

Beecher Infrastructure Upgrade Building Committee Update

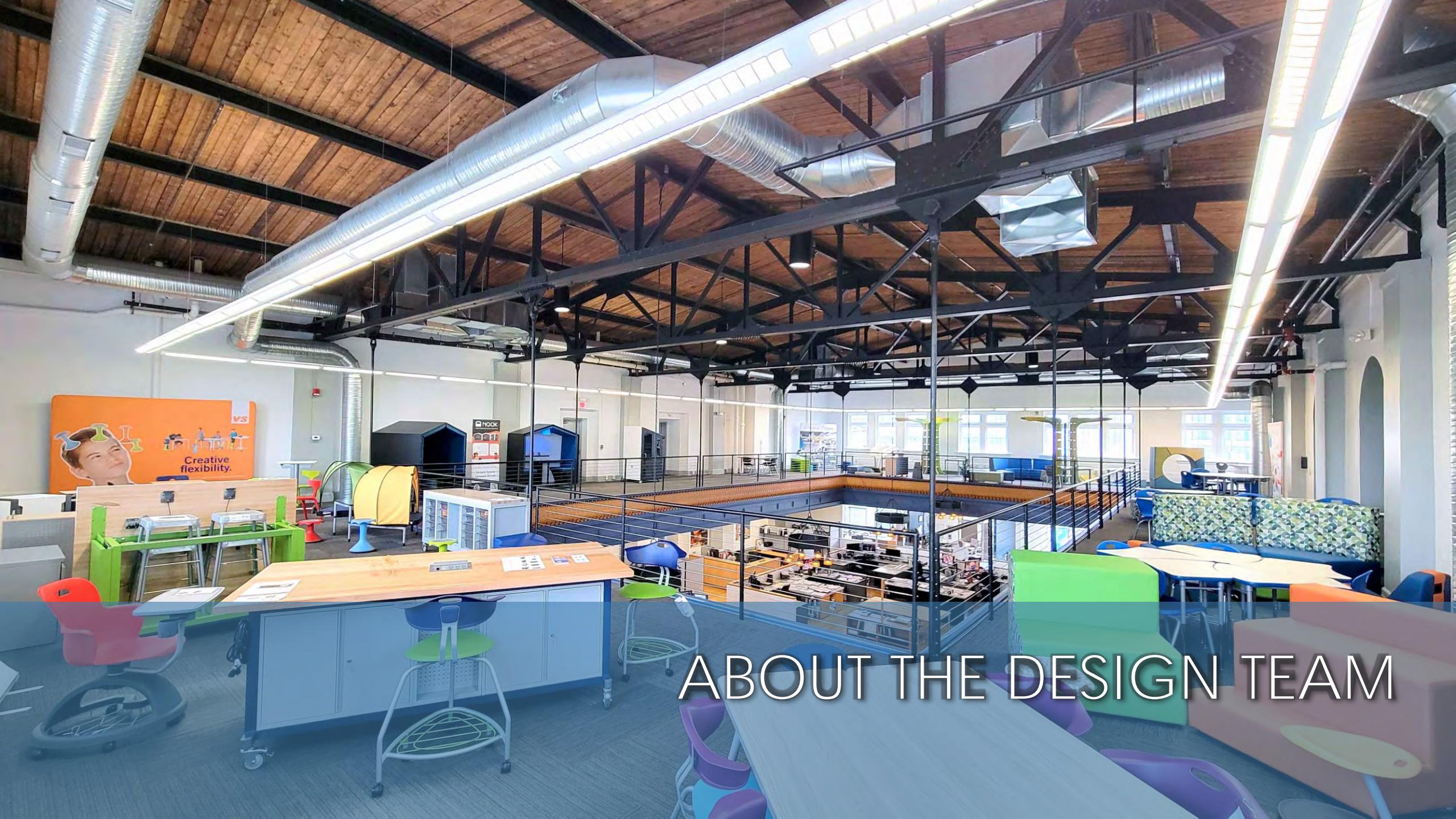
TRI-BOARD MEETING

WOODBRIDGE CENTER CAFÉ – CENTER BUILDING

WEDNESDAY, FEBRUARY 12, 2025 | 5:00 PM

ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS





ABOUT THE DESIGN TEAM



ABOUT OUR TEAM

Study Team Leaders



Michael LoSasso
AIA, LEED AP BD+C
Principal-in-Charge



Lisa Yates
AIA, LEED AP
Sr. Project Manager



Michael Ayles
FAIA
Principal



Patti McKeon
NCIDQ, WELL | AP
Interior Design Director



Owner's Project Manager:

Construction Solutions Group



James Giuliano
MCPPO
President



Fran DiFiore
Educational Specialist



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Consultant Team:

Consulting Engineering
Services (CES)
MEP/FP/Tech./Security



**Michael Horton
Associates**
Structural Engineering



Stantec Consulting
Services
Site/Civil Engineering

Construction
Solutions Group
Educational
Specifications

Pan American
Consulting Services
Professional Cost
Estimating



ANTINOZZI ASSOCIATES / CSG

An Experienced Team with School Design

- Connecticut-based firms with many years of educational public school design experience
- In-depth knowledge of State grant reimbursement process
- Consultant team specialized in school design with high-quality performance on numerous projects with our firm
- Worked together on recent studies and projects delivered in Norwalk, Plainville, and Sherman



Cranbury ES, Norwalk



Jefferson ES, Norwalk



Sherman School



Plainville MS, Plainville



West Rocks MS, Norwalk



West Rocks MS, Norwalk



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HOW WE GOT HERE



HOW WE GOT HERE

History / Timeline of Events

Beecher Road School Infrastructure Upgrade Building Committee (BIUBC)

- Established in Fall 2022 by the Woodbridge Board of Selectmen (BOS)
- First meeting of the BIUBC held September 30, 2022
 - Charge: *The BIUBC shall be responsible for the budget, design, and construction regarding repair and maintenance of leaking roofs, asphalt walkways throughout the BRS campus, North School parking lot, overgrown trees in the various areas of the campus, The Kucinskas Loop, areas of water incursions into the building, and necessary pool and security upgrades.*
- Enrollment Report commissioned by BOE in 2022 and updated in 2023
 - From 2012 – 2022, Woodbridge PK-6 enrollment increased 13.6%, while similar State districts declined



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ESTABLISHMENT OF AND CHARGE TO THE TOWN BUILDING COMMITTEE FOR BEECHER SCHOOL CAPITAL PROJECTS

RESOLVED, that the Town Building Committee for Beecher Road School Capital Projects is hereby established as the building committee with regard to the identified capital projects at the Beecher Road School as identified in item 4 of this charge.

1. Membership: Jeffrey Hughes, Woodbridge Board of Education Facilities Committee Chair
Sheila McCreven, Board of Selectmen Deputy First Selectman
Donavon Lofters, Board of Finance Member
2. Term: Effective upon Board of Selectmen approval and continue in existence until terminated by the Board of Selectmen;
3. Authority: The Committee shall be advisory to the Board of Selectmen and shall consider and investigate whether any of the work is eligible for State reimbursement;
4. Responsibilities: The Committee shall be responsible for the budget, design, and construction re: repair and maintenance of leaking roofs, asphalt walkways throughout the Beecher Road School campus, North School parking lot, overgrown trees in the various areas of the campus, The Kucinskas Loop, areas of water incursions into the building, and necessary pool and security upgrades;
5. The Building Committee's responsibilities shall also include:
 - a. Advertise through a Request for Qualifications process (QBS Methodology) for architectural/engineering services;
 - b. Recommend to the Board of Selectmen the retention of an architectural/engineering firm to assist the Committee in the design of the proposed project;
 - c. Prepare a construction/design plan with the assistance of the architectural/engineering firm retained by the Board of Selectmen, after taking into account the budget, construction challenges, including hazardous materials abatement, and timing of construction during the school-year;
 - d. Apply best practices for sustainable design including the use of sustainable and energy efficient products and materials, LEED Certification (if applicable) and the possible use of "green" energy and other techniques and seek grant opportunities to fund or offset the additional potential cost of these initiatives;
 - e. Upon approval of the Woodbridge Board of Education and Woodbridge Board of Selectmen of the construction/design plan, seek bids, with the possible assistance of a construction manager, on all aspects of the construction, in accordance with the Town of Woodbridge Purchasing Policy and State requirements for potential reimbursement;
 - f. Recommend to the Woodbridge Board of Education and the Board of Selectmen the selection of one or more firms to perform the construction, after receipt and review of the bids;
 - g. Oversee construction of the proposed project, with the possible assistance of a professional Owner's representative;
 - h. Seek reimbursement from the State Department of Education for all eligible costs of the proposed construction project.
6. Funding: All expenditures from the Town capital project budget concerning this project shall be incurred in accordance with the policies of the Town of Woodbridge, the Town Charter, and this charge.

Amended by the Board of Selectmen October 13, 2022



HOW WE GOT HERE

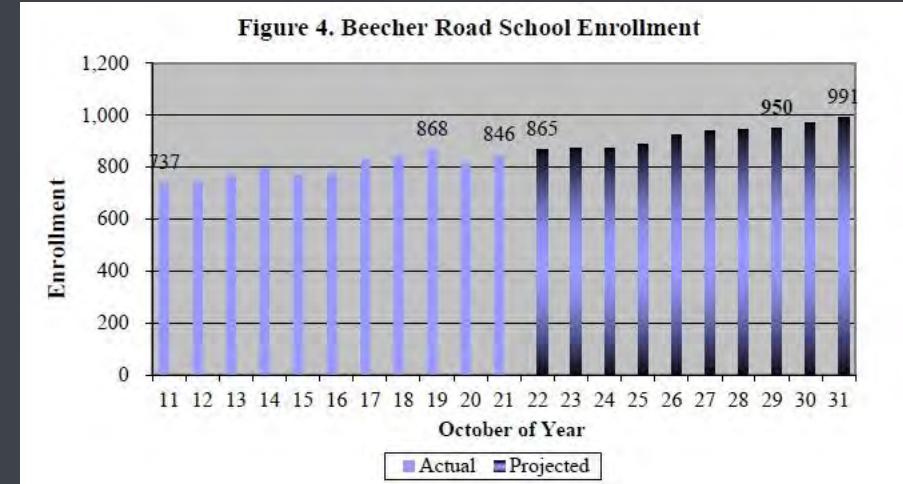
History / Timeline of Events

WBOE Ad Hoc Enrollment, Instructional Needs, and Space Planning Committee

- Woodbridge BOE Ad Hoc Enrollment, Instructional Needs, and Space Planning Committee formed March 2023
 - Charge: *Review/Address the physical, administrative, and instructional implications of increasing enrollment and student needs on the current BRS physical space.*
 - Working groups explored space needs, enrollment, shared services with BOWA districts, expansion at the BRS and other sites, and several other factors
- Report/Recommendations issued on June 20, 2023:
 - Continue discussions with BOWA districts re: shared services
 - Hire consultant to develop feasibility study and Educational Specifications to 1) explore repurposing existing BRS space; 2) evaluate other Town spaces for educational instruction; and 3) evaluate space utilization, instructional needs, and options to address those needs



