



Weston Board of Education Special Meeting
Monday, December 1, 2025
7:00 PM
Zoom Webinar

- I. CALL TO ORDER, VERIFICATION OF QUORUM
- II. PLEDGE OF ALLEGIANCE
- III. SCHOOL FACILITIES: BACKGROUND
 - A. Major studies and takeaways
 - B. Past recommendations
- IV. SCHOOL FACILITIES: MOVING FORWARD
 - A. State grant process, requirements, timelines
 - B. Town referendum process, requirements, timelines
- V. BOE NEXT STEPS
 - A. General goals and timeline
 - B. Process
 - C. Topics
- VI. NEXT SCHEDULED MEETING OF THE BOARD OF EDUCATION
 - A. December 15, 2025, Board of Education Workshop, 4:30 PM, Weston Middle School Library Learning Commons
 - B. December 15, 2025, Board of Education meeting, 7:00 PM, Weston Middle School Library Learning Commons
- VII. ADJOURNMENT



WESTON PUBLIC SCHOOLS

**WESTON
MIDDLE
SCHOOL
PRESENTATION**

DECEMBER 1, 2025

AGENDA

- COMPLETED TO DATE
- THE GRANT PROCESS
- SPACE STANDARD CALCULATION
- STATE REIMBURSEMENT
- RENOVATION STATUS – WHAT DOES IT MEAN?
- NEXT STEPS
- THE GOAL

COMPLETED TO DATE

- 2017 Silver Petrucelli & Assoc. Phase 1 Study – included a detailed facilities condition assessment and options for specific capitol projects
- 2019 Silver Petrucelli & Assoc. Phase 2 Study – explored 3 and 4 building district configurations and high-level budgets
- The FOC started meeting in late 2020 through mid-2022
- STEAM (Strategic, Town and Educational Assets Masterplan) began in Fall of 2021 with community input on options
- 2022 Tecton Architects study - completed a facility optimization report and explored options that excluded the high school

COMPLETED TO DATE

- EOC first met in December 2022 – exploring renovation and new options (recommended a 4-school campus)
- May 2024 the BOE voted to move the project forward and Tecton Architects completed an Educational Specification for a 6-8 Middle School
- October 2024 Colliers Project Leaders reviewed all previous studies and created a summary of information and path forward.
- December 2024 the board voted in favor of maintaining the 4-school campus model
- February 2025 the SLAM Collaborative was selected to perform a renovate as new analysis. (the first phase of that task has been completed)

GRANT PROCESS

ROLES AND RESPONSIBILITIES

- The B.O.E oversees and approves the Educational Specification defining the building project.
- The Town approves the project funding
- The B.O.S. are required to Pass 3 resolutions for the grant.
 - Authorizes the B.O.E. to apply for the grant
 - Establish a Building Committee for the project
 - Authorizes at least the preparation of schematic drawings

GRANT PROCESS

- A grant is filed by the B.O.E / Superintendent prior to June 30th of any given year to get on the priority list for legislative approval and project funding the following June / July
- The State bases the total grant commitment on the highest projected student population within 8 years of the grant filing. (current projection 547 students)
- A space standard calculation is created using the projected enrollment to determine the size of the building the state will reimburse.

SPACE STANDARD

Project Number: _____												LEA CODE: _____	
School Name: Weston Middle School													
LEA Name: _____													
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													
Projected Enrollment	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

Steps for completing Section 1:

- In the field labeled "Projected Enrollment," enter your school's highest projected 8 year enrollment.
- Select "Yes" for each grade served or to be served in your school.
- Answer whether there is 1% additional space claimed for HVAC.
- Enter the existing square footage of your school constructed before 1959 remaining in completed project.
- Enter the square footage of the school built 1959 or later, as of the completion of construction.
- Note that all square foot calculations are measured to inside face of exterior walls.

Section 1.

Highest Proj 8-year enrollment		547	
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Section 2.

(a) Total (grades Pre-K through 12)	504
(b) Number of grades housed	3
(c) Average [(a)/(b)]	168
(d) Extra 1% for HVAC (CGS10-286(c)(2))?	Yes
(e) Maximum allowable square footage per space standards [(c) x (d)]	92,815

Section 3.

