



KG+D Architects

- Full service firm specializing in education facilities planning and design.
- Designed and constructed over \$700M worth of construction in the past 15 years.
- 32 person team including 9 licensed architects, landscape architect, technical support staff and interior design.
- In 2016, the firm will mark its 22nd year as KG+D, building upon a legacy of more than 70 years of services throughout the region.

Damiano Barile Consulting Engineers

- Currently working with Darien Public Schools on generator projects.
- Have worked with KG+D for over 30 years.
- Have worked with Mike Lynch for 20 years.

KG+D Architects was hired by Darien Public Schools through a competitive bid selection process that weighed fee, experience and proposal.

KG+D Professional Services

Scope of Work

Building Conditions Report

- Buildings and Grounds comprehensive survey (or physical) that addresses:
- Materials and systems conditions
- Approximate year of replacement
- Priority need
- Cost to replace

Master Plan

- Review of how existing campuses are used
- Listing of issues that need to be addressed
- Potential solutions to improve educational and functional deficiencies
- Cost of improvements

Sources of Information

Meetings with:

- Dr. Daniel Brenner
- Michael Feeney
- Michael Lynch

Review of Materials:

- Demographic studies (Milone & MacBroom)
- Planning & Zoning Board Communication - 5.23.16 (Jeremy Ginsberg, Planning & Zoning Director)
- Existing floor plans and survey studies

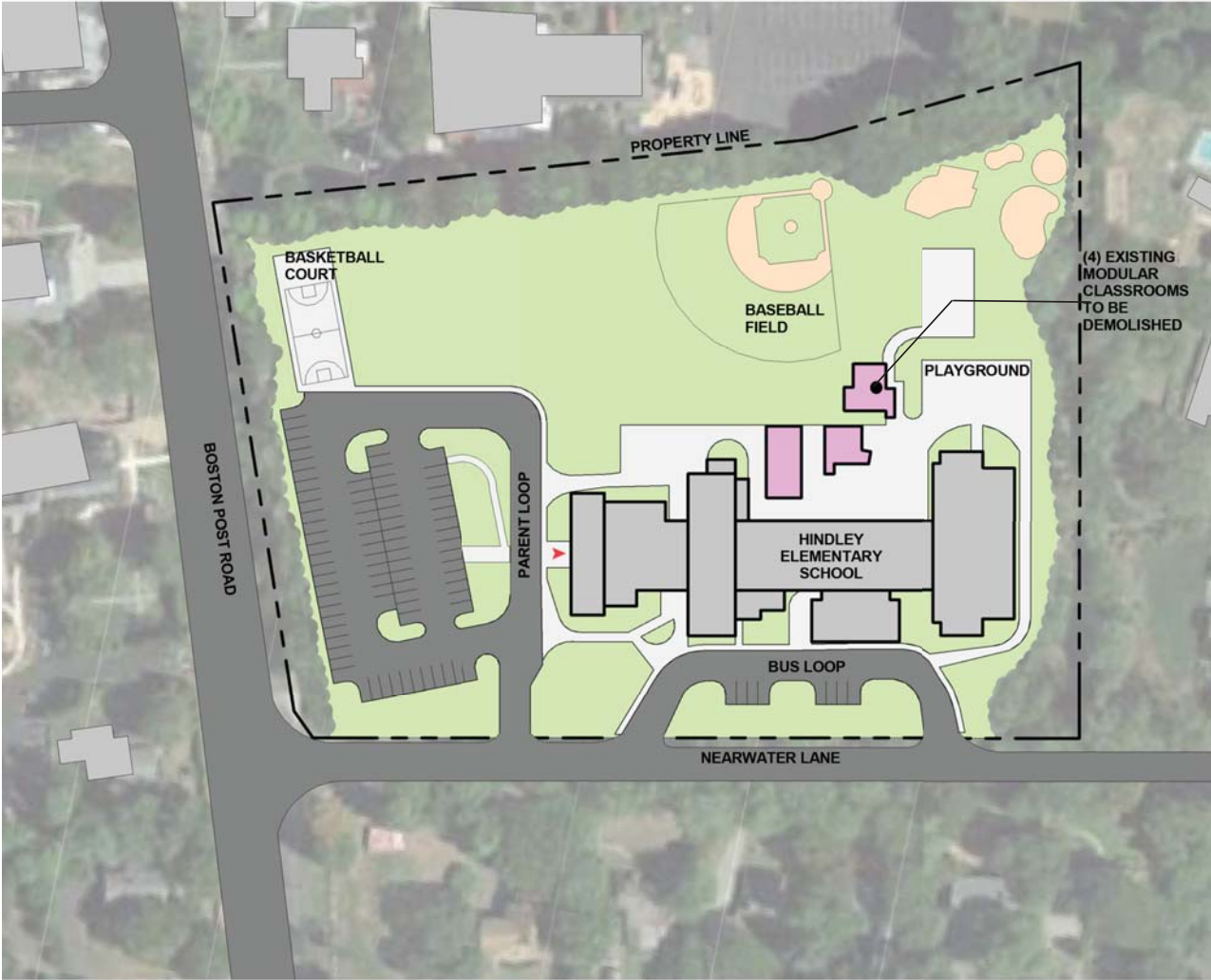
Consolidated Informational Meetings Based on Discussions with Central Office:

- Building level administrators and staff
- Community members and leaders
- Board of Education

Key Facts and Recommended Improvements:

- Darien Public Schools - 7 Instructional Buildings + 1 Administration Building = 840K SF of space. All Campuses continue to be appropriately located to serve the needs of the community.
- Average Age of the Facilities = 50 years old /Holmes ES is oldest at 85 years. Darien High School and the New Tokeneke School are in superior condition being constructed within the past decade.
- 4 of 5 elementary schools utilize modular classroom buildings. The average age of the 'temporary' structures is over 25 years old. These structures pose both weather and security challenges for the District and users.
- Educational categories needing review and discussion district-wide include: Removal of the modular buildings, Location of early learning/ELP program, Size/adequacy of educational spaces, and General storage needs.
- Site/Campus categories needing review and discussion district-wide include: Traffic issues at drop-off/pick-up, Insufficient number of parking spaces, and Building security at main entrances/lobbies.

HINDLEY ELEMENTARY SCHOOL



Site Plan
1" = 100'-0"

CAMPUS STATISTICS	CURRENT	PLANNED
BUILDING AREA (GROSS)	56,495 SQFT	
YEAR BUILT / LAST RENOVATION	1947 / 1996	-
SITE AREA	8.0 ACRES	8.0
GRADE CONFIGURATION	K – 5	K - 5
# OF GENERAL CLASSROOMS	24	24
MODULAR CLASSROOMS (TO BE REMOVED)	5	0
FUNCTIONAL CAPACITY (CURRENT / PROPOSED W/O MODULARS)	572	484
CURRENT ENROLLMENT	536	440-484
BUS QUEUING	300 Linear Feet	400LF
PARENT QUEUING	250 Linear Feet	600LF
PARKING SPACES (PROVIDED / PLANNED)	82	95
PLAYING FIELDS	1 MULTI-PURPOSE	1

Legend

- Existing building
- Modular classrooms to be removed

BUILDING PROGRAM

	# OF ROOMS	SIZE (AVG)
GENERAL CLASSROOMS (3 OR 4 ROOMS PER GRADE)	24	858 sf
SPECIAL EDUCATION / ELP	1	1099 sf
ART / MUSIC / PROJECT	12	659 sf
LIBRARY	1	3,347 sf
GYMNASIUM	1	2,395 sf
CAFETERIA	1	2,000 sf

CAMPUS MASTER PLAN SUMMARY

The Hindley Elementary School was originally constructed in 1947 and last renovated twenty years ago in 1996. During the last renovation, the main entrance was shifted from the south side of the building to the west end adjacent to the main parking lot. The current entrance does not include a security vestibule and the main office was not relocated during the last renovation project. Both issues need to be addressed in capital improvement project. Other alterations should include removal of the four modular classrooms and alterations to the drop-off loops, vehicular circulation and parking to improve flow during peak campus traffic times. Consideration of a new campus entrance point directly off of Boston Post Road should be reviewed.



FIRST FLOOR
1" = 50'-0"

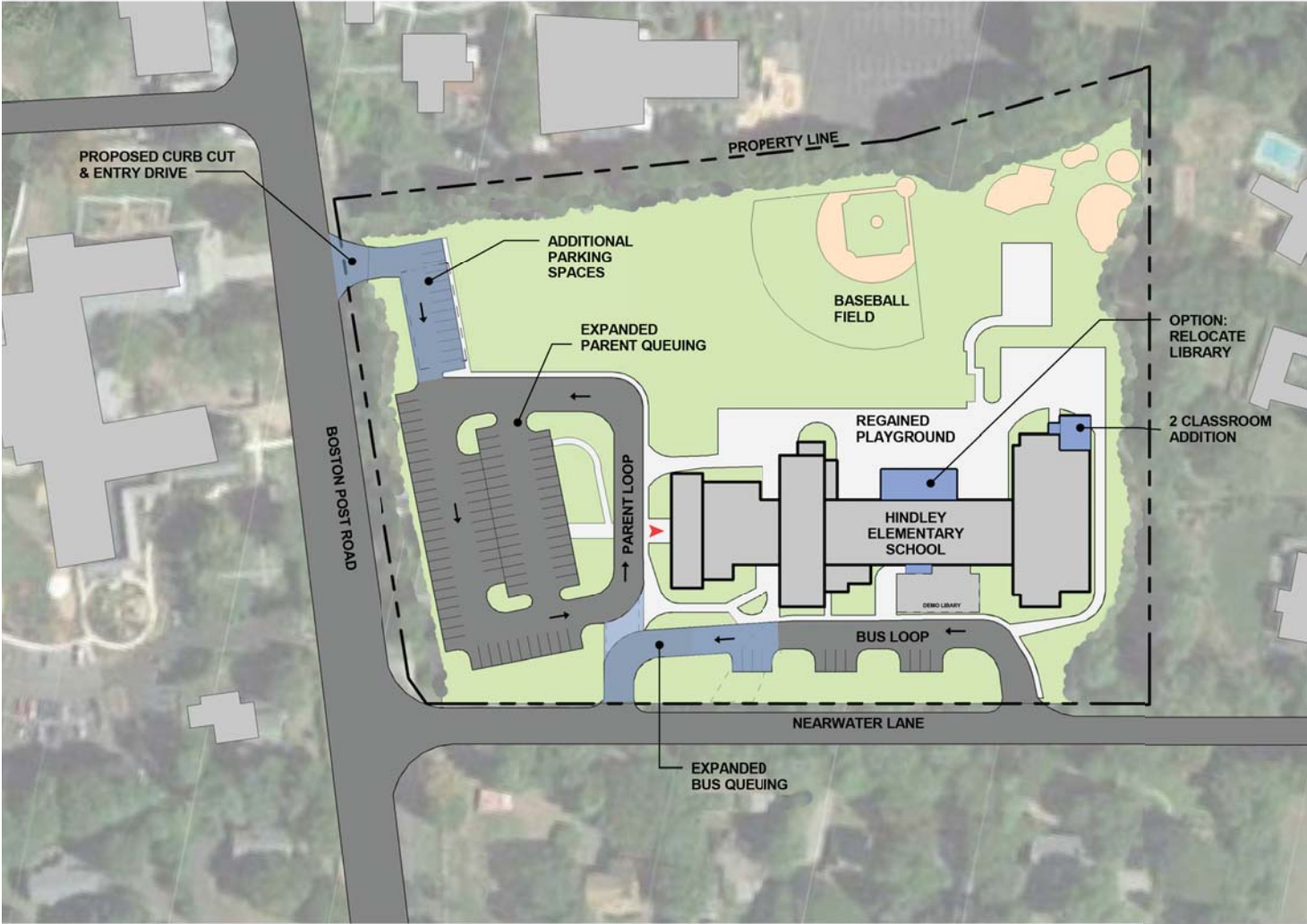
SECOND FLOOR
1" = 50'-0"

