



**Tecton**  
ARCHITECTS

# IMAGINING POSSIBILITIES

*FOR TRUMBULL'S SCHOOL FACILITIES*

TRUMBULL, CT

## **Community Conversation #2**

Frenchtown School

February 2, 2023



Start: 6:00PM

## Introductions

5  
min

## Key Components

30  
min

### WHERE WE'VE BEEN

45  
min

### WHERE WE ARE TODAY

30  
min

### WHERE WE'RE GOING

*Opportunities  
for discussion  
along the way*

10  
min

## How to Stay Connected

End: 8:00PM



## UTILIZATION & PROGRAMMING



**EDWARD  
WIDOFSKY**

AIA, LEED AP BD+C

*Project Manager  
Tecton*

## OVERSIGHT & DAY-TO-DAY CONTACT



**JEFF  
WYSZYNSKI**

AIA

*Principal-in-Charge  
Tecton*

## COMMUNITY ENGAGEMENT



**ANTONIA  
CIAVERELLA**

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

*Architectural Designer  
Tecton*

## BUILDING CONDITION ASSESSMENT



**ALISON FROST**

*Project Architect  
Tecton*

## CONSULTANT EXPERTISE



**DEREK  
BRIDE**

LEED AP BD+C

*MEP Engineering  
Principal, CES*

**CONSULTING ENGINEERING SERVICES**  
MEP Engineering

**MCKIBBEN DEMOGRAPHIC RESEARCH**  
Enrollment Projections & Demographics Study

## Central Office

**Dr. Martin Semmel**  
Superintendent

**Dr. Susan C. Iwanicki**  
Assistant Superintendent

**David Cote**  
Director of Operations

**Christina Hefele**  
Director of Digital Learning

**Lauren Butler**  
Secretary to the Superintendent

**Maria Vaz**  
Registration and Residency

**Dawn Perkins**  
Transportation Coordinator

## Board of Education

**Lucinda Timpanelli**  
Board Chair

**Tim Gallo**

**Jackie Norcel**

**Alison Squicciarro**

**Marie Petitti**

**Christopher Bandecchi**

**Julia McNamee**

**Lisa Nuland**

## Administration

**Dana Pierce**  
Principal, Booth Hill

**Gary Kunschaff**  
Principal, Daniels Farm

**Gina Prisco**  
Principal, Frenchtown

**Pat Horan**  
Principal, Jane Ryan

## Administration, ctd.

**Debra Ponte**  
Principal, Middlebrook

**Bryan Rickert**  
Principal, Hillcrest

**Katie Laird**  
Assistant Principal, Hillcrest

**Peter Sullivan**  
Principal, Madison

**Paul Coppola**  
Assistant Principal, Madison

**Marc Guarino**  
Principal, Trumbull High School

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

**Deborah McGrath**  
Director, REACH

**Dr. Matthew Wheeler**  
Principal, TECEC

## Others

**Trumbull PTA Council**

**Public Works Administration**



## Existing Conditions

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

## Demographics & Utilization

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

## Options & Final Plan

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



## The What.

Analyze the existing facilities

Conduct a demographic study  
for enrollment projections

Identify a planning strategy for  
future educational delivery  
and building use to serve the  
Town for the next 10-15 years

## The Who.

A diverse group of  
administrators, students &  
faculty

Committee members,  
businesses, Town staff,  
residents

***The entire community!***



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min

**WHERE WE'RE GOING**

10  
min

How to Stay Connected

End: 8:00PM

*Initial Walkthroughs*

*First Public Forum*

*Survey Results*

*Discussion*



# Conditions Analysis



## Area Summary Table

Building Name		GSF	% of total town bldgs	Orig. Const.	Age
<b>PK</b>	Trumbull Early Childhood	26,350	2.4%	2005	18
<b>K-5</b>	Booth Hill Elementary	53,660	4.8%	1955	68
	Daniels Farm Elementary	61,480	5.5%	1962	61
	Frenchtown Elementary	89,960	8.1%	2003	20
	Jane Ryan Elementary	46,430	4.2%	1955	68
	Middlebrook Elementary	65,690	5.9%	1953	70
	Tashua Elementary	59,660	5.4%	1965	58
<b>6-8</b>	Hillcrest Middle	117,000	10.5%	1967	56
	Madison Middle School	154,970	13.9%	1960	63
<b>9-12</b>	Regional Agriscience Center	38,200	3.4%	2001	22
	Trumbull High School	369,350	33.2%	1971	52
<b>6-8/9-12</b>	REACH	8,700	0.8%	1970	53
<b>Admin</b>	Long Hill Administration	21,950	2.0%	1920	103
	<b>Subtotal</b>	<b>1,113,400</b>	<b>Average Age</b>	<b>55</b>	





# Where We've Been – Work to Date



1

## COMPREHENSIVE APPROACH



2

## Building Walkthroughs & Initial Programming Discussions

- Booth Hill Elementary School ~ 9/13/2022
- Daniels Farm Elementary School ~ 9/13/2022
- TECEC (Trumbull Early Childhood Education Center) ~ 9/13/2022
- Middlebrook Elementary School ~ 9/14/2022
- Jane Ryan Elementary School ~ 9/14/2022
- Hillcrest Middle School ~ 9/16/2022
- Madison Middle School ~ 9/16/2022
- REACH ~ 9/22/2022
- Agriscience High School ~ 9/22/2022



## Conditions Analysis

10. Long Hill Admin.
11. Trumbull High
12. Tashua Elementary
13. Fre...

## Areas of Study

3

- 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)



1

13 buildings being studied

2

13 educational and conditions walkthroughs completed in September 2022  
(*approximately 1.1 million SF!*)

3

850 page DRAFT conditions assessment report outlining physical and programmatic building needs, ongoing since November 2022

4

Meetings with BOE, PTA, Superintendent, Facilities & the community (*including a community survey!*)



Physical Condition

***Well maintained, but tired***

***Creative reuse, but not ideal operationally***

Programmatic  
Needs

## ***Common Findings:***

Poor definition of the school/site boundaries

Poor comfort/temperature control and IAQ

Accessibility concerns throughout

Building systems at or past useful life

Additions, but no comprehensive renovations

Building envelopes showing signs of age



**Site**

**Exterior**

**Interior**

**Code, Accessibility  
& Life Safety**

**Building Systems**

**850**  
pages

*Draft Conditions  
Assessment Report  
will be shared  
soon...*

**13**  
buildings

**5**  
categories

*Capital Improvement costs  
are in development...*

# What Has Changed Over The Last 50+ Years...



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# What Has Changed Over The Last 50+ Years...



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**Small Group Instruction**



**Daylight & Nature**



# What Has Changed Over The Last 50+ Years...



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**Flexible & Adaptable**



**IAQ & Ventilation**



# What Has Changed Over The Last 50+ Years...



**One-on-One Intervention**



**Technology-Infused Space**





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



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- Internet access at THS is so bad
  - Pool on campus. Although, I know there are bigger priorities. But if we can get a pool, it should be at the high school. Kids should have the priority. I don't know why anyone other than the students/kids have any say in this. They are not the priority!
- From someone with large kid existing school system.*

Outdoor Program use Shade/electrical

Community Access

## What are your priorities?

Trumbull Board of Education District-Wide Master Plan

21st Century Environment	Alignment & Equity District-Wide
<div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div></div>
Sustainability & Efficiency	Fiscally Responsible
<div><div></div><div></div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>
Safety & Security	Community Use After Hours
<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div></div><div></div><div></div></div>
Vehicular Circulation & Parking	Others? Write them here:
<div><div></div><div></div><div></div></div>	<div>But - ON CAMPU! platform - remote</div> <div>platform seating</div> <div>Maker Space</div>
Outdoor Learning & Play	
<div><div></div><div></div><div></div></div>	

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Air Booth Hill Teacher  
Conditioning!!  
(Written by a teacher 😊)  
We are very focused on student achievement. Our air quality in the buildings is very poor. These are unbearable working and learning conditions. It is over 100 degrees in my classroom very often during the summer.

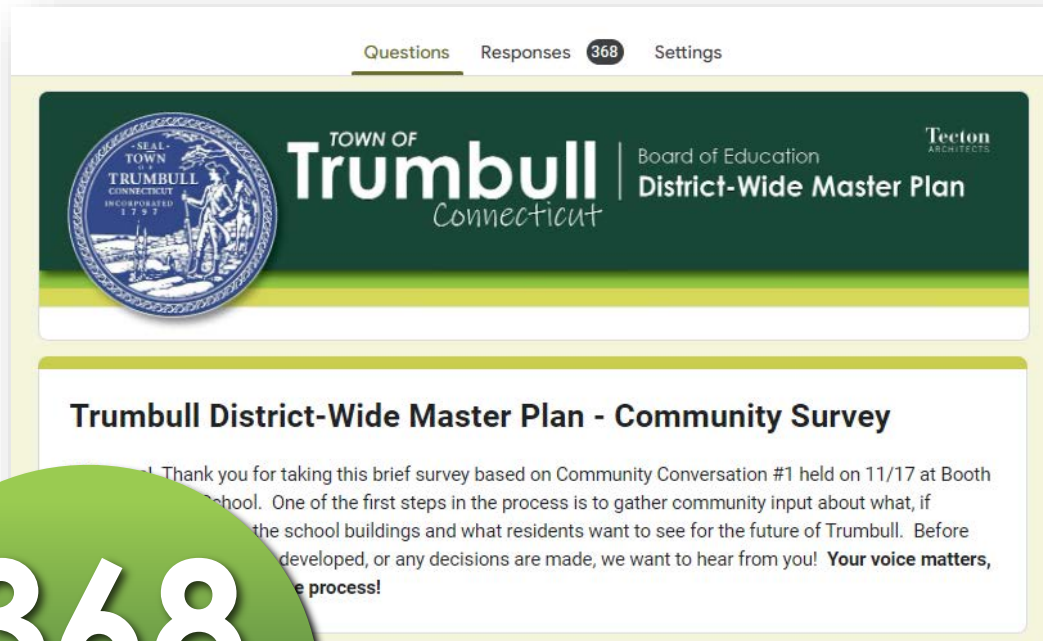
months (May, June, Sept., Oct.). I have parents @ students complain often. Several students asleep each year are sweating un-engaged. Specials rooms I have students who have bad asthma in these conditions. Please, this needs to change!

Ventilation Particularly air conditioning  
Specials rooms



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

● Yes  
● No



**368**

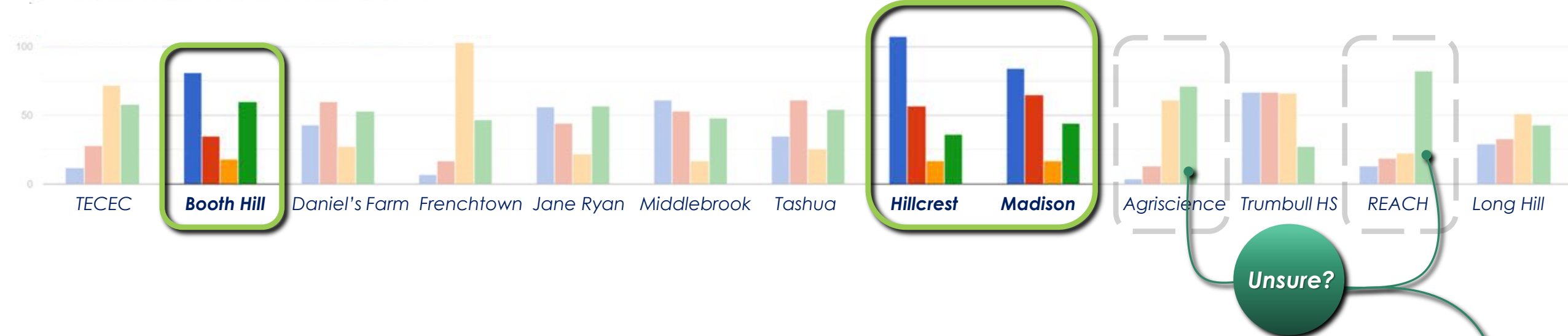
Responses  
so far!

*There is still time to  
participate!*



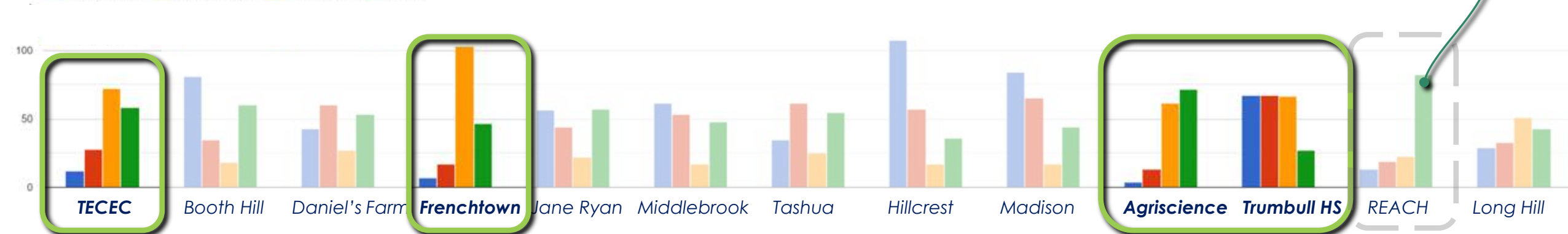
## Your feedback...greatest need *(Booth Hill, Hillcrest & Madison)*

■ Greatest Need ■ Moderate Need ■ Lowest Need ■ Unsure



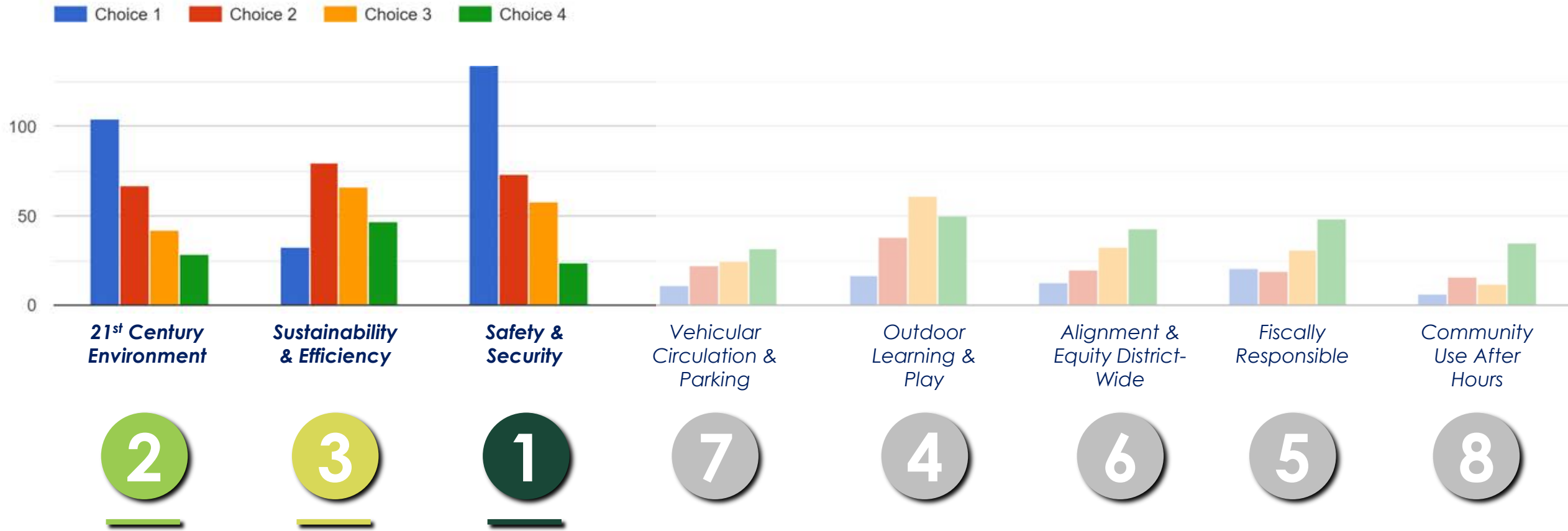
## Your feedback...lowest need *(TECEC, Frenchtown, Agriscience, Trumbull HS)*

■ Greatest Need ■ Moderate Need ■ Lowest Need ■ Unsure





## What do you see as a priority?



# Feedback so far....



Air Conditioning  
HVAC  
Air Quality

CLIMATE  
CONTROL

ENHANCE  
OUTDOOR  
LEARNING

Outdoor  
Learning & Play

PRIVACY & DEDICATED  
SPECIAL EDUCATION SPACE!

Community Use  
& Pool

Safety/  
Improvements  
for Walkers

DEDICATED  
SPACE FOR ART,  
MUSIC, P.E.

