

# Beecher Infrastructure Upgrade

## Building Committee Update

### TRI-BOARD MEETING

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

ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS





# THE STUDY TEAM

## Team Leaders

### 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 (BIUCB):

#### 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 Espano,  
Facilities Manager



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+ INTERIORS



A BRIEF  
HISTORY



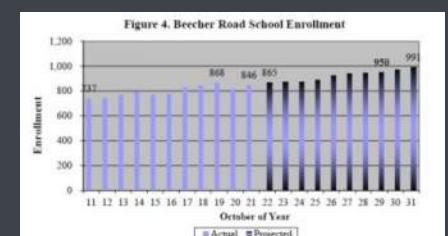
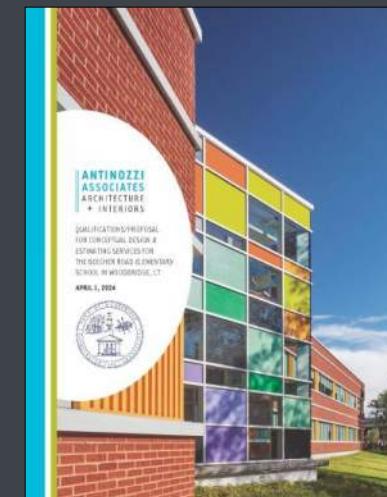
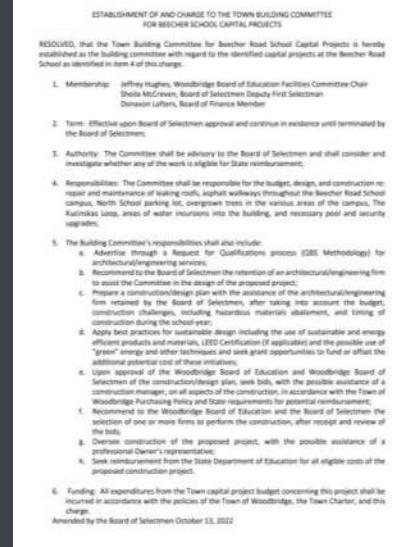
# HOW WE GOT HERE

## 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 Kucinskas 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



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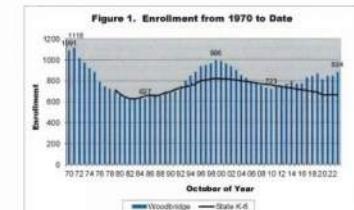
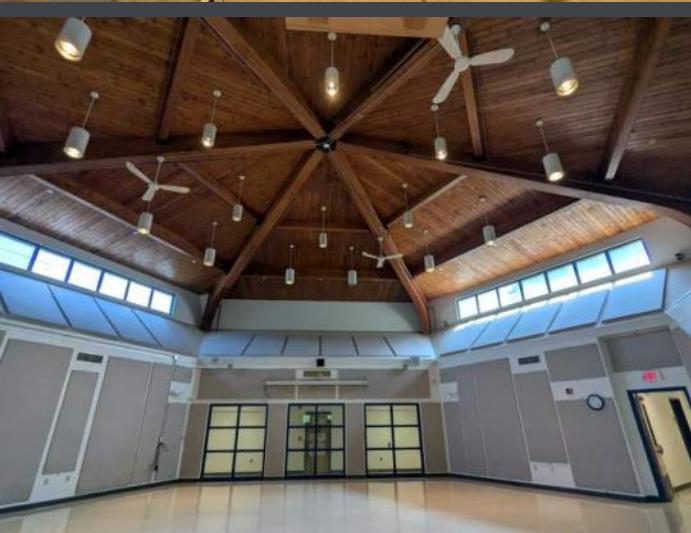


# HOW WE GOT HERE

## Data Collection/Facility Assessment (Fall 2024)



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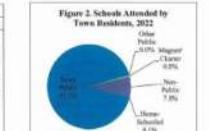


much more intense. The state's elementary enrollment has been declining for 24 years. Between 1990 and 2022, it fell by 18.8 percent. Both Woodbridge and the state started the second downturn at the same time. The second decline in Woodbridge through 2010 was steeper than the state's. The decline in Woodbridge is over, while the state is still continuing. Had Woodbridge followed the state pattern of enrollment decline, Woodbridge would have had only 600 residents on October 1, 2022 instead of the 884 that were enrolled on that date.

### Current Enrollment

Table 1 and Figure 2 provide a picture of where Woodbridge residents attended school on October 1, 2022, the most recent data available. They show that 91.3 percent of Woodbridge's elementary school-age residents attended the Bescher Road School. Seventy-one students, 7.9 percent of the school-age residents, attended non-public schools in state or parent expense. Seven students (0.8 percent) attended magnet schools. No children attended a public school in another district.

Residents	Number	Percent
A. Woodbridge Public	889	91.3%
B. Other Public	0	0.0%
C. Magnets	7	0.8%
D. Non-Public	71	7.9%
E. Non-Public TIE	1	0.1%
Total (A+B+C+D+E)	960	100.0%
F. Total Residents	960	
Total Enrollment (A+E)	947	



2



# HOW WE GOT HERE

## Community Input Process (Winter 2025)



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## 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 BIUC, WBOE  
Maria Federico Madonick BOS Liaison BIUC  
Lynn Piascik, WBOE Chair  
Donovan Loffers, BOF Liaison  
Marty Halpin  
Justin Rehm  
Teresa Ramia, Beecher Educator

