

NORWICH

PUBLIC SCHOOLS



SCHOOL CONSTRUCTION
STRATEGIC PLANNING SERVICES

05 July 2022

DRA

Norwich Public Schools

14 BUILDINGS | 7 ES | 2 MS

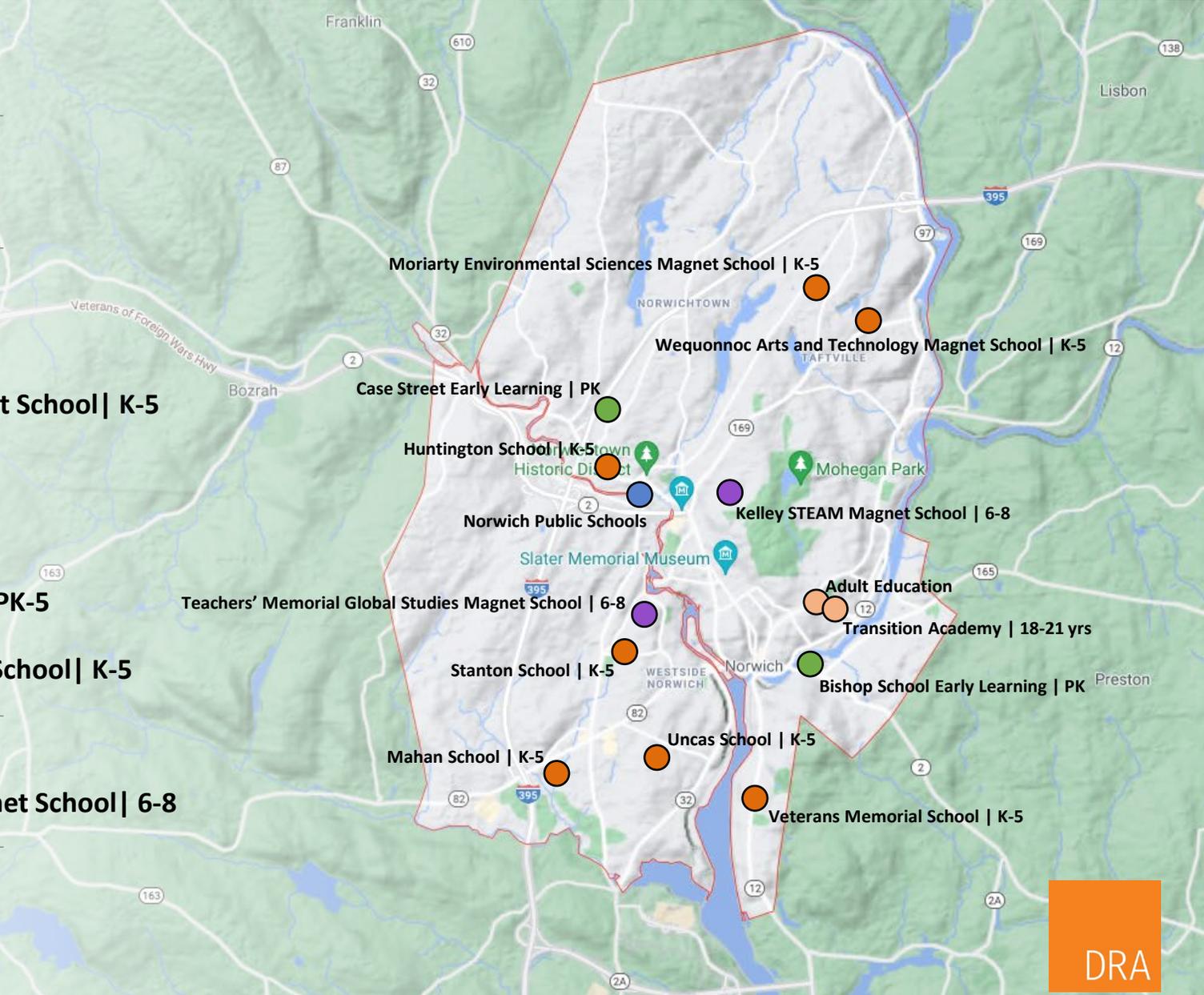
- DISTRICT OFFICES**
 - **Norwich Public Schools**
90 Town Street

- 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

- MIDDLE SCHOOLS**
 - **Kelley STEAM Magnet School | 6-8**
25 Mahan Drive
 - **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