(a) Existing area constructed pre-1959 remaining at completion of project	0
(b) Multiply (a) by 80%	0
(c) Area (at completion of project) constructed 1959 or later	147,753
(d) Actual square footage at completion [(a) + (c)]	147,753
(e) Adjusted square footage for space standards computation [(b) + (c)]	147,753

If line 2(e) is greater than line 3(e) there is no grant reduction
 If line 3(e) is greater than line 2(e), divide line 2(e) by line 3(e)

	Grant reduction below 62.82% *
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*This factor will be used to reduce total eligible costs because of space in excess of the maximum eligible for reimbursement. If a project exceeds the standards solely as the result of extraordinary programmatic requirements, the superintendent may submit a request to the Commissioner for a waiver. A detailed list of space allocations for all extraordinary programs with explanations must be included with the request.

ALLOWABLE
92,815s.f.

CURRENT
147,753s.f.

CURRENT BUILDING SIZE REDUCES GRANT BY 62.82%

STATE REIMBURSEMENT

DAS School Building Project Reimbursement Rates

August 2025

District Code	District Name	2020 General Construction	2020 New	2021 General Construction	2021 New	2022 General Construction	2022 New	2023 General Construction	2023 New	2024 General Construction	2024 New	2025 General Construction	2025 New	2026 General Construction	2026 New
149	WARREN	23.93%	13.93%	24.28%	14.28%	23.93%	13.93%	24.28%	14.28%	24.64%	14.64%	23.93%	13.93%	22.50%	12.92%
150	WASHINGTON	22.50%	12.50%	22.50%	12.50%	21.79%	11.79%	21.79%	11.79%	21.79%	11.79%	21.43%	11.43%	21.43%	11.67%
151	WATERBURY	78.57%	68.57%	78.57%	68.57%	78.93%	68.93%	79.29%	69.29%	79.29%	69.29%	78.93%	68.93%	78.93%	78.75%
152	WATERFORD	32.14%	22.14%	31.78%	21.78%	31.78%	21.78%	32.50%	22.50%	32.86%	22.86%	31.78%	21.78%	32.50%	24.58%
153	WATERTOWN	59.64%	49.64%	60.36%	50.36%	60.36%	50.36%	58.57%	48.57%	60.00%	50.00%	61.43%	51.43%	62.50%	59.58%
154	WESTBROOK	31.07%	21.07%	29.64%	19.64%	28.93%	18.93%	27.86%	17.86%	27.50%	17.50%	27.50%	17.50%	27.86%	19.17%
155	WEST HARTFORD	42.50%	32.50%	39.28%	29.28%	37.50%	27.50%	38.57%	28.57%	38.22%	28.22%	38.22%	28.22%	37.86%	30.83%
156	WEST HAVEN	77.14%	67.14%	77.14%	67.14%	76.78%	66.78%	76.78%	66.78%	76.78%	66.78%	76.78%	66.78%	77.14%	76.07%
157	WESTON	21.43%	11.43%	21.43%	11.43%	21.43%	11.43%	22.14%	12.14%	22.14%	12.14%	22.14%	12.14%	22.14%	12.50%
158	WESTPORT	41.07%	31.07%	41.07%	31.07%	41.07%	31.07%	41.07%	31.07%	41.07%	31.07%	41.07%	31.07%	41.07%	40.92%
159	WETHERSFIELD	55.71%	45.71%	55.71%	45.71%	56.43%	46.43%	56.79%	46.79%	56.79%	46.79%	56.79%	46.79%	57.50%	53.75%
160	WILLINGTON	65.71%	55.71%	65.36%	55.36%	63.93%	53.93%	63.21%	53.21%	63.93%	53.93%	64.64%	54.64%	80.71%	78.33%
161	WILTON	22.14%	12.14%	21.79%	11.79%	22.50%	12.50%	22.50%	12.50%	22.86%	12.86%	22.86%	12.86%	22.86%	13.33%
