

# Beecher Infrastructure Upgrade Building Committee Update

## TRI-BOARD MEETING

WOODBIDGE CENTER CAFÉ – CENTER BUILDING

WEDNESDAY, FEBRUARY 12, 2025 | 5:00 PM

**ANTINOZZI**  
**ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS



CONSTRUCTION SOLUTIONS GROUP







ABOUT THE DESIGN TEAM





# ABOUT OUR TEAM

## Study Team Leaders



**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS

### Design Team: Antinozzi Associates



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



**Lisa Yates**  
AIA, LEED AP  
Sr. Project Manager



**Michael Ayles**  
FAIA  
Principal



**Patti McKeon**  
NCIDO, WELL | AP  
Interior Design Director



### Owner's Project Manager: Construction Solutions Group



**James  
Giuliano**  
MCPPO  
President

**Fran  
DiFiore**  
Educational  
Specialist

### 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



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ASSOCIATES  
ARCHITECTURE  
+ INTERIORS

- 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





HOW WE GOT HERE





# HOW WE GOT HERE

## History / Timeline of Events



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## 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 Kucinkas 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

### 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.

- Membership:** Jeffrey Hughes, Woodbridge Board of Education Facilities Committee Chair  
Sheila McCreven, Board of Selectmen Deputy First Selectman  
Donavon Lofters, Board of Finance Member
- Term:** Effective upon Board of Selectmen approval and continue in existence until terminated by the Board of Selectmen;
- 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;
- 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 Kucinkas Loop, areas of water incursions into the building, and necessary pool and security upgrades;
- The Building Committee's responsibilities shall also include:
  - Advertise through a Request for Qualifications process (QBS Methodology) for architectural/engineering services;
  - Recommend to the Board of Selectmen the retention of an architectural/engineering firm to assist the Committee in the design of the proposed project;
  - 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;
  - 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;
  - 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;
  - 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;
  - Oversee construction of the proposed project, with the possible assistance of a professional Owner's representative;
  - Seek reimbursement from the State Department of Education for all eligible costs of the proposed construction project.
- 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

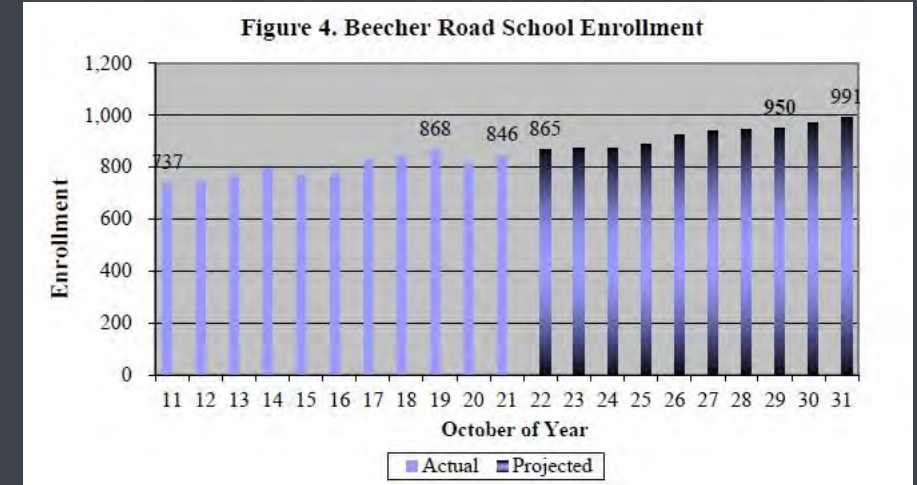
## History / Timeline of Events



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## 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







# HOW WE GOT HERE

## History / Timeline of Events



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## 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







STUDY PROCESS  
& UPDATE









# THE STUDY PROCESS

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



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# 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

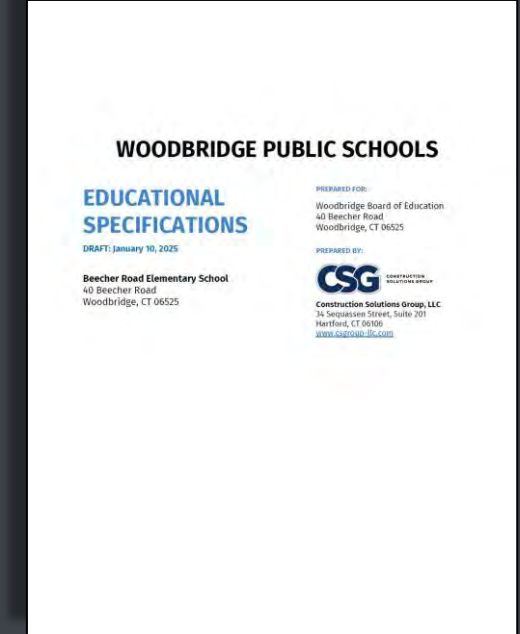
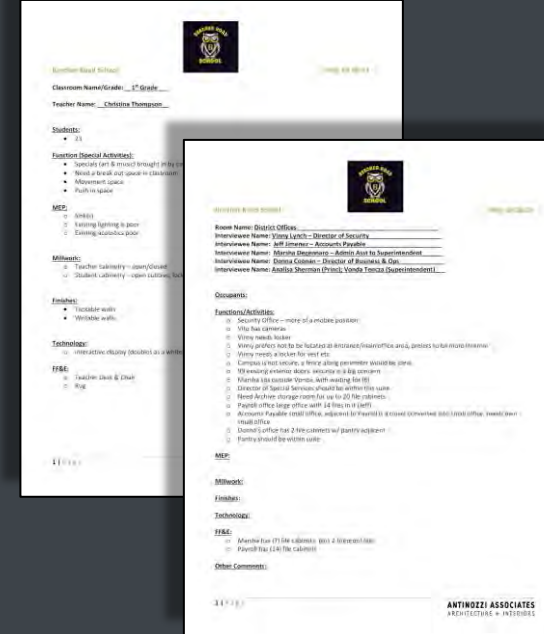
## Programming/Educational Specifications



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### 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)