Physical Conditions Assessment

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

Veterans Memorial Elementary School | K-5

80 Crouch Avenue

Huntington School | K-5

80 West Town Street

SUITABLE

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

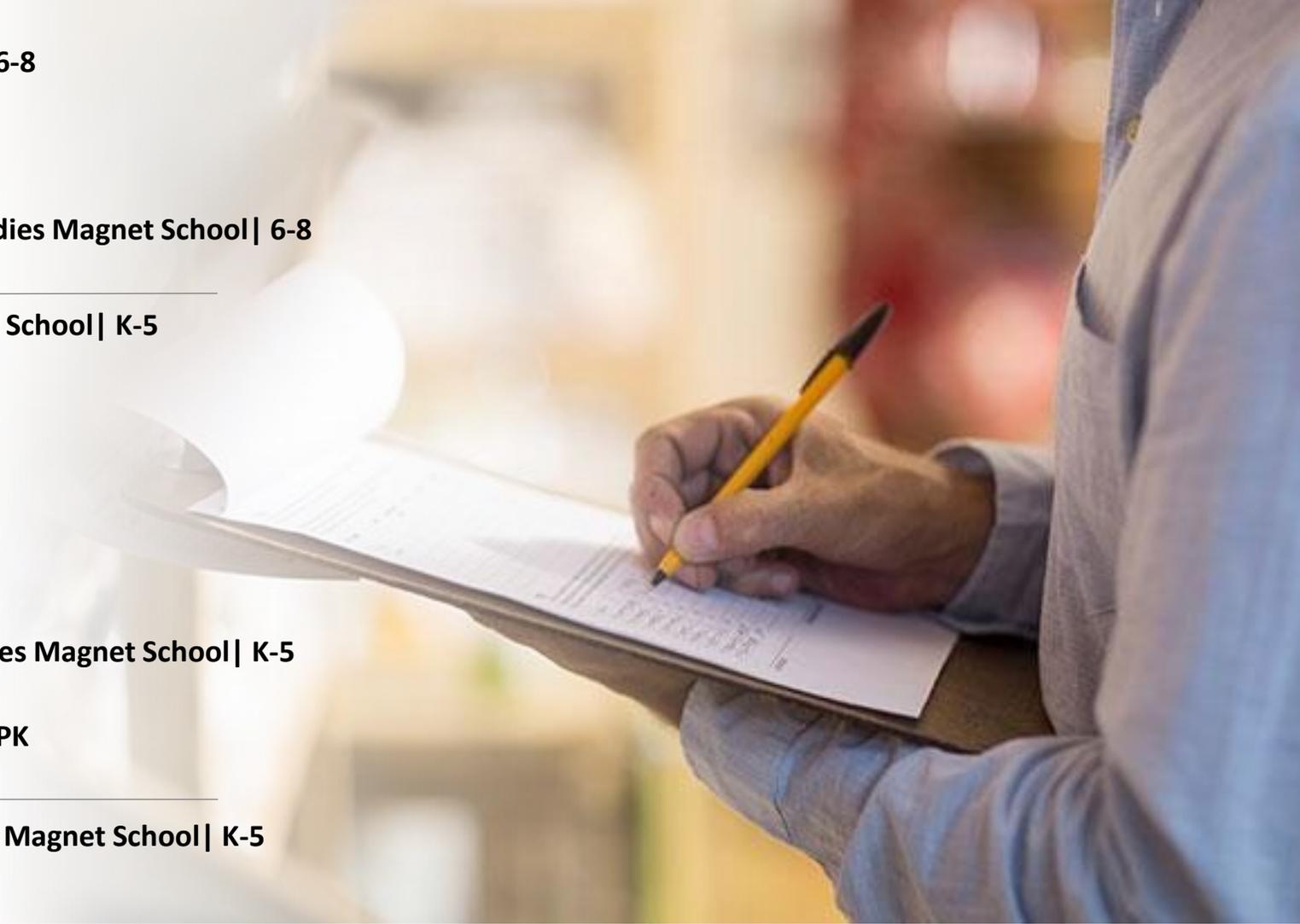
LESS
SUITABLE

Wequonnoc Arts & Technology Magnet School | K-5

155 Providence Street

John B. Stanton School | K-5

386 New London Turnpike



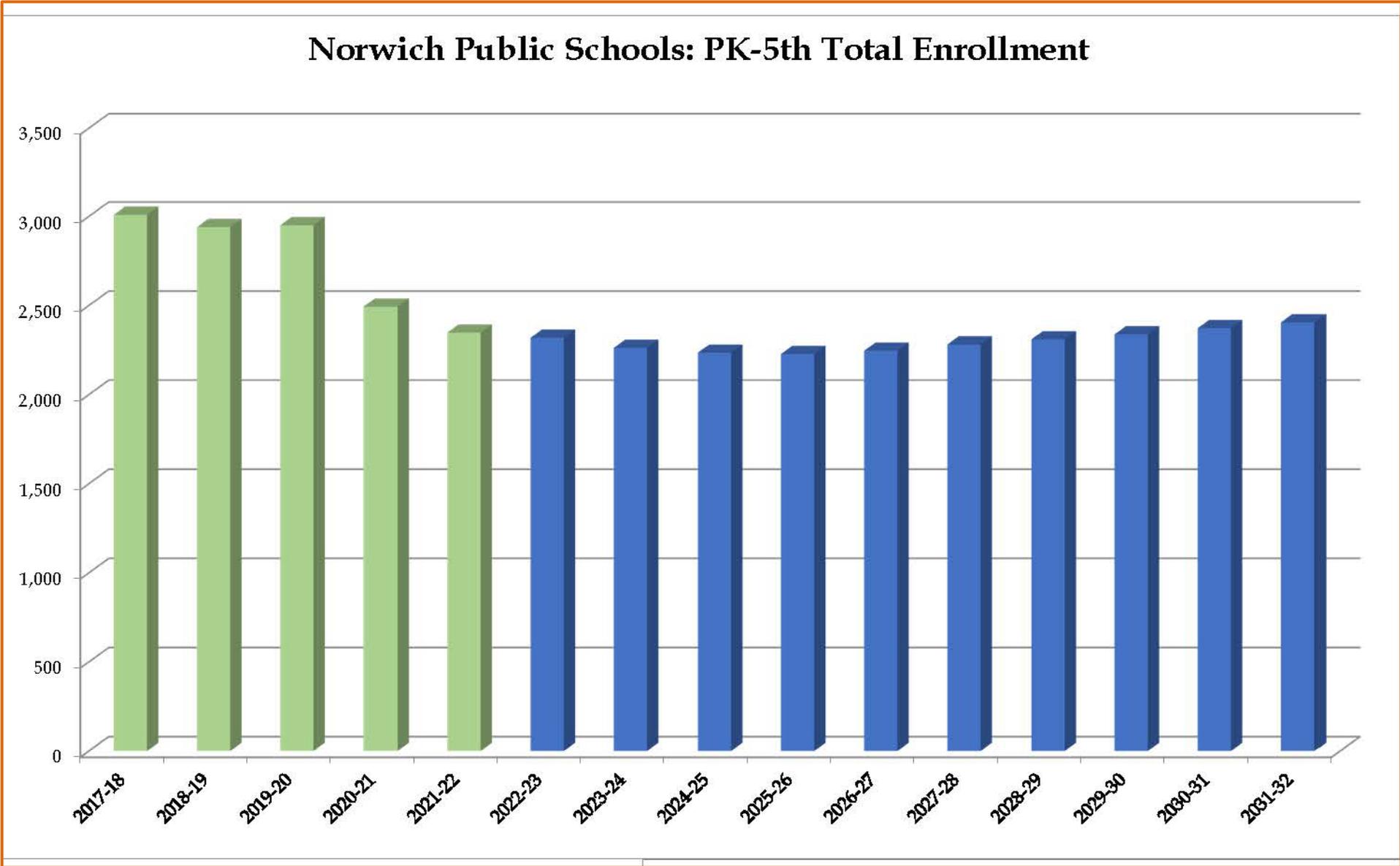