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HOW WE GOT HERE

History / Timeline of Events

WBOE Ad Hoc Enrollment, Instructional Needs, and Space Planning Committee

- Construction Solutions Group (CSG) hired as Owner's Project Manager January 2024
- Conceptual Design & Estimating Services Request for Proposal (RFP) for BRS issued March 2024
 - May & June – BIUBC interviews architectural teams
 - June – Selection of Antinozzi Associates team



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REQUEST FOR QUALIFICATIONS / PROPOSALS

for

Conceptual Design & Estimating Services
for the
Beecher Road Elementary School

Woodbridge, Connecticut

Issue Date:
03/11/2024

RFI Deadline:
03/22/2024

Responses Due:
04/01/2024



Page 1 of 35





STUDY PROCESS
& UPDATE

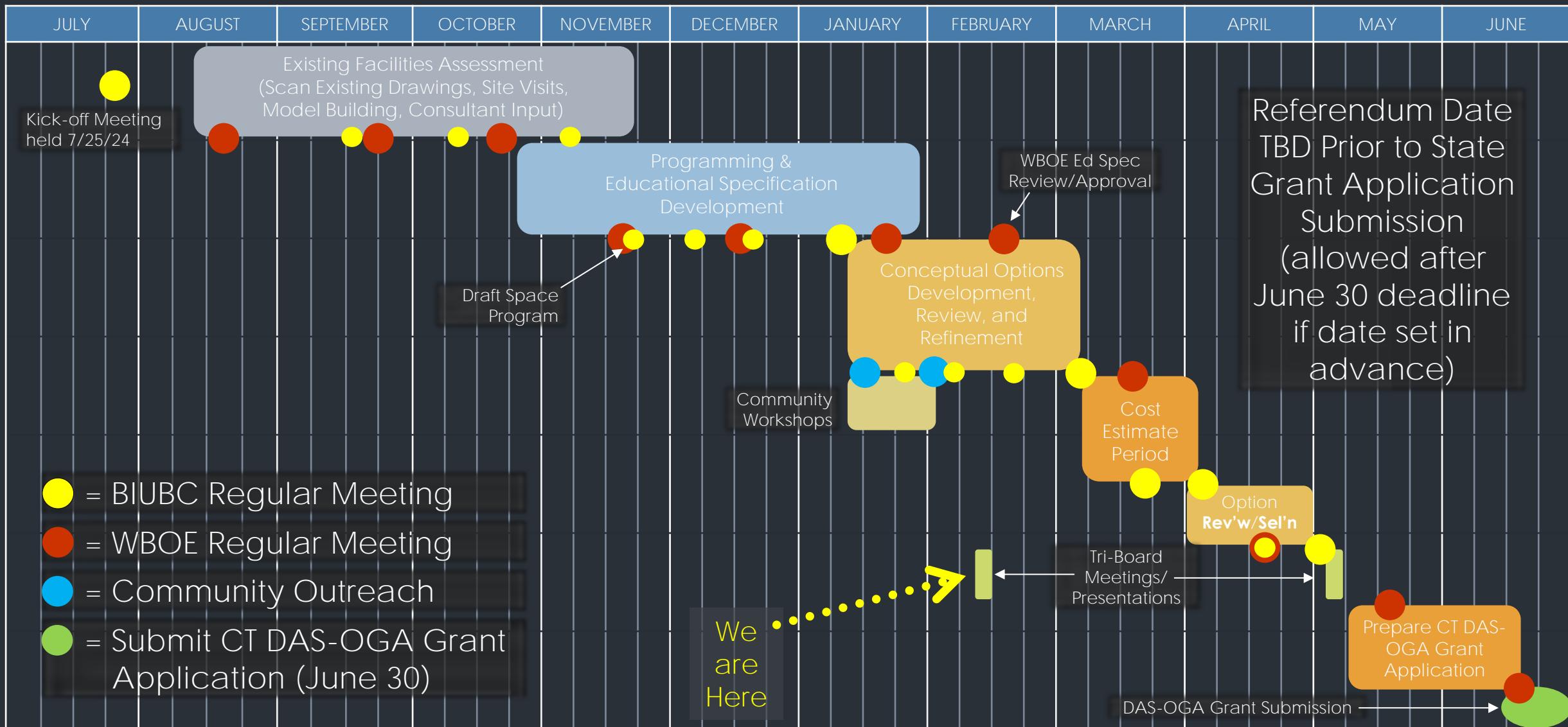


THE STUDY PROCESS

Proposed Schedule (as of February 12, 2025)



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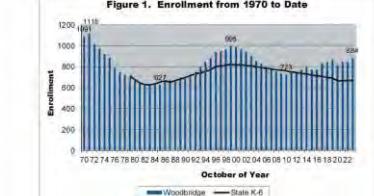


THE STUDY PROCESS

Data Collection/Facility Assessment (Aug. – Nov.)



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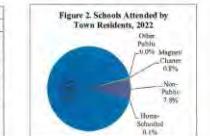


much more intense. This state's elementary enrollment has been declining for 24 years. Between 1999 and 2023, it fell by 18.9 percent. Both Woodbridge and the state started the second downturn at the same time. The second decline in Woodbridge through 2010 was steeper than the state's. The decline in Woodbridge is over, while the state's is still ongoing. Had Woodbridge kept the state's enrollment decline, it would have had only 686 students on October 1, 2023, instead of the 884 that were enrolled on that date.

Current Enrollment

Table 1 and Figure 2 provide a picture of where Woodbridge residents attended school on October 1, 2022, the most recent data available. They show that 91.3 percent of Woodbridge's elementary school-age residents attended the Becher Ross School. Seventy-nine students, 7.8 percent of the school-age residents, attended non-public schools in state at parental expense. Seven students (0.8 percent) attended area magnet schools. No children attended a public school in another district.

Residents	Number	Percent
A. Woodbridge Public	820	91.3%
B. Other Public	8	0.9%
C. Magnets	7	0.8%
D. Non-Public	71	7.8%
E. Non-Public SE	1	0.1%
Total (A+C+D+E)	886	100.0%
F. Non-Residents	8	0.0%
Total Enrollment (A+F)	894	100.0%



2



THE STUDY PROCESS

Required Elements to Assess (Aug. – Nov.)



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Assessment Requirements

- Exterior Systems
(roofs, walls, windows, doors)
- Interior Construction
(walls, doors, flooring, visible structural components)
- Interior Finishes
(flooring, ceilings, wall finishes)
- Health/Fire/Life Safety systems
- Handicap Accessibility
(ADA requirements)
- HVAC Systems
(energy supply, generation and distribution systems, terminal/package units, controls and instrumentation, testing/balancing procedures)
- Plumbing Systems
(fixtures, distribution, sanitary waste, storm water drainage)
- Electrical Systems
(distribution, power, lighting)
- Fire Suppression Systems
(sprinklers, standpipes, fire protection specialties)
- Special Electrical Systems
(emergency power, telecommunications)
- Special Construction (gym, kitchen, auditorium, labs)
- Vertical Transportation
- Site Utilities



THE STUDY PROCESS

Programming/Educational Specifications

The Ultimate Guideline for Design

- Stakeholder goals are documented and help define the District's vision for BRS
- Work product as result of EARLY program input informs the rest of the study process
- Review and approval by BOE required as part of State grant application submission
- Conducted meetings with BRS educators, staff, and administration in October 2024 to solicit feedback and input
- Latest draft issued January 10 (in process)



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WOODBRIDGE PUBLIC SCHOOLS

EDUCATIONAL SPECIFICATIONS

DRAFT: January 10, 2025

Beecher Road Elementary School
40 Beecher Road
Woodbridge, CT 06525

PREPARED FOR:
Woodbridge Board of Education
40 Beecher Road
Woodbridge, CT 06525
PREPARED BY:
CSG CONSTRUCTION SOLUTIONS GROUP
Construction Solutions Group, LLC
34 Seminary Street, Suite 201
Hartford, CT 06106
www.csgroup-llc.com

STAKEHOLDER
INPUT

DISTRICT
PEDAGOGIES

PROGRAMMATIC
OBJECTIVES

DESIGN EXECUTION



THE STUDY PROCESS

Programming/Educational Specifications



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A Collaborative Process

- Interview schedule prepared by BRS Principal including all school departments (limit staff member representing each department)
- 15-minute sessions allow enough input, and not lengthy ... Principal usually attends some or all interviews, and has final approval of input
- Antinozzi joined CSG to develop Ed Specs and Building Program in tandem to coordinate results
- Upon completion of interviews, a basic program with desired target space sizes was established to start generating design options
- Ed Specs completion and design of options overlap ... which is helpful for coordination

Time	Department/Group	Names	Additional Notes
8:45-9:15	Classrooms: K (6), 1 (6), 2 (5), 3 (6)	Allie Grabowski (K), Christina Thompson (1), Amanda Esparo (2), Aimee Meacham (3)	
9:15-9:45	Classrooms: 4 (5) 5 (6) 6 (6)	Danielle Marcellino (4), Cheri Guerra (5), Meghan Saunders (6)	
9:45-10:15	Classrooms: MAG	BJ Ahern	
10:15-10:30	BREAK		
10:30-11:00	Specials and Small Group Spaces: Language Arts, Mathematics, STEAM and MLL	Jen Nickle (LA Specialist), Maureen Krawiec (Math Specialist), Natasha Knoblauch (ELL), Tiffany Bucko (STEAM)	
11:00-11:30	Specials and Small Group Spaces: Music, Spanish, Art, Health	Ken Caldwell (Band), Stephanie Goldberg (Spanish), Lucille Gomes (Art), Arianne Buzzard (Health)	
11:30-12:00	Specials and Small Group Spaces: Special education, Psychologist, Social Worker, Speech, OT/PT and BCBA	Jen Naylor (Special education), Beth Greene (Special education), Kayla Widmeyer (School Psychologist), Jaqui Taylor (School Social Worker), Lanna Moore (Speech), Dara DiCapua (OT)	
12:00-12:30	LUNCH		
12:30-1:00	Common Spaces: Pool, Gymnasiums (2), South Assembly Rotunda (Multi-purpose room)	Anthony Taddei (PE), Ken Caldwell (Music), Analisa Sherman (Principal)	
1:00-1:30	Common Spaces: Library, Tech Lab, Rotunda (Multi-purpose room)	Anthony Billings, Jeannie Carleghio (Tech), Larissa Crocco (Library), Analisa Sherman (Principal)	
1:30-2:00	Common Spaces: Cafeteria, Staff Room	Jessica Hill (Director of Food Services), Analisa Sherman (Principal), Vito Esparo (Facilities Manager)	
2:00-2:15	BREAK		
2:15-2:45	Administrative Spaces: Copy Room, Technology Office, Book Room, Custodial Office, Nurse Supervisor	Vito Esparo (Facilities Director), Anthony Billings (Director of IT), Robin Froehle (School Nurse Supervisor)	
2:45-3:15	Administrative Spaces: Special Services Office and Assistant Principal Office, Principal and Assistant Principal Office, Main Office	Carrie Borchering (Director of Special Services), James Sapia (Assistant Principal), Cheryl Tafel (Assistant Principal), Analisa Sherman (Principal), Vonda Tenenza (Superintendent)	
3:15-3:45	District Offices: Cafeteria Office, District Security Office, Facility Director Office	Jessica Hill (Director of Food Services), Vinny Lynch (Director of Security), Vito Esparo (Facilities Manager)	



THE STUDY PROCESS

Programming/Educational Specifications



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Goal Implement New (21st)
Century Learning Environments

Environment as the 'Third Teacher'

A holistic approach to learning to improve student focus, performance, freedom, and overall well being

Authentic Active Learning

The gold standard for preparing students for success is solid academics paired with 21st **Century skills, or the 4C's**

- Collaboration
- Creativity
- Critical Thinking
- Communication



THE STUDY PROCESS

Community Workshops (January - February)

Community Workshop Process

- Antinozzi Associates facilitated workshops to seek input from community users of BRS (parents, students, residents ... taxpayers)
- Interactive information-gathering activities mixed in with educational content regarding study process and progress
- Sessions did not include design options or presentations ... we wanted to listen first!
- After workshops completed, share findings as part of future presentations and study feedback (first shared at Tri-Board meeting)



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BEECHER ROAD SCHOOL INFRASTRUCTURE UPGRADE BUILDING COMMITTEE
Woodbridge CT

January 9, 2025

Dear Woodbridge Community,

We are excited to invite you to our **Beecher Road School Community Workshops** hosted by the Woodbridge School District and the Beecher Road School Infrastructure Upgrade Building Committee to discuss the future of our schools. Your input is vital as we work together to create a learning environment that meets the needs of our students and our community for years to come.

