

# Beecher Infrastructure Upgrade

## Building Committee Update

### TRI-BOARD MEETING

WOODBIDGE CENTER CAFÉ – CENTER BUILDING | THURSDAY, SEPTEMBER 18, 2025 | 6:30 PM

ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS



CONSTRUCTION SOLUTIONS GROUP







# THE STUDY TEAM

## Team Leaders



**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS

### Design Team: Antinozzi Associates



**Michael Ayles**  
FAIA, NCARB  
Principal



**Lisa Yates**  
AIA, LEED AP  
Senior Associate,  
Project Manager



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



**Michael LoSasso**  
AIA, LEED AP BD+C  
Principal

### 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*

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



**James  
Giuliano**  
MCPPO  
President

### Beecher Road School Infrastructure Upgrade Building Committee (BIUBC):

#### Members

Jeffrey Hughes, BOE  
*Committee Chair*

Maria Madonick, BOS

Donavon Lofters, BOF

Kelly Aviles

Marty Halprin

Teresa Ramia

Justin Rhem

#### Advisors

Christopher Montini,  
*BRS Superintendent*

Donna Coonan,  
*BRS Dir. of Bus./Ops*

Vito Esparo,  
*Facilities Manager*





# A BRIEF HISTORY



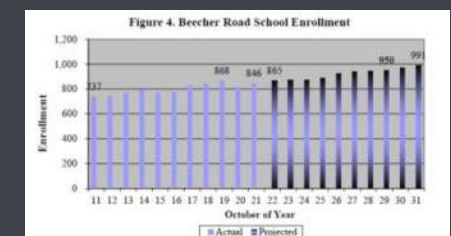
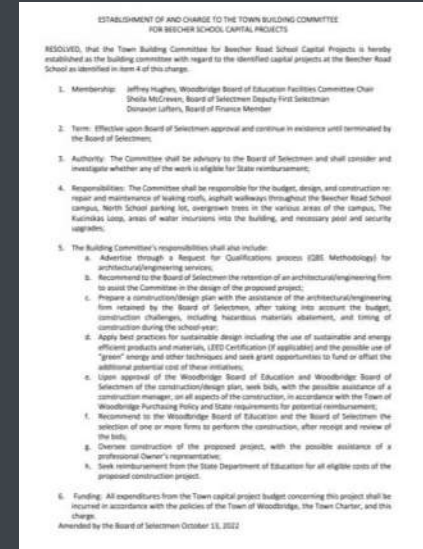


# HOW WE GOT HERE

## History / Timeline (Pre-Study)



- BIUBC established Fall 2022 by the Woodbridge Board of Selectmen (BOS)
  - Responsible for the budget, design, and construction regarding repair and maintenance of roofs, walkways, parking lot, vegetation, The Kucinkas Loop, water infiltration, and pool/security upgrades
- PK-6 Enrollment Report commissioned by BOE in 2022, and updated in 2023, showed 13.6% increase
- Woodbridge BOE Ad Hoc Enrollment, Instructional Needs, and Space Planning Committee formed March 2023
- Report/Recommendations issued on June 20, 2023
  - Continue BOWA shared services discussions; hire consultant to develop feasibility study and Ed. Specs. to explore/evaluate options
- CSG hired as Owner's Project Manager January 2024
- Conceptual Design & Estimating Services Request for Proposal (RFP) for BRS issued March 2024
  - June 2024 – Selection of Antinozzi Associates team





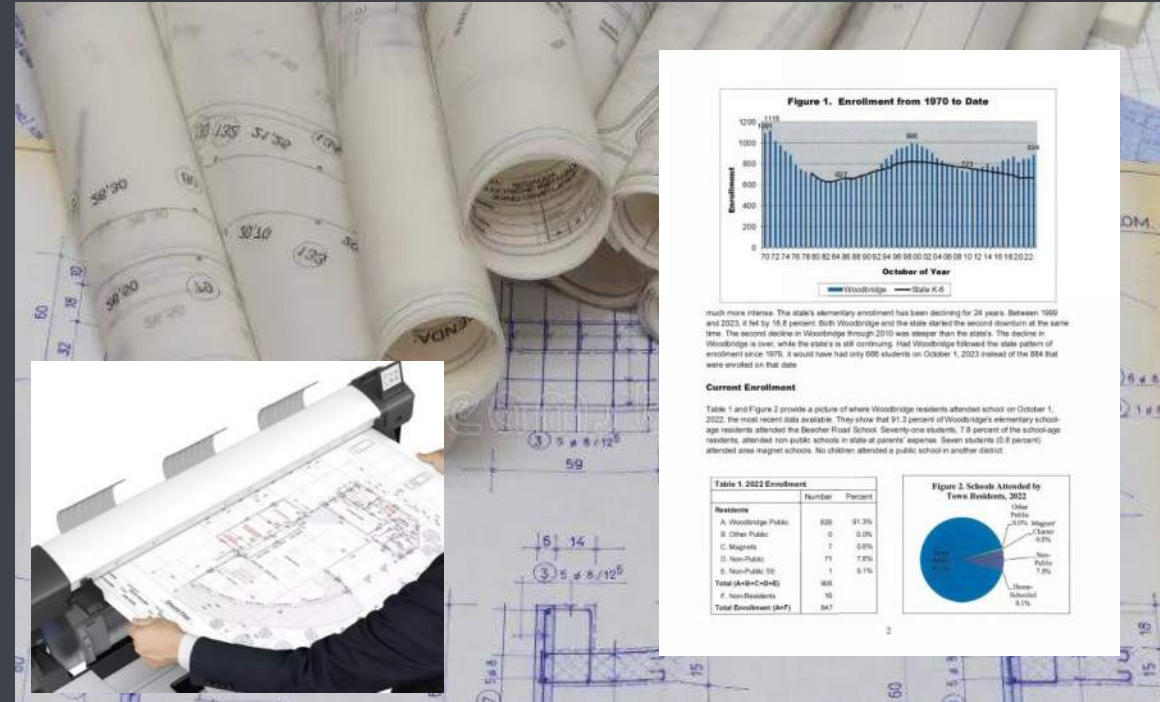


# HOW WE GOT HERE

## Data Collection/Facility Assessment (Fall 2024)



**ANTINOZZI ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS







# HOW WE GOT HERE


## Community Input Process (Winter 2025)



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

## Community Workshops

- 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: [MFedericoMadonick.Woodbridge@gmail.com](mailto: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 Piascyk, 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



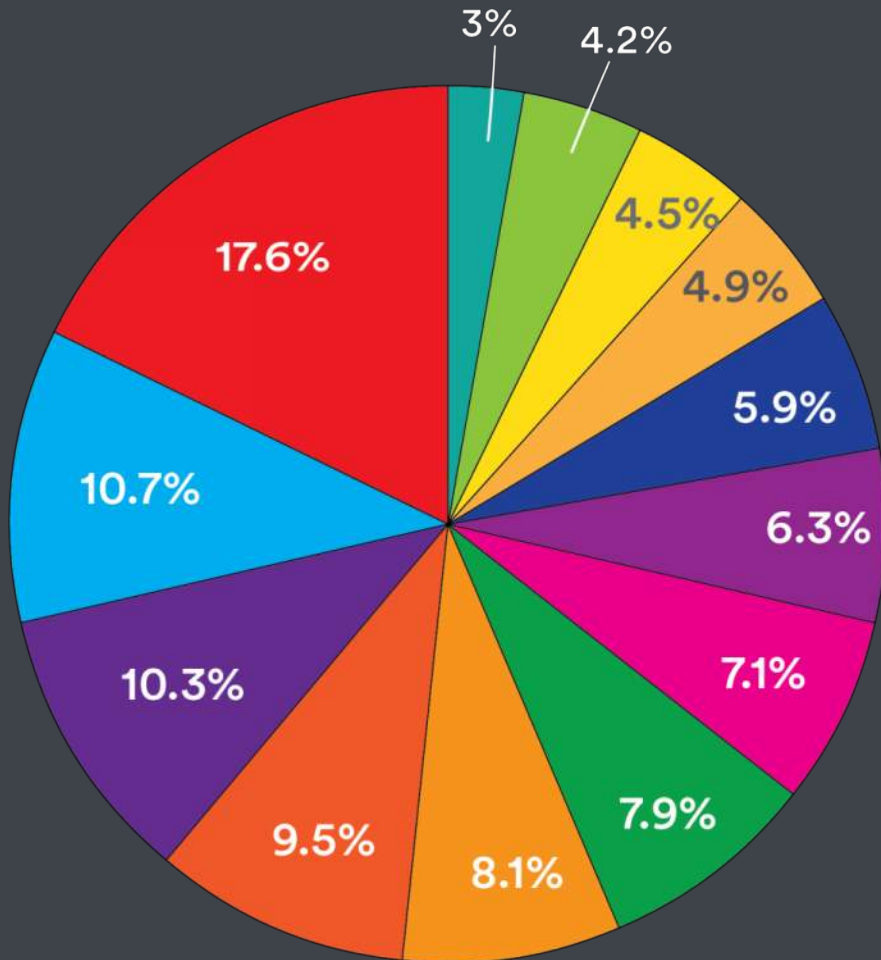


# HOW WE GOT HERE

## What We Heard (Winter 2025)



**ANTINOZZI**  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS



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







# HOW WE GOT HERE

## What We Heard (Winter 2025)



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

### Positive Attributes

- **Playground/Garden & Outdoor Spaces**
- **One/Large School = “Community”**
- **Teachers/Staff/Culture**
- **Community/Active PTO**
- **Grade Separation**
- **MAG Program**
- **Well-maintained HVAC systems and IAQ**