Enrollment / Demographics Forecasts – By Current School Area

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

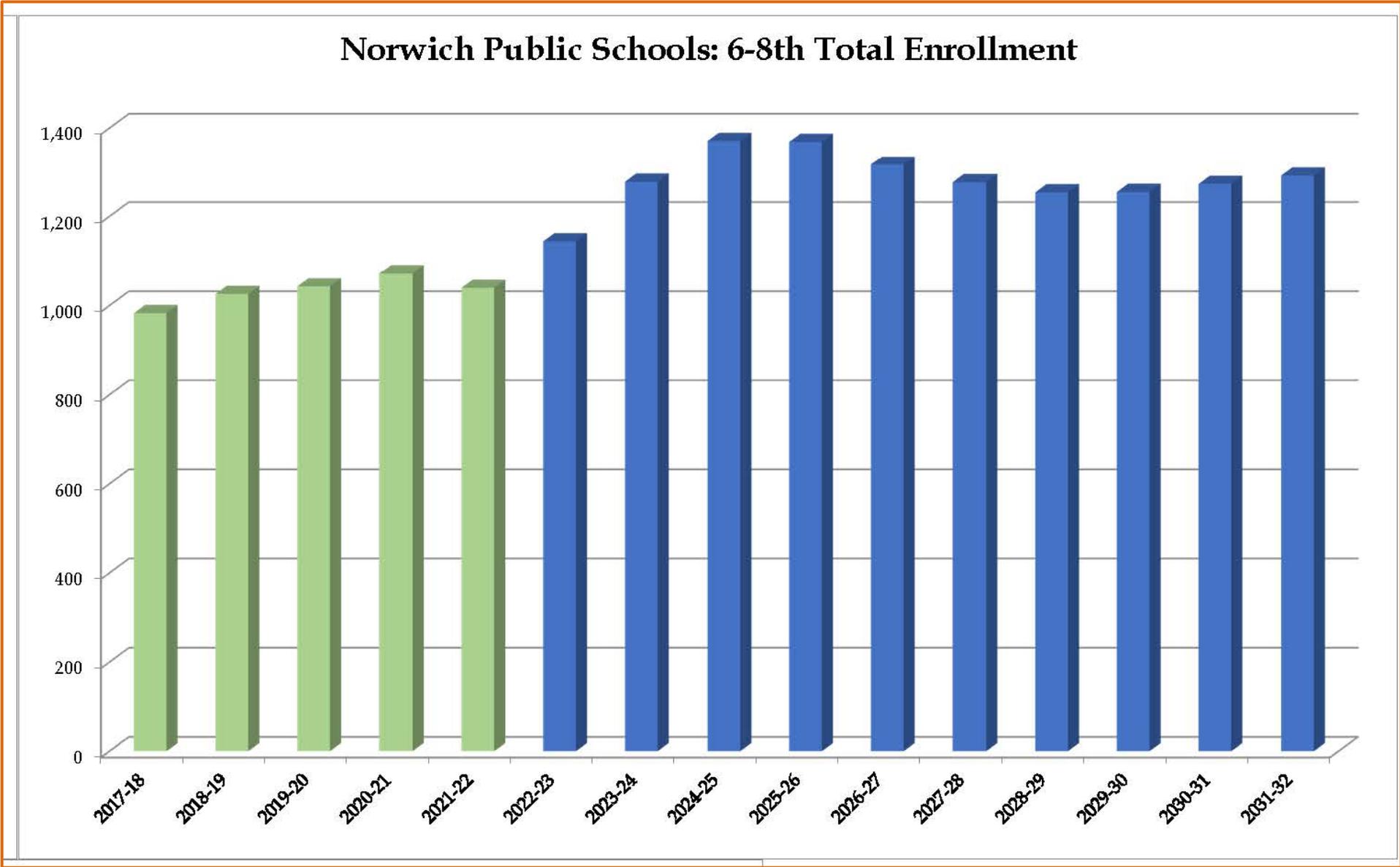
	2020	2025	2020-2025 <i>Change</i>	2031	2025-2030 <i>Change</i>	2020-2030 <i>Change</i>
Stanton Network School	6,040	6,160	2.0%	6,190	0.5%	2.5%
Moriarty Magnet School	9,290	9,300	0.1%	9,270	-0.3%	-0.2%
Samuel Huntington School	8,020	7,820	-2.5%	7,620	-2.6%	-5.0%
Thomas W. Mahan School	4,170	4,300	3.1%	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