HEALTH &  
WELLNESS FOR  
ALL STUDENTS

INCLUSIVE  
SINGLE USER TOILETS,  
UNIVERSAL ACCESSIBILITY

MAINTAIN THE  
"NEIGHBORHOOD  
SCHOOL"

COMMUNITY  
ENGAGEMENT

Safety &  
Security

ACCESS TO  
NATURAL DAYLIGHT  
PARTICULARLY @ ELEMENTARY

ENERGY  
EFFICIENCY

**SAFETY**

IMPROVE TEAM SPACE,  
SPACE FOR PROFESSIONAL  
DEVELOPMENT!

Long-term  
Goals, Other  
Town Projects

Renovated &  
Updated  
Buildings

**EQUITY ACROSS  
THE DISTRICT**  
FACILITIES, PROGRAMS,  
QUALITY

Technology &  
21<sup>st</sup> Century  
Environments

Responsible: Energy  
& Finances

Storage!





# *Let's pause for discussion*



*Any questions so far?*



*Any additional feedback to share?*



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How to Stay Connected

**End: 8:00PM**

**Demographics and  
Capacity/Utilization**

**Conditions Summary**  
Programming  
Physical Condition

**Discussion**



## Projection vs. Forecast

Extrapolation of  
historical trends

Expected as a result of  
studied components of change  
(births, deaths, and migration)

We are utilizing a  
cohort-component  
forecast.

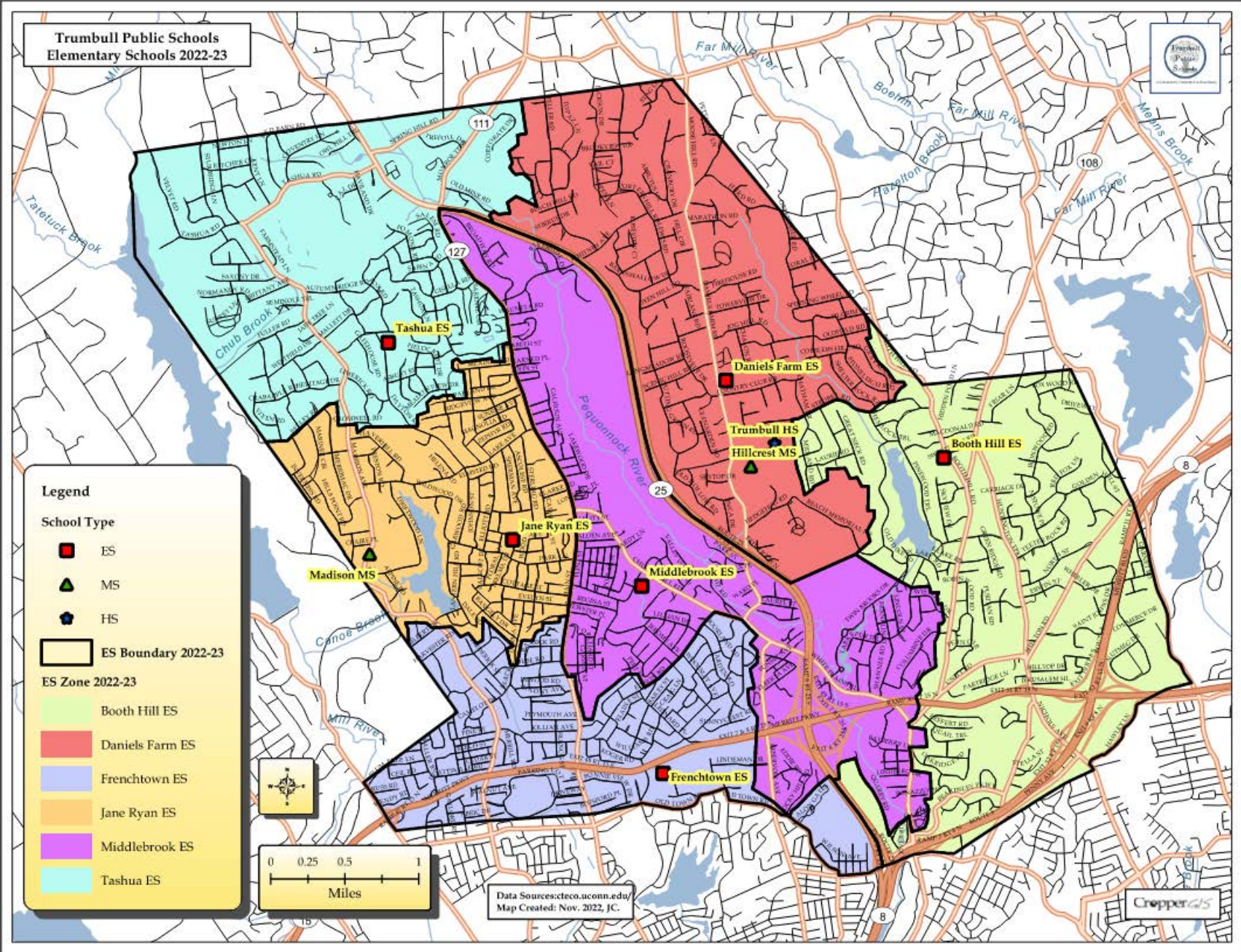
## The Five Data Sets

(required to generate population  
and enrollment forecasts...)

- 1 A base-year **population** (2010 Census)
- 2 Age-specific **fertility rates**, district-wide for the next 10 years by attendance area
- 3 Age-specific **survival (mortality) rates** district-wide for attendance areas
- 4 Age-specific **migration rates** district-wide for attendance areas
- 5 Historical **enrollment figures** by grade

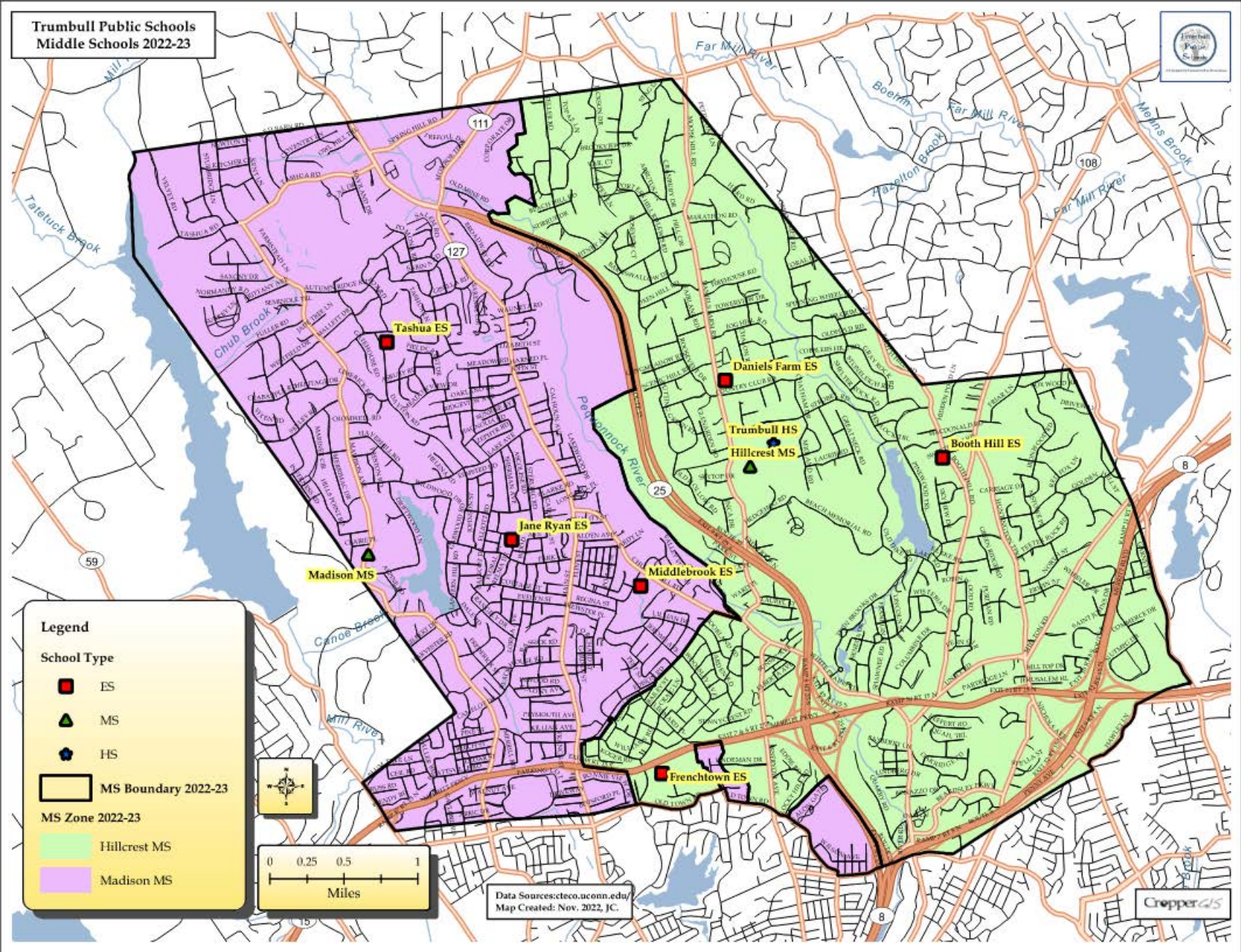


# Elementary School – Boundary Map





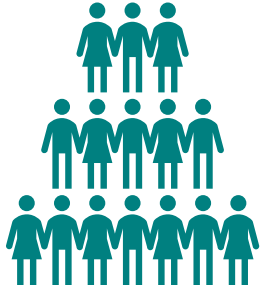
# Middle School – Boundary Map







**Elementary enrollment will slowly increase over the next 10 years.**



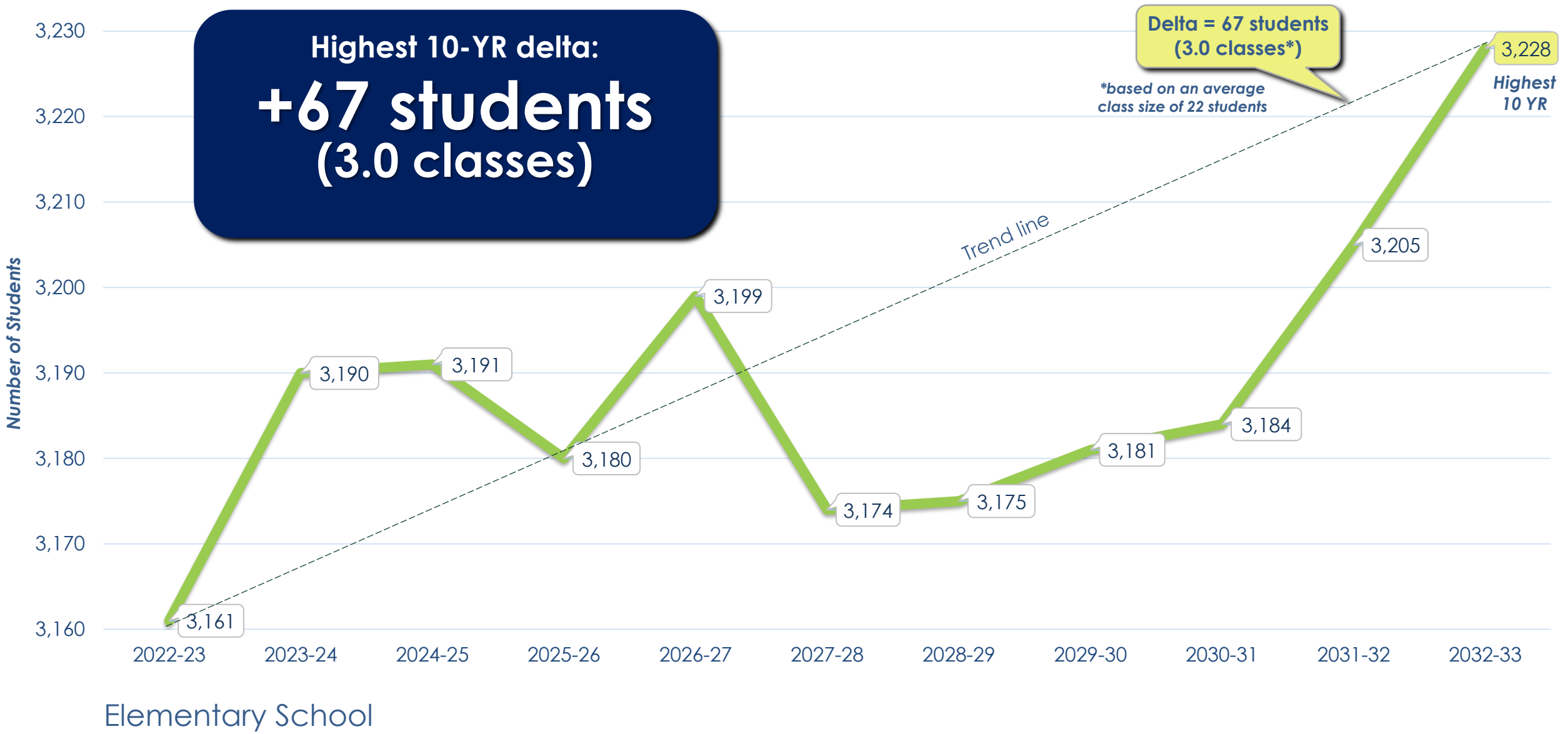
**This is (in part) due to the increase in the number of empty nest households turning over and in migration of young households.**



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

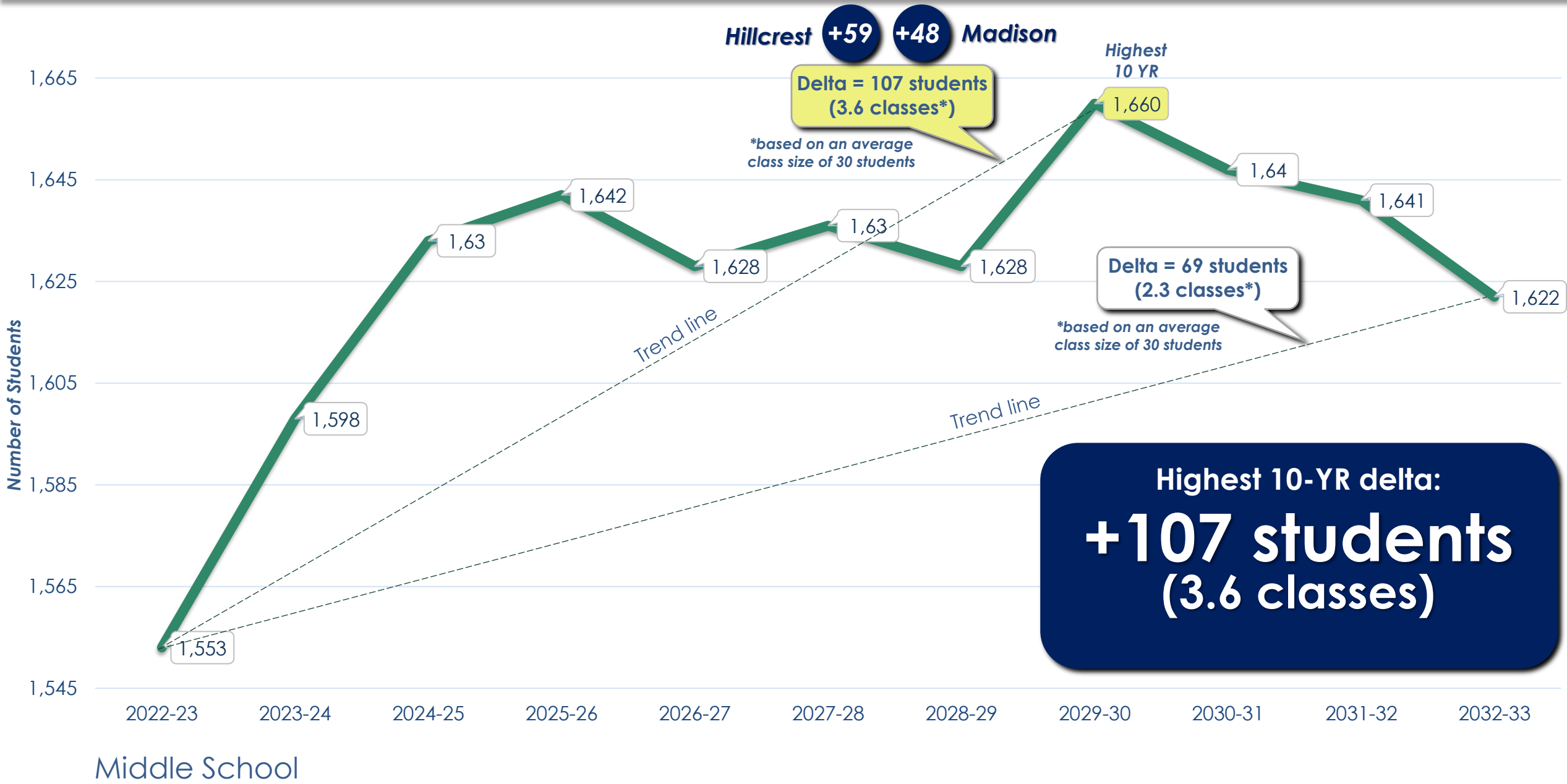
*Refer to the Executive Summary of the Demographics Study for other key findings.*

# Demographics – Elementary Total Enrollment Over 10 Yrs.





# Demographics – Middle School Total Enrollment Over 10 Yrs.



# Demographics – High School Total Enrollment Over 10 Yrs.





**+67**  
students  
3.0 classes

**Elementary**

**+107**  
students  
3.6 classes

**Middle**

**+88**  
students  
2.9 classes

**High School**

**What does  
this mean?**

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



# *Let's pause for discussion*



*Do the projections reflect what you have seen?*



*Is there anything else happening in your community that may affect this outcome?*



*Any additional feedback to share?*



How many  
students can fit,  
and the size of  
core spaces...

