

## Campus Master Plan Options

The value of having all four schools and the central office on one site in the heart of town should not be underestimated. Weston's public-school campus is an impressive, highly effective educational setting, and a cohesive educational community. The entry to campus on School Road is problematic, however. The 31 total school vehicles (27 buses and 4 suburban's) are located adjacent to the entry and have access to School Road AND the State Route 53 / Weston Road via an exaggerated curb cut. The "bus garage" is a misnomer, and in fact, houses the WPS maintenance shops or the "school public works department" as well as a small office for the bus contractor. The garage and buses combine to create a negative image when compared to the rest of the school campus and arguably are "not a fitting first impression" for the schools. Traffic congestion at this intersection is a well-documented problem. Reference the 2010 Town Plan and the 2012 SWRPA study. Both studies envision changes and the SWRPA study includes specific short and long-term design recommendations to improve the intersection. All this information coalesced into the creation of two conceptual designs proposing to move the WPS facility shops and the busses onto the campus. S/P+A in this design role did not propose a conceptual design option for moving the "buses" off of the campus onto a non WPS site.

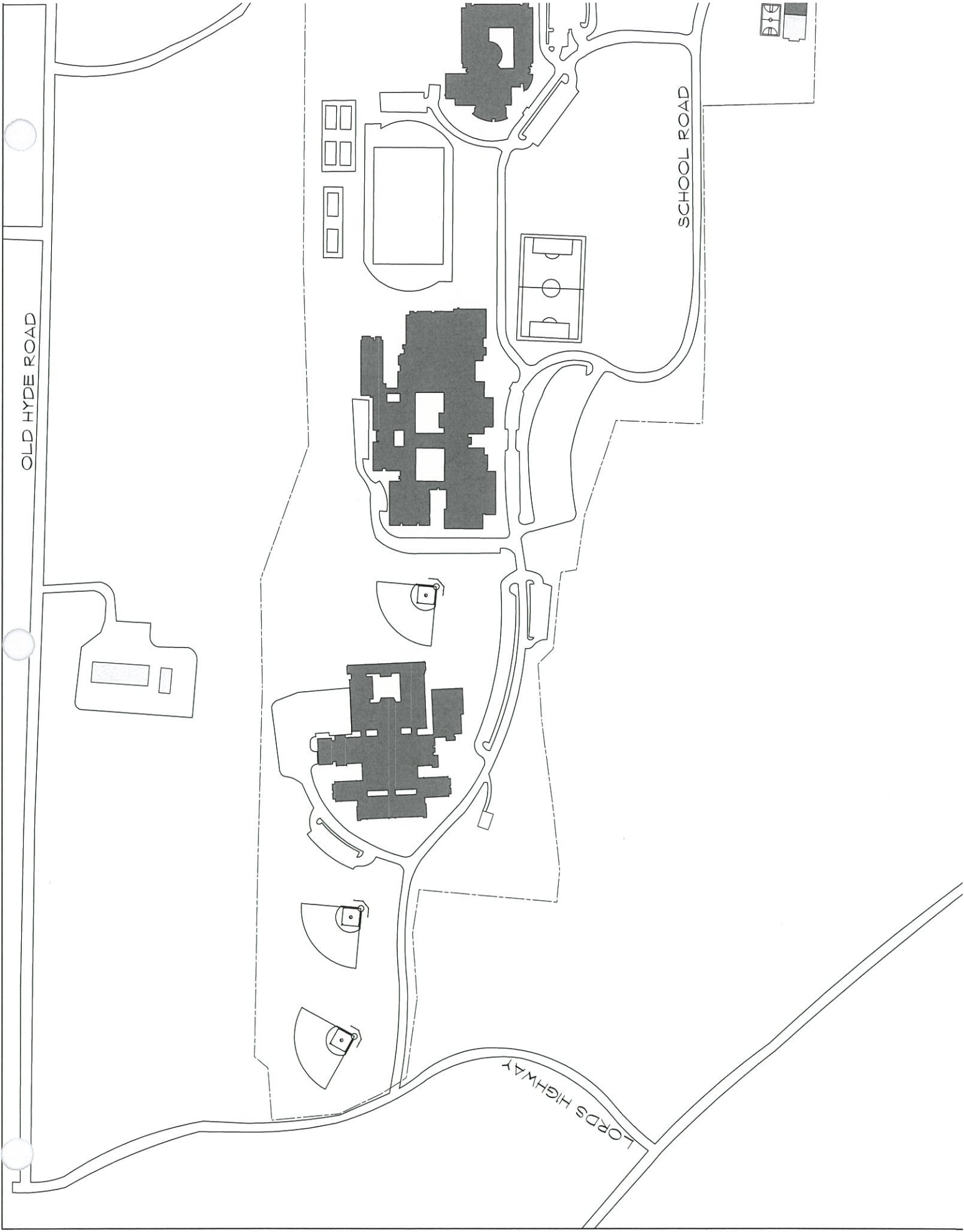
Ideally, WPS central office staff should be located together and not adjacent and comingled in and with the Town Annex. The Annex building is a modular building, and while it may meet the code in most aspects, it will never meet the energy code and at some point, the maintenance of this facility will outweigh the value of the building construction. While this timeframe and back of the napkin cost benefit analysis are arguable, we believe all parties agree the Annex is a temporary building whose lifespan will end soon. Therefore, it is the master plan recommendation to find permanent and planned locations for these School and Town staff and functions.