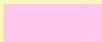
Attendance Zones – Current ES Zones

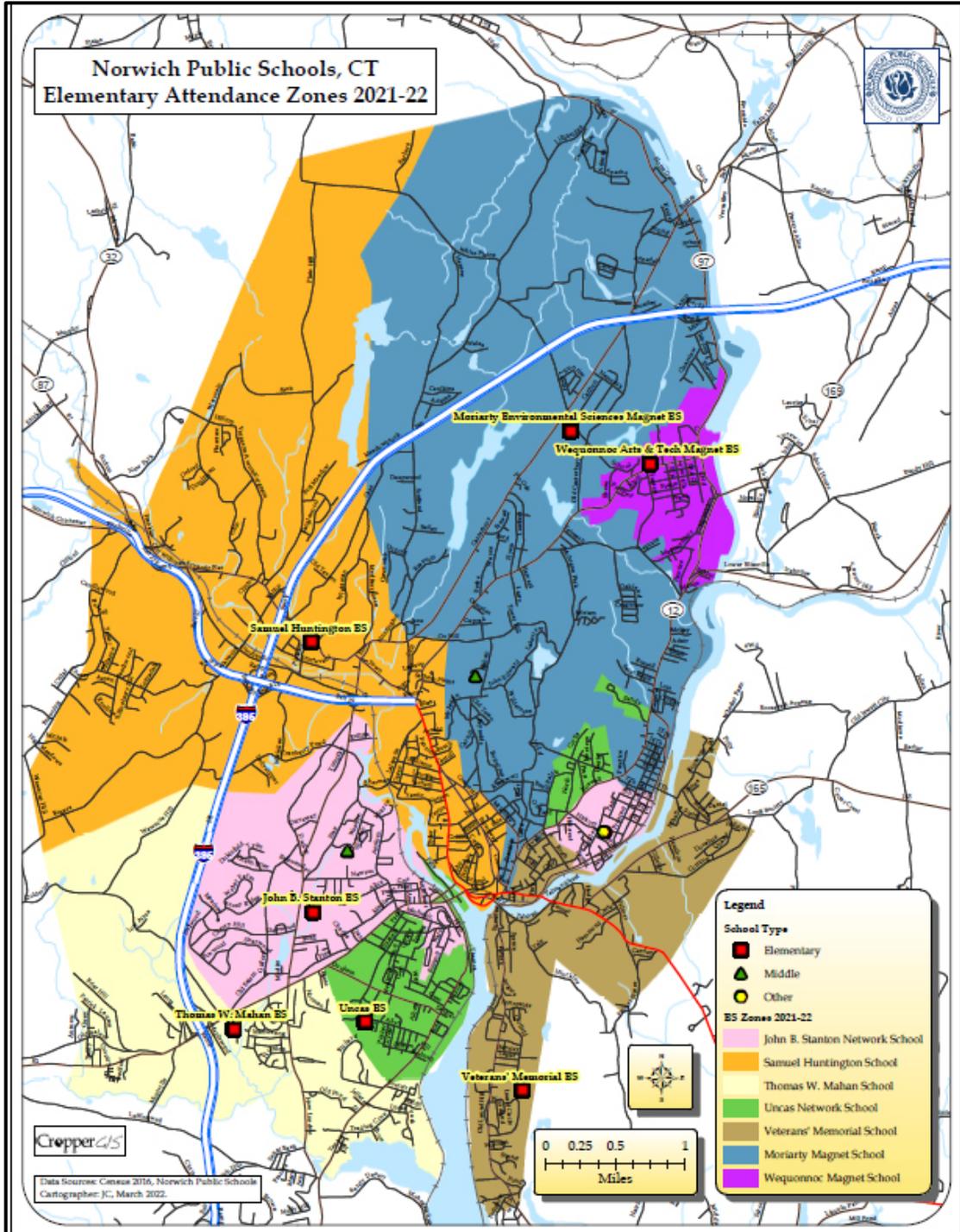
LEGEND

School Type

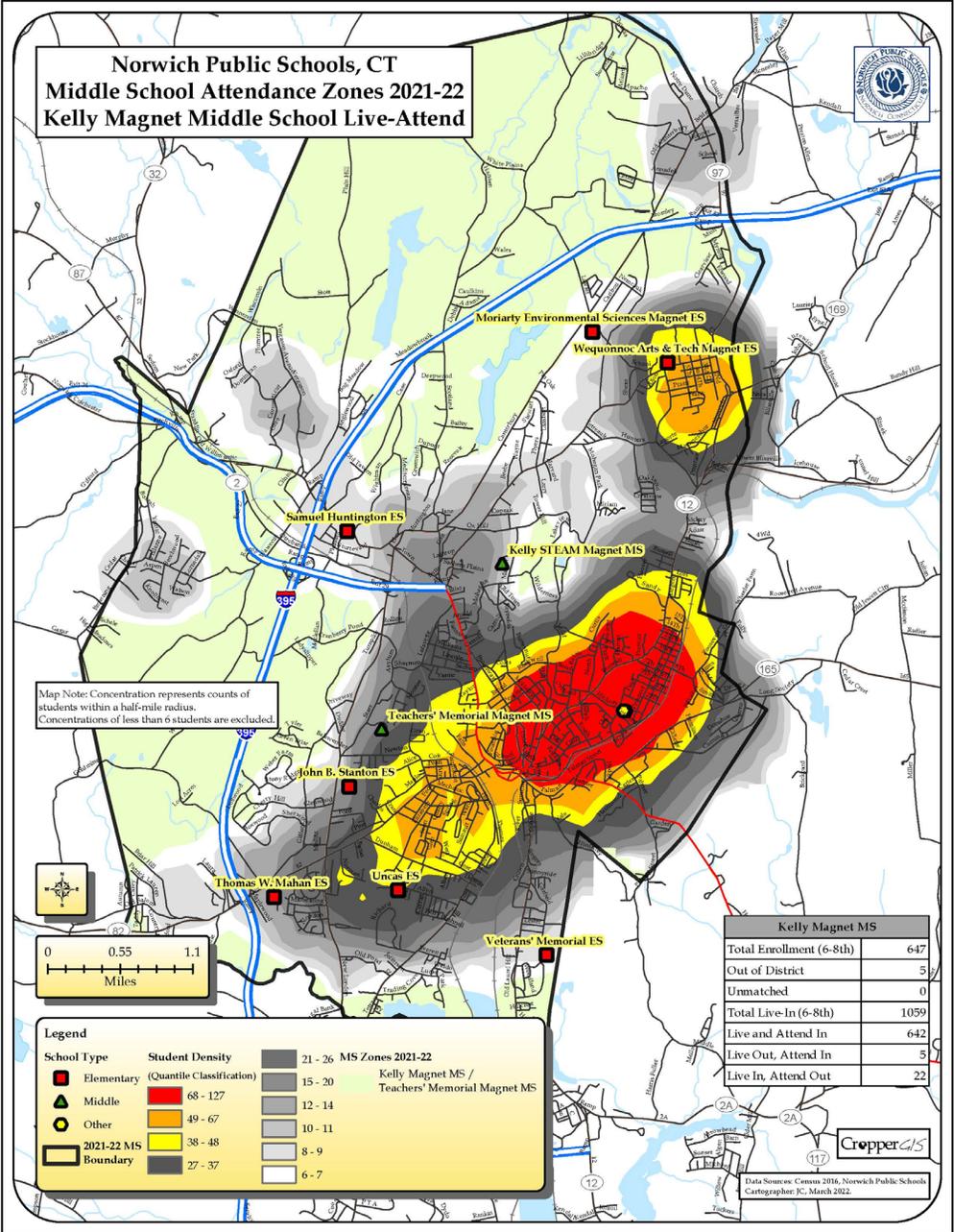
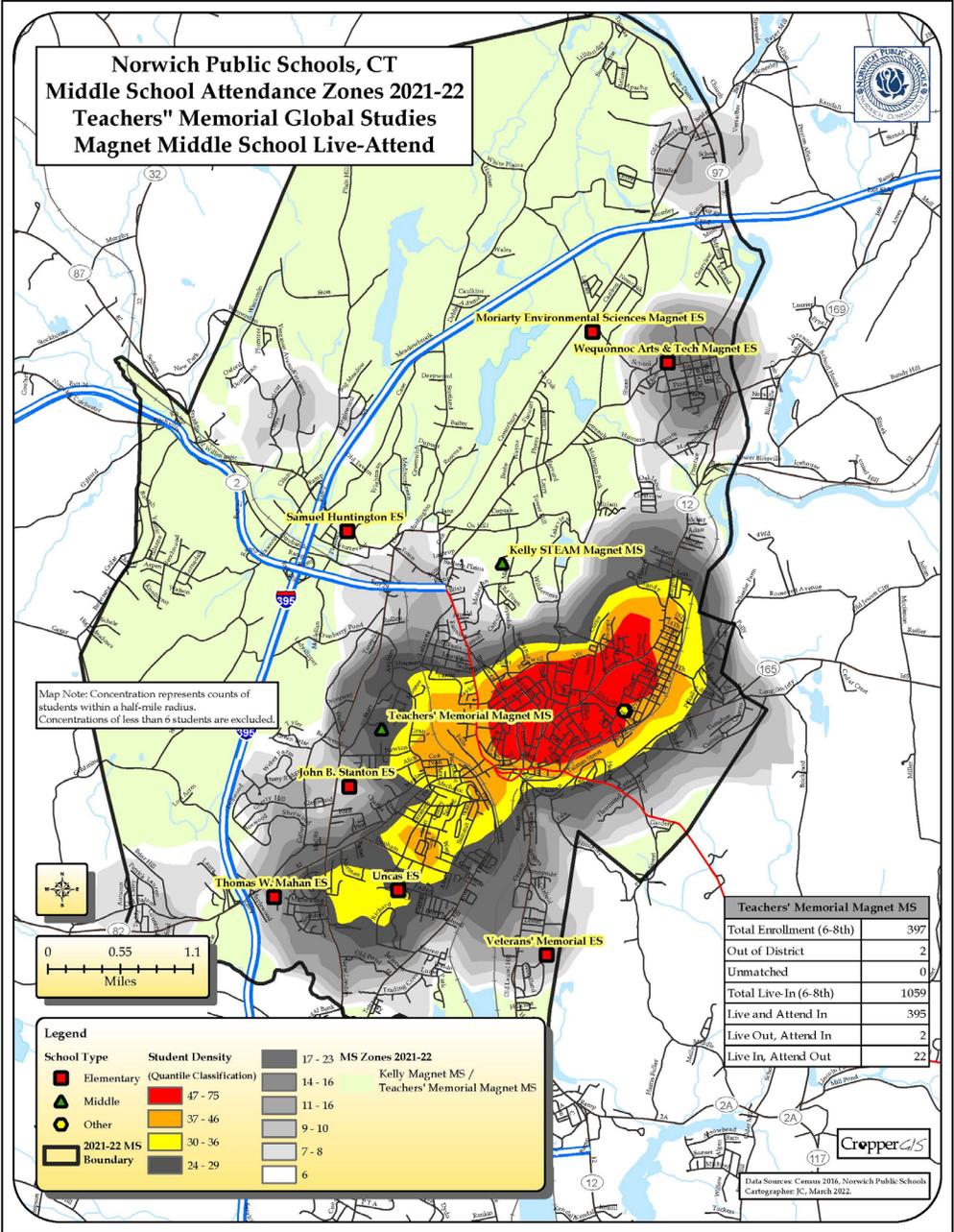
-  Elementary School
-  Middle School
-  Other

ES Zones 2021-22

-  John B. Stanton School
-  Samuel Huntington School
-  Thomas W. Mahan School
-  Uncas Network School
-  Veterans' Memorial School
-  Moriarty Magnet School
-  Wequonnoc Magnet School



