



Weston Board of Education Special Meeting (School Facilities/Campus Revitalization)  
Monday, February 23, 2026  
7:00 PM  
Zoom Webinar

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- I. CALL TO ORDER, VERIFICATION OF QUORUM: Possible action
- II. PLEDGE OF ALLEGIANCE: I pledge allegiance to the flag of the United States of America, and to the republic for which it stands, one nation, under God, indivisible with liberty and justice for all.
- III. SCHOOL FACILITIES AND CAMPUS REVITALIZATION: Discussion
  - A. SLAM Collaborative presentation and BOE discussion
- IV. NEXT SCHEDULED MEETINGS OF THE BOARD OF EDUCATION
  - A. Board of Education Special Meeting (School Facilities/Campus Revitalization)  
March 2, 2026, 7:00 PM, Via Zoom
  - B. Board of Education Meeting, March 16, 2026, 7:00PM, Weston Middle School  
Library Learning Common
  - C. Review of Pending Agenda Items for Next Meeting
- V. ADJOURNMENT: Possible action



# Weston

PUBLIC SCHOOLS

## MIDDLE SCHOOL STUDY UPDATE

### Looking to the future

February 23, 2026



## Weston Middle School - Proposed Phase 2 Schedule



*Issued for review on Jan. 7, 2026	2025		2026							
	Dec		January				February			
	12/22-12/26	12/26-1/2	1/5-1/9	1/12-1/16	1/19-1/23	1/26-1/30	2/2-2/6	2/9-2/13	2/16-2/20	2/23-2/27
<b>PHASE 2 KICKOFF</b>	[Gantt bar: 12/22-12/26]									
Meet with consultants, restart	[Gantt bar: 12/22-12/23]									
Review existing Ed Spec	[Gantt bar: 12/22-12/23]									
Review existing drawings	[Gantt bar: 12/22-12/23]									
Compile Site information		[Gantt bar: 12/26-1/2]								
Compile Final Package									[Gantt bar: 2/16-2/20]	[Gantt bar: 2/23-2/27]
<b>CONCEPT DESIGN (BUILD NEW)</b>		[Gantt bar: 12/26-1/23]								
Initial Concept Options		[Gantt bar: 12/26-1/2]	[Gantt bar: 1/5-1/9]	[Gantt bar: 1/12-1/16]						
Develop Site Plan		[Gantt bar: 12/26-1/2]	[Gantt bar: 1/5-1/9]	[Gantt bar: 1/12-1/16]						
Refine preferred option			[Gantt bar: 1/5-1/9]	[Gantt bar: 1/12-1/16]						
Final Presentation Drawings				[Gantt bar: 1/12-1/16]						
Check-in with Working Group					[Gantt bar: 1/19-1/23]					
<b>CONCEPT DESIGN (RENOVATE AS NEW)</b>		[Gantt bar: 12/26-1/23]								
Initial Concept Options		[Gantt bar: 12/26-1/2]	[Gantt bar: 1/5-1/9]	[Gantt bar: 1/12-1/16]						
Develop Site Plan		[Gantt bar: 12/26-1/2]	[Gantt bar: 1/5-1/9]	[Gantt bar: 1/12-1/16]						
Refine preferred option			[Gantt bar: 1/5-1/9]	[Gantt bar: 1/12-1/16]						
Final Presentation Drawings				[Gantt bar: 1/12-1/16]						
Check-in with Working Group					[Gantt bar: 1/19-1/23]					
<b>DRAFT NARRATIVES</b>						[Gantt bar: 1/26-1/30]				
Consultants visit building again						[Gantt bar: 1/26-1/30]				
Reconfirm MEP system selections						[Gantt bar: 1/26-1/30]				
Refine architectural description						[Gantt bar: 1/26-1/30]				
Review with Facilities						[Gantt bar: 1/26-1/30]				
Meet with Facilities SubCommittee						[Gantt bar: 1/26-1/30]				
<b>PROFESSIONAL ESTIMATES</b>							[Gantt bar: 2/2-2/13]			
Initial kickoff, scoping							[Gantt bar: 2/2-2/13]			
Professional estimating							[Gantt bar: 2/2-2/13]			
Clarification/Checkin meeting							[Gantt bar: 2/2-2/13]			
<b>BOE UPDATES AND APPROVALS</b>										
Facilities/Authorization SubCommittees										[Gantt bar: 2/23-2/27]
BOE Regular meetings	[Gantt bar: 12/22-12/23]									
Recommendations to BOE										
BOE Approval										
Finalize DAS 3520 paperwork										

# Grant Application Schedule Considerations:

- **Agree on Middle School Ed. Specs:** Current Ed Specs Approved on May 2024
- **Feasibility Study and Opinion of Probable Costs**
  - Approve project approach and costs
- **Town Resolutions:**
  - Superintendent to apply for a grant
  - Establish a building committee
  - Preparation of schematic drawings and outline specifications
  - Local funding authorization (establishing a referendum)
- **Grant Application Deadline:** June 30th of application year

## What is 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 (C) of which not less than 75% of the facility to be renovated is at least 30 years old"*

In Connecticut, there is no fixed statutory percentage of an existing school building that must be retained to qualify as "Renovate to New."

Instead, the [Connecticut State Department of Education \(CSDE\)](#) applies a functional and cost-based test, not a percentage test.

In Connecticut, there is no fixed or codified percentage of an existing building that must be retained for a project to qualify as "Renovate to New."

Instead, the determination is performance-based, not percentage-based, and is made by the Office of School Construction Grants &

# Considerations - Renovate or Build New?

## NEW CONSTRUCTION:

- New building easily supports 21st century learning layout
- Reduces construction impacts to students and staff since building elsewhere on the existing site
- New construction will be faster than phased renovation
- Can design building envelope to meet current energy codes
- A new building will likely be more compact in footprint, multi-level options can be considered
- New building can be designed to accommodate any mechanical system
- Site logistics are less complicated compared with renovation

## RENOVATION:

- Adapting an existing building may result in layout compromises
- Greater construction impacts to students and staff in a building under construction
- Phased construction takes longer
- Challenging to modify the building envelope to meet current energy codes
- Final costs must be less than new construction
- Existing conditions may not support certain new mechanical systems
- More unforeseen conditions during construction
- Site logistics are more complicated compared with new construction

Local Education Agency	State Project No.	Phase
School	Architect	Date

Department of Administrative Services – Plan Review

## RENOVATION (RNV) DESIGNATION CHECKLIST

### FORM SCG-3520

- Section 10-282 (18) of the Connecticut General Statutes (C.G.S.) defines "Renovation" as "a school building project to refurbish an existing building that was not renovated in accordance with this subdivision during the twenty-year period ending on the date of application, and of which not less than seventy-five per cent of the facility to be renovated is at least twenty years old, and that results in at least fifty-five per cent of the square footage of the completed building project being so renovated and the entire completed project having a useful life comparable to that of a new construction, and for which the total project costs of the renovation are less than the total project costs of a new construction."
- Submit all backup along with this form. Place an X in the District/Design Professional Submission Column when completed.
- Status column (by DAS staff):  Accepted  Open Item

		District/Design Professional Submission Column		Status
Submission Requirements		DAS Comments		
01.	Provide a written letter, signed by the Superintendent of Schools, requesting "Renovation" designation as defined under C.G.S. §10-282(18).			
02.	Provide a completed FORM SCG-3501 "Cost Analysis for Proposed Renovation Projects" signed by both the Design Professional and the Superintendent of Schools. The cost and square footage values on FORM SCG-3501 must reflect the most current project data, including any recent updates.			
03.	Provide a professional feasibility study comparing the proposed renovation project to constructing a new facility on the same site and at alternative locations, including an opinion of cost for each option.			
04.	Provide a professional cost estimate from an independent, licensed architect, demonstrating that the cost of renovating the existing facility is less than constructing a new one. The cost estimate must include soft costs, remediation, swing space and temporary provisions, phasing costs, escalation, and any other relevant expenses. (C.G.S. §10-286(a)(8))			
05.	Provide a signed and sealed statement confirming that the entire facility will be brought into full compliance with all applicable codes, including accessibility requirements, upon completion.			
07.	Provide a written statement, signed and sealed by a Connecticut-licensed structural engineer, confirming that the structural integrity of the original building has not been compromised. Additionally, the statement should affirm that, upon completion, the renovated facility will have a useful life for continued occupancy comparable to that of a new facility (i.e., greater than 50 years).			
08.	Provide a detailed report on all existing building systems including finishes, roofing, plumbing, water supply, fire protection, heating, ventilating and air conditioning (HVAC), electrical systems, energy monitoring, communications and security systems. The report should document the condition of these systems and justify the specific renovation needs, including any necessary repairs or replacements. (C.G.S. §10-286(a)(8))			
09.	Provide signed and sealed professional opinions confirming that all proposed systems will have a useful life of 20 years, or a comparable lifespan to a new system if the expected lifespan is shorter, upon project completion.			
NOTE: The DAS may request additional analysis or documentation, if needed, to properly evaluate this request for Renovation designation after submission.				