The same logic and planning for efficiency lead to the recommendation to move the school maintenance staff and shops within proximity to the WPS Central Office. The Town office functions, (and police space) are not specifically designed in this study except to identify the existing space needs/program and suggest two design options for the relocation of these Town functions.

The following conceptual design options and master plan are presented to begin the discussion of the ideal campus for Weston Public Schools.

### WPS Campus Master Plan Design Options:

1. Consolidate WPS Central Office, Annex Administration, and Maintenance functions on the central administration site with additions to the current Central Office building. Relocate buses and vehicles to this site with landscape screen / wall. Relocate Town Office to the Bus Garage with a rebuild and addition or demolish and build new. Demolish the current Annex building. Conduct traffic study and improve School Road and Weston Road intersection.
2. Consolidate WPS Central Office, Annex Administration, and Maintenance function in and adjacent the Weston Middle School. Relocate the buses and Town Office to the central administration building and site. Demolish the current Annex building, demolish, or turn over the current Bus Garage to Town. Conduct traffic study and improve School Road and Weston Road intersection.

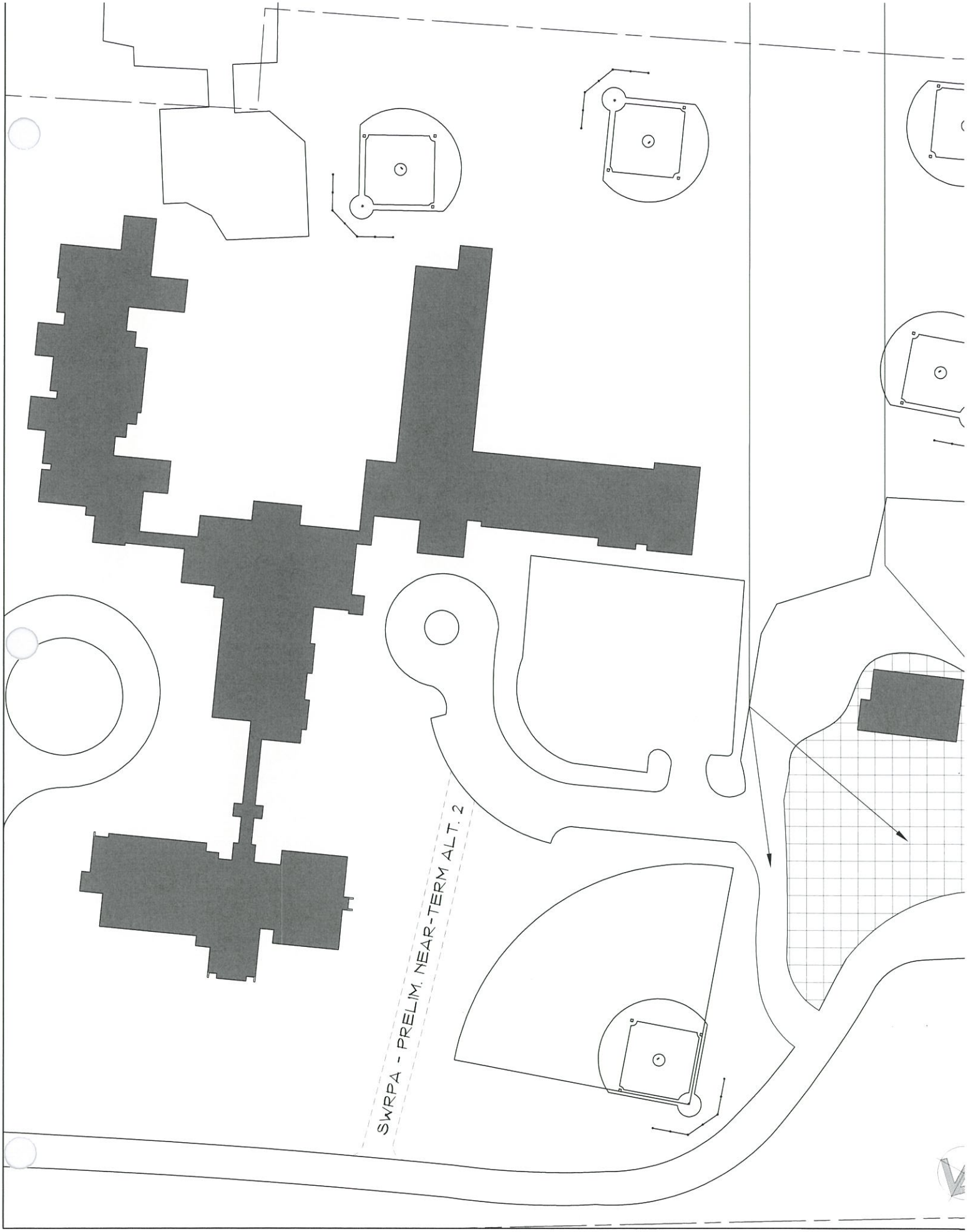


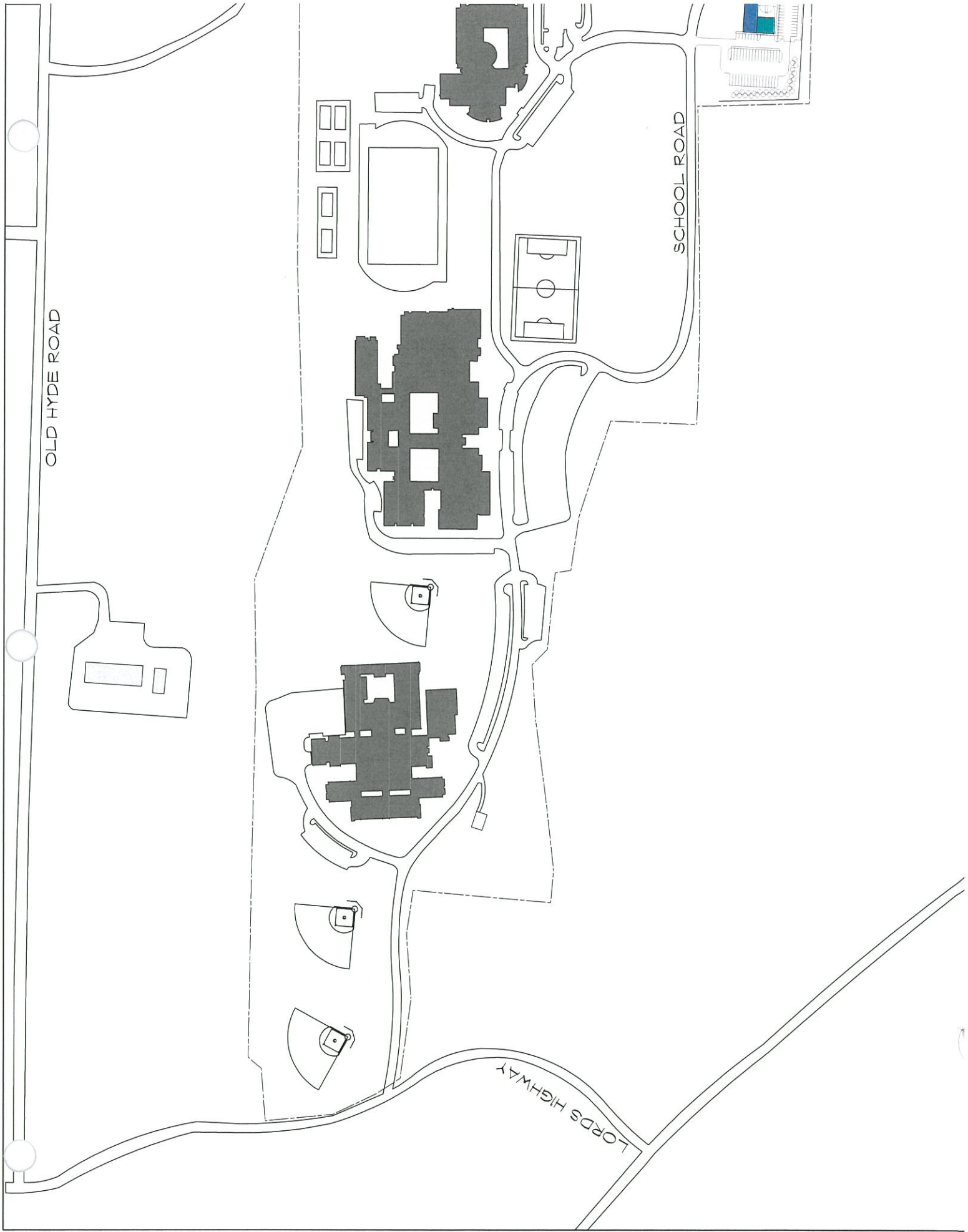
OLD HYDE ROAD

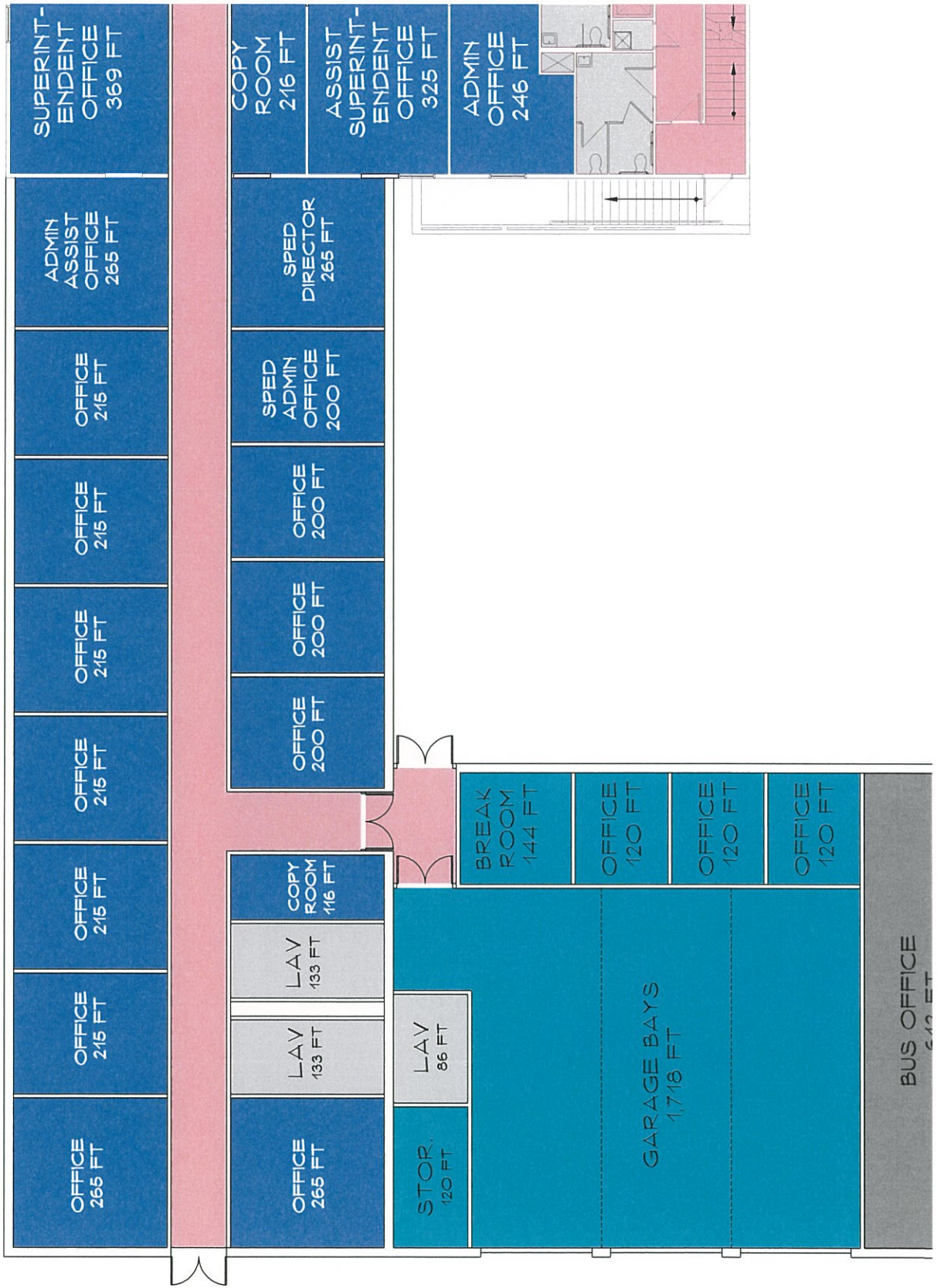