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

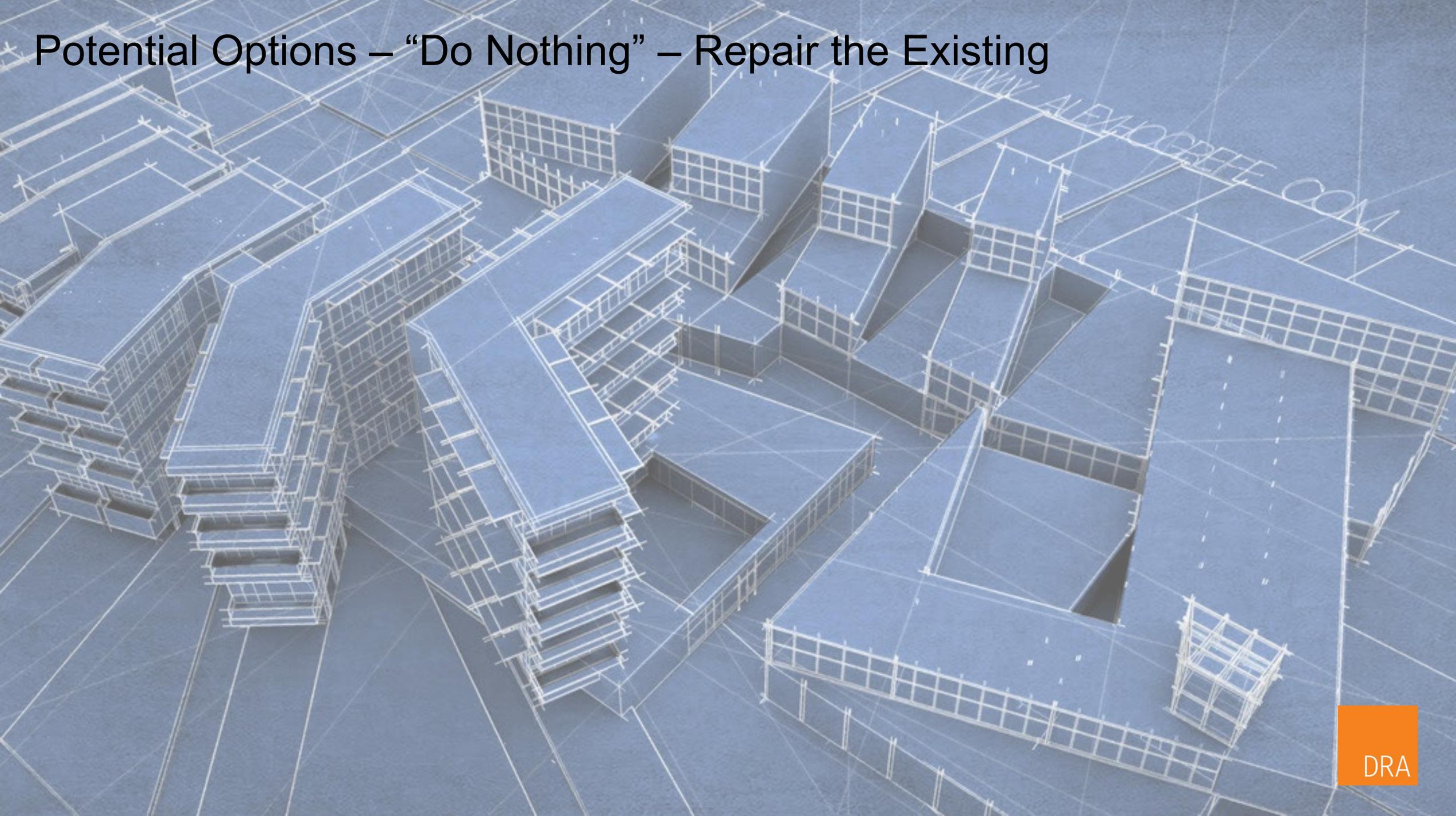
“Do Nothing”

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

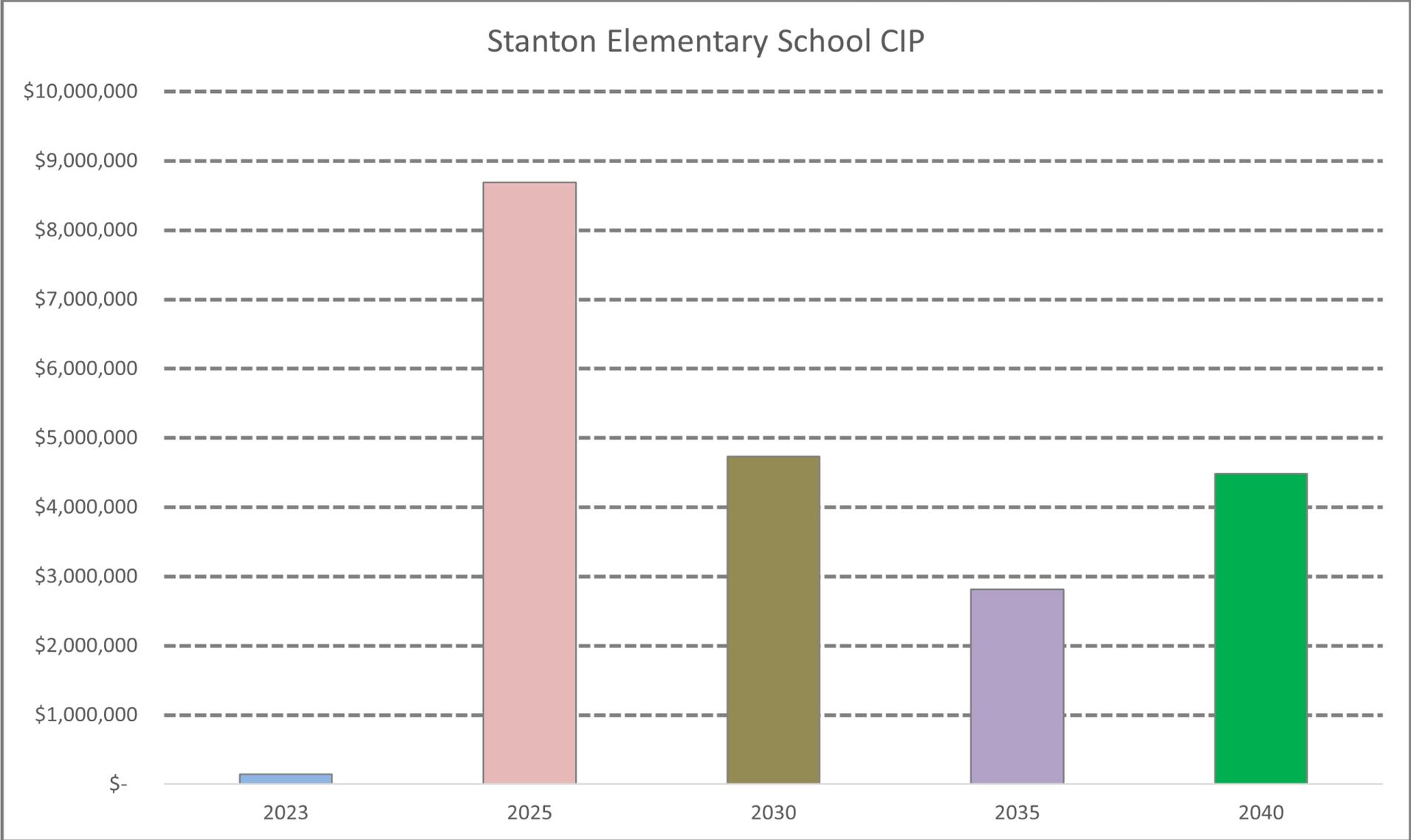
300 Student - OSCGR Compliant Program				
School	Land area (acres)	Building Size (sq. ft)	Land (acres): 13	Building: 52,764
Huntington	4.18	118,334	(8.82)	65,570
Mahan	10.62	37,143	(2.38)	(15,621)
Moriarty	14	70,639	1.00	17,875
Stanton	24.76	38,674	11.76	(14,090)
Uncas	11.9	79,192	(1.10)	26,428
Wequonnoc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