For DAS Use only:

Date received:      Date revised:      Committee recommendation:      Approval recommended:      Reviewer:

## PHASE 2 - COMPREHENSIVE RENO ASSESSMENT:

Will include the following:

- Narratives for:
  - Architectural ✓
  - Building Envelope ✓
  - Interior Architecture ✓
  - Structural ✓
  - HVAC ✓
  - Electrical ✓
  - Plumbing ✓
  - Fire protection ✓
- Opinion of probable costs ✓
- Conceptual Site Plan ✓
- Evaluate the Ed Spec to the Existing Building ✓
- Conceptual Floor Plan ✓
- Final Report **UNDERWAY**
- Required items on SCG-3520 **UNDERWAY**

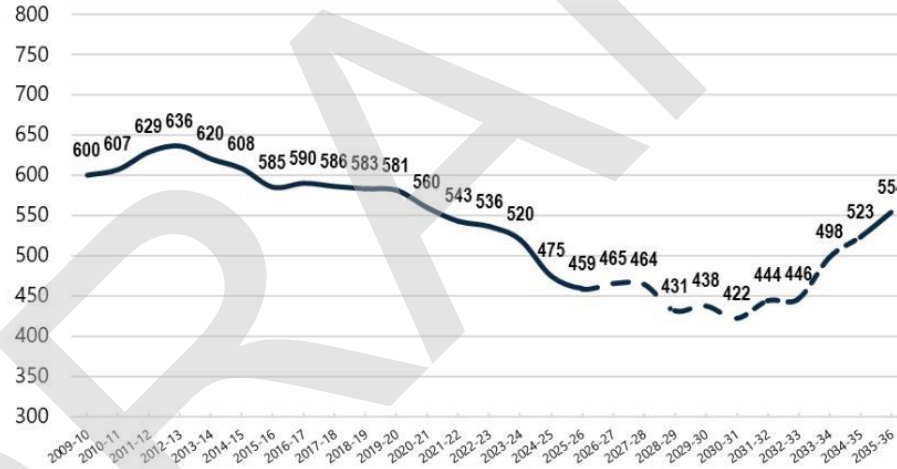
ENROLLMENT PROJECTIONS – December 2023, Updated November 2025



Individual School Projections

- WMS projected to see enrollment decrease by 8% in the first 5-years averaging 444 students.
- A moderate increase is projected in latter half of the projections as larger cohorts matriculate from WIS.

6-8 Historic & Projected Enrollment (Medium)  
Weston Public Schools



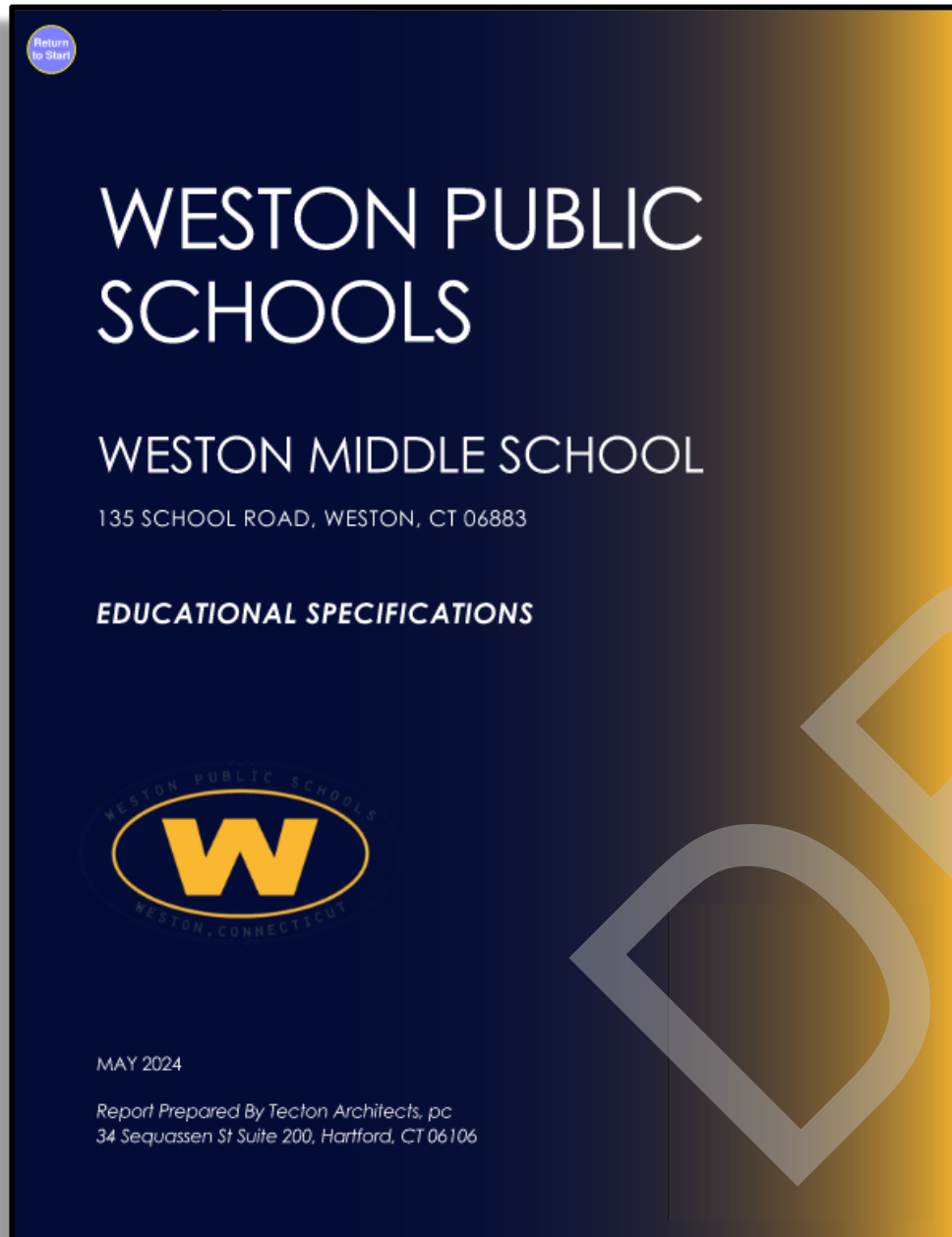
Grades 6-8:

2025 Projections:

- 2035-36: 554 Students

2023 Projections:

- 2033-34: 573 Students



**Educational Specification being used:**

Accepted and Approved by former BOE

- Dated May 2024
  - Quantity and size of proposed net spaces seems appropriate
  - Gross up factor that was proposed does not seem adequate

SLAM's review indicates that this previously approved Educational Specification supports a modern, 21<sup>st</sup> Century Middle School

## **CT DAS OFFICE OF GRANTS ADMINISTRATION (OGA) ELIGIBILITY FACTOR**

**Net Gross Allowable Area (NGAA)  
(inside face of exterior wall)**

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**=**

**Eligibility Factor (value of 1.0, or less)**

**Net Gross Area Proposed (NGAP)  
(inside face of exterior wall)**

### Key Points:

- If eligibility factor is 1.0, 100% of the eligible construction costs will be reimbursable at the district's state reimbursement rate.
- Often the eligibility factor is < 1.0, when a district decides to build more than the state allowable area.
  - Example: if Eligibility factor is 0.9000, 90% of the eligible construction costs will be reimbursable at the district's state reimbursement rate.

## EDUCATIONAL SPECIFICATIONS – May 2024

**WESTON PUBLIC SCHOOLS**

**WESTON MIDDLE SCHOOL**

135 SCHOOL ROAD, WESTON, CT 06883

**EDUCATIONAL SPECIFICATIONS**

MAY 2024

Report Prepared By Tecton Architects, pc  
34 Sequassen St Suite 200, Hartford, CT 06106

**Tecton ARCHITECTS**

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MAY 2024 | WESTON PUBLIC SCHOOL DISTRICT, WESTON MIDDLE SCHOOL | Educational Specifications | PART 6

PROGRAM AREAS	#/ROOMS		TOTAL SF
6TH GRADE ACADEMIC CLASSROOMS	18		11,675
7TH GRADE ACADEMIC CLASSROOMS	18		11,675
8TH GRADE ACADEMIC CLASSROOMS	18		11,675
SPECIAL EDUCATION (see also Academic CR)	5		1,675
ADMINISTRATION	16		2,380
STUDENT HEALTH	6		900
VISUAL AND PERFORMING ARTS	18		9,965
LEARNING COMMONS	12		5,234
CAREER, TECH, ED. & COMPUTER SCIENCE	8		5,300
WELLNESS / PHYSICAL EDUCATION	6		9,375
CAFETERIA / FOOD SERVICE	12		6,653
BUILDING SERVICES	27		4,020
Net SF			80,527
Circulation Factor	80,527	0.3	24,158
PROGRAM AREA GSF			104,686
GROSS FLOOR AREA (TARGETED)			104,701
DELTA			15

**EDUCATIONAL SPECIFICATIONS**  
Weston Middle School | 135 School Road, Weston, CT 06883  
Issued on: 05/17/2024

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### TECTON:

- 574 Students, Grades 6-8
- 80,527 Net Square Feet (NSF)
- 104,701 Gross Square Feet (GSF)
- ~77% Net-To-Gross Ratio

## EDUCATIONAL SPECIFICATIONS – May 2024

LEARNING COMMONS	QTY	UNIT SF	TOTAL SF
Media Specialist Office	1	125	125
Media Specialist Storage / Work Room	1	125	125
Reading Room / Stack / Meeting Area	1	2009	2,009
Multimedia Production Room	1	800	800
Production / Sound Control Room	1	150	150
Maker / Fabrication Center (Build & Design)	1	800	800
Think Tank (Digital Music & Art)	1	600	600
Breakout Work Areas (Small Group, Proj. Based)	3	100	300
Technology Repair / Office / Workroom	1	125	125
<del>MDF / IT Infrastructure Room</del>	<del>1</del>	<del>200</del>	<del>200</del>
<b>LEARNING COMMONS</b>	<b>12</b>		<del>5,234</del> <b>5,034</b>