Legend

- Classroom
- Special Subjects
- Administration
- Public
- Service



Campus Aerial



Legend

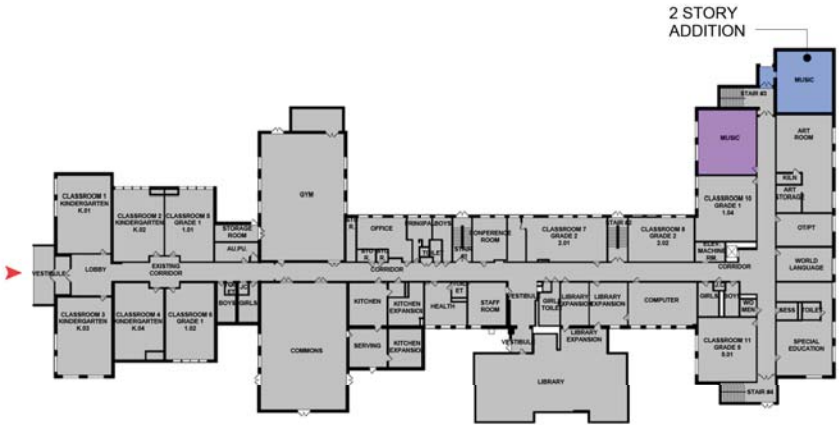
- Existing
- Proposed

SITE PLAN ALTERATIONS

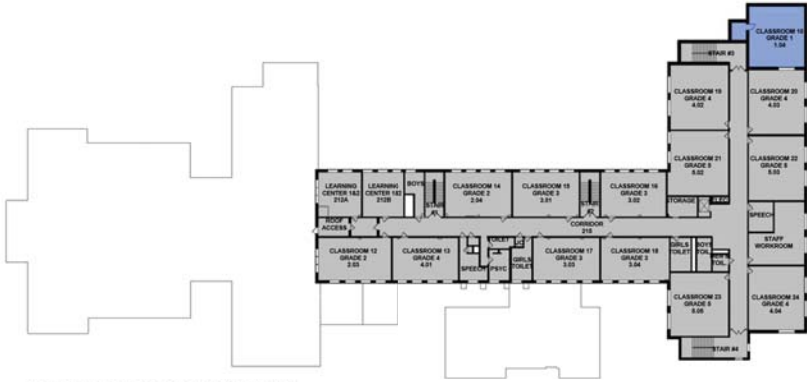
Site Plan Option 1
1" = 100'-0"

Legend

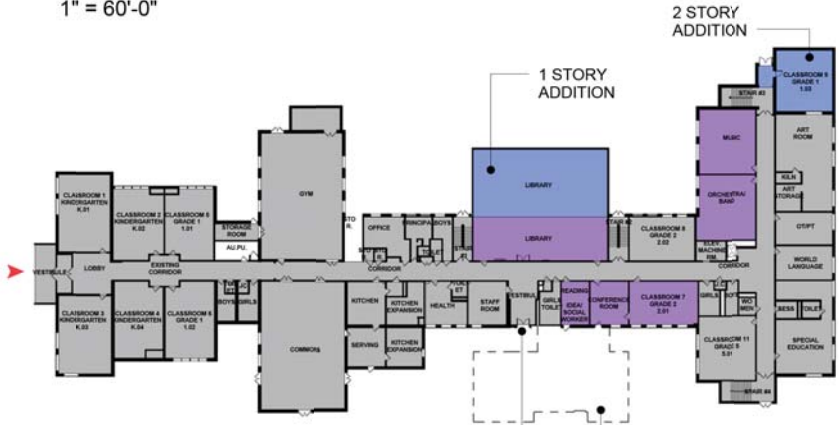
- Existing building
- Renovated
- New Construction



FIRST FLOOR OPTION 1 (EXISTING LIBRARY TO REMAIN)
1" = 60'-0"



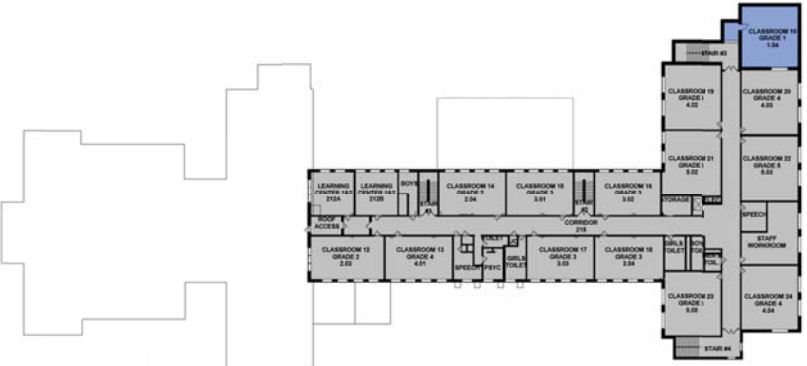
SECOND FLOOR OPTION 1
1" = 60'-0"



FIRST FLOOR OPTION 2 (RELOCATE LIBRARY)
1" = 60'-0"

RESTORE ORIGINAL
ENTRANCE TO BE
USED AS BUS LOOP
ACCESS

DEMOLISH
LIBRARY



SECOND FLOOR OPTION 2
1" = 60'-0"

BUILDING ALTERATIONS



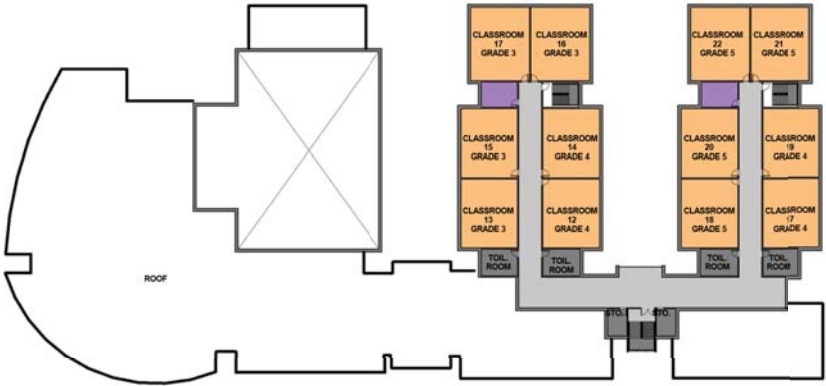
Legend
Existing
Proposed

SITE PLAN PROPOSAL

Site Plan Option
1" = 100'-0"



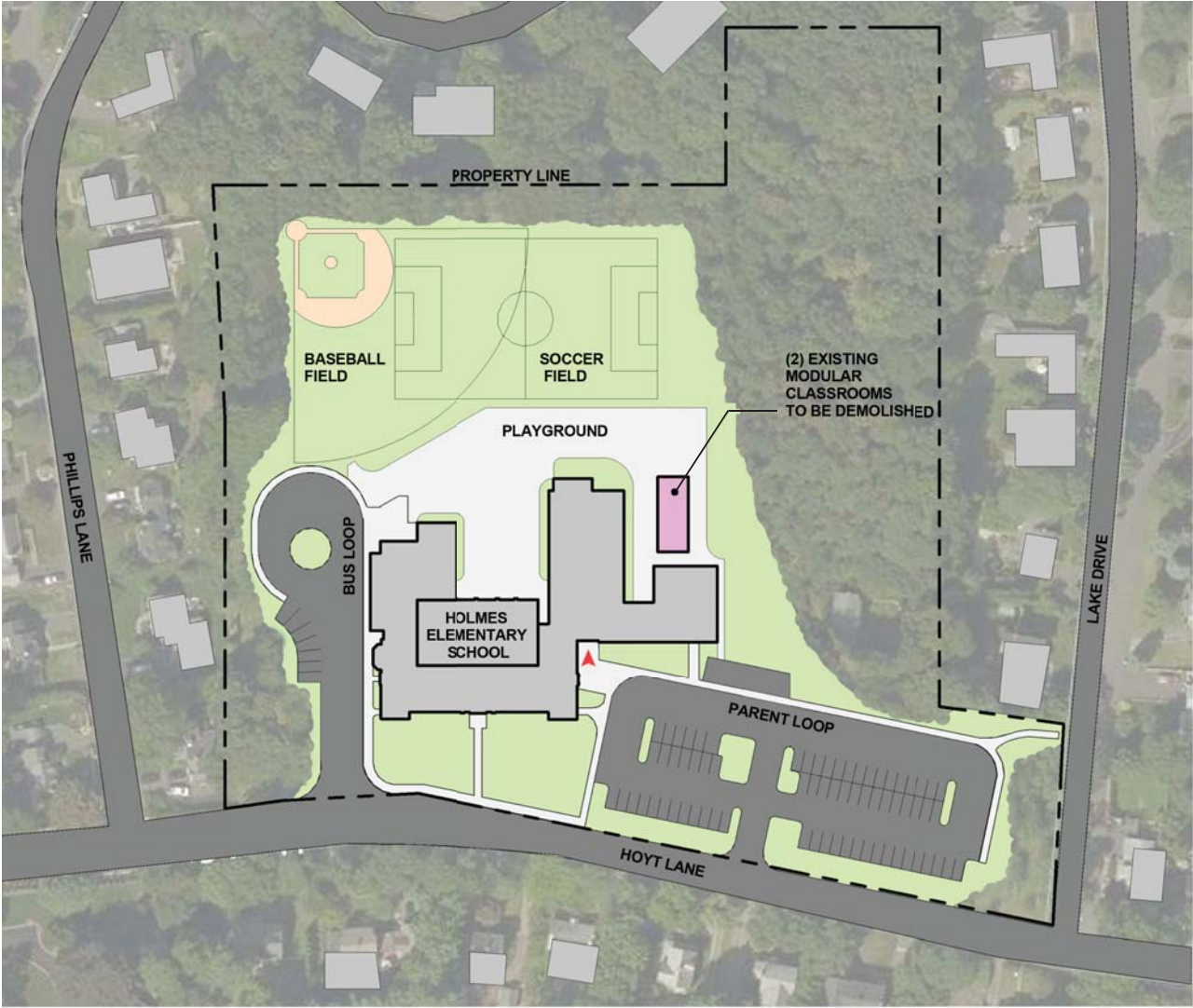
FIRST FLOOR OPTION 3
1" = 50'-0"



