

NORWICH

PUBLIC SCHOOLS















SCHOOL CONSTRUCTION
STRATEGIC PLANNING SERVICES

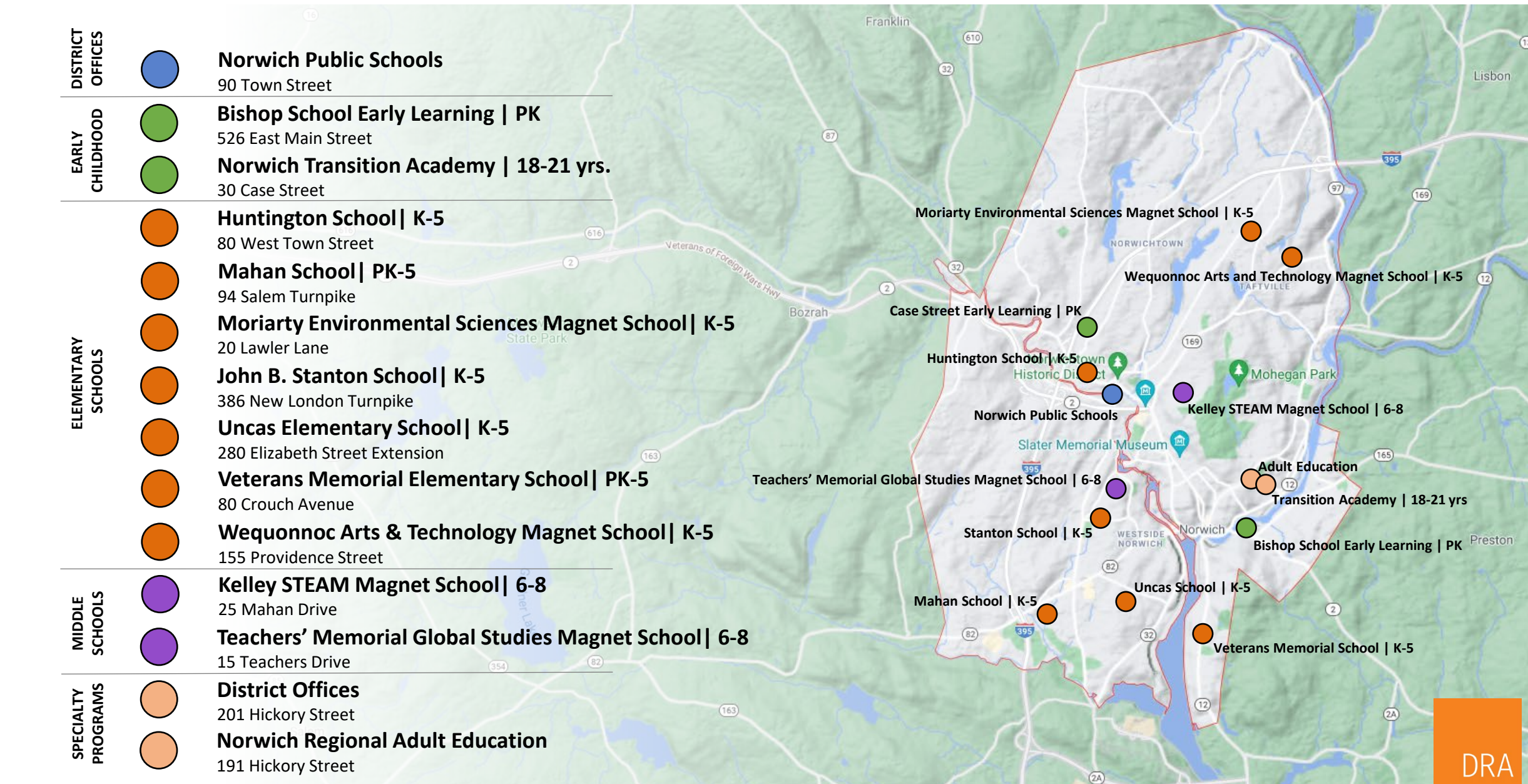
05 July 2022

DRA

Norwich Public Schools

14 BUILDINGS | 7 ES | 2 MS

DISTRICT OFFICES		Norwich Public Schools 90 Town Street
EARLY CHILDHOOD		Bishop School Early Learning PK 526 East Main Street
		Norwich Transition Academy 18-21 yrs. 30 Case Street
ELEMENTARY SCHOOLS		Huntington School K-5 80 West Town Street
		Mahan School PK-5 94 Salem Turnpike
		Moriarty Environmental Sciences Magnet School K-5 20 Lawler Lane
		John B. Stanton School K-5 386 New London Turnpike
		Uncas Elementary School K-5 280 Elizabeth Street Extension
		Veterans Memorial Elementary School PK-5 80 Crouch Avenue
		Wequonnoc Arts & Technology Magnet School K-5 155 Providence Street
		Kelley STEAM Magnet School 6-8 25 Mahan Drive
MIDDLE SCHOOLS		Teachers' Memorial Global Studies Magnet School 6-8 15 Teachers Drive
SPECIALTY PROGRAMS		District Offices 201 Hickory Street
		Norwich Regional Adult Education 191 Hickory Street



Agenda – 05 July 2022

1. Backgrounds

- Existing Building Assessments
- Demographics & Enrollment
- Educational Programming
- Potential Options

2. Potential Options

- Do nothing – Repair Existing
- Four Elementary Schools

Agenda – 05 July 2022

1. Backgrounds

- Existing Building Assessments
- Demographics & Enrollment
- Educational Programming
- Potential Options

2. Potential Options

- Do nothing – Repair Existing
- Four Elementary Schools

RANGE of PHYSICAL CONDITION

MORE
SUITABLE

Kelley STEAM Magnet School | 6-8

25 Mahan Drive

Case Street Early Learning | PK

30 Case Street

Teachers' Memorial Global Studies Magnet School | 6-8

15 Teachers Drive

SUITABLE

Veterans Memorial Elementary School | K-5

80 Crouch Avenue

Huntington School | K-5

80 West Town Street

Mahan School | K-5

94 Salem Turnpike

Uncas Elementary School | K-5

280 Elizabeth Street Extension

Moriarty Environmental Sciences Magnet School | K-5

20 Lawler Lane

Bishop School Early Learning | PK

526 East Main Street

LESS
SUITABLE

Wequonnoc Arts & Technology Magnet School | K-5

155 Providence Street

John B. Stanton School | K-5

386 New London Turnpike

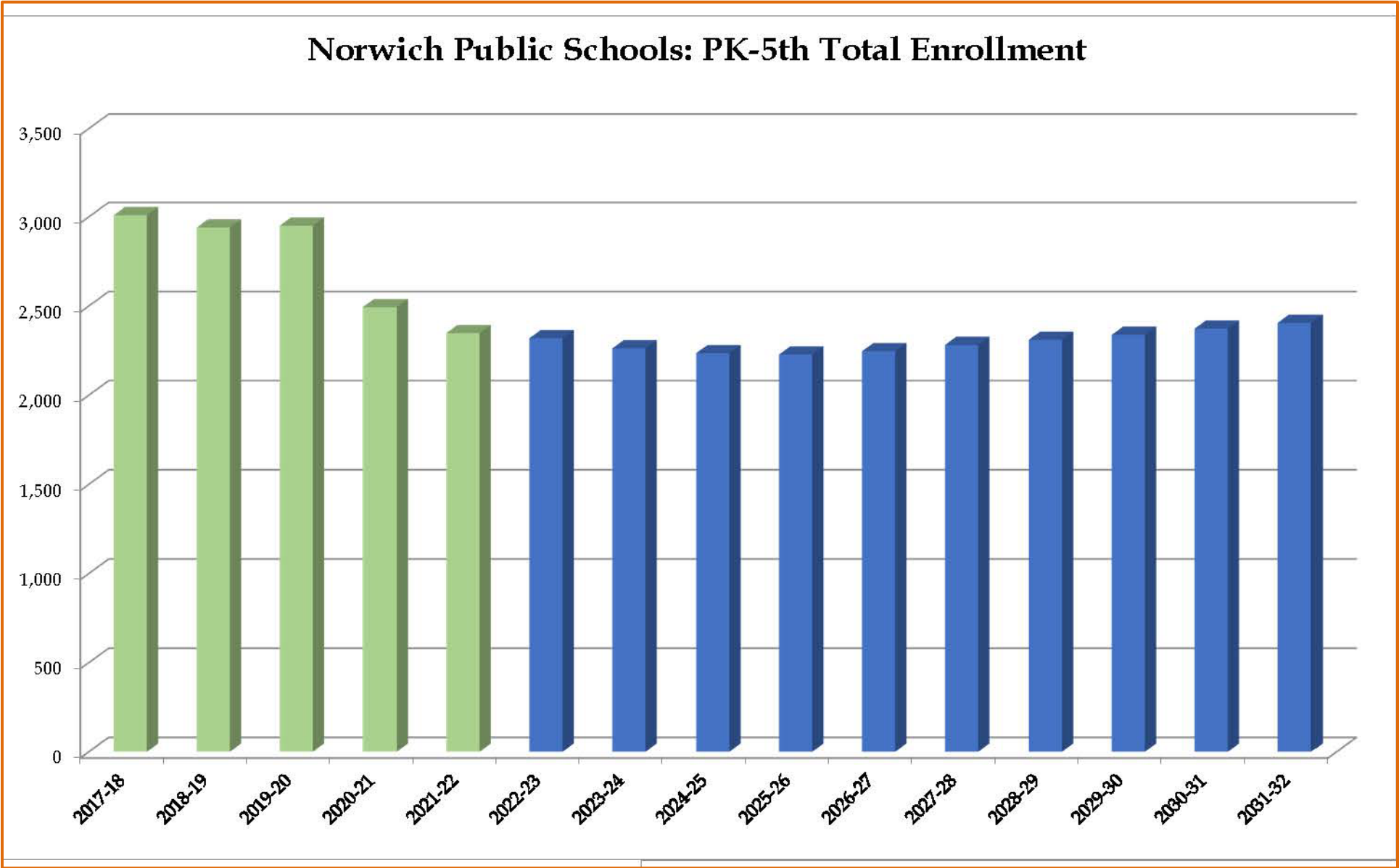
Enrollment / Demographics Forecasts – By Current School Area

Table 1: Forecasted District Total Population Change, 2020 to 2030

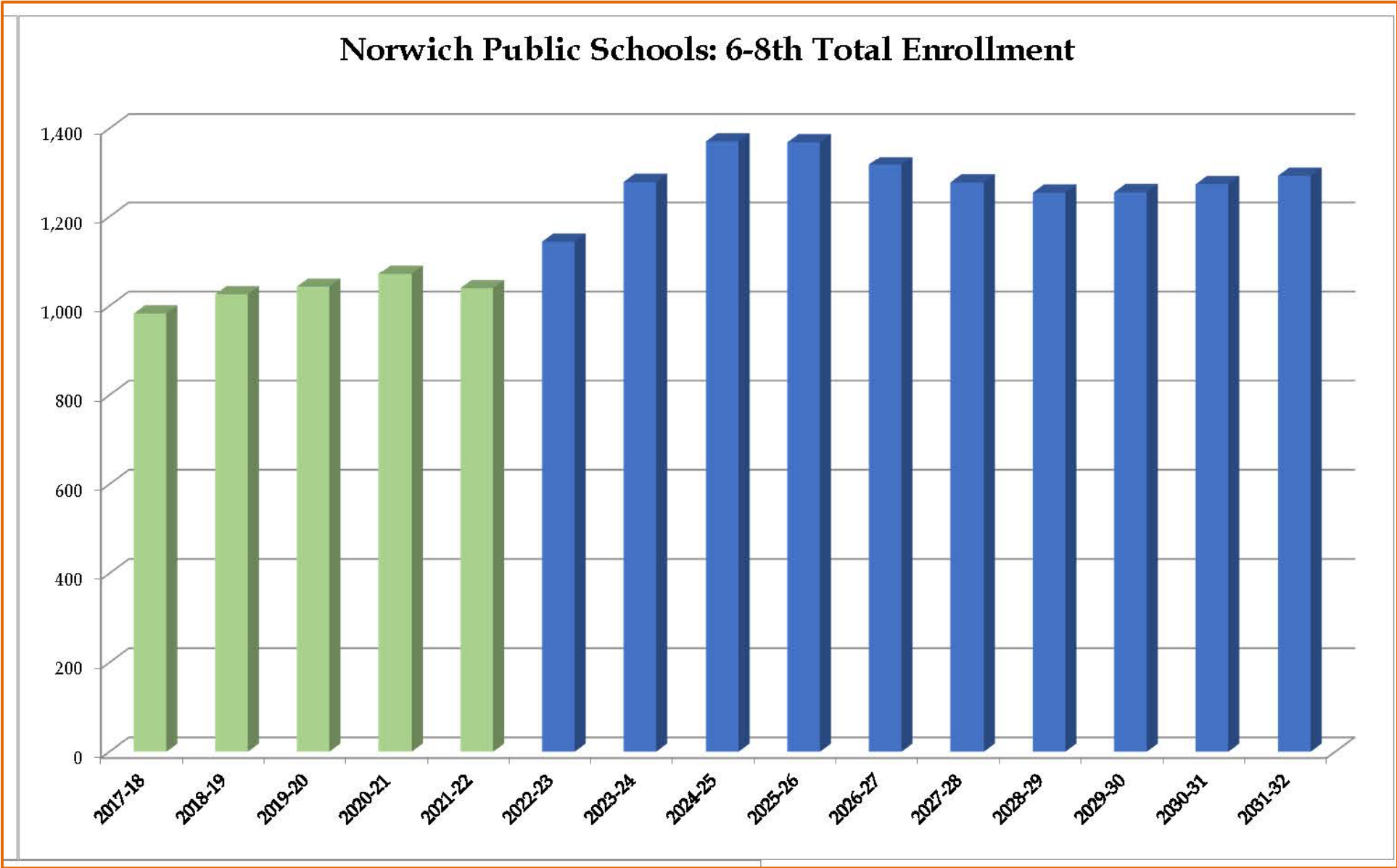
	2020	2025	2020-2025 Change	2031	2025-2030 Change	2020-2030 Change
Stanton Network School	6,040	6,160	2.0%	6,190	0.5%	2.5%
Moriarty Magnet School	9,290	9,300	0.1%	9,270	-0.3%	-0.2%
Samuel Huntington School	8,020	7,820	-2.5%	7,620	-2.6%	-5.0%
Thomas W. Mahan School	4,170	4,300	3.1%	4,360	1.4%	4.6%
Uncas Network School	3,890	3,750	-3.6%	3,660	-2.4%	-5.9%
Veterans' Memorial School	6,080	6,020	-1.0%	5,950	-1.2%	-2.1%
Wequonnoc Magnet School	2,660	2,720	2.3%	2,800	2.9%	5.3%
District Total	40,150	40,070	-0.2%	39,850	-0.5%	-0.7%