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	<b>Classrooms:</b> K (6), 1 (6), 2 (5), 3 (6)	Allie Grabowski (K), Christina Thompson (1), Amanda Espino (2), Aimee Meacham (3)	
9:15-9:45	<b>Classrooms:</b> 4 (5) 5 (6) 6 (6)	Danielle Marcellino (4), Cheri Guerra (5), Meghan Saunders (6)	
9:45-10:15	<b>Classrooms:</b> MAG	BJ Ahern	
10:15-10:30	<b>BREAK</b>		
10:30-11:00	<b>Specials and Small Group Spaces:</b> Language Arts, Mathematics, STEAM and MLL	Jen Nickle (LA Specialist), Maureen Krawec (Math Specialist), Natasha Knoblauch (ELL), Tiffany Bucko (STEAM)	
11:00-11:30	<b>Specials and Small Group Spaces:</b> Music, Spanish, Art, Health	Ken Caldwell (Band), Stephanie Goldberg (Spanish), Lucille Gomes (Art), Arianne Buzzard (Health), Jen Naylor (Special education), Beth Greene (Special education), Kayla Widmeyer (School Psychologist), Jaqui Taylor (School Social Worker), Lanna Moore (Speech), Dara DiCapua (OT)	
11:30-12:00	<b>Specials and Small Group Spaces:</b> Special education, Psychologist, Social Worker, Speech, OT/PT and BCBA		
12:00-12:30	<b>LUNCH</b>		
12:30-1:00	<b>Common Spaces:</b> Pool, Gymnasiums (2), South Assembly, Rotunda (Multi-purpose room)	Anthony Taddei (PE), Ken Caldwell (Music), Analisa Sherman (Principal)	
1:00-1:30	<b>Common Spaces:</b> Library, Tech Lab, Rotunda (Multi-purpose room)	Anthony Billings, Jeannie Carleglio (Tech), Larissa Crocco (Library), Analisa Sherman (Principal)	
1:30-2:00	<b>Common Spaces:</b> Cafe and Kitchen, Staff Room	Jessica Hill (Director of Food Services), Analisa Sherman (Principal), Vito Esparo (Facilities Manager)	
2:00-2:15	<b>BREAK</b>		
2:15-2:45	<b>Administrative Spaces:</b> Copy Room, Technology Office, Book Room, Custodial Office, Nurse	Vito Esparo (Facilities Director), Anthony Billings (Director of IT), Robin Froehle (School Nurse Supervisor), Carrie Borcherting (Director of Special Services), James Sapia (Assistant Principal), Cheryl Tafel (Assistant Principal), Analisa Sherman (Principal), Vonda Tenenza (Superintendent)	
2:45-3:15	<b>Administrative Spaces:</b> Special Services Office and Assistant Principal Office, Principal and Assistant Principal Office, Main Office		
3:15-3:45	<b>District Offices:</b> 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 (21<sup>st</sup>)  
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 21<sup>st</sup> **Century skills, or the 4C's**

- Collaboration
- Creativity
- Critical Thinking
- Communication





# THE STUDY PROCESS


## Community Workshops (January - February)



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## 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)

 **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 15<sup>th</sup> 2025 and Monday, February 3<sup>rd</sup> 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: [MFedericoMadenick.Woodbridge@gmail.com](mailto:MFedericoMadenick.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 Piasczyk, WBOE Chair  
Donovan Lofters, BOF Liaison  
Marty Halprin  
Justin Rehm  
Teresa Ramia, Beecher Educator

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

**Save the Date!**  
February 12<sup>th</sup> 2025 Tri-Board Meeting





# COMMUNITY EXERCISE #1





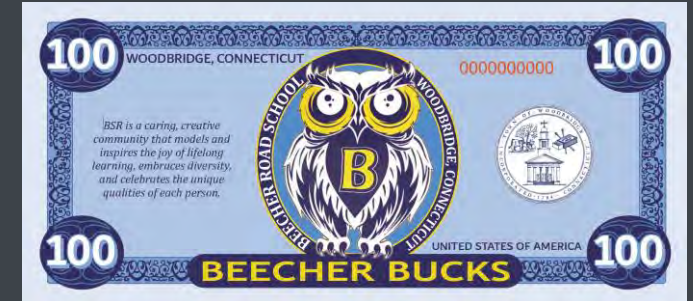
# COMMUNITY EXERCISE #1

Where would you spend your "Beecher Bucks"?



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- ☐ 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 21<sup>st</sup> 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)



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



*"The Iron Triangle"*





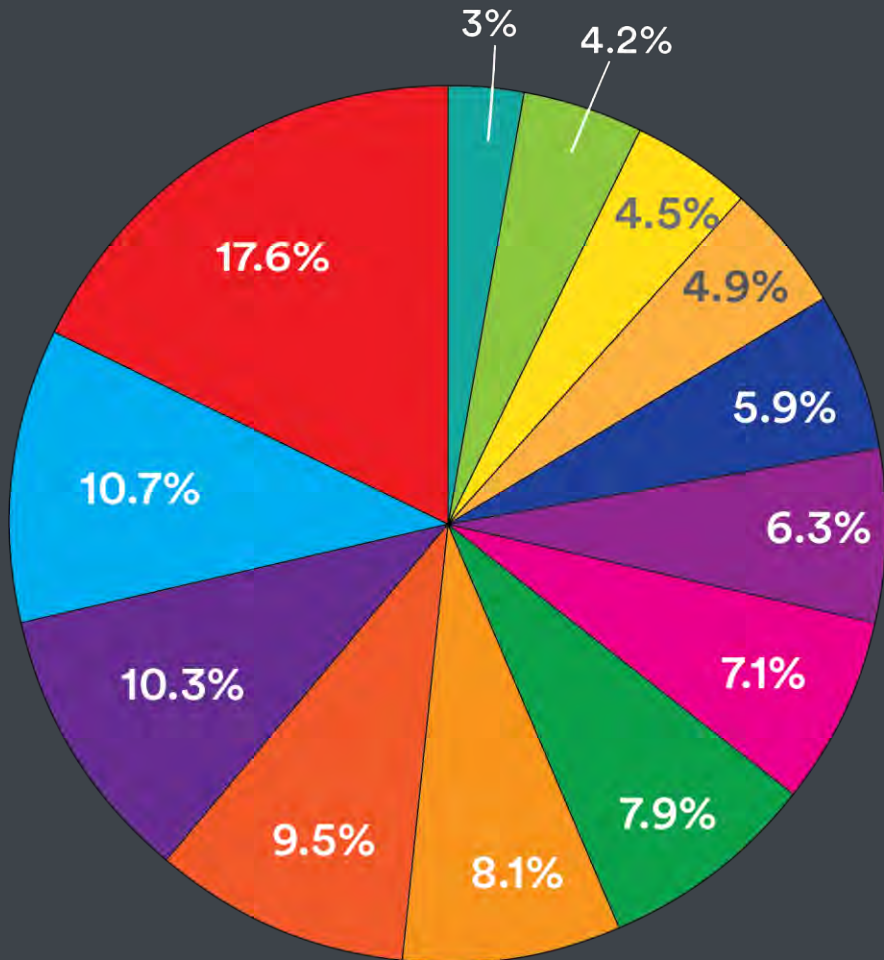
# COMMUNITY EXERCISE #1

## Combined Workshop Results

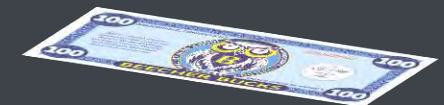
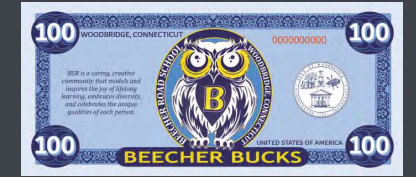