SECOND FLOOR OPTION 3
1" = 50'-0"

BUILDING PROPOSAL

HOLMES ELEMENTARY SCHOOL



Site Plan
1" = 100'-0"

CAMPUS STATISTICS

	CURRENT	PLANNED
BUILDING AREA (GROSS)	55,112 SF	
YEAR BUILT / LAST RENOVATION	1931 / 1996	-
SITE AREA	8.0 ACRES	8.0
GRADE CONFIGURATION	K – 5	K - 5
# OF GENERAL CLASSROOMS	23	23
MODULAR CLASSROOMS (TO BE REMOVED)	2	0
FUNCTIONAL CAPACITY (CURRENT / PROPOSED W/O MODULARS)	506	462
CURRENT ENROLLMENT	455	420-462
BUS QUEUING	400 Linear Feet	N/C
PARENT QUEUING	600 Linear Feet	N/C
PARKING SPACES (PROVIDED / PLANNED)	77	85+
PLAYING FIELDS	1 MULTI-PURPOSE	1

Legend

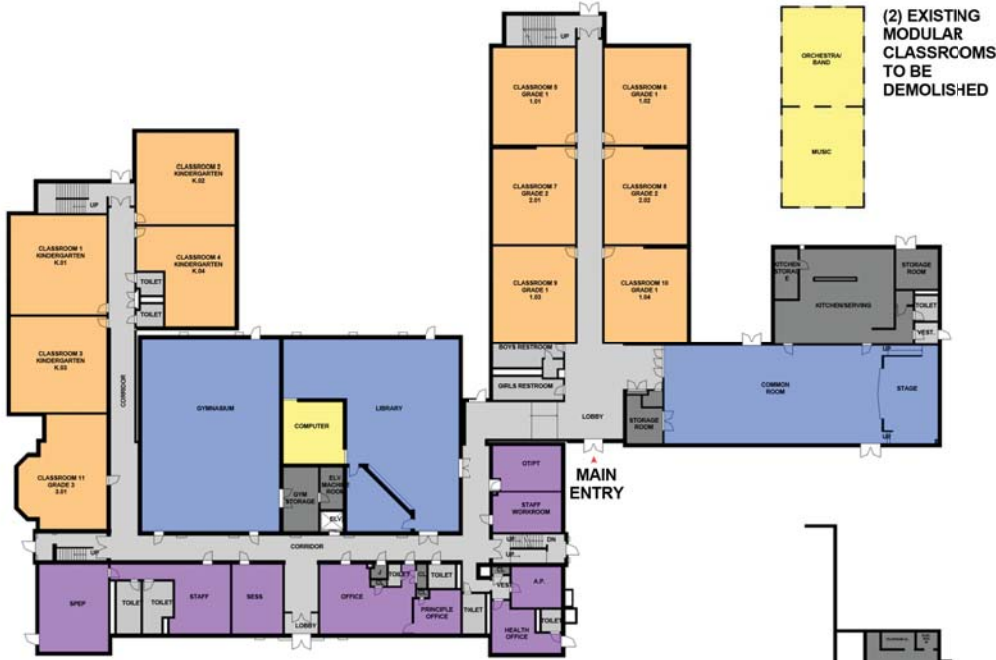
- Existing building
- Modular classrooms to be removed

BUILDING PROGRAM

	# OF ROOMS	SIZE (AVG)
GENERAL CLASSROOMS (3-4 ROOMS PER GRADE)	23	800 sf
SPECIAL EDUCATION / ELP	1	600 sf
ART / MUSIC / PROJECT	8	612 sf
LIBRARY	1	2,611 sf
GYMNASIUM	1	2,679 sf
CAFETERIA	1	2,198 sf

CAMPUS MASTER PLAN SUMMARY

The Holmes Elementary School was originally constructed in 1931 and last renovated twenty years ago in 1996. During the last renovation, the main entrance was shifted northward along the east (Hoyt Lane) side of the building allowing for direct accessible entry from the parking lot/drop-off area. The current entrance does not include a security vestibule and the main office was not relocated during the last renovation project. Both issues need to be addressed in capital improvement project. The two modular classrooms should be removed, so that all classrooms are accessed from one point of entry.



FIRST FLOOR
1" = 40'-0"



SECOND FLOOR
1" = 40'-0"

BASEMENT
1" = 40'-0"

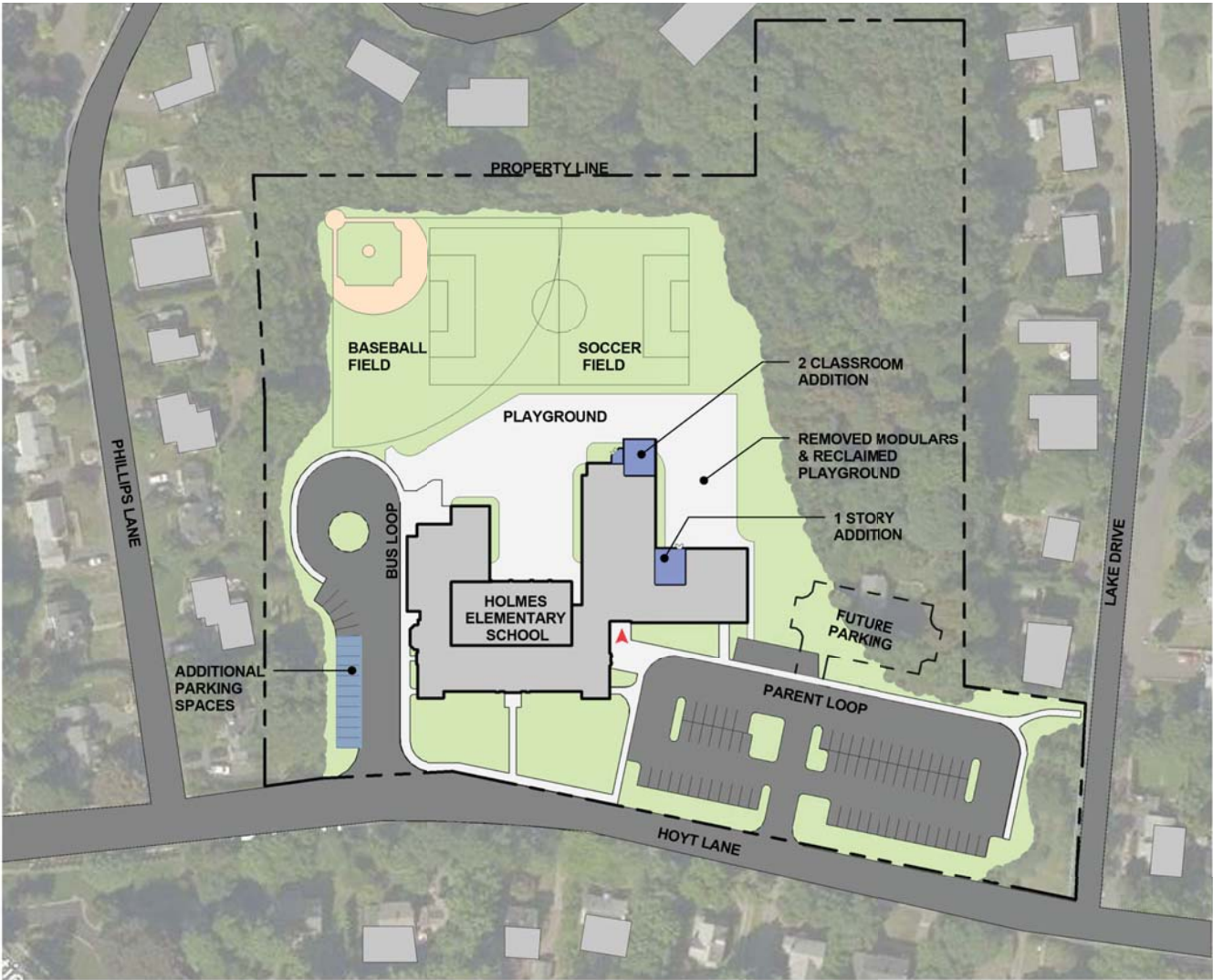
Legend

- Classroom
- Special Subjects
- Administration
- Public
- Service



Campus Aerial

SITE PLAN ALTERATIONS

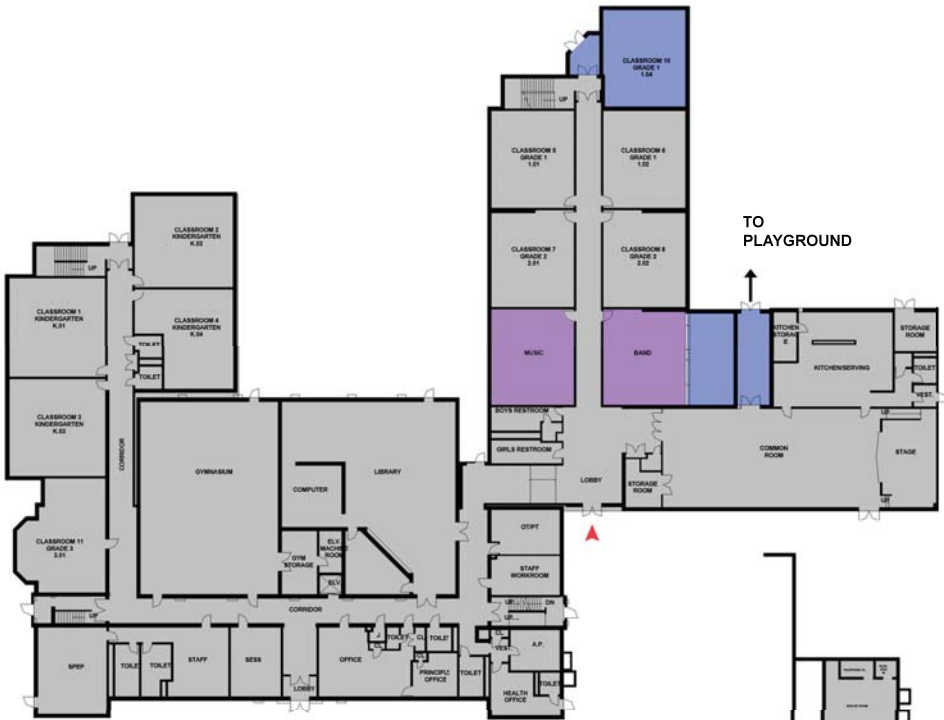


Site Plan Option 1
1" = 100'-0"