Dates: Wednesday, January 15th 2025 and Monday, February 3rd 2025

Location: South Assembly Room, Beecher Road School 40 Beecher Road Woodbridge, CT

Time: Building Tours begin at 5:30pm; Presentation and Workshop 6:30pm – 8:00pm

These workshops are an opportunity to:

- Learn about the goals of this project which are:
 - Capital Needs Assessment of our Beecher buildings and campus
 - Ensuring appropriate educational spaces for our students to engage in our programs and curriculum
 - Responding to our space concerns and increasing population projections
 - Share your ideas, feedback, and priorities.
 - Ask questions and discuss your thoughts with committee members, architects, and planners.

Whether you're a current or past Beecher parent, Woodbridge resident, educator, or business owner in town, your voice matters. We value your insight and hope you will join us for these important conversations.

For more information, please email: MFedericoMadonick.Woodbridge@gmail.com

We look forward to having you join our conversations!

Warmly,

Beecher Infrastructure Update Building Committee & Woodbridge School District
Vonda Tencza, Superintendent
Donna Coonan, Director of Business & Operations
Jeff Hughes, Chair BIUBC, WBOE
Maria Federico Madonick BOS Liaison BIUBC
Lynn Piaseyk, WBOE Chair
Donovan Lofers, BOF Liaison
Marty Halpin
Justin Rehm
Teresa Rania, Beecher Educator

Save the Date!
February 12th 2025 Tri-Board Meeting

Learn more about our process
WBOE Ad Hoc Enrollment, Instructional Needs, and Space Planning Committee Report



COMMUNITY EXERCISE #1



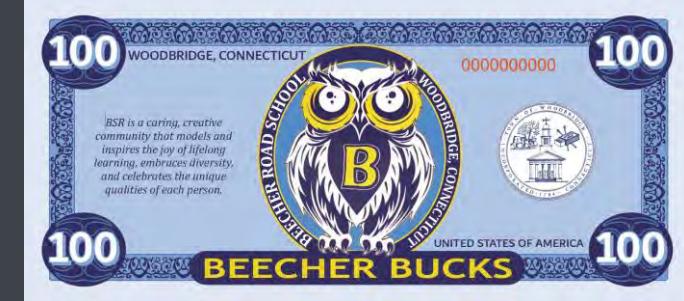
COMMUNITY EXERCISE #1

Where would you spend your “Beecher Bucks”?

- SECURITY AT ENTRANCES AND PERIMETER
- MAXIMIZE GRANT REIMBURSEMENT (22.50% vs. 32.50%)
- SITE CIRCULATION AND TRAFFIC FLOW
- IMPROVING INDOOR AIR QUALITY
- MITIGATE IMPACT OF CONSTRUCTION PHASING
- UNIFIED ARTS/STEM SPACES
- MORE SECURE COMMON SPACES
(Rotunda, Cafeteria, Gymnasium, South Assembly)
- SPECIALIZED INSTRUCTION PROGRAMS (Resource Rooms, Intervention Spaces, Gifted Learning)
- NEW 21st CENTURY CLASSROOMS / OUTDOOR LEARNING
- SUSTAINABLE DESIGN / ENERGY EFFICIENT / NET ZERO
- REDUCE/ELIMINATE INTERIOR RAMPS & FLOOR LEVELS
- SHARED GATHERING SPACE FOR ENTIRE SCHOOL
- RENOVATION OF POOL FOR COMMUNITY (May not be eligible for reimbursement – separate from school)



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No more than \$200 Beecher Bucks may be spent on any one bag/category by a participant



“The Iron Triangle”

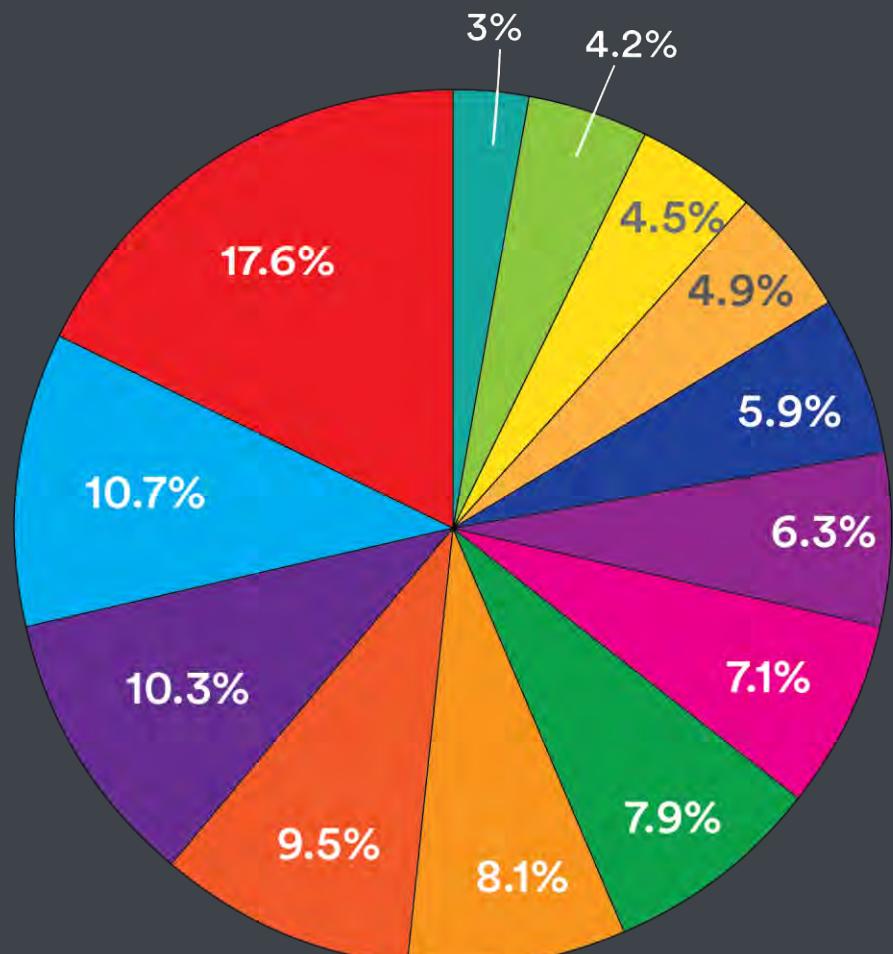


COMMUNITY EXERCISE #1

Combined Workshop Results



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\$49,400 Beecher Bucks spent
(Approx. 50 participants)

New 21st Century Classrooms	\$ 8,700
Specialized Instruction Programs	\$ 5,300
Sustainable Design / Energy Conservation	\$ 5,100
Security at Entrances/Perimeter	\$ 4,700
Unified Arts/Stem Spaces	\$ 4,000
Shared Gathering Space for Entire School	\$ 3,900
Maximize Grant Reimbursement	\$ 3,500
Improving Indoor Air Quality	\$ 3,100
Mitigate Impact of Construction Phasing	\$ 2,900
Site Circulation and Traffic Flow	\$ 2,400
More Secure Common Spaces	\$ 2,200
Renovation of Pool for Community	\$ 2,100
Reduce/Eliminate Interior Ramps & Floor Levels	\$ 1,500





COMMUNITY EXERCISE #2



COMMUNITY EXERCISE #2

Subgroup Discussions (Pros/Cons/"Blue Sky")



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Breakout into 3-4 subgroups and report back

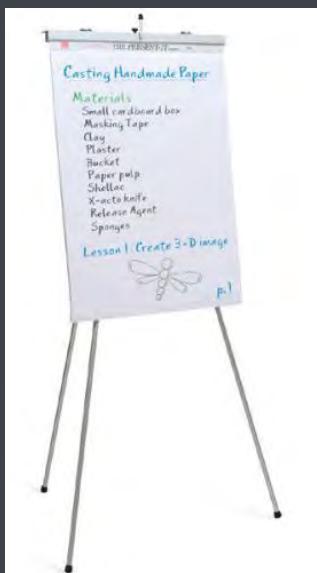
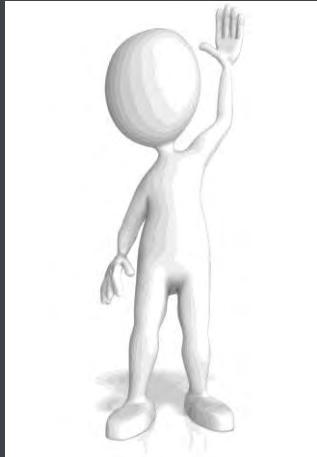
“RULES OF ENGAGEMENT”

- *Be respectful: Treat others with kindness and assume good intentions*
- *Listen: Allow others to speak without interrupting*
- *Share your views: Have the courage to share your concerns directly*
- *Be active: Ask questions, share experiences, and participate*
- *Avoid monologues and information overload on any one topic*

- Subgroup “leaders” from the design team will facilitate/record/share discussion

- Answer the following questions:

- ❖ What are the positive aspects of the current Beecher Road School facility?
- ❖ What are the challenges posed at the current Beecher Road School facility?
- ❖ What top item(s) would you like to see addressed in a BRS project?





