas of Study

1. Validation of historical data.
2. Population forecasts for the **years 2025 and 2030 for the six elementary schools.**
3. Review historical enrollment by grade & **forecasts for 2025 and 2030 by elementary area for population.**
4. **Enrollment forecasts** by grade for the years **2023-2024 to 2032-2033** for all grade levels.
5. Geo-code the student population to **review capacity and equity of facilities across the district.**





State Space Standards

Booth Hill Elementary Built in 1955
25% allowable area increase
-22,519 sf
or
41% below the max. allowable for today's population!

| Booth Hill | K | 1 | 2 | 3 | 4 | 5 | Subtotal |
|----------------------------|--------|-------|--------|-------|-------|--------|----------|
| Estimated Enrollment | 79 | 82 | 84 | 74 | 82 | 87 | 488 |
| Max. Allow. Area / Student | 120 | 120 | 120 | 120 | 120 | 152 | |
| Max. Area per Grade | 9,480 | 9,840 | 10,080 | 8,880 | 9,840 | 13,224 | 61,344 |
| Max. Allowable | 61,344 | | | | | | |
| Existing Building Area | 54,161 | | | | | | |
| Delta | -7,183 | | | | | | -13.26% |

Capacity



MIDDLEBROOK SCHOOL
(K-5, 510 STUDENTS)

ANALYSIS TO INCLUDE:

- CAPACITY REVIEW
- CORE SPACE BENCHMARKING
- BUILDING EFFICIENCY
- IMPACT ON EDUCATION

Understanding the impact of your Building
"The gift of time"
Distance of Classroom to Media Center and/or Specialized Education Area...
Approximately 630 feet!

Average speed of a Special Ed - 30 ft every 30-35 seconds
About a 5 min. walk! Or... 10 minutes away from the classroom with each trip.



Understanding the impact of your building on Education!



DRG Group

| | 2020 GENERAL CONST. | 2020 NEW CONST. | 2021 GENERAL CONST. | 2021 NEW CONST. | 2022 GENERAL CONST. | 2022 NEW CONST. |
|------------|---------------------|-----------------|---------------------|-----------------|---------------------|-----------------|
| TRUMBULL | 33.57% | 23.57% | 34.29% | 24.29% | 33.57% | 23.57% |
| BROOKFIELD | 31.43 | 21.43 | 31.43 | 21.43 | 32.86 | 22.86 |
| SIMSBURY | 33.21 | 23.21 | 33.57 | 23.57 | 35.36 | 25.36 |
| MADISON | 28.21 | 18.21 | 28.21 | 18.21 | 28.21 | 18.21 |