### Challenges

- **Building “Sprawl” & Wayfinding**
- **Odd-shaped/Unequal-Sized Classrooms**
- **Small Cafeteria**
- **Too many access points**
- **Ramps/Levels/ADA access**
- **No large assembly spaces**
- **Toilet Rooms (#, inadequate)**
- **On-site traffic flow**
- **Limited Spec. Ed. Spaces**







# HOW WE GOT HERE

## 5<sup>th</sup> & 6<sup>th</sup> Grade Student Survey (February 2025)



### Positive Attributes

- Multiple Spaces for Specials (gyms, STEAM lab, technology, large library holds large variety of books)
- 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

*"Too 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."*

*"..... not enough rooms."*

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





# HOW WE GOT HERE

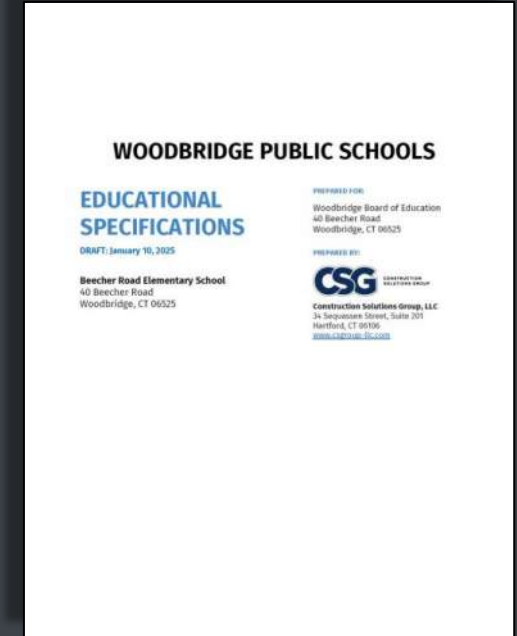
## Educational Specifications (2025)



**ANTINOZZI ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS

## 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**
- Draft released January 2025 ... to be finalized with selection of Design Option



STAKEHOLDER  
INPUT

DISTRICT  
PEDAGOGIES

PROGRAMMATIC  
OBJECTIVES

DESIGN EXECUTION





# HOW WE GOT HERE

## Educational Specifications: Program (2025)



**ANTINOZZI**  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS

Total Building Area	Renovate-as-New		All other options		Existing
Total Program Areas (SF)	97,825		88,150		98,540
Total Building Services and Core Area (SF)	8,550		8,000		7,631
Total Circulation (SF)	27,639		23,987		27,843
Grand Total	134,014	Reno-as-New	120,137	All other options	134,014
Maximum Eligible Area for State Reimbursement (based on 960 students):					
		120,137	120,137		

Library / Media Center									
Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)	DELTA (SF)	Existing Qty.	Existing Area (SF)	
1	2,500	2,500	1	150	150	2,350	1	1,185	
1	150	150	1	200	200	50	1	4,600	
1	200	200	1	300	300	100	1	4,991	
1	300	300	1	500	500	200	1	5,135	
1	500	500	1	500	500	0	1	5,635	
1	500	500	1	500	500	0	1	7,312	
Subtotal	7	4,000	7	1,150	1,150	2,850	4	3,004	
Food Services									
Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)	DELTA (SF)	Existing Qty.	Existing Area (SF)	
1	1,000	1,000	1	1,000	1,000	0	1	1,800	
1	200	200	1	200	200	0	1	1,800	
1	100	100	1	200	200	100	1	1,800	
2	200	400	1	200	200	200	1	1,800	
2	200	400	1	200	200	200	1	1,800	
1	150	150	1	200	200	50	1	1,800	
1	300	300	1	200	200	100	1	1,800	
Subtotal	10	2,000	10	1,000	1,000	1,000	10	1,800	
Administrative & Support Spaces									
Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)	DELTA (SF)	Existing Qty.	Existing Area (SF)	
1	1,000	1,000	1	1,000	1,000	0	1	1,800	
1	200	200	1	200	200	0	1	1,800	
1	100	100	1	200	200	100	1	1,800	
2	200	400	1	200	200	200	1	1,800	
2	200	400	1	200	200	200	1	1,800	
1	150	150	1	200	200	50	1	1,800	
1	300	300	1	200	200	100	1	1,800	
Subtotal	10	2,000	10	1,000	1,000	1,000	10	1,800	
Arts and Music Programs									
Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)	DELTA (SF)	Existing Qty.	Existing Area (SF)	
1	1,200	1,200	1	1,200	1,200	0	1	1,800	
2	200	400	1	200	200	200	1	1,800	
2	200	400	1	200	200	200	1	1,800	
2	200	400	1	200	200	200	1	1,800	
2	200	400	1	200	200	200	1	1,800	
2	200	400	1	200	200	200	1	1,800	
2	200	400	1	200	200	200	1	1,800	
2	200	400	1	200	200	200	1	1,800	
2	200	400	1	200	200	200	1	1,800	
2	200	400	1	200	200	200	1	1,800	
Subtotal	11	2,200	11	1,100	1,100	1,100	11	1,800	
Special Education and Student Support									
Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)	DELTA (SF)	Existing Qty.	Existing Area (SF)	
1	4,500	4,500	1	4,500	4,500	0	1	4,500	
1	4,500	4,500	1	4,500	4,500	0	1	4,500	
1	4,500	4,500	1	4,500	4,500	0	1	4,500	
1	4,500	4,500	1	4,500	4,500	0	1	4,500	
1	4,500	4,500	1	4,500	4,500	0	1	4,500	
1	4,500	4,500	1	4,500	4,500	0	1	4,500	
1	4,500	4,500	1	4,500	4,500	0	1	4,500	
1	4,500	4,500	1	4,500	4,500	0	1	4,500	
1	4,500	4,500	1	4,500	4,500	0	1	4,500	
1	4,500	4,500	1	4,500	4,500	0	1	4,500	
Subtotal	10	45,000	10	45,000	45,000	0	10	45,000	
Physical Education Programs									
Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)	DELTA (SF)	Existing Qty.	Existing Area (SF)	
1	1,200	1,200	1	1,200	1,200	0	1	1,200	
2	200	400	1	200	200	200	1	1,200	
2	200	400	1	200	200	200	1	1,200	
2	200	400	1	200	200	200	1	1,200	
2	200	400	1	200	200	200	1	1,200	
2	200	400	1	200	200	200	1	1,200	
2	200	400	1	200	200	200	1	1,200	
2	200	400	1	200	200	200	1	1,200	
2	200	400	1	200	200	200	1	1,200	
2	200	400	1	200	200	200	1	1,200	
Subtotal	11	2,200	11	1,100	1,100	1,100	11	1,200	
Pre-K Classrooms									
Qty.	Ideal Room Area (SF)	Ideal Area Subtotal (SF)	Proposed Qty.	Proposed Room Area (SF)	Proposed Area Subtotal (SF)	DELTA (SF)	Existing Qty.	Existing Area (SF)	
2	1,100	2,200	2	1,050	2,100	100	1	1,185	
7	1,100	7,700	7	1,050	7,350	350	6	6,400	
6	850	5,100	6	850	5,100	0	5	4,991	
6	850	5,100	6	850	5,100	0	5	5,135	
6	850	5,100	6	850	5,100	0	5	5,635	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0	5	7,312	
6	850	5,100	6	850	5,100	0			