COMMUNITY EXERCISE #2

What We Heard ... POSITIVES*

- Playground/Garden/Outdoor Spaces
- Teachers/Staff/Culture
- MAG Program
- Ramps/Levels
- Secure Classrooms
- Artwork Displays
- Access from Trails
- Super-Inclusive Offerings
- Maintenance
- One/Large School = **“Community”**
- Community/Active PTO
- Grade Separation
- Recreation Options
- Pool
- Solar Roof
- Campus-like Setting
- Top-rated School
- Special Education Program



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* Includes index card comments



COMMUNITY EXERCISE #2

What We Heard ... CHALLENGES*

- **Building “Sprawl” / Wayfinding**
- Too many access points
- Too much space
- Ramps/Levels/ADA access
- No large assembly spaces
- Maintenance
- Poor event parking
- Age of school/infrastructure
- Off-site traffic flow
- Site security if pool opened
- Large grade spread
- Odd-shaped/Unequal Sized Classrooms
- Small Cafeteria
- Toilet Rooms (#, inadequate)
- On-site traffic flow
- Limited Spec. Ed. Spaces
- Window/Door function
- Potential population growth?
- Lack of storage
- Empty Rotunda
- Limited natural light
- Administrative inefficiencies



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COMMUNITY EXERCISE #2

What Else We Heard ... “**BLUE SKY**” COMMENTS*

- Separate PreK-3 from grades 4-6 on campus
- Move Central Office off-site
- Multi-level school (less circulation)
- Move BRS to golf course
- Implement WELL design
- Flexible spaces throughout
- Security improvements
- STEM spaces
- Zipline
- Centralize gymnasium space
- Toilet rooms in all classrooms
- Construction phasing concerns
- Enhance/Full Day PreK
- Use pool for BRS programming
- **Staff/Student “Quiet” spaces**
- Move 6th grade to middle school
- Universal playscapes
- Lighting design
- Human-centered design
- Survey questions to grades 4 – 6
- Performing Arts space
- Modular furniture
- Coordinate grades into “villages”
- Improve off-site bike/pedestrian access
- Technology in classrooms



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* Includes index card comments



STUDENT SURVEY (FEBRUARY)

How 5th and 6th Graders Responded

Positives:

- Multiple Spaces for Specials (gyms, STEAM lab, technology, large library holds large variety of books)
- Large cafeteria (two grades at a time)
- Outdoor space/multiple playgrounds
- Large classrooms with space to work
- School building is easy to navigate
- Toilet rooms in, or close to, classrooms

"I like how spacious the building is. I can walk in the hallway without being squeezed. I love the art displays in the hallway, tech center, and library."

"I like that many classrooms are spacious and you have lots of room to roam around."

"I like that the library is big, and there are different playgrounds so everyone has space."

Challenges:

- Separate classroom for music/health class
- Long hallways, classrooms far apart (takes a long time to travel north to south)
- Classroom sizes are different (some very tight like Spanish classroom)
- Cafeteria is loud and lines can be long due to number of students at same time
- Hallways get crowded between periods

"One challenge is how many people get put in the cafeteria to eat lunch at the same time. It gets too loud and I can't hear my friends talking to me."

"The hallway because it's too long a walk getting anywhere ... especially north to south."

"There is not enough rooms."

"Ms. Fonda, Mrs. Lempke, and Mrs. Buzzard don't have classrooms and I always see Mrs. Buzzard running around."



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UNDERSTANDING
BEECHER ROAD SCHOOL



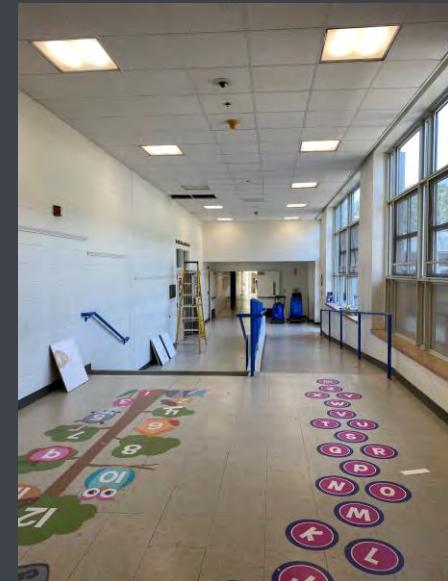
PROJECT UNDERSTANDING

Current Building Challenges/Opportunities

- Not enough space for specials/storage (i.e., currently storing SPED, custodial, gym equipment in hallways)
- 12-15 additional classrooms needed to provide space for all programs
- School has capacity per Space Standard, but spaces are not set up to accommodate BRS Needs
- Large building = long travel distances for students
- Potential Resource: Shared services with BOWA districts (Bethany, Orange, Amity, and Woodbridge)
- Need STUDY to explore/evaluate:
 - Repurposing of current space
 - Other spaces in Woodbridge that could be repurposed for educational instruction
 - Space utilization vs. instructional needs



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PROJECT UNDERSTANDING

State Space Standard Parameters



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Existing BRS Building Area:

Approximately 147,677 SF Total

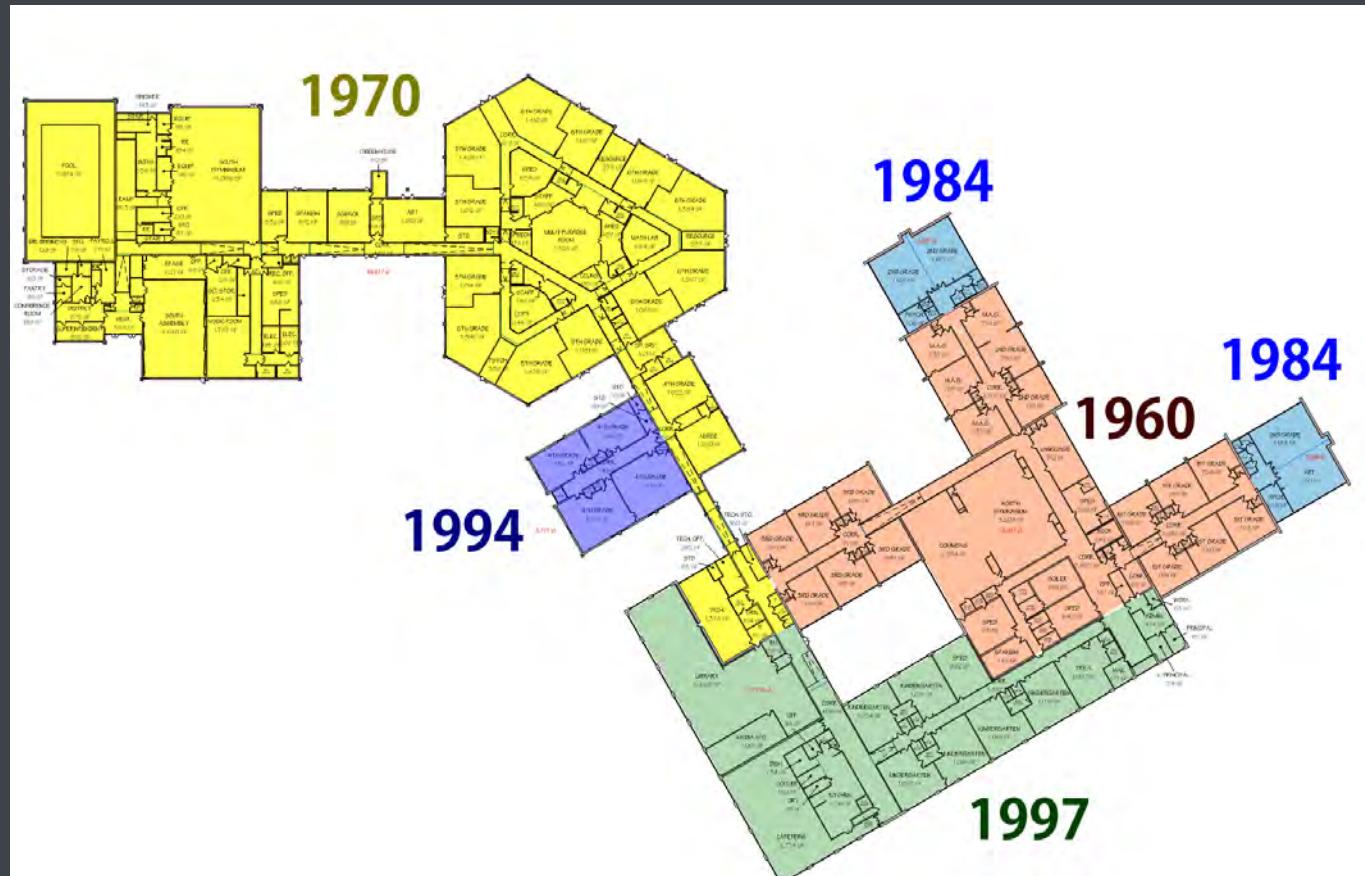
- Lower Grades ~ 30,546 SF (1960)
- Upper Grades, Pool, BOE Office ~ 70,398 SF (1970)
- 2nd Grade/Art ~ 6,443 SF (1984)
- 4TH Grade ~ 5,771 SF (1994)
- Kindergarten ~ 30,519 SF (1997)

Current Enrollment (2023):

~884 students, Grades PreK-6

Highest 8-Year Projected Enrollment:

2031-2032: 1,039 PreK-6 students





PROJECT UNDERSTANDING

Site Analysis



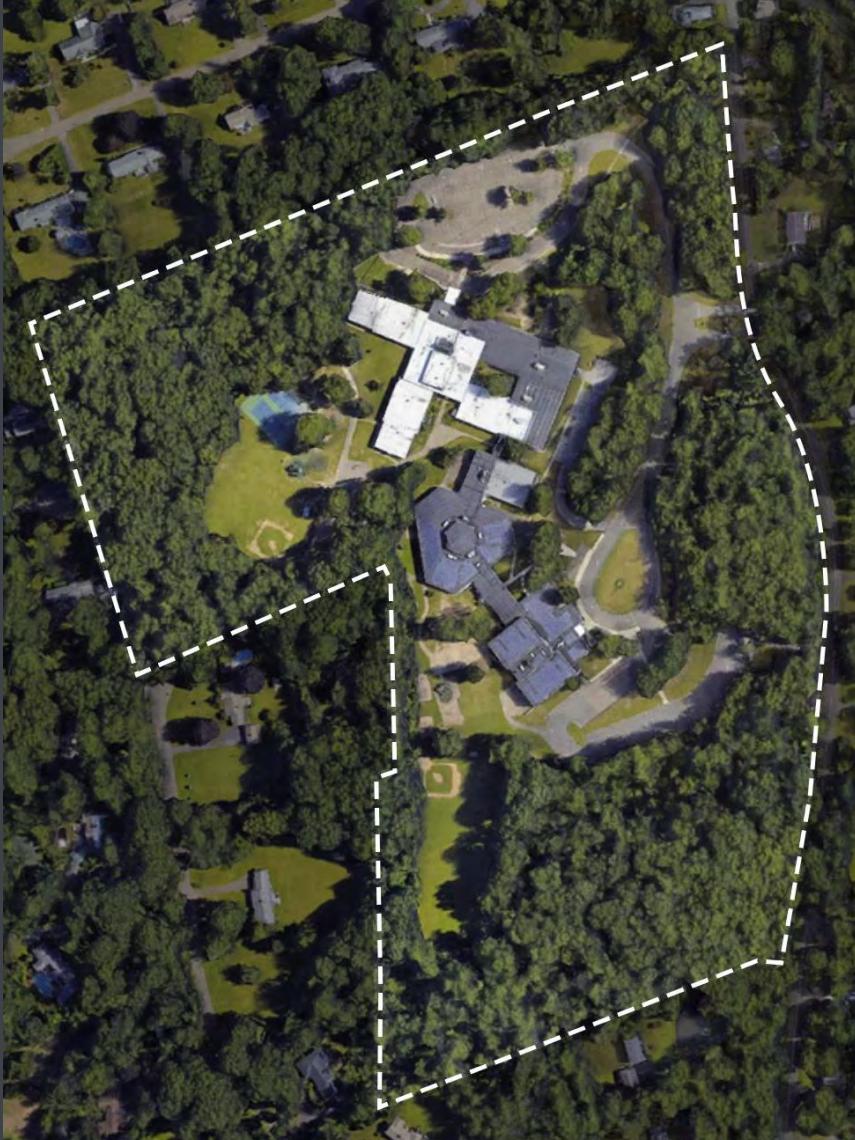
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SMALL?