- *Gym*
- *Media*
- *Cafeteria*





## Why do this analysis...

**“Enrollment”** ~ Analyze capacity based upon the **highest enrollment** in a 10-year window (OSCG&R requires 8-year window for grant applications)

**“Allowable Area”** ~ To benchmark your school buildings against **allowable areas** recommended by the state. **“Allowable Area”** is a **conservative approach** to building planning and **directly affects reimbursement!**

**“Useable Area”** ~ Measure the **actual space you can use for education**. Deduct corridors, wall thickness, toilet rooms, mechanical rooms, shafts & chases.  
**Expectation 70 - 75%**

**“Benchmarking”** ~ Measure the **core spaces such as Media, Cafeteria, Gymnasium** and compare to what is **typical and/or expected**.

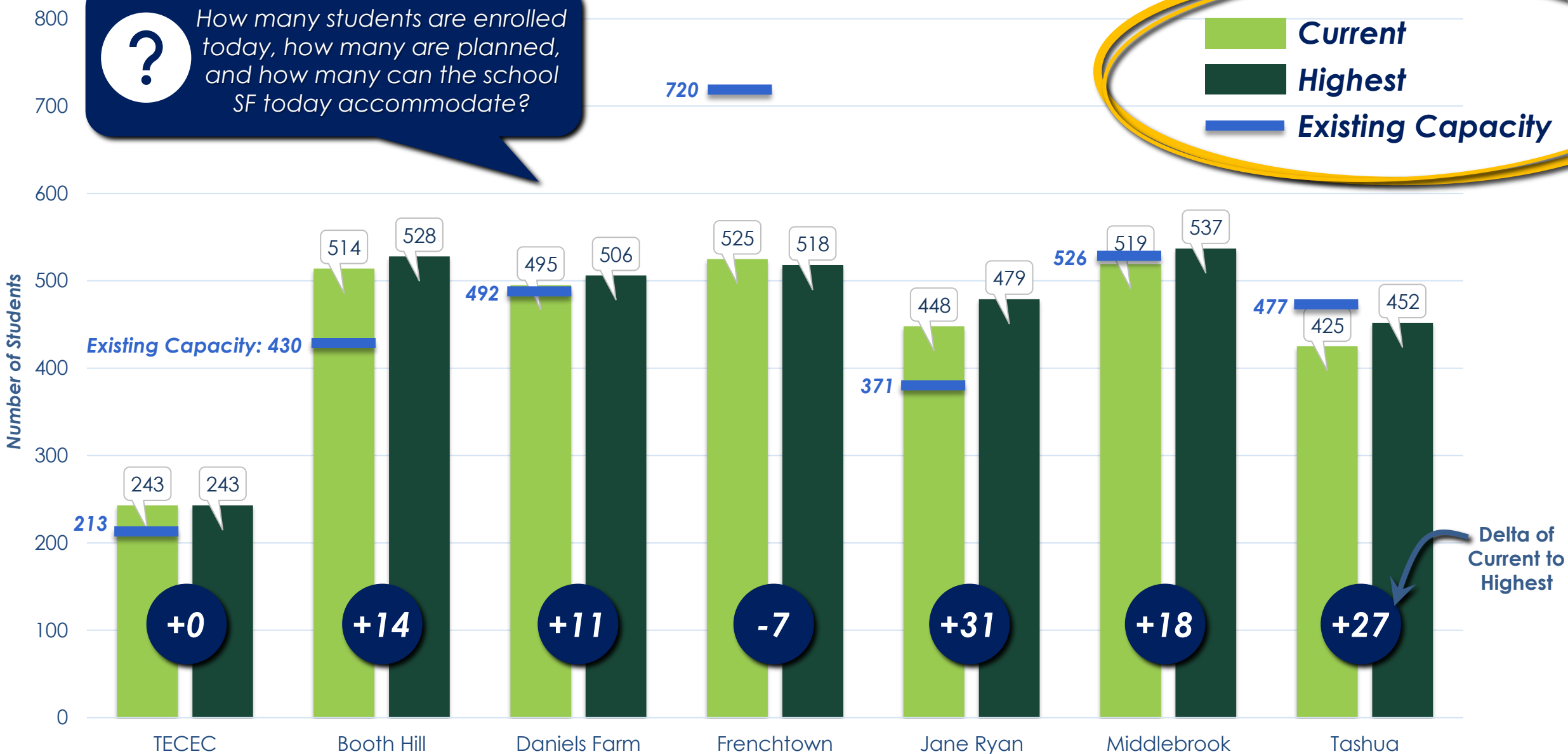


# Elementary Schools - Enrollment and Capacity



? How many students are enrolled today, how many are planned, and how many can the school SF today accommodate?

Current  
Highest  
Existing Capacity



# Middle Schools – Enrollment and Capacity



How many students are enrolled today, how many are planned, and how many can the school SF today accommodate?

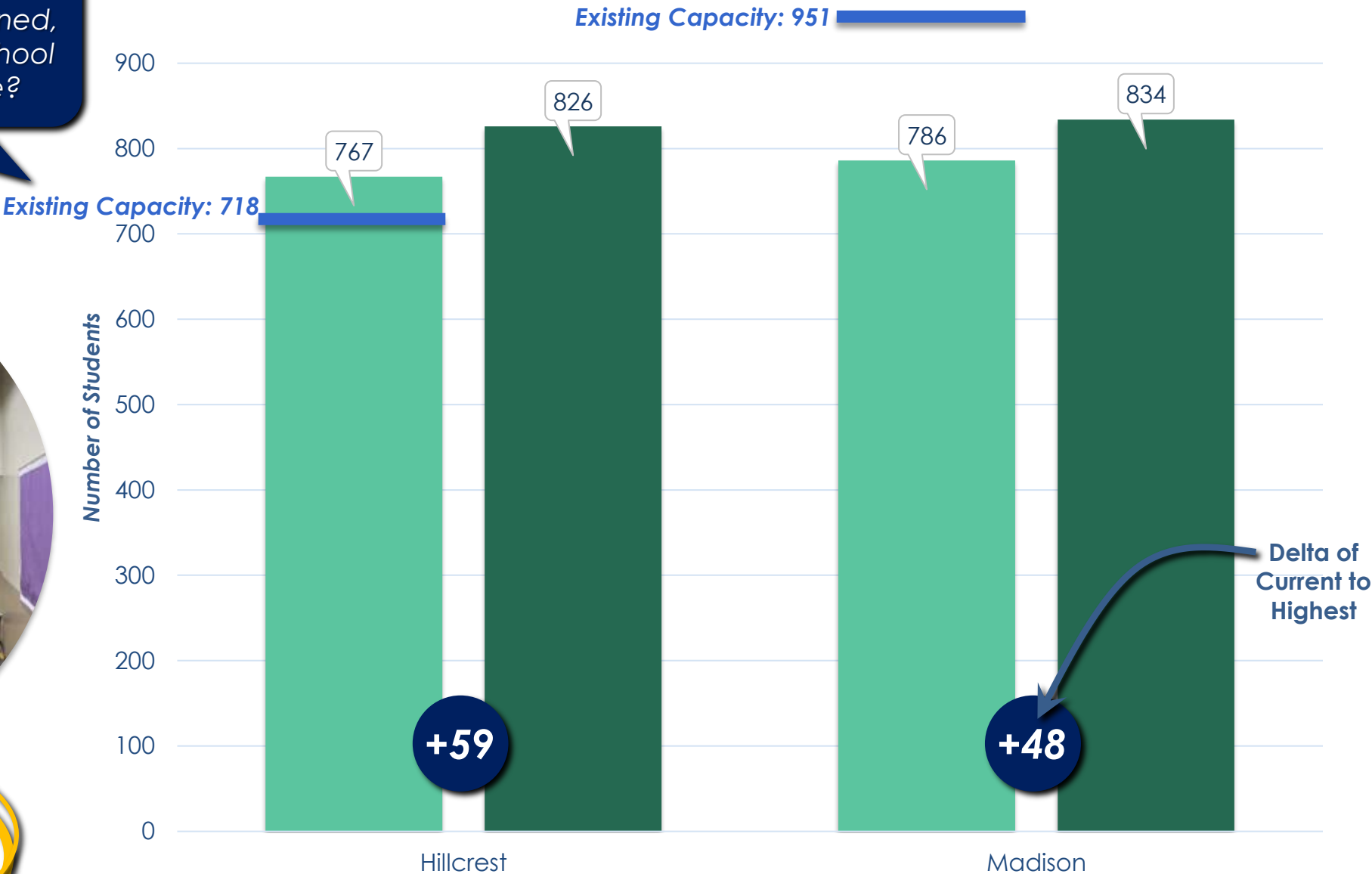


Hillcrest Middle School



Madison Middle School

- Current
- Highest
- Existing Capacity

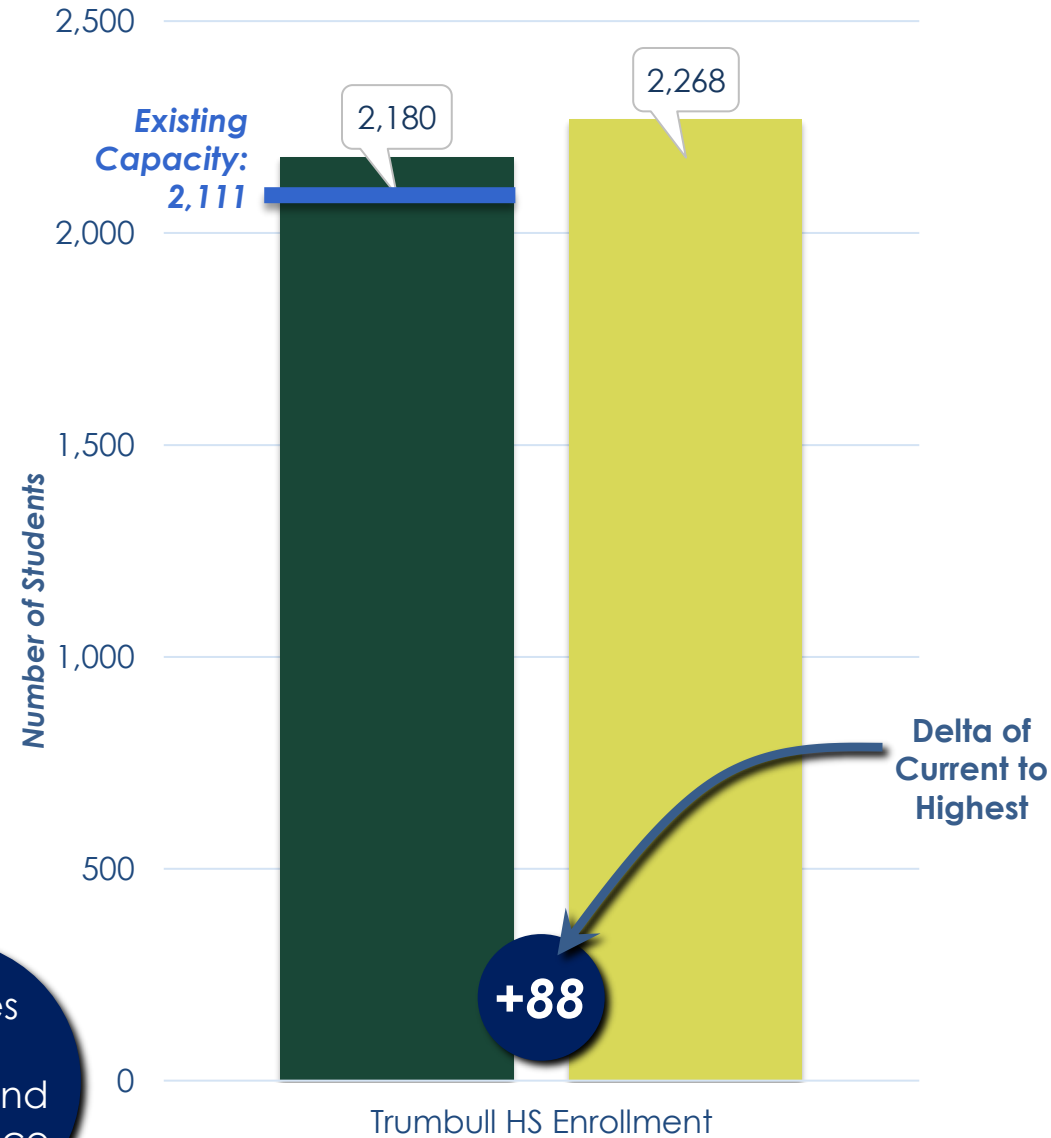




# High School – Enrollment and Capacity



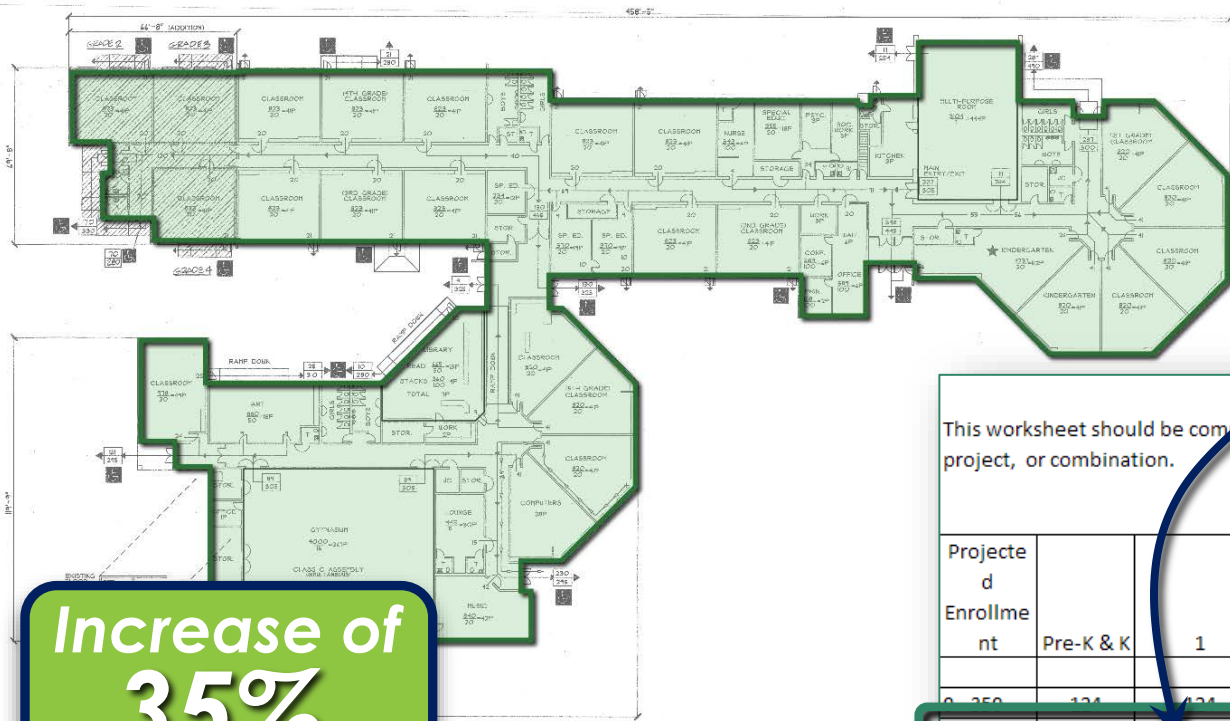
**?** How many students are enrolled today, how many are planned, and how many can the school SF today accommodate?