# HOW WE GOT HERE

## Meeting State Space Standard Parameters



**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS

### Existing Building Area:

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

### Remainder = BRS Program:

134,082 SF

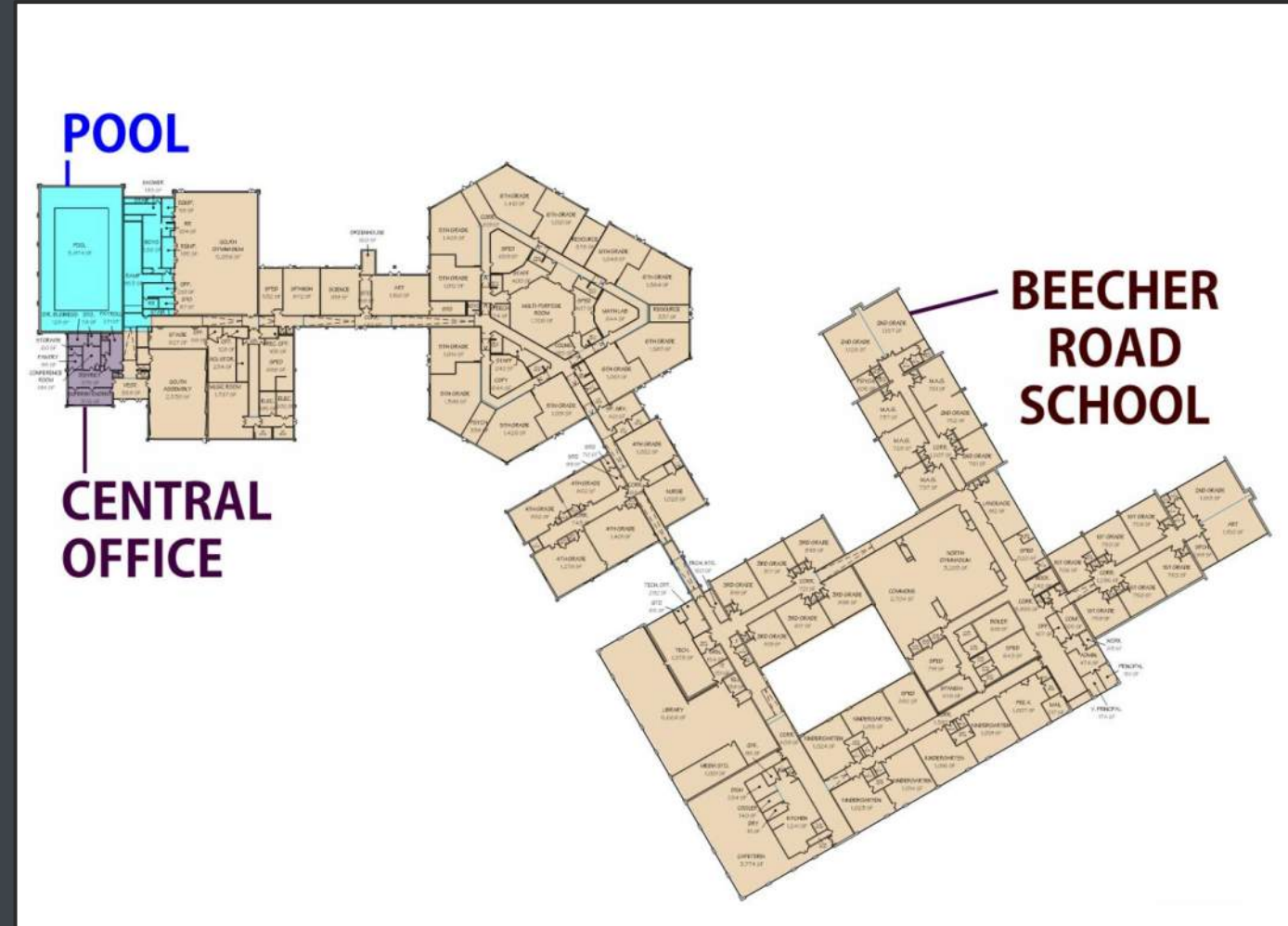
### State Maximum Eligible Area:

960 PreK-6 students = 120,037 SF

### Woodbridge FY2025

### Reimbursement Rates\*:

General Construction:	32.14%
New Construction:	24.17%



\* Assumes CT DAS OGA Grant Application submitted by June 30, 2026





# HOW WE GOT HERE

## Existing Grade Allocation and Enrollment Data



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

### Existing Building Area:

Approximately 147,677 SF Total

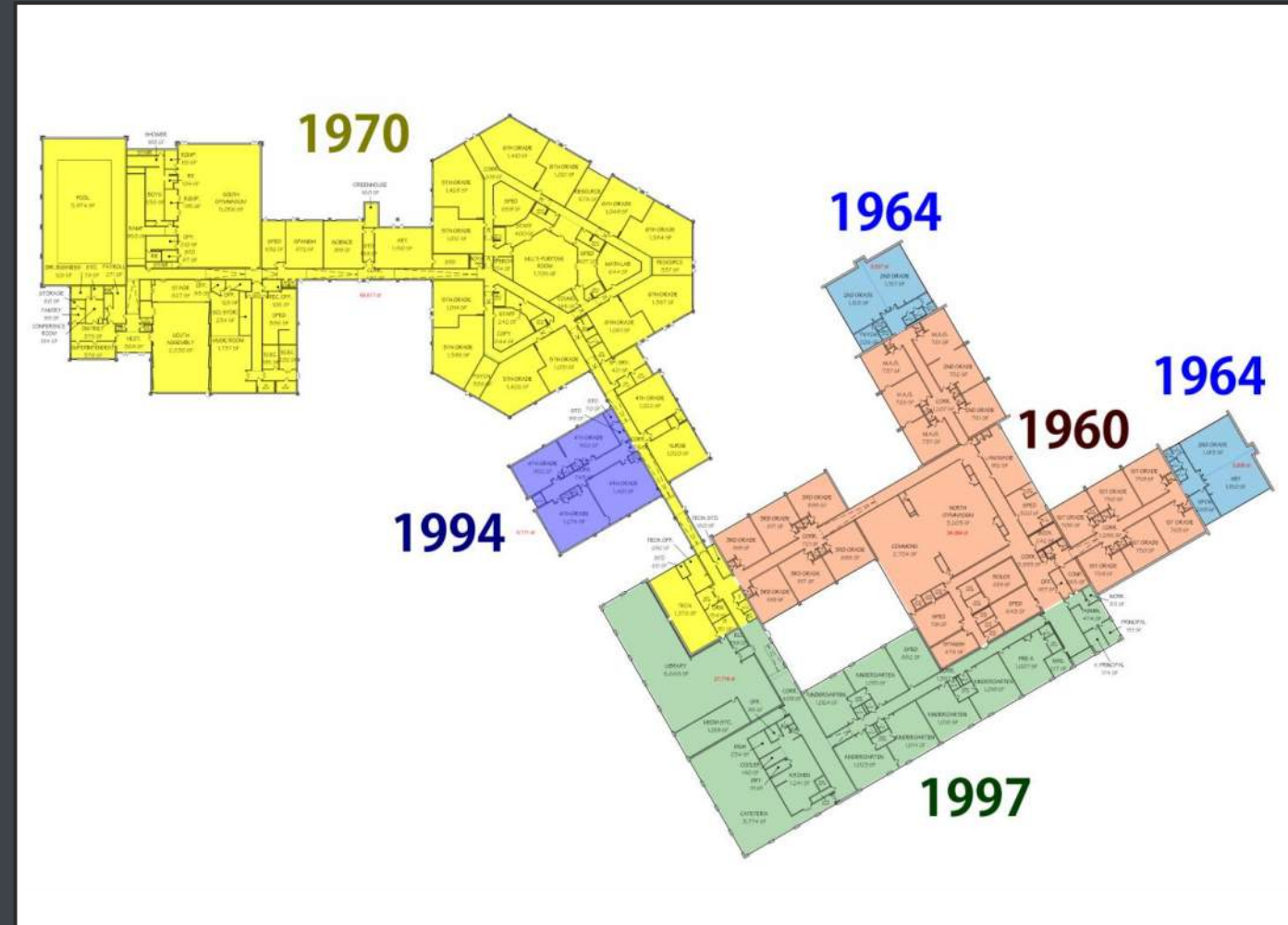
- Lower Grades ~ 30,546 SF (1960)
- 2<sup>nd</sup> Grade/Art ~ 6,443 SF (1964)
- Upper Grades, Pool, BOE Office ~ 70,398 SF (1970)
- 4<sup>TH</sup> Grade ~ 5,771 SF (1994)
- Kindergarten ~ 30,519 SF (1997)