Existing Building:
147,677 SF
(134,082 SF
for BRS)

BIG?

State Standards:
130,023 SF
for 1,039
students,
PK-6



BIG?

43-ACRE SITE

SMALL?

SPACE IS
LIMITED BY:

- Topography
- Wetlands
- Woodlands
- Building



PROJECT UNDERSTANDING

State Space Standard Parameters



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Existing Building Area:

- Approximately 147,677 SF Total
- Pool & Lockers = ~11,767 SF
- BOE/Central Office = ~1,828 SF

Remainder = BRS Program:

134,082 SF

State Maximum Eligible Area:

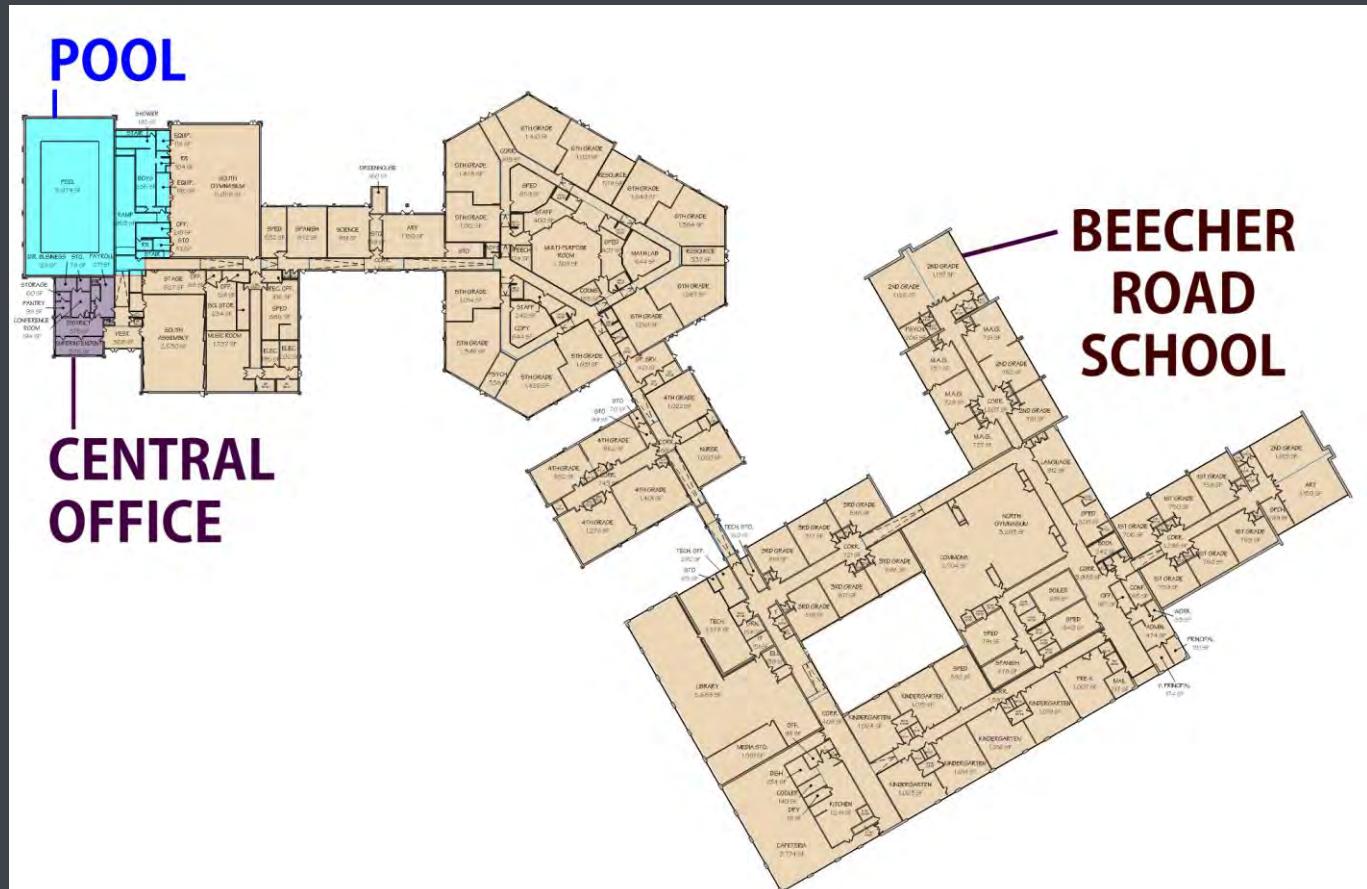
1,039 PreK-6 students = 130,023 SF

Woodbridge FY2025

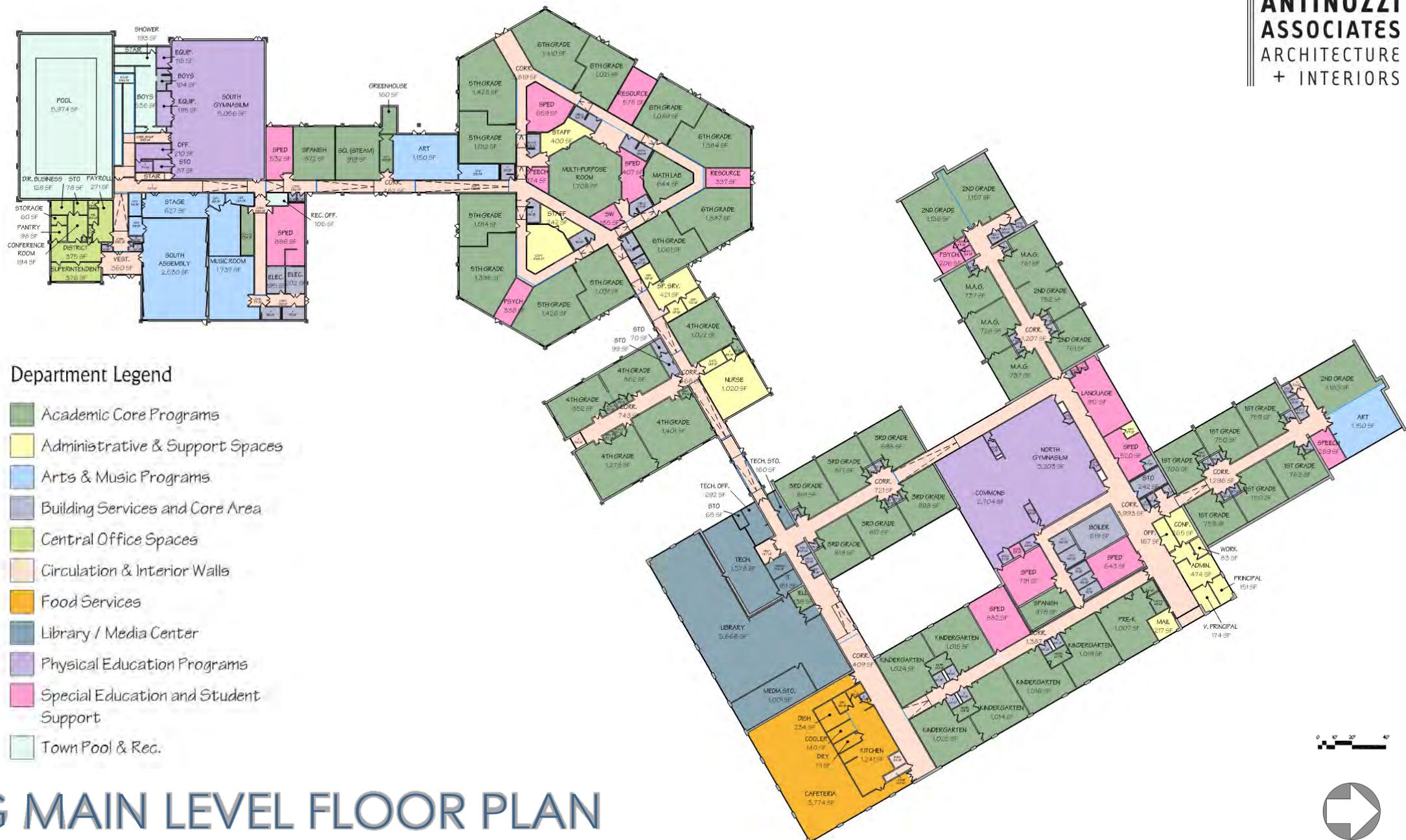
Reimbursement Rates*:

General Construction: 32.50%

New Construction: 22.50%

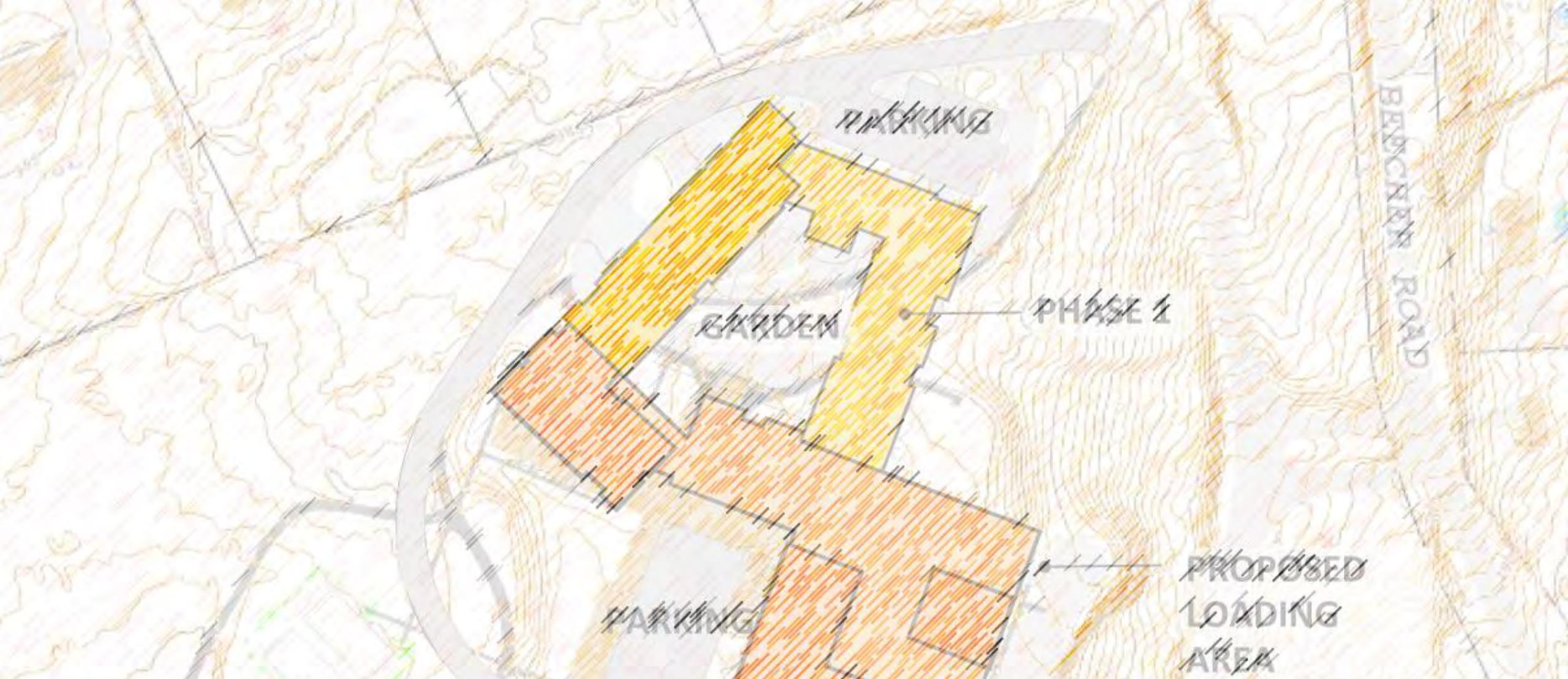


* Assumes CT DAS OGA Grant Application submitted by June 30, 2025



EXISTING MAIN LEVEL FLOOR PLAN







A

Renovate-As-New

Work with many existing floor levels & long distances between spaces

Use pool and locker space?