Includes ELITE, REACH and Agriscience

-  **Current**
-  **Highest**
-  **Existing Capacity**

Booth Hill School ~ Existing Floor Plan



1

Take the highest enrollment from an 8-year period (528)

2

Total the allowable SF per pupil (752) and find the average (752/6 = 125)

SPACE STANDARDS WORKSHEET

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

State Standard Space Specifications

Grades

Project Enrollment	Pre-K & K	1	2	3	4	5	6
	Allowable Square Footage per Pupil						
0 - 250	124	124	124	124	124	156	156
351 - 750	120	120	120	120	120	152	152
751 - 1500	116	116	116	116	116	148	148
Over 1500	112	112	112	112	112	142	142

Increase of 35%

If you were to plan a "Renovate as New"

3

Multiply the highest 8-year enrollment (125 x 528) and add 1% for HVAC to get the allowable SF:

Increase of 25%

If it were a "New Building"

Total Building Area (Standard) 66,838 sf vs. 51,280 sf (E)

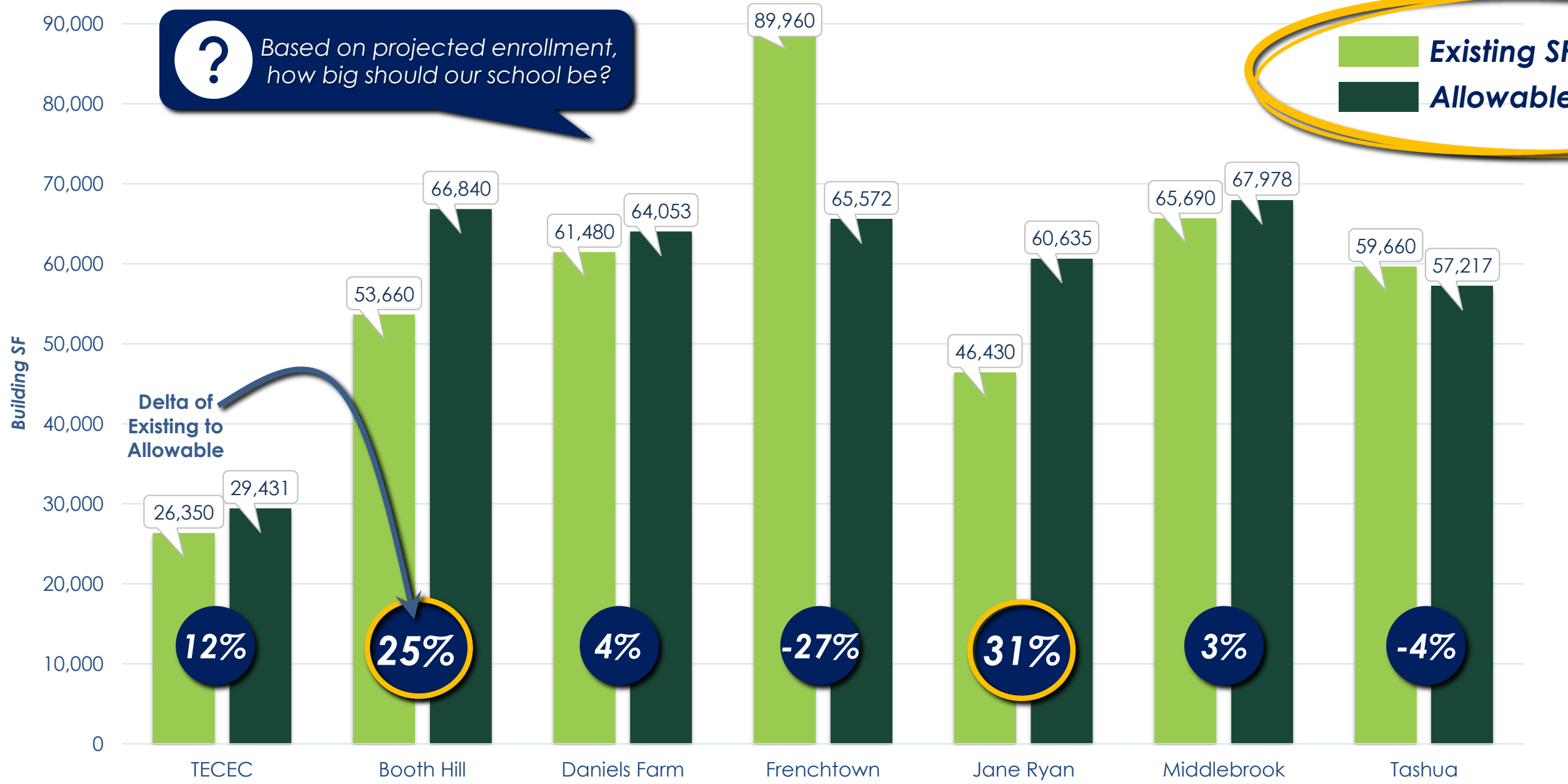
"What's included in the allowable SF?"

All classrooms, corridors, core spaces (Gym, Cafeteria, Media), mechanical spaces... everything it takes for a school to function!!

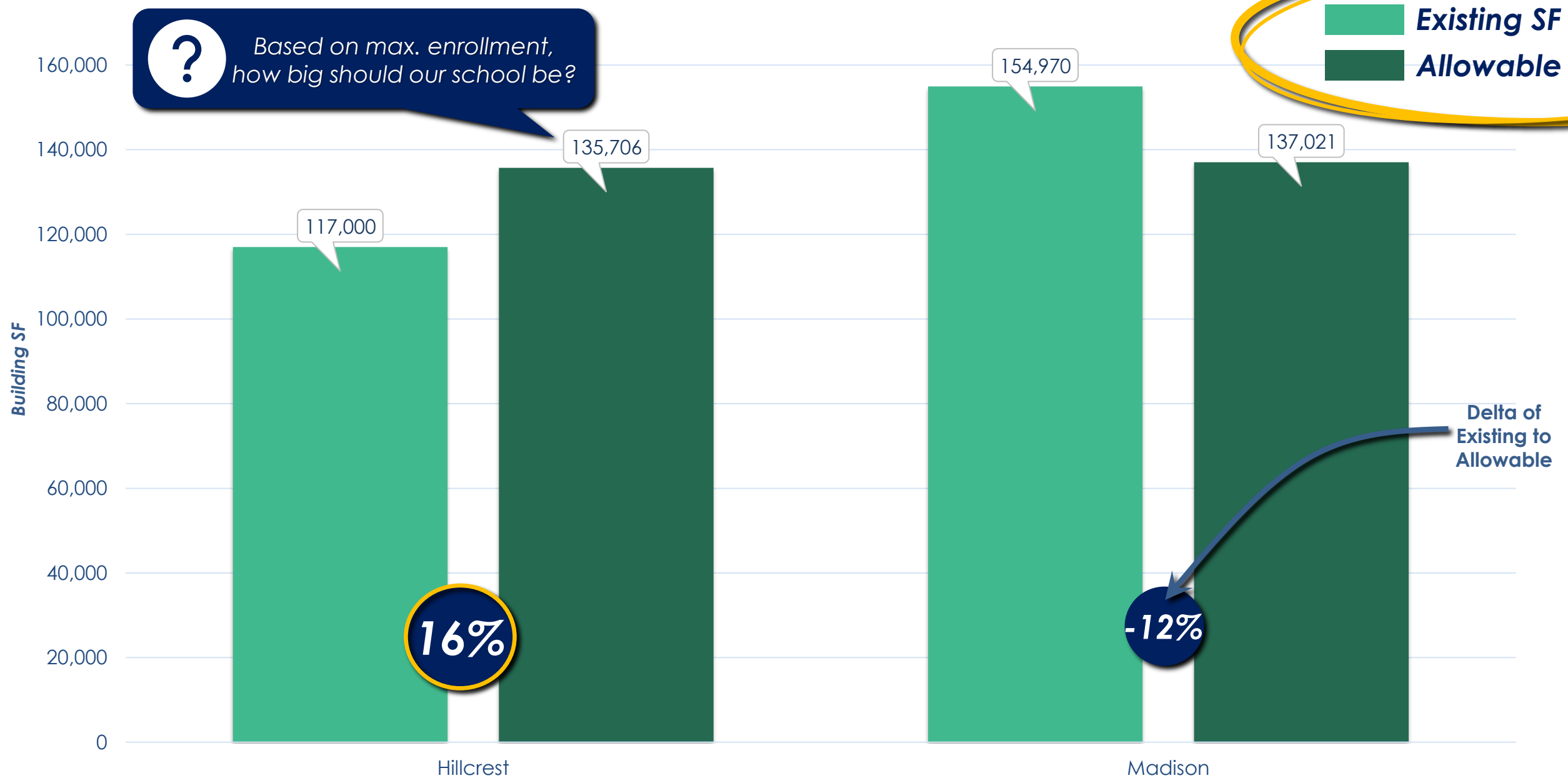
Measured as per OSCG&R guidelines ~ to the interior faces of the exterior wall



# Elementary Schools - Allowable Area



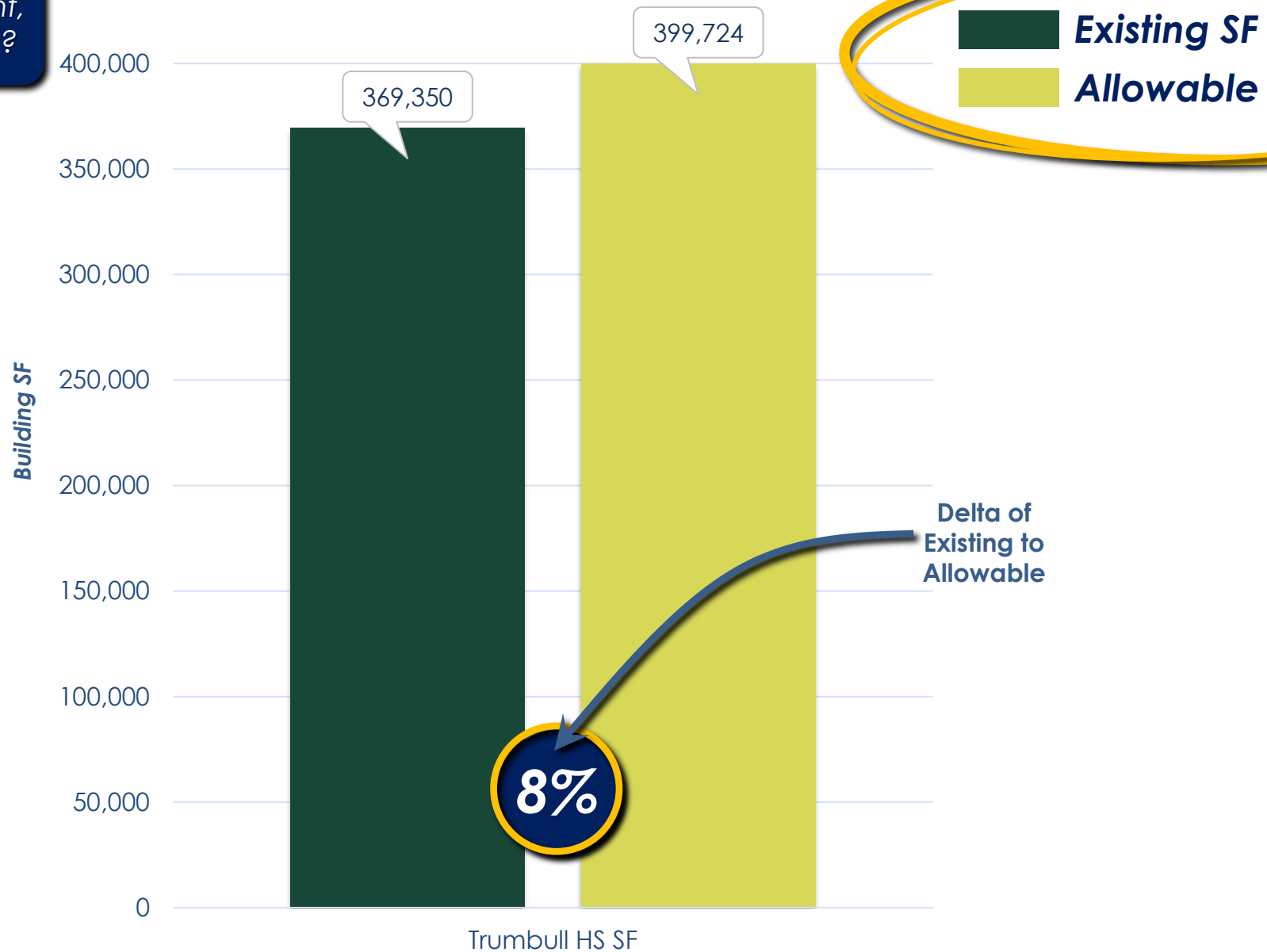
# Middle Schools – Allowable Area





# High School – Allowable Area

**?** Based on projected enrollment, how big should our school be?



# Measuring Useable Area ~ Why efficiency is important



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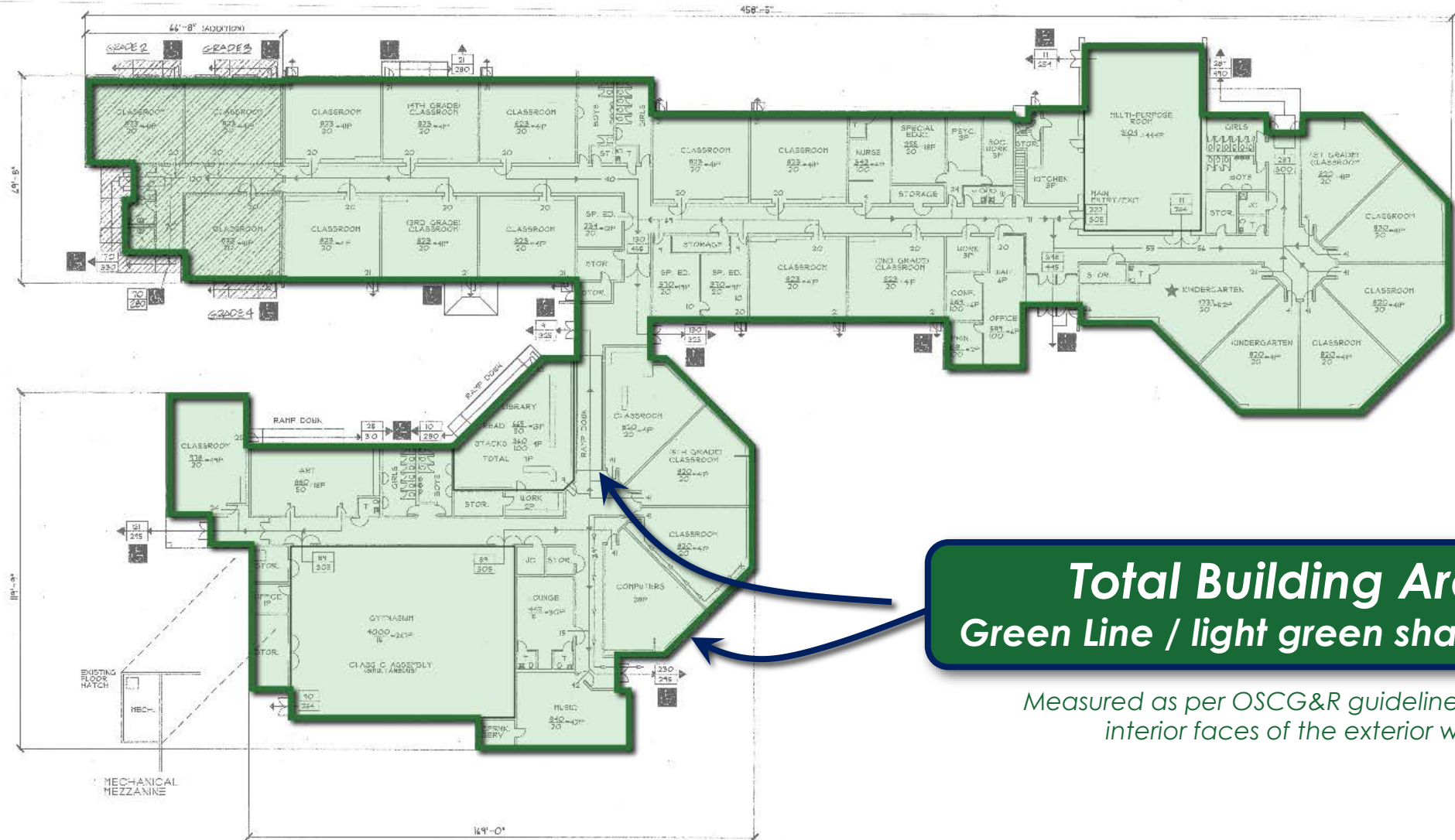
Hillcrest Middle School