### Current Enrollment (2025):

861 students, Grades PreK-6

### Highest 8-Year Projected Enrollment (November 2024):

2033-2034: 960 PreK-6 students







**UNDERSTANDING  
BEECHER ROAD SCHOOL**





# PROJECT UNDERSTANDING

## Site Conditions Analysis



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

## LARGE PARKLIKE SETTING

43-ACRE SITE

### AMENITIES:

- Parking
- Ballfields
- Play Areas
- Walking Trails
- Wooded Area



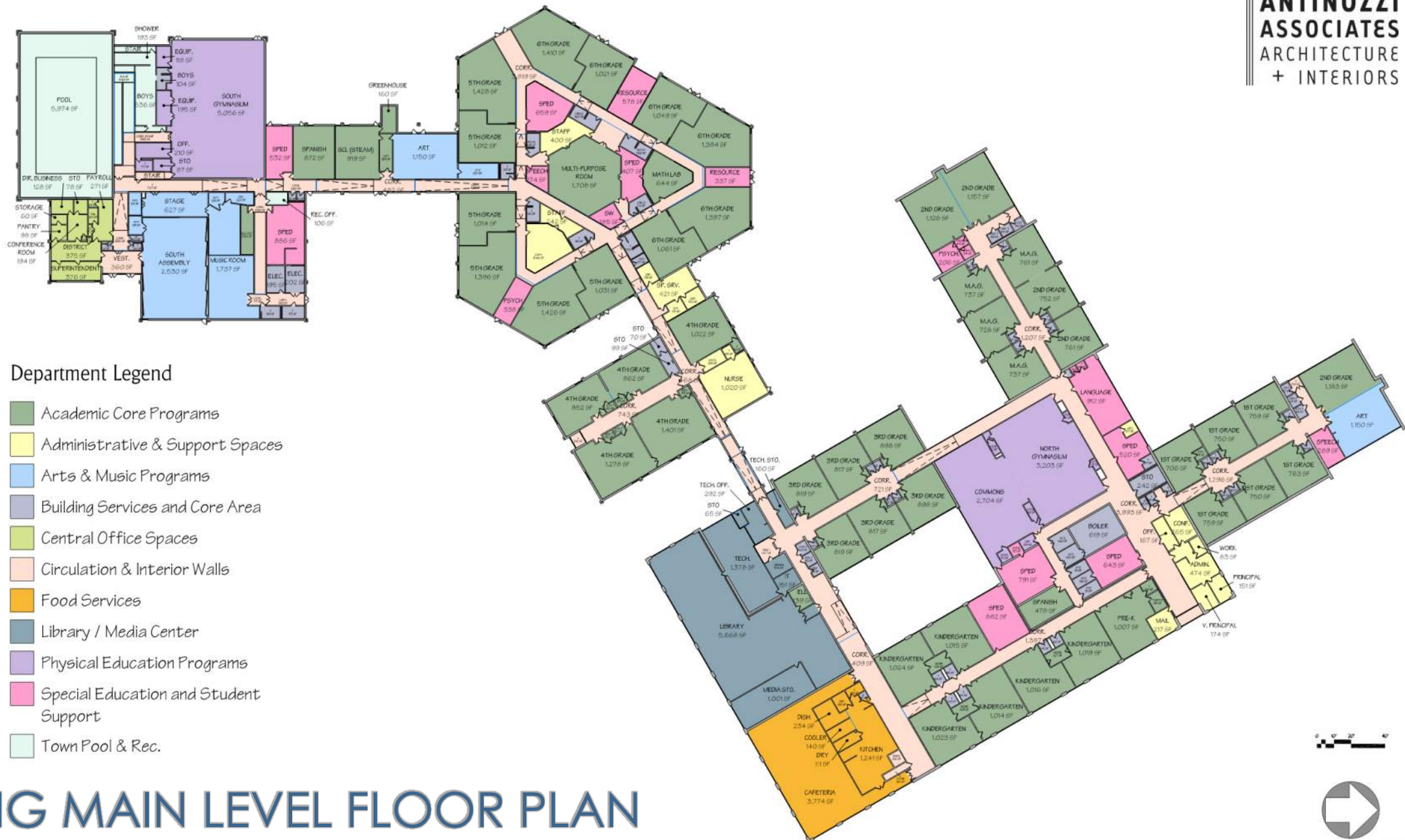
## SPACE IS LIMITED

- Topography
- Wetlands
- Woodlands
- Building

### BUILDABLE AREAS INCLUDE:

- Existing Building Footprint
- Existing Parking Areas
- Existing Ballfields





## EXISTING MAIN LEVEL FLOOR PLAN







# PROJECT UNDERSTANDING

## Building Improvements



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

### Beecher Road School is a vital Woodbridge asset

- Beautiful site with recreational and natural amenities
- Major investments made within the last ten years:
  - ✓ New HVAC units, A/C, and fluorescent lighting
  - ✓ Plumbing fixture replacement
  - ✓ Roof replacement at two-thirds of the building (2016 & 2024) with solar at south end
  - ✓ New windows and metal panel infill @ 1960 wings
  - ✓ Security upgrades and entry-resistant window film
  - ✓ New entrance canopies
  - ✓ Painting, lighting, and ceilings at corridors
  - ✓ Ongoing repaving and site amenity work







# PROJECT UNDERSTANDING

## Building Challenges/Opportunities



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS

Aging, inefficient building envelope requires **constant repair** just to maintain baseline condition.

- Despite responsible, timely, and expensive replacement of some systems, many remain original and are nearing the end of useful life, so **the repair cycle continues.**

Building's large, linear footprint and multi-level layout are **inherently unsuitable to the layouts that would be most successful** for the students and teachers of BRS.

- **Fragmented layout** complicates reorganization
- Large building = **long travel distances** for students
- **16 Separate Levels** traversing 30 vertical feet on "Ground Floor" via **25 interior ramps**



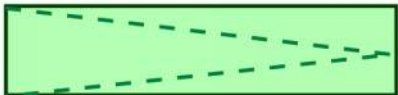




PROPOSED SLOPED WALK AT 1:20



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



# RAMP ANALYSIS & FLOOR LEVELS





# PROJECT UNDERSTANDING

## Building Challenges/Opportunities



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS

Even though the building is oversized on a per student basis, it **does not meet current educational goals.**

- Many classrooms and specialty spaces are **oversized**
- 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

**The facility is not fully ADA Compliant.**

The attached indoor pool, if brought back online, would be more easily used by the community if **physically separated** from the school.







# PROJECT UNDERSTANDING

## Existing Site: Park-like Setting



**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

## Solar Panels, New Roofing, and Rooftop Units



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

Sprawling, Multi-Level Footprint with Mixed Facades



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

## Sprawling, Multi-Level Footprint with Worn Facades



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

Sprawling, Multi-Level Footprint with Difficult Intersections



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

Sprawling, Multi-Level Footprint with Difficult Intersections



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

## Exterior Level Changes and Site Ramps



**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

## Thermal Bridging and Ventilation Issues at Eaves



**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

1960 (left) and 1970 (right)