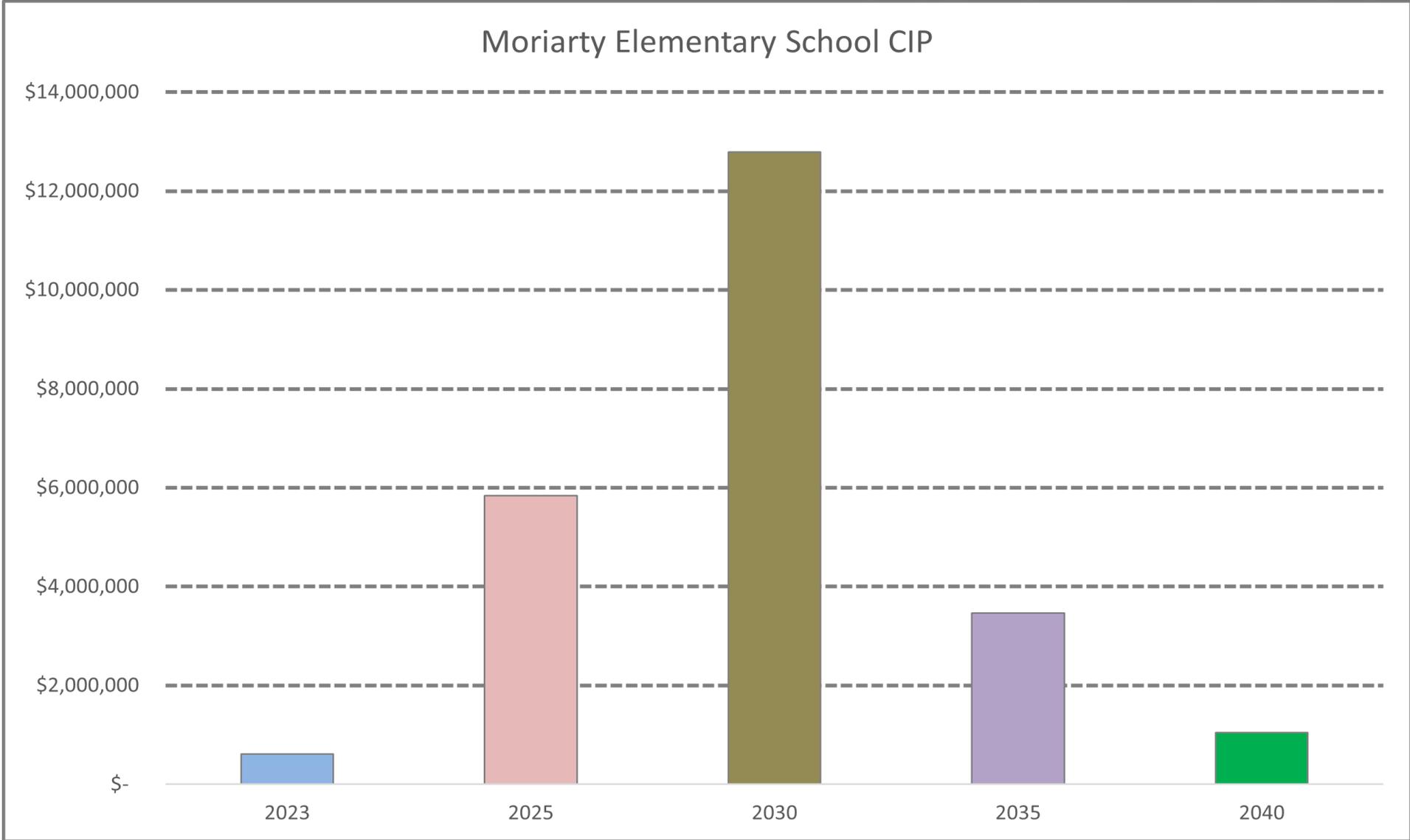
- Expansion is not included
- Total renovation is not included
- Limited opportunities for State grants

Potential Options – Repair the Existing



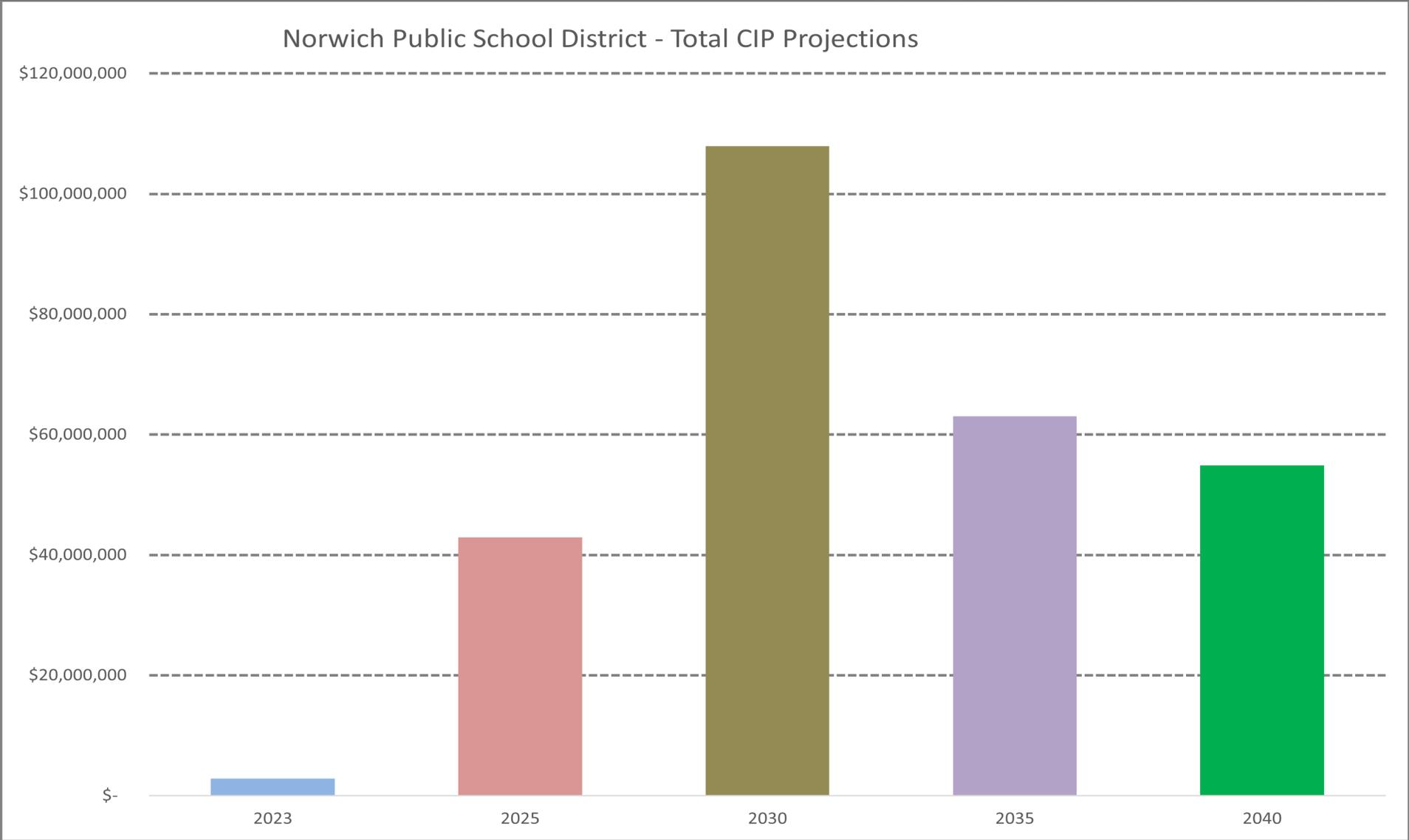
2023: \$142,000
2025: \$8,685,000
2030: \$4,728,000
2035: \$2,815,000
2040: \$4,485,000
Total:
\$20,854,000

