25-YEAR SCHOOL IMPROVEMENTS PLAN

WEST ROCKS MIDDLE SCHOOL

CONCEPTUAL DESIGN PRESENTATION

October 7, 2025

Disclaimer that this presentation best represents the scope of the project but has yet to reflect the Education Specification documents created for school construction and renovation projects that define the specific needs and criteria for a facility to support the school's educational program and curriculum.

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OBJECTIVE:
Phased new construction with school in session.

LOGISTICAL EXECUTION:
Phase 1A:
Construct new multi-story classroom structure. Add south service drive to support second construction phase.

Phase 1B:
Swing students into new classroom building. Demolish existing classroom structure. Maintain temporary connection between existing school and new addition.

Phase 2A:
Construct new *Common Spaces* over area previously occupied by existing classroom building.

Phase 2B:
Demolish balance of existing building. Develop parking, and separate drives for parents and buses.

SITE ACCESS:
A phased construction relies on existing north drives and parking. Recommended south access drive will initially support construction activities and later be converted to a permanent service drive.

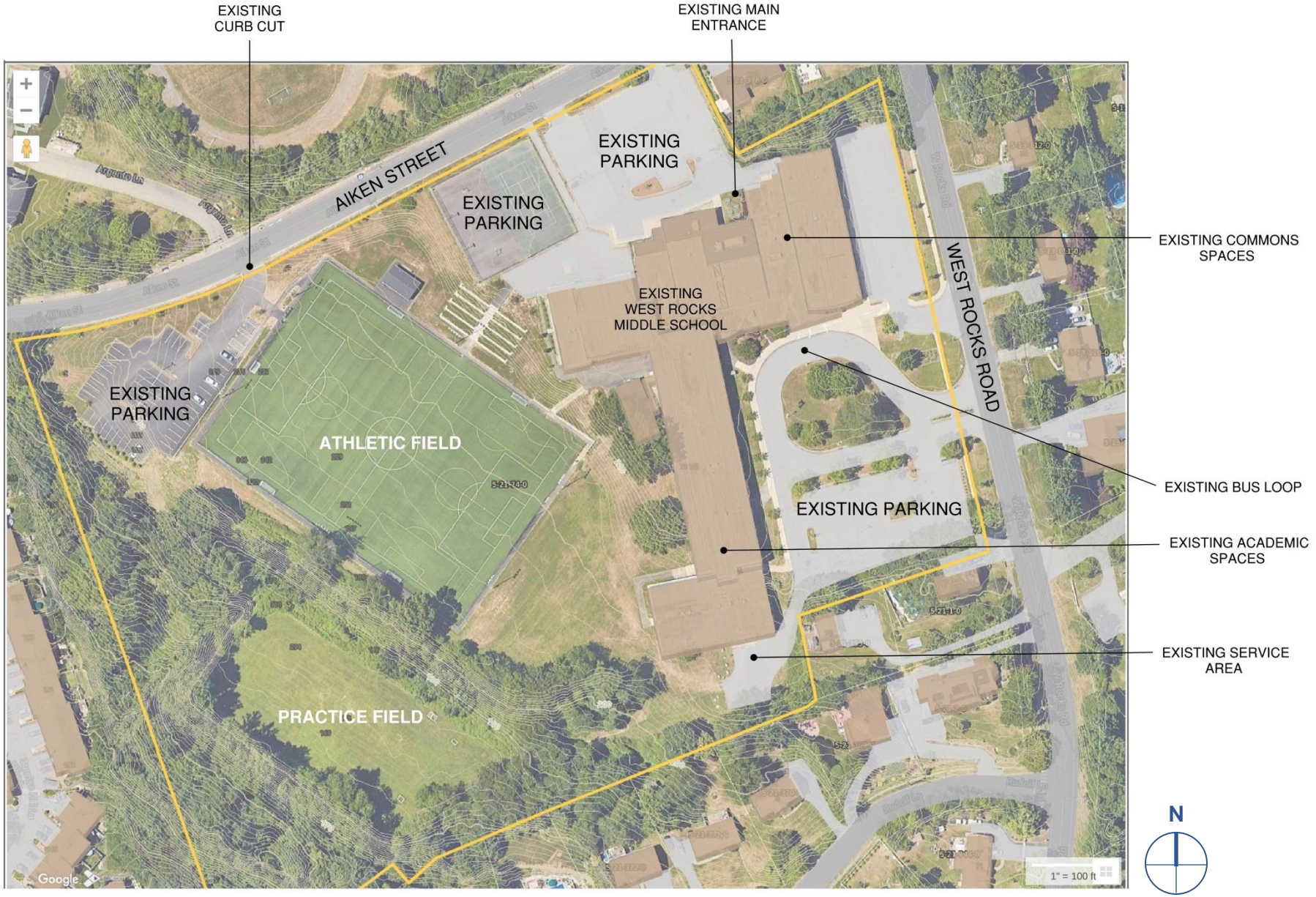
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PHASED RENOVATION STUDY