Legend

- Existing
- Proposed

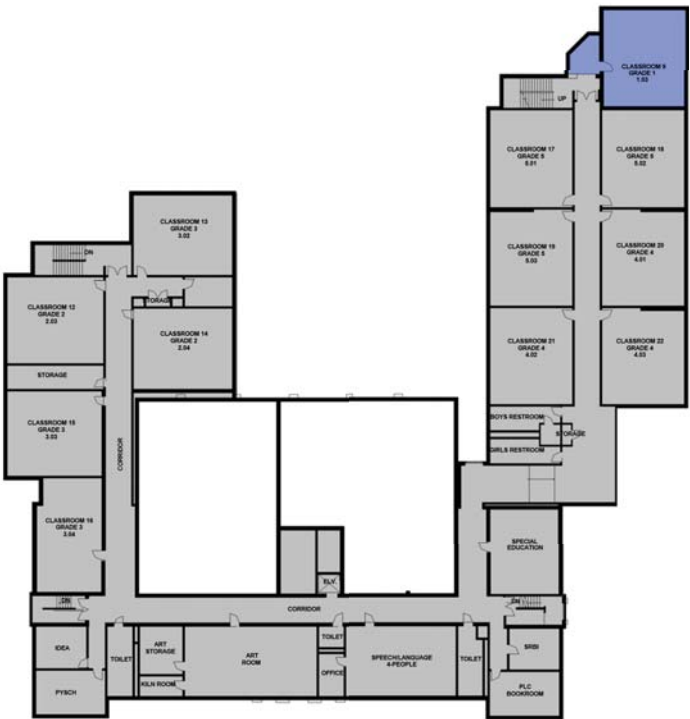
BUILDING ALTERATIONS



FIRST FLOOR OPTION 1
1" = 40'-0"



BASEMENT OPTION 1
1" = 40'-0"



SECOND FLOOR OPTION 1
1" = 40'-0"

Legend

- Existing building
- Renovated
- New Construction



Site Plan
1" = 100'-0"



FIRST FLOOR
1" = 50'-0"

- Legend
- Classroom
 - Special Subjects
 - Administration
 - Public
 - Service

CAMPUS STATISTICS	CURRENT	PLANNED
BUILDING AREA (GROSS)	58,344 SF	+/- 87,500 SF
YEAR BUILT / LAST RENOVATION	1966 / 1996	-
SITE AREA	10.0 ACRES	10.0
GRADE CONFIGURATION	EDC, K - 5	EDC, K - 5
# OF GENERAL CLASSROOMS	23 + 3 ELP	23/26 +10 ELP
MODULAR CLASSROOMS (TO BE REMOVED)	4	0
FUNCTIONAL CAPACITY (CURRENT / PROPOSED W/O MODULARS)	572	604
CURRENT ENROLLMENT	455	540-604
BUS QUEUING	300 Linear Feet	500
PARENT QUEUING	300 Linear Feet	600
PARKING SPACES (PROVIDED / PLANNED)	91	115
PLAYING FIELDS	2 MULTI-PURPOSE	2

- Legend
- Existing building
 - Modular classrooms to be removed

BUILDING PROGRAM	# OF ROOMS	SIZE (AVG)
GENERAL CLASSROOMS (3-4 ROOMS PER GRADE)	22	825 sf
SPECIAL EDUCATION / ELP	11	523 sf
ART / MUSIC / PROJECT	6	919 sf
LIBRARY	1	2,981 sf
GYMNASIUM	1	2,925 sf
CAFETERIA	1	2,025 sf

CAMPUS MASTER PLAN SUMMARY

The Ox Ridge Elementary School was originally constructed in 1966 and last renovated twenty years ago in 1996. Although, it represents the newest of the 'old' elementary schools, similar to the recent replacement of Tokeneke ES, Ox Ridge's original buildings were constructed during an age where energy efficiency and construction materials were lower priorities. Where buildings of the 1930's are worth renovating due to their structural integrity, similar structures from the 1950's and 60's are often more cost effective to replace once all renovation costs are factored including code upgrades for energy, accessibility, end of life system replacement, and hazardous materials abatement. During the last capital improvement project in the 90's, a new wing and main entrance was constructed allowing for direct accessible entry from the parking lot/drop-off area. This wing continues to be in good condition and should be maintained. One option to consider should be the replacement of the original building and the four modular classrooms in the rear.



Campus Aerial

OX RIDGE ELEMENTARY SCHOOL
SITE PLAN ALTERATIONS



Site Plan Option 1
1" = 100'-0"



OX RIDGE ELEMENTARY SCHOOL
SITE PLAN ALTERATIONS



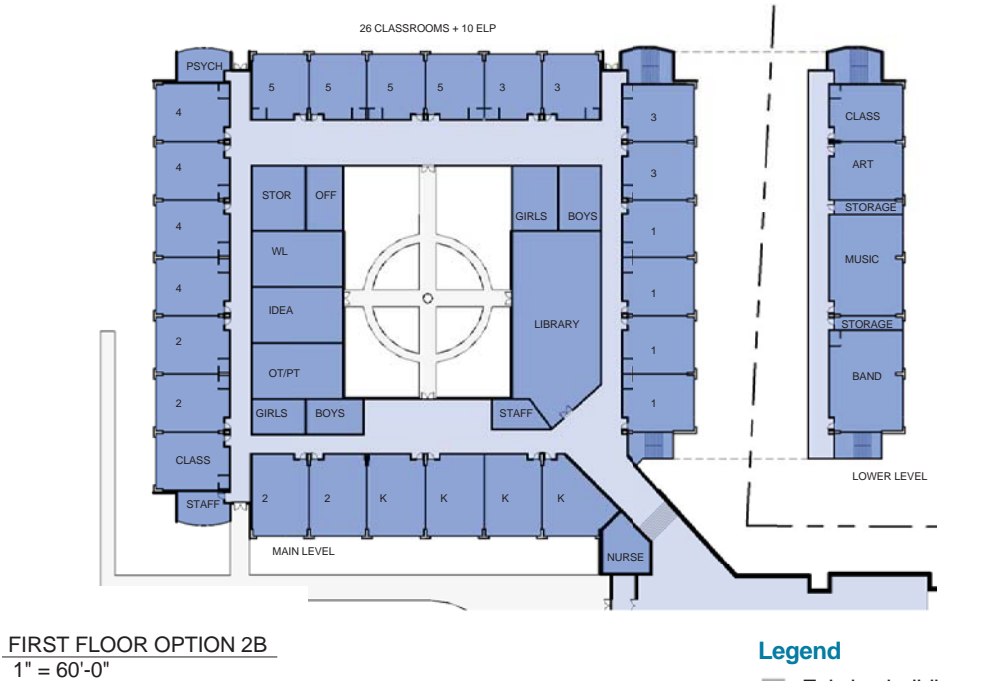
Legend

- Existing
- Proposed

Site Plan Option 2
1" = 100'-0"