BUILDING SERVICES	QTY	UNIT SF	TOTAL SF
Building Storage	1	300	300
<del>Toilet Room (Boys/Men)</del>	<del>3</del>	<del>200</del>	<del>600</del>
<del>Toilet Room (Girls/Women)</del>	<del>3</del>	<del>200</del>	<del>600</del>
<del>All Gender / All Inclusive Toilet Room</del>	<del>6</del>	<del>60</del>	<del>360</del>
Custodial Closet	4	50	200
<del>Mechanical Room</del>	<del>1</del>	<del>750</del>	<del>750</del>
<del>Main Electrical Room</del>	<del>1</del>	<del>400</del>	<del>400</del>
<del>Electrical Closet</del>	<del>3</del>	<del>60</del>	<del>180</del>
<del>IDF Room</del>	<del>3</del>	<del>60</del>	<del>180</del>
Deliveries / Loading	1	300	300
Custodial Office/Storage	1	150	150
<b>BUILDING SERVICES</b>	<b>27</b>		<del>4,020</del> <b>950</b>

### SLAM Adjustments:

- **Remove spaces that we account for in the Net-To-Gross (N-T-G) Ratio**
- **Learning Commons (Remove):**
  - MDF Infrastructure Room
- **Building Services (Remove):**
  - Toilet Rooms
  - Mechanical Rooms
  - Electrical Rooms
  - IDF Infrastructure Rooms
- **Spaces removed are layout and code dependent**

## EDUCATIONAL SPECIFICATIONS – May 2024

[Return to Start](#)

MAY 2024 | WESTON PUBLIC SCHOOL DISTRICT, WESTON MIDDLE SCHOOL  
Educational Specifications

PROGRAM AREAS	#/ROOMS	TOTAL SF
6TH GRADE ACADEMIC CLASSROOMS	18	11,675
7TH GRADE ACADEMIC CLASSROOMS	18	11,675
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SPECIAL EDUCATION (see also Academic CR)	5	1,675
ADMINISTRATION	16	2,380
STUDENT HEALTH	6	900
VISUAL AND PERFORMING ARTS	18	9,965
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BUILDING SERVICES	27	<del>4,020</del>
Net SF		<del>80,527</del>
Circulation Factor	80,527	0.3
PROGRAM AREA GSF		104,686
<del>CROSS FLOOR AREA (TARGETED)</del>		<del>104,701</del>
DELTA		15

**SLAM Adj.**

**5,034**

**950**  
**77,257**

SLAM:

- 77,257 Net Square Feet (NSF)
- Experience of 62% – 64% N-T-G Ratio
- Use 63% N-T-G for the Study
- $77,257 / 0.63 = 122,630$  GSF Target

## STATE ALLOWABLE AREA & ELIGIBILITY FACTOR – February 2026

### Allowable Area Calculation

1.	Peak Projected 8-Year Enrollment	554 (6-8)
2.	Allowable Square Feet (SF) per Student	168 SF/Student
3.	Net-Gross Allowable Area (NGAA) <i>554 students x 168 SF/Student, Inside face of exterior walls</i>	93,072 SF
4.	NGAA' includes a 1% Statutory Allowance: <i>Per CGS 10-286, Section 10(c)(2), Inside face of exterior walls</i>	94,003 SF

Based on Grades 6-8:

2025 Projections:

- 2035-36: 554 Students

### Eligibility Factor - Based on Planning Calculations

1.	Estimated Building Area: <i>Outside face of exterior wall (total constructed area)</i>	122,630 GSF
2.	Net-Gross Area Proposed (NGAP): <i>Estimated inside face of exterior walls – Estimated Building Area minus 5%</i>	116,791 SF
3.	Variance from State Allowable Area (Over)/ Under: <i>NGAA' minus NGAP</i>	(22,708) SF
4.	Eligibility Factor NGAA'/NGAP:	0.8049
5.	2026 Weston Reimbursement Rates (Reno / New):	22.14% / 12.5%
6.	Estimated Effective Reimbursement Rates (Reno / New):	17.82% / 10.06%