Total City population is forecast to drop by approximately 300 people

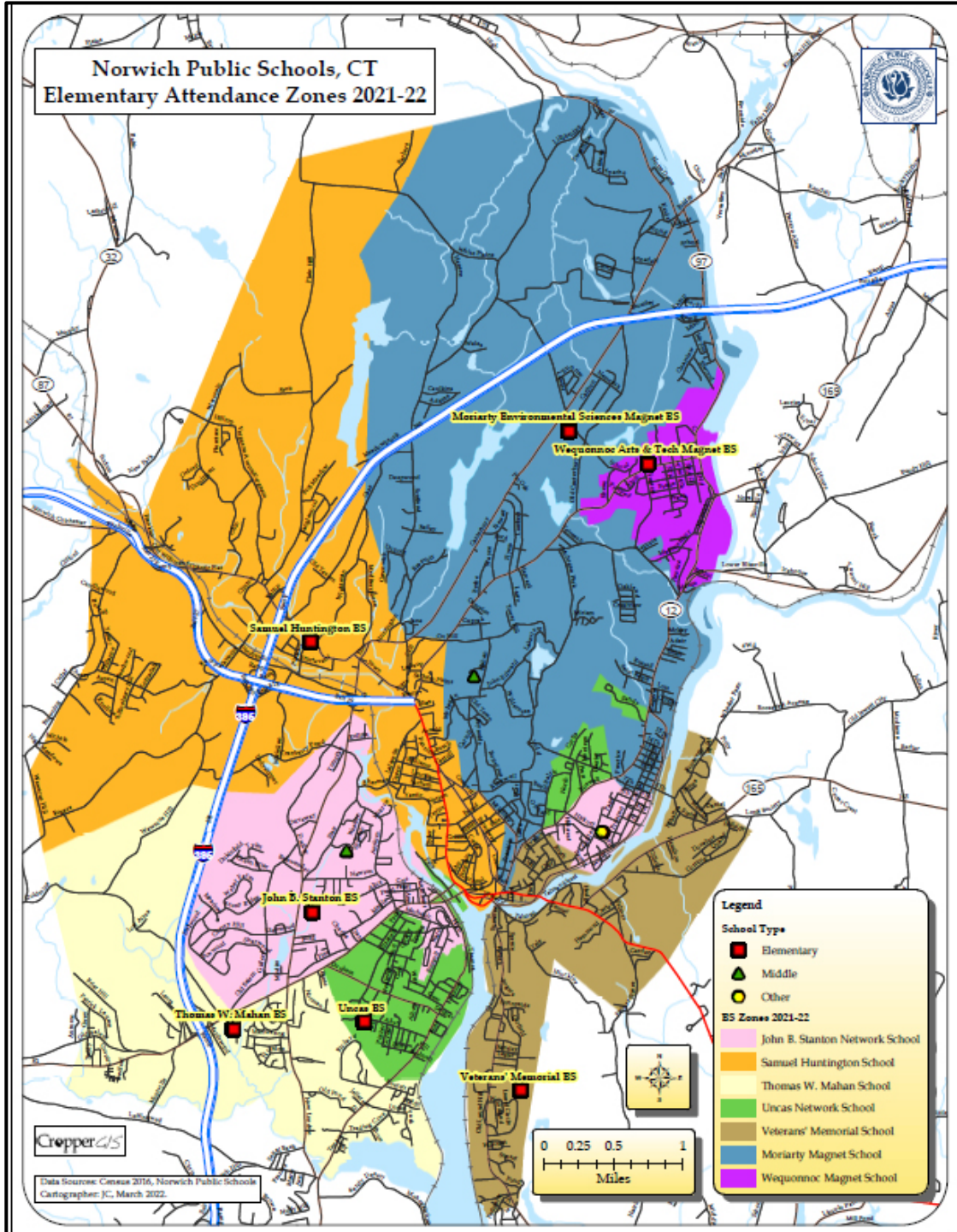
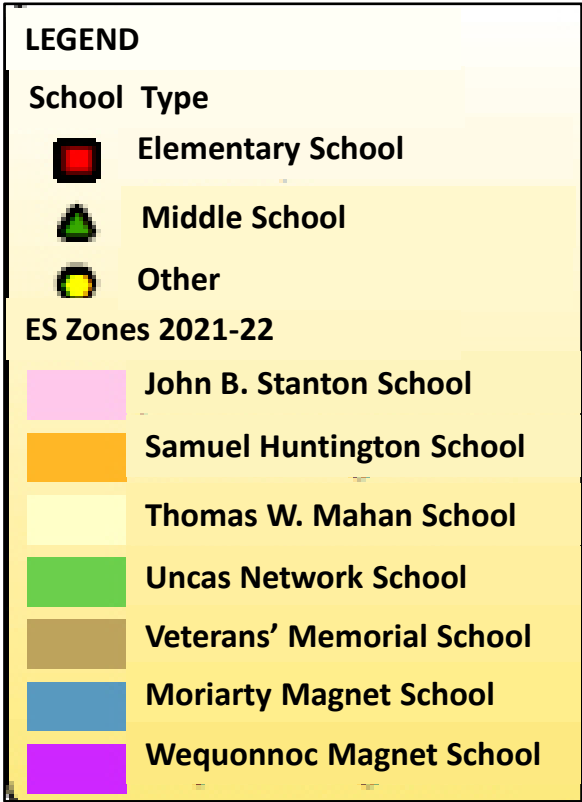
Enrollment / Demographics Forecasts – 20 Years PK – Grade 5



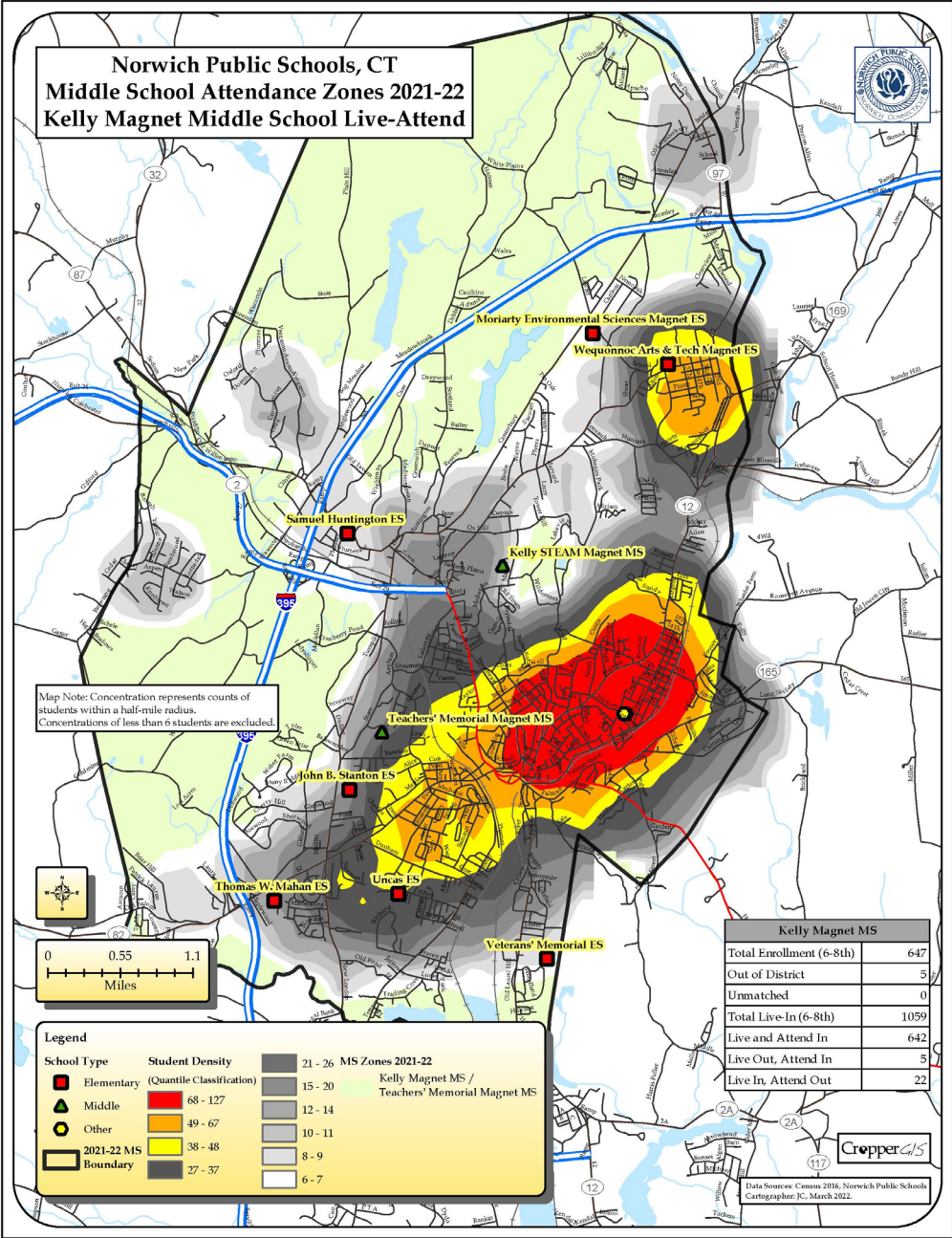
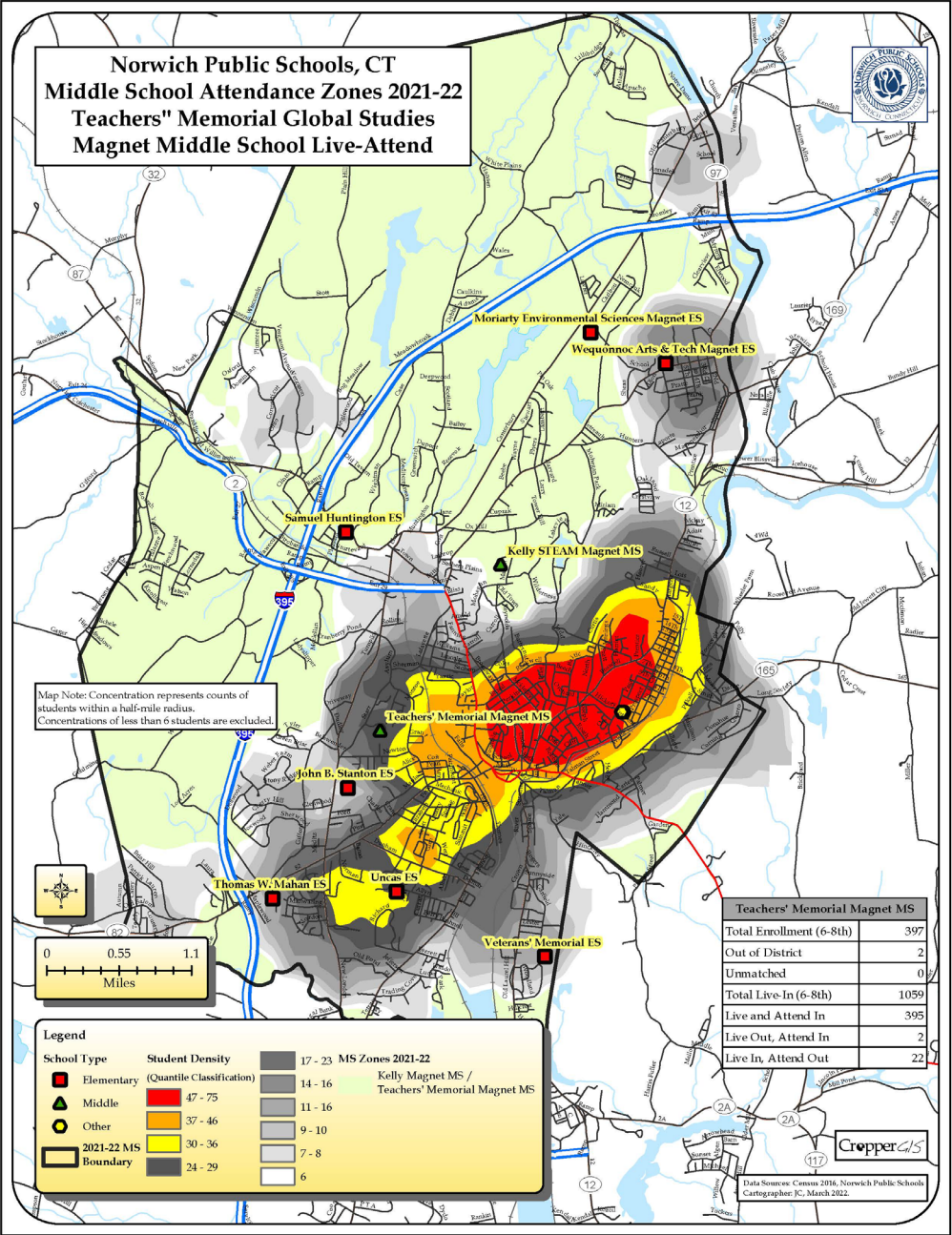
Enrollment / Demographics Forecasts – 20 Years Grades 6 - 8