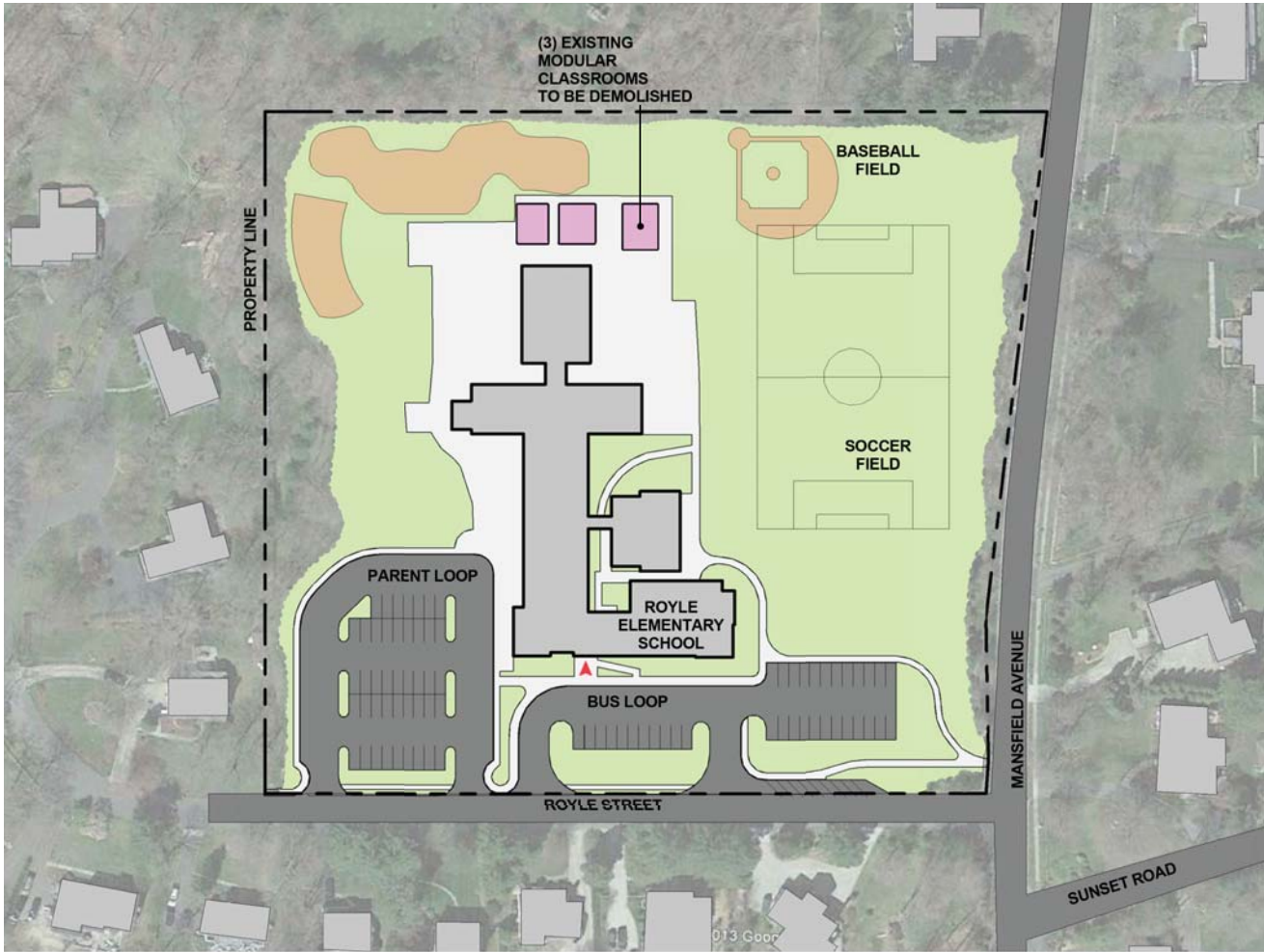
BUILDING ALTERATIONS



Legend

- Existing building
- Renovated
- New Construction

ROYLE ELEMENTARY SCHOOL



Site Plan
1" = 100'-0"

CAMPUS STATISTICS	CURRENT	PLANNED
BUILDING AREA (GROSS)	57,450 SF	
YEAR BUILT / LAST RENOVATION	1948 / 1996	-
SITE AREA	8.0 ACRES	8.0
GRADE CONFIGURATION	EDC, K – 5	K - 5
# OF GENERAL CLASSROOMS	19+3 ELP	19
MODULAR CLASSROOMS (TO BE REMOVED)	3	0
FUNCTIONAL CAPACITY (CURRENT / PROPOSED W/O MODULARS)	506	484
CURRENT ENROLLMENT	451	440-484
BUS QUEUING	300 Linear Feet	400
PARENT QUEUING	300 Linear Feet	400
PARKING SPACES (PROVIDED / PLANNED)	78	95
PLAYING FIELDS	1 MULTI-PURPOSE	1

Legend

- Existing building
- Modular classrooms to be removed

BUILDING PROGRAM	# OF ROOMS	SIZE (AVG)
GENERAL CLASSROOMS (3/4 ROOMS PER GRADE)	22	698 sf
SPECIAL EDUCATION / ELP	4	709 sf
ART / MUSIC / PROJECT	11	616 sf
LIBRARY	1	3,255 sf
GYMNASIUM	1	2,327 sf
CAFETERIA	1	1,500 sf

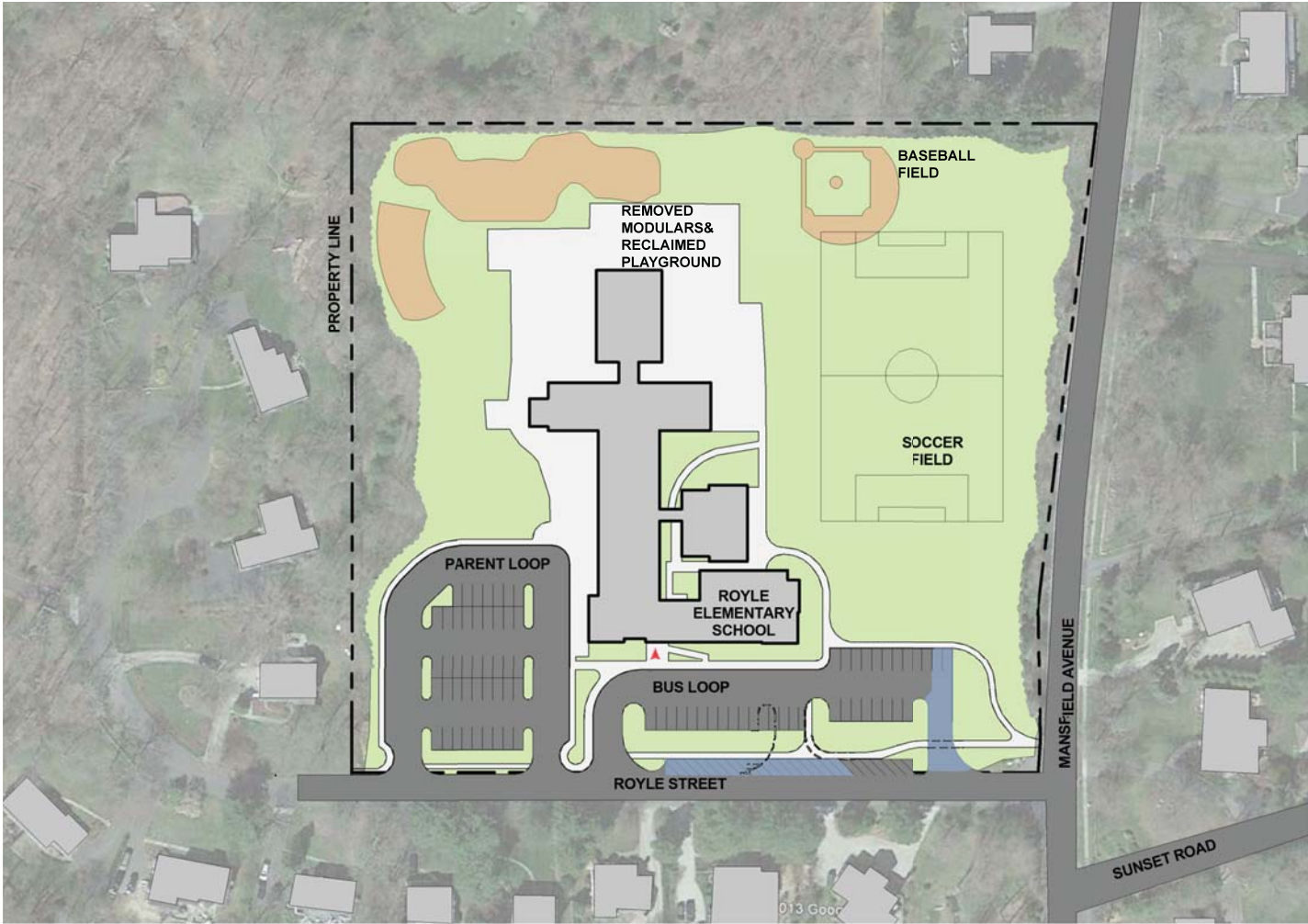
CAMPUS MASTER PLAN SUMMARY

The Royle Elementary School was originally constructed in 1948 and last renovated twenty years ago in 1996. During the last capital improvement project, a new classroom wing was constructed and the main entrance was shifted to face Royle Street. The current entrance does not include a security vestibule which should be addressed in capital improvement project. The three modular classrooms should be removed, so that all classrooms are accessed from one point of entry. If the EDC program is consolidated on another campus, the full K-5 program can be housed within the main building.



Campus Aerial

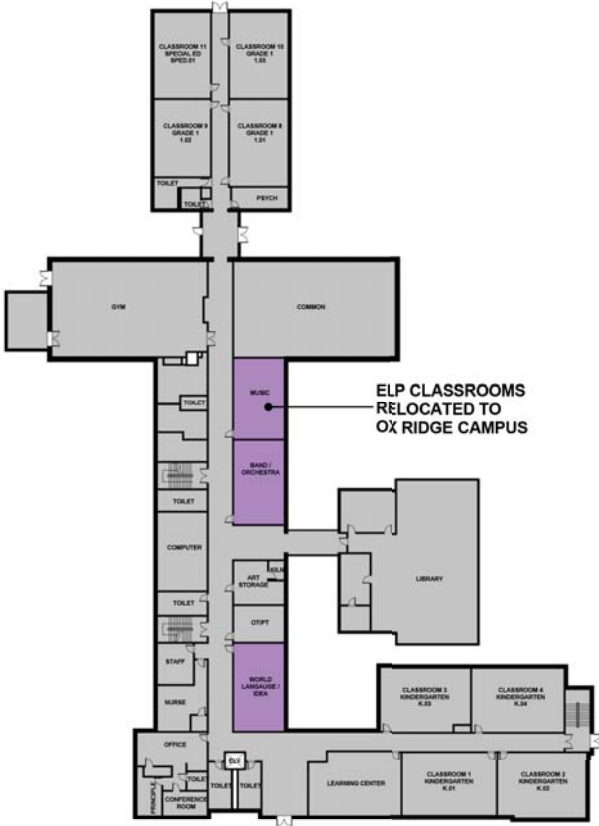
SITE PLAN ALTERATIONS



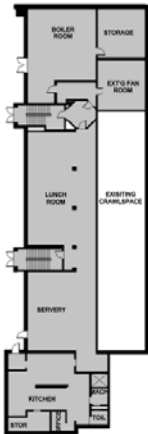
Site Plan Option 1
1" = 100'-0"

- Legend
- Existing
 - Proposed

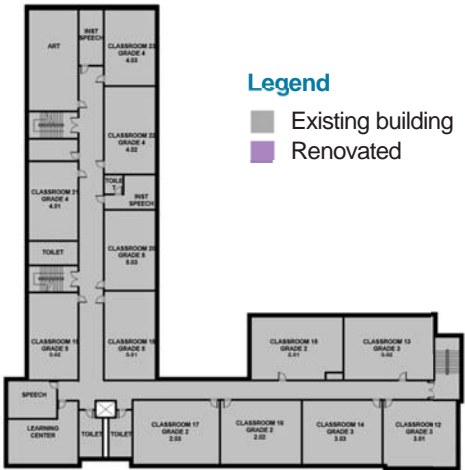
BUILDING ALTERATIONS



FIRST FLOOR OPTION 1
1" = 50'-0"