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ARCHITECTURE
+ INTERIORS

IDEAS

“Right-Size”
Spaces

Distribute space to reduce travel

Phasing is key

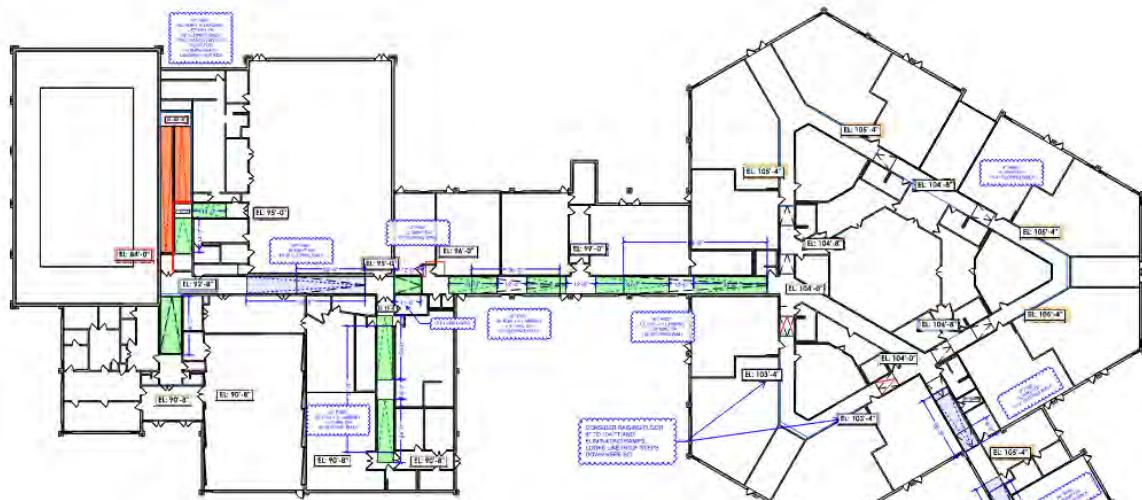
Target summer areas



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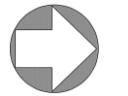
RAMP ANALYSIS & FLOOR LEVELS



PROPOSED SLOPED WALK AT 1:20



PROPOSED RAMP AT 1:12
RUN NOT TO EXCEED 30 FT



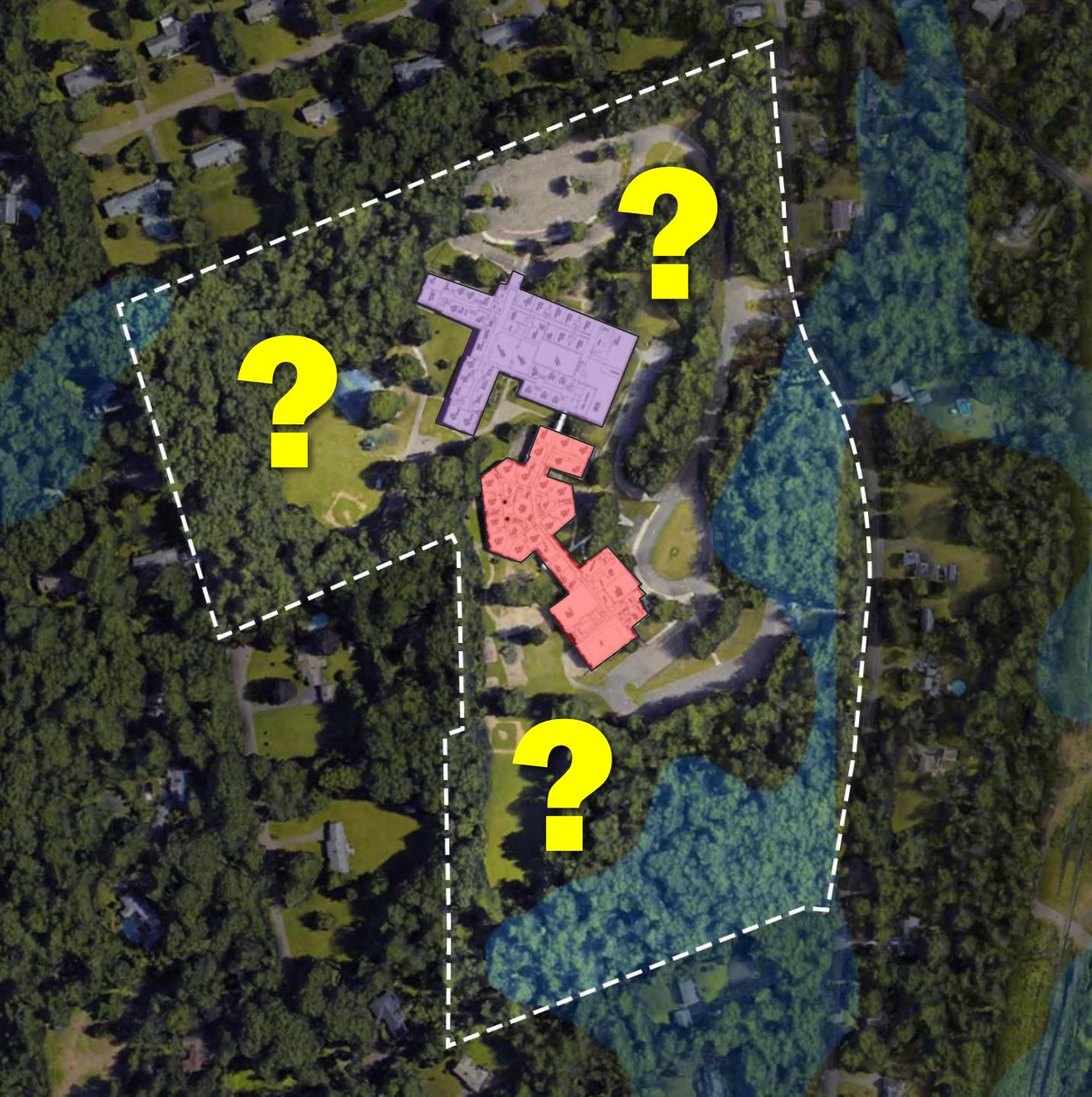




D

New Construction

On-site options



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+ INTERIORS

IDEAS

Phasing is STILL key:
Construct a
lifeboat first

Compact footprint
and central
common spaces

Keep school
unified but zoned
for age separation

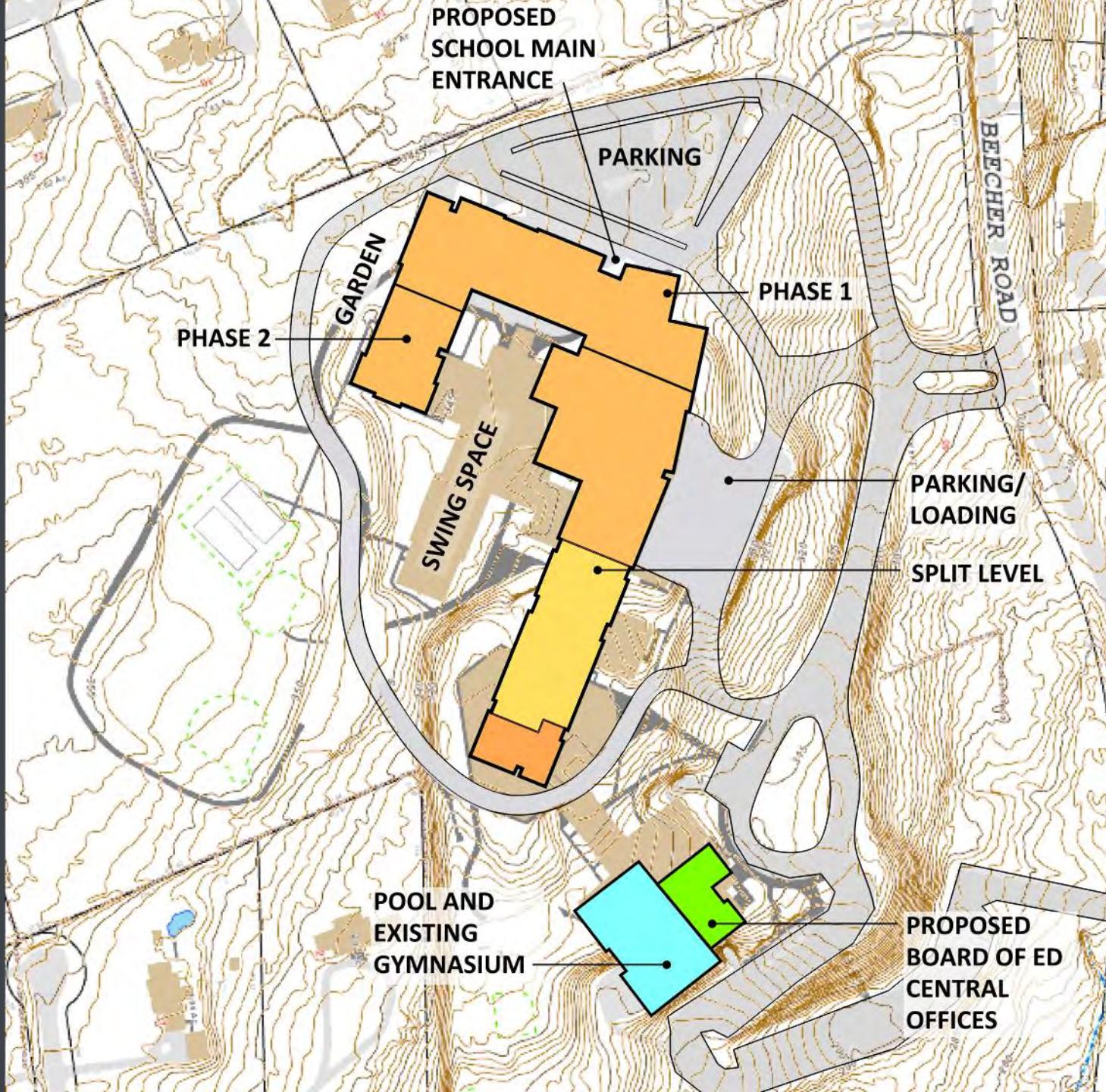
Clean separation
from Pool



D1

New Construction

Main Entry
at North



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IDEAS

Phasing is **STILL** key:
Construct a
lifeboat first

Compact footprint
and central
common spaces

Keep school
unified but zoned
for age separation

Clean separation
from Pool



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UPPER LEVEL: 20,904 NSF



MAIN & LOWER LEVELS: 109,533 NSF

OPTION D1: NEW BUILDING ON SITE: MAIN ENTRY AT NORTH

DEPARTMENT LEGEND
ACADEMIC CORE: PRE-K - 5TH GRADE
ACADEMIC CORE: OTHER CLASSROOMS
SPECIAL EDUCATION & STUDENT SUPPORT
PHYSICAL EDUCATION PROGRAMS
FOOD SERVICES
ARTS AND HUMANITIES PROGRAMS
LIBRARY / MEDIA CENTER
ADMINISTRATIVE & SUPPORT SPACES
BUILDING SERVICES & CORE AREA
CIRCULATION
CENTRAL OFFICE SPACES
TOWN POOL & REC.