Attendance Zones – Current ES Zones



Enrollment / Demographics – Student Density Locations



Programming

Table 5: Elementary Enrollment (K-5), 2021, 2026, 2031

	2021	2026	2021-2026 Change	2031	2026-2031 Change	2021-2031 Change
Stanton Network School	391	428	9.5%	437	2.1%	11.8%
Moriarty Magnet School	395	392	-0.8%	429	9.4%	8.6%
Samuel Huntington School	299	288	-3.7%	308	6.9%	3.0%
Thomas W. Mahan School	223	186	-16.6%	227	22.0%	1.8%
Uncas Network School	236	232	-1.7%	249	7.3%	5.5%
Veterans' Memorial School	238	193	-18.9%	210	8.8%	-11.8%
Wequonnoc Magnet School	230	191	-17.0%	209	9.4%	-9.1%
District Total	2,012	1,910	-5.1%	2,069	8.3%	2.8%

Desire to better align enrollments across facilities

- Some enrollments are too small to be effective
 - Not fiscally or logistically feasible
 - Does not provide parity across the District
 - Buildings do not meet guidelines for room sizes
 - Projected enrollment will stretch some schools

The ideal size of an elementary school

- **Fostering student growth**

Appropriately scaled for a large age range

- Not more than 800 elementary students
- Target is 300 to 500 students
- Serve a balanced mix of students

Planning for elementary school populations over 400

- **Communities of Learners**

Design smaller learning environments within larger facilities

- Freestanding small schools
- Small schools in one building sharing the same administration; and
- A school within school, each with their own administration

Three approaches considered

Existing configuration

- Seven schools of 300 students each

Alternate configurations

- Four schools of 550 – 600 students each
- Three schools with 700 students in each

Agenda – 05 July 2022

1. Conclusions from prior work

- Demographics & Enrollment
- Educational Programming
- Potential Options
- Existing Building Assessments

2. Potential Options

- Do nothing – Repair the Existing
- Three Elementary Schools

Potential Options – Repair the Existing

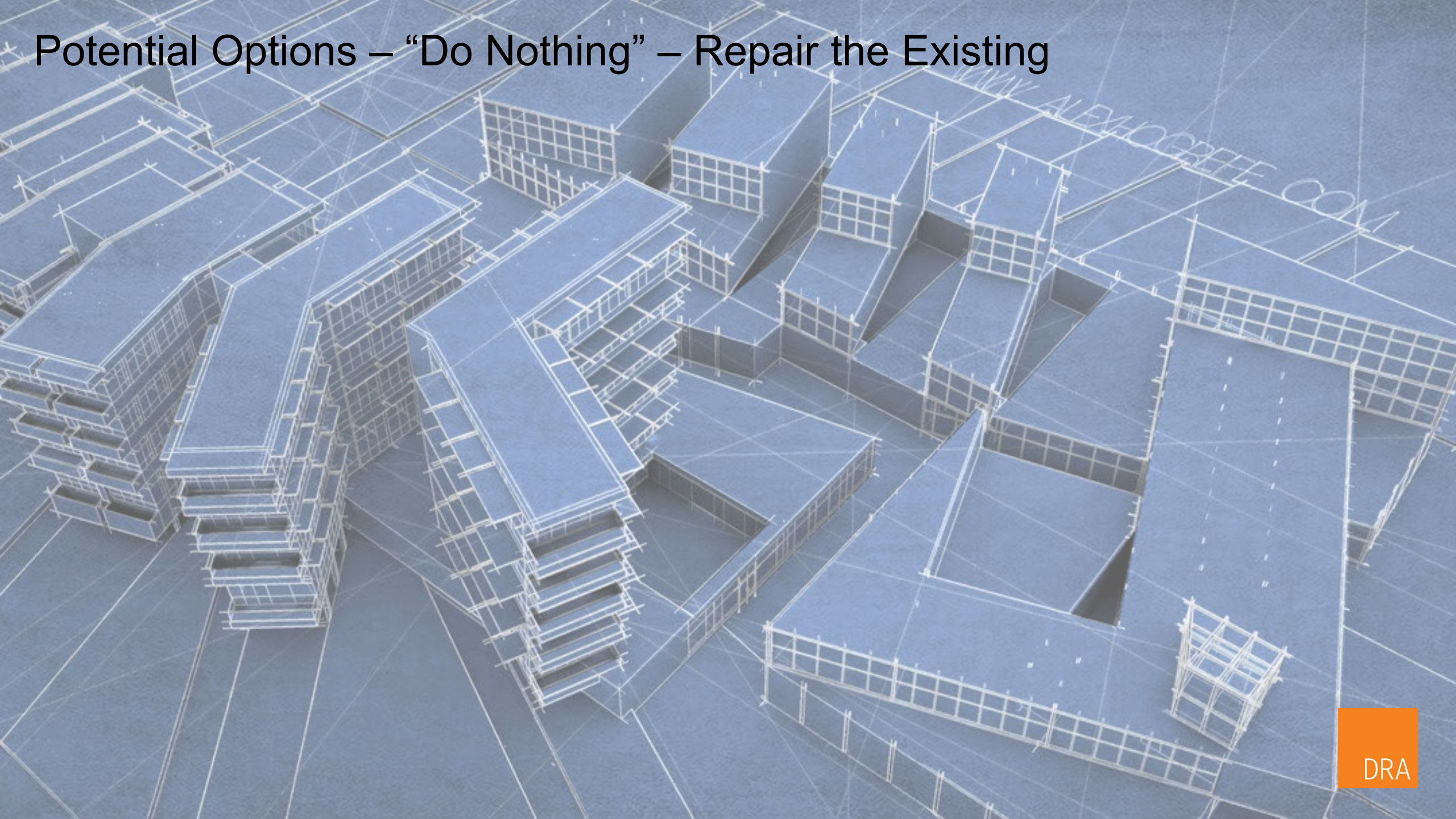
“Do Nothing”

Seven Elementary, Two Middle Schools

All of the buildings except Kelly require investment

- Would maintain the existing
- Would not address educational shortfalls
- Would not address all code requirements

Potential Options – “Do Nothing” – Repair the Existing



Potential Options – Repair the Existing

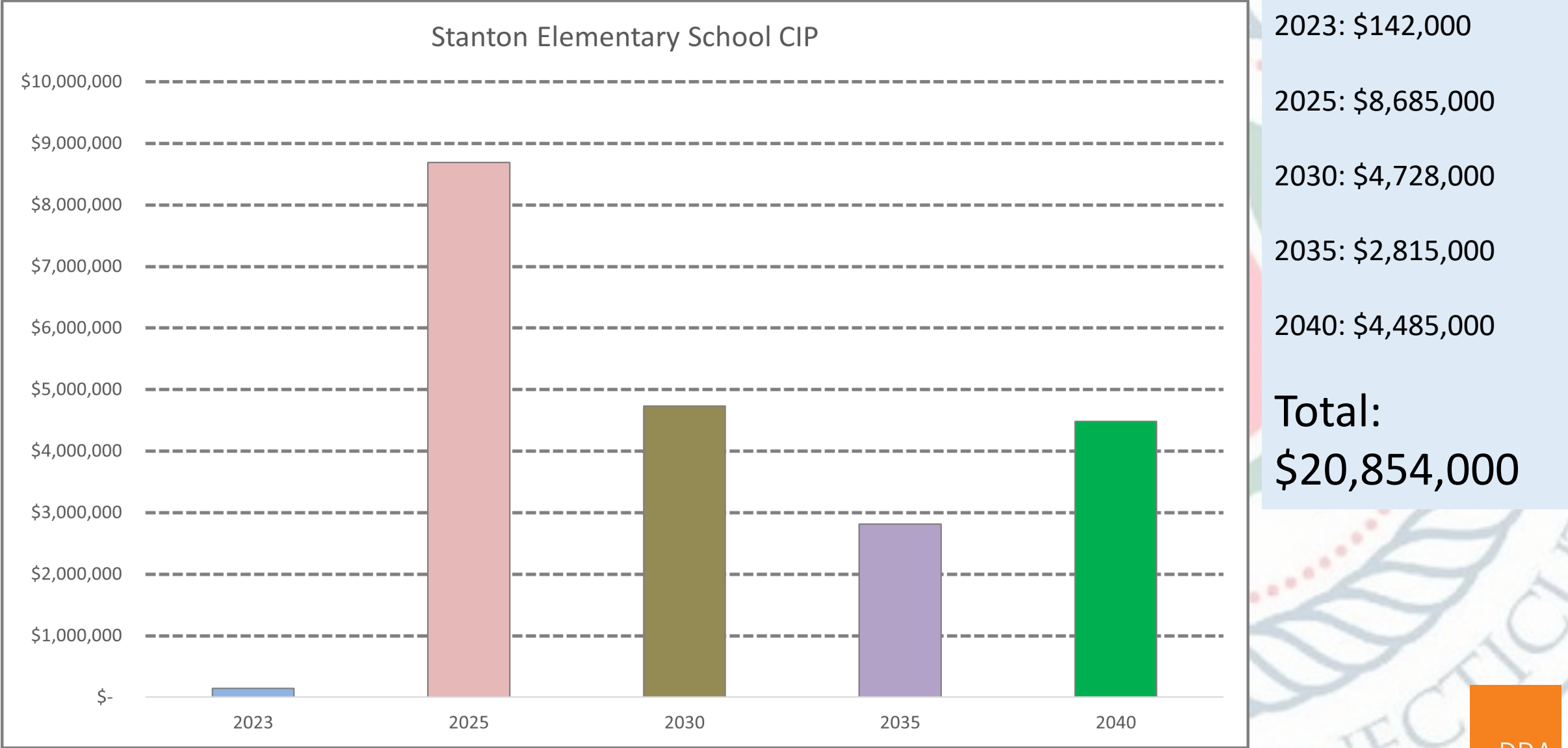
300 Student - OSCGR Compliant Program				
School	Land area (acres)	Building Size (sq. ft)	Land (acres): 13	Building: 52,764
Huntington	4.18	118,334	(8.82)	65,570
Mahan	10.62	37,143	(2.38)	(15,621)
Moriarty	14	70,639	1.00	17,875
Stanton	24.76	38,674	11.76	(14,090)
Uncas	11.9	79,192	(1.10)	26,428
Wequonnoc	8.66	30,520	(4.34)	(22,244)
Veterans	12.26	37,286	(0.74)	(15,478)

Potential Options – Repair the Existing

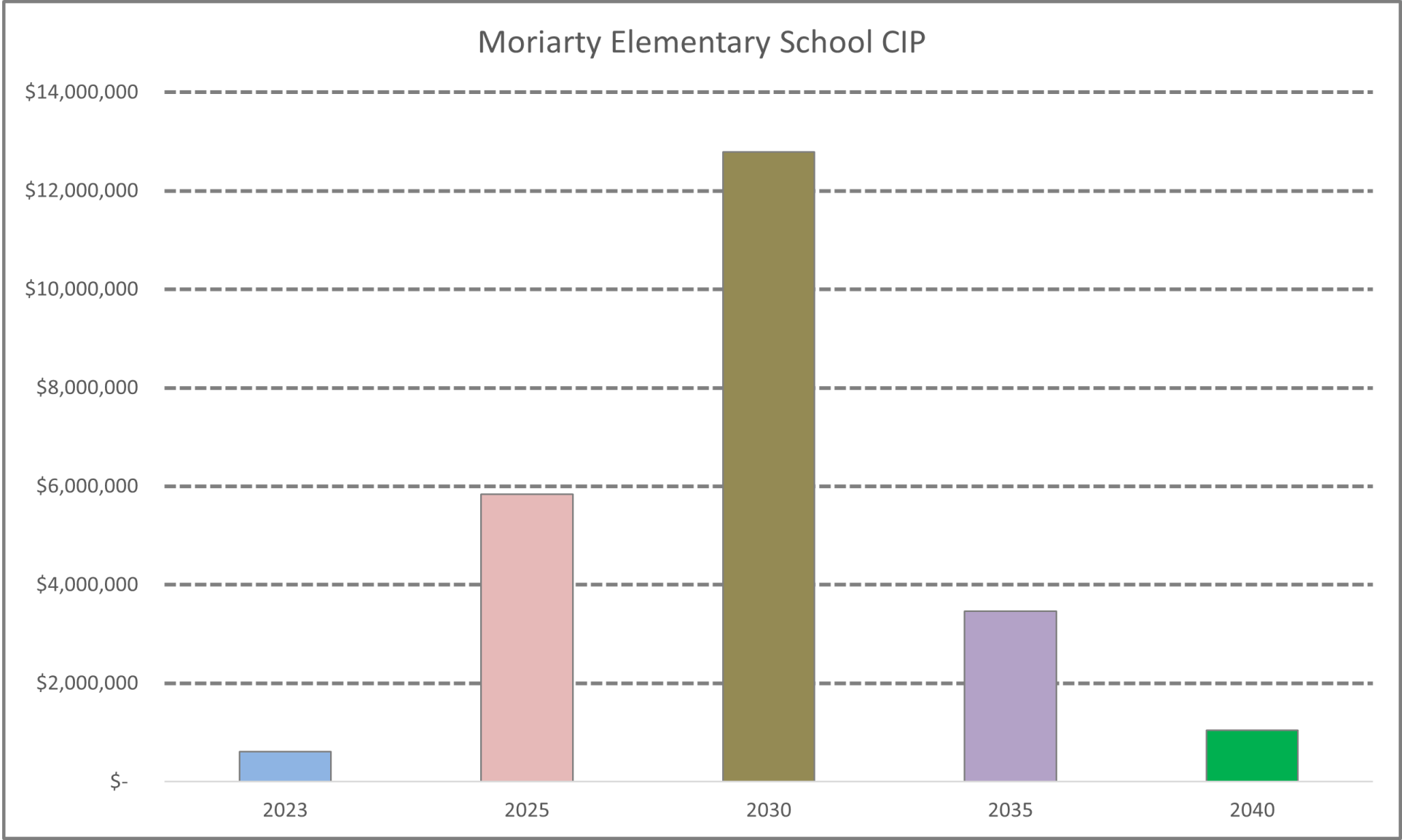
The projected costs are for repairs and maintenance