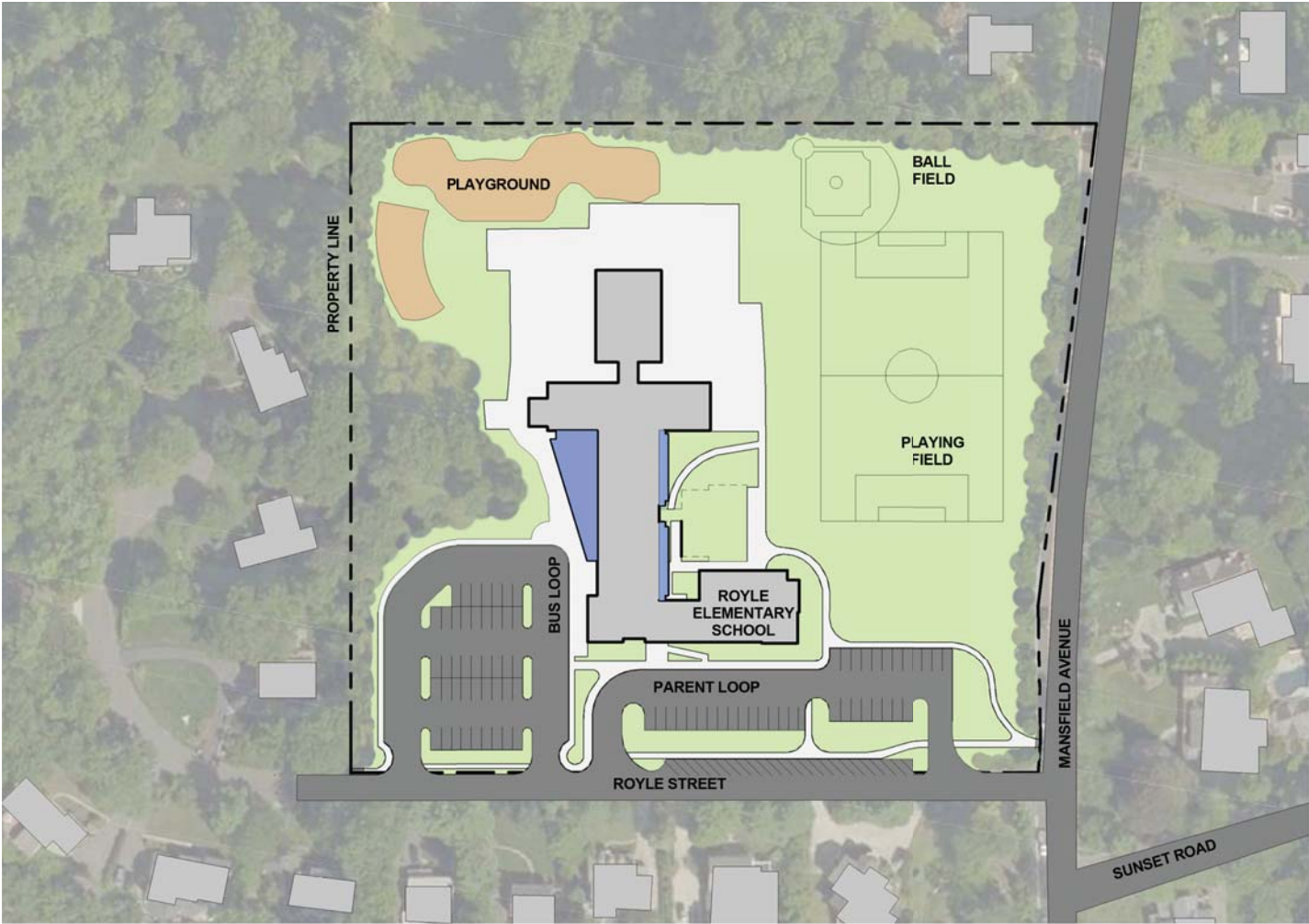
BASEMENT OPTION 1
1" = 50'-0"



SECOND FLOOR OPTION 1
1" = 50'-0"

- Legend
- Existing building
 - Renovated

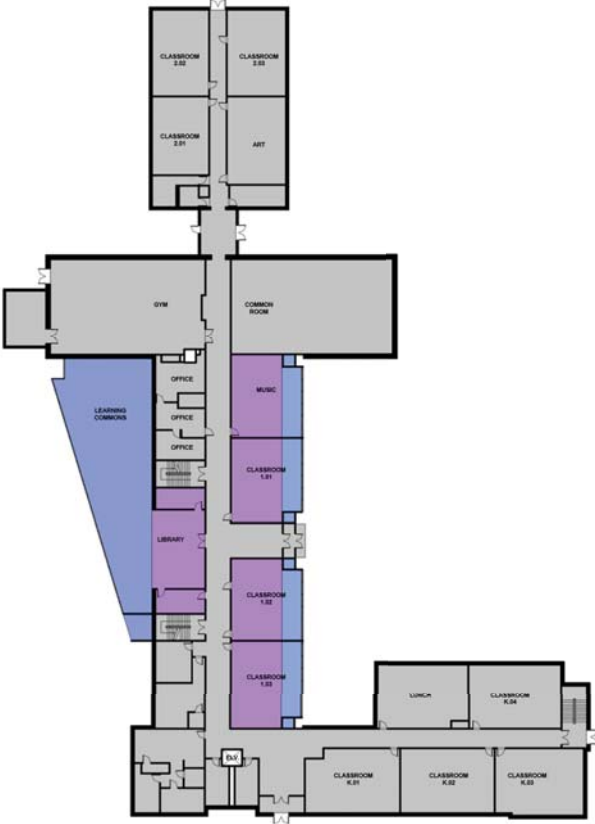
SITE PLAN ALTERATIONS



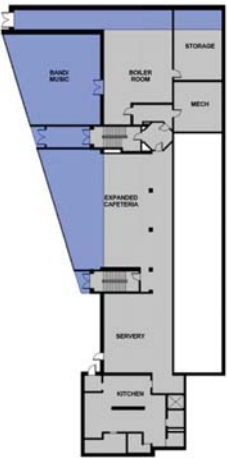
Site Plan Option 1
1" = 100'-0"

- Legend
- Existing
 - Proposed

BUILDING ALTERATIONS



FIRST FLOOR OPTION 2
1" = 50'-0"



BASEMENT OPTION 2
1" = 50'-0"

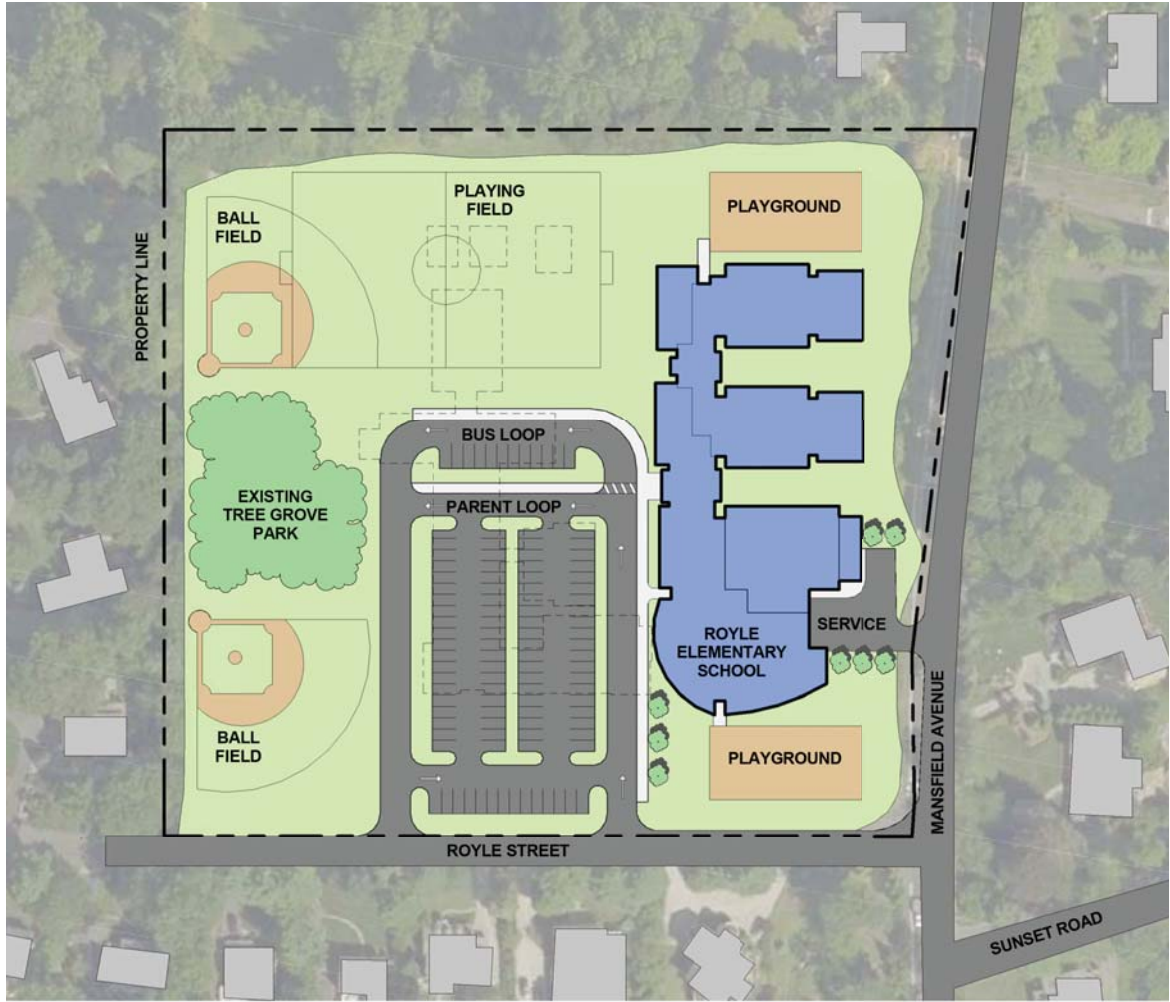


- Legend
- Existing building
 - Renovated

SECOND FLOOR OPTION 2
1" = 50'-0"