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*\$49,400 Beecher Bucks spent  
(Approx. 50 participants)*



	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







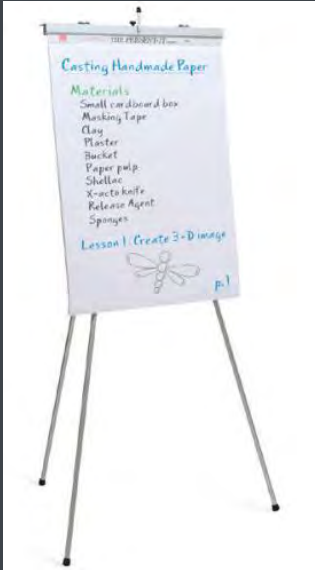
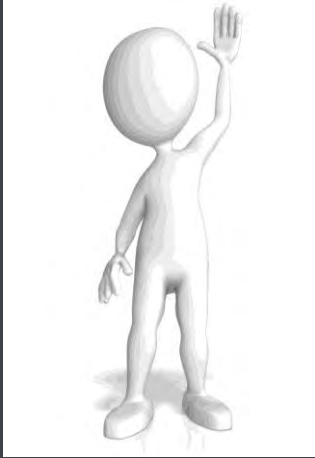
# COMMUNITY EXERCISE #2





# COMMUNITY EXERCISE #2

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



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\*



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- 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

\* Includes index card comments







# COMMUNITY EXERCISE #2

## What We Heard ... CHALLENGES\*



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- **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

\* Includes index card comments







# COMMUNITY EXERCISE #2

## What Else We Heard ... **"BLUE SKY" COMMENTS\***



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- 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 6<sup>th</sup> 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



\* Includes index card comments





# STUDENT SURVEY (FEBRUARY)

## How 5<sup>th</sup> and 6<sup>th</sup> 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."*





UNDERSTANDING  
BEECHER ROAD SCHOOL



# PROJECT UNDERSTANDING

## Current Building Challenges/Opportunities



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- 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







# PROJECT UNDERSTANDING

## State Space Standard Parameters



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### Existing BRS Building Area:

Approximately 147,677 SF Total

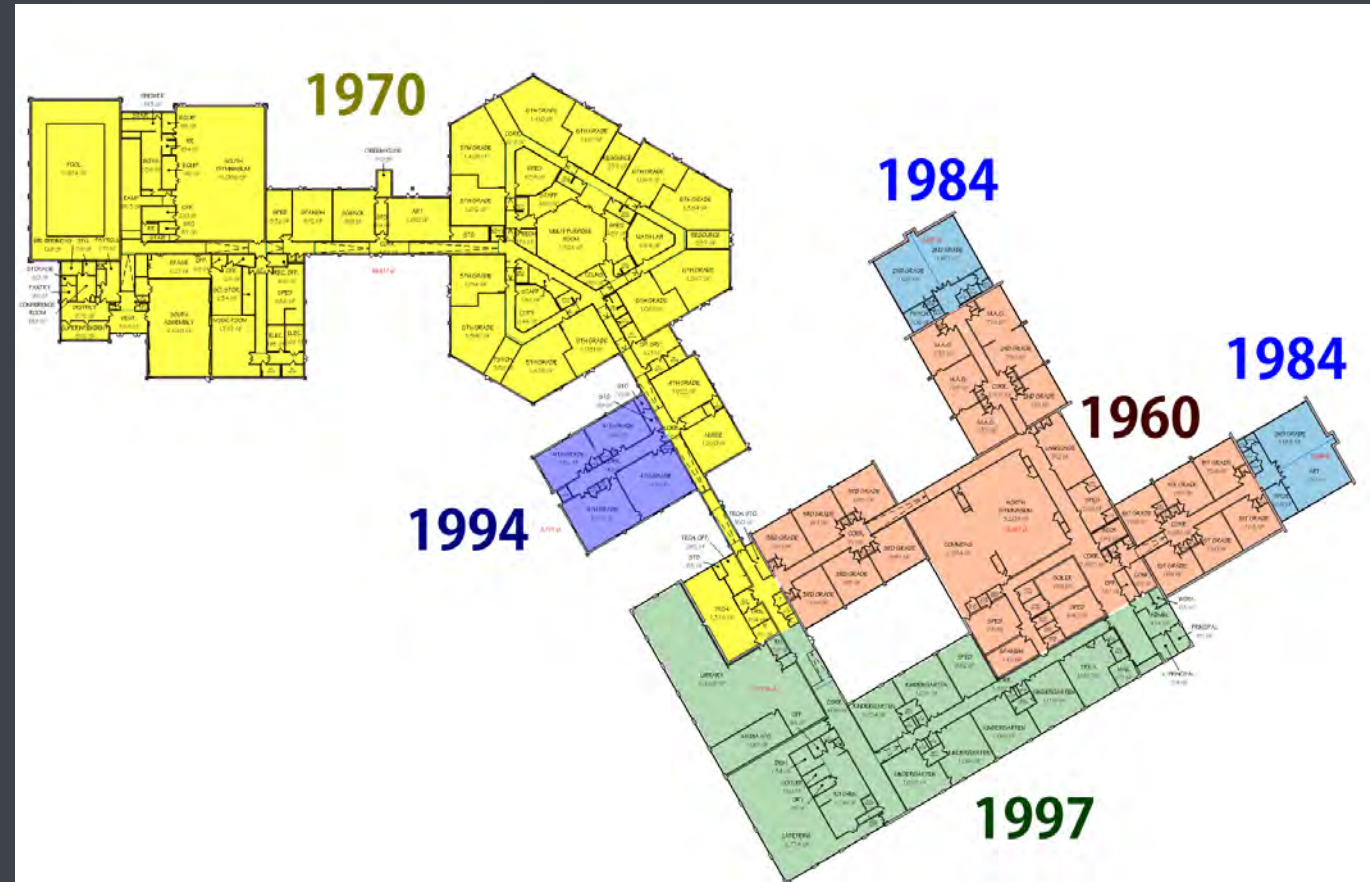
- Lower Grades ~ 30,546 SF (1960)
- Upper Grades, Pool, BOE Office ~ 70,398 SF (1970)
- 2<sup>nd</sup> Grade/Art ~ 6,443 SF (1984)
- 4<sup>TH</sup> Grade ~ 5,771 SF (1994)
- Kindergarten ~ 30,519 SF (1997)