Target GSF based on Ed Specs and SLAM  
N-T-G Ratio

Values used in the Opinion of Probable Costs



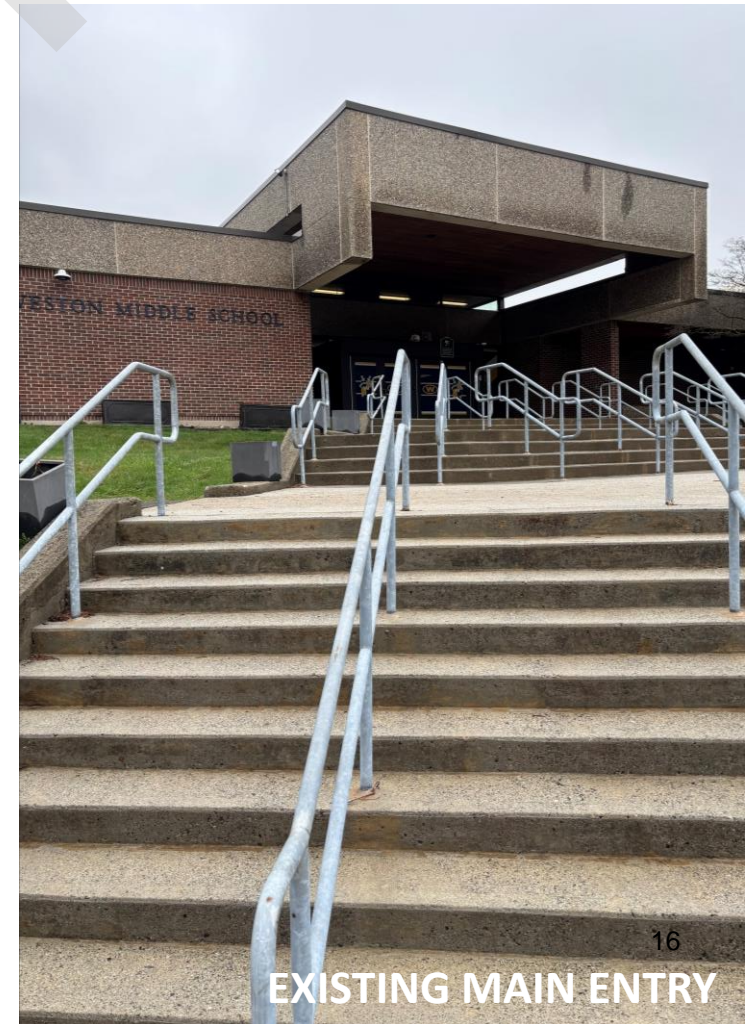
Site Information

## LOCATION

135 School Road,  
Weston, CT 06883

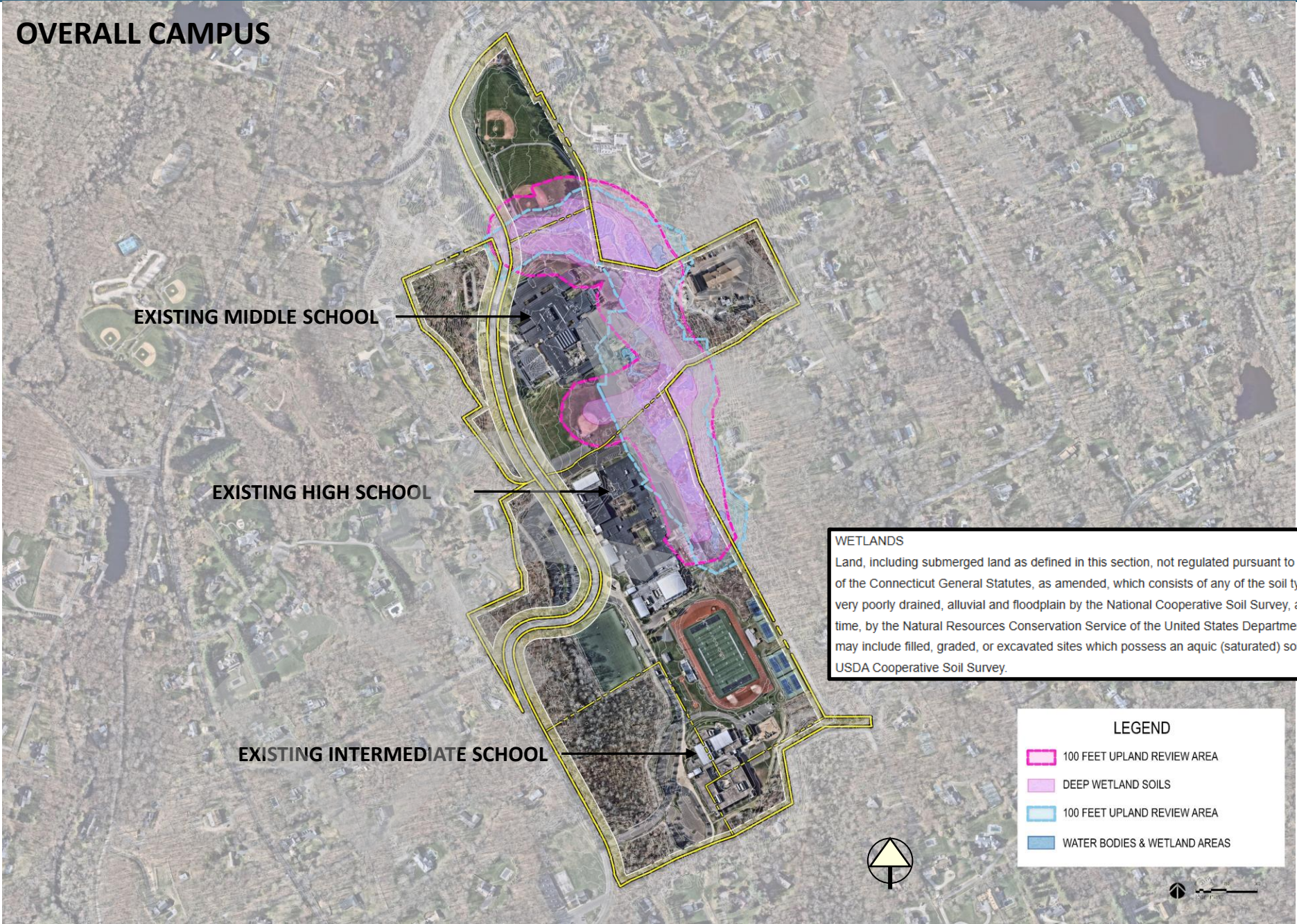


EXISTING AERIAL OF MIDDLE SCHOOL



EXISTING MAIN ENTRY

## OVERALL CAMPUS



EXISTING MIDDLE SCHOOL

EXISTING HIGH SCHOOL

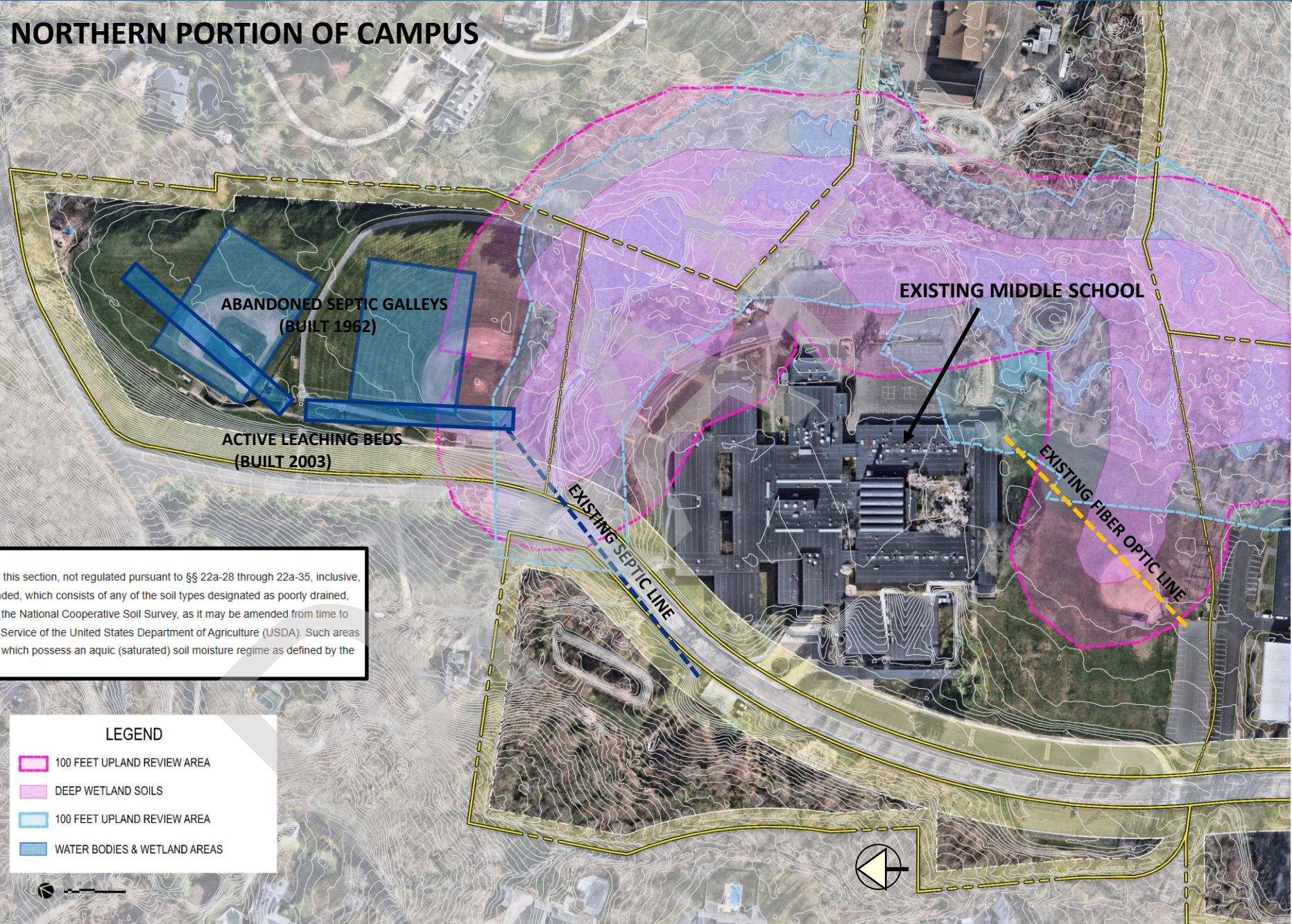
EXISTING INTERMEDIATE SCHOOL

**WETLANDS**  
Land, including submerged land as defined in this section, not regulated pursuant to §§ 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes, as amended, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial and floodplain by the National Cooperative Soil Survey, as it may be amended from time to time, by the Natural Resources Conservation Service of the United States Department of Agriculture (USDA). Such areas may include filled, graded, or excavated sites which possess an aquic (saturated) soil moisture regime as defined by the USDA Cooperative Soil Survey.

**LEGEND**

- 100 FEET UPLAND REVIEW AREA
- DEEP WETLAND SOILS
- 100 FEET UPLAND REVIEW AREA
- WATER BODIES & WETLAND AREAS





## NORTHERN PORTION OF CAMPUS

ABANDONED SEPTIC GALLEYS  
(BUILT 1962)

ACTIVE LEACHING BEDS  
(BUILT 2003)

EXISTING MIDDLE SCHOOL

EXISTING SEPTIC LINE

EXISTING FIBER OPTIC LINE

**WETLANDS**  
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**LEGEND**

- 100 FEET UPLAND REVIEW AREA (pink dashed line)
- DEEP WETLAND SOILS (purple shaded area)
- 100 FEET UPLAND REVIEW AREA (light blue dashed line)
- WATER BODIES & WETLAND AREAS (blue shaded area)

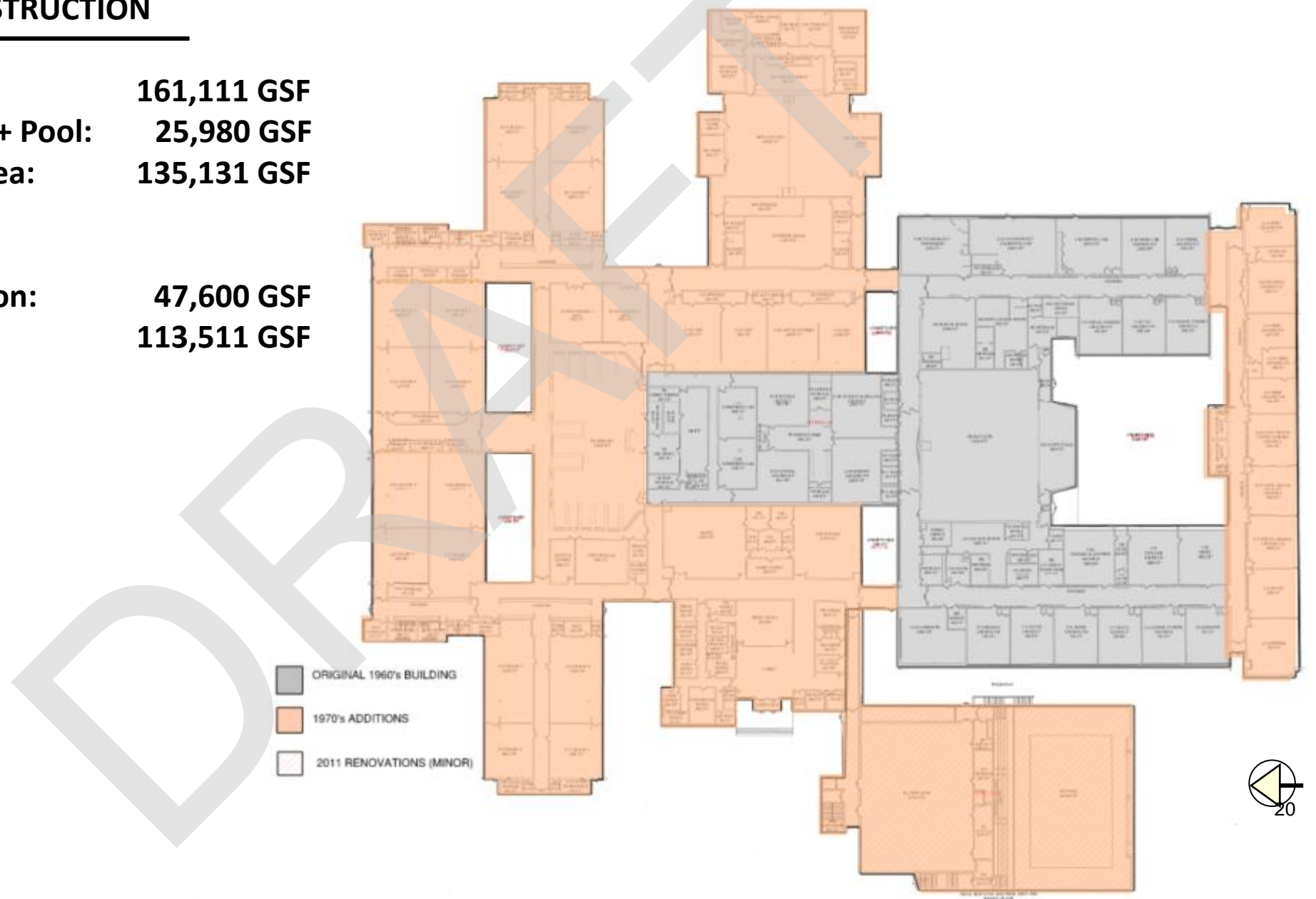


Renovate to New Concept

BASE - YEARS OF CONSTRUCTION

## BASE PLAN – YEARS OF CONSTRUCTION

- Existing Building Area: 161,111 GSF
- Existing Community Gym + Pool: 25,980 GSF
- Existing Middle School Area: 135,131 GSF
  