- Expansion is not included
- Total renovation is not included
- Limited opportunities for State grants

Potential Options – Repair the Existing



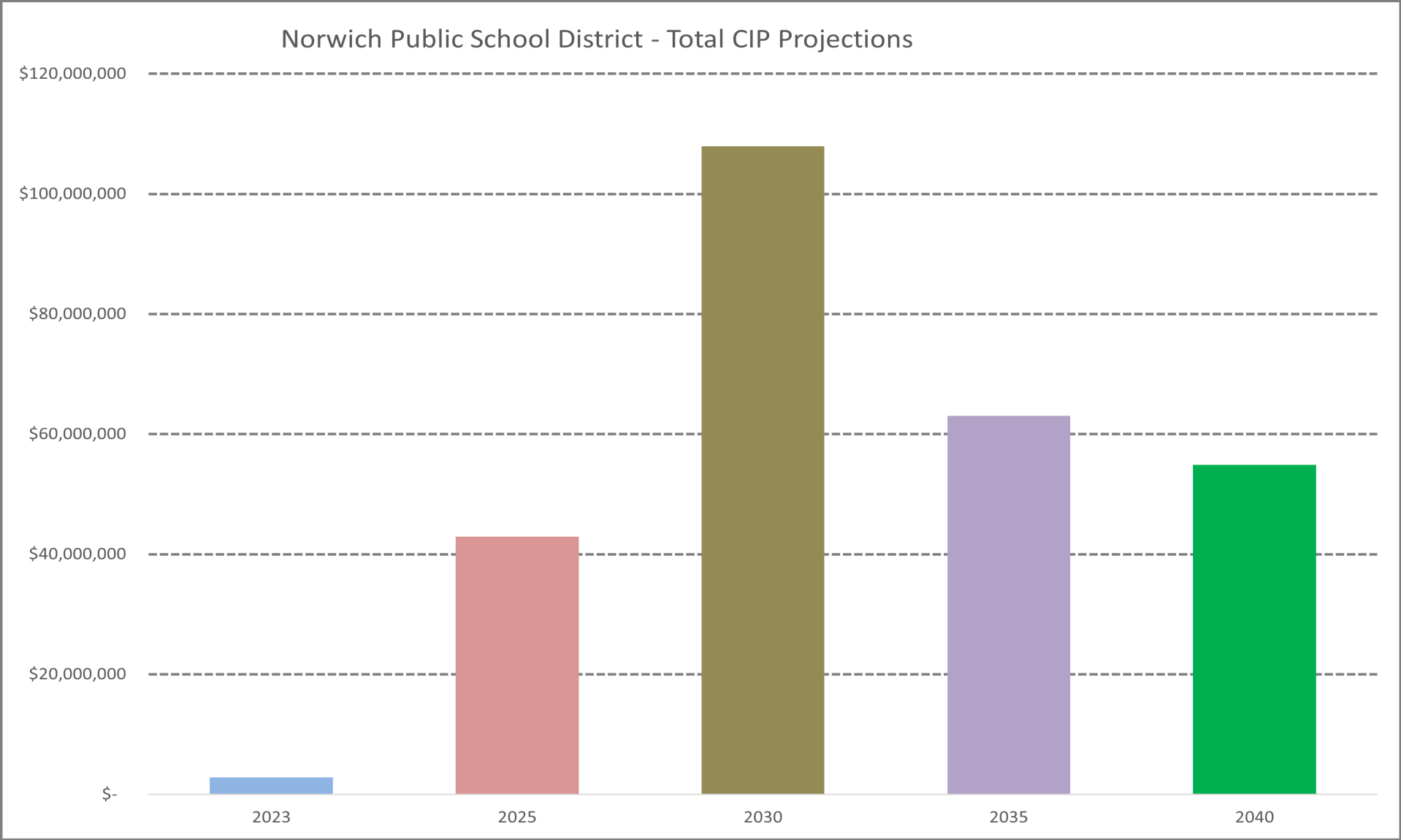
Potential Options – Repair the Existing



2023: \$614,000
2025: \$5,843,000
2030: \$12,785,000
2035: \$3,489,000
2040: \$1,045,000

Total:
\$23,746,000

Potential Options – Repair the Existing



2023: \$2,801,000

2025: \$42,887,000

2030: \$107,900,000

2035: \$63,014,000

2040: \$54,891,000

Total:
\$271,494,000

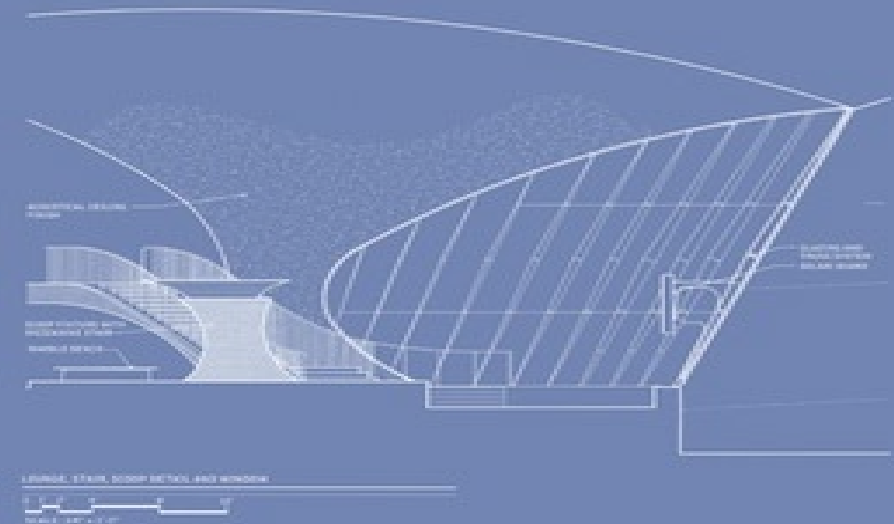
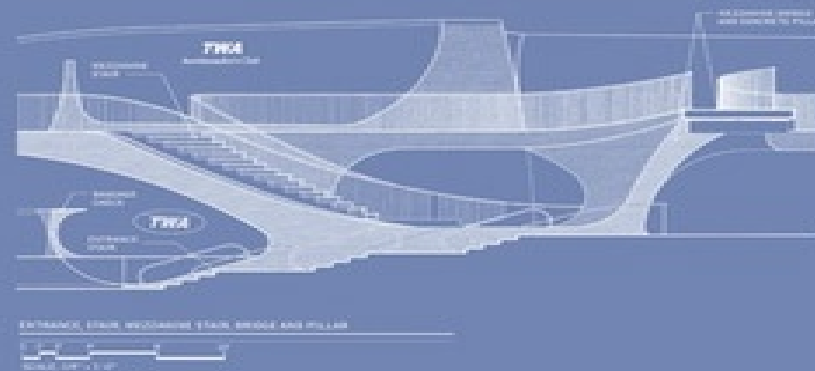
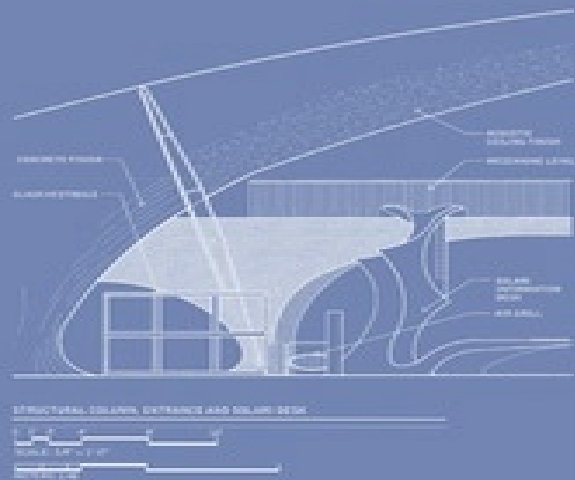
Without Kelly MS:
~\$225,806,000

Potential Options – Repair the Existing

Projected costs are spread over 20 years

- Includes escalations allowances
- Project start dates can change, but there is a limited window
- Work will take place in occupied schools
- Work will take place in multiple schools at the same time

Potential Options – “Replace the Existing” – New-Build Options



Potential Options – New-Build Options

New-Build Options

Four Elementary, Two Middle Schools

Program Elementary Schools to provide:

- Appropriately sized spaces
- Inclusive and flexible learning areas
- Outdoor learning and play opportunities
- Room for SPED
- Incorporate STEAM and project-based learning

Potential Options – New-Build Options

New School Building Program

- Established through educational programming with District leadership
- Considers OSCGR guidelines as the basis for beginning
- Provides spaces for programs that OSCGR may not recognize
- Accommodates different educational pedagogies and methodologies
- Provides a starting point for the planning process

Four School Option

Four New Elementary Schools of 525 students

Renovate Teacher's Middle School

Potential Options – New-Build Options

Comparison of Conceptual Programs			
Enrollment	OSCGR Compliant		Working Program
300	37,500 sq. ft.		52,764 sq. ft.
525	62,100 sq. ft.	←→	74,713 sq. ft.
700	81,920 sq. ft.		95,292 sq. ft.

Potential Options – New-Build Options

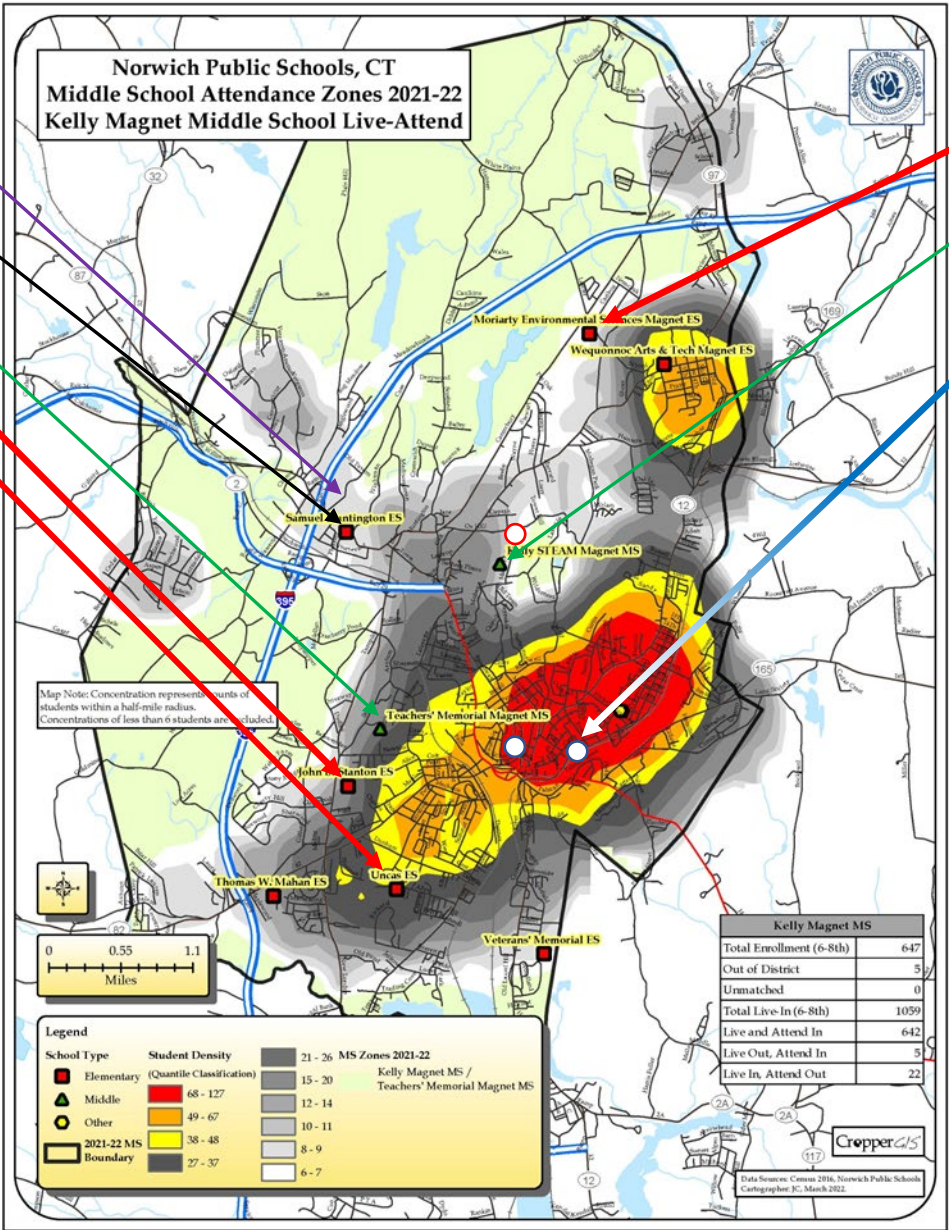
525 Student - OSCGR Compliant Program				
School	Land area	Building Size	Land (acres): 16	Building: 74,713
Huntington	4.18	118,334	(11.82)	43,621
Mahan	10.62	37,143	(5.38)	(37,570)
Moriarty	14	70,639	(2.00)	(4,074)
Stanton	24.76	38,674	8.76	(36,039)
Uncas	11.9	79,192	(4.10)	4,479
Wequonnoc	8.66	30,520	(7.34)	(44,193)
Veterans	12.26	37,286	(3.74)	(37,427)