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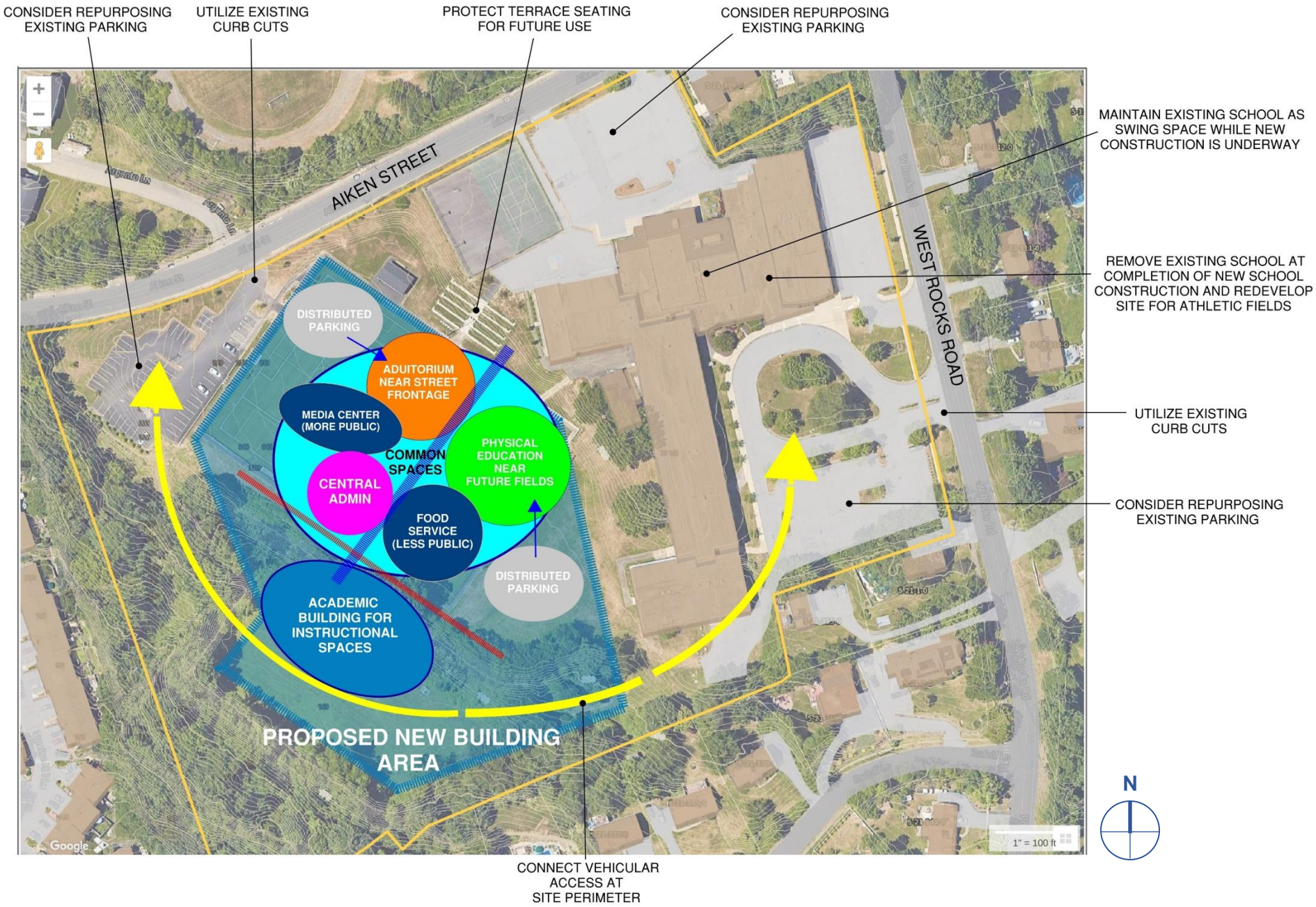
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EXISTING SITE PLAN