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

Worn Facades with Inadequate Insulation, Thermal Bridging



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

## Older Doors and Windows in 1970/1994 Wings



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







# PROJECT UNDERSTANDING

## Newer Doors and Windows in 1960 Wings



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

## Newer Canopies at Main Entrances



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

## Interior Ramps



**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

Restrooms: Numerous, Undersized, Non-ADA-Compliant



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

## Over-sized Classrooms



**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS





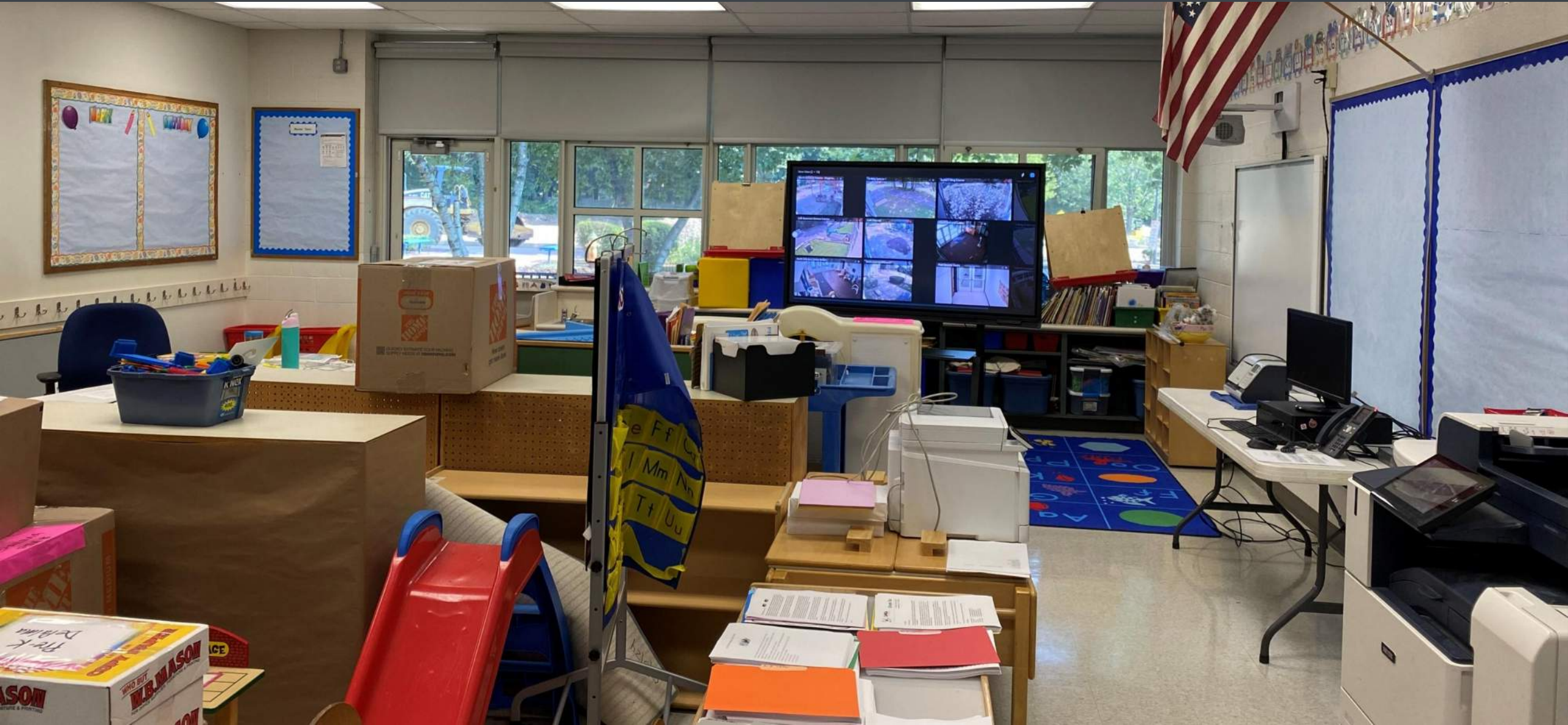


# PROJECT UNDERSTANDING

## Under-sized Classrooms



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

## Resource Classrooms – Deficit of “Right-Sized” Spaces



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

## Common Areas Substitute as Resource Space



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

## Multi-Purpose Room = Fishbowl



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







# PROJECT UNDERSTANDING

Main Gymnasium: Remote and Adjacent to Pool



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

## Music Room: Multi-Level and Remote



**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

Cafeteria: Recently-Renovated to Best Extent Possible



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS





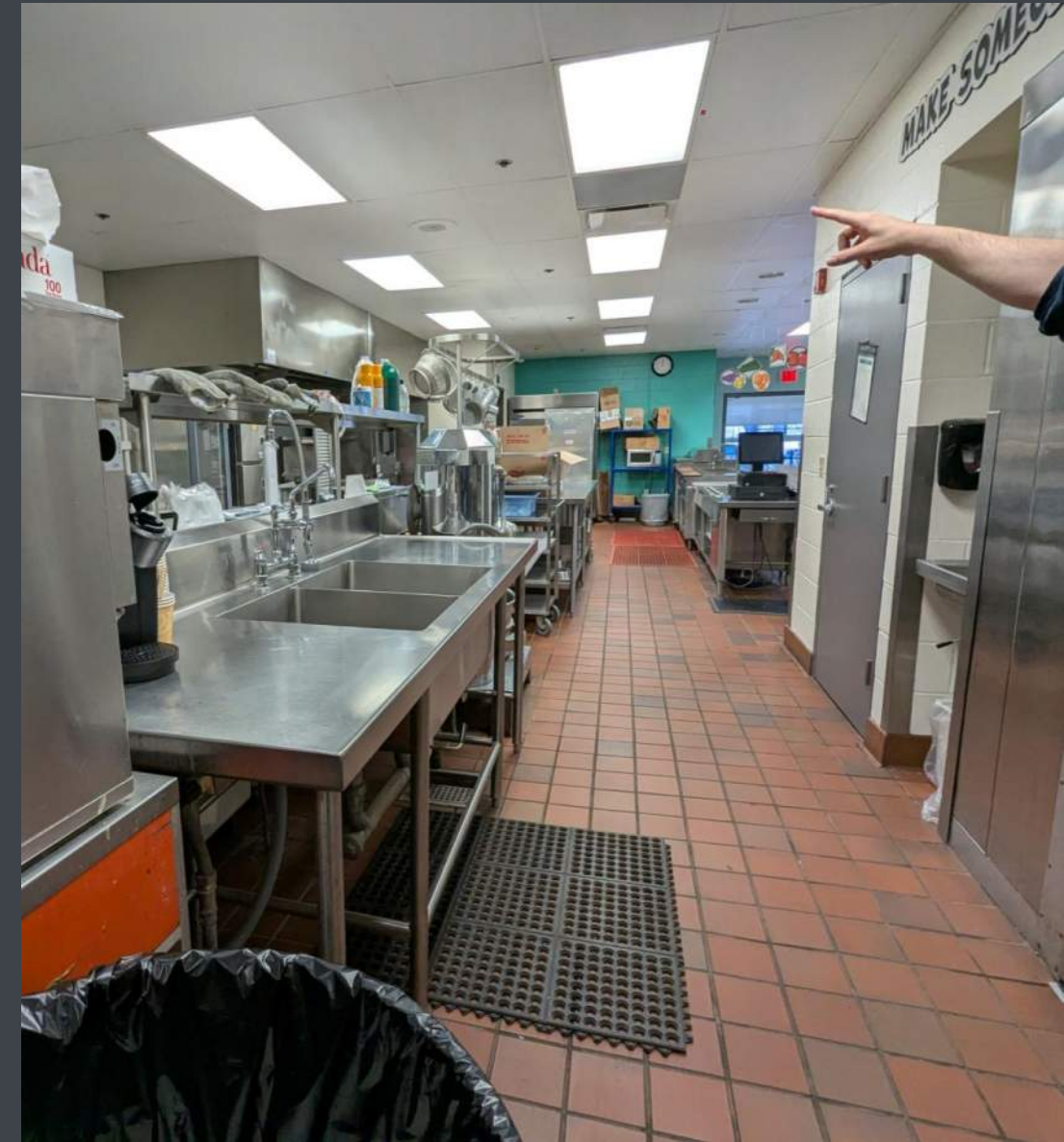


# PROJECT UNDERSTANDING

## Clean, Functional Kitchen



**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

## Pool and South Wing Mechanicals Corroded



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





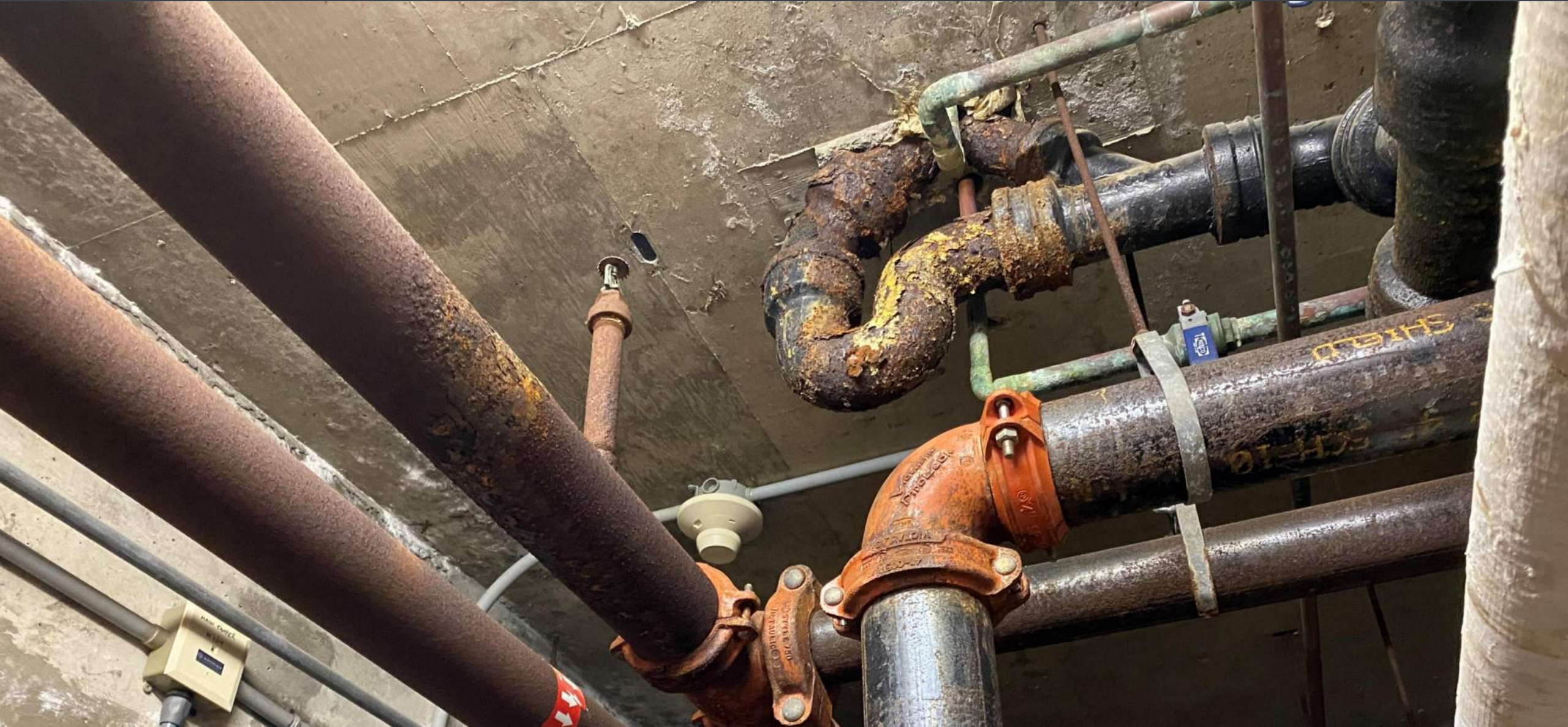


# PROJECT UNDERSTANDING

## Pool and South Wing Mechanicals Corroded



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

Pool Closed Pending Repair and Future Use Decision



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS







# PROJECT UNDERSTANDING

## Access Ramps Exceed 30' in Length



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







**SELECTED CONCEPTUAL OPTIONS**





# A1

## Renovate-As-New

Work with many existing floor levels & long distances between spaces

Meets layout challenges with Space Standard Waiver to Maintain Existing Larger Size