004 AVON
018 BROOKFIELD
028 CHESHIRE
051 FAIRFIELD
052 FARMINGTON

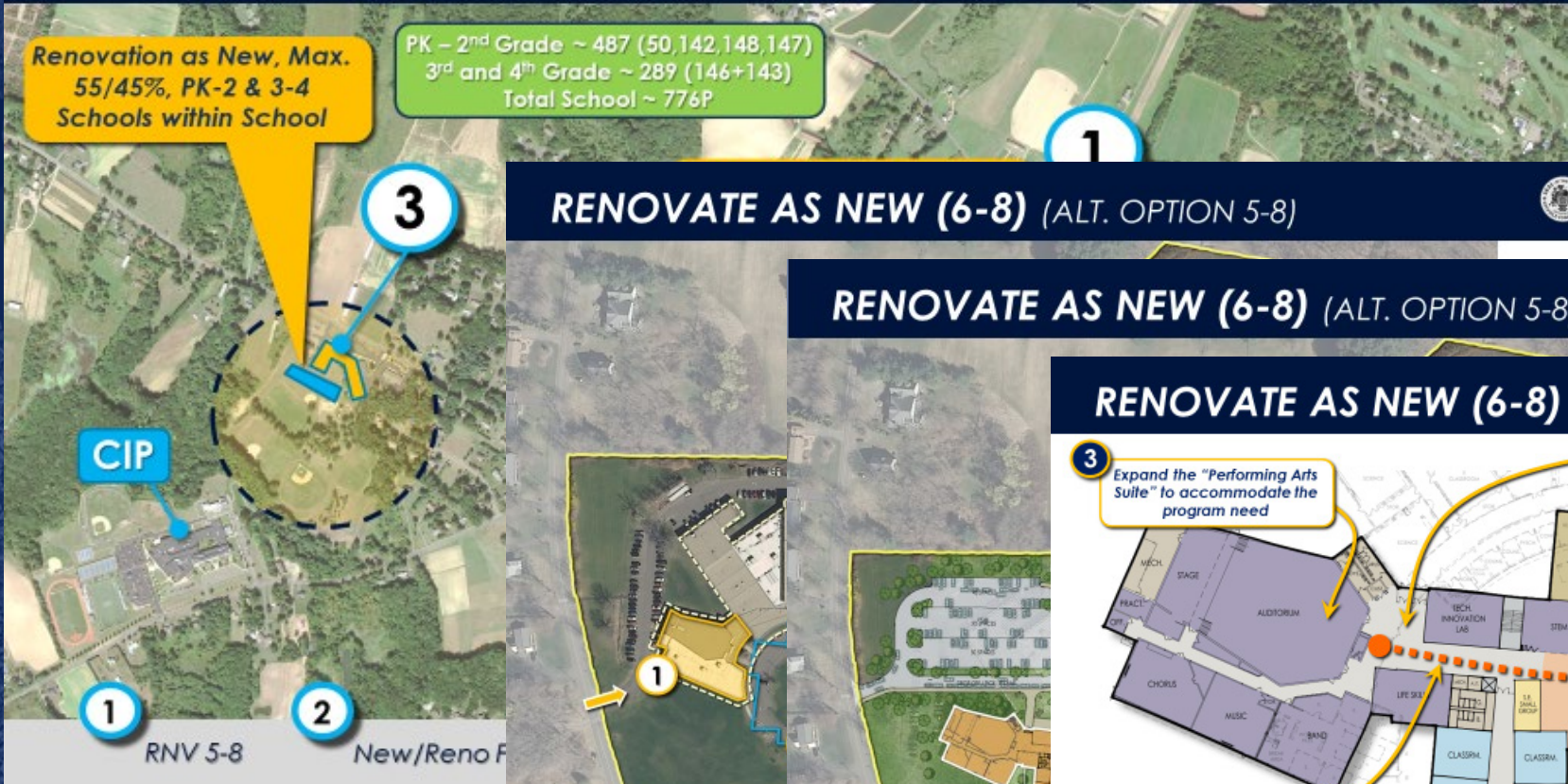
054 GLASTONBURY
056 GRANBY
057 GREENWICH
060 GUILFORD

Group B
076 MADISON
085 MONROE
091 NEW FAIRFIELD
097 NEWTOWN

107 ORANGE
128 SIMSBURY
132 SOUTH BRIDGEMANSOR
144 TRUMBULL

155 WEST HARTFORD
167 WOODBRIDGE
205 DISTRICT NO. 5
215 DISTRICT NO. 15

OPTION 5- 4 TO 3 & FIRE HQ



RENOVATE AS NEW (6-8) (ALT. OPTION 5-8)



RENOVATE AS NEW (6-8) (ALT. OPTION 5-8)



RENOVATE AS NEW (6-8) (ALT. OPTION 5-8)