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

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

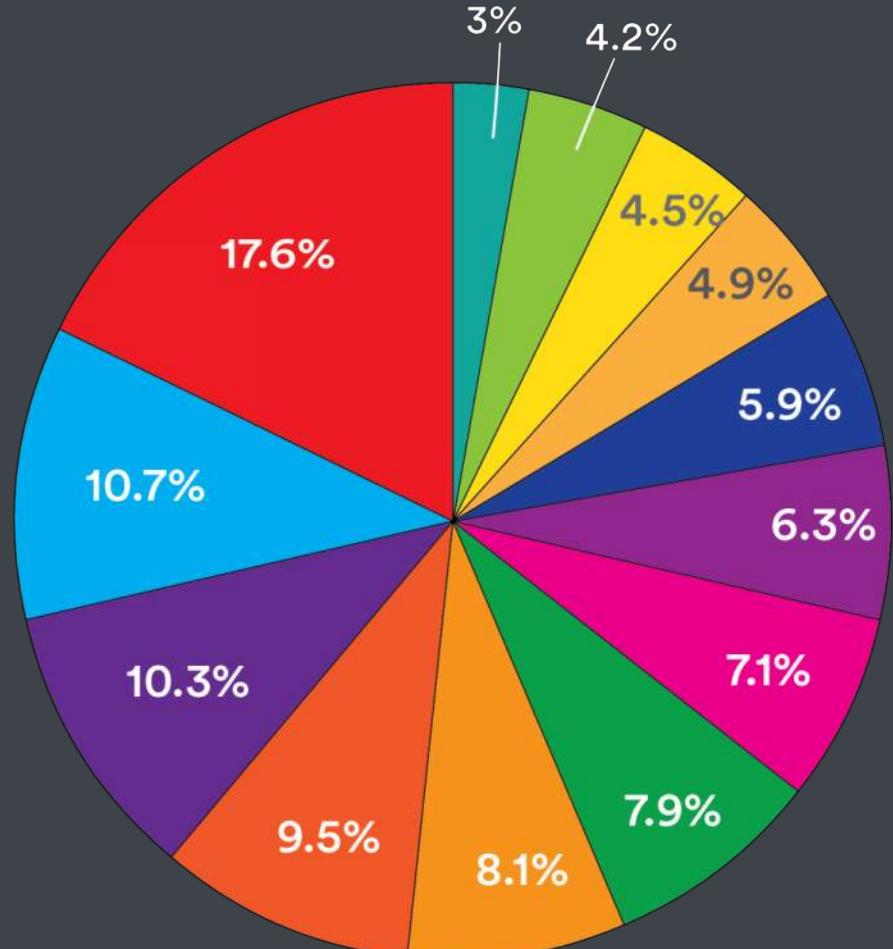


# HOW WE GOT HERE

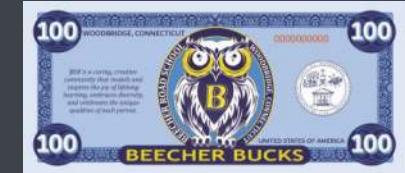
## What We Heard (Winter 2025)



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+ 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)



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### 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)



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## 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."*

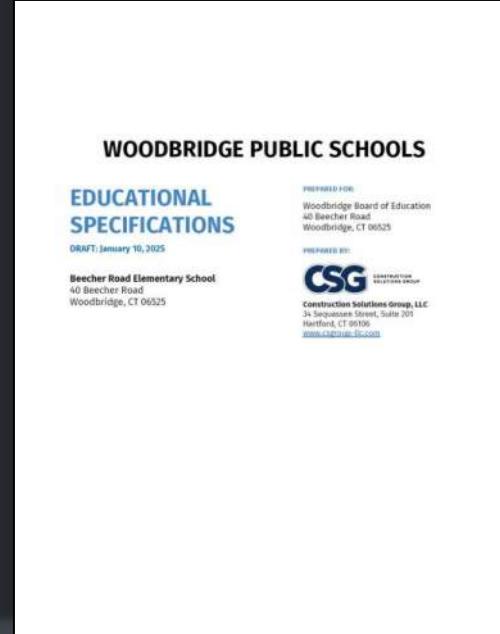


# HOW WE GOT HERE

## Educational Specifications (2025)

### 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)



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Total Building Area	Renovate-as-New	All other options		Existing
Total Program Areas (SF)	97,825	88,150	9,675	98,540
Total Building Services and Core Area (SF)	8,550	8,000	550	7,631
Total Circulation (SF)	27,639	23,987	3,653	27,843
Grand Total	134,014	Reno-as-New	120,137	All other options

Maximum Eligible Area for State Reimbursement  
(based on 960 students):

120,137

120,137

134,014

Special Education and Student Support Spaces					
Spaces					
Special Education Resource Rooms					
Special Education Testing Office					
Speech and Language Room					
SEL Classroom					
Life Skills Room					
OT/PT Room					
Sensory Room					
School Social Worker Office					
School Psychologist Office					
Physical Education Programs					
Spaces					
Gymnasium					
Auxiliary Gymnasium					
Existing Commons					
Physical Education Office					
Physical Storage Room					
PE Equipment Storage Room					
Health Classroom					
Fitness Center					
Administrative & Support Spaces					
Spaces					
Main Office, Reception, Secretarial Area, Storage					
Principal's Office					
Assistant Principal's Office					
Director of Special Services Office					
Conference Room					
Health Suite					
Security Workroom					
Staff Workroom					
Copy Room					
Administrative Offices					
Mail Room					
Administrative Offices					
Food Services					
Spaces					
Student Dining Area					
Staff Dining Lounge includes isolation room					
Kitchen					
Serving					
Preparation Area					
Cold Storage					
Dry Storage					
Dishwashing Room					
Food Services Office					
Staff Toilet Room					
Arts and Music Programs					
Spaces					
Band Room					
Chorus Room					
Music Storage					
Art Room					
Klin Room					
Art Storage					
Art Assembly					
Pre-K Classrooms					
Kindergarten Classrooms					
1st Grade Classrooms					
2nd Grade Classrooms					
3rd Grade Classrooms					
4th Grade Classrooms					
5th Grade Classrooms					
6th Grade Classrooms					
MAG Classrooms (Grades 1-4)					
Common MAG Area					
STEAM Room					
Multi-Purpose Room					
Math Intervention Classroom					
Reading Intervention Classroom					
Reading Storage Closet					
Spanish Classrooms					



# HOW WE GOT HERE

## Meeting State Space Standard Parameters



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### Existing Building Area:

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

### Remainder = BRS Program:

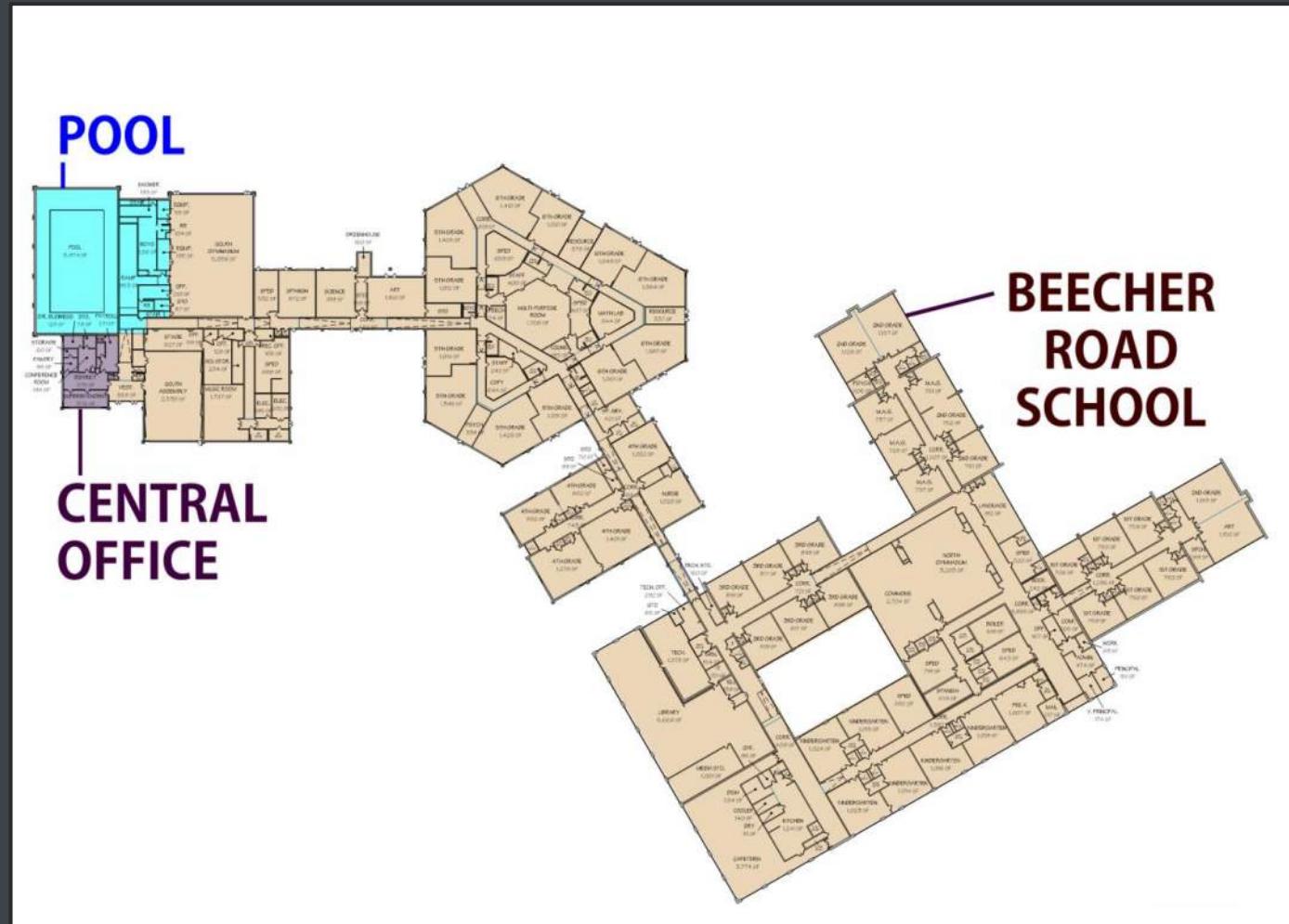
134,082 SF

### 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)

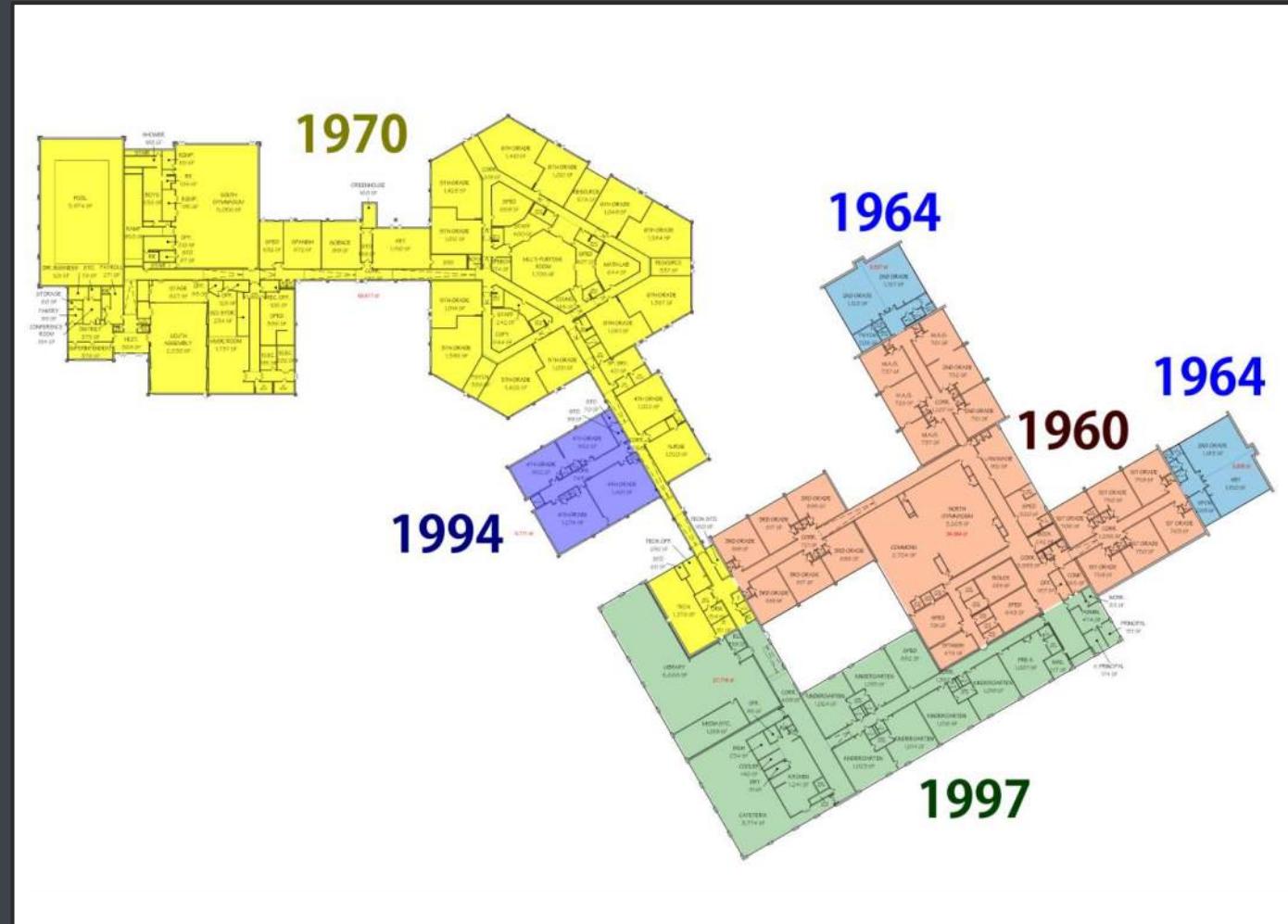
## Current Enrollment (2025):

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



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LARGE  
PARKLIKE  
SETTING

43-ACRE SITE

AMENITIES:

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

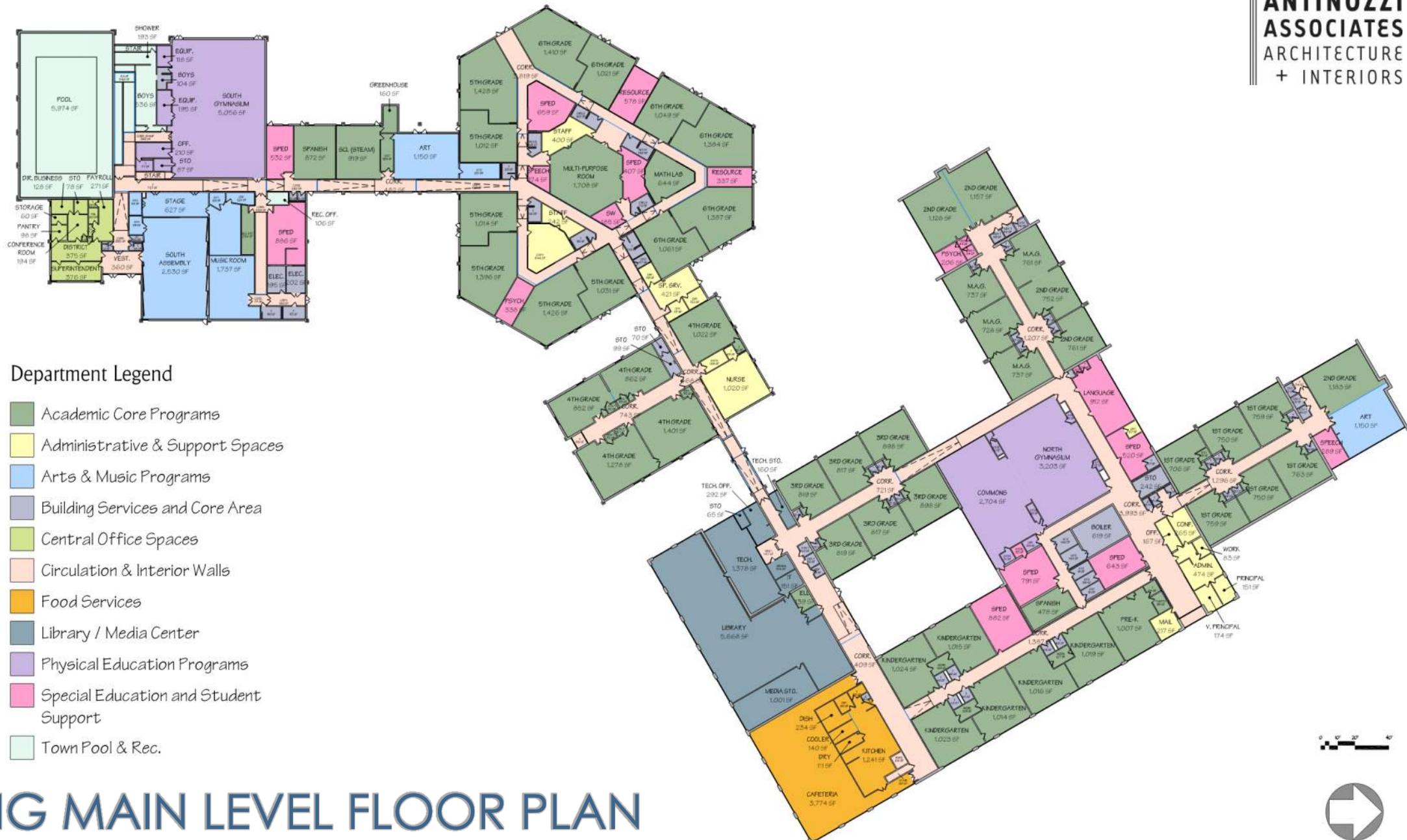


SPACE IS  
LIMITED

- Topography
- Wetlands
- Woodlands
- Building

BUILDABLE  
AREAS INCLUDE:

- Existing Building Footprint
- Existing Parking Areas
- Existing Ballfields





# PROJECT UNDERSTANDING

## Building Improvements



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### 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

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

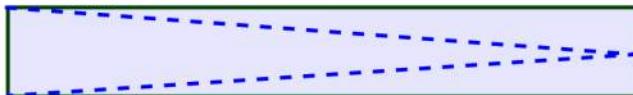


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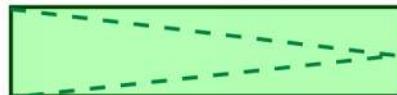


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## PROPOSED SLOPED WALK AT 1:20



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



# RAMP ANALYSIS & FLOOR LEVELS





# PROJECT UNDERSTANDING

## Building Challenges/Opportunities

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.



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# PROJECT UNDERSTANDING

## Existing Site: Park-like Setting



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# PROJECT UNDERSTANDING

## Solar Panels, New Roofing, and Rooftop Units



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# PROJECT UNDERSTANDING

## Sprawling, Multi-Level Footprint with Mixed Facades



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# PROJECT UNDERSTANDING

## Sprawling, Multi-Level Footprint with Worn Facades



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# PROJECT UNDERSTANDING

Sprawling, Multi-Level Footprint with Difficult Intersections



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# PROJECT UNDERSTANDING

## Sprawling, Multi-Level Footprint with Difficult Intersections



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# PROJECT UNDERSTANDING

## Exterior Level Changes and Site Ramps



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# PROJECT UNDERSTANDING

## Thermal Bridging and Ventilation Issues at Eaves



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# PROJECT UNDERSTANDING

1960 (left) and 1970 (right)



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# PROJECT UNDERSTANDING

Worn Facades with Inadequate Insulation, Thermal Bridging



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S6



# PROJECT UNDERSTANDING

## Older Doors and Windows in 1970/1994 Wings



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# PROJECT UNDERSTANDING

## Newer Doors and Windows in 1960 Wings



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# PROJECT UNDERSTANDING

## Newer Canopies at Main Entrances



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# PROJECT UNDERSTANDING

## Interior Ramps



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# PROJECT UNDERSTANDING

Restrooms: Numerous, Undersized, Non-ADA-Compliant



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# PROJECT UNDERSTANDING

## Over-sized Classrooms



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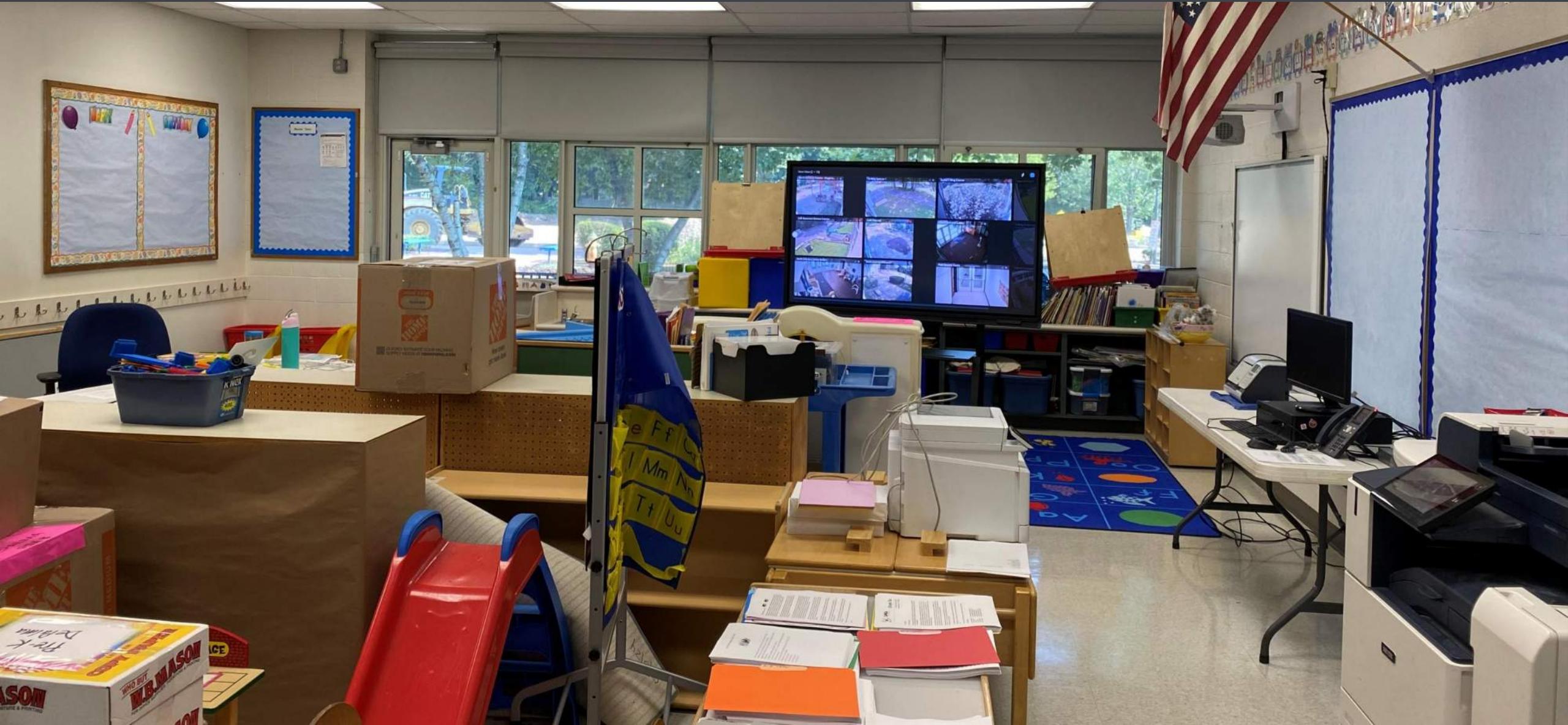