**More Efficient = More Educational Space!**

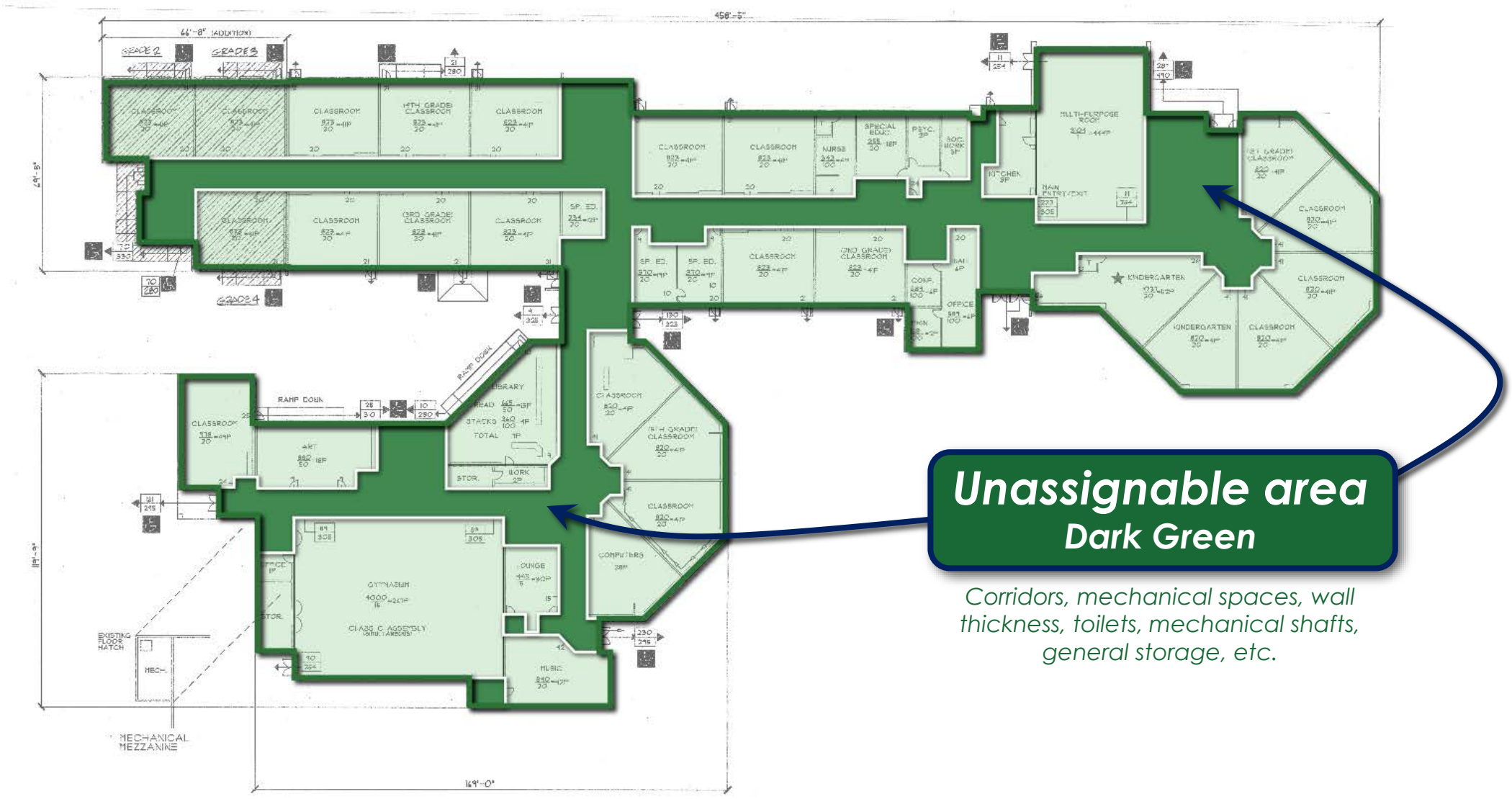


## Booth Hill School ~ Existing Floor Plan



# Useable Area Analysis ~ Where can education take place

## Booth Hill School ~ Existing Floor Plan





# Useable Area Analysis ~ Where can education take place

## Booth Hill School ~ Existing Floor Plan



**Expected useable area average ranges from 70-75%**  
(Assignable Area ~ Light Green/ Total Building Area ~ Green Building Outline)

## Booth Hill School ~ Existing Floor Plan

**Media ~ 1,388 sf**

OSCG&R ~SF based on 10% of  
student enrollment x 35 SF/Student  
(514x10%x35 ~ 1,799 sf)

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

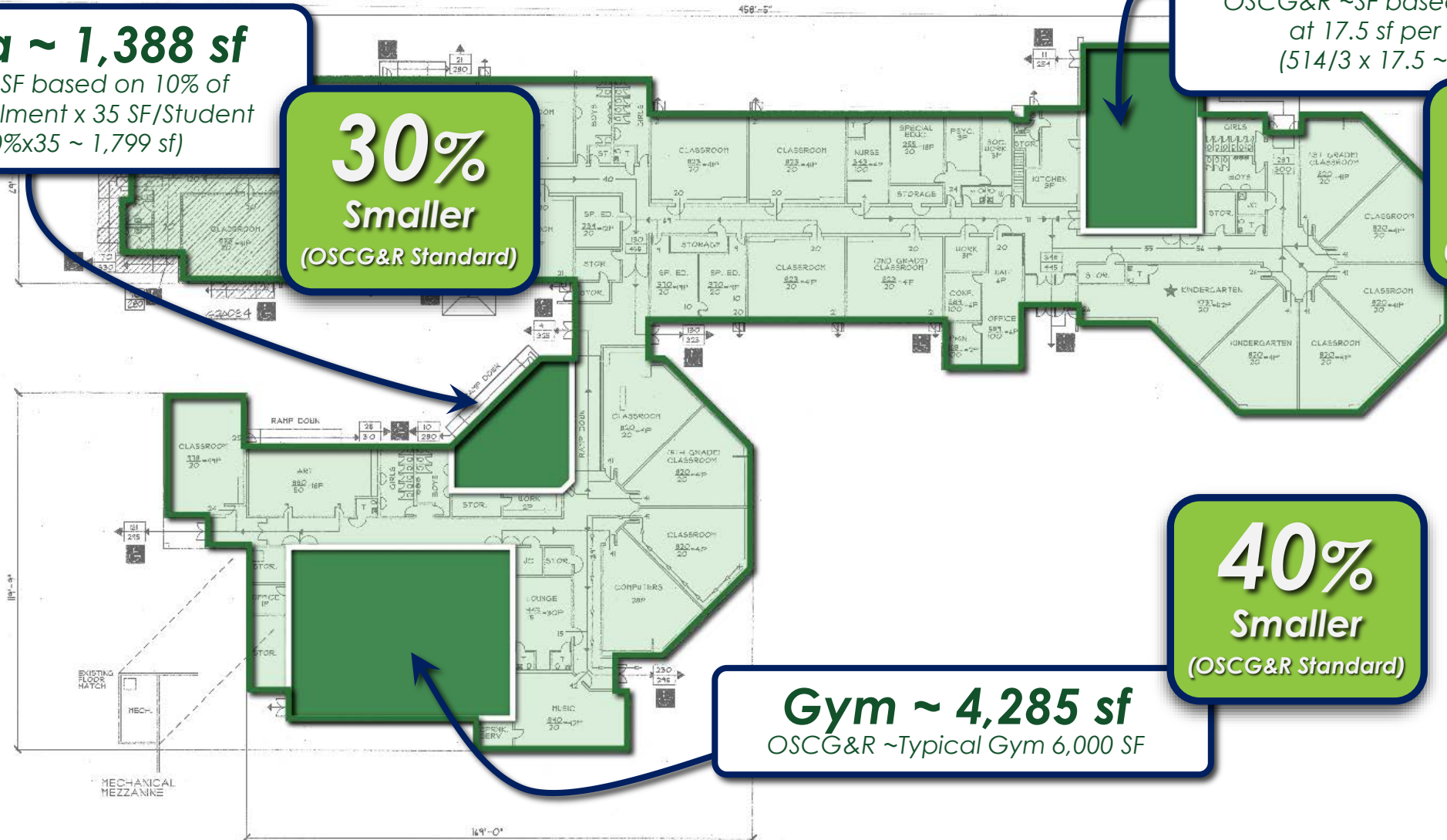
**Cafeteria ~ 2,413 sf**

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

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

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

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





















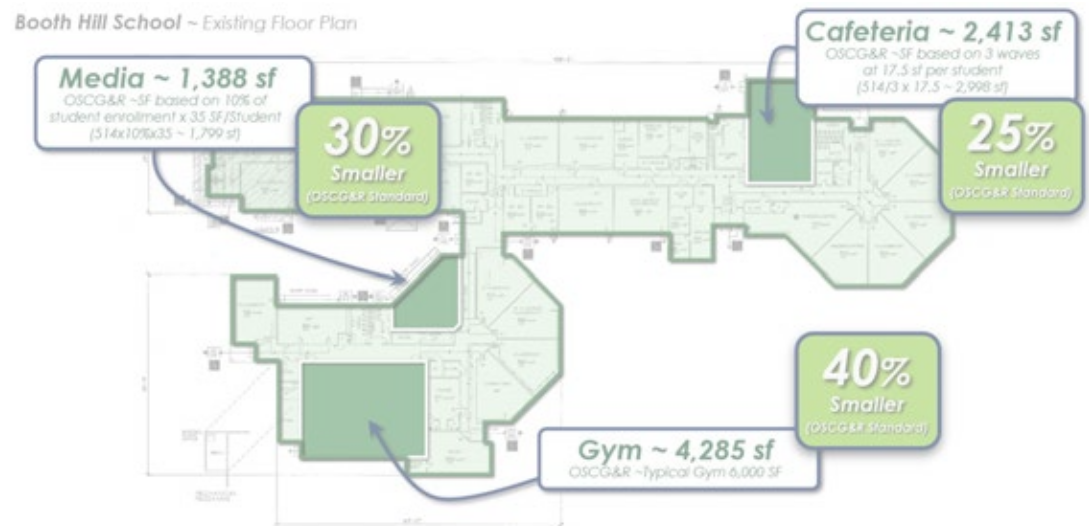


## Elementary Schools

Below Benchmark

Meets/ exceeds Benchmark

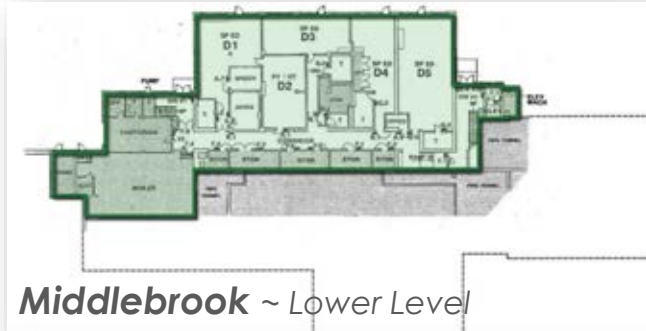
Category	Booth Hill	Daniels Farm	Middlebrook	Jane Ryan	Tashua	Frenchtown
Useable Area	72%	71%	55.3%	69.9%	72%	64.8%
Media						
Cafeteria						
Gymnasium						



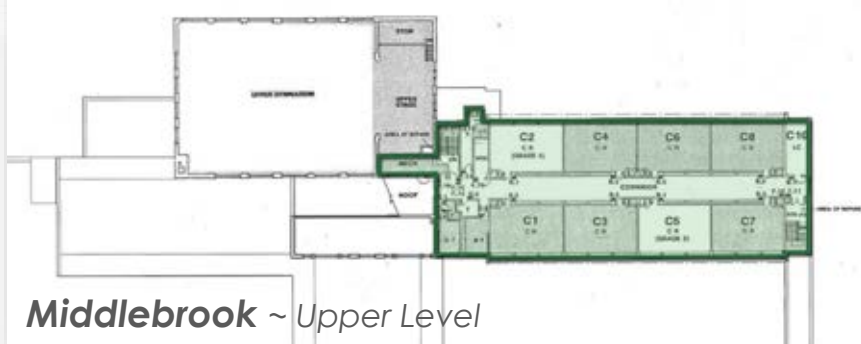
# Useable Area Analysis ~ Where can education take place



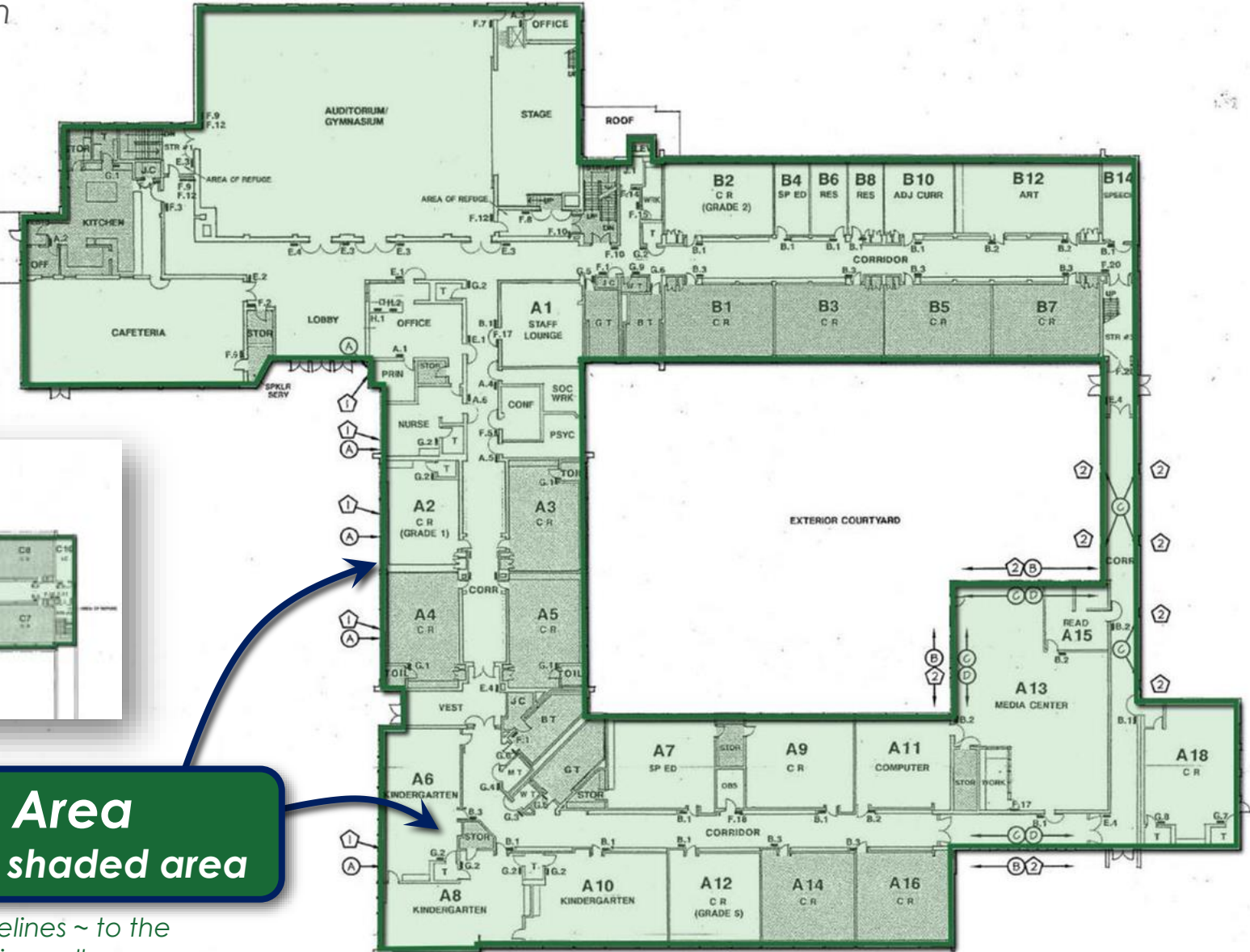
## Middlebrook ~ Existing Floor Plan



Middlebrook ~ Lower Level



Middlebrook ~ Upper Level



**Total Building Area**  
**Green Line / light green shaded area**

Measured as per OSCG&R guidelines ~ to the  
interior faces of the exterior wall



# Useable Area Analysis ~ Where can education take place

## Middlebrook ~ Existing Floor Plan



**Unassignable area**  
**Dark Green**

*Corridors, mechanical spaces, wall thickness, toilets, mechanical shafts, general storage, etc.*



# Useable Area Analysis ~ Where can education take place



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## Middlebrook ~ Existing Floor Plan