**ANTINOZZI ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS

## KEY POINTS

“Right-Size” Spaces

Distribute space to reduce travel

Phasing is key

Target summer areas

Separate pool and locker space







**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS

**FIELD/  
TENNIS**

**SCHOOL:  
RENOVATE-AS-NEW**

**PARKING**

**COMMUNITY USE:  
POOL, GYM & ASSEMBLY**

**BOE CENTRAL OFFICE:  
RENOVATED & NEW**

**PARKING**  
**WIDER  
ACCESS**

**NEW CONNECTOR,  
PARKING & LOADING**

**OPTION A1: RENOVATE-AS-NEW**











# B1

Renovation &  
Addition

Hybrid approach

Space Standard  
Waiver still needed



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS

## KEY POINTS

Addition  
REPLACES older  
construction

Minimize Interior  
Ramps/Levels

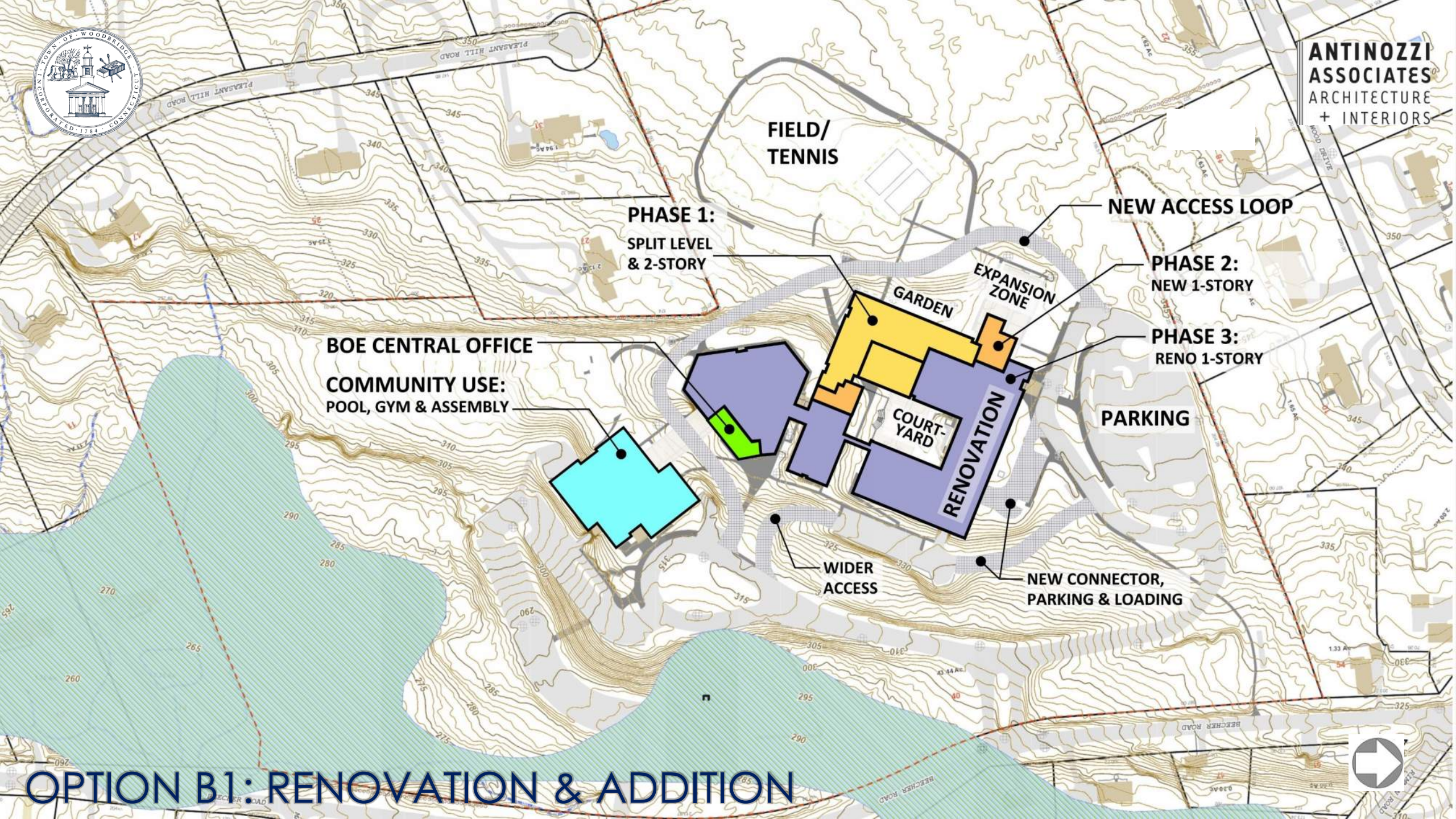
Two-Story

Incorporates  
Phasing

Clean Separation  
from Pool







# OPTION B1: RENOVATION & ADDITION







# DEMOLITION

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



OPTION B1: RENOVATION & ADDITION





# ADDITIONS

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



## OPTION B1: RENOVATION & ADDITION





TOWN COMMUNITY  
SPACE: 26,013 NSF



UPPER LEVEL:  
17,433 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.

126,473 NSF ALL FLOORS  
INCLUDING 2,740 NSF BASEMENT  
(W/O CENTRAL OFFICE)  
7,366 NSF ABOVE SPACE STANDARD



MAIN &  
LOWER LEVELS:  
107,570 NSF  
(W/O CENTRAL OFFICE)



# OPTION B1: RENOVATION & ADDITION





# D3

**New Building**  
(Outside Existing  
Building Footprint)

More efficient

Meets Space  
Standard

Faster, Less  
Disruption to School



**ANTINOZZI  
ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS

## KEY POINTS

Existing Building  
footprint becomes  
Open Space

Compact footprint  
tailored exactly to  
current needs

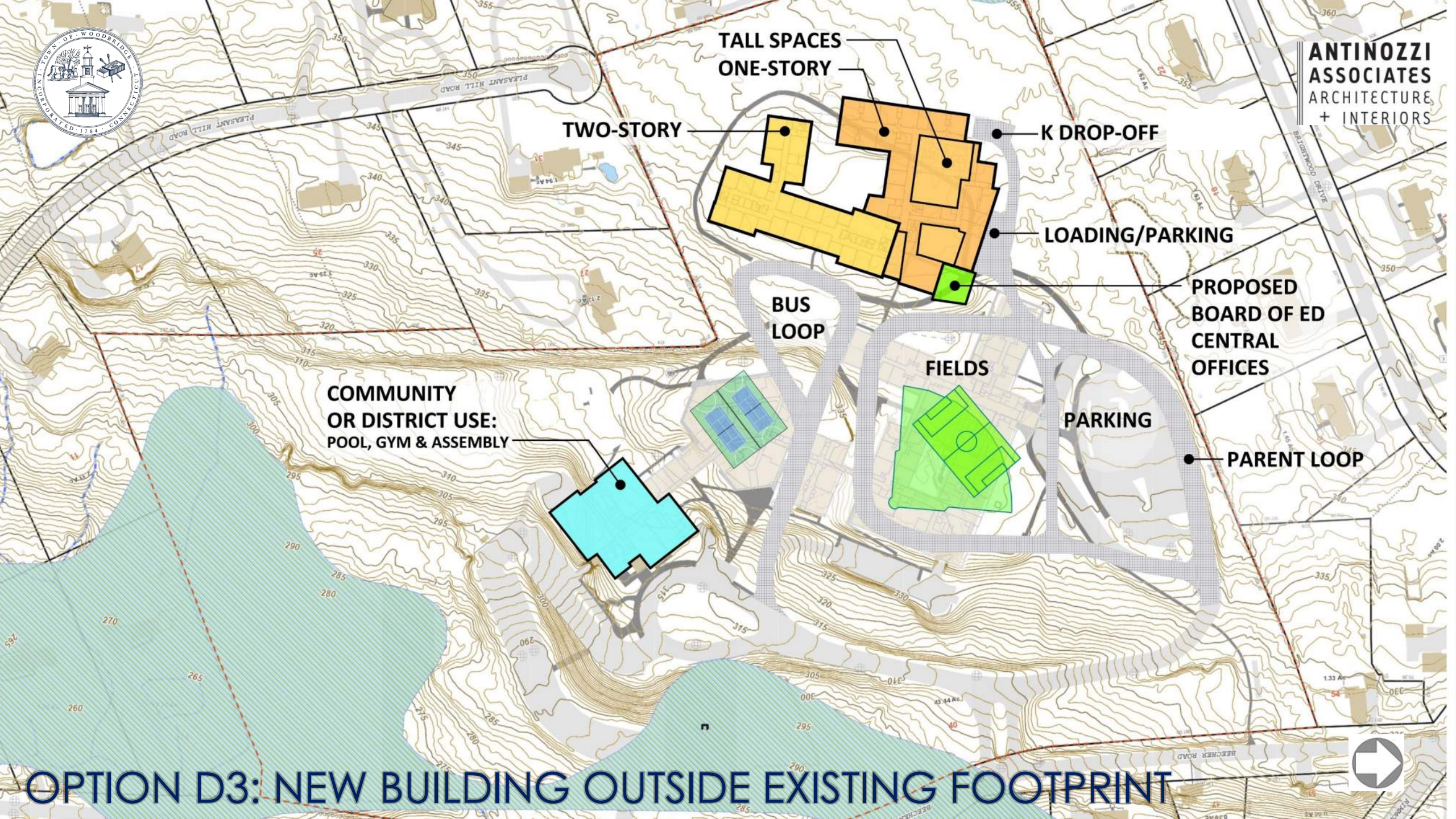
Simplified Phasing:  
School moves to  
new building  
before demolition  
& sitework