# PROJECT UNDERSTANDING

## Under-sized Classrooms



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# PROJECT UNDERSTANDING

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



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# PROJECT UNDERSTANDING

## Common Areas Substitute as Resource Space



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# PROJECT UNDERSTANDING

Multi-Purpose Room = Fishbowl



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# PROJECT UNDERSTANDING

Main Gymnasium: Remote and Adjacent to Pool



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# PROJECT UNDERSTANDING

## Music Room: Multi-Level and Remote



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# PROJECT UNDERSTANDING

## Cafeteria: Recently-Renovated to Best Extent Possible



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# PROJECT UNDERSTANDING

## Clean, Functional Kitchen



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# PROJECT UNDERSTANDING

## Pool and South Wing Mechanicals Corroded



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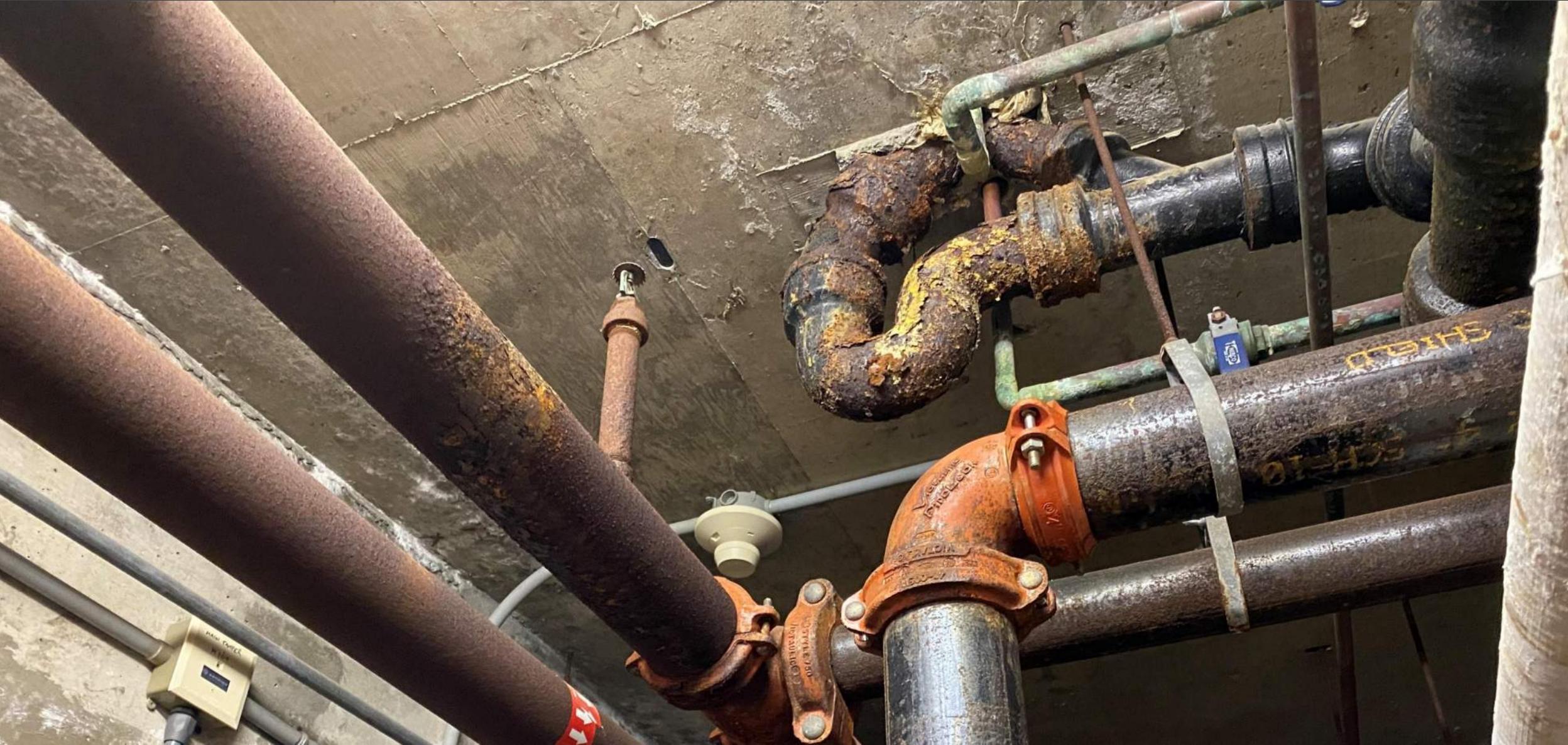


# PROJECT UNDERSTANDING

## Pool and South Wing Mechanicals Corroded



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# PROJECT UNDERSTANDING

## Pool Closed Pending Repair and Future Use Decision



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# PROJECT UNDERSTANDING

Access Ramps Exceed 30' in Length



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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



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## KEY POINTS

“Right-Size”  
Spaces

Distribute space  
to reduce travel

Phasing is key

Target summer  
areas

Separate pool  
and locker space





OPTION A1: RENOVATE-AS-NEW

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COMMUNITY USE:  
POOL, GYM & ASSEMBLY