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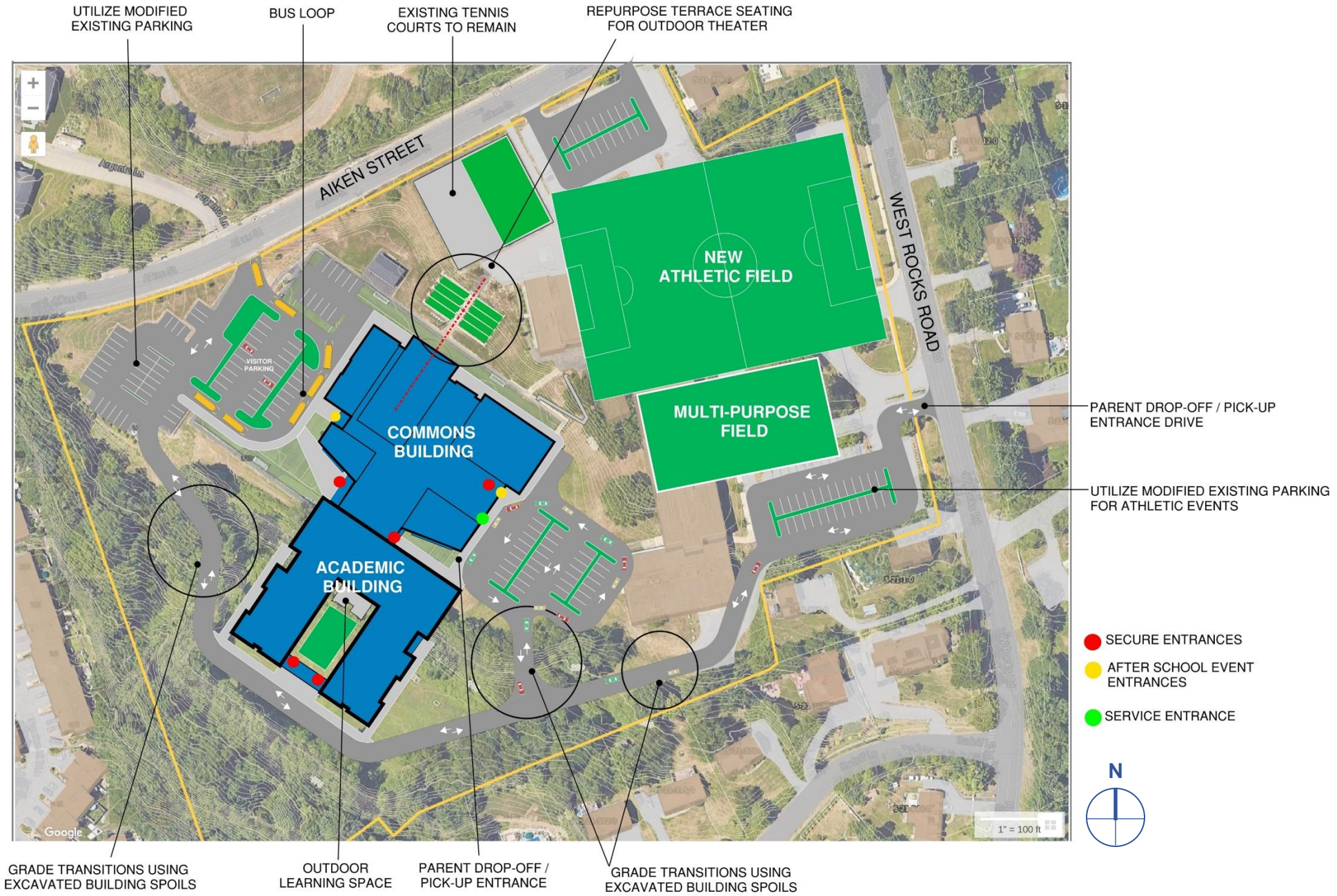
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CONCEPTUAL SITE PLAN