162	WINCHESTER	71.79%	61.79%	71.43%	61.43%	71.79%	61.79%	72.14%	62.14%	72.86%	62.86%	72.86%	62.86%	72.14%	70.83%
163	WINDHAM	79.29%	69.29%	79.64%	69.64%	79.64%	69.64%	79.64%	69.64%	79.64%	69.64%	80.00%	70.00%	80.00%	80.00%
164	WINDSOR	52.14%	42.14%	52.86%	42.86%	52.14%	42.14%	51.07%	41.07%	51.79%	41.79%	52.86%	42.86%	52.14%	47.50%
165	WINDSOR LOCKS	56.43%	46.43%	54.64%	44.64%	54.28%	44.28%	54.64%	44.64%	53.22%	43.22%	53.93%	43.93%	52.86%	48.33%
166	WOLCOTT	61.43%	51.43%	62.50%	52.50%	62.50%	52.50%	64.64%	54.64%	65.71%	55.71%	66.43%	56.43%	66.43%	64.17%
167	WOODBIDGE	27.50%	17.50%	28.57%	18.57%	28.57%	18.57%	31.07%	21.07%	32.14%	22.14%	32.50%	22.50%	32.14%	24.17%
168	WOODBURY	37.50%	27.50%	37.50%	27.50%	37.14%	27.14%	37.50%	27.50%	38.93%	28.93%	38.93%	28.93%	37.50%	30.42%
169	WOODSTOCK	56.07%	46.07%	57.50%	47.50%	58.21%	48.21%	57.50%	47.50%	56.43%	46.43%	55.00%	45.00%	52.50%	47.92%
201	District No. 1	45.00%	35.00%	44.64%	34.64%	44.64%	34.64%	44.29%	34.29%	43.57%	33.57%	43.57%	33.57%	34.29%	25.00%
204	District No. 4	46.07%	36.07%	47.14%	37.14%	47.50%	37.50%	47.50%	37.50%	47.86%	37.86%	48.57%	38.57%	49.29%	42.50%
205	District No. 5	43.21%	33.21%	42.86%	32.86%	42.50%	32.50%	42.86%	32.86%	42.86%	32.86%	42.86%	32.86%	42.50%	34.58%
206	District No. 6	40.36%	30.36%	41.07%	31.07%	41.07%	31.07%	40.72%	30.72%	40.72%	30.72%	—	—	—	—
207	District No. 7	56.43%	46.43%	57.86%	47.86%	59.29%	49.29%	58.93%	48.93%	58.57%	48.57%	57.50%	47.50%	55.36%	49.58%
208	District No. 8	62.14%	52.14%	62.50%	52.50%	63.57%	53.57%	63.93%	53.93%	63.93%	53.93%	63.22%	53.22%	62.86%	58.33%
209	District No. 9	35.71%	25.71%	36.07%	26.07%	36.43%	26.43%	36.07%	26.07%	36.43%	26.43%	36.79%	26.79%	36.43%	27.50%
210	District No. 10	55.00%	45.00%	54.64%	44.64%	54.64%	44.64%	54.29%	44.29%	54.29%	44.29%	55.00%	45.00%	55.36%	49.58%
211	District No. 11	76.07%	66.07%	76.43%	66.43%	77.14%	67.14%	77.14%	67.14%	75.71%	65.71%	75.36%	65.36%	75.00%	72.50%
212	District No. 12	32.86%	22.86%	32.86%	22.86%	32.50%	22.50%	32.50%	22.50%	32.50%	22.50%	32.50%	22.50%	32.14%	22.50%
213	District No. 13	54.64%	44.64%	53.21%	43.21%	52.86%	42.86%	52.14%	42.14%	51.43%	41.43%	53.21%	43.21%	53.93%	47.92%
214	District No. 14	49.64%	39.64%	49.28%	39.28%	48.57%	38.57%	49.64%	39.64%	50.71%	40.71%	50.71%	40.71%	49.64%	42.92%
215	District No. 15	48.93%	38.93%	49.64%	39.64%	48.57%	38.57%	48.93%	38.93%	49.64%	39.64%	48.93%	38.93%	49.29%	42.50%
216	District No. 16	68.57%	58.57%	69.64%	59.64%	68.93%	58.93%	68.93%	58.93%	69.64%	59.64%	70.00%	60.00%	69.64%	66.25%
217	District No. 17	49.28%	39.28%	48.57%	38.57%	48.22%	38.22%	48.22%	38.22%	50.00%	40.00%	50.36%	40.36%	51.43%	45.00%
218	District No. 18	36.07%	26.07%	36.43%	26.43%	36.43%	26.43%	36.79%	26.79%	36.07%	26.07%	35.71%	25.71%	35.71%	26.67%