36,773 (14,057 ~13,388 x 1.05) / 51,280 sf

Middlebrook  
Elementary School

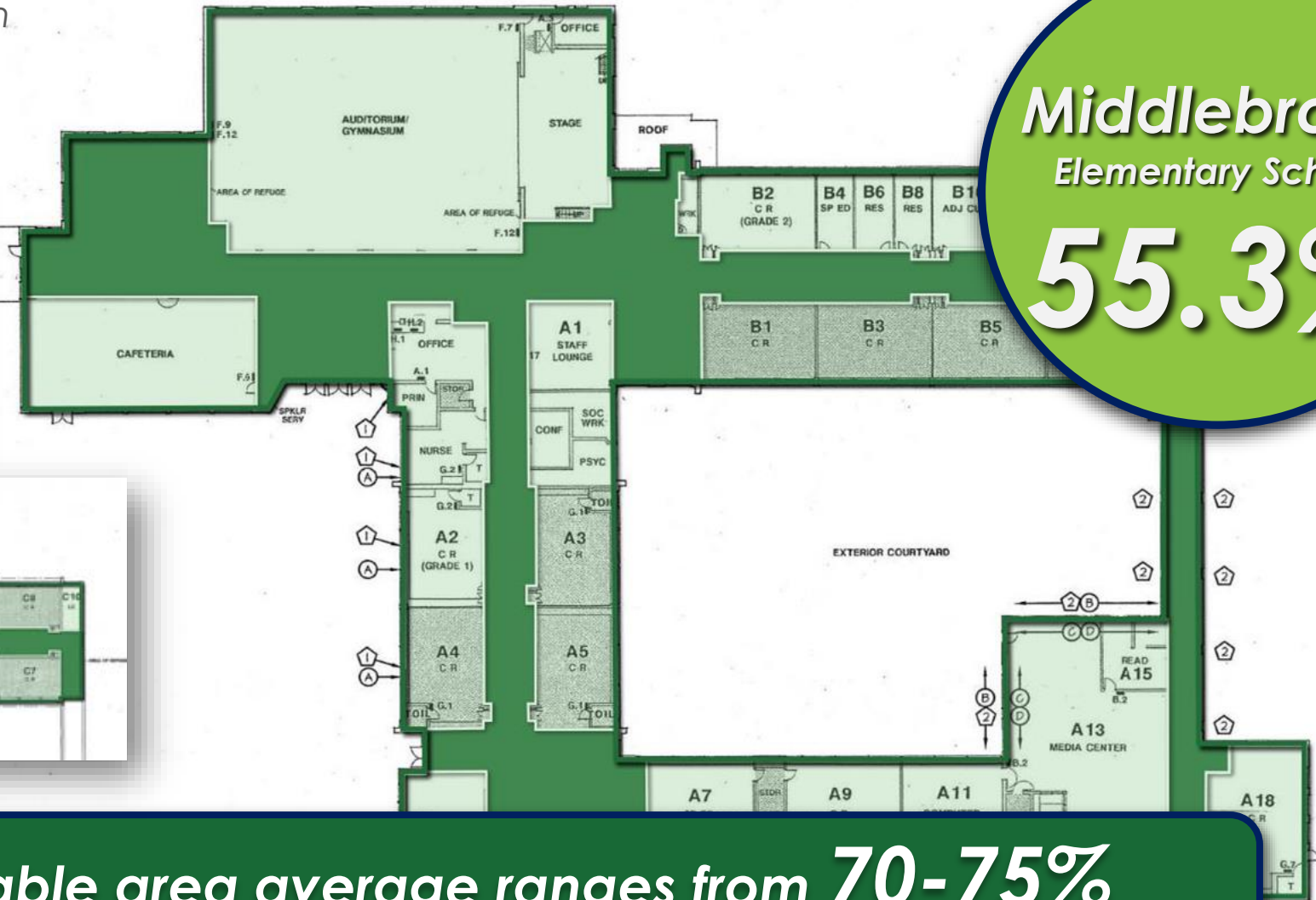
55.3%



Middlebrook ~ Lower Level



Middlebrook ~ Upper Level



Expected useable area average ranges from **70-75%**  
(Assignable Area ~ Light Green / Total Building Area ~ Green Building Outline)



## Middlebrook ~ Existing Floor Plan

**Cafeteria ~ 3,512 sf**

OSCG&R ~SF based on 3 waves  
at 17.5 sf per student  
(537/3 x 17.5 ~ 3,133 sf)

**11%**

**Bigger**  
(OSCG&R Standard)

**Media ~ 2,427 sf**

OSCG&R ~SF based on 10% of  
student enrollment x 35 SF/Student  
(537x10%x35 ~ 1,880 sf)

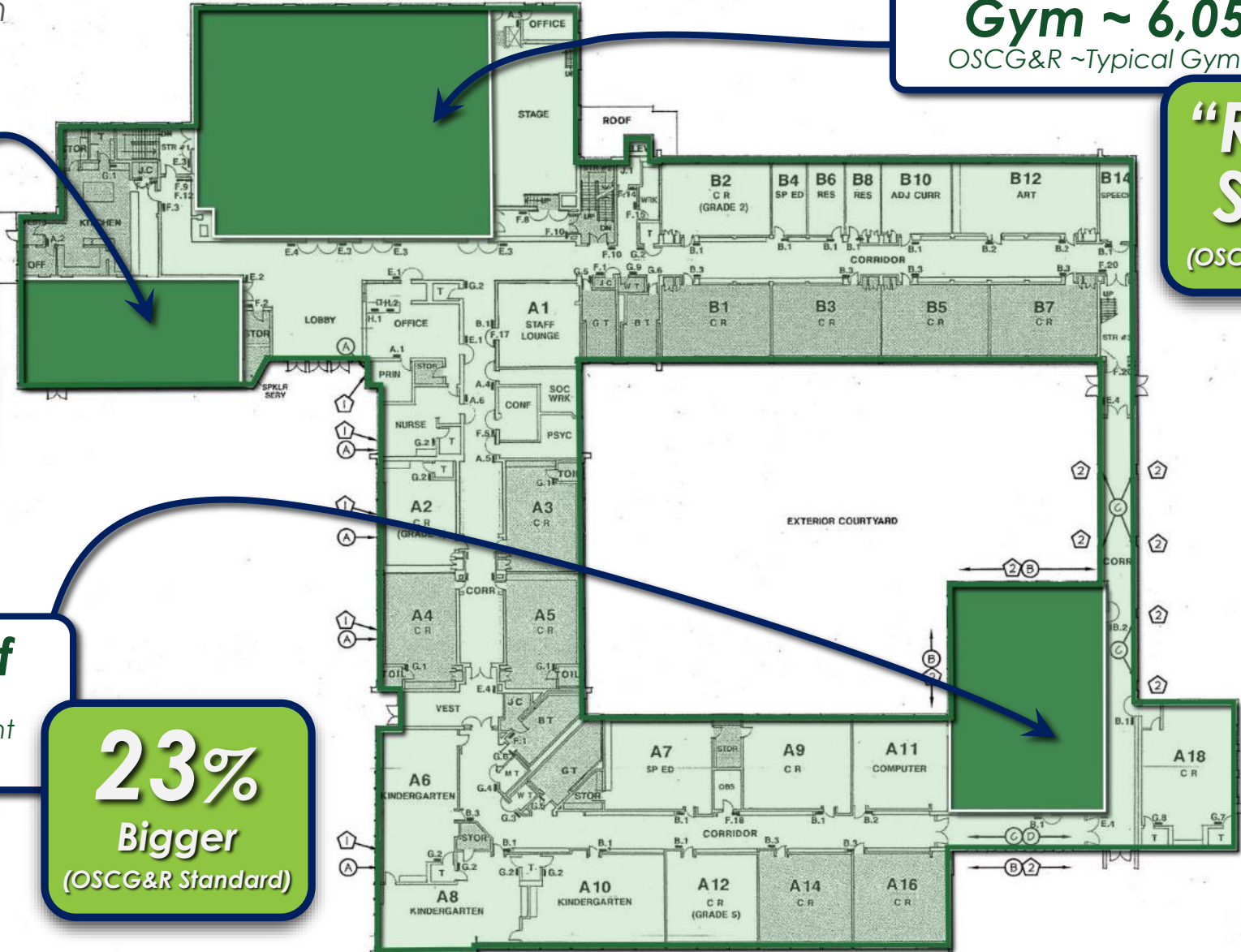
**23%**

**Bigger**  
(OSCG&R Standard)

**Gym ~ 6,052 sf**

OSCG&R ~Typical Gym 6,000 SF

**“Right”  
Sized**  
(OSCG&R Standard)





# *Let's pause for discussion*



*Any questions on the analysis, or the reason why this is important to your Master Plan?*



*Any additional feedback to share?*



# Existing Conditions

## Analysis, methodology, and conclusions

### ***Programmatic Needs***

### ***Physical Condition***

Grouped by Grade (K-5, 6-8, 9-12)

Collected & Analyzed Information

Ranked based upon findings

Prioritized based upon rankings

Think of the rankings like a movie,  
the more stars you have the better!



# Elementary Schools – Ages and Sizes



Building Name		GSF	Year Built	Addition(s)
PK	Trumbull Early Childhood (TECEC)	26,350	2005	-
K-5	Booth Hill Elementary	53,660	1954	1956/68/96
	Daniels Farm Elementary	61,480	1962	1980/95/2004
	Frenchtown Elementary	89,960	2002	-
	Jane Ryan Elementary	46,430	1968	1993/95
	Middlebrook Elementary	65,690	1952	1958/63/97
	Tashua Elementary	59,660	1965	1995/2006





# Elementary Schools – Programmatic Needs

1 = Poor, 5 = Good

									TOTAL	Average	Rank (Priority)
Building Name		Demog. & Capacity	21st Century	Special Ed.	Program Space	Staff/Support Space	Site (Function)	ADA Compliant			
PK	Trumbull Early Childhood (TECEC)	2	4	3	2	4	3	5	23	3.29	4
K-5	Booth Hill Elementary	1	2	1	2	2	2	1	11	1.57	1
	Daniels Farm Elementary	3	3	2	3	2	2	2	17	2.43	2
	Frenchtown Elementary	4	4	2	3	3	2	5	23	3.29	4
	Jane Ryan Elementary	1	2	1	2	2	4	2	14	2.00	2
	Middlebrook Elementary	3	2	2	2	3	3	2	17	2.43	2
	Tashua Elementary	4	3	2	2	3	2	3	19	2.71	3

# Elementary Schools – Physical Condition



1 = Poor, 5 = Good

Building Name		Building Shell	Site (Phys. Cond.)	Interior	HVAC	F.P. & Alarm	Plumbing	Electrical	Security	TOTAL	Rank (Priority)
PK	Trumbull Early Childhood (TECEC)	4	3	4	4	4	3	3	3	28	4
K-5	Booth Hill Elementary	3	3	3	2	2	3	2	3	21	2
	Daniels Farm Elementary	2	2	3	3	3	3	2	3	21	2
	Frenchtown Elementary	3	2	3	4	3	4	4	4	27	4
	Jane Ryan Elementary	3	3	3	3	3	3	3	4	25	4
	Middlebrook Elementary	3	3	3	2	2	3	2	4	22	3
	Tashua Elementary	3	2	3	3	3	3	3	4	24	3



# Conditions Analysis ~ Trumbull Early Childhood Education Center



Tecton  
ARCHITECTS



Programmatic Needs



Physical Condition



- Program is at capacity and more classroom spaces are desired
- The lack of space prevents the program from growing and offering a full day program
- Classrooms in Middlebrook are currently being used, which poses logistical challenges
- Music and art are currently supported on a cart, with no dedicated space
- There is no staff lounge/work room
- A sensory room is needed, and other therapeutic spaces are desired

# Conditions Analysis ~ Booth Hill Elementary School



Programmatic Needs



Physical Condition



- Student population is increasing, with limited space available
- Limited space for art, music, PE, OT/PT, special education; much takes place in halls or shared with cafeteria; closets are used as intervention rooms
- Lack of 21<sup>st</sup> century learning space: breakout, STEAM, outdoor
- No accessible features in building
- Lack of storage throughout
- Poor site circulation: no separation of bus and parent, conflicts with delivery trucks; concerns with security at border of site



# Conditions Analysis ~ Daniels Farm Elementary School



- Roof and envelope water infiltration has led to accelerated deterioration of entrance canopy
- Administration and nurse are missing essential items (e.g. improved visibility, isolation room)
- Special education is lacking dedicated space; teachers are sharing small rooms
- Due to capacity, former closets and other teaching areas are being repurposed
- There is no toilet for students meeting ADA requirements
- Limited parking and poor paving condition

Programmatic Needs



Physical Condition



# Conditions Analysis ~ Frenchtown Elementary School



- Lack of space for special education programs
- Need for a dedicated ELL classroom
- Lack of 21st Century learning spaces such as a maker space
- Exterior paved play surface condition presents a hazard
- Play areas are not fully accessible
- Having only one entry drive is a concern from an emergency operations standpoint



Programmatic Needs



Physical Condition





# Conditions Analysis ~ Jane Ryan Elementary School



- The school is at capacity and every square foot is being utilized; specials classrooms have been converted into general education spaces,
- No dedicated OT/PT, ELL or math intervention, other special education space needed
- Library cannot fit two classes simultaneously
- There is no student toilet that meets ADA requirements for accessibility
- Cafeteria and gym have poor acoustics
- 21st Century learning environments are desired

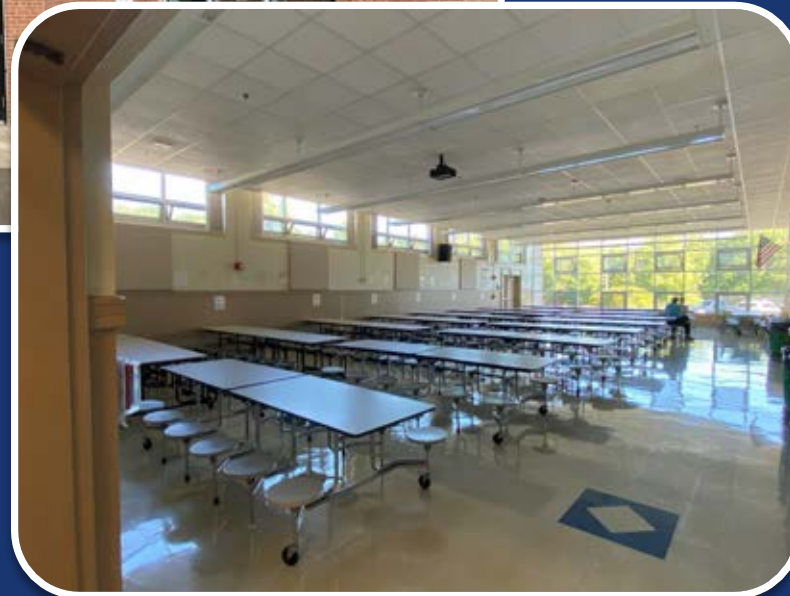
Programmatic Needs



Physical Condition



# Conditions Analysis ~ Middlebrook Elementary School



- Hallways are underutilized and could incorporate break out spaces
- Cafeteria needs improvement, flow of kitchen and servery is poor
- More conference/faculty work space is needed, as is space for sensitive/confidential conversations
- Art, music and science programs all need updates to operate optimally
- Special education (SRP, ESL, OT/PT) needs additional space/amenities
- Additional assembly and storage space is needed

Programmatic Needs

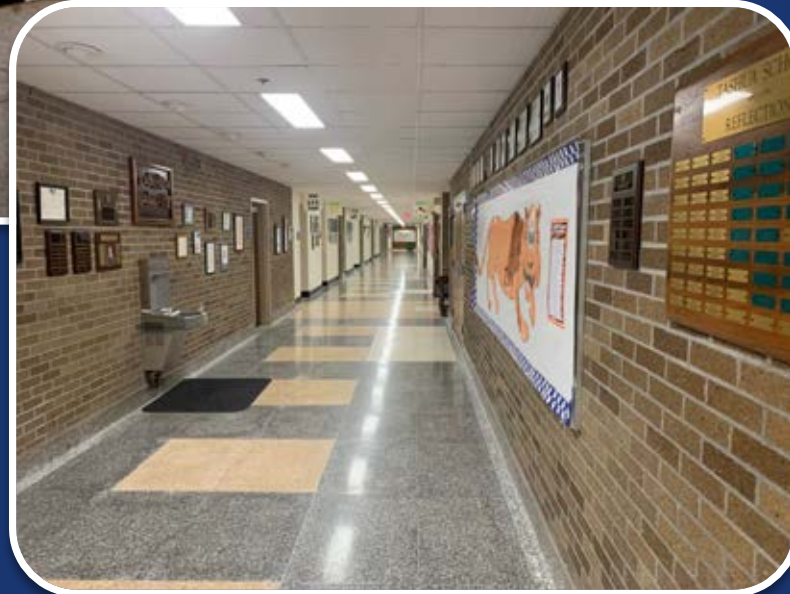


Physical Condition





# Conditions Analysis ~ Tashua Elementary School



Programmatic Needs



Physical Condition



- Building lacks sufficient toilet rooms for students and staff
- Special education needs more dedicated space
- 21st Century learning spaces are desired
- The gym is too small and bleacher seating is desired
- Outdoor play areas are near a roadway and need to be more private
- Limited visual supervision of space from main admin office
- Modular classrooms need to be removed
- Play areas are in poor shape

# Middle & High Schools – Ages and Sizes



Building Name		GSF	Year Built	Addition(s)
6-8	Hillcrest Middle School	117,000	1966	-
	Madison Middle School	154,970	1960	1978
9-12	Agriscience & Biotech Center	38,200	2001	-
	Trumbull High School	369,350	1969	82/86/05/07/09
6-12	REACH	8,700	1970	-
Adm.	Long Hill Administration	21,950	1920	1956/85