Clean separation  
from Pool





**ANTINOZZI ASSOCIATES**  
ARCHITECTURE  
+ INTERIORS



# OPTION D3: NEW BUILDING OUTSIDE EXISTING FOOTPRINT







TOTAL AREA: 120,137 NSF  
MEETS SPACE STANDARD  
(NOT INCLUDING CENTRAL OFFICE)

ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS

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



UPPER LEVEL: 33,950 NSF



MAIN LEVEL: 86,187 NSF

OPTION D3: NEW BUILDING OUTSIDE EXISTING FOOTPRINT





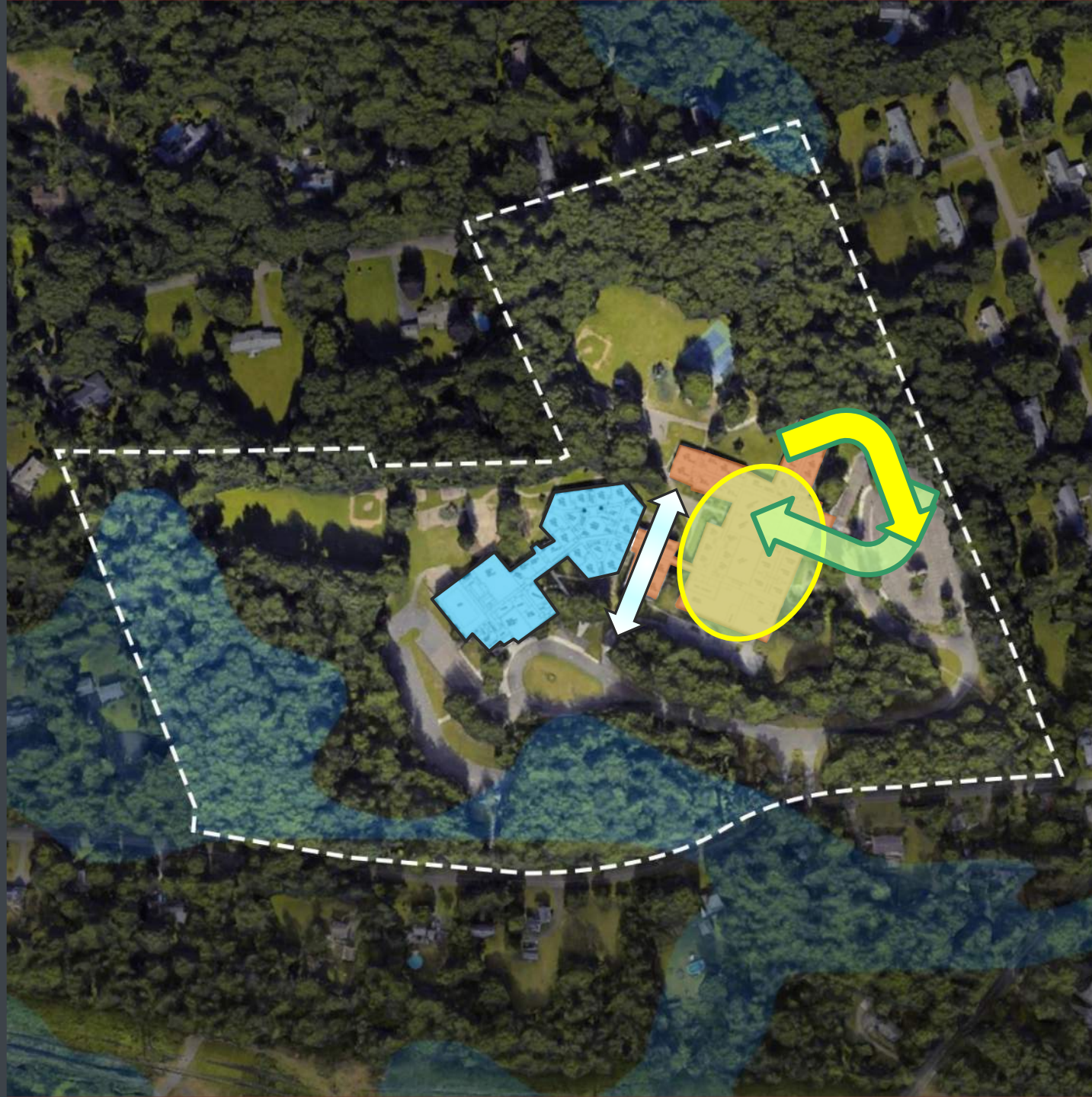


# D4

New Building  
Phased  
Construction  
Overlapping  
Existing

More efficient

Meets Space  
Standard



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS

## KEY POINTS

Entire school is now  
the “North Wing”

Efficient layout  
tailored exactly to  
current needs

Phased  
construction starts  
with a “lifeboat”

Clean separation  
from Pool

More built space  
remains for  
community use





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

**FIELD/  
TENNIS**

**NEW ACCESS LOOP**

**PHASE 3:  
GYMNASIUMS**

**PHASE 2:  
1-STORY, INCLUDES  
CENTRAL OFFICE**

**COMMUNITY USE:  
POOL, GYM & ASSEMBLY  
& FORMER CLASSROOMS**

**PHASE 1:  
2-STORY**

**PHASE 1:  
1-STORY**

**PARKING**

**COURTYARD**

**PARKING**

**LOADING**

**BOE  
CENTRAL  
OFFICE**

**OPTION D4: NEW BUILDING OVERLAPPING EXISTING FOOTPRINT**







# OPTION D4: NEW BUILDING OVERLAPPING EXISTING FOOTPRINT



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	_____
<b>TOTAL FINAL PROJECT FINANCING</b>	<b>_____**</b>

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)	_____
<b>a6 ELIGIBLE AUDITORIUM SEATING AREA COSTS (Item a4 + Item a5)</b>	<b>_____</b>
Auditorium seating capacity	_____

FINAL PROJECT COSTS:

<b>ELIGIBLE COSTS</b>	
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	_____
<b>LIMITED ELIGIBLE COSTS</b>	
Outdoor Athletic Facilities and Tennis Courts	_____
Natorium	_____
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	_____
<b>TOTAL FINAL PROJECT COSTS</b>	<b>_____**</b>

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



# Grants

# COST ESTIMATES & STATE GRANT REIMBURSEMENT





# COST ESTIMATES

## Cost Analysis Detail



**ANTINOZZI**  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS

### Beecher Road School Multiple Options Study

\$ 105,834,204

D3

DATE: 8/11/2025



#### Trade Summary

TRADE DIRECT COSTS		Option A1		Option B1		Option D3		Option D4					
			\$/SF		\$/SF		\$/SF		\$/SF				
26 00 00	Electrical	\$	11,360,642	\$76.35	\$	12,408,518	\$74.52	\$	8,665,342	\$69.57	\$	9,145,862	\$73.04
33 00 00	Sitework	\$	6,156,970	\$41.38	\$	8,278,554	\$49.72	\$	11,195,910	\$89.88	\$	9,884,083	\$78.93
TOTAL DIRECT COST		\$	69,816,411	\$ 469.21	\$	75,422,359	\$ 452.97	\$	67,967,562	\$ 545.65	\$	70,584,366	\$ 563.69
INDIRECT COSTS													
Design & Estimating Contingency	10.00%	\$	6,981,641	10.00%	\$	7,542,236	10.00%	\$	6,796,756	10.00%	\$	7,058,437	
Construction Contingency	5.00%	\$	3,490,821	3.50%	\$	2,639,783	3.00%	\$	2,039,027	3.50%	\$	2,470,453	
Escalation - Assumes 4.5% Annual to Midpoint	11.25%	\$	9,032,498	11.25%	\$	9,630,493	9.90%	\$	7,603,531	12.60%	\$	10,094,270	
General Conditions - \$130K per month	28.00	\$	3,640,000	28.00	\$	3,640,000	24.00	\$	3,120,000	32.00	\$	4,160,000	
Preconstruction - In Soft Costs		\$	-		\$	-		\$	-		\$	-	
GL Insurance	0.70%	\$	625,250	0.70%	\$	666,644	0.70%	\$	590,848	0.70%	\$	631,453	
State Education Fund - Excluded	0.026%	\$	18,152	0.026%	\$	19,610	0.026%	\$	17,672	0.026%	\$	18,352	
CM P&P Bond	0.75%	\$	669,910	0.75%	\$	714,262	0.75%	\$	633,052	0.75%	\$	676,556	
CM Fee	2.00%	\$	1,786,427	2.00%	\$	1,904,697	2.00%	\$	1,688,138	2.00%	\$	1,804,151	
TOTAL CONSTRUCTION COST		\$	96,061,110	\$ 645.58	\$	102,180,083	\$ 613.67	\$	98,456,584	\$ 726.19	\$	97,498,037	\$ 778.62
TOTAL WITH SOFT COSTS @ 17%		\$	112,391,499	\$ 755.33	\$	119,550,697	\$ 717.99	\$	105,834,204	\$ 849.64	\$	114,072,704	\$ 910.99