Site Evaluations

Population Centers / Potential Schools

Case Street 18 – 22
Renovate Huntington
Administrative Center
Renovated Teachers MS
New Stanton ES
New Uncas ES

Recommended:
Four Elementary Schools
Two Middle Schools
One Transition Services
One Administrative Building



New Moriarty ES
Kelly MS
New Golden Street
(Greenville)

Norwich Public Schools – Four Elementary Schools Option

DISTRICT
OFFICES

PK – 5
SCHOOLS

MIDDLE
SCHOOLS

SPECIALTY
PROGRAMS



Huntington School
80 West Town Street
Central Office / Nurse / Registration / Tech / Adult Ed / Virtual Learning

Replace



Moriarty Environmental Sciences Magnet School | PK-5 / 550 Students
20 Lawler Lane

Replace



John B. Stanton School | PK-5 / 550 Students
386 New London Turnpike

Replace



Uncas Elementary School | PK-5 / 550 Students
280 Elizabeth Street Extension

NEW SCHOOL



New School | PK-5 550 Students
LOCATION – Golden Street (Greenville School)

NO WORK



Kelley STEAM Magnet School | 6-8 / 650 Students
25 Mahan Drive

ADD/RENO

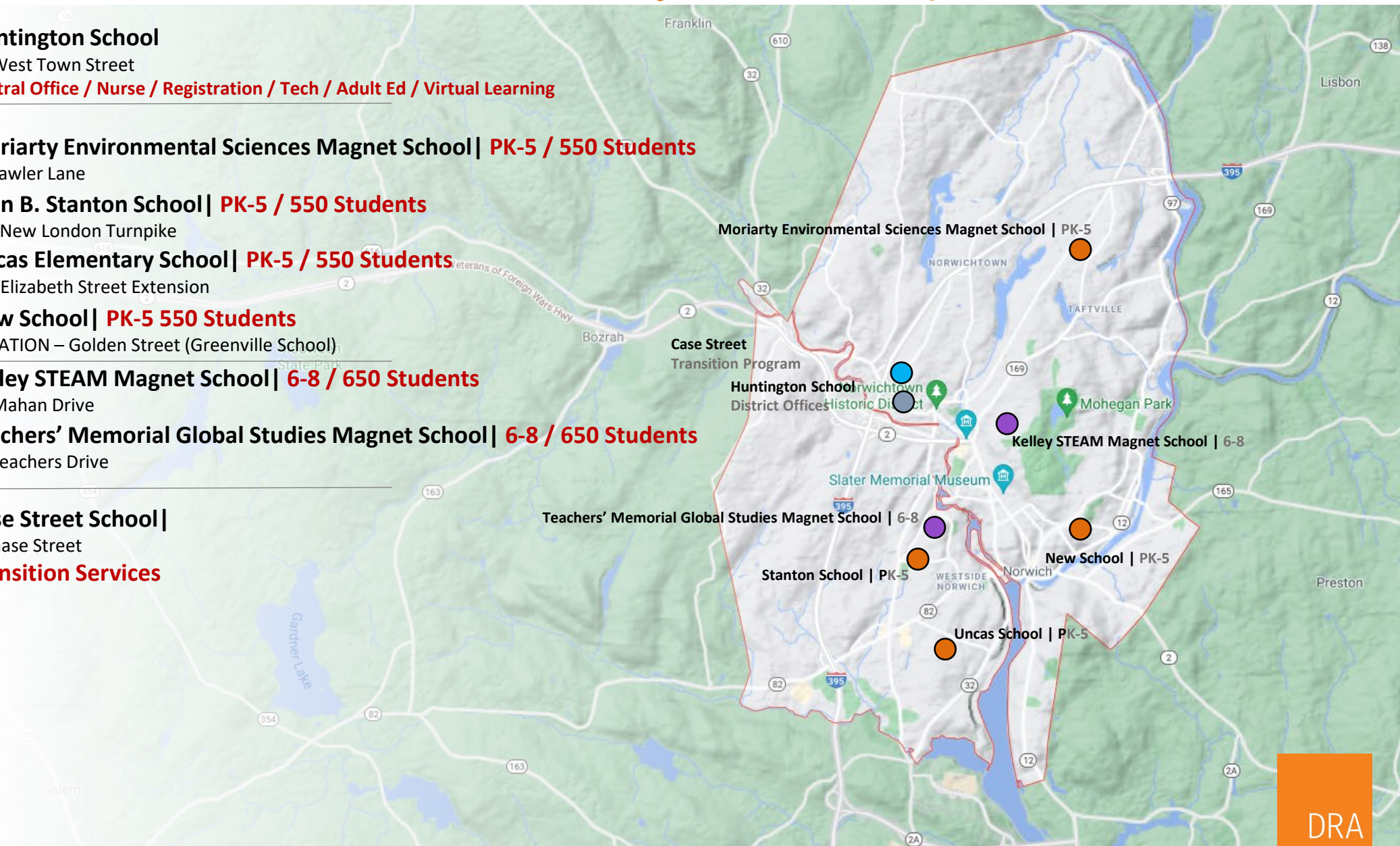


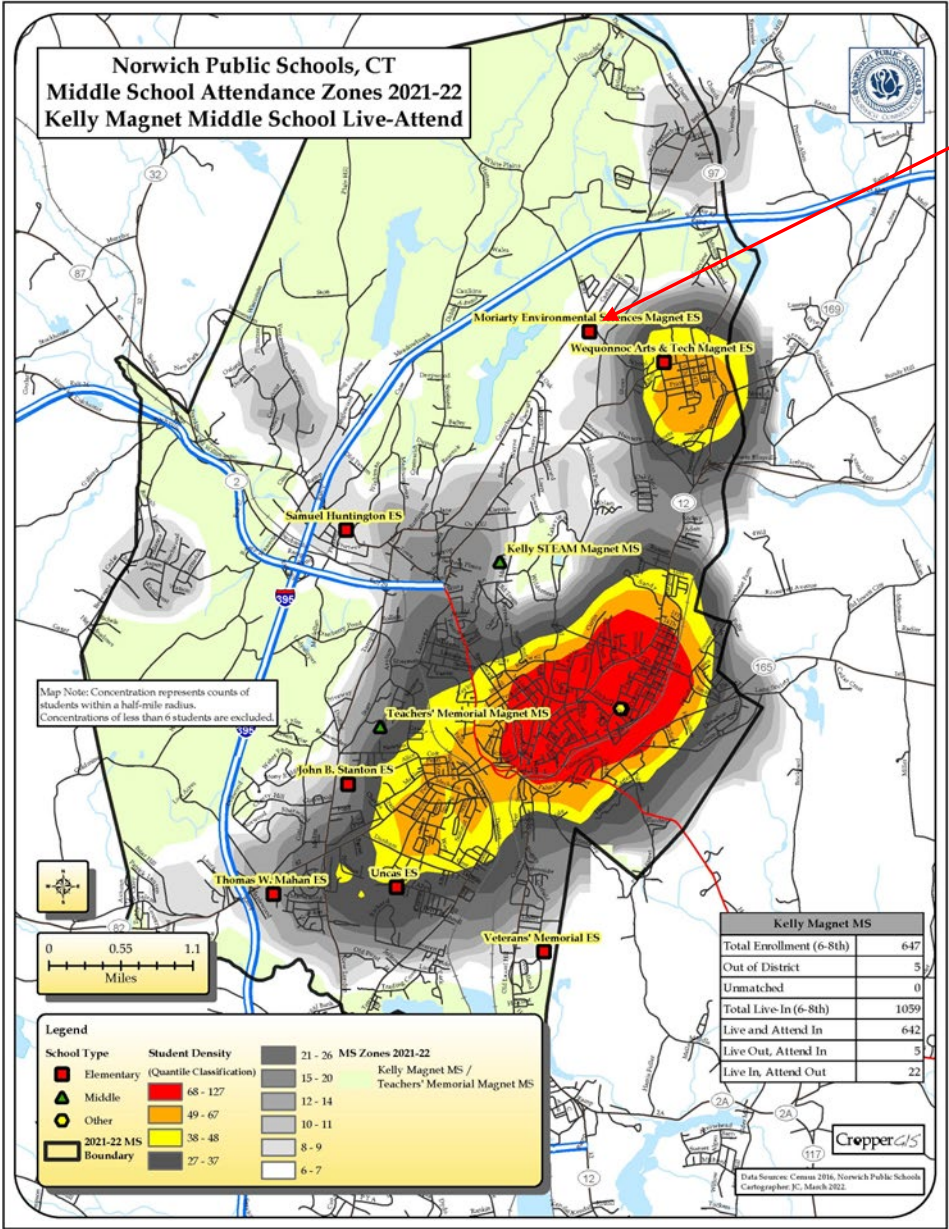
Teachers' Memorial Global Studies Magnet School | 6-8 / 650 Students
15 Teachers Drive