### 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



**ANTINOZZI  
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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

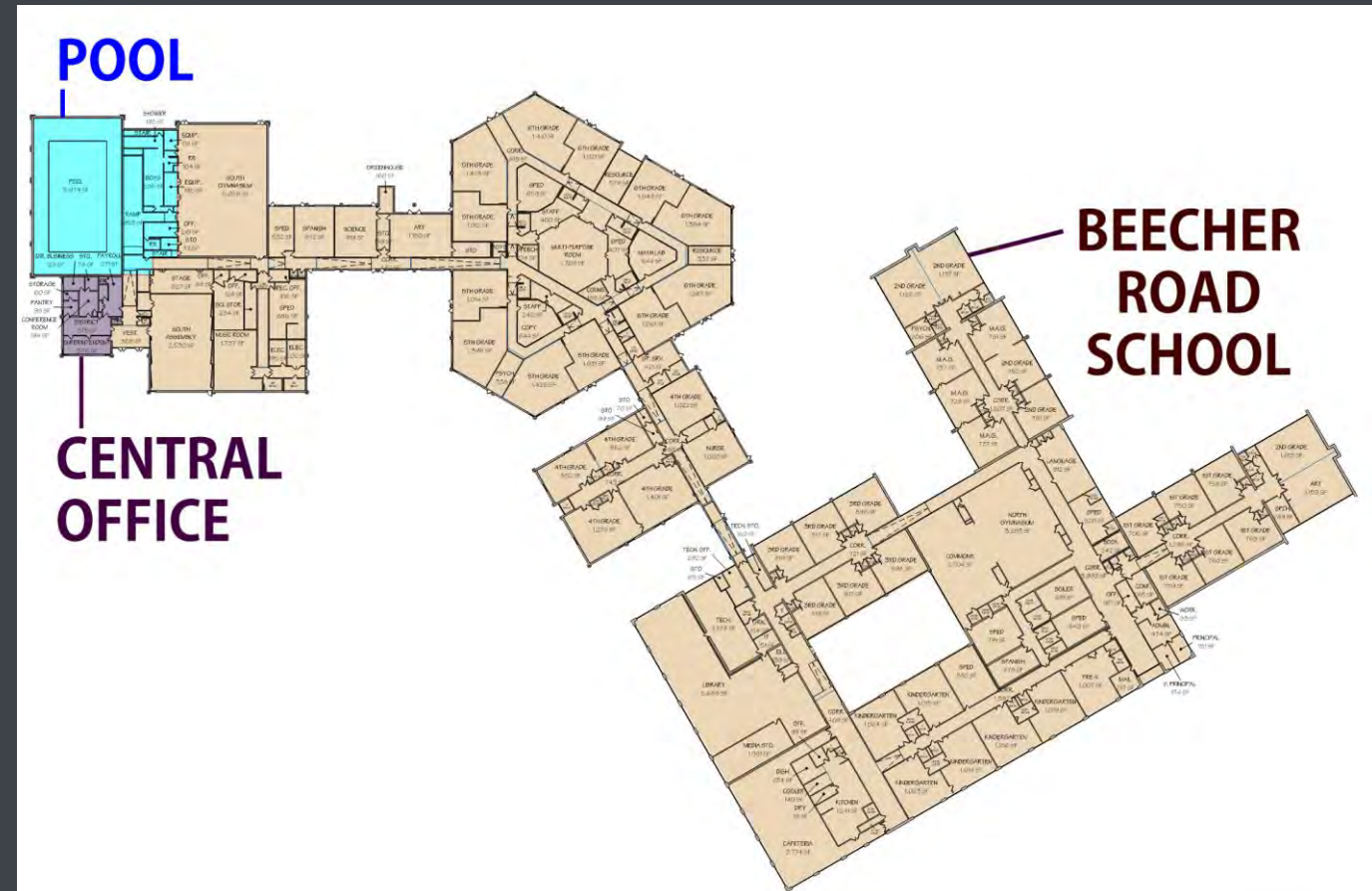
### State Maximum Eligible Area:

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

### Woodbridge FY2025

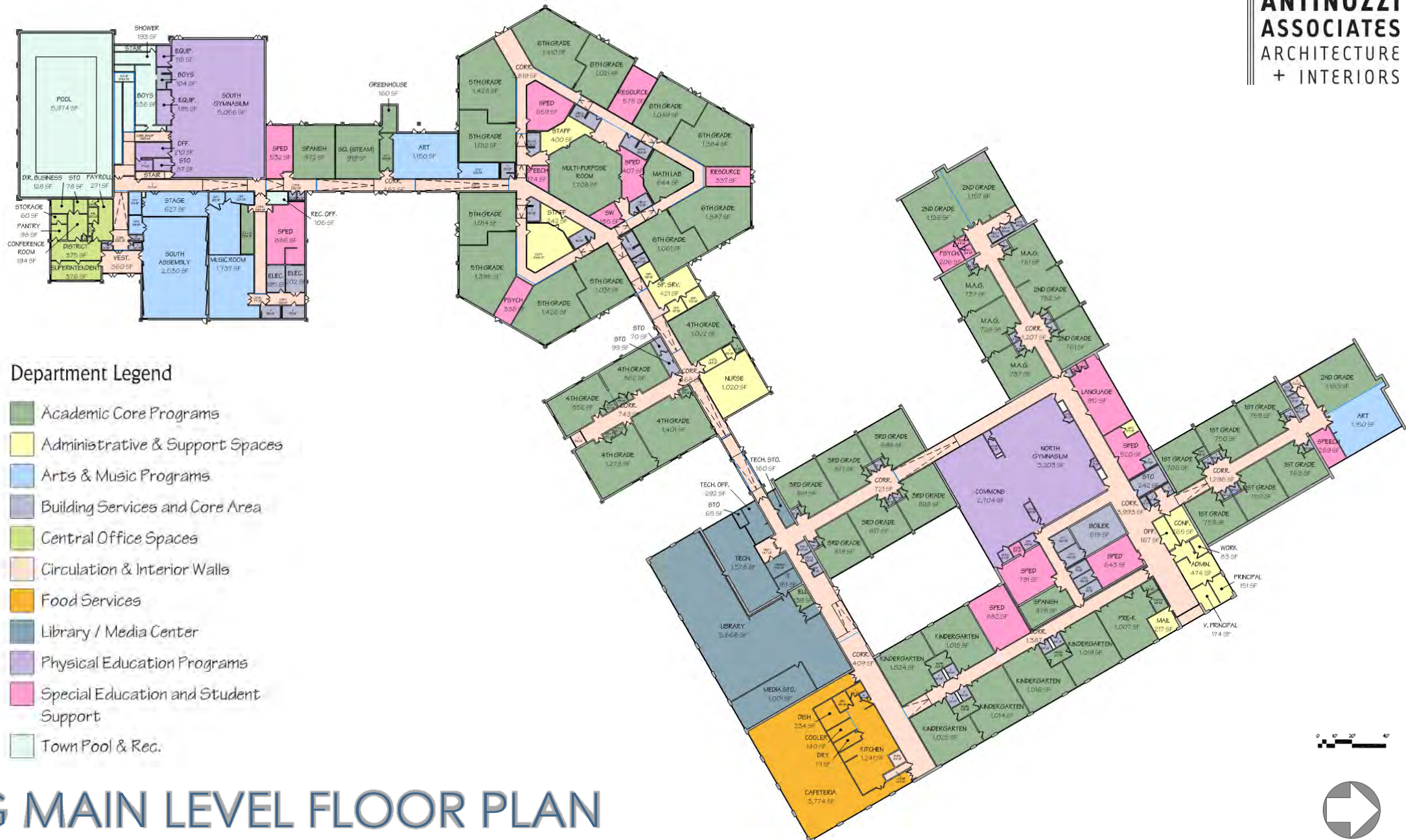
### Reimbursement Rates\*:

General Construction:	32.50%
New Construction:	22.50%



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





## EXISTING MAIN LEVEL FLOOR PLAN





CONCEPTUAL IDEAS





# A

## Renovate-As-New

Work with many existing floor levels & long distances between spaces

Use pool and locker space?



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ASSOCIATES  
ARCHITECTURE  
+ INTERIORS

## IDEAS

“Right-Size”  
Spaces

Distribute space  
to reduce travel

Phasing is key

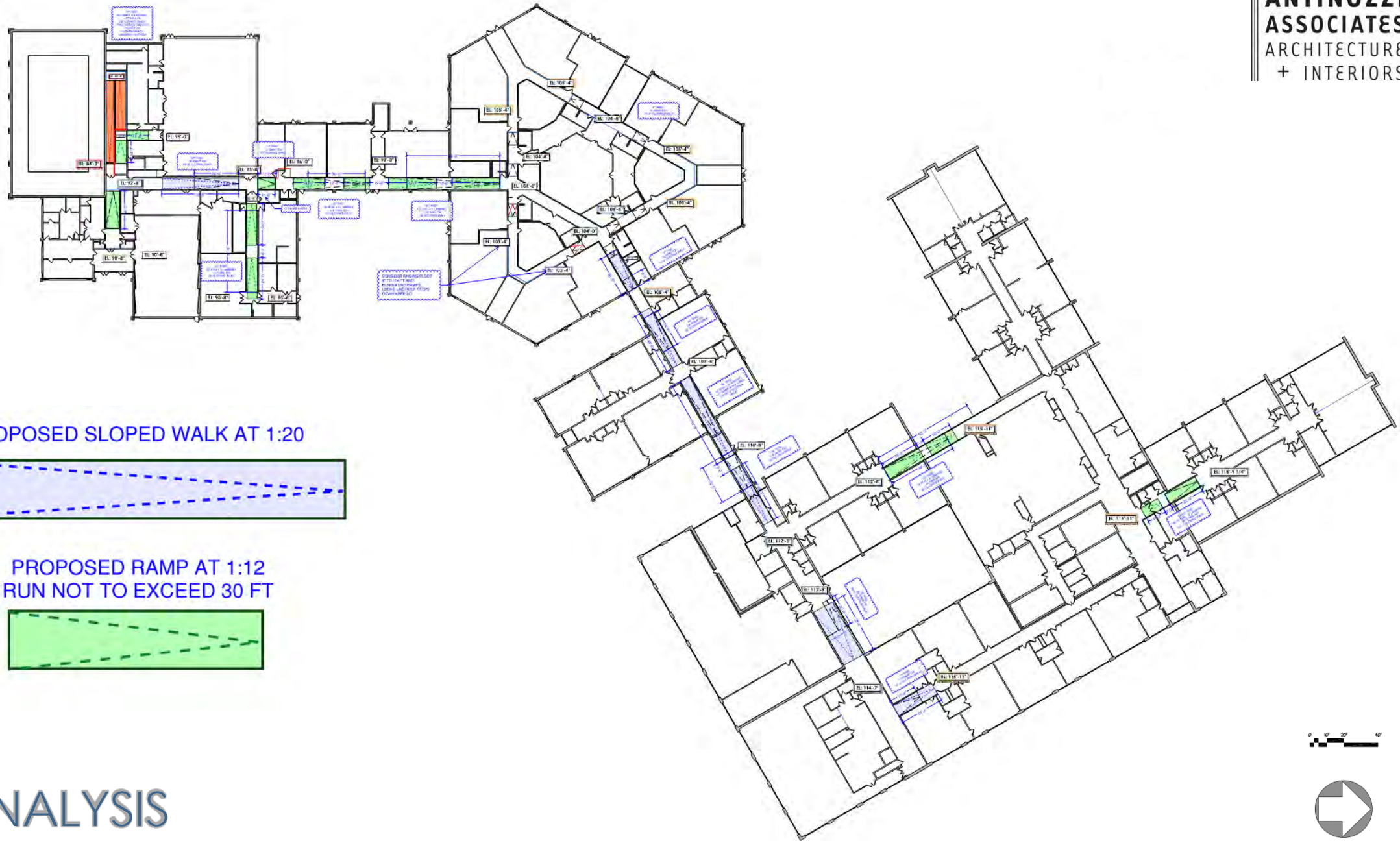
Target summer  
areas





# RAMP ANALYSIS & FLOOR LEVELS





# RAMP ANALYSIS









# D

New Construction

On-site options



**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ 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

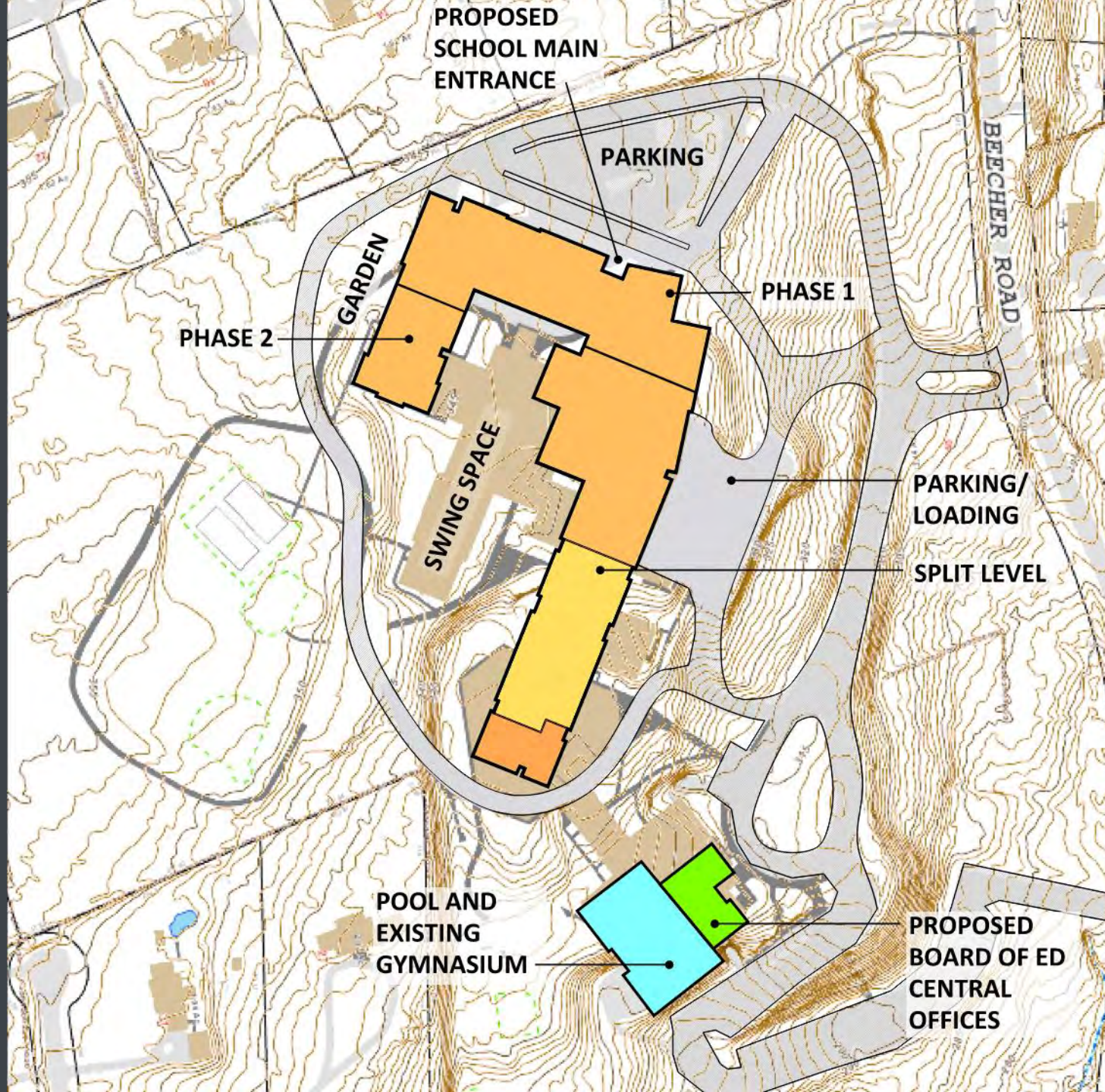




# D1

New Construction

Main Entry  
at North



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ASSOCIATES  
ARCHITECTURE  
+ 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





UPPER LEVEL: 20,904 NSF



DEPARTMENT LEGEND	
<span style="color: green;">■</span>	ACADEMIC CORE: PRE-K - 5TH GRADE
<span style="color: lightgreen;">■</span>	ACADEMIC CORE: OTHER CLASSROOMS
<span style="color: magenta;">■</span>	SPECIAL EDUCATION & STUDENT SUPPORT
<span style="color: blue;">■</span>	PHYSICAL EDUCATION PROGRAMS
<span style="color: orange;">■</span>	FOOD SERVICES
<span style="color: lightblue;">■</span>	ARTS AND HUMANITIES PROGRAMS
<span style="color: lightblue;">■</span>	LIBRARY / MEDIA CENTER
<span style="color: yellow;">■</span>	ADMINISTRATIVE & SUPPORT SPACES
<span style="color: grey;">■</span>	BUILDING SERVICES & CORE AREA
<span style="color: lightorange;">■</span>	CIRCULATION
<span style="color: lightgreen;">■</span>	CENTRAL OFFICE SPACES
<span style="color: lightgrey;">■</span>	TOWN POOL & REC.