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PROPOSED SITE PLAN

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INTERMEDIATE & LOWER LEVEL FLOOR PLANS

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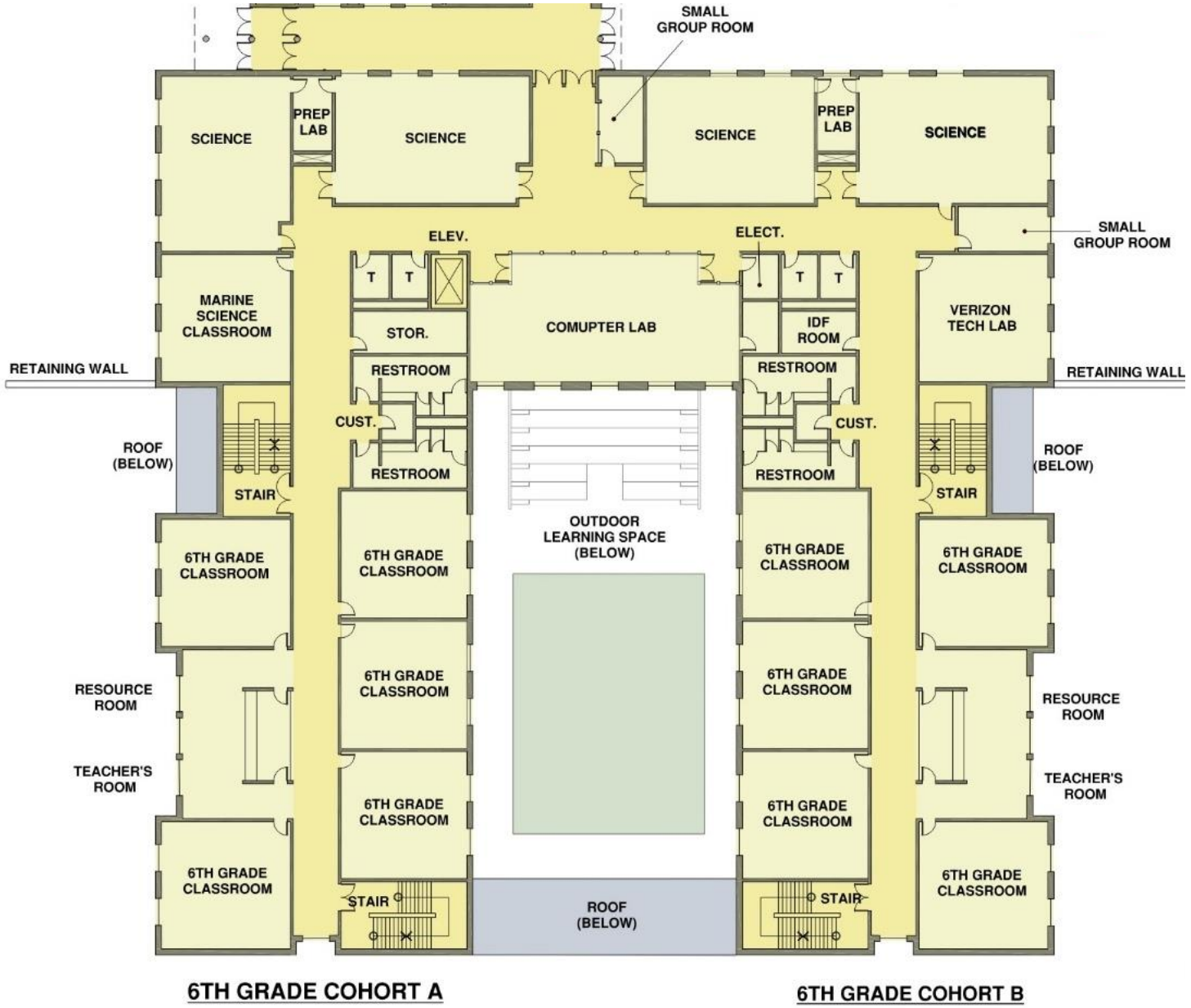
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INTERMEDIATE LEVEL COMMONS SPACES

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INTERMEDIATE LEVEL ACADEMIC SPACES

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MIDDLE SCHOOL ENROLLMENT GRADES 6TH TO 8TH

CLASS SIZE: 24 STUDENTS, MAXIMUM
TWO COHORTS PER GRADE | FIVE STANDARD CLASSROOMS PER COHORT | TEN STANDARD CLASSROOMS PER GRADE

Space Standards Calculation Worksheet

This worksheet must be completed and submitted with all priority list projects, including those for:
New construction (N), Extensions (E), Alterations (A), Approved Renovations (RNV), or any combination thereof.