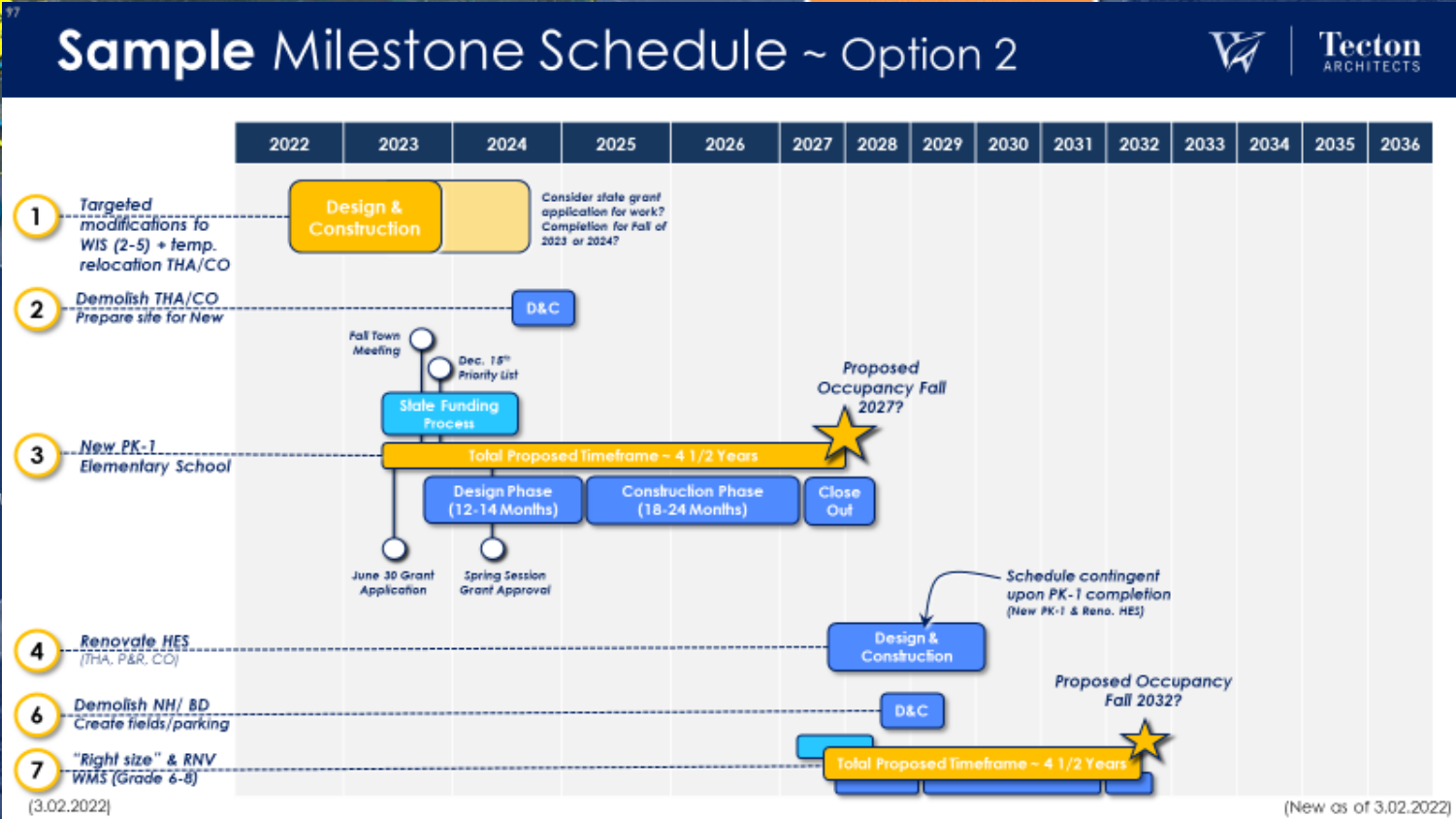
Options ~ Why these configurations?



Proposed Option ~ 2 "Exit HES, New Primary Elementary"

Projected Cost ~ \$99.8 Million

- Benefits...**
- + Avoids disruption to primary elementary students
 - + Offers a more collaborative and cohesive campus
 - + Modernizes learning environment (21st Century Learning) for PK-1
 - + Allows for greater repurposing of HES





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COMMUNITY ENGAGEMENT...

Importance of Community Engagement



This is a plan for your community!

Stronger together ~ Work together to identify & solve needs across entire community.....

Critical to represent needs across the district.

Meet them where they are at!

Surveys & Mailers

Student Handouts and Activities

Fliers and Public Workshops

Faculty Questionnaire

Open House(s) & Tours



Community Conversation #1



Topics:
Conditions, Utilization
and Thinking Big!

 Booth Hill
School

Community Conversation #2



Topics:
Opportunities and
Options

 Frenchtown
School

Community Conversation #3



Topics:
Refined and
Preferred Option

 Madison
Middle School

Community Conversation #4



Topics:
Finalizing the Plan
and Next Steps

 Trumbull
High School



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Discussion....questions?



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IMAGINING POSSIBILITIES

FOR TRUMBULL'S SCHOOL FACILITIES

TRUMBULL, CT

BOE Progress Update

October 25, 2022