SCHOOL ROAD

LORDS HIGHWAY

SWRPA - PRELIM. NEAR-TERM ALT. 2







**WESTON SCHOOLS  
FACILITIES FEASIBILITY STUDY  
MASTER PLAN OPTION 1A**

Design Option Projects	Area	Cost Per Sq ft	Subtotal	Totals
<b>CENTRAL OFFICE ADDITION</b>				
Addition & Site work	4,900	\$ 500	\$ 2,450,000	
Existing facility alterations	1,500	\$ 300	\$ 450,000	\$ 2,900,000
<b>FACILITY &amp; BUS GARAGE ADDITION</b>				
Premanufactured building	3,400	\$ 300	\$ 1,020,000	\$ 1,020,000
<b>SITE WORK &amp; ANNEX DEMO</b>				
Paving, drainage, screening				\$ 750,000
<b>TOWN TO BUS GARAGE SITE</b>				
Bus Garage Demo	4,104	\$ 40	\$ 164,160	
New town building	6,000	\$ 500	\$ 3,000,000	\$ 3,164,160
<b>OPTION 1A TOTAL</b>				<b>\$ 7,834,160</b>



**SILVER/PETRUCELLI+ASSOCIATES**  
Architects / Engineers / Interior Designers

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**WESTON SCHOOLS  
FACILITIES FEASIBILITY STUDY  
MASTER PLAN OPTION 1B**

Design Option Projects	Area	Cost Per Sq ft	Subtotal	Totals
<b>CENTRAL OFFICE ADDITION</b>				
Addition & Site work	4,900	\$ 500	\$ 2,450,000	
Existing facility alterations	1,500	\$ 300	\$ 450,000	\$ 2,900,000
<b>FACILITY &amp; BUS GARAGE ADDITION</b>				
Premanufactured building	3,400	\$ 300	\$ 1,020,000	\$ 1,020,000
<b>SITE WORK &amp; ANNEX DEMO</b>				
Paving, drainage, screening				\$ 750,000
<b>TOWN TO BUS GARAGE SITE</b>				
Bus Garage Renovations	4,104	\$ 350	\$ 1,436,400	
New town addition	2,000	\$ 500	\$ 1,000,000	\$ 2,436,400
<b>OPTION 1B TOTAL</b>				<b>\$ 7,106,400</b>