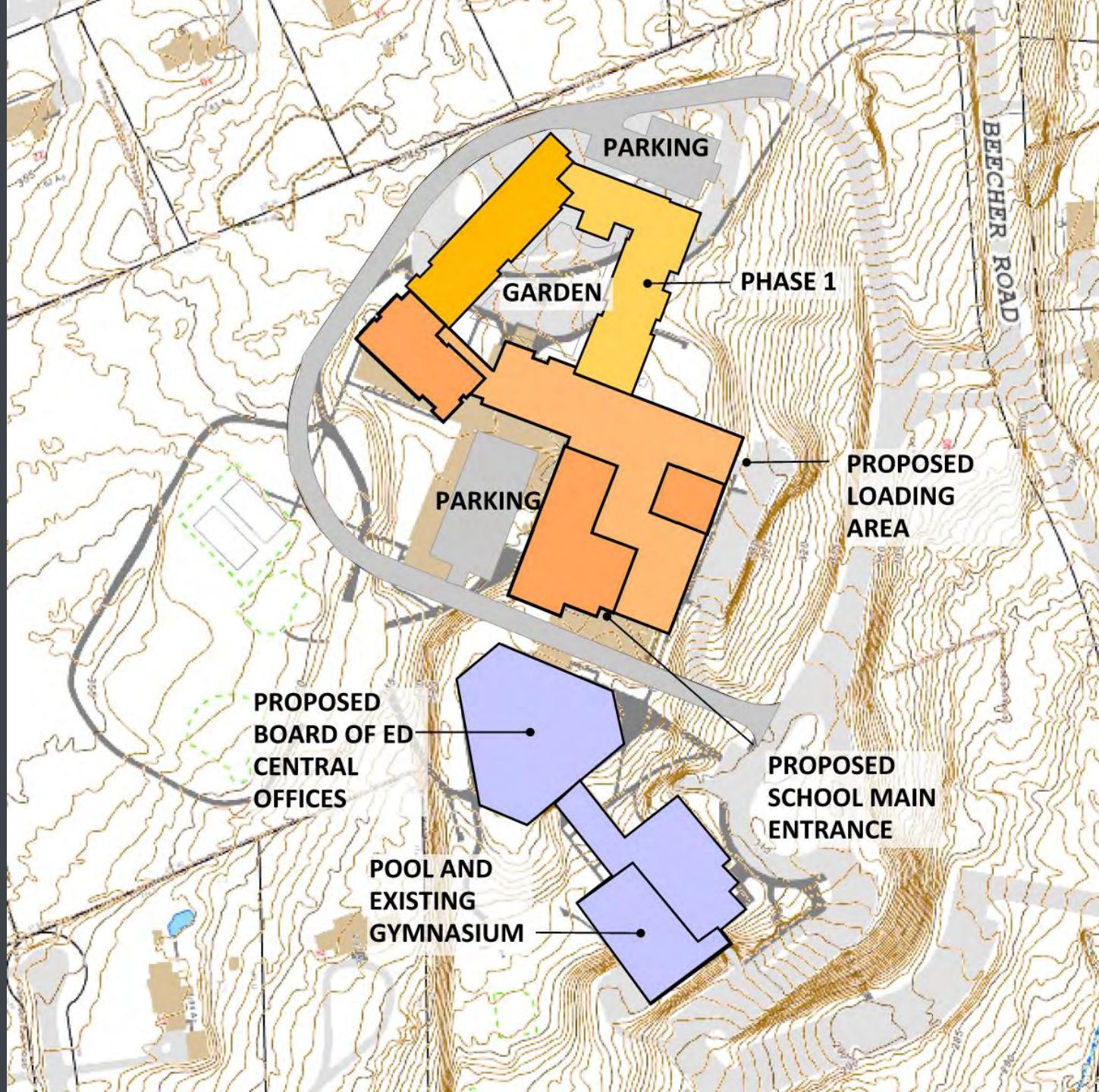




D2

New Construction

Main Entry
at South



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+ INTERIORS

IDEAS

Phasing is **STILL** key:
Construct a
lifeboat first

Compact footprint
and central
common spaces

Keep school
unified but zoned
for age separation

Clean separation
from Pool



MAIN LEVEL: 106,448 NSF



DEPARTMENT LEGEND	
ACADEMIC CORE: PRE-K - 5TH GRADE	
ACADEMIC CORE: OTHER CLASSROOMS	
SPECIAL EDUCATION & STUDENT SUPPORT	
PHYSICAL EDUCATION PROGRAMS	
FOOD SERVICES	
ARTS AND HUMANITIES PROGRAMS	
LIBRARY / MEDIA CENTER	
ADMINISTRATIVE & SUPPORT SPACES	
BUILDING SERVICES & CORE AREA	
CIRCULATION	
CENTRAL OFFICE SPACES	
TOWN POOL & REC.	

0' 10' 20' 40'
SCALE: 50'-0" = 1'-0"



OPTION D2: NEW BUILDING ON SITE: MAIN ENTRY AT SOUTH





B

Renovation &
Addition

... Next Steps

Hybrid approach



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IDEAS

Consider addition
REPLACING one
or more wings

Analyze potential
locations

Two-Story?

Incorporate
Phasing

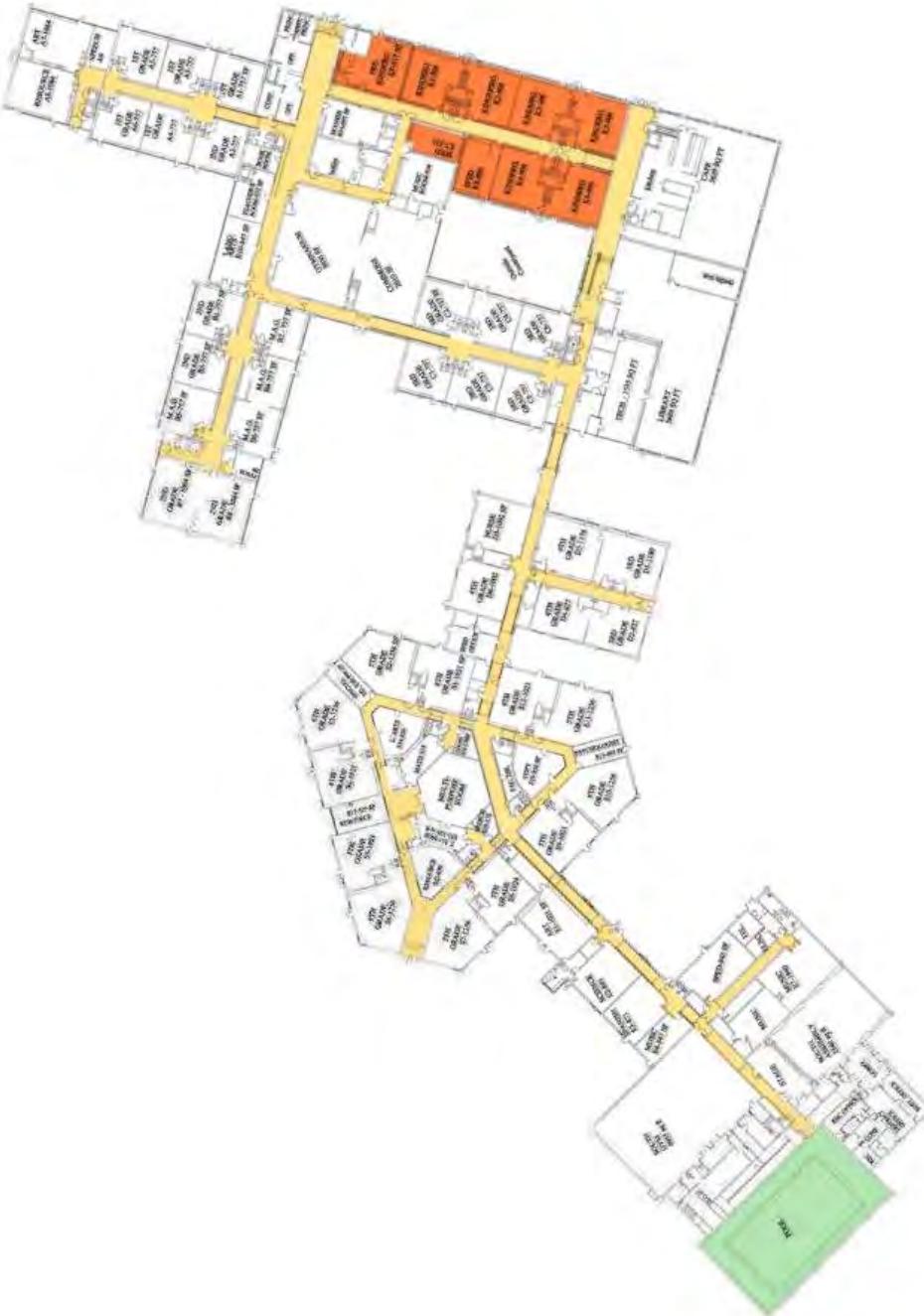


C

Offload K-Wing to another site in Town

....Next Steps

Work with BIUBC to investigate other “outside-the-box” options



IDEAS

Simplifies
reconfiguration

Eliminates mixing
with upper grades

FINAL GRANT APPLICATION FOR A SCHOOL BUILDING PROJECT

DISTRICT NAME:	FACILITY NAME AND ADDRESS:	STATE/PROJECT NUMBER:
----------------	----------------------------	-----------------------

Date project accepted as complete by applicant _____ (Final application must be filed within one year of this date.)