Building Information Input

Fill in only the white cells. Results such as reimbursable area and adjustment factors will calculate automatically once all required inputs are entered.

DAS Project Number and Type: 103-TBD N *Example: 987-0654 RNV* **Date:** 9/16/2025
Project or School Name: West Rocks Middle School
LEA or District Name: Norwalk Public Schools

(a) **Enter the highest projected 8-year enrollment for the completed school building project:** 720 *pupils*

(b) **Enter the total square footage of the completed school building project:** 120,960 *SF completed project*
Measured to the inside face of the exterior walls; must match the Code Sheet's "Building Area," per the International Building Code, as adopted by the State Building Code.

(c) **Enter the square footage of the building constructed before 1959 in the completed project:** 0 *SF pre-1959*

(d) **Enter the square footage of the building dedicated to HVAC systems in the completed project:** 878 *SF HVAC systems*
E.g., dedicated mechanical rooms.

(e) **Select "Yes" in the tables below for each grade served in the completed school building project:**

Pre-K / K			SF/pupil	5			SF/pupil	9			SF/pupil
1			SF/pupil	6	Yes	152	SF/pupil	10			SF/pupil
2			SF/pupil	7	Yes	176	SF/pupil	11			SF/pupil
3			SF/pupil	8	Yes	176	SF/pupil	12			SF/pupil
4			SF/pupil								

Statutory and Regulatory Space Standards Calculations

State Standard Space Specifications (Space Standards) Table per *RCSA § 10-287c-15(a)*

Projected Enrollment	Grade: Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
	Allowable Square Footage (SF) per Pupil												
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

Initial Square Footage per Pupil per *RCSA § 10-287c-15(a)*

(f) Sum of the square footage allowances for all grades housed in the school: 504 *SF-grade/pupil*
(g) Number of grades housed in the completed project: 3 *grades*
(h) Initial maximum square foot per pupil (SF/Pupil): (f) / (g) = 168.00 *SF/pupil*

Adjusted Square Footage for Pre-1959 Construction per *CGS § 10-286(c)(1)*

(i) Adjusted pre-1959 square footage of facility: 0.8 x (c) = 0 *adjusted SF pre-1959*
(j) Post-1959 square footage of facility: (b) - (c) = 120,960 *SF post-1959*
(k) Adjusted total square footage of facility: (i) - (j) = 120,960 *adjusted total SF*

Percentage Increase for HVAC Systems per *CGS § 10-286(c)(2)*

(l) Actual percentage of the building area dedicated to HVAC systems: (d) / (b) = 0.7% *1% max. increase*
(m) Allowable increase in SF/Pupil for HVAC systems: (h) x (the lesser of (l) or 1%) = 1.22 *Incremental SF/pupil*