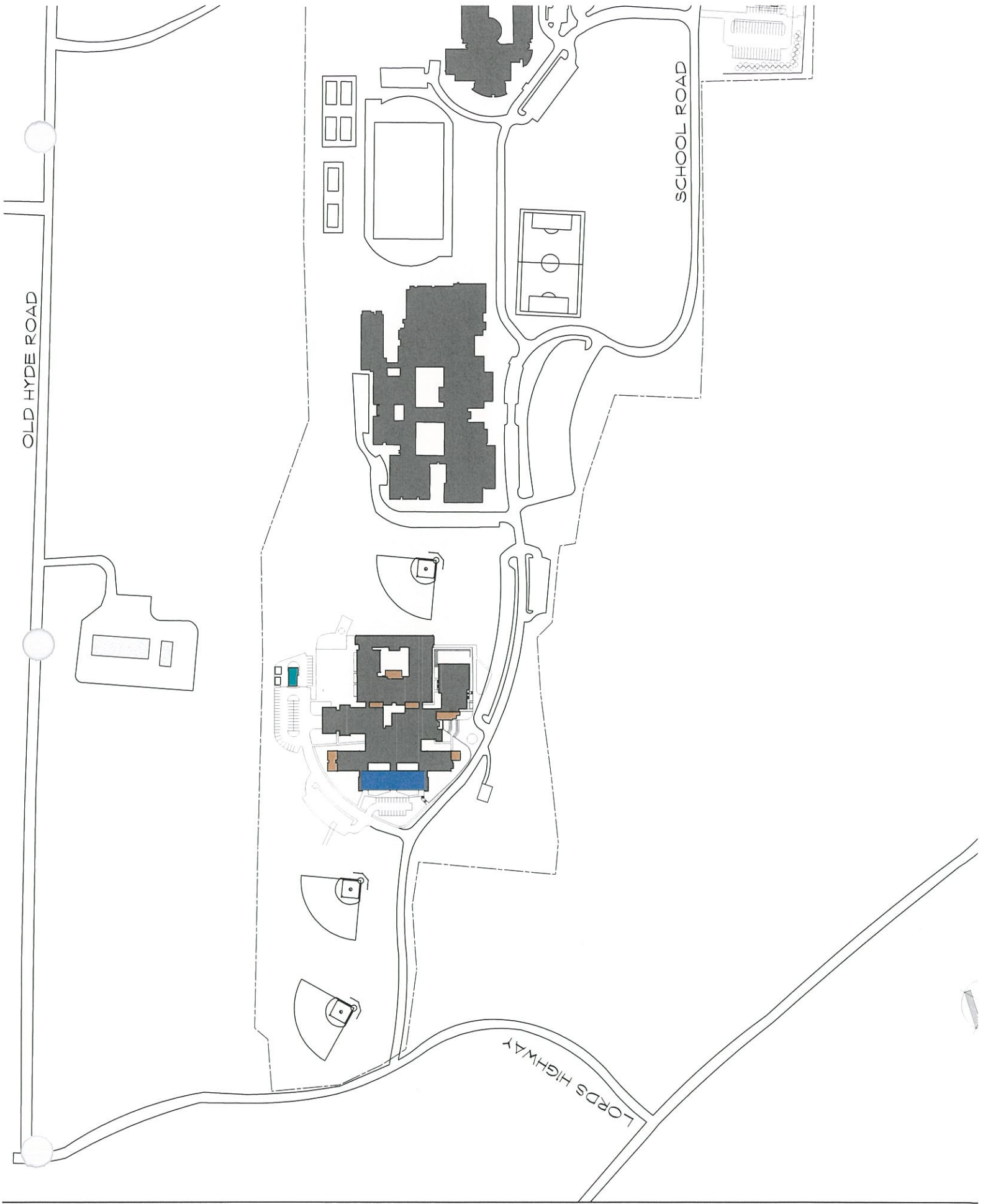
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OLD HYDE ROAD

SCHOOL ROAD

LORDS HIGHWAY





**WESTON SCHOOLS  
FACILITIES FEASIBILITY STUDY  
MASTER PLAN OPTION 2 (From Middle School Option 3)**

Design Option Projects	Area	Cost Per Sq ft	Subtotal	Totals
<b>CENTRAL OFFICE RENOVATIONS</b>				
Reconfigure A-Wing	11,035	\$ 400	\$ 4,414,000	\$ 4,414,000
<b>FACILITY &amp; BUS GARAGE ADDITION</b>				
Premanufactured building	2,136	\$ 300	\$ 640,800	\$ 640,800
<b>SITE WORK &amp; ANNEX DEMO</b>				
Paving, drainage, screening				\$ 750,000
<b>TOWN TO CENTRAL OFFICE</b>				
Renovate existng building	1,500	\$ 300	\$ 450,000	
Additon	2,500	\$ 500	\$ 1,250,000	\$ 1,700,000
<b>NEW BUS BUILDING</b>				
Premanufactured building	500	\$ 300	\$ 150,000	\$ 150,000
<b>OPTION 2 TOTAL</b>				<b>\$ 7,654,800</b>



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