MAIN & LOWER LEVELS: 109,533 NSF



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

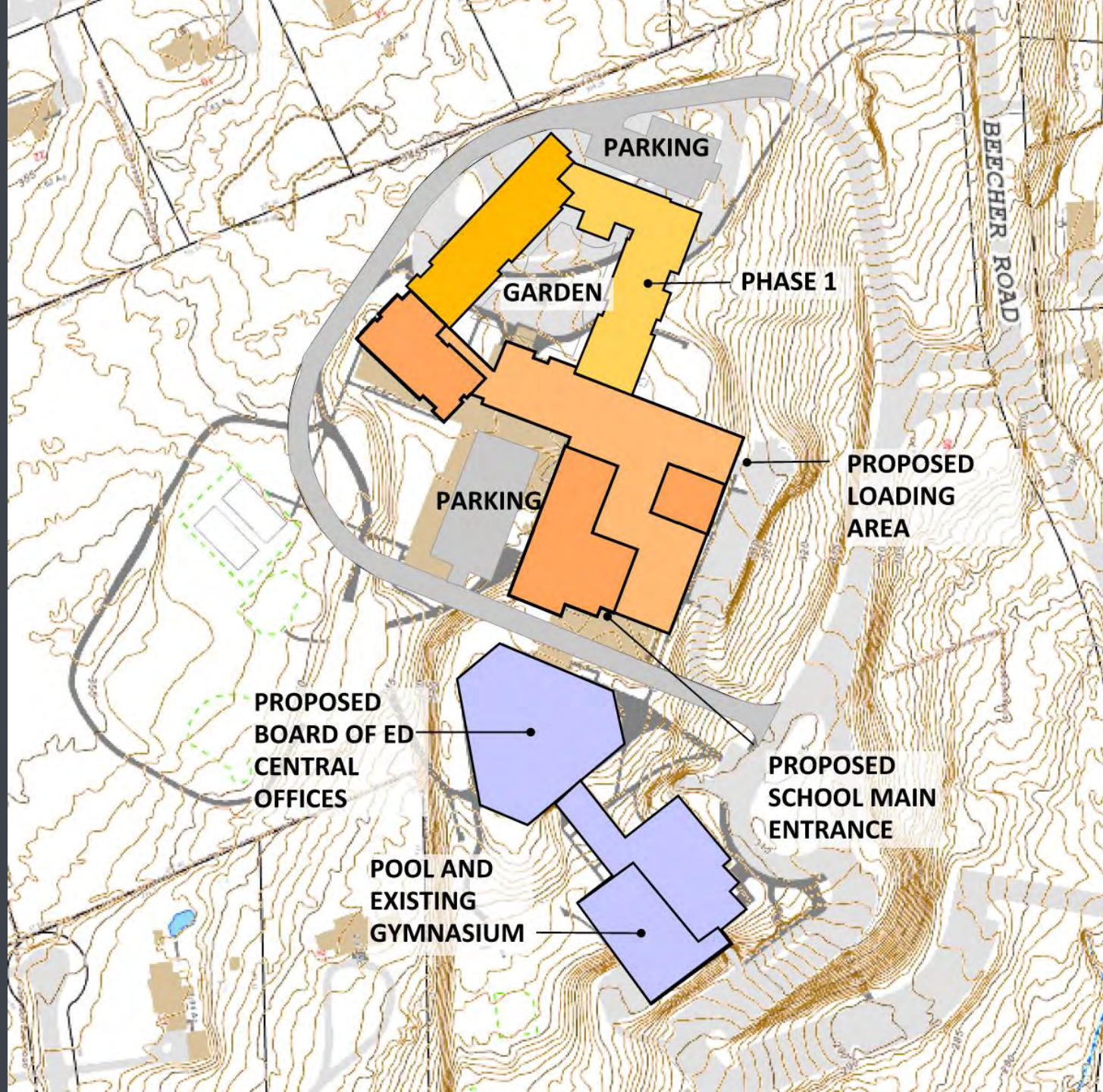




# D2

New Construction

Main Entry  
at South



**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS

## IDEAS

Phasing is STILL key:  
Construct a  
lifeboat first

Compact footprint  
and central  
common spaces

Keep school  
unified but zoned  
for age separation

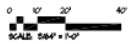
Clean separation  
from Pool





### DEPARTMENT LEGEND

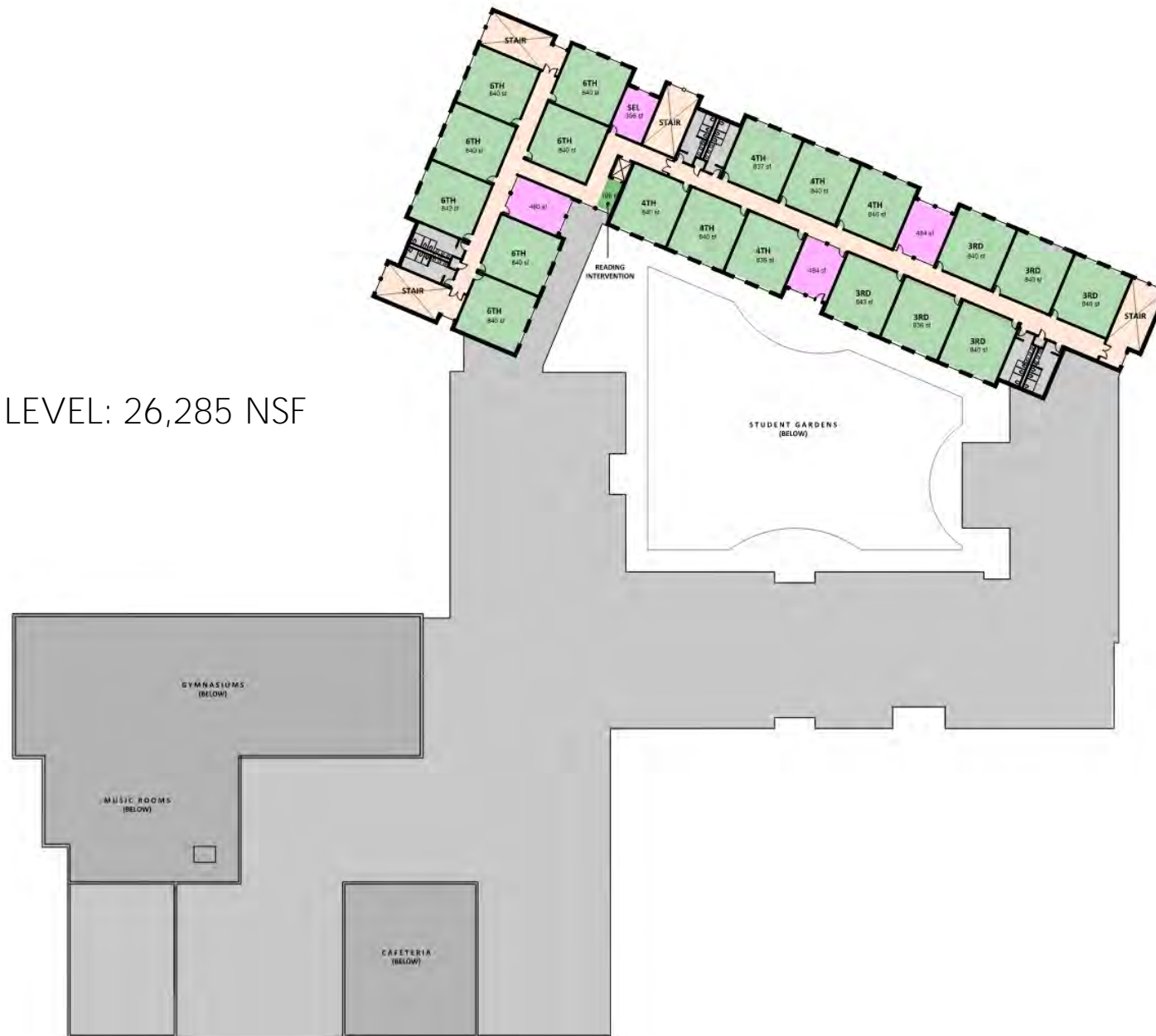
	ACADEMIC CORE; PRE-K - 5TH GRADE
	ACADEMIC CORE; OTHER CLASSROOMS
	SPECIAL EDUCATION & STUDENT SUPPORT
	PHYSICAL EDUCATION PROGRAMS
	FOOD SERVICES
	ARTS AND HUMANITIES PROGRAMS
	LIBRARY / MEDIA CENTER
	ADMINISTRATIVE & SUPPORT SPACES
	BUILDING SERVICES & CORE AREA
	CIRCULATION
	CENTRAL OFFICE SPACES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







UPPER LEVEL: 26,285 NSF



DEPARTMENT LEGEND	
<span style="color: green;">■</span>	ACADEMIC CORE: PRE-K - 5TH GRADE
<span style="color: lightgreen;">■</span>	ACADEMIC CORE: OTHER CLASSROOMS
<span style="color: pink;">■</span>	SPECIAL EDUCATION & STUDENT SUPPORT
<span style="color: lightblue;">■</span>	PHYSICAL EDUCATION PROGRAMS
<span style="color: orange;">■</span>	FOOD SERVICES
<span style="color: lightblue;">■</span>	ARTS AND HUMANITIES PROGRAMS
<span style="color: blue;">■</span>	LIBRARY / MEDIA CENTER
<span style="color: yellow;">■</span>	ADMINISTRATIVE & SUPPORT SPACES
<span style="color: grey;">■</span>	BUILDING SERVICES & CORE AREA
<span style="color: lightorange;">■</span>	CIRCULATION
<span style="color: lightgreen;">■</span>	CENTRAL OFFICE SPACES
<span style="color: lightgrey;">■</span>	TOWN POOL & REG.