FINAL PROJECT FINANCING

General Fund/Bonding:
General fund - Progress payments _____

General fund - Other _____

Current Bonds/Notes* (*Complete
Bonds Issued schedule on page 2) _____

Future Bonds/Notes _____

Sub-Total General Fund/Bonding _____

Other Funding:

Rebates _____

Insurance Proceeds _____

Federal/Other State Grants _____

Other Financing _____

Describe _____

Sub-Total Other Funding _____

TOTAL FINAL PROJECT FINANCING _____ **

FINAL PROJECT COSTS:

ELIGIBLE COSTS

Architectural Design _____

Site Acquisition _____

Facility Purchase _____

Other professional fees _____

Construction (Fully eligible) _____

Bonus area - School Readiness _____

Bonus area - Full day K/Class size reduction _____

Equipment/Furnishings _____

Eligible Costs Sub-Total _____

LIMITED ELIGIBLE COSTS

Outdoor Athletic Facilities and Tennis Courts _____

Natatorium _____

Describe: _____

Eligible auditorium seating area (from Item a6) _____

Eligible gymnasium seating area costs _____

Limited Eligible Costs Sub-Total _____

INELIGIBLE COSTS

Ineligible site acquisition costs _____

Ineligible facility purchase costs _____

Ineligible construction costs _____

Ineligible bonus area-School Readiness _____

Ineligible bonus area-Full day K/Class size reduction _____

Unauthorized cost increase _____

Other ineligible costs _____

Describe: _____

Ineligible Costs Sub-Total _____

TOTAL FINAL PROJECT COSTS _____ **

** NOTE: "TOTAL FINAL PROJECT FINANCING" MUST AGREE WITH "TOTAL FINAL PROJECT COSTS".



Grants

COST ESTIMATES & STATE GRANT REIMBURSEMENT PROCESS



COST & STATE GRANT REIMBURSEMENT

Enrollment and Impact on Building Size



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HIGHEST PROJECTED ENROLLMENT OVER NEXT 8 YEARS: 1,039 based on 2031-32 projection

Population	Pre-K to K	1	2	3	4	5	6
751 - 1500	116	116	116	116	116	148	148

SPACE STANDARD COMPUTATION

Total Area per Pupil (Grades PreK - 6 th)	876
Number of Grades Housed	7
Average Area per Pupil (SF)	125.14
Maximum Eligible Building Area (1,039 Student Enrollment)	130,023 SF

Existing Building Area:

Approximately 147,677 SF Total

Pool & Lockers = 11,767 SF

Central Office = 1,828 SF

Remaining Beecher Road School = 134,082 SF: 4,059 SF over Space Standard



COST & STATE GRANT REIMBURSEMENT

Grant Funding '101': Priority Project Types



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Renovation Status (RNV)

- Offers 10% Additional Reimbursement with few ineligible costs
- Requires entire facility update
- Low average SF cost
- May require a Space Waiver

Extension / Alteration (EA)

- Offers 10% Additional Reimbursement except for ineligible costs (replacements, repairs, refurbishment)
- Ability to designate work areas

New Construction (N)

- Offers 10% Additional Reimbursement if demonstrated to cost less than renovation
- High average SF cost
- Offset by construction efficiency

Additional Grant Incentives:

Sec. 10-286 (10)(c)(1): Maximum square footage per pupil limit increased by 25% for schools constructed prior to 1959.

Sec. 10-286 (10)(c)(2): Maximum square footage per pupil limit increased by 1% for heating, ventilation or air conditioning project.



COST & STATE GRANT REIMBURSEMENT

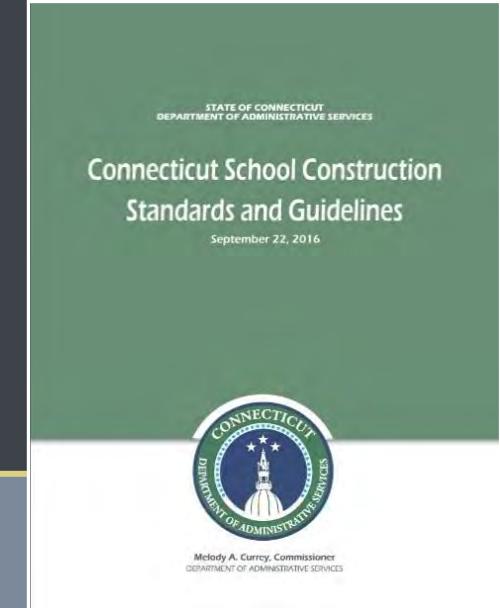
Grant Funding '101': Maximize State Reimbursement



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Our Goal is to **ALWAYS** Maximize State Reimbursement

- Minimize duplicate use of program spaces and square footage beyond eligible amount per grade configuration
- Woodbridge Rate (22.50% - 32.50%) represents millions of dollars!
- **Minimize 'Non-Eligible' & 'Limited-Eligible' items**



A - E Non-Eligible:

- Site work off school property
- Repair, Replacement, & Maintenance Work
- Window Replacements (labor, blinds/shades)
- Other:
 - Athletic Facility Lighting, Parking, Turf
 - Feasibility Study
 - Movable Site Furnishings
 - Expendables

F Limited-Eligible:

- Outdoor Athletic Facilities (includes tennis courts)
- Swimming Pools and Natatoriums
- Retractable Gym Seating (movable bleachers)
- Permanent (non-retractable) Gym Spectator Seating
- New/Replacement Seating Areas in an Auditorium



COST & STATE GRANT REIMBURSEMENT

Grant Funding '101': New Construction vs. Renovation



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CHAPTER 173 - PUBLIC SCHOOL BUILDING PROJECTS

SECTION 10-285A - PERCENTAGE DETERMINATION FOR SCHOOL BUILDING PROJECT GRANTS

(A) THE PERCENTAGE OF SCHOOL BUILDING PROJECT GRANT MONEY A LOCAL BOARD OF EDUCATION MAY BE ELIGIBLE TO RECEIVE, UNDER THE PROVISIONS OF SECTION 10-286, SHALL BE ASSIGNED BY THE COMMISSIONER OF ADMINISTRATIVE SERVICES IN ACCORDANCE WITH THE PERCENTAGE CALCULATED BY THE COMMISSIONER OF EDUCATION AS FOLLOWS: (1) FOR GRANTS APPROVED PURSUANT TO SUBSECTION (B) OF SECTION 10-283 FOR WHICH APPLICATION IS MADE ON AND AFTER JULY 1, 1991, AND BEFORE JULY 1, 2011, (A) EACH TOWN SHALL BE RANKED IN DESCENDING ORDER FROM ONE TO ONE HUNDRED SIXTY-NINE ACCORDING TO SUCH TOWN'S ADJUSTED EQUALIZED NET GRAND LIST PER CAPITA, AS DEFINED IN SECTION 10-261; AND (B) BASED UPON SUCH RANKING, A PERCENTAGE OF NOT LESS THAN TWENTY NOR MORE THAN EIGHTY SHALL BE DETERMINED FOR EACH TOWN ON A CONTINUOUS SCALE; (2) FOR GRANTS APPROVED PURSUANT TO SUBSECTION (B) OF SECTION 10-283 FOR WHICH APPLICATION IS MADE ON AND AFTER JULY 1, 2011, AND BEFORE JULY 1, 2017, (A) EACH TOWN SHALL BE RANKED IN DESCENDING ORDER FROM ONE TO ONE HUNDRED SIXTY-NINE ACCORDING TO SUCH TOWN'S ADJUSTED EQUALIZED NET GRAND LIST PER CAPITA, AS DEFINED IN SECTION 10-261, AND (B) BASED UPON SUCH RANKING, (i) A PERCENTAGE OF NOT LESS THAN TEN NOR MORE THAN SEVENTY SHALL BE DETERMINED FOR NEW CONSTRUCTION OR REPLACEMENT OF A SCHOOL BUILDING FOR EACH TOWN ON A CONTINUOUS SCALE, AND (ii) A PERCENTAGE OF NOT LESS THAN TWENTY NOR MORE THAN EIGHTY SHALL BE DETERMINED FOR RENOVATIONS, EXTENSIONS, CODE VIOLATIONS, ROOF REPLACEMENTS AND MAJOR ALTERATIONS OF AN EXISTING SCHOOL BUILDING AND THE NEW CONSTRUCTION OR REPLACEMENT OF A SCHOOL BUILDING WHEN A TOWN OR REGIONAL SCHOOL DISTRICT CAN DEMONSTRATE THAT A NEW CONSTRUCTION OR REPLACEMENT IS LESS EXPENSIVE THAN A RENOVATION, EXTENSION OR MAJOR ALTERATION OF AN EXISTING SCHOOL BUILDING FOR EACH TOWN ON A CONTINUOUS SCALE; AND (3) FOR GRANTS APPROVED PURSUANT TO SUBSECTION (B) OF SECTION 10-283 FOR WHICH APPLICATION IS MADE ON AND AFTER JULY 1, 2017, (A) EACH TOWN SHALL BE RANKED IN DESCENDING ORDER FROM ONE TO ONE HUNDRED SIXTY-NINE ACCORDING TO THE ADJUSTED EQUALIZED NET GRAND LIST PER CAPITA, AS DEFINED IN SECTION 10-261, OF THE TOWNS TWO, THREE AND FOUR YEARS PRIOR TO THE FISCAL YEAR IN WHICH APPLICATION IS MADE, AND (B) BASED UPON SUCH RANKING, (i) A PERCENTAGE OF NOT LESS THAN TEN NOR MORE THAN SEVENTY SHALL BE DETERMINED FOR NEW CONSTRUCTION OR REPLACEMENT OF A SCHOOL BUILDING FOR EACH TOWN ON A CONTINUOUS SCALE, AND

(ii) A PERCENTAGE OF NOT LESS THAN TWENTY NOR MORE THAN EIGHTY SHALL BE DETERMINED FOR RENOVATIONS, EXTENSIONS, CODE VIOLATIONS, ROOF REPLACEMENTS AND MAJOR ALTERATIONS OF AN EXISTING SCHOOL BUILDING AND THE NEW CONSTRUCTION OR REPLACEMENT OF A SCHOOL BUILDING WHEN A TOWN OR REGIONAL SCHOOL DISTRICT CAN DEMONSTRATE THAT A NEW CONSTRUCTION OR REPLACEMENT IS LESS EXPENSIVE THAN A RENOVATION, EXTENSION, OR MAJOR ALTERATION OF AN EXISTING SCHOOL BUILDING FOR EACH TOWN ON A CONTINUOUS SCALE.



COST & STATE GRANT REIMBURSEMENT

Grant Funding '101': Requirements for June 30 Application



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Sample of the Three Required Resolutions by June 30, 2025

1. RESOLVED, that the Board of Selectpersons (BOS) authorize the Woodbridge Board of Education (BOE) to apply to the Commissioner of Administrative Services and to accept or reject a grant for the [project type] at the Beecher Road School
2. RESOLVED, that the Beecher Road School Infrastructure Upgrade Building Committee is hereby established as the building committee with regard to the [project type] at the Beecher Road School
3. RESOLVED, that the Board of Selectpersons hereby authorizes at least the preparation of schematic drawings and outline specifications for the [project type] at the Beecher Road School

Note: BOS can only authorize Resolution 1 upon availability of funding (i.e. passing of Town Referendum, of which date may be pending); Resolution 3 authorization contingent upon BOE-approved Ed. Specs.



Beecher Infrastructure Upgrade Building Committee Update



CONSTRUCTION SOLUTIONS GROUP

**ANTINOZZI
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TRI-BOARD DISCUSSION