# Middle & High Schools – Programmatic Needs



1 = Poor, 5 = Good

									TOTAL	Average	Rank (Priority)
Building Name		Demogr. Capacity	21st Century	Special Ed.	Program Space	Staff/ Support Space	Site (Function)	ADA Compliant			
6-8	Hillcrest Middle School	2	2	1	2	2	2	2	13	1.86	1
	Madison Middle School	4	3	3	3	3	4	2	22	3.14	4
9-12	Agriscience & Biotech Center	5	4	N/A	4	4	4	4	25	4.17	5
	Trumbull High School	2	4	2	3	3	2	2	18	2.57	3
6-12	REACH	4	2	N/A	2	3	3	1	15	2.50	2
Ad.	Long Hill Administration	N/A	N/A	N/A	3	2	3	2	10	2.50	2

# Middle & High Schools – Physical Condition

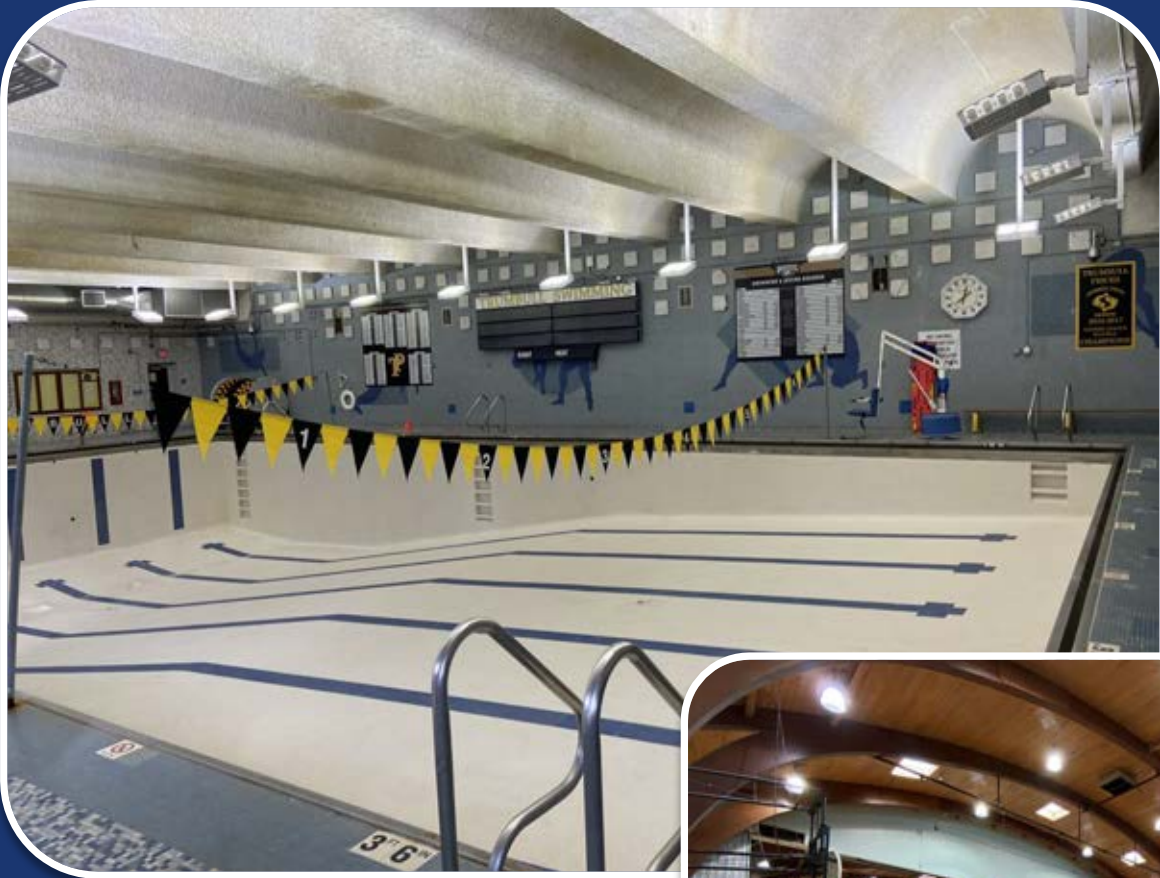


1 = Poor, 5 = Good

										TOTAL	Rank (Priority)
Building Name		Building Shell	Site (Physical Condition)	Interior	HVAC	Fire Protection & Alarm	Plumbing	Electrical	Security		
6-8	Hillcrest Middle School	3	3	2	2	1	3	3	4	21	2
	Madison Middle School	2	3	2	1	3	3	2	4	20	2
9-12	Agriscience & Biotech Center	3	3	3	4	4	3	4	4	28	4
	Trumbull High School	3	3	3	3	4	4	4	4	28	4
6-12	REACH	2	3	2	2	1	2	2	4	18	1
Ad m.	Long Hill Administration	2	3	2	2	1	2	1	3	16	1



# Conditions Analysis ~ Hillcrest Middle School



## Programmatic Needs



## Physical Condition



- Substantial portions of the building are not usable – the natatorium for example
- Missing staff space: psychologist, social worker, faculty work area
- Classrooms are too spread out that the standard passing time does not work
- Science program lacks space and prep rooms
- Special education needs more dedicated space; no dedicated OT/PT room, SPED workroom or therapy space
- Gym/weight room are undersized
- Improved 21st Century learning environments are desired



# Conditions Analysis ~ Madison Middle School



- The location of the library is not ideal, and it needs to be reimagined as a 21st Century space
- The auditorium needs curtains, audio technology and improved lighting
- The music program could benefit from improvements to enhance the student experience
- Additional faculty work rooms and toilet rooms are needed
- Thermal comfort and air quality issues throughout, significantly impact learning
- Sun glare creates excessive heat in classrooms

Programmatic Needs



Physical Condition





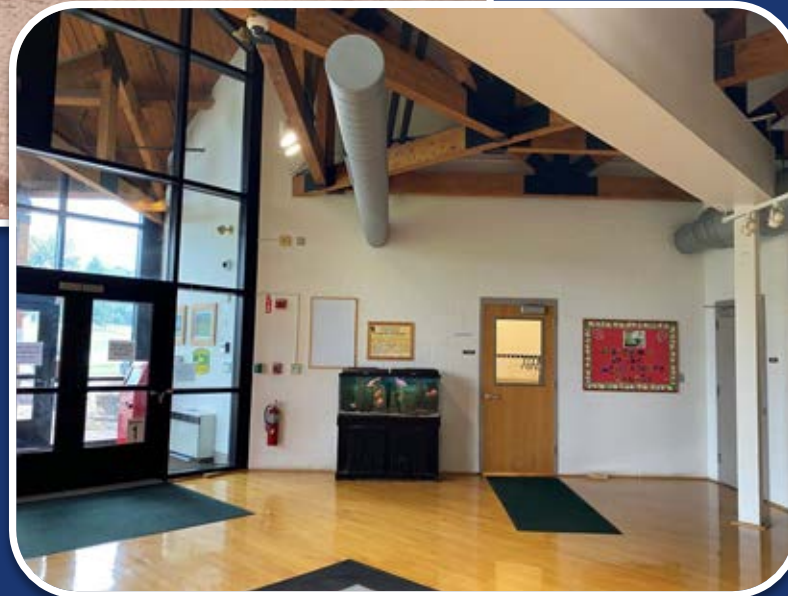
# Conditions Analysis ~ Agriscience & Biotech Center



Programmatic Needs



Physical Condition



- Full program, using every available teaching space
- Rooms have been reinvented to accommodate growth
- There are more teachers than there are spaces to teach
- There are underutilized spaces such as the locker rooms that are not used
- Building condition prevents some spaces such as the silo from being used to its potential

# Conditions Analysis ~ Trumbull High School



Programmatic Needs



Physical Condition



- Site traffic, parking and circulation are all challenges
- Wayfinding throughout the building is confusing
- The building is at capacity and more classrooms are desired, including science and culinary program
- Special education needs additional space as the program has grown
- Technology poses a challenge, and prevents teachers from seamlessly transitioning between spaces
- Administration needs a large conference room



# Conditions Analysis ~ REACH



- The building is using every square foot and is at capacity
- Thermal comfort and air quality concerns throughout, significantly impact learning
- A calming space for students, and one also for faculty, is desired
- Updated furniture solutions such as group tables are desired
- Much of the space is a repurposed garage, so interior is very utilitarian and not conducive to learning
- No accessible toilet facilities are present and main entrance is not accessible

Programmatic Needs



Physical Condition



# Conditions Analysis ~ Long Hill Administration



## Programmatic Needs



## Physical Condition



- Much of the building shell and interior spaces/finishes are in poor condition
- Receiving needs additional space
- Air quality and thermal comfort issues persist
- Aesthetically the building could be refreshed, but there may not be a desire to spend much money at this location
- A third conference room is desired near the Human Resources office area
- Limited accessible toilet facilities and pathways, and no accessible door hardware





# *Let's pause for discussion*



*Any questions on our findings, the rankings and prioritization?*



*What are your thoughts on the prioritization?*



*Any additional feedback to share?*



Start: 6:00PM

Introductions

5  
min

Key Components

30  
min

WHERE WE'VE BEEN

45  
min

WHERE WE ARE TODAY

30  
min

**WHERE WE'RE GOING**

10  
min

How to Stay Connected

End: 8:00PM

Priority Tiers

Initial Thoughts on  
Options

Discussion



# Conditions Analysis - Summary

		Programmatic Needs		Physical Condition		1 = Poor, 5 = Good
Building Name		TOTAL	Rank (Priority)	TOTAL	Rank (Priority)	AVERAGE (Priority)
PK	Trumbull Early Childhood (TECEC)	23	4	28	4	4
K-5	Booth Hill Elementary	11	1	21	2	1.5
	Daniels Farm Elementary	17	2	21	2	2
	Frenchtown Elementary	23	4	27	4	4
	Jane Ryan Elementary	14	2	25	4	3
	Middlebrook Elementary	17	2	22	3	2.5
	Tashua Elementary	19	3	24	3	3
6-8	Hillcrest Middle School	13	1	21	2	1.5
	Madison Middle School	22	4	20	2	3
9-12	Agriscience & Biotech Center	25	5	28	4	4.5
	Trumbull High School	18	3	28	4	3.5
6-12	REACH	15	2	18	1	1.5
Adm.	Long Hill Administration	10	2	16	1	1.5

## Tier 1

Address the greatest programmatic and condition needs comprehensively

## Tier 2

Temporary, thoughtful implementation of CIP with comprehensive renovation to come

## Tier 3

Address first through CIP, and then comprehensively address needs

*Tier 1 and Tier 2 all need to be done; it's about prioritizing the order.*

(1.5) **Booth Hill Elem.**

(1.5) **Hillcrest Middle**

(2.0) **Daniels Farm Elem.**

(1.5) **REACH**

(1.5) **Long Hill Admin.**

(2.5) **Middlebrook Elem.**

(3.0) **Jane Ryan Elem.**

(3.0) **Tashua Elem.**

(3.0) **Madison Middle**

(3.5) **Trumbull High School**

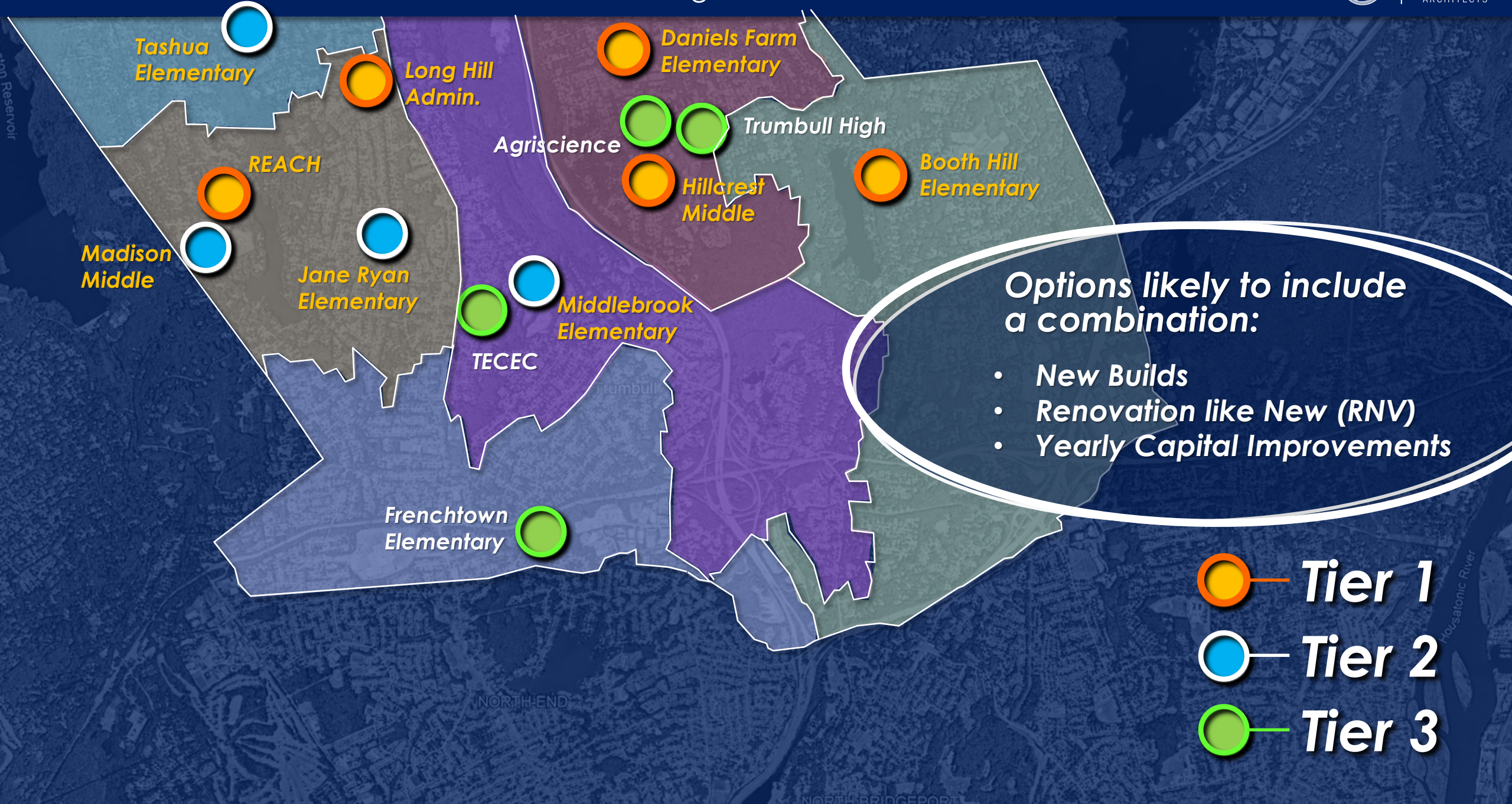
(4.0) **Frenchtown**

(4.0) **TECEC**

(4.5) **Agriscience**



# PLANNING OPTIONS ~ Initial Thoughts





# When planning consider this...

**Swing Space** - Develop options that include new builds for “**swing**” space to allow for comprehensive renovations. Cost efficient & less disruptive

**Reimbursement** - Analyze “**Renovate like New**” (RNV) options to leverage state reimbursement, maximize addition to create “swing” space.

**Value** - Analyze complex phased renovations vs. new build. Understand dollars invested that stays in the school vs. the process

**Capacity** - Review capacity of existing school properties for new builds (to limit disruption) and/or additions and renovations

**Prioritization & Affordability** - Prioritize need across district, keep affordability paramount in the discussion





Elev. 200'

Virtually unusable, change in grade of over 100 feet!

Elev. 316'

Parking  
(60-75)

Outdoor  
Play & CRs

New Building  
(One Story)

New Build One Story

Consider a new one-story building at top of slope (footprint approximately 70,000 gsf)

Booth Hill Elementary School





Elev. 200'

Virtually unusable, change in grade of over 100 feet!