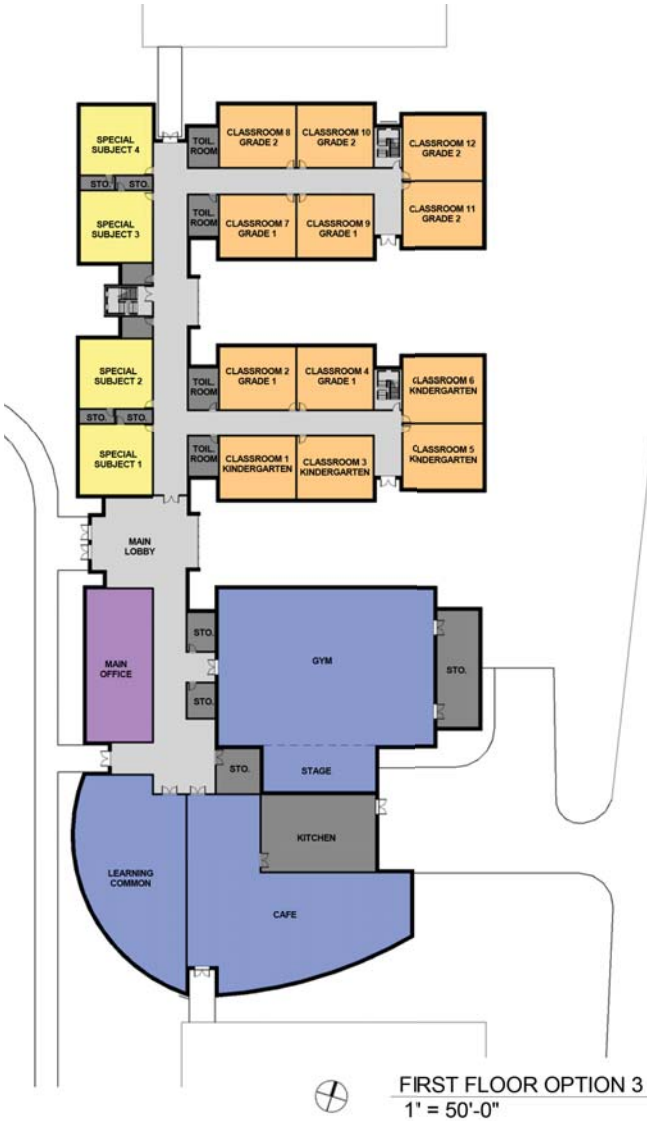
SITE PLAN ALTERATIONS

BUILDING ALTERATIONS



Legend
Existing
Proposed

Site Plan Option 3
1" = 100'-0"



FIRST FLOOR OPTION 3
1" = 50'-0"



SECOND FLOOR OPTION 3
1" = 50'-0"

TOKENEKE ELEMENTARY SCHOOL



Site Plan
1" = 100'-0"

CAMPUS STATISTICS	CURRENT	PLANNED
BUILDING AREA (GROSS)	65,513 SQFT	
YEAR BUILT	2008	-
SITE AREA	12.0 ACRES	12.0
GRADE CONFIGURATION	EDC, K – 5	K - 5
#OF GENERAL CLASSROOMS	19-3 ELP	22
MODULAR CLASSROOMS (TO BE REMOVED)	0	0
FUNCTIONAL CAPACITY (CURRENT / PROPOSED W/O MODULARS)	484	484
CURRENT ENROLLMENT	500	440-484
BUS QUEUING	400 Linear Feet	400
PARENT QUEUING	500 Linear Feet	500
PARKING SPACES (PROVIDED / PLANNED)	90	90
PLAYING FIELDS	1-2	1-2 MULTI-PURPOSE

Legend

Existing Building

BUILDING PROGRAM

	# OF ROOMS	SIZE (AVG)
GENERAL CLASSROOMS (3/4 ROOMS PER GRADE)	22	868 sf
SPECIAL EDUCATION / ELP	6	559 sf
ART / MUSIC / PROJECT	7	685 sf
LIBRARY	1	3,289 sf
GYMNASIUM	1	2,517 sf
CAFETERIA	1	2,370 sf

CAMPUS MASTER PLAN SUMMARY

The Tokeneke Elementary School was a replacement school project in 2008. The building's functional program was designed to match the other four elementary school buildings in number and size of classrooms and other educational spaces. If the 3 EDC program classrooms are relocated onto another campus, the full K-5 program can be housed within the main building without adding space.



Campus Aerial



SITE PLAN
1" = 160'-0"

CAMPUS STATISTICS	CURRENT	PLANNED
BUILDING AREA	193,200 sf	199,080sf
YEAR BUILT / LAST RENOVATION	1937/2000	-
SITE AREA	15 acres	
GRADE CONFIGURATION	6-8	6-8
# OF GENERAL CLASSROOMS	53	60
MODULAR CLASSROOMS (TO BE REMOVED)	0	0
FUNCTIONAL CAPACITY (CURRENT / PROPOSED W/O MODULARS)	1,280	-
CURRENT ENROLLMENT	1,300	-
BUS QUEUING	400 Linear Feet	-
PARENT QUEUING	600 Linear Feet	-
PARKING SPACES (PROVIDED / PLANNED)	77	85
PLAYING FIELDS	1 MULTI-PURPOSE	1

Legend
Existing building

SITE PLAN ALTERATIONS



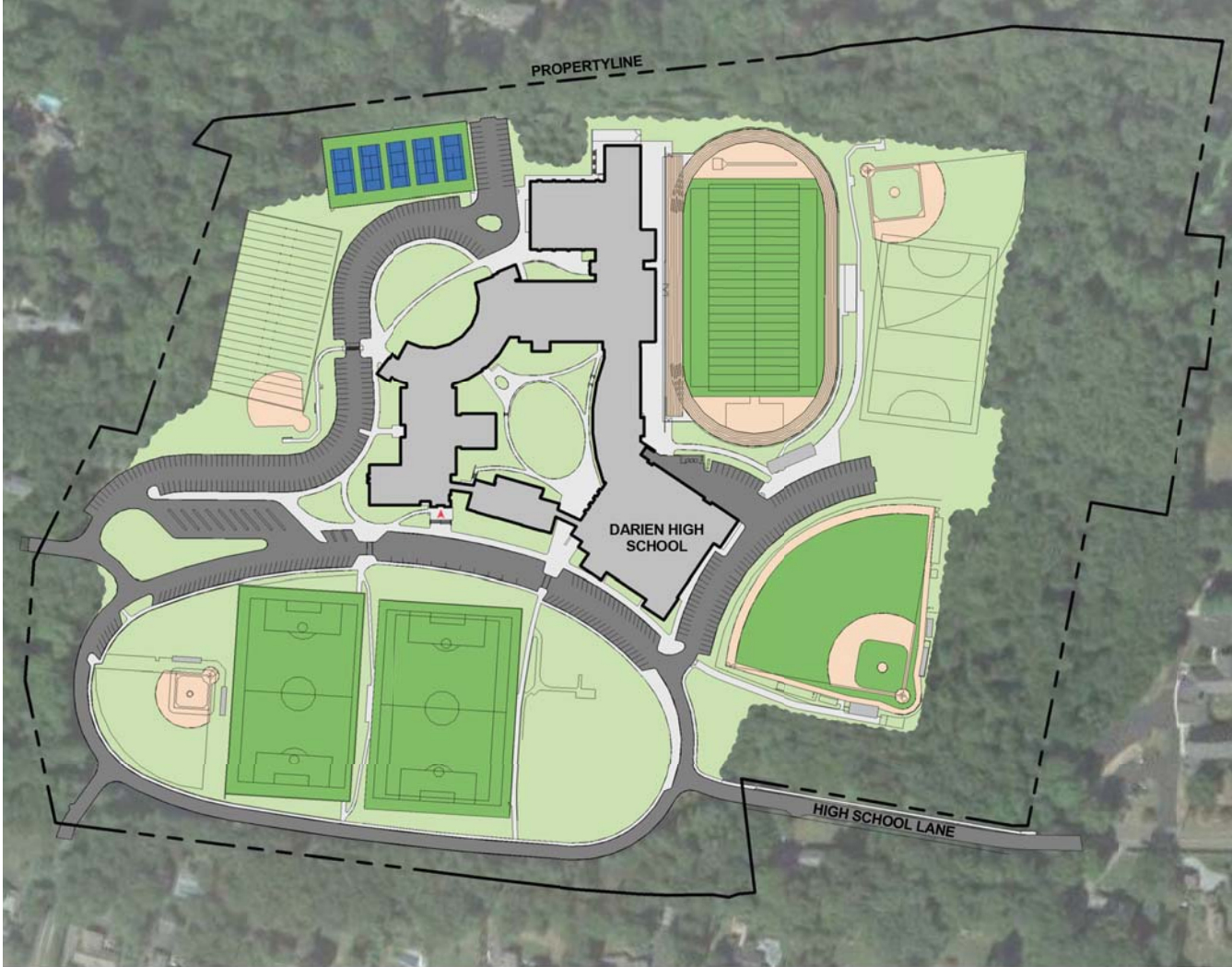
SITE PLAN OPTION 1
1" = 160'-0"

Legend
Existing
Proposed



Campus Aerial

DARIEN HIGH SCHOOL



Legend

Existing Building

CAMPUS STATISTICS

	CURRENT	PLANNED
BUILDING AREA	316,953sf	
YEAR BUILT / LAST RENOVATION	2005	-
SITE AREA	55.87	
GRADE CONFIGURATION	9-12	9-12
# OF GENERAL CLASSROOMS	32	32
MODULAR CLASSROOMS (TO BE REMOVED)	0	0
FUNCTIONAL CAPACITY	1,360	1,360
CURRENT ENROLLMENT	1,300	-
BUS QUEUING	-	-
PARENT QUEUING	-	-
PARKING SPACES (PROVIDED / PLANNED)	372	422
PLAYING FIELDS	8 MULTI-PURPOSE	8