NO WORK

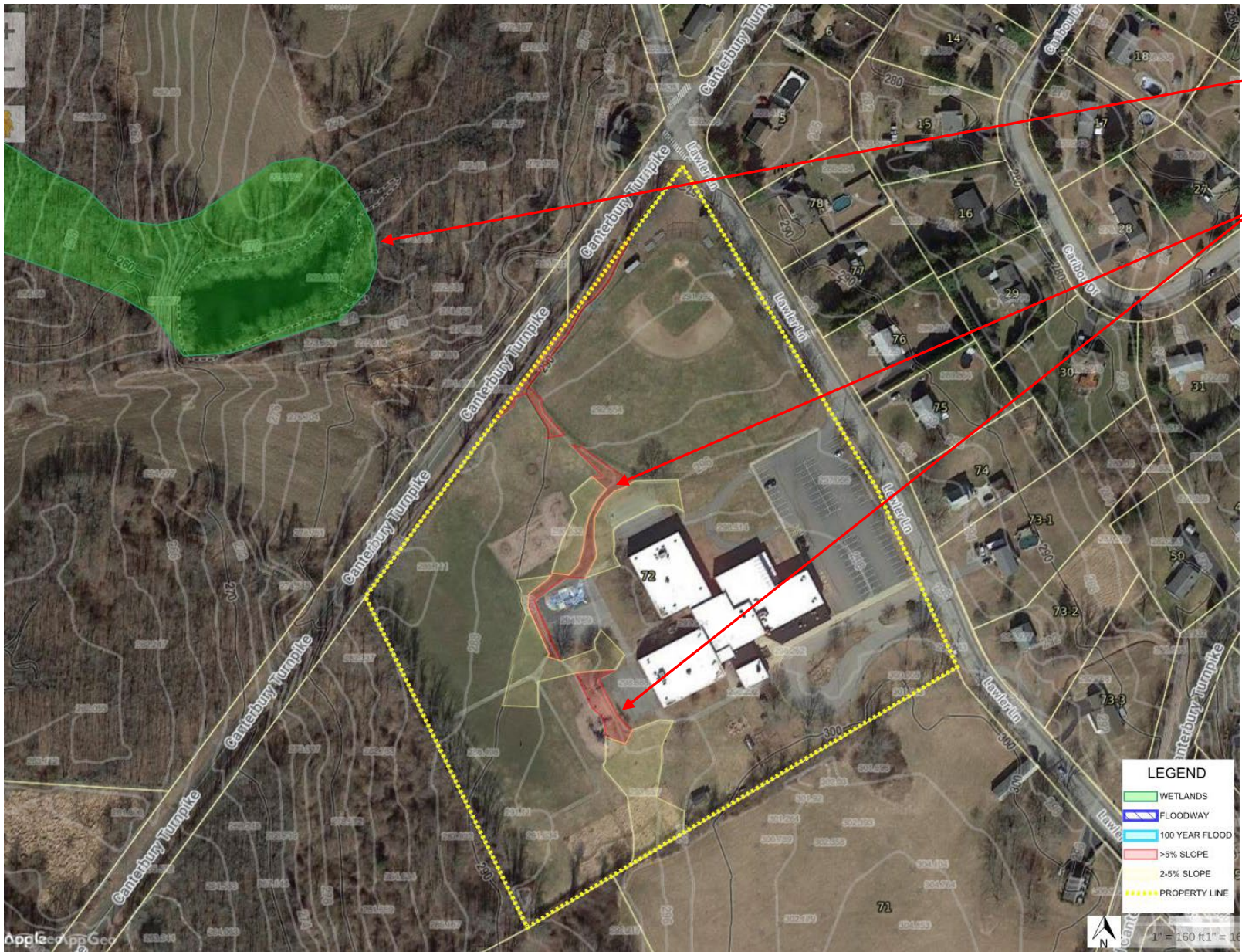


Case Street School |
8 Chase Street
Transition Services





Moriarty ES

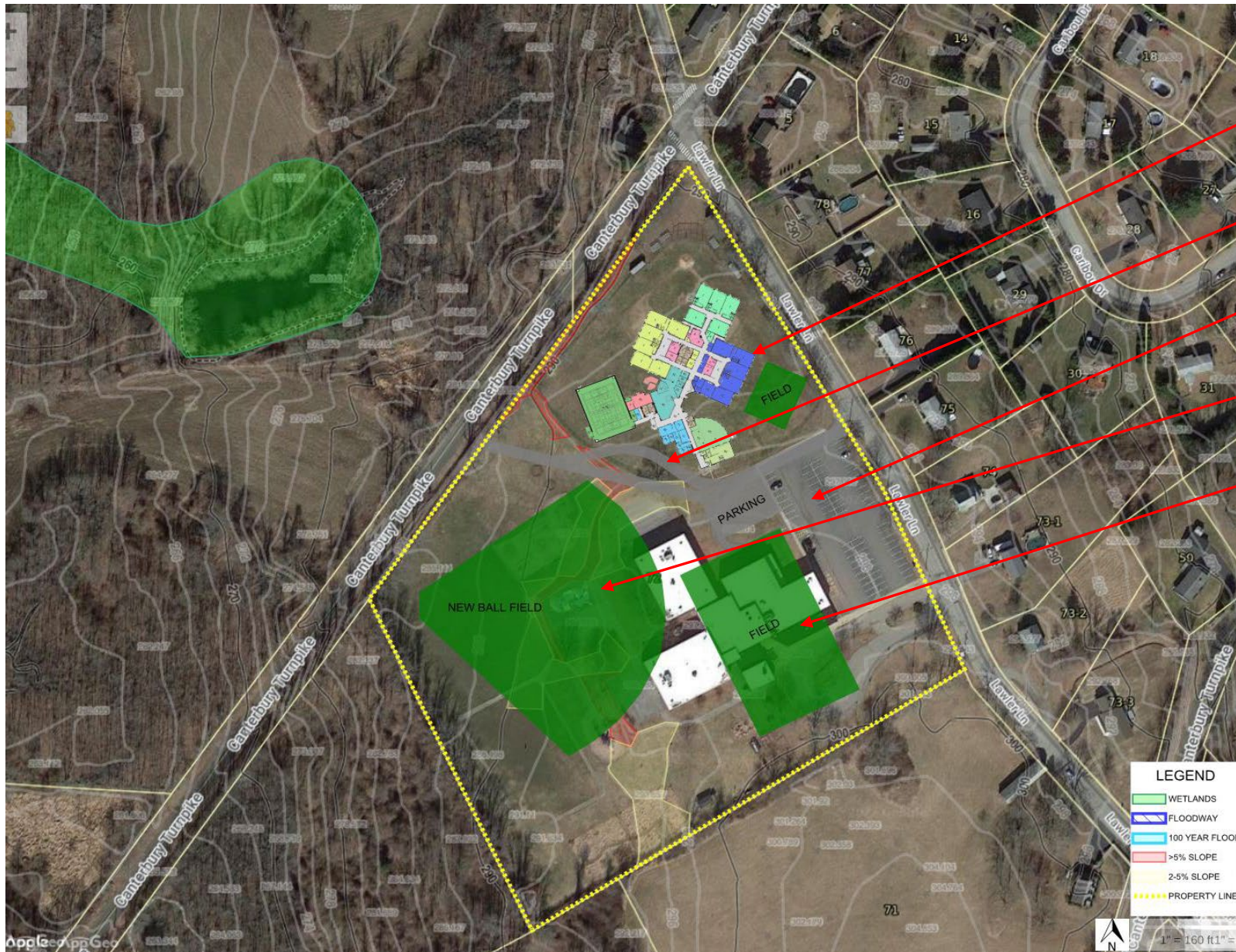


Wetland

Slopes of more than 5%

Site Evaluations

Moriarty - 5



Potential area for a new,
two-story school

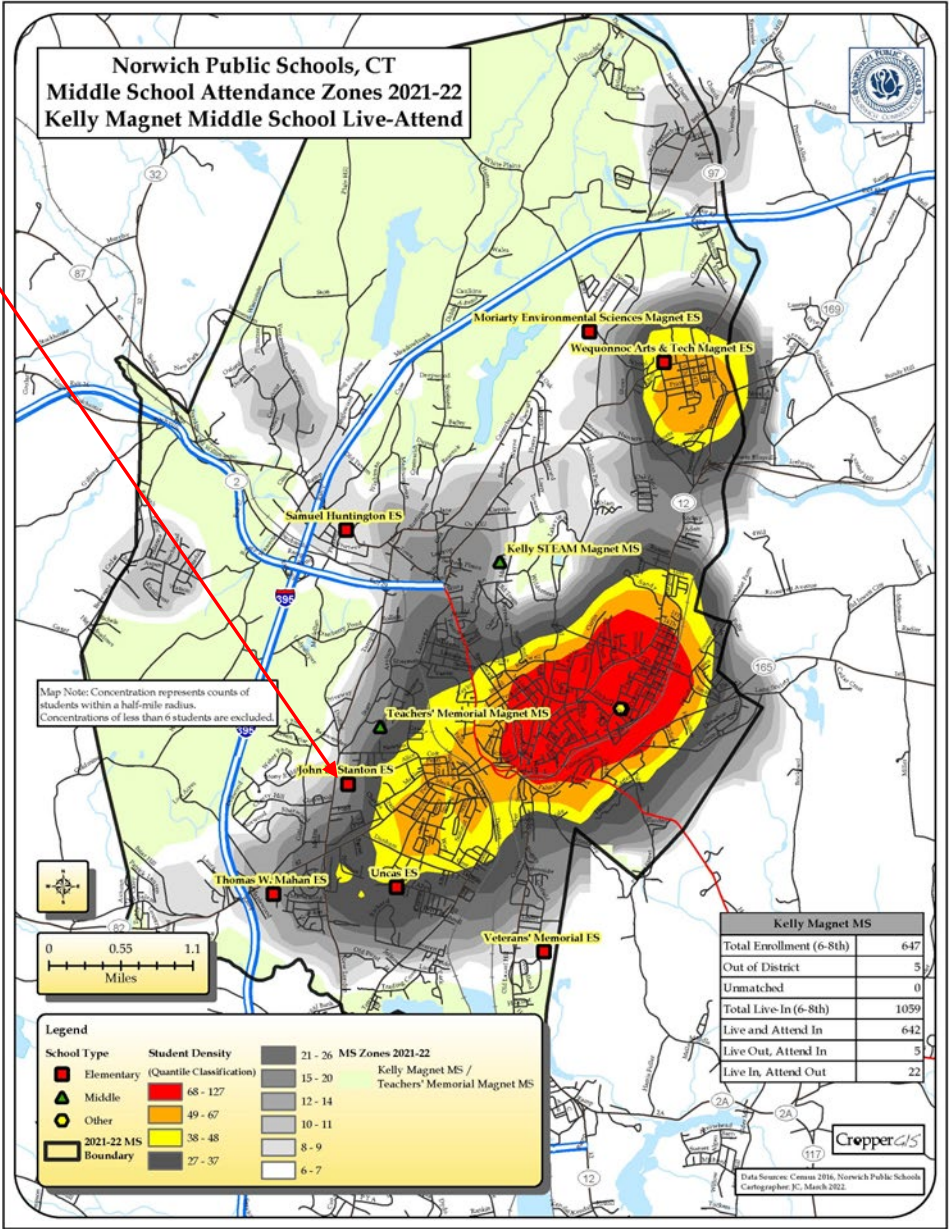
Bus and parent drop off

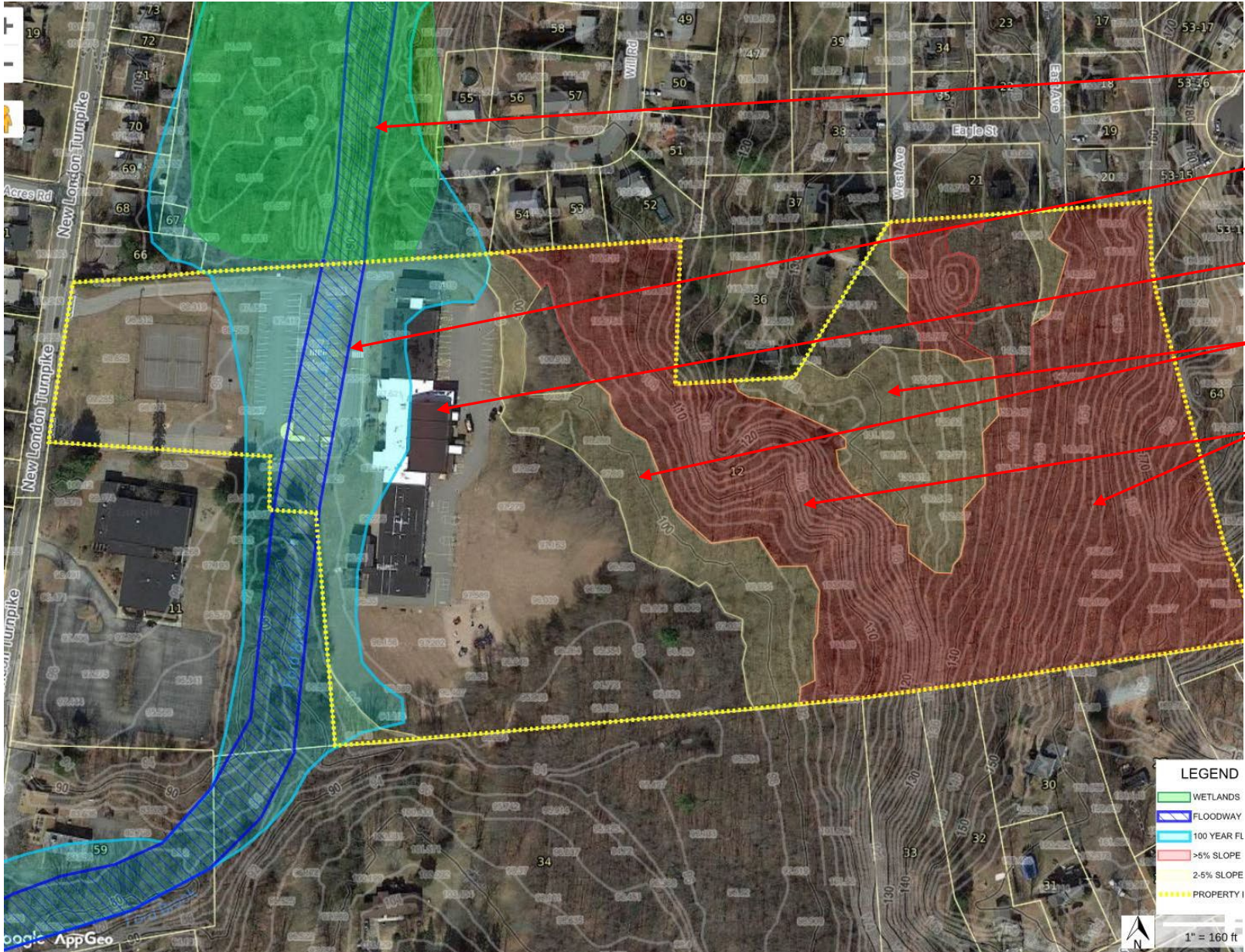
Parking area

New ballfield

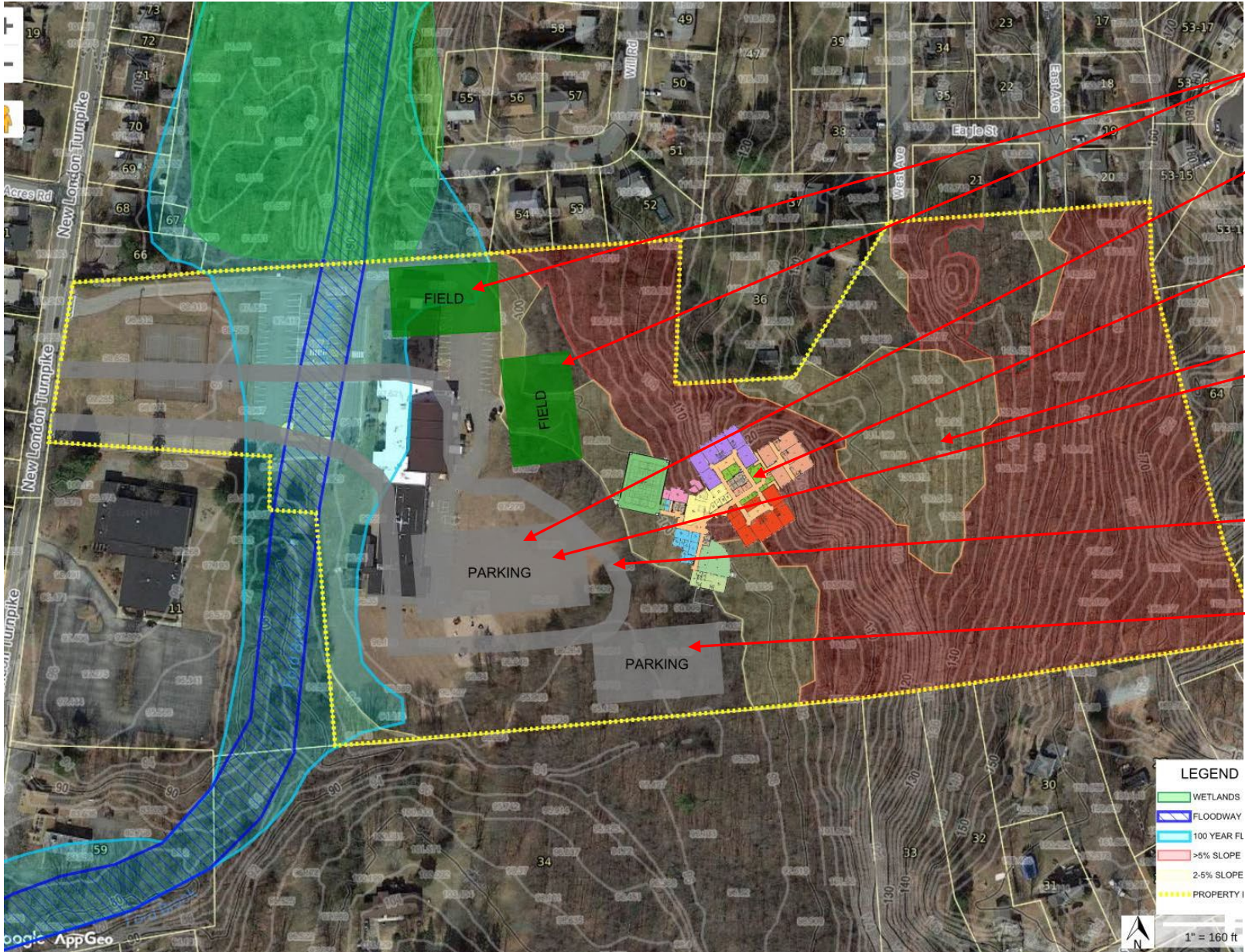