Outdoor Play & CRs

Parking (60-75)

Elev. 316'

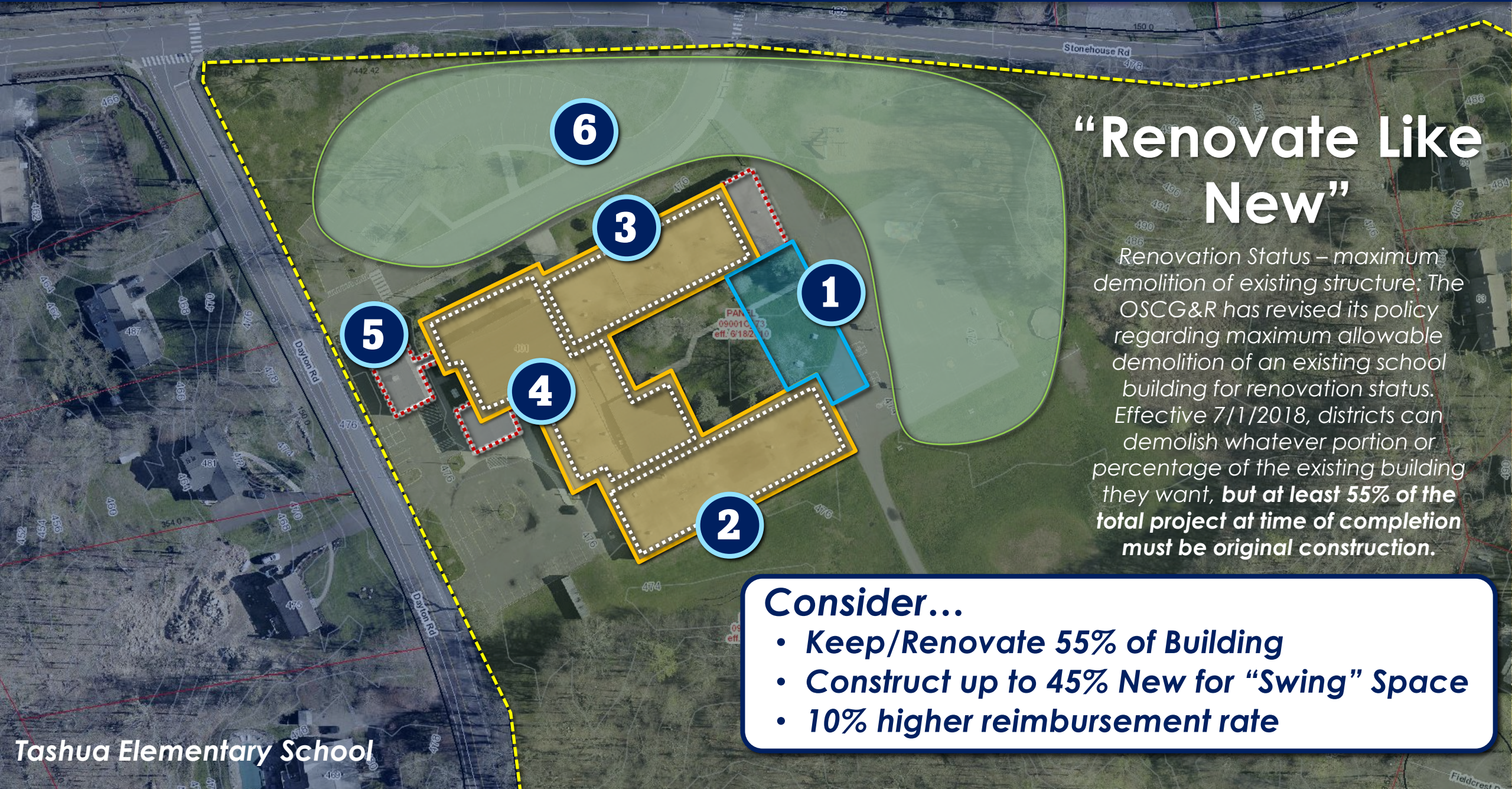
New Building (Two Story)

Consider a new two-story building at top of slope (1st ~ 50K SF, 2nd ~ 20K SF)

New Build Two Story

Booth Hill Elementary School





## “Renovate Like New”

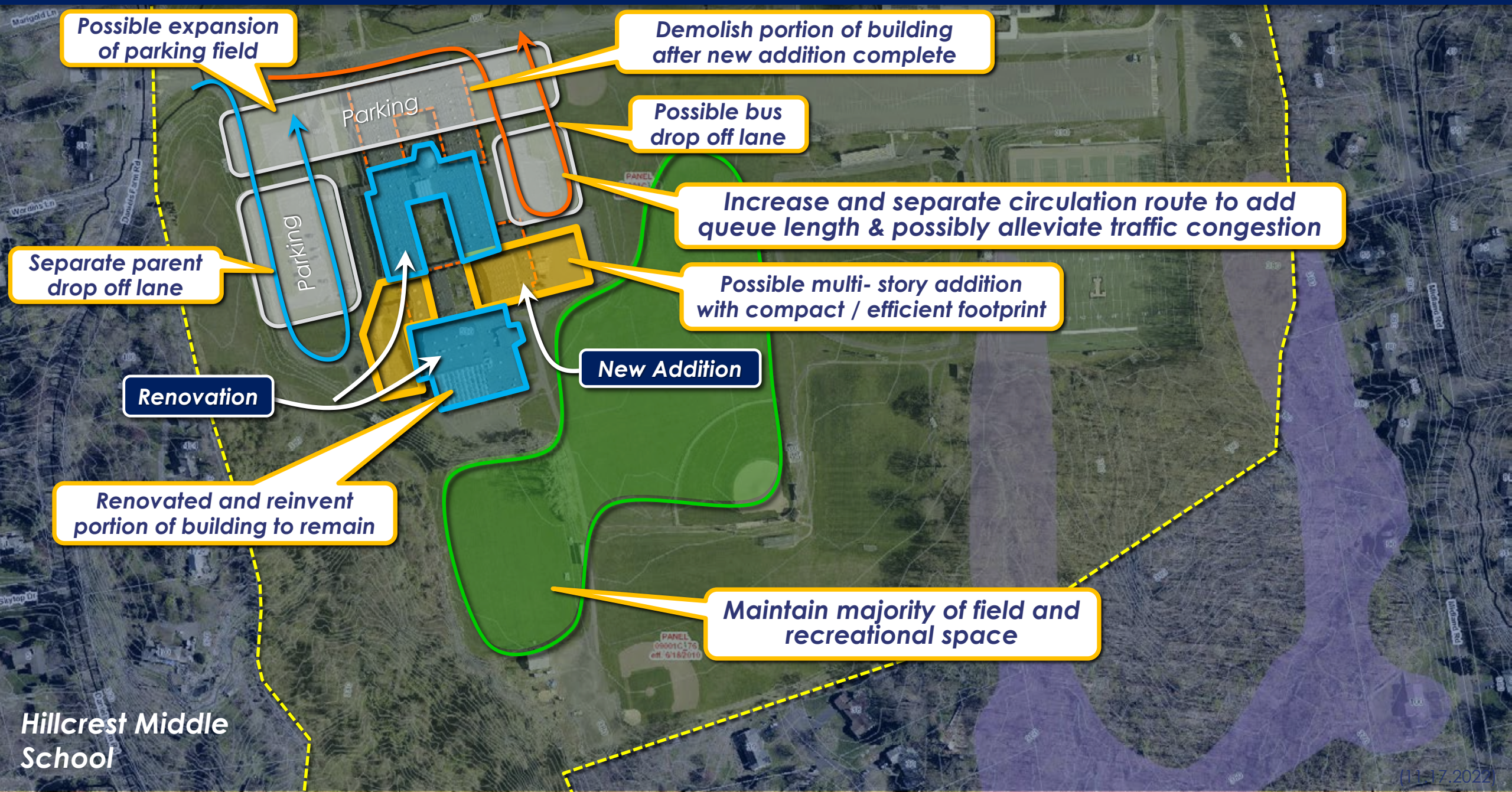
Renovation Status – maximum demolition of existing structure: The OSCG&R has revised its policy regarding maximum allowable demolition of an existing school building for renovation status. Effective 7/1/2018, districts can demolish whatever portion or percentage of the existing building they want, **but at least 55% of the total project at time of completion must be original construction.**

### Consider...

- Keep/Renovate 55% of Building
- Construct up to 45% New for “Swing” Space
- 10% higher reimbursement rate



# Site Capacity & Analysis ~ Renovation as New Concept



Possible expansion of parking field

Demolish portion of building after new addition complete

Possible bus drop off lane

Increase and separate circulation route to add queue length & possibly alleviate traffic congestion

Separate parent drop off lane

Possible multi-story addition with compact / efficient footprint

Renovation

New Addition

Renovated and reinvent portion of building to remain

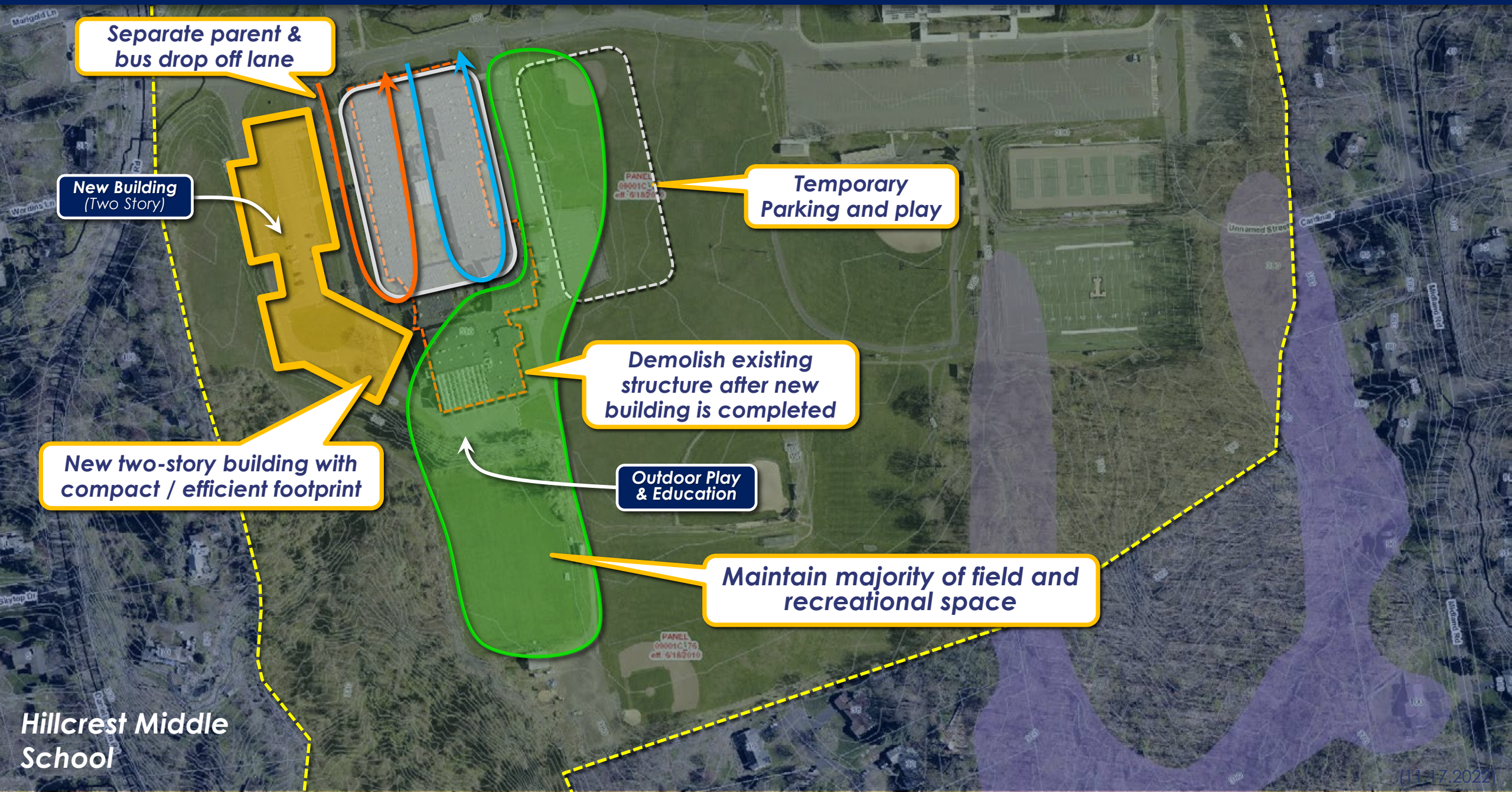
Maintain majority of field and recreational space

Hillcrest Middle School

(11-17-2022)



# Site Capacity & Analysis ~ New Build Option



Separate parent & bus drop off lane

New Building  
(Two Story)

Temporary  
Parking and play

Demolish existing  
structure after new  
building is completed

New two-story building with  
compact / efficient footprint

Outdoor Play  
& Education

Maintain majority of field and  
recreational space

Hillcrest Middle  
School



**Sample Analysis**  
**Elementary School**  
**500 +/- Students**

	1	2	3
Topic for Consideration	Renovate Like New <i>Without</i> Addition	Renovate Like New With Addition	New Building
Possibility of unforeseen conditions, conflicts, and cost increases	Very Likely, est. 4-7% of construction \$2,486,734 +\$1,582,467	Somewhat Likely, est. 3-5% of const. \$1,808,534 +\$904,267	Somewhat limited, est. 1-3% of const. \$904,266 \$0
General Conditions Analysis (Typically range between 5-10% of the construction cost)	40 Months (uses 9%) \$4,069,201 +\$1,808,534	30 Months (uses 7%) \$3,164,934 +\$904,267	24 Months (uses 5%) \$2,260,667 \$0
Temporary Facilities & Field Office Administrative Expenses (Typically between \$25,000 ~ \$35,000 per/month)	40 Months \$1,440,000 +\$560,000	30 Months \$1,050,000 +\$210,000	24 Months \$840,000 \$0
Probable Delta in Costs	\$4M	\$2M	\$0



# Comparing the Options ~ What to consider?



Category	<b>1</b> Renovate Like New <i>Without</i> Addition	<b>2</b> Renovate Like New With Addition	<b>3</b> New Building
Program Improvement			
Operational Improvement			
Construction Cost			
State Reimbursement			
Abatement/Demolition			
Additional Site Related Costs			
Work to Existing Buildings			
Swing Space			
Disruption to Students			
Parent & Bus Separation			
Safety & Security			
21 <sup>st</sup> Century Environment			



- Not desirable
- Acceptable
- Ideal



# *Let's pause for discussion*



*What are your first impressions on the direction of the planning options?*



*What other options should be considered?*



*Any additional feedback to share?*



Start: 6:00PM

Introductions

5  
min

Key Components

30  
min

WHERE WE'VE BEEN

45  
min

WHERE WE ARE TODAY

30  
min

WHERE WE'RE GOING

10  
min

How to Stay Connected

End: 8:00PM



*Project Email:*

**DistrictPlan@trumbullps.net**

*Project Website:*

**<https://www.trumbullps.org/boe/district-wide-master-plan>**



# WHY COMMUNITY ENGAGEMENT MATTERS



**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**





Design Phase Detail Schedule

2022

2023

A S O N D J F M A M J J A S O N D

Existing Conditions  
Analysis

Building Walkthroughs

Analysis

Final Report

Programming & Needs  
Assessment

Demographics Review

Options Development

Refine the Options

FINAL  
ACCEPTANCE

Select Preferred Option

Referendum Campaign & Grant  
Application (TBD)

Submission prior  
to June 30<sup>th</sup>?

Community  
Conversation  
#1 (11/17)

Community  
Conversation  
#2 (2/2)

Community  
Conversation  
#3 (3/22)

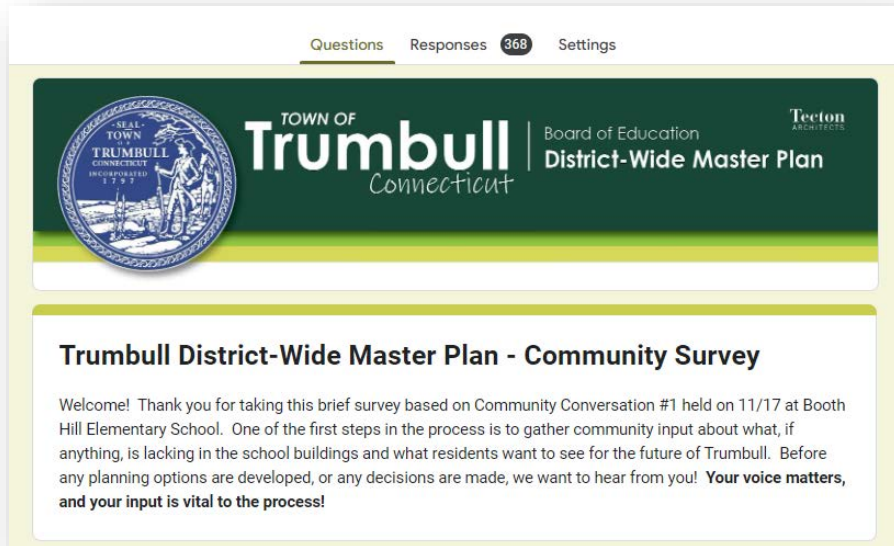
Community  
Conversation  
#4 (4/26)

-  Working Group Meetings
-  Town Board Meetings
-  OSCGR Meetings



**Join our online  
survey!**

<https://forms.gle/YeCStAh5YTVgSuKC6>



## Community Conversation #3

Wed.  
**3/22**  
6-8pm

### Topics:

Refined and  
Preferred Option



Madison  
Middle School

## Community Conversation #4

Wed.  
**4/26**  
6-8pm

### Topics:

Finalizing the Plan  
and Next Steps



Trumbull  
High School



**Tecton**  
ARCHITECTS

# IMAGINING POSSIBILITIES

*FOR TRUMBULL'S SCHOOL FACILITIES*

TRUMBULL, CT

## **Community Conversation #2**

Frenchtown School

February 2, 2023