BOE CENTRAL OFFICE:  
RENOVATED & NEW

FIELD/  
TENNIS

SCHOOL:  
RENOVATE-AS-NEW

PARKING



PARKING

WIDER  
ACCESS

NEW CONNECTOR,  
PARKING & LOADING







# B1

## Renovation & Addition

Hybrid approach

Space Standard  
Waiver still needed



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## KEY POINTS

Addition  
REPLACES older  
construction

Minimize Interior  
Ramps/Levels

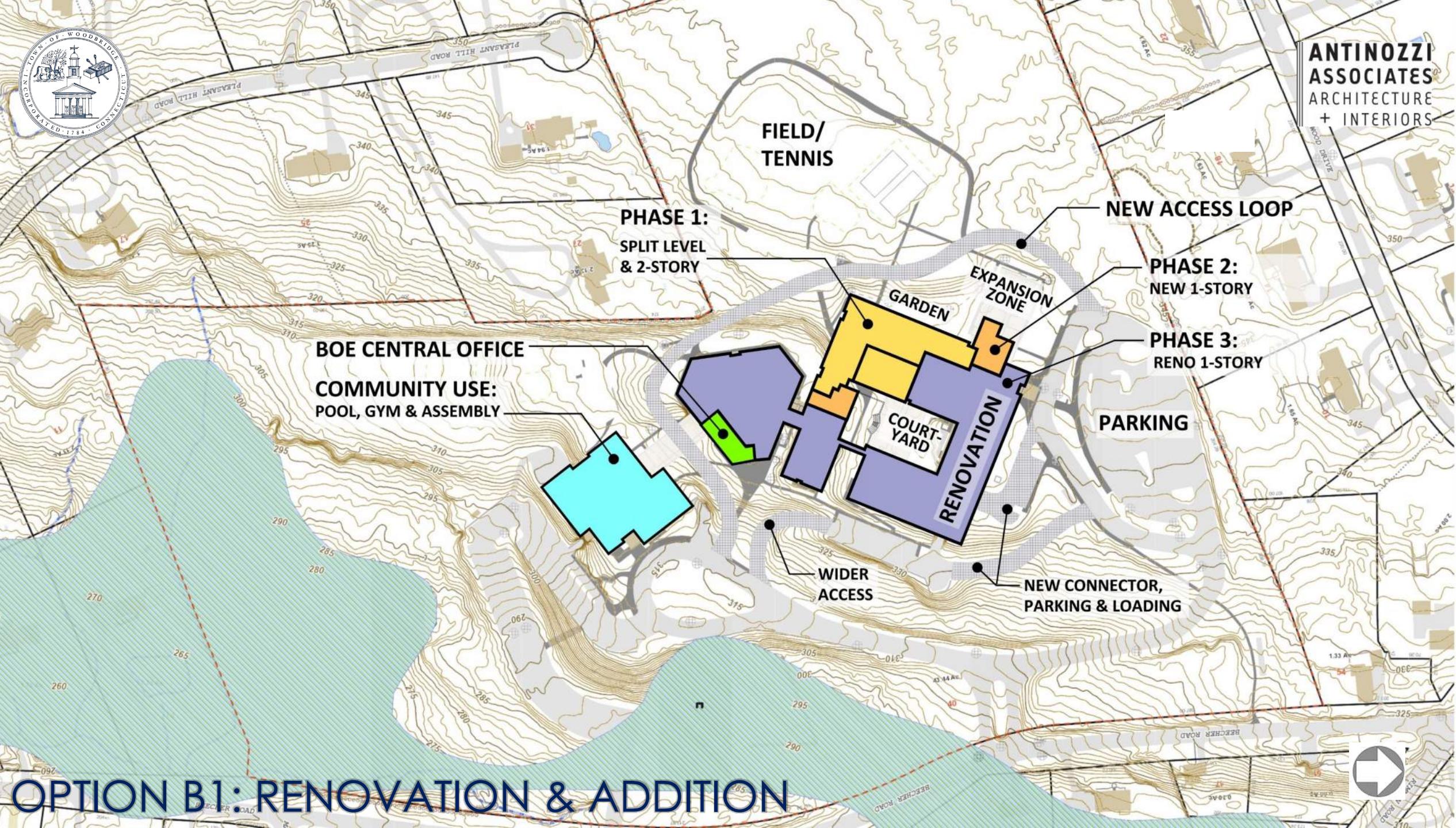
Two-Story

Incorporates  
Phasing

Clean Separation  
from Pool



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## TOWN COMMUNITY SPACE: 26,013 NSF