New rectangular field

Stanton ES



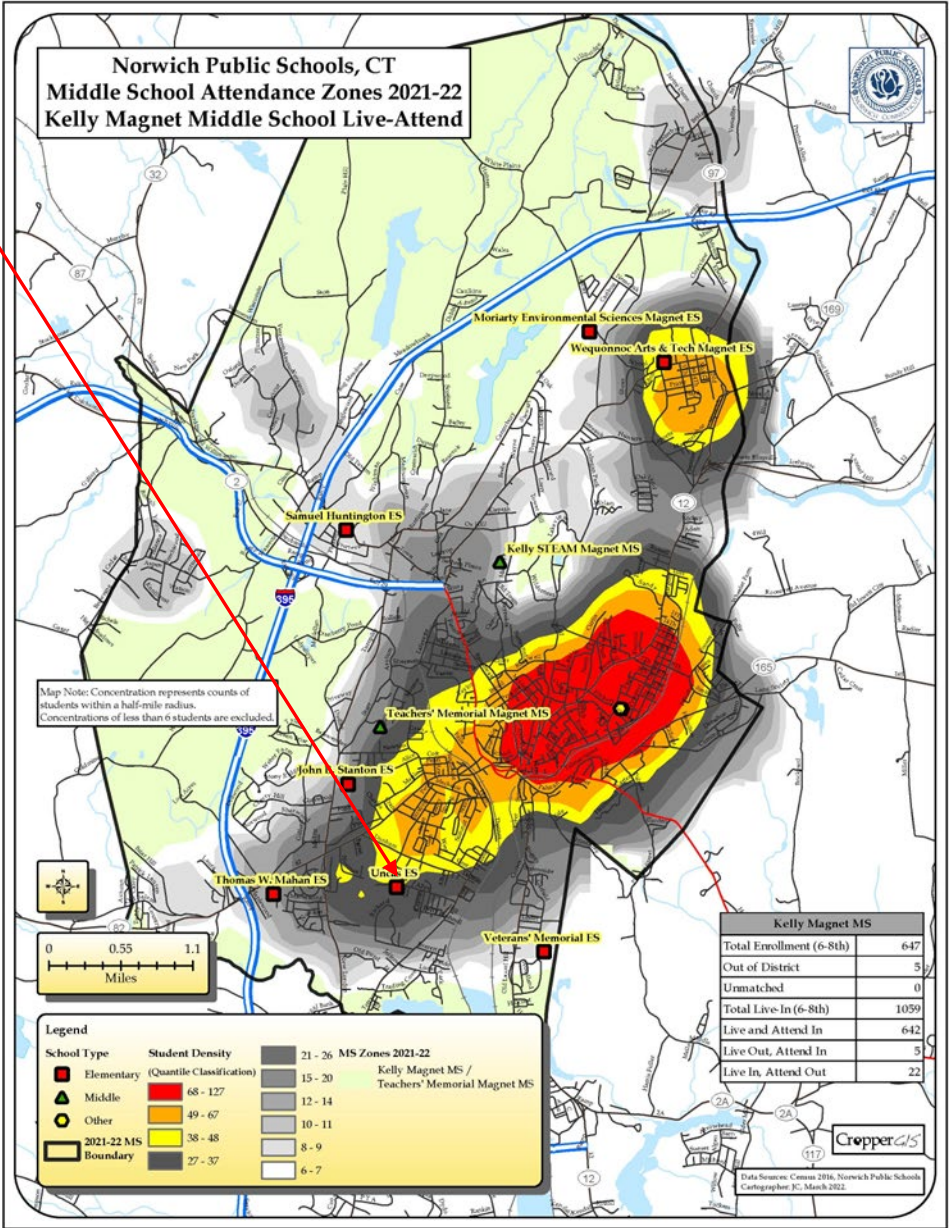


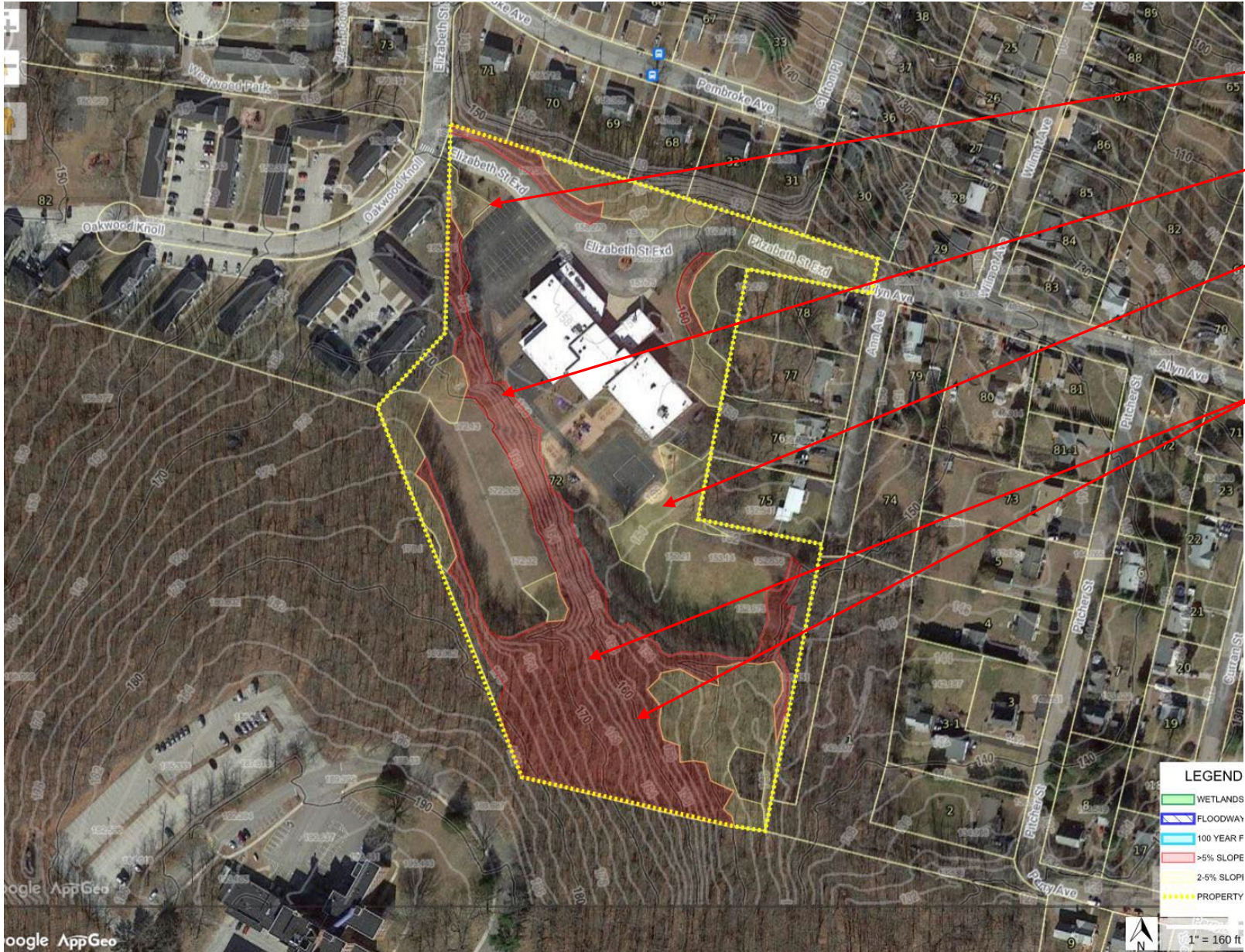
- Wetland areas
- 100 year floodplain
- Stanton School
- Slopes of 2 – 5%
- Slopes of more than 5%



- Playfields
- Parking
- Two-story school
- Outdoor learning area
- Parent drop-off
- Bus drop-off
- Parking

Uncas ES





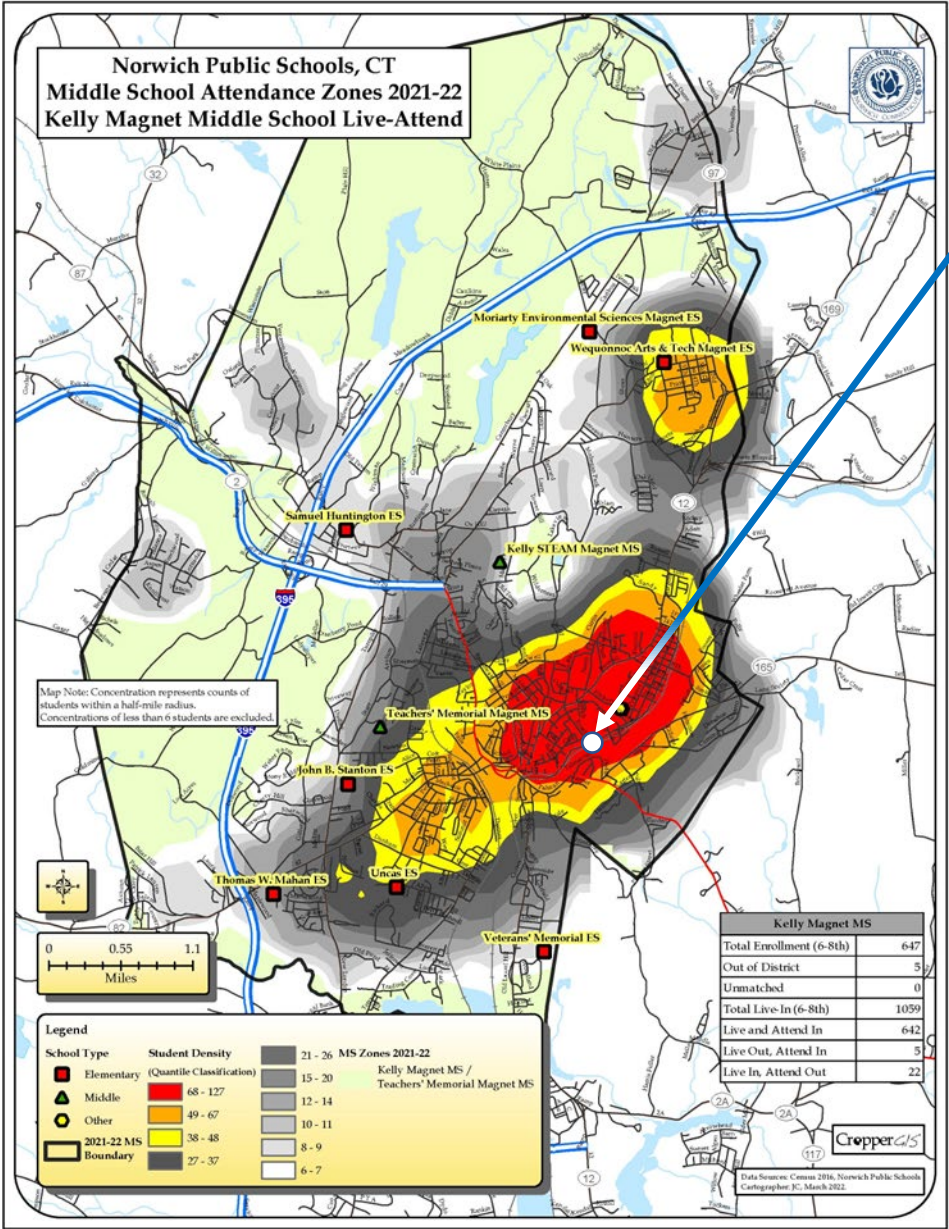
- Slopes of 2 – 5%
- Slopes of more than 5%
- Slopes of 2 – 5%
- Slopes of more than 5%