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



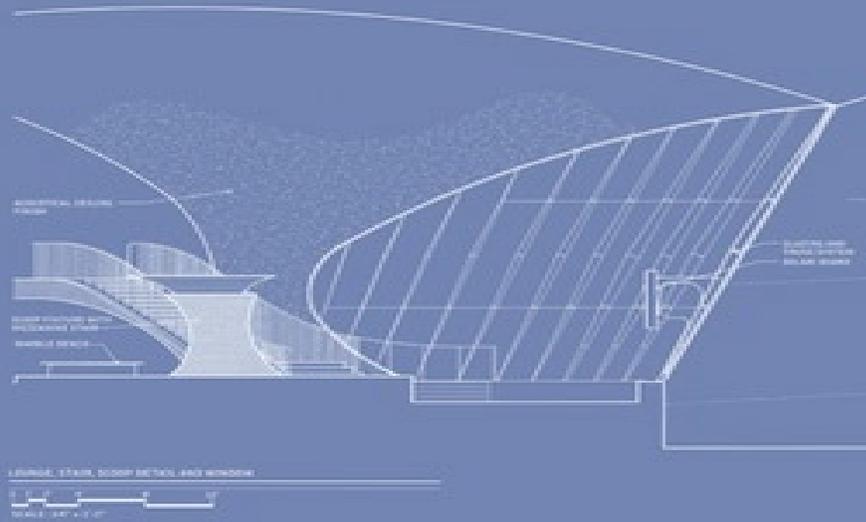
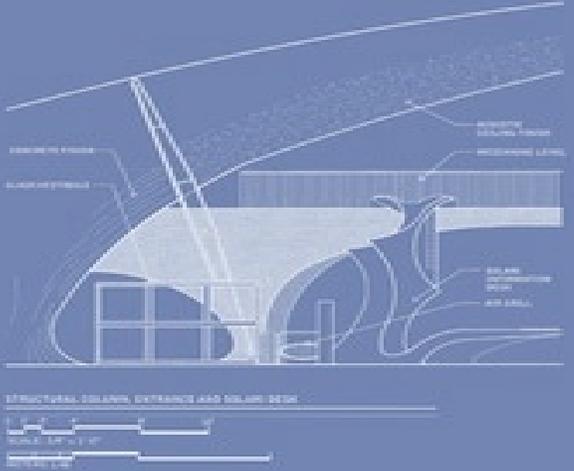
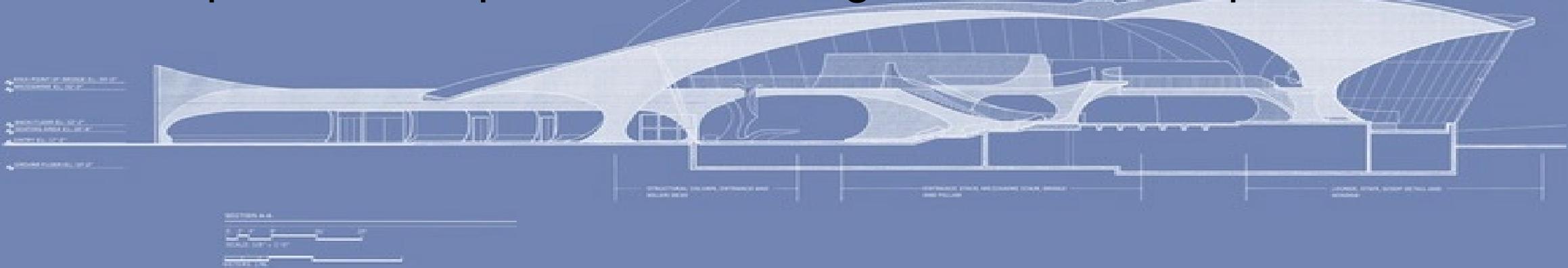
2023: \$2,801,000
2025: \$42,887,000
2030: \$107,900,000
2035: \$63,014,000
2040: \$54,891,000
Total:
\$271,494,000
Without Kelly MS:
~\$225,806,000

Potential Options – Repair the Existing

Projected costs are spread over 20 years

- Include 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

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)