General Construction - Renovation 22.14%

New Construction 12.5%

STATE REIMBURSEMENT

- STATE REIMBURSEMENT - ELIGIBLE AND INELIGIBLE WORK
 - All work over the property line is not eligible for State reimbursement
 - Square footage over the space standard calculation reduces the reimbursement rate (a space waiver can be requested once the grant is filed)
 - The State reimbursement rate for eligible work is set by the posted value in the fall after the state grant is submitted.
 - Typically, most renovation / alteration projects do not include reimbursement for any repair or replacement costs. (roofing, code issues and mechanical ventilation / indoor air quality can qualify)
 - Renovation status is not automatic, initially all existing building *repair and replacement costs are ineligible*. For state reimbursement a “Renovation as New” application can be submitted after the grant is submitted and it must demonstrate that this approach is less expensive than building a new school.

RENOVATION STATUS

RENOVATION STATUS

*Section 10-282 (18) of the C.G.S. defines “Renovation” as “a school building project to totally refurbish an existing building (A) which results in the renovated facility taking on a useful life comparable to that of a new facility and which **will cost less than building a new facility** as determined by the department... (B) which was not renovated in accordance with this subdivision during the 20 year period ending on the date of application, and © of which not less than 75 per cent of the facility to be renovated is at least 30 years old.”*

Additional criteria:

- *A Structural engineer must certify that the building is sound*
- *The cost to renovate must be less than constructing a new building*

NEXT STEPS

- BOE to authorize SLAM Collaborative to complete phase 2 of the renovation status determination
- BOE to review previous studies and options and confirm the grade configuration for the district
- BOE to provide an updated population study
- Colliers will develop schedules and budgets for the selected option
- Colliers and Town will develop a referendum timeline and coordinate a grant applications for the selected project

THE GOAL

- Provide 21st Century School
- Create a building that meets the Ed Spec
- Addresses short and long-term deficiencies
- Updated mechanical systems and controls for improved air quality and comfort
- Update electrical systems and lighting
- Update plumbing and heating systems
- Reduces operational and maintenance expenses
- Address all code related issues
- Maximize natural light and sustainability

Weston Public Schools Summary of Information and Path Forward

October 1, 2024

Rev1 10-2-24

Rev2 11-26-2025



Weston Public Schools

Prepared by Colliers Project Leaders

Colliers Project Leaders has reviewed the existing studies and reports completed by Silver Petrucelli and Associates along with Tecton Architects and is providing the following summary of information regarding the future renovation and infrastructure projects.

Current school configurations

<u>School</u>	<u>Grades</u>	<u>Build Years</u>
Hurlbutt ES	PK-2	1950, 1953, 1965, 1991, 1996
Weston Intermediate School	3-5	2005
Weston Middle School	6-8	1959, 1970, (multiple CR upgrades)
Weston High School	9-12	1968, 2005

POPULATION STUDY and BUILDING SIZE

SLAM December 4, 2023, enrollment projections 2023-2024 school year

<u>School</u>	<u>Grades</u>	<u>Projected</u>	<u>Actual fall 2023</u>
Hurlbutt ES	PK-2	418	417
Weston Intermediate School	3-5	476	463
Weston Middle School	6-8	530	519
Weston High School	9-12	710	709

ENROLLMENT PROJECTIONS (Maximum projected by school within an 8-year window)

<u>School</u>	<u>Grades</u>	<u>Projected</u>	<u>Academic Year</u>
Hurlbutt ES	PK-2	517	2029-2030
Weston Intermediate School	3-5	547	2031-2032
Weston Middle School	6-8	547	2031-2032
Weston High School	9-12	653	2031-2032

SCHOOL	Highest enrollment post 2024	Space standard based on 8-year high enrollment	NSF Existing square footage	Ratio of Space Standard to Existing GSF
Hurlbutt ES	517	62,040	81,741	75.90%
Weston IS	547	71,475	113,271	63.1%
Weston MS	547	92,815	147,753	62.82%
Weston HS	653	121,785	216,725	56.2%

Utilizing the state space standard calculation is challenging for smaller schools

Reimbursement Rates for FY 2025

New Construction	12.50%
Renovation	22.14%

Guidelines for Renovation Status

1. 75% of the building at least 30 years old
2. 50% of the existing building must be renovated
3. Must cost less than new construction.