- Original 1960's construction: 47,600 GSF
- 1970's Major Addition: 113,511 GSF



## BASE PLAN – EXISTING PLAN LAYOUT

- Existing Building Area: 161,111 GSF
  - Existing Community Gym + Pool: 25,980 GSF
  - Existing Middle School Area: 135,131 GSF
  - OGA Allowable Area: 94,003 SF
- Team Observations:
    - Aging infrastructure
    - Sprawling one-story structure
    - Main Entry is not accessible
    - Many underutilized spaces



LOWER LEVEL POOL LAYOUT

ACADEMICS	Orange
SCIENCE	Light Orange
SPEC. ED	Yellow
SPECIAL PROGRAMS	Pink
VISUAL ARTS	Purple
PERF. ARTS	Dark Purple
LIBRARY/MEDIA	Red
PHYS ED/ ATHLETICS	Green
STUDENT SERVICE/ food se	Light Blue
ADMIN/ OFFICES	Blue
BUILDING SUPPORT	Grey
CIRCULATION	Yellow



## ED SPEC PROGRAM MAPPING (INTO CURRENT USE SPACES)

- 15 existing classrooms are undersized
- 16 existing classrooms are oversized
- 2 existing classrooms are right-sized
- Cafeteria is oversized
- Both Gyms are undersized
- Stage is undersized
- Library is oversized
- Art and Tech Ed rooms are undersized
- Band Room is oversized
- Orchestra Room is right sized



## ED SPEC PROGRAM MAPPING (INTO CURRENT USE SPACES)

Weston Middle School - Space Comparison Summary

space name	Ed Spec (5/2024)			Existing Spaces - field verifies			Explanation from Ed Spec to Verified Program
	program area (NSF)	room qty	total area (NSF)	program area (NSF)	room qty	total area (NSF)	
<b>ACADEMIC CLASSROOMS - GRADES 6-8 (IDENTICAL GROUPING)</b>							
ACADEMIC CORE CLASSROOMS	825	24	19,800	825	2	1,650	
	0	0	0	751	16	12,016	Mostly on the south end of the existing building
	0	0	0	1,125	15	16,875	Mostly on the north end of the existing building
	0	0	0			0	
	0	0	0			0	
SCIENCE CLASS/LABS	1,200	6	7,200	934	4	3,736	
SCIENCE PREP ROOMS	300	3	900	762	1	762	
FLEX CLASSROOMS	1,100	3	3,300	0	0	0	
CURRICULUM STORAGE	125	3	375	88	5	440	
INSTRUCTIONAL COACH / COUNSELING	150	3	450	430	2	860	
SMALL GROUP / FLEX ROOM	225	3	675	607	4	2,428	
SPEL - SMALL GROUP / SENSORY	125	3	375	240	1	240	
SPEL - RESOURCE	300	3	900	756	2	1,512	
TEACHER PROF. DEVELOP. / WORK ROOM	350	3	1,050	240	1	240	
			35,025			40,759	
<b>SPECIAL EDUCATION PROGRAMS</b>							
COMMUNITY CLASSROOM	800	1	800	600	1	600	
BCBA OFFICE	100	1	100	100	1	100	
SPEL RESOURCE ROOMS - SPEECH AND LANGUAGE	200	1	200	500	6	3,000	
OT/PT ROOM	450	1	450	800	1	800	

6TH GRADE ACADEMIC CLASSROOMS	QTY	UNIT SF	TOTAL SF
English Language Arts (ELA) / Reading Classroom	2	825	1,650
Math Classroom	2	825	1,650
World Language Classroom	2	825	1,650
Social Studies Classroom	2	825	1,650
Science Classroom and Lab	2	1200	2,400
Science Prep Room	1	300	300
Flex Classroom (Science, Math, Eng., Technol.)	1	1100	1,100
Curriculum Storage	1	125	125
Instructional Coach Office / Counseling	1	150	150
Small Group / Flex Room (Student & Teacher)	1	225	225
Specialized Education - Small Group / Sensory	1	125	125
Specialized Education - Resource	1	300	300
Teacher Prof. Dev./Work/Prep Room	1	350	350
<b>6TH GRADE ACADEMIC CLASSROOMS</b>	<b>18</b>		<b>11,675</b>

- ACADEMICS
- SCIENCE
- SPEC. ED
- SPECIAL PROGRAMS
- VISUAL ARTS
- PERF. ARTS
- LIBRARY/MEDIA
- PHYS ED/ ATHLETICS
- STUDENT SERVICE/ food service
- ADMIN/ OFFICES
- BUILDING SUPPORT
- CIRCULATION



## BASE PLAN – RENOVATE TO NEW

- Windowless program spaces
- Location of Mechanical Rooms

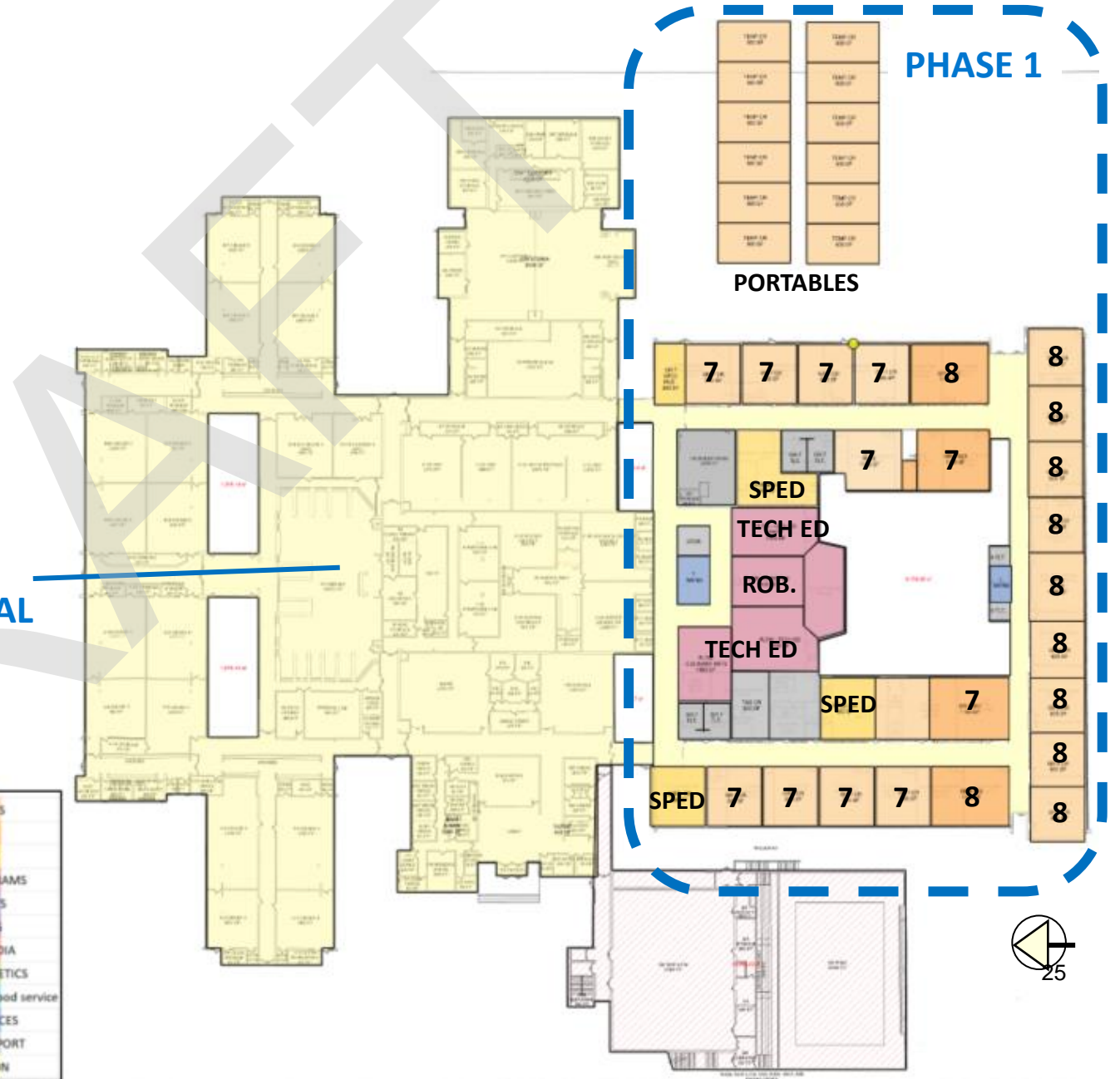


## RENO TO NEW OPTION – PHASE 1

- Provide Portable Classroom space in portion of eastern play area
- Renovate southern end of building
  - Convert Gym to Tech Ed (PLTW)
  - Renovate new 7<sup>th</sup> and 8<sup>th</sup> Grade teams
- Build new Main Electrical Room
- Use Community Gym for PE

THIS PORTION IS FULLY OPERATIONAL

ACADEMICS
SCIENCE
SPEC. ED
SPECIAL PROGRAMS
VISUAL ARTS
PERF. ARTS
LIBRARY/MEDIA
PHYS ED/ ATHLETICS
STUDENT SERVICE/ food service
ADMIN/ OFFICES
BUILDING SUPPORT
CIRCULATION



## RENO TO NEW OPTION – PHASE 2

- Renovate middle portion of building
  - Convert Music to Library
  - Demo Sci Room area
  - Convert Art Rooms to Music
  - Renovate Cafeteria and Kitchen
  - Continue to use Community Gym for PE