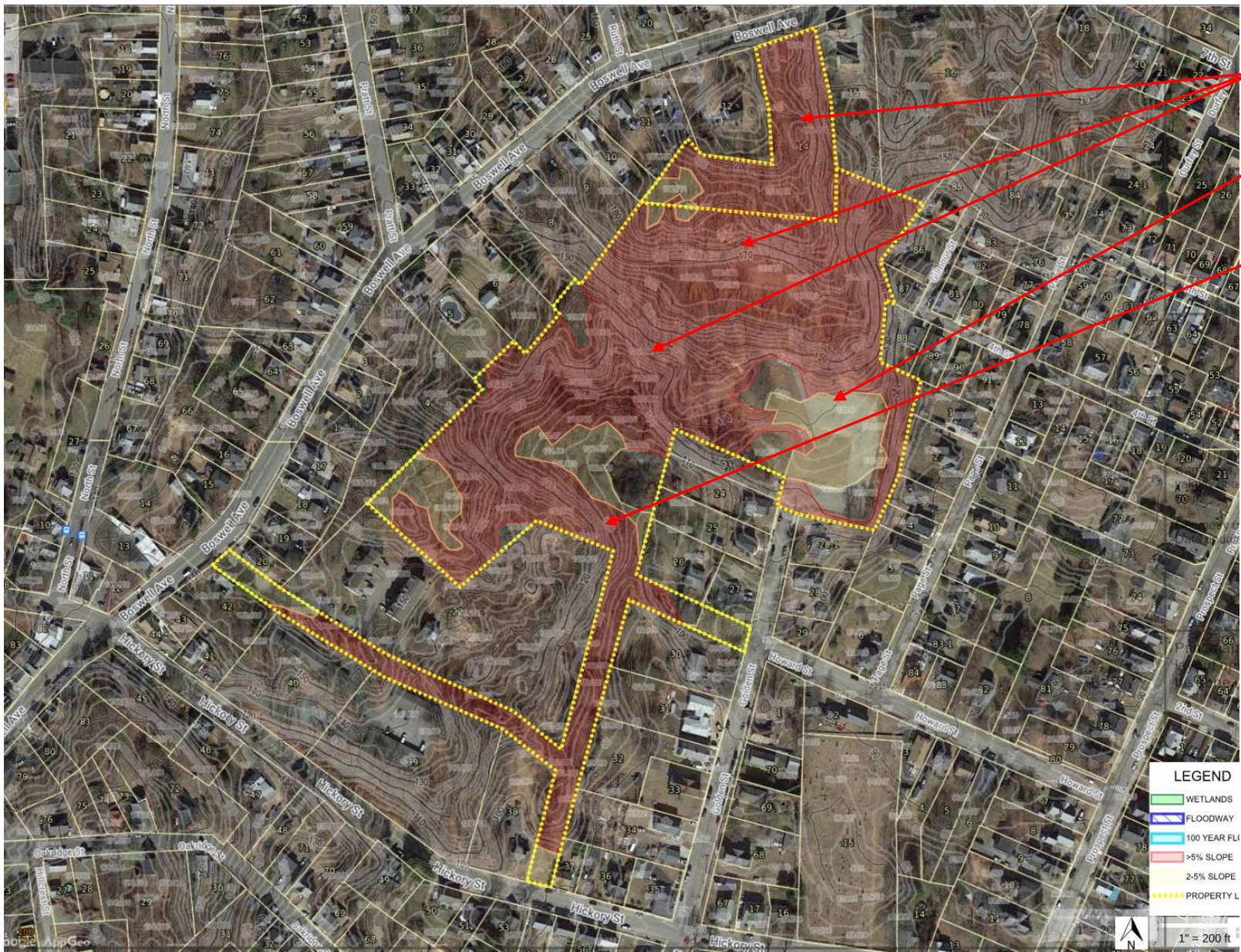
- Realigned road
- Parking
- Parent drop-off
- Bus drop-off
- Playfield
- Two-story school
- Playfield

Site Evaluations

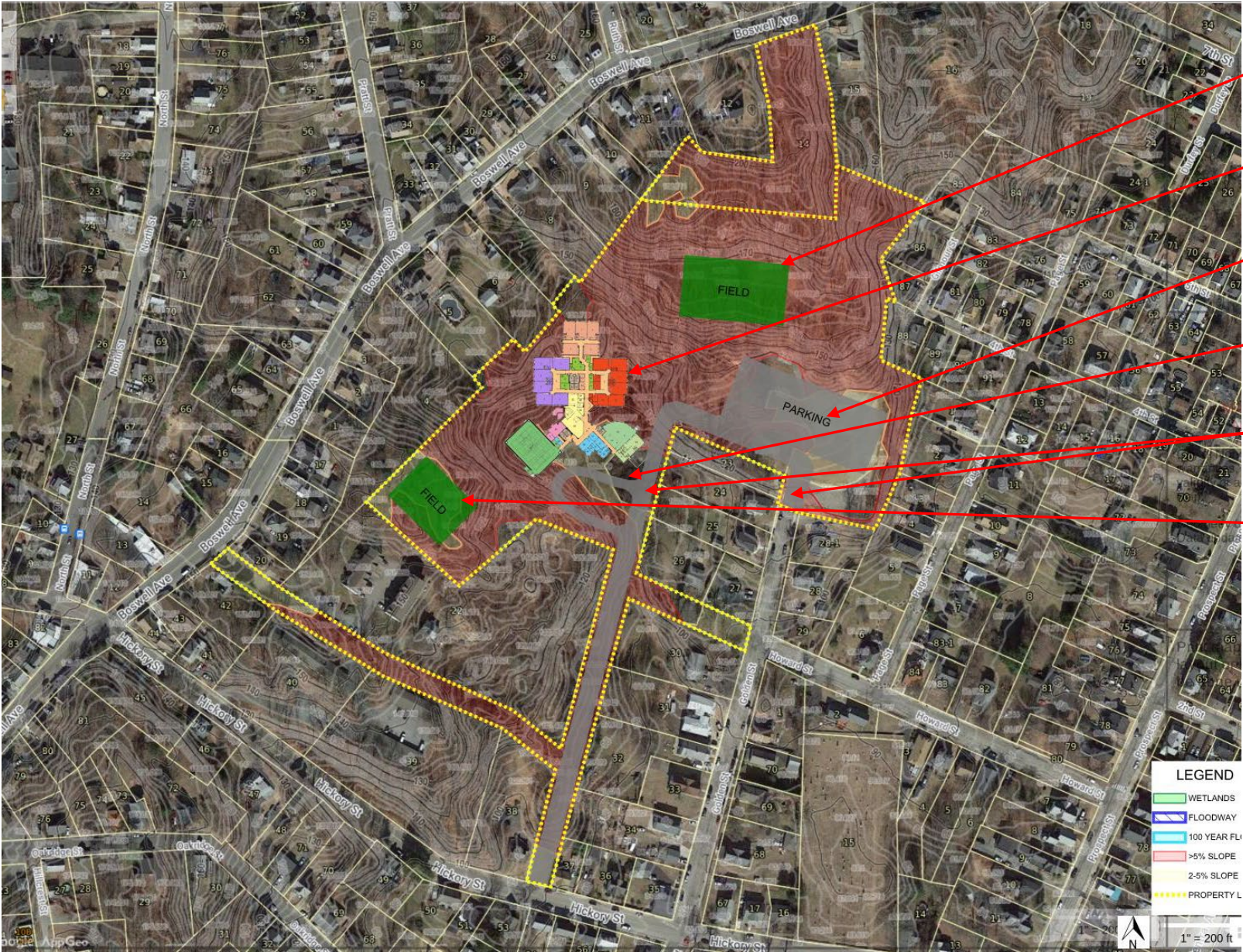
Greenville School - locus



Golden Street
(former Greenville School)



- Slopes of more than 5%
- Slopes of 2 – 5%
- Slopes of more than 5%



- Playfield
- Two-story school
- Parking
- Bus drop-off
- Connecting driveway
- Playfield

Norwich Public Schools – New-Build Options

Projected costs and schedule

- Projected costs include construction and soft costs
- Projected costs include escalation
- Scheduling for construction anticipates two phases
- New construction for elementary schools eliminates swing space needs
- Staffing costs need to be investigated further

CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE PROJECT COST SUMMARY



NORWICH SCHOOL STUDY

DESCRIPTION

DRAFT

Q1Y

U / M

	UNIT COST	NEW SCHOOL GOLDEN STREET ELEMENTARY SCH.	NEW SCHOOL STANTON ELEMENTARY SCH.	ADDITION/RENO. TEACHERS MIDDLE SCH	ADMIN. / RENO. HUNTINGTON ADMINISTRATIVE OFFICES
TOTAL ESTIMATED PROJECT COST:		\$ 60,368,429	\$ 66,078,262	\$ 99,053,936	\$ 25,060,064
ESTIMATED ELIGIBLE PROJECT COST:		59,161,060	64,756,696	97,072,858	24,558,863
REIMBURSEMENT REDUCTION		(4,648,834)	(5,088,535)	(10,305,598)	---
STATE ALLOWABLE SF PER STUDENT	SF / SDT	124.57	124.57	168.00	---
NET ELIGIBLE		54,512,226	59,668,161	86,767,259	24,558,863
ESTIMATED STATE REIMBURSEMENT - % TO BE CONFIRMED BY TOWN	67.14%	36,599,508	40,061,203	66,932,264	9,472,354
ESTIMATED NET COST TO NORWICH		\$ 23,768,920	\$ 26,017,058	\$ 32,121,673	\$ 15,587,711

CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE
PROJECT COST SUMMARY



NORWICH SCHOOL STUDY

DESCRIPTION

DRAFT

	QTY	U / M	UNIT COST	NEW SCHOOL MORIARTY ELEMENTARY SCH.	NEW SCHOOL UNCAS ELEMENTARY SCH.
TOTAL ESTIMATED PROJECT COST:				\$ 64,204,445	\$ 66,761,215
ESTIMATED ELIGIBLE PROJECT COST:				62,920,356	65,425,990
REIMBURSEMENT REDUCTION				(4,944,237)	(5,141,128)
STATE ALLOWABLE SF PER STUDENT		SF / SDT		124.6	124.6
NET ELIGIBLE				57,976,119	60,284,862
ESTIMATED STATE REIMBURSEMENT - % TO BE CONFIRMED BY TOWN			67.14%	38,925,166	40,475,256
ESTIMATED NET COST TO NORWICH				\$ 25,279,279	\$ 26,285,958

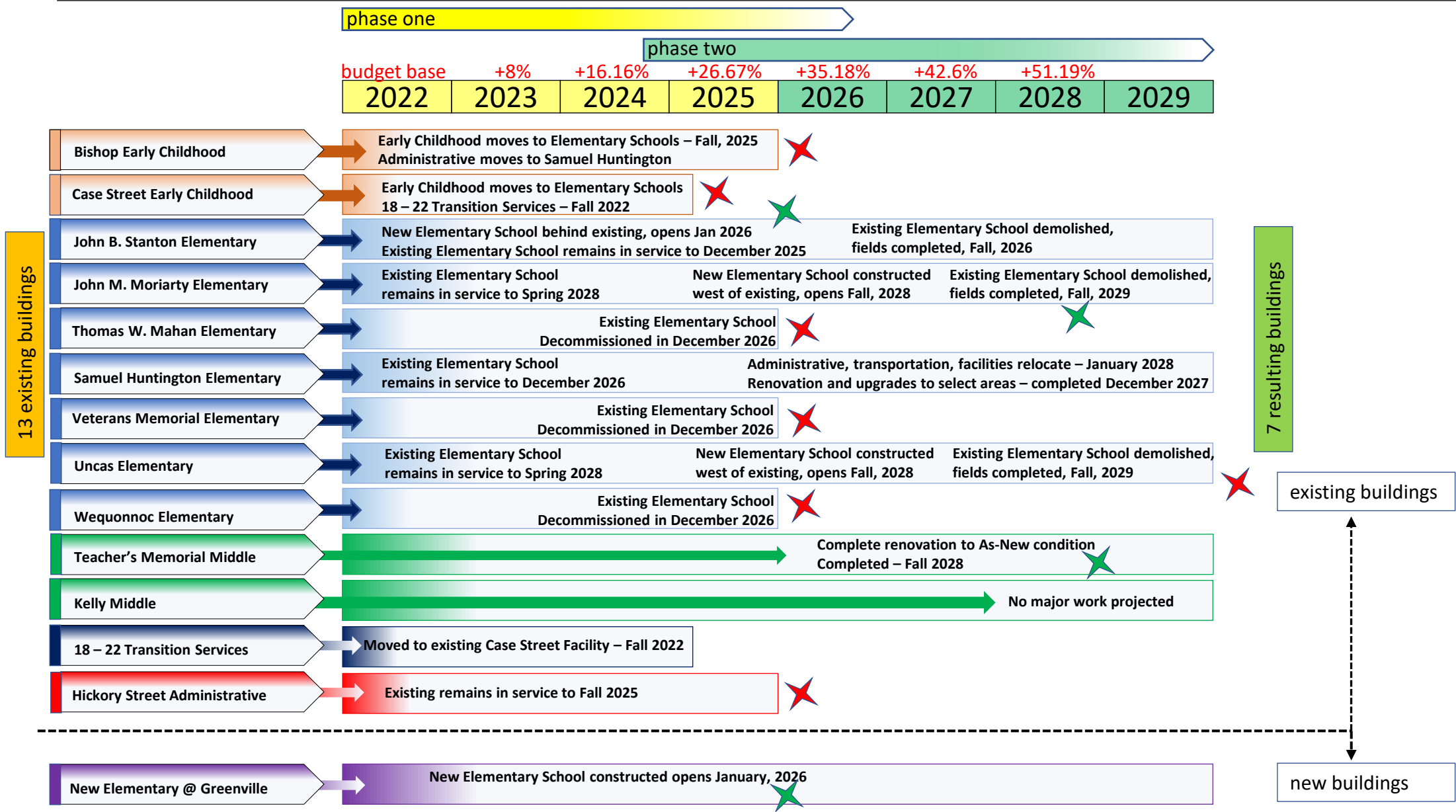
Total Projected Cost

\$381,526,351

Project cost to Norwich

\$149,060,599

four school, two-phase approach – seven-year timespan



Norwich Public Schools – New-Build Options

Do Nothing Option

Seven Elementary Schools, Two Middle Schools

Total Projected Costs = ~ \$225,806,000

Net cost to Norwich = ~\$225,806,000

(No Projects qualify for renovation grants)

Work at Kelly MS is not included in calculations

New-Build Options

Four Elementary Schools, Two Middle Schools

Total Projected Costs = ~ \$381,526,351

Net cost to Norwich = ~ \$149,060,599

(All projects qualify for construction grants)

Work at Kelly MS is not included in calculations

NORWICH

PUBLIC SCHOOLS

SCHOOL CONSTRUCTION
STRATEGIC PLANNING SERVICES

05 July 2022

DRA

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