EXISTING REPORTS and STUDIES

1. SLAM Updated enrollment projections dated December 4, 2023. – the updated projections have been used in the space standard calculations provided in this document.
2. Silver Petrucelli Phase 1 Study 11/03/2017. Included a detailed Facilities Condition Assessment for each of the four schools. The majority of the noted deficiencies were observed during the Colliers facility walk through of the Hurlbutt, middle and high school facilities. The study also included prioritized options for renovations with high level construction estimates which lacked associated costs for schedule, phasing and soft costs. The report did not explore any “renovation as new” options and only addressed specific infrastructure and programmatic recommendations which would be achieved through alteration projects with limited State support. New construction or further consolidation was not explored within the report. The space utilization calculations listed in the report appeared to be high as the schools are oversized for the reported occupant load.
 - a. *Hurlbutt E.S* – The required renovations were identified as priority 3 out of the 4 schools. Two options were recommended in the report. The report did not address the sprawling nature of the facility and did not address right sizing the facility
 - i. Option #1 – maintained current configuration, addresses infrastructure, HVAC, code and programmatic issues, this option only included renovations to single use bathrooms.
 - ii. Option #2 – maintained current configuration, addresses infrastructure, HVAC, code and programmatic issues, this option include renovation of gang bathrooms.
 - b. *Weston I.S* – Work required was identified as the last priority of the four schools
 - i. Issues noted focused on the gymnasium and cafeteria, (the report noted a project to address wall/roof/gutter currently under design)
 - c. *Weston M.S* – This school is the highest priority of the four schools. There were three options presented which anticipated different levels of demolition and re-construction to address infrastructure, science and STEAM classrooms, general classrooms, administration and PE facilities.
 - d. *Weston H.S* – The High School was identified as the second priority of the four schools specifically focusing on the C-and D wing along with STEAM and Music programs.
3. Silver Petrucelli Phase 2 Study dated May 24, 2019 – The study explored a 3-building campus verses a 4-building campus which identified options for grade configurations, building configurations and provided high level cost estimates that did not include phasing, escalations or soft costs. *These scenarios and options would need to be further reviewed against the educational model currently in place for Weston Public Schools.* Scenario 1 explored options for the elimination of the existing Middle School and Scenario 2 explored options for the elimination of Hurlbutt Elementary School.

- a. Scenario 1 Options A 3 school option. (Eliminates M.S.)
 - i. Grades K-5 H.E.S – Proposed solution to construct an addition to consolidate grades 3 through 5 into the existing sprawling building. This would be very disruptive to the existing school and did not address the functional issues within the building.
 - ii. Grades 6-8 W.I.S – Convert the existing intermediate school into a middle school for grades 6 through 8. This was a high-level concept that did not fully explore the required building modifications including Special Ed needs, M.S. lockers.
 - iii. Grades 9-12 W.H.S. School remains as is.

- b. Scenario 1 Option B – 3 school option. (Eliminates M.S.)
 - i. Grades K-4 H.E.S – Proposed solution to construct an addition to consolidate grades 3 and 4 into the existing sprawling building. This would be very disruptive to the existing school and did not address the functional issues within the building.
 - ii. Grades 5-8 W.I.S – Convert the existing intermediate school into a middle school for grades 5 through 8. This would involve a classroom additions and may not have fully explore the required building modifications including Special Ed needs, M.S. lockers.
 - iii. Grades 9-12 W.H.S. School remains as is.

- c. Scenario 1 Option C – 3 school option. (Eliminates M.S.)
 - i. Grades K-4 H.E.S – Proposed solution to construct an addition to consolidate grades 3 and 4 into the existing sprawling building. This would be very disruptive to the existing school and did not address the functional issues within the building.
 - ii. Grades 5-7 W.I.S – Convert the existing intermediate school into a middle school for grades 5 through 8. This would involve a classroom additions and may not have fully explore the required building modifications including Special Ed needs, M.S. lockers.
 - iii. Grades 8-12 W.H.S. Construct an addition to bring 8th grade into the existing.