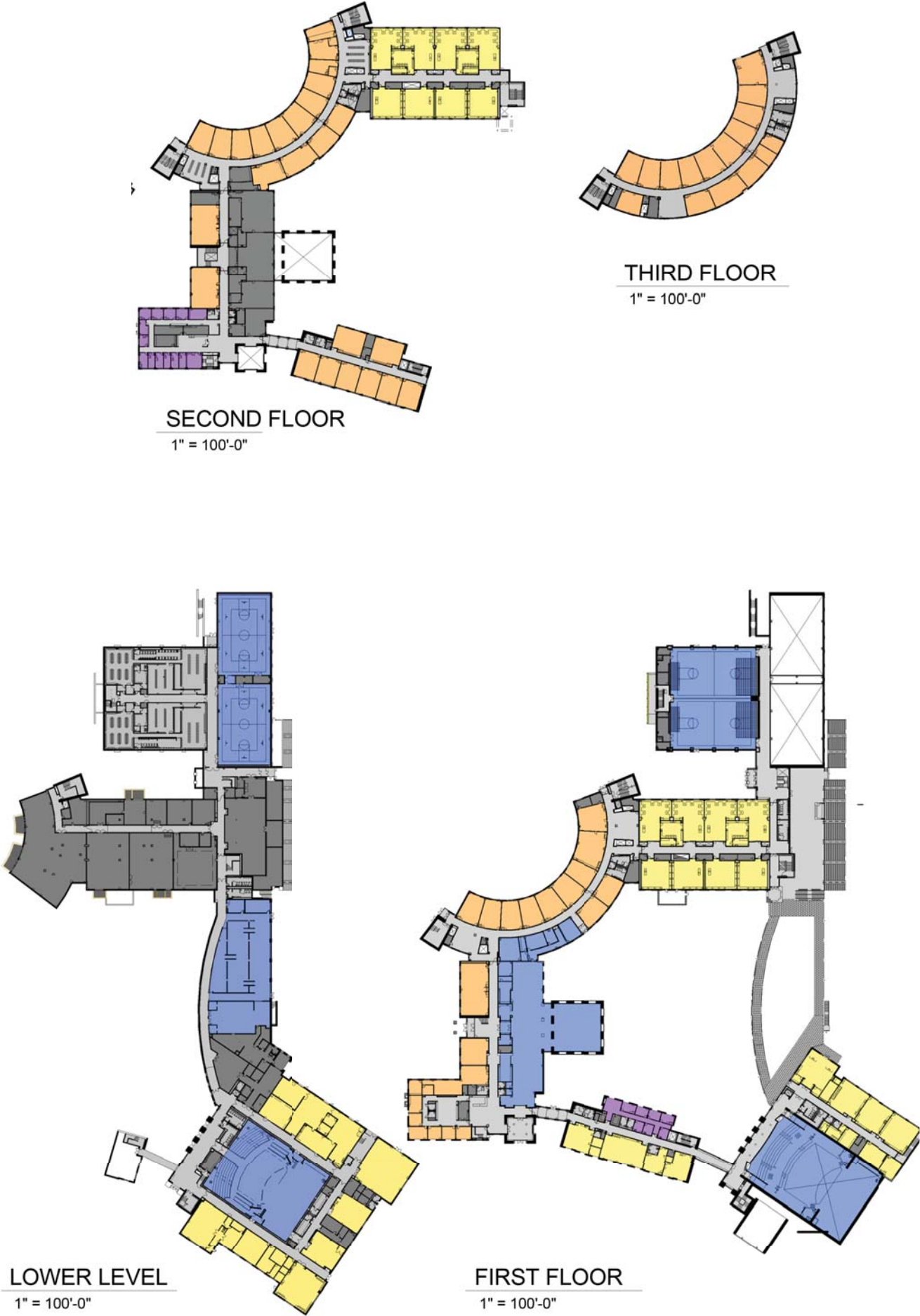


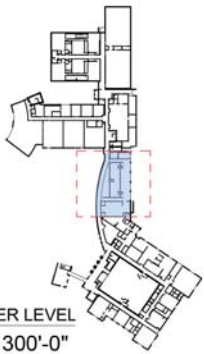
Campus Aerial

Legend

- Classroom
- Special Subjects
- Administration
- Public
- Service

Site Plan
1" = 200'-0"

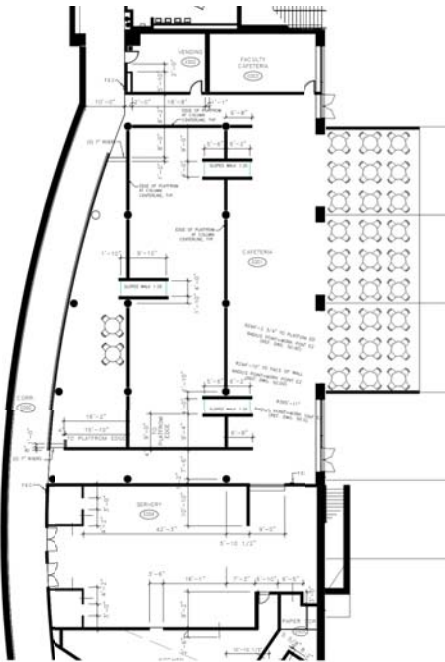
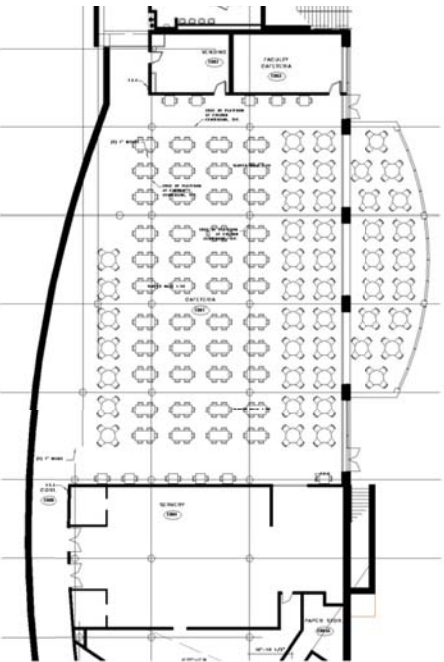
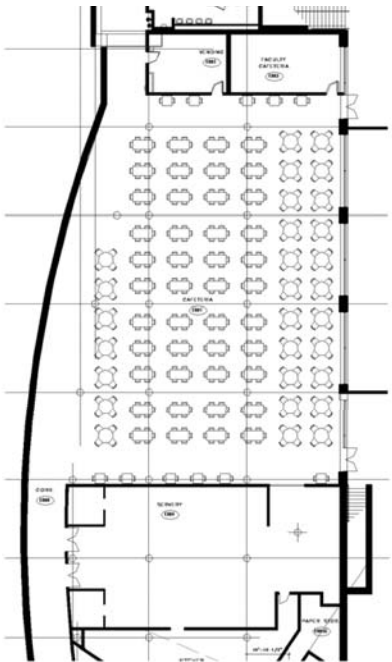
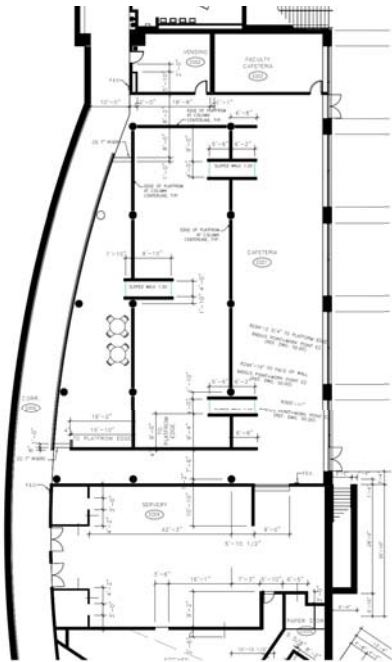




Site Plan
1" = 200'-0"

Legend
Existing
Proposed

BUILDING ALTERATIONS



EDGE OF TRACK



DARIEN PUBLIC SCHOOLS
BUILDING INFORMATION CHART

	HINDLEY ES		HOLMES ES		OX RIDGE ES		ROYLE ES		TOKENEKE ES		MIDDLESEX MS		DARIEN HS	
	CURRENT	PLANNED	CURRENT	PLANNED	CURRENT	PLANNED	CURRENT	PLANNED	CURRENT	PLANNED	CURRENT	PLANNED	CURRENT	PLANNED
BUILDING AREA (SF)	56,495	58,500+/-	63,266	66,250+/-	58,344	87,500+/-	57,450	n/c	66,714	n/c	193,200	tbd	316,953	320,000+/-
YEAR BUILT / LAST RENOVATION	1947/1996	-	1931 / 1996	-	1966 / 1996	-	1948 / 1996	-	2008	-	1937 / 2000	-	2005	-
SITE ACRES	8	n/c	8	n/c	10	n/c	8	n/c	12	n/c	15	n/c	56	n/c
GRADE CONFIGURATION	K-5	n/c	K-5	n/c	ELP, K-5	n/c	ELP, K-5	K-5	ELP, K-5	K-5	6-8	n/c	9-12	n/c
NUMBER OF GENERAL CLASSROOMS	24	24	21	21	22	32	22	19	22	22	53	n/c	32	n/c
GENERAL CLASSROOM AVERAGE SIZE	858	n/c	800	n/c	825	n/c	698	n/c	868	n/c				
LIBRARY (SIZE - SF)	3347	n/c	2611	n/c	2981	tbd	3255	n/c	3289	n/c				
GYMNASIUM (SIZE - SF)	2395	n/c	2679	n/c	2925	tbd	2327	n/c	2517	n/c				
CAFETERIA (SIZE -SF)	2000	n/c	2198	n/c	2025	tbd	1500	n/c	2370	n/c				
MODULAR CLASSROOMS (TO BE REMOVED)	5	0	2	0	4	0	3	0	0	0	0	0	0	0
FUNCTIONAL CAPACITY	528	n/c	462	n/c	484	604	484	418	484	n/c	1200	tbd	1300	n/c
CURRENT ENROLLMENT	536	480-528	455	420-462	485	540-604	451	380-418	500	440-484	1280	tbd	1360	-
BUS QUEUING (LINEAR FEET)	300	400	400	n/c	300	500	400	n/c	400	n/c	400	n/c	400	n/c
PARENT QUEUING (LINEAR FEET)	250	600	600	n/c	300	600	600	n/c	600	n/c	600	n/c	600	n/c
PARKING SPACES	82	95	77	85+	91	115	77	85+	77	85+	77	85+	77	85+
PLAYING FIELDS	1	n/c	1	n/c	2	1	1	n/c	1	n/c	1	n/c	1	n/c

Next Steps:

- Refine Master Plan Concepts
- Conduct Building Condition Surveys (BCS)
- Combine BCS and Master Plan Reports
- Prepare Cost Estimates and Prioritize Planning Work
- Presentation and Adoption of Final Report