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

UPPER LEVEL:  
17,433 NSF

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

# 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



TALL SPACES  
ONE-STORY

TWO-STORY

K DROP-OFF

BUS  
LOOP

LOADING/PARKING

PROPOSED  
BOARD OF ED  
CENTRAL  
OFFICES

COMMUNITY  
OR DISTRICT USE:  
POOL, GYM & ASSEMBLY

FIELDS

PARKING

PARENT LOOP

OPTION D3: NEW BUILDING OUTSIDE EXISTING FOOTPRINT

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ARCHITECTURE  
+ INTERIORS





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

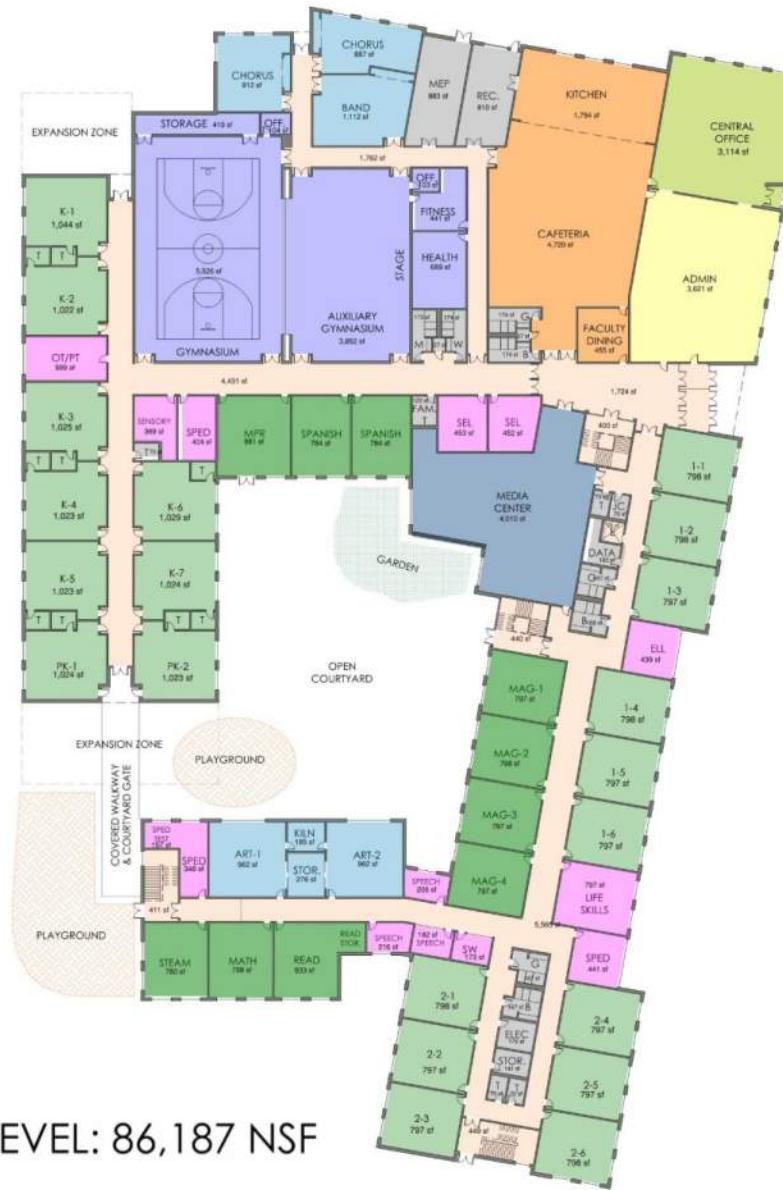
## DEPARTMENT LEGEND

- 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

**ANTINOZZI  
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ARCHITECTURE  
+ INTERIORS**





# 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

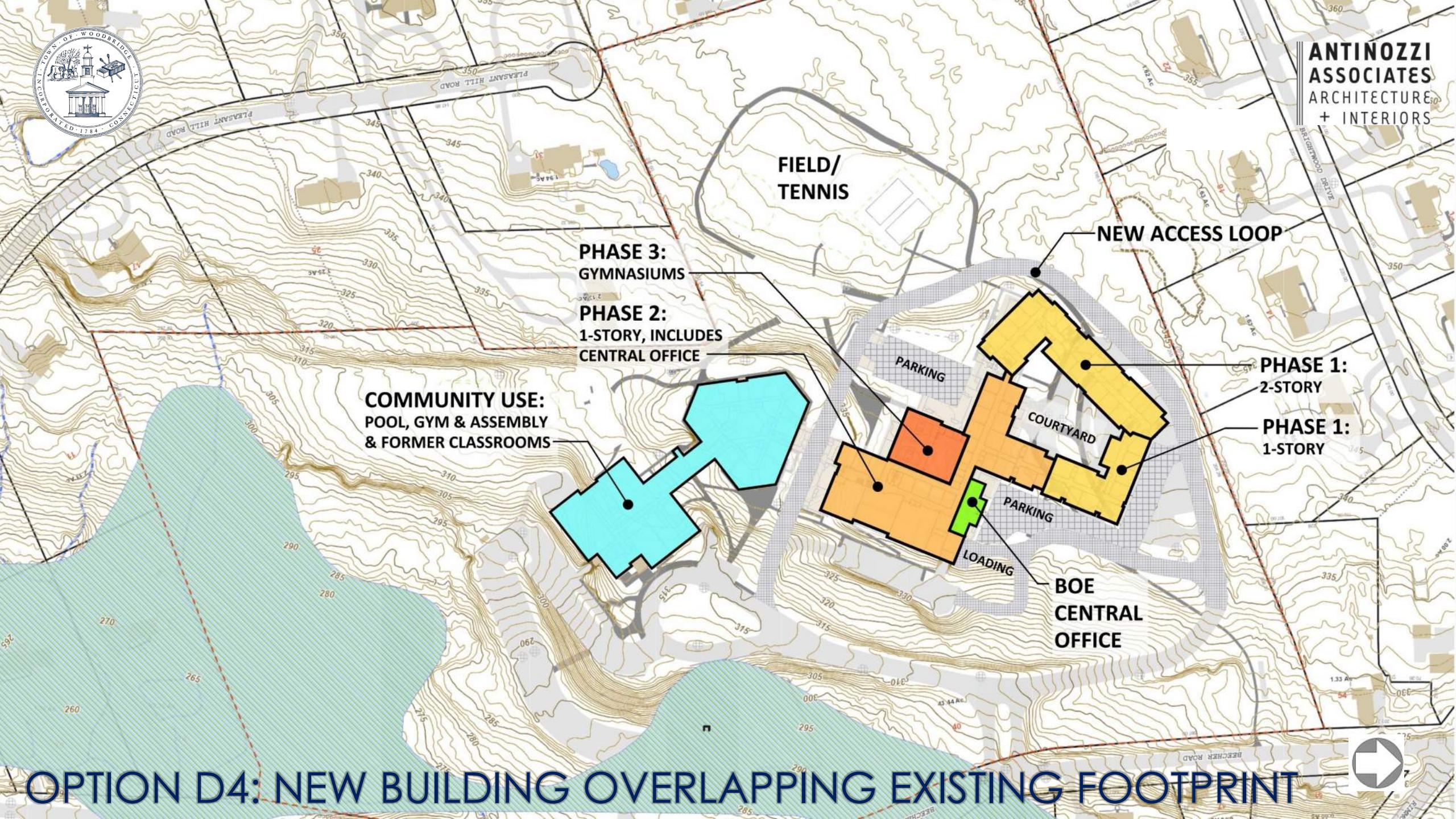
Phased  
construction starts  
with a “lifeboat”

Clean separation  
from Pool

More built space  
remains for  
community use



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ARCHITECTURE  
+ INTERIORS





0 17' 33' 47'



**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 \_\_\_\_\_

**TOTAL FINAL PROJECT FINANCING** \_\_\_\_\_ \*\*

**FINAL PROJECT COSTS:**

**ELIGIBLE COSTS**

Architectural Design \_\_\_\_\_

Site Acquisition \_\_\_\_\_

Facility Purchase \_\_\_\_\_

Other professional fees \_\_\_\_\_

Construction (Fully eligible) \_\_\_\_\_

Bonus area - School Readiness \_\_\_\_\_

Bonus area - Full day K/Class size reduction \_\_\_\_\_

Equipment/Furnishings \_\_\_\_\_

Eligible Costs Sub-Total \_\_\_\_\_

**LIMITED ELIGIBLE COSTS**

Outdoor Athletic Facilities and Tennis Courts \_\_\_\_\_

Natatorium \_\_\_\_\_

Describe: \_\_\_\_\_

Eligible auditorium seating area (from item a6) \_\_\_\_\_

Eligible gymnasium seating area costs \_\_\_\_\_

Limited Eligible Costs Sub-Total \_\_\_\_\_

**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) \_\_\_\_\_

**INELIGIBLE COSTS**

Ineligible site acquisition costs \_\_\_\_\_

Ineligible facility purchase costs \_\_\_\_\_

Ineligible construction costs \_\_\_\_\_

Ineligible bonus area-School Readiness \_\_\_\_\_

Ineligible bonus area-Full day K/Class size reduction \_\_\_\_\_

Unauthorized cost increase \_\_\_\_\_

Other ineligible costs \_\_\_\_\_

Describe: \_\_\_\_\_

Ineligible Costs Sub-Total \_\_\_\_\_

**TOTAL FINAL PROJECT COSTS** \_\_\_\_\_ \*\*

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

# COST ESTIMATES & STATE GRANT REIMBURSEMENT





# COST ESTIMATES

## Cost Analysis Detail



ANTINOZZI  
ASSOCIATES  
ARCHITECTURE  
+ INTERIORS

Beecher Road School Multiple Options Study

\$ 105,834,204

DATE: 8/11/2025



D3

### Trade Summary

TRADE DIRECT COSTS		Option A1 \$/SF		Option B1 \$/SF		Option D3 \$/SF		Option D4 \$/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
<b>TOTAL DIRECT COST</b>		<b>\$ 69,816,411</b>	<b>\$ 469.21</b>	<b>\$ 75,422,359</b>	<b>\$ 452.97</b>	<b>\$ 67,967,562</b>	<b>\$ 545.65</b>	<b>\$ 70,584,366</b>	<b>\$ 563.69</b>
<b>INDIRECT COSTS</b>									
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
<b>TOTAL CONSTRUCTION COST</b>		<b>\$ 96,061,110</b>	<b>\$ 645.58</b>	<b>\$ 102,180,083</b>	<b>\$ 613.67</b>	<b>\$ 91,456,584</b>	<b>\$ 726.19</b>	<b>\$ 97,498,037</b>	<b>\$ 778.62</b>
<b>TOTAL WITH SOFT COSTS @ 17%</b>		<b>\$ 112,391,499</b>	<b>\$ 755.33</b>	<b>\$ 119,550,697</b>	<b>\$ 717.99</b>	<b>\$ 105,834,204</b>	<b>\$ 849.64</b>	<b>\$ 114,072,704</b>	<b>\$ 910.99</b>