- d. Scenario 1 Option D – 3 school option. (Eliminates M.S.)
 - i. Grades K-3 H.E.S – Proposed solution to construct an addition to consolidate grades 3 into the existing sprawling building. This would be less disruptive to the existing school and did not address the functional issues within the building.
 - ii. Grades 4-6 W.I.S – Maintain the existing intermediate school and reconfigure for the 6th grade. This option may not have fully explore the required building modifications to incorporate 6th grade curriculum and support. lockers.
 - iii. Grades 7-12 W.H.S. – Construct an addition to house grades 7 and 8 within the existing facility. It was noted that the existing cafeteria would be undersized and additional support spaces would need to be confirmed for the expanded grade configuration.

- e. Scenario 1 Option E – 3 school option. (Eliminates M.S.)
 - i. Grades K-2 H.E.S – School Remains unchanged.
 - ii. Grades 3-5 W.I.S – School Remains unchanged.
 - iii. Grades 6-12 W.M.S. / W.H.S. – Construct an addition to create a new Middle school attached to the existing high school. The opportunities to share resources between

the two separate but attached schools would need to be explored. (Similar facilities in CT , Portland Schools, Region 10).

- f. Scenario 2 Option A – 3 school option. (Eliminates Hurlbutt E.S.)
 - i. Grades K-5 Convert the existing intermediate school into a school for grades K through 5. This would involve a reconfiguration of first floor rooms required for K through first grades and the level of exist discharge, A building addition would be required along with new playgrounds, specialty areas and support for younger grades.
 - ii. Grades 6-8 W.M.S – School remains as is.
 - iii. Grades 9-12 W.H.S. School remains as is.

- g. Scenario 2 Option B – 3 school option. (Eliminates Hurlbutt E.S.)
 - i. Grades K-4 Convert the existing intermediate school into a school for grades K through 4. This would involve a reconfiguration of first floor rooms required for K through first grades and the level of exist discharge. A classroom addition would be required along with new playgrounds, specialty areas and support for younger grades. .
 - ii. Grades 5-8 W.M.S – The option would require an addition to the building that has the greatest need for infrastructure improvements and has significant layout challenges.
 - iii. Grades 9-12 W.H.S. School remains as is.

- h. Scenario 2 Option C – 3 school option. (Eliminates Hurlbutt E.S.)
 - i. Grades K-4 Convert the existing intermediate school into a school for grades K through 4. This would involve a reconfiguration of first floor rooms required for K through first grades and the level of exist discharge. A classroom addition would be required along with new playgrounds, specialty areas and support for younger grades. .
 - ii. Grades 5-7 W.M.S – The proposed option does not anticipate any work in the existing school.
 - iii. Grades 8-12 W.H.S. Construct an addition to house grade 8 within the existing facility. It was noted that the existing cafeteria would be undersized and additional support spaces would need to be confirmed for the expanded grade configuration.

- i. Scenario 2 Option D – 3 school option. (Eliminates Hurlbutt E.S.)
 - i. Grades K-3 Convert the existing intermediate school into a school for grades K through 3. This would involve a reconfiguration of first floor rooms required for K through first grades and the level of exist discharge. A classroom addition would be required along with new playgrounds, specialty areas and support for younger grades. .
 - ii. Grades 4-6 W.M.S – The proposed option does not anticipate any work in the existing school.

- iii. Grades 7-12 W.H.S. Construct an addition to house grades 7 and 8 within the existing facility. It was noted that the existing cafeteria would be undersized and additional support spaces would need to be confirmed for the expanded grade configuration.
- 4. Tecton Facility Optimization report dated July 7, 2022 – This report reviewed the existing facility layouts, confirmed infrastructure and facility deficiencies from the earlier Silver Petrucelli reports. A number of options were explored that did not include the existing high school. Benefits and disadvantages were provided for each option. Four recommended options were presented along with what was referred to as the original option – now option 5. Colliers believes that after further consideration, the available land to build a new PK-1 facility as described in the study at the location shown may not be feasible. Test fits for each option along with cost data was provided.
 - a. Options
 - i. Maintain existing – status quo
 - ii. Option 1
 - 1. Modify existing Hurlbutt to PK-1
 - 2. Modify W.I.S to Grades 2-5
 - 3. Maintain W.M.S Grades 6-8
 - iii. Option 2
 - 1. Build new PK-1 school
 - 2. Modify W.I.S to Grades 2-5
 - 3. Maintain W.M.S Grades 6-8 with comprehensive renovations
 - iv. Option 2A
 - 1. Build new PK-1 school
 - 2. Modify W.I.S to Grades 2-5
 - 3. Maintain W.M.S Grades 6-8 “Renovate As New”
 - v. Option 3
 - 1. Build new PK-1 school
 - 2. Modify W.I.S to Grades 2-5
 - 3. Build new Grade 6-8 school
 - vi. Option 5
 - 1. Modify W.I.S to Grades PK-5
 - 2. Renovate existing M.S. for Grade 5-8 school “renovate as new”