PHASE 1



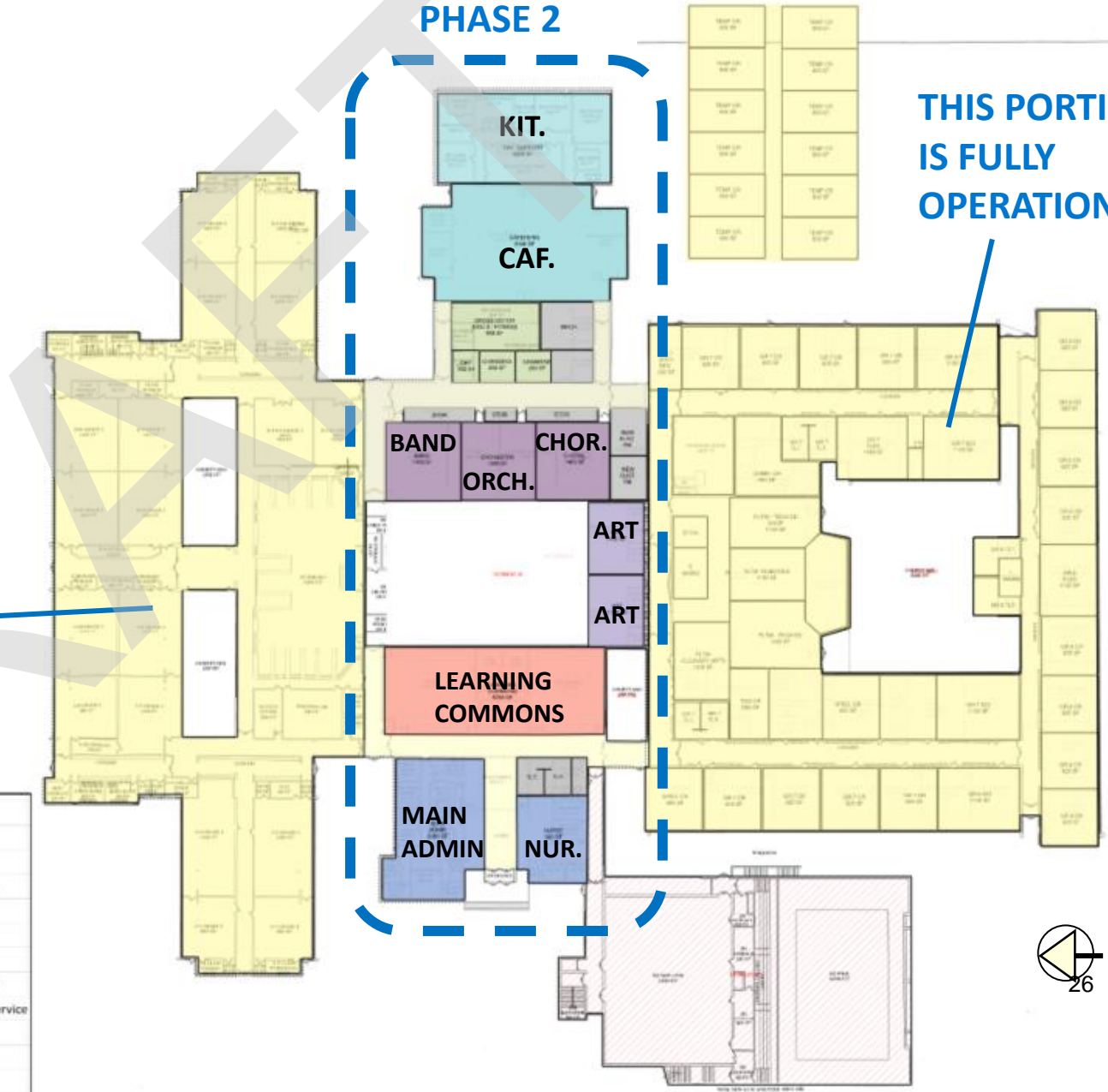
PHASE 2



PHASE 3

THIS PORTION IS FULLY OPERATIONAL

ACADEMICS
SCIENCE
SPEC. ED
SPECIAL PROGRAMS
VISUAL ARTS
PERF. ARTS
LIBRARY/MEDIA
PHYS ED/ ATHLETICS
STUDENT SERVICE/ food service
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BUILDING SUPPORT
CIRCULATION



THIS PORTION IS FULLY OPERATIONAL

## RENO TO NEW OPTION – PHASE 3

- Renovate middle portion of building
  - Demo north end of building
  - Build new Gym, Platform, Assembly Use Toilets
  - Convert existing Library to new Classrooms
  - Complete associated site work, landscaping



PHASE 1

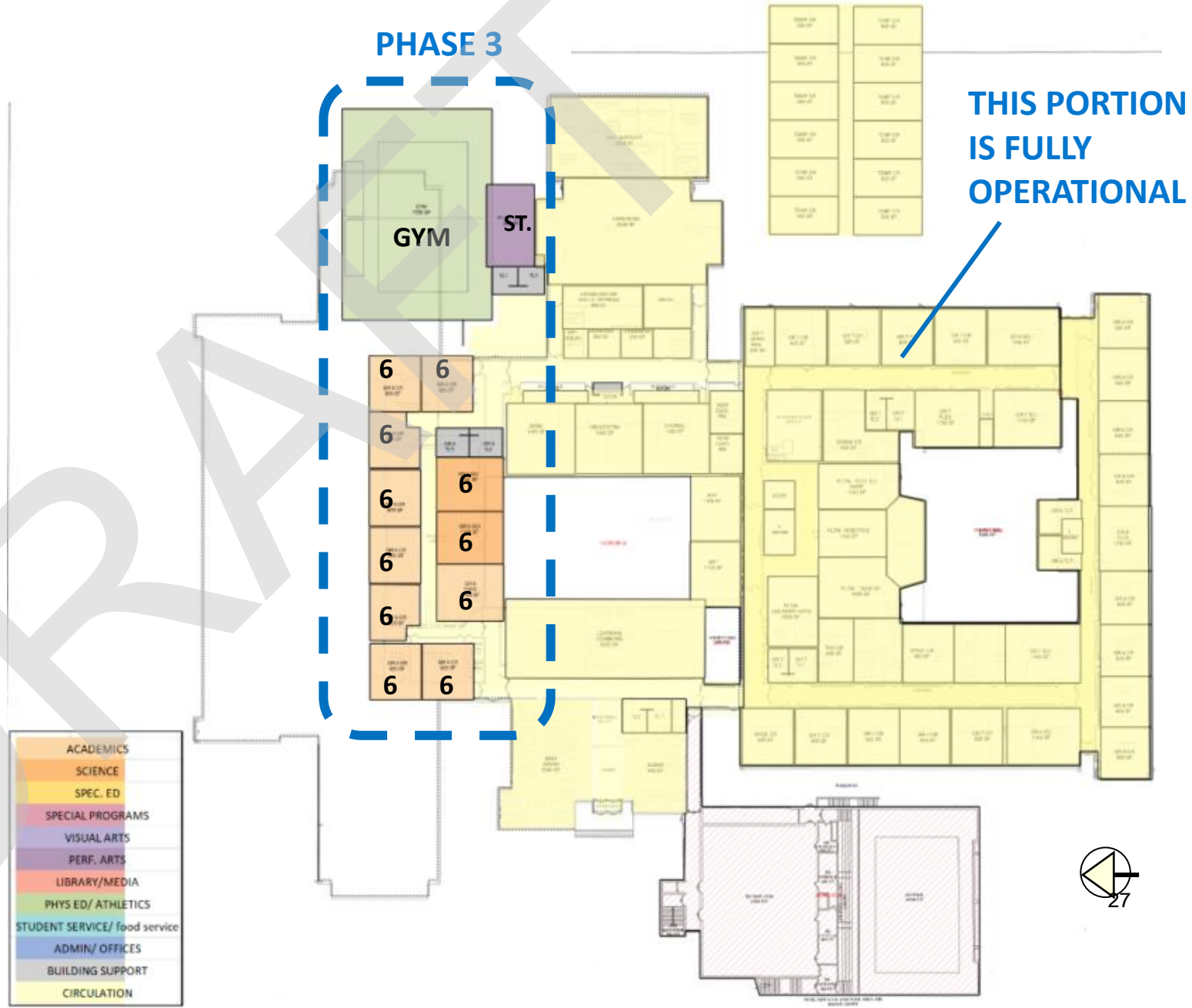


PHASE 2

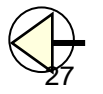


PHASE 3

ACADEMICS
SCIENCE
SPEC. ED
SPECIAL PROGRAMS
VISUAL ARTS
PERF. ARTS
LIBRARY/MEDIA
PHYS ED/ ATHLETICS
STUDENT SERVICE/ food service
ADMIN/ OFFICES
BUILDING SUPPORT
CIRCULATION