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







# B

Renovation &  
Addition

... Next Steps

Hybrid approach



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+ INTERIORS

## IDEAS

Consider addition  
**REPLACING** one  
or more wings

Analyze potential  
locations

Two-Story?

Incorporate  
Phasing



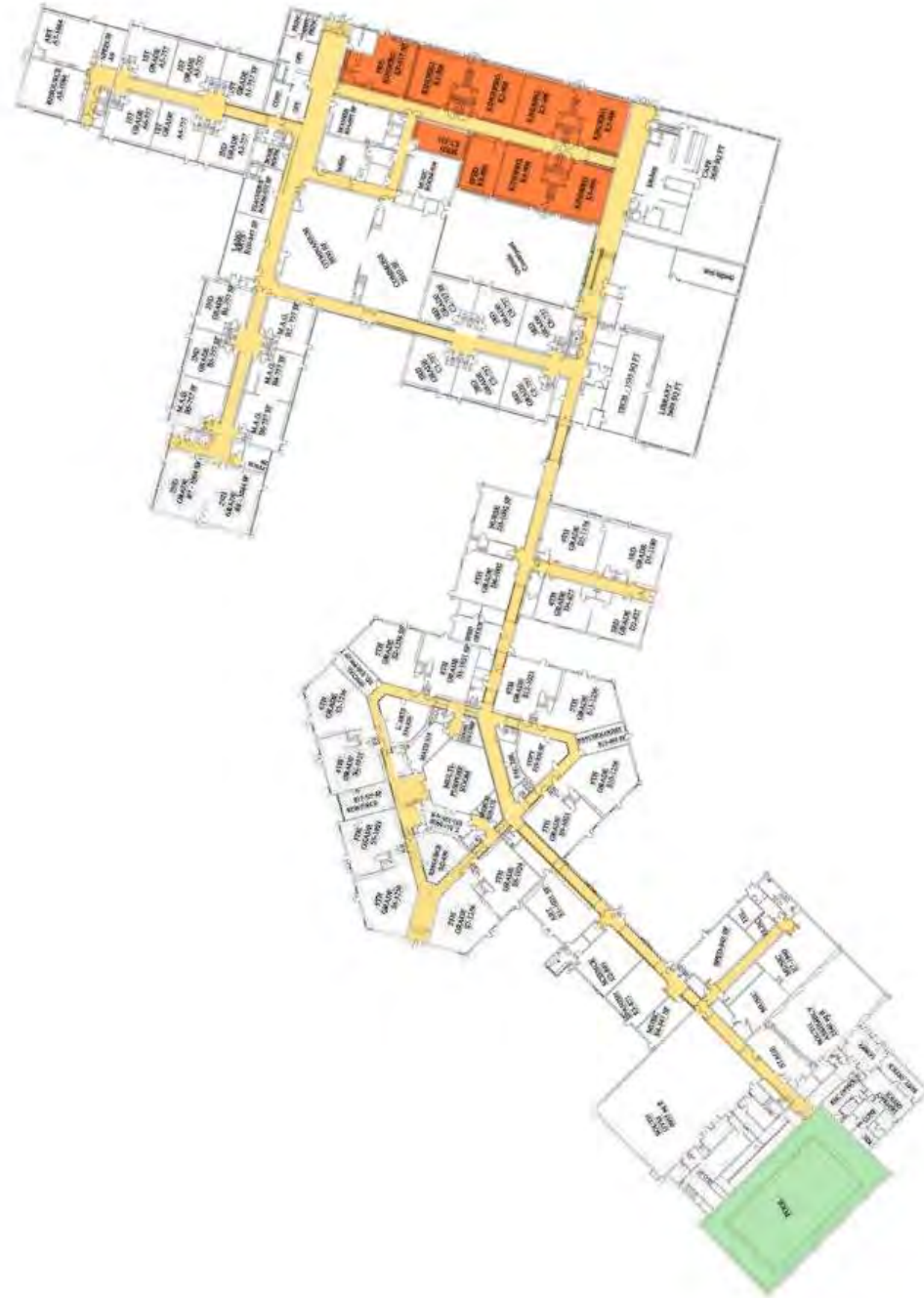


# C

Offload K-Wing to  
another site in Town

....Next Steps

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



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ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS

## 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** \_\_\_\_\_\*\*

ELIGIBLE AUDITORIUM SEATING  
AREA COSTS COMPUTATION:

a1 Total square footage of auditorium \_\_\_\_\_  
a2 Square footage of seating area \_\_\_\_\_  
a3 Total construction cost of auditorium  
(excluding seats and installation) \_\_\_\_\_  
a4 Construction cost of seating area  
(Item a2 / Item a1) x Item a3 \_\_\_\_\_  
a5 Costs of seats and installation  
(not included in Item a4) \_\_\_\_\_  
a6 **ELIGIBLE AUDITORIUM SEATING  
AREA COSTS** (Item a4 + Item a5) \_\_\_\_\_  
Auditorium seating capacity

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 \_\_\_\_\_  
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 \_\_\_\_\_  
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



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 <sup>th</sup> )	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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ARCHITECTURE  
+ INTERIORS

Our Goal is to ALWAYS Maximize State Reimbursement

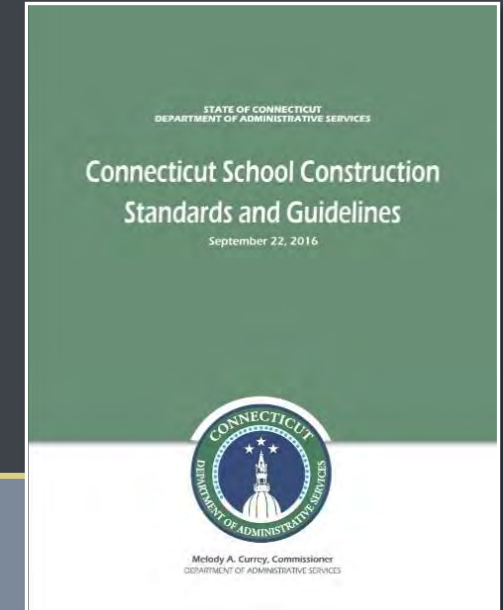
- Minimize duplicate use of program spaces and square footage beyond eligible amount per grade configuration
- Woodbridge Rate (22.50% - 32.50%) represents millions of dollars!
- Minimize 'Non-Eligible' & 'Limited-Eligible' items

### 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 TOWN 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



### 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**  
**ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS

## TRI-BOARD DISCUSSION