The Tecton report included recommendations for further consideration of Option 2 and 2A. Both projects were estimated at approximately 100 million dollars.

Colliers Summary

1. After reviewing the existing studies and reports, there appears to be sufficient existing conditions data for all 4 schools and no further facility assessments are required at this time.
2. The conditions observed in the field by Colliers at the Hurlbutt E.S, Middle School and High School on September 9, 2024, are consistent with the noted deficiencies in the Silver Petrucelli and Tecton reports /studies noted above.
3. One area that was lacking in the reports was an acknowledgement of the Middle School layout which currently has a large number of interior windowless classrooms which can have a significant impact on students wellbeing and the overall educational environment. In addition the buildings ventilation system is antiquated and due to the existing structural constraints, the installation of a modern-day ventilation system will be a challenge as evidenced by the extremely low exposed ductwork currently installed in classroom hallways.
4. The Silver Petrucelli and Tecton reports did not adequately compare the cost to renovate the existing Middle School “as new” verses new construction. The high-level budget estimates for the Tecton study options utilized virtually the same number in the cost evaluations of the renovation or new option and it was not clear that renovations would provide any cost savings. The reports did not contain information on the structural viability of the existing middle school building however based on the observed construction it is assumed that the building is structurally appropriate for renovations. This would need to be confirmed by a licensed structural engineer.
5. A significant number of options have been presented by both architectural firms and it is not clear within the studies which educational model is preferred for long term implementation. Colliers understands that the district may ultimately maintain the current 4 school grade configuration.
6. All 4 of the district schools are oversized when compared to the State space standards for the highest projected student population over the next 8 years. A space utilization study is recommended to determine how the existing space is being used.
7. Our current understanding identifies the first priority as the renovation or replacement of the Middle School.

Next Steps

1. District to confirm the desired grade configuration and long-term district educational model.
 - a. ***11-24-2025 update - The BOE needs to review the long-term education approach and model for the district, select a building, and grade configuration that best meets the long-term goal of the district.***
2. Confirm the Phase 1 scope to be implemented and developed. (It is assumed that only the Middle School will be addressed at this time).
 - a. ***11-24-2025 update - The phase 1 and phase 2 scope for the renovation status field investigations was issued in an RFP for the Middle School only. The RFP was issued on January 17, 2025. - COMPLETE***
3. Develop a long-range plan, timeline and conceptual budgets for future phases.
 - a. ***11-24-2025 update - Draft information has been created by Colliers however a specific grade configuration needs to be determined to provide renovation verses new construction estimated budgets for comparison on specific project solutions.***
4. Develop a CIP plan to address current and future needs to maintain the existing schools
 - a. ***11-24-2025 update - A CIP plan will be updated based on the selected solution and confirmation that the existing building will be maintained.***
5. Solicit assistance from an architectural firm in the evaluation of renovate as new for the middle school.
 - a. ***11-24-2025 update - The SLAM Collaborative was hired on February 24, 2025, by the BOE to perform an initial investigation of the MS structural system to provide an opinion and certification of the buildings structural condition to last another 50 years and to recommend if a phase Two detailed assessment should be completed. See the attached executive summary dated 2025-04-23.***
- 6. BOE and Town to Authorize Phase 2 of the MS building evaluation by SLAM.**
- 7. BOE and Town to review proposed options and select an approach**
8. Develop overall projects schedules for the selected options
9. Develop overall project budgets for the selected options
10. Present the information to the BOE and Town. And receive direction on a project approach.
11. Assist in the development of tax impacts and project information materials to support the project.
12. Develop a referendum timeline and execute a referendum.
13. Assist in filing a grant application assuming the project receives local approval.