Maximum Reimbursable Building Area per *RCSA § 10-287c-15(a)(1)*

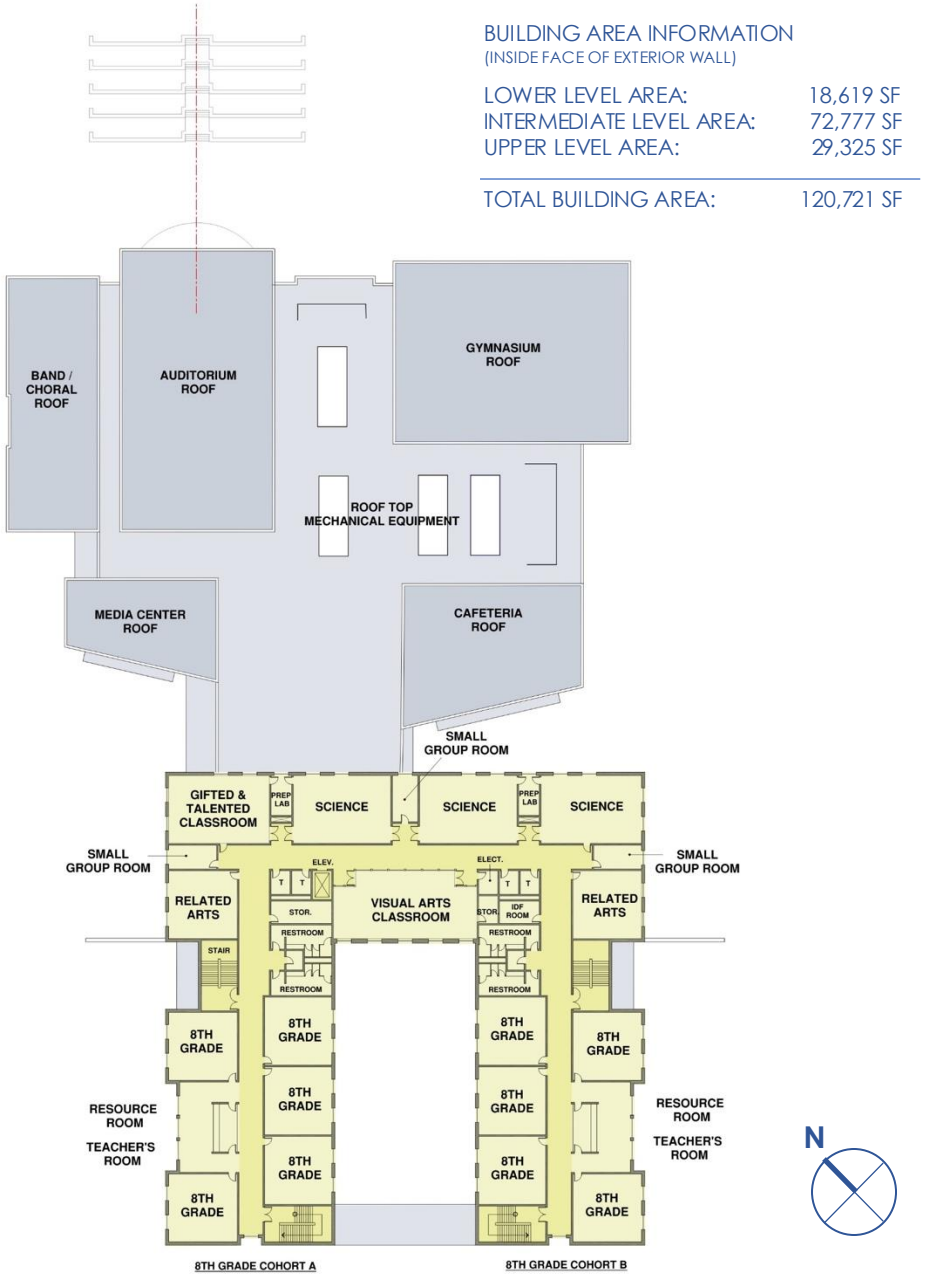
(n) Revised maximum allowable SF/Pupil under Chapter 173 statutes: (h) + (m) = 169.22 *Allowable SF/pupil*
(o) Maximum reimbursable building area: (n) x (a) = 121,838 *Allowable SF*

Conclusion and Grant Reimbursement Reduction Factor

Does the completed school building project meet the Space Standards? Yes
If "Yes," the project's reimbursement is not reduced. If "No," the below adjustment factor applies.

Total adjusted final building area exceeding the maximum reimbursible area: (k) - (o) = N/A *Excess SF*

Reimbursement Adjustment Factor: (p) / (k) = N/A *Adjustment factor*
If the adjusted total building area exceeds the allowable limit, this factor will be used to reduce the grant reimbursement in accordance with CGS § 10-286(a)(1).



BUILDING AREA INFORMATION
(INSIDE FACE OF EXTERIOR WALL)

LOWER LEVEL AREA:	18,619 SF
INTERMEDIATE LEVEL AREA:	72,777 SF
UPPER LEVEL AREA:	29,325 SF
TOTAL BUILDING AREA:	120,721 SF

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UPPER LEVEL FLOOR PLAN

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QUESTIONS? | THANK YOU

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