# COST ESTIMATES

## Cost Analysis Summary



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+ INTERIORS

ITEM	DESCRIPTION	APPLIES TO OPTION			
		A1	B1	D3	D4
<b>CONCEPTUAL ESTIMATE SUMMARY - REFER TO PACs DOCUMENTS FOR DETAIL</b>					
CONCEPTUAL ESTIMATE SUMMARY	School: Construction Cost Subtotal	\$96,061,110	\$102,180,083	\$90,456,584	\$97,498,037
	<i>School: Construction Cost per Square Foot</i>	\$645.58	\$613.67	\$726.19	\$778.62
	Community Spaces: Construction Cost Subtotal	\$376,944	\$720,153	\$708,282	\$982,737
	<i>Community Spaces: Construction Cost per GSF</i>	\$32.59	\$19.36	\$17.50	\$13.86
	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>	\$612.76	\$551.91	\$602.93	\$672.67
	<b>TOTAL CONSTRUCTION COST</b>	<b>\$98,340,057</b>	<b>\$104,766,802</b>	<b>\$93,142,476</b>	<b>\$100,700,572</b>
CONCEPTUAL ESTIMATE SUMMARY	<i>Total Construction Cost per GSF</i>	\$601.58	\$612.57	\$564.37	\$504.98
	School: Project Cost Subtotal	\$112,391,499	\$119,550,697	\$105,834,204	\$114,072,704
	<i>School: Project Cost per GSF</i>	\$755.33	\$717.99	\$849.64	\$910.99
	Community Spaces: Project Cost Subtotal	\$441,025	\$842,579	\$828,690	\$1,149,803
	<i>Community Spaces: Project Cost per GSF</i>	\$38.12	\$22.65	\$20.47	\$16.22
	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>	\$716.93	\$645.74	\$705.43	\$787.02
CONCEPTUAL ESTIMATE SUMMARY	<b>TOTAL PROJECT COST</b>	<b>\$115,057,867</b>	<b>\$122,577,158</b>	<b>\$108,976,697</b>	<b>\$117,819,670</b>
	<i>Total Project Cost per GSF</i>	\$703.85	\$716.71	\$660.32	\$590.82

Three Project Costs:

School | Community Spaces | Central Office  
(Reimbursable) (Non-Reimbursable) (50% Reimbursable)





# STATE GRANT REIMBURSEMENT

## Enrollment and Impact on Building Size



**ANTINOZZI  
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+ 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	148 SF / student	148 SF / student				

### SPACE STANDARD COMPUTATION

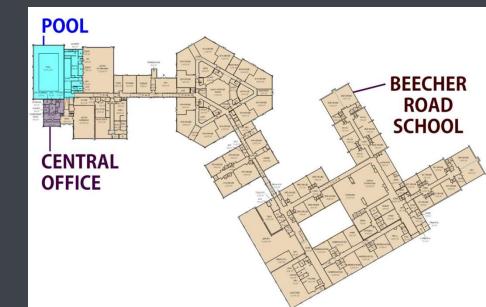
Total Area per Pupil (Grades PreK - 6 <sup>th</sup> )	876
Number of Grades Housed	7
Average Area per Pupil (SF)	125.14
Maximum Eligible Building Area (For 960 Student Enrollment)	<b>120,037 SF</b>

#### 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



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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 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



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+ INTERIORS

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

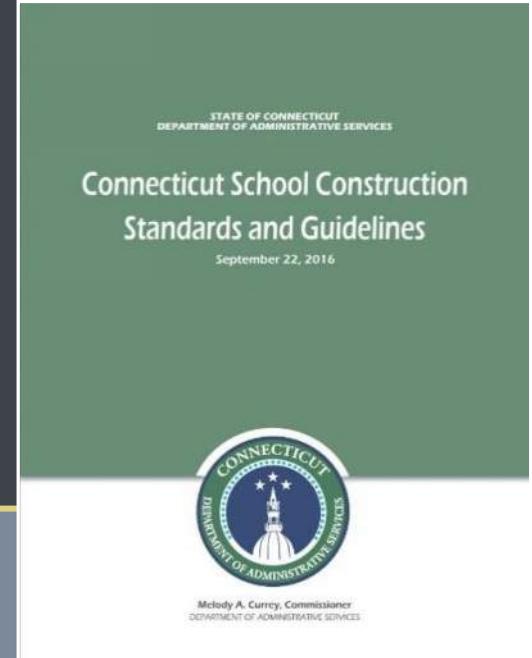
- Minimize duplicate use of program spaces and square footage beyond eligible amount per grade configuration
- Woodbridge 2026 Rate (24.17% vs. 32.14%) = millions of dollars!
- Minimize '**Non-Eligible**' & '**Limited-Eligible**' items

#### **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



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+ INTERIORS

BRS SCORECARD		APPLIES TO OPTION					Remarks
		AI	BI	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]	
<b>X 1 EDUCATIONAL FUNCTIONALITY</b>							
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	
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]	
<b>X 2 BUILDING MAINTENANCE</b>							
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]	
<b>X 3 COST &amp; SCHEDULE</b>							
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	
<b>4 OVERALL FEASIBILITY</b>		40	47	64	58	35	
79	% of total possible	50.63%	59.49%	81.01%	73.42%	44.30%	



# CONCEPTUAL STUDY SUMMARY

## Beecher Road School: Scorecard with Cost Analysis



ANTINOZZI  
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ARCHITECTURE  
+ INTERIORS

BRS SCORECARD	APPLIES TO OPTION					Remarks
	AI	BI	D3	D4	REPAIR	
RANK	4	3	1	2	5	
COST ANALYSIS	AI	BI	D3	D4	REPAIR	Remarks
Total Project Cost for Each Option	\$115,057,867	\$122,577,158	\$108,976,697	\$117,819,670	\$30-\$60M	REPAIR Option range considers building upkeep over the next 20 years and ADA compliance.
Reimbursement - School (w space waiver for AI & BI)	-\$36,122,628	-\$38,423,594	-\$34,015,113	-\$27,571,373	Unknown	REPAIR Option Reimbursement is limited and does not apply to maintenance and repair
Reimbursement - Central Office	-\$357,613	-\$350,950	-\$279,623	-\$313,867	Unknown	
Allowance for previous grant penalty	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000	0	
<b>Potential Town Share after Reimbursement</b>	<b>\$80,077,627</b>	<b>\$85,302,614</b>	<b>\$76,181,961</b>	<b>\$91,434,430</b>	<b>\$30-\$60M</b>	

32.14% *Reimbursement Rate for Renovate-as-New or New Construction if less expensive (applies to Option D3 - School Only)*

24.17% *Reimbursement Rate for New Construction*

16.07% *Central Office Reimbursed at half the rate for schools, Renovate-as-New (Options AI, BI)*

12.09% *Central Office Reimbursed at half the rate for schools, New Construction (Options D3, D4)*

Potential Bonus Reimbursement	AI	BI	D3	D4	REPAIR	Remarks
Early Childhood Care & Education	N/A	N/A	\$15,875,131	\$17,110,906	N/A	
Special Education	\$1,176,214	\$1,049,246	\$977,850	\$1,053,969	N/A	

15.00% *June 30, 2025 Legislation: House Bill No. 7288 applies 15% reimbursement rate increase to the **entire (school) project for new or expansion** elementary school construction projects that include space for **EARLY CHILDHOOD CARE & EDUCATION**.*

15.00% *June 30, 2025 Legislation: House Bill No. 7288 establishes 15% reimbursement rate bonus for **new or renovation or expansion** school construction projects that include a designated space for **SPECIAL EDUCATION**, applicable to that space only.*

# Beecher Infrastructure Upgrade

## Building Committee Update

### TRI-BOARD DISCUSSION

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