# COST ESTIMATES

## Cost Analysis Summary



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

ITEM		DESCRIPTION	APPLIES TO OPTION			
			AI	BI	D3	D4
CONCEPTUAL ESTIMATE SUMMARY - REFER TO PACs DOCUMENTS FOR DETAIL						
CONCEPTUAL ESTIMATE SUMMARY	Construction Cost Only	School: Construction Cost Subtotal	\$96,061,110	\$102,180,083	\$90,456,584	\$97,498,037
		<i>School: Construction Cost per Square Foot</i>	<i>\$645.58</i>	<i>\$613.67</i>	<i>\$726.19</i>	<i>\$778.62</i>
		Community Spaces: Construction Cost Subtotal	\$376,944	\$720,153	\$708,282	\$982,737
		<i>Community Spaces: Construction Cost per GSF</i>	<i>\$32.59</i>	<i>\$19.36</i>	<i>\$17.50</i>	<i>\$13.86</i>
		Central Office: Construction Cost Subtotal	\$1,902,003	\$1,866,566	\$1,977,610	\$2,219,798
		<i>Central Office: Construction Cost per GSF</i>	<i>\$612.76</i>	<i>\$551.91</i>	<i>\$602.93</i>	<i>\$672.67</i>
		TOTAL CONSTRUCTION COST	\$98,340,057	\$104,766,802	\$93,142,476	\$100,700,572
		<i>Total Construction Cost per GSF</i>	<i>\$601.58</i>	<i>\$612.57</i>	<i>\$564.37</i>	<i>\$504.98</i>
	Total Project Cost (Construction Cost plus estimated 17% Owner's Soft Costs)	School: Project Cost Subtotal	\$112,391,499	\$119,550,697	\$105,834,204	\$114,072,704
		<i>School: Project Cost per GSF</i>	<i>\$755.33</i>	<i>\$717.99</i>	<i>\$849.64</i>	<i>\$910.99</i>
		Community Spaces: Project Cost Subtotal	\$441,025	\$842,579	\$828,690	\$1,149,803
		<i>Community Spaces: Project Cost per GSF</i>	<i>\$38.12</i>	<i>\$22.65</i>	<i>\$20.47</i>	<i>\$16.22</i>
		Central Office: Project Cost Subtotal	\$2,225,343	\$2,183,882	\$2,313,803	\$2,597,163
		<i>Central Office: Project Cost per GSF</i>	<i>\$716.93</i>	<i>\$645.74</i>	<i>\$705.43</i>	<i>\$787.02</i>
		TOTAL PROJECT COST	\$115,057,867	\$122,577,158	\$108,976,697	\$117,819,670
		<i>Total Project Cost per GSF</i>	<i>\$703.85</i>	<i>\$716.71</i>	<i>\$660.32</i>	<i>\$590.82</i>

### Three Project Costs:

School  
(Reimbursable)

Community Spaces  
(Non-Reimbursable)

Central Office  
(50% Reimbursable)







# STATE GRANT REIMBURSEMENT

## Enrollment and Impact on Building Size



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

**HIGHEST PROJECTED ENROLLMENT OVER NEXT 8 YEARS: 960** *based on 2033-34 projection*

Population	Pre-K to K	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 6
751 – 1500 students	116 SF / student	116 SF / student	116 SF / student	116 SF / student	116 SF / student	148 SF / student	148 SF / student

### SPACE STANDARD COMPUTATION

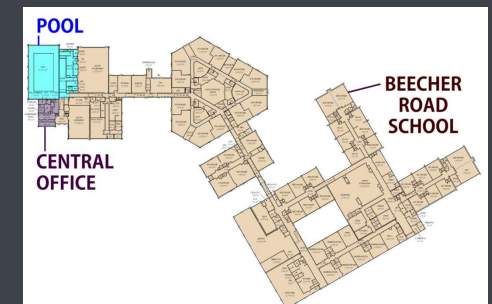
Total Area per Pupil (Grades PreK - 6 <sup>th</sup> )	876
Number of Grades Housed	7
Average Area per Pupil (SF)	125.14
Maximum Eligible Building Area (For 960 Student Enrollment)	<b>120,037 SF</b>

#### Existing Building Area:

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

#### Woodbridge FY2026 Reimbursement:

General Construction = 32.14%  
New Construction = 24.17%



**Remaining Beecher Road School = 134,082 SF:** 14,045 SF over Space Standard





# STATE GRANT REIMBURSEMENT

## Priority Project Types and Incentives



### Renovation Status (RNV)

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

### Extension / Alteration (EA)

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

### New Construction (N)

- **Offers same rate of reimbursement as RNV 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 SF per pupil limit increases 25% for schools constructed prior to 1959
- Sec. 10-286 (10)(c)(2): Maximum SF per pupil limit increased by 1% for HVAC project
- House Bill No. 7288 (passed 6/30/25):
  - Applies 15% reimbursement increase to entire new or expansion project that includes Early Childhood Care & Education space
  - Establishes 15% reimbursement bonus for new, renovation, or expansion project with designated space for Spec. Ed. (applicable to that space only)





# STATE GRANT REIMBURSEMENT

## Maximize State Reimbursement



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

### Goal is to **ALWAYS** look to Maximize State Reimbursement

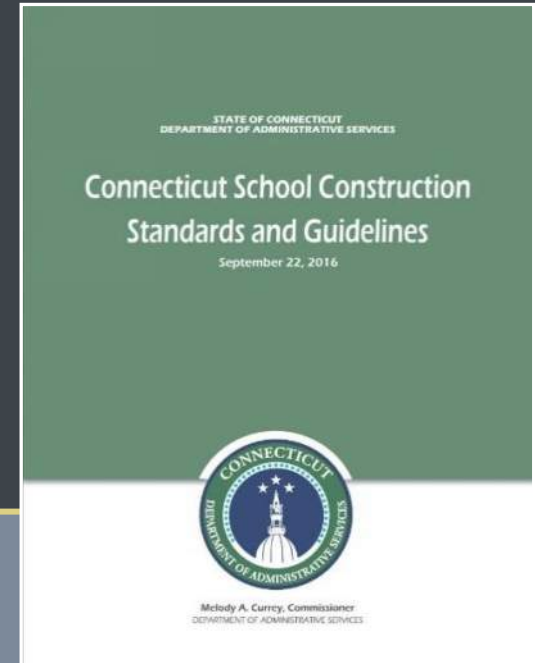
- Minimize duplicate use of program spaces and square footage beyond eligible amount per grade configuration
- Woodbridge 2026 Rate (24.17% vs. 32.14%) = millions of dollars!
- Minimize '**Non-Eligible**' & '**Limited-Eligible**' items

#### **Non-Eligible:**

- Site work off school property
- Repair, Replacement, and Maintenance Work if NOT part of a Priority Project
- Window Replacements (labor, blinds/shades)
- Other:
  - Athletic Facility Lighting, Parking, Turf
  - Feasibility Study
  - Movable Site Furnishings
  - Expendables

#### **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







# CONCEPTUAL STUDY SUMMARY OF FINDINGS





# CONCEPTUAL STUDY SUMMARY

## Beecher Road School: Scorecard



**ANTINOZZI**  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS

BRS SCORECARD		APPLIES TO OPTION					Remarks
		A1	B1	D3	D4	REPAIR	
RANK		4	3	1	2	5	
		[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	
X 1	EDUCATIONAL FUNCTIONALITY						
3	IA Meets basic educational program requirements	3	3	3	3	1	
3	IB Provides Central Gathering Space	0	0	3	3	0	
3	IC Separation from Pool Building	1	3	3	3	0	
3	ID Travel Distances	1	3	3	3	1	
3	IE Ramps	1	2	3	3	0	
3	IF ADA Accessibility	2	3	3	3	0	
3	IG Outdoor Space	3	3	2	2	3	
3	IH Security (Access Points to Building)	2	2	3	3	2	
3	II Modern educational spaces appropriate for future learning (Having the resources and tools)	2	2	3	3	1	
3	IJ Specialized Program Spaces	1	1	3	3	0	
30	SUBTOTAL	16	22	29	29	8	
		[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	
X 2	BUILDING MAINTENANCE						
3	2A Energy efficiency of building envelope	2	2	3	3	1	
3	2B Limits maintenance of toilet facilities	3	3	3	3	1	Existing building has ~55 single toilet rooms
3	2C Limits extent of roof to be maintained	1	2	3	3	1	
3	2D Condition of exterior envelope	3	3	3	3	1	
3	2E Deferred maintenance addressed	3	3	3	3	1	
15	SUBTOTAL	12	13	15	15	5	
		[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	[Score each 0-x]	
X 3	COST & SCHEDULE						
16	3A Low Construction Cost	2	0	3	1	16	
6	3B Low Lifecycle/Operational Cost	4	5	6	6	2	
6	3C Limits disruption to Student Life	1	1	5	1	3	
6	3D Desired/required upgrades incorporated	5	6	6	6	1	
34	SUBTOTAL	12	12	20	14	22	
4	OVERALL FEASIBILITY	40	47	64	58	35	
79	% of total possible	50.63%	59.49%	81.01%	73.42%	44.30%	







# Beecher Infrastructure Upgrade

## Building Committee Update

### TRI-BOARD DISCUSSION

ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS



CONSTRUCTION SOLUTIONS GROUP