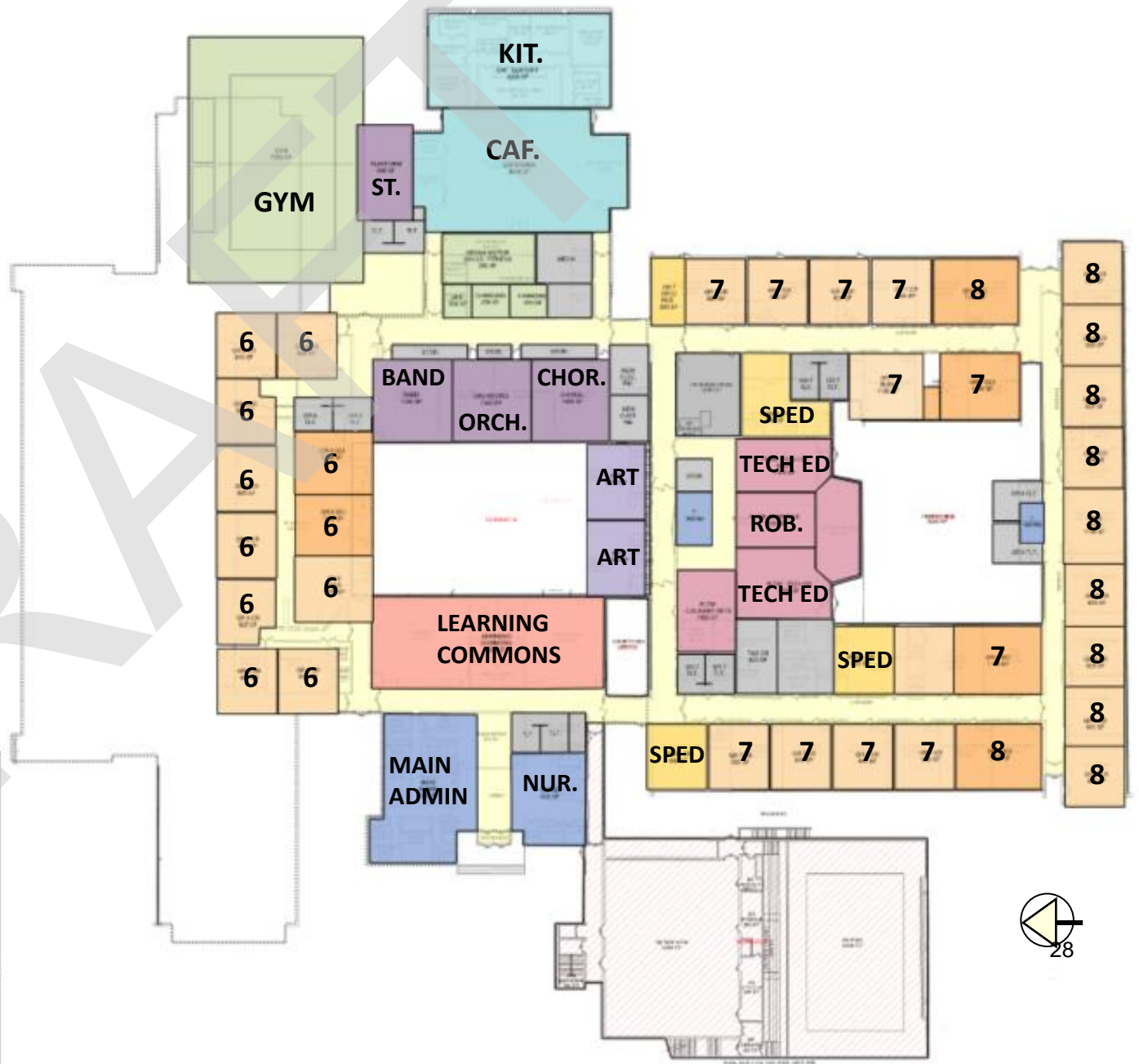
THIS PORTION IS FULLY OPERATIONAL



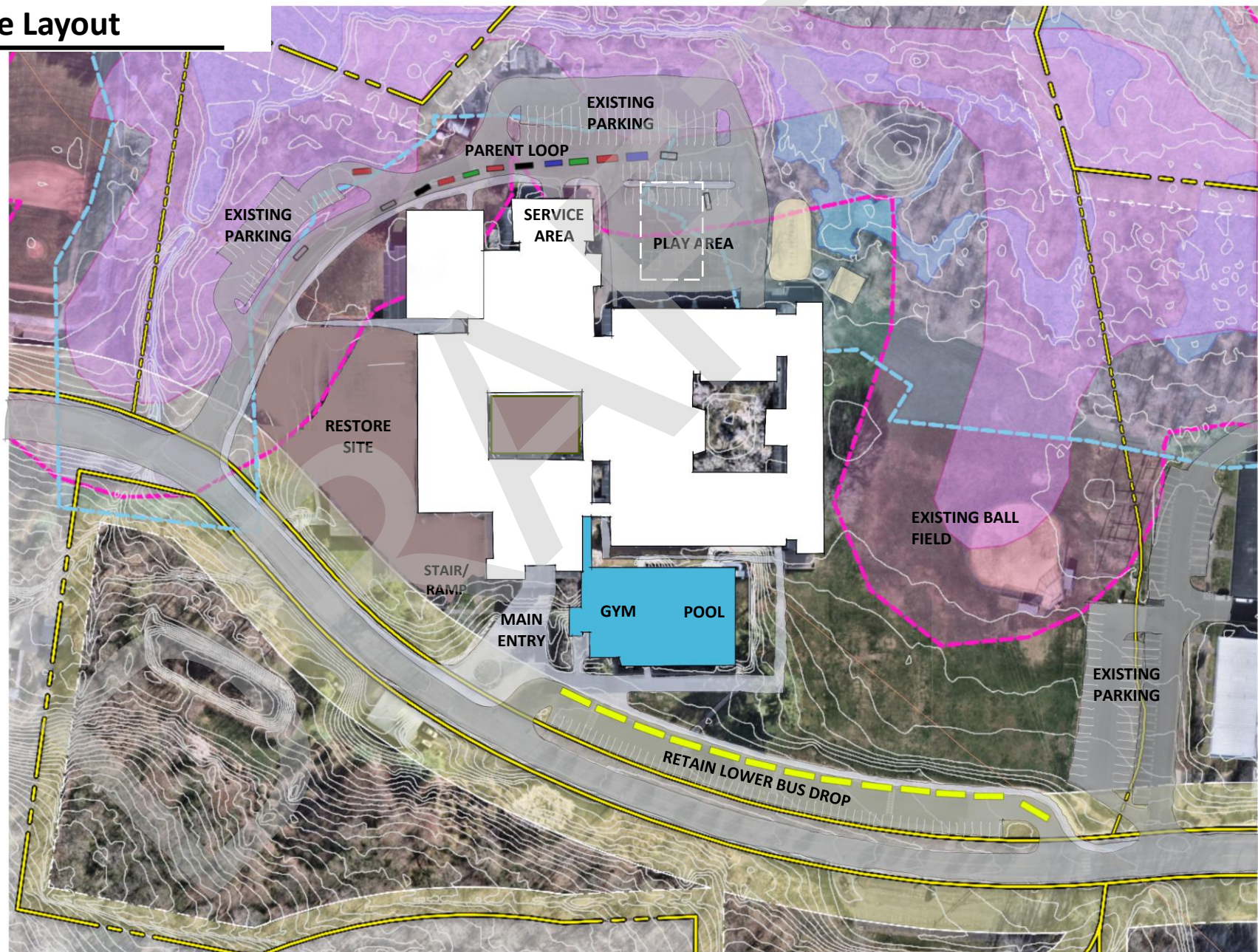
## RENO TO NEW OPTION – Final Layout

- Remove Portable Classrooms
- Complete site work on north end of building

ACADEMICS
SCIENCE
SPEC. ED
SPECIAL PROGRAMS
VISUAL ARTS
PERF. ARTS
LIBRARY/MEDIA
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BUILDING SUPPORT
CIRCULATION



## RENO TO NEW OPTION –Site Layout



## RENO TO NEW OPTION – Area Takeoffs

- Existing SF – 135,151 SF
- Proposed Demo – 31,000 SF
- Proposed New Construction – 17,000 SF
- Proposed Reno to Existing – 104,151 SF
- Final Total SF – 121,151 SF



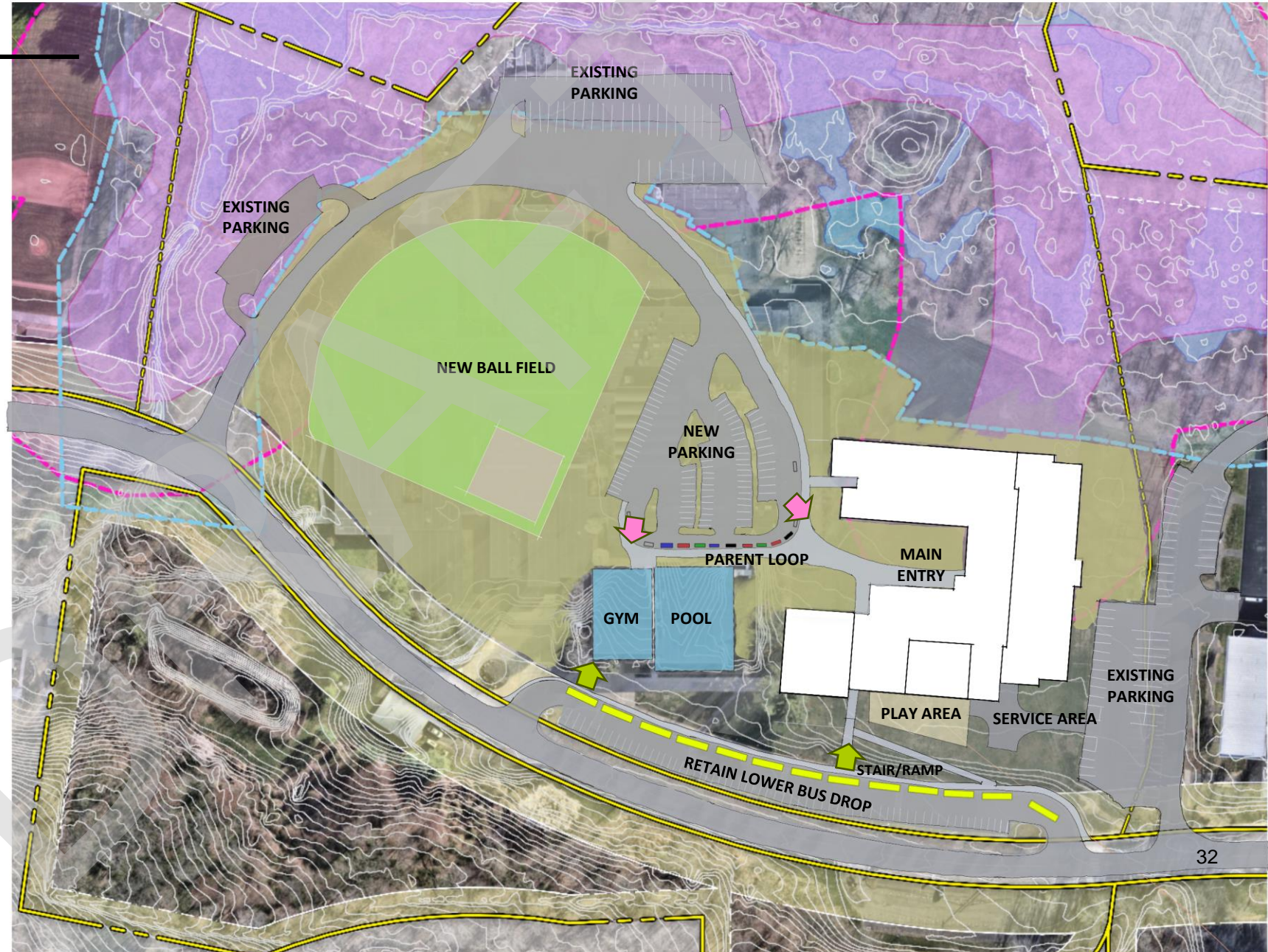


Build New Concept

DRAFT

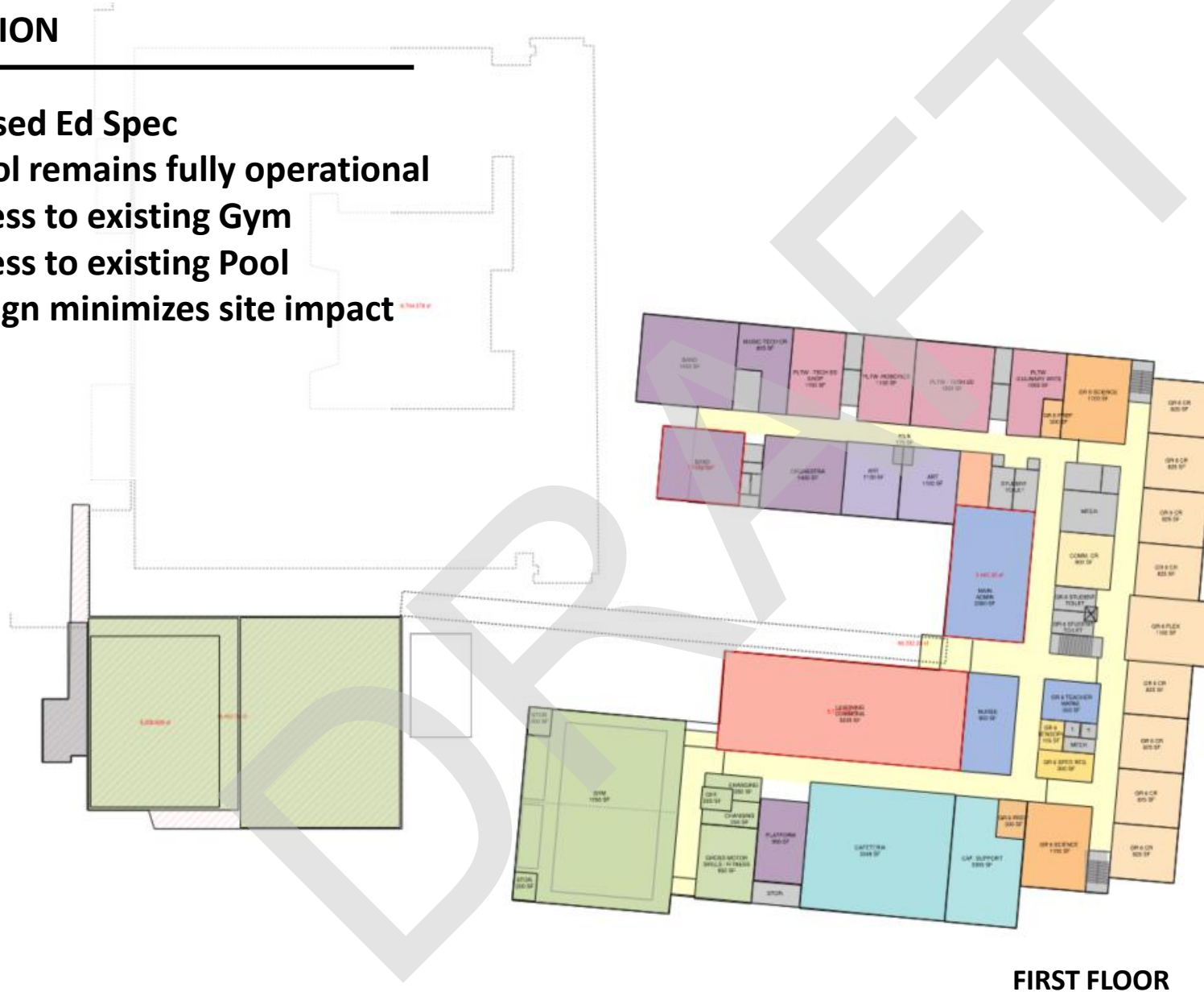
## NEW BUILD OPTION

- Meets proposed Ed Spec
- Existing school remains fully operational
- Consider separate access to existing Gym
- Consider separate access to existing Pool
- Compact building design minimizes site impact



## NEW BUILD OPTION

- Meets proposed Ed Spec
- Existing school remains fully operational
- Consider access to existing Gym
- Consider access to existing Pool
- Compact design minimizes site impact



SECOND FLOOR



THIRD FLOOR



ACADEMICS
SCIENCE
SPEC. ED
SPECIAL PROGRAMS
VISUAL ARTS
PERF. ARTS
LIBRARY/MEDIA
PHYS ED/ ATHLETICS
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CIRCULATION

66,332 SF  
+18,145 SF  
+18,145 SF

102,622 SF

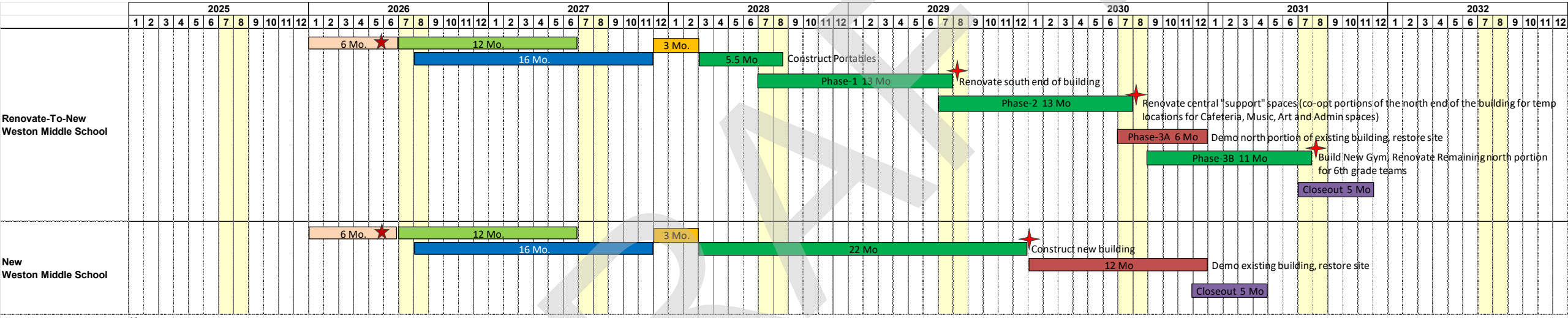
FIRST FLOOR



# Opinion of Probable Costs

# Estimated Project Schedules:

Renovation Phases:



Key:

	Feasibility Study + Grant Application
	Grant Application State Review
	Design
	Bidding & Award
	Construction
	Abatement & Demolition
	Project Closeout
	Town Council Authorization of Funding
	Student Occupancy

- Renovate-To-New schedule is on top, New Construction schedule is on the bottom.
- Both project approaches contemplate a grant application by June 30, 2026.
- Recommend commencing design in the summer of 2026 to avoid additional escalation.

# Opinion of Probable Costs:

**Town of Weston - Opinion of Probable Costs (OPC) - Middle School Facility Plan**

Summary - Middle School Facility Plan		Building Area (GSF)	Range Total Project Cost		Range Cost to Weston		Range Cost to State	
			Low	High	Low	High	Low	High
1	Renovate To New for Weston MS for 554 students	122,630	\$ 134,518,000	\$ 141,416,000	\$ 118,825,000	\$ 124,494,000	\$ 15,693,000	\$ 16,922,000
2	New Construction for Weston MS for 554 students	122,630	\$ 136,069,000	\$ 143,047,000	\$ 127,961,000	\$ 134,237,000	\$ 8,108,000	\$ 8,810,000

Notes:

- 1 The range presented above reflects +/- 2.5% from the estimated costs.
- 2 OPC figures above are rounded to the nearest \$100,000.
- 3 OPC includes escalation to the mid-point of construction for the respective project phases 4.5% for 2026, 3.5% for subsequent years; refer to the schedule.
- 4 OPC includes \$3.5M for sustainable initiatives on both project approaches.
- 5 OPC includes a 10% design & estimating contingency and a 3% construction contingency..
- 6 OPC includes Owner soft costs and a 5% owner contingency.
- 7 OPC anticipates Other Ineligible costs: 4% for New Construction and 6% for Renovation.
- 8 Eligibility factor for both project approaches is 0.8049
- 9 2026 Weston New Construction reimbursement rate: 12.5%
- 10 2026 Weston General Construction (Renovation) reimbursement rate: 22.14%
- 11 Cost to Weston and Cost to State figures are not guaranteed.



Discussion / Questions