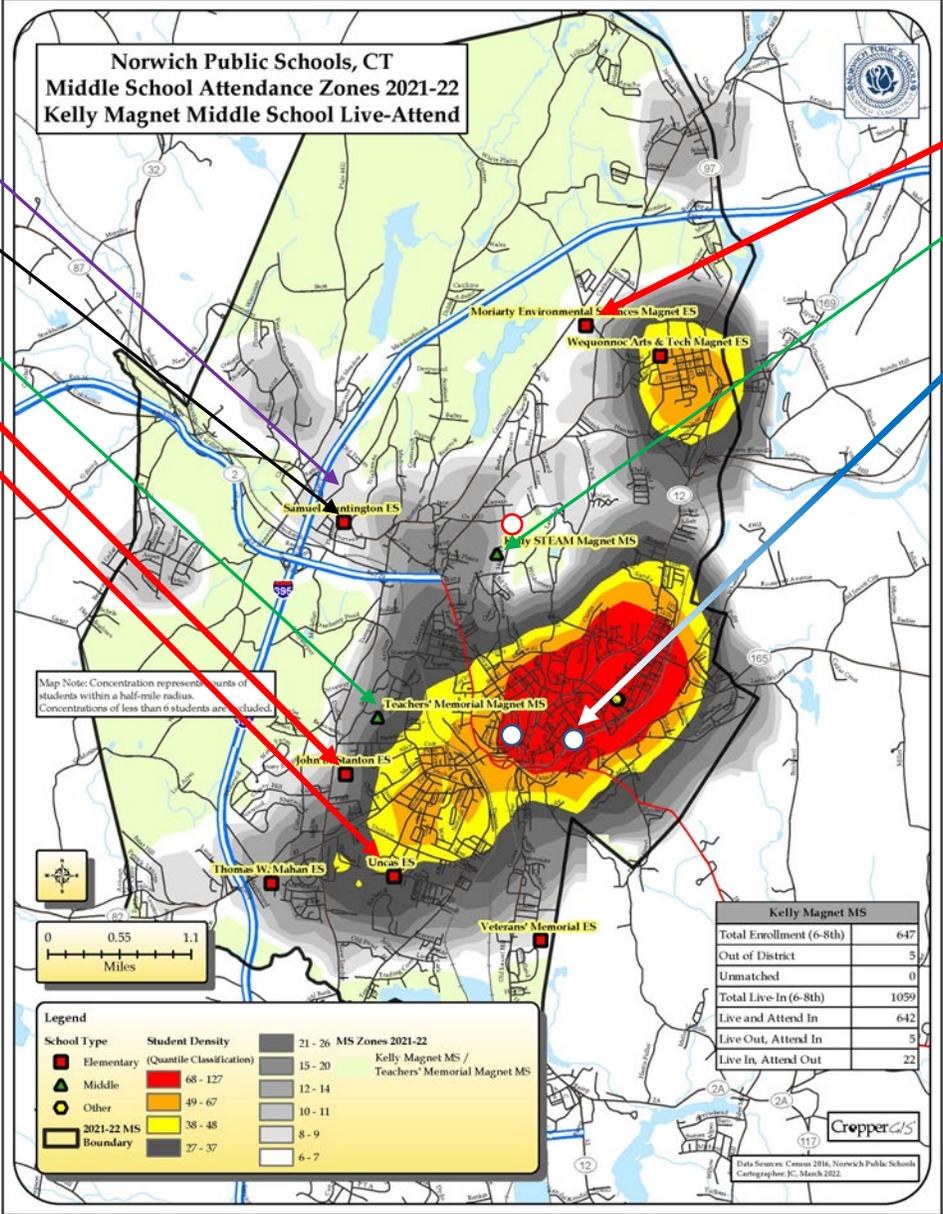
Site Evaluations

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

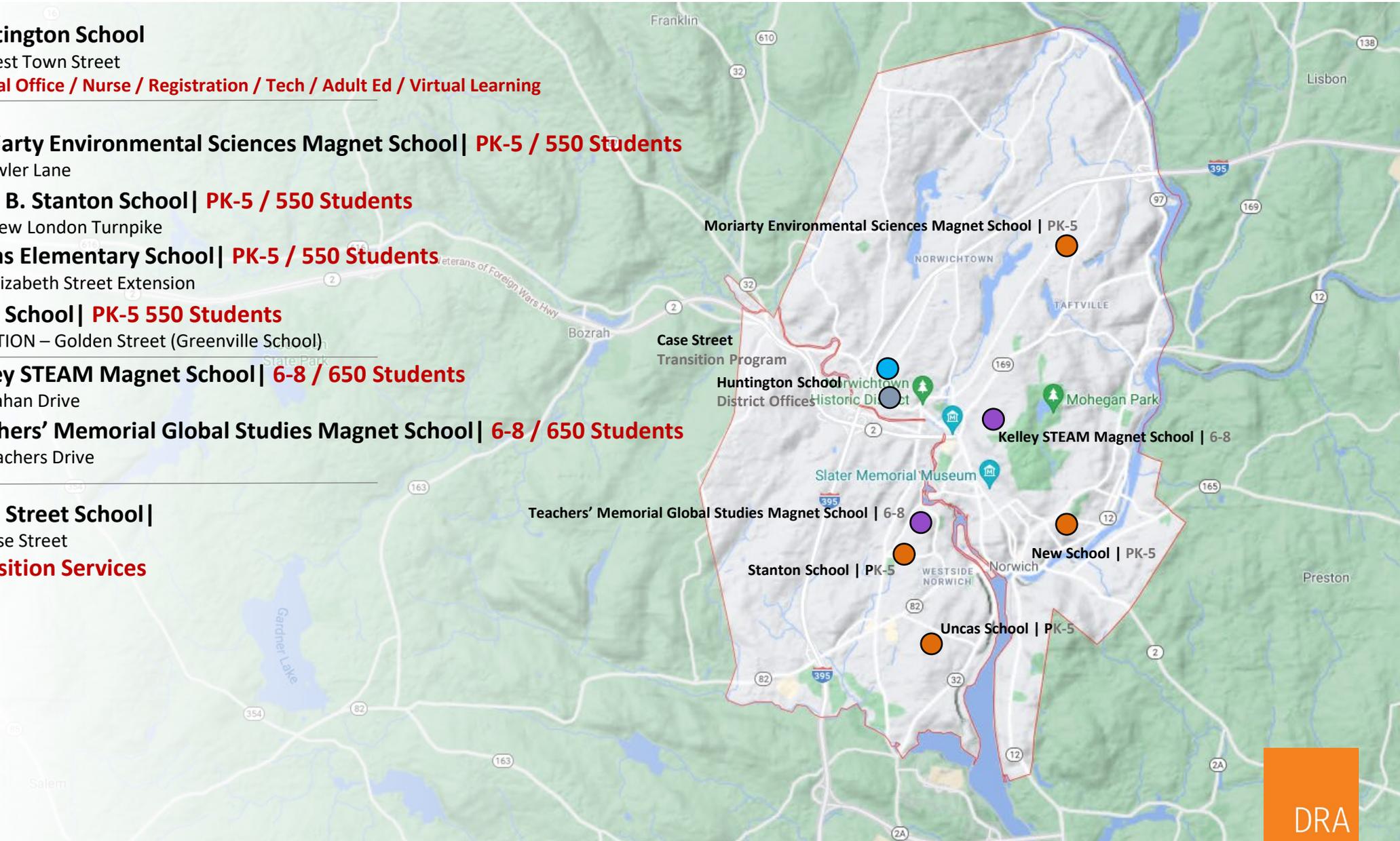
Kelley STEAM Magnet School | 6-8 / 650 Students
25 Mahan Drive

ADD/RENO

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

NO WORK

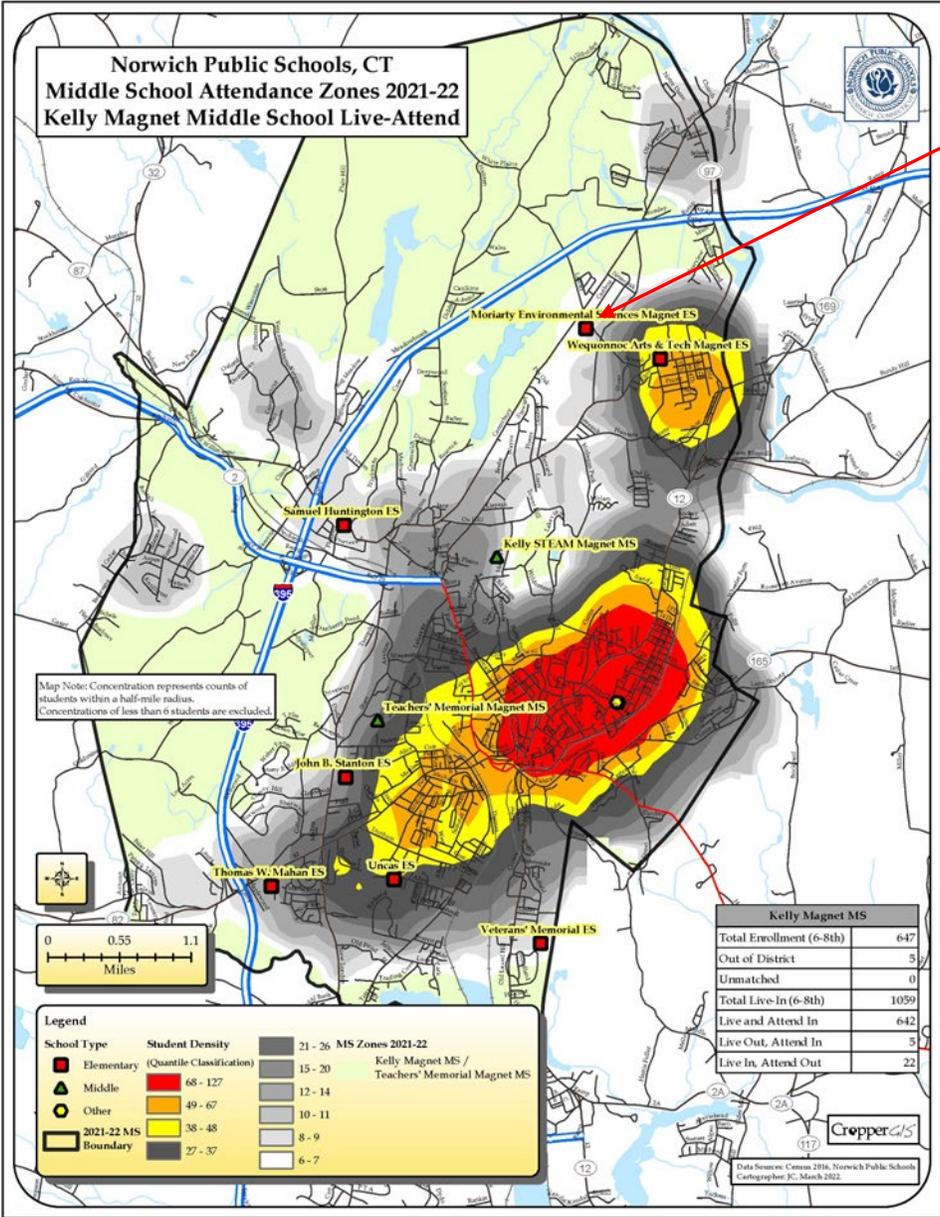
Case Street School |
8 Chase Street
Transition Services



Site Evaluations

Moriarty - locus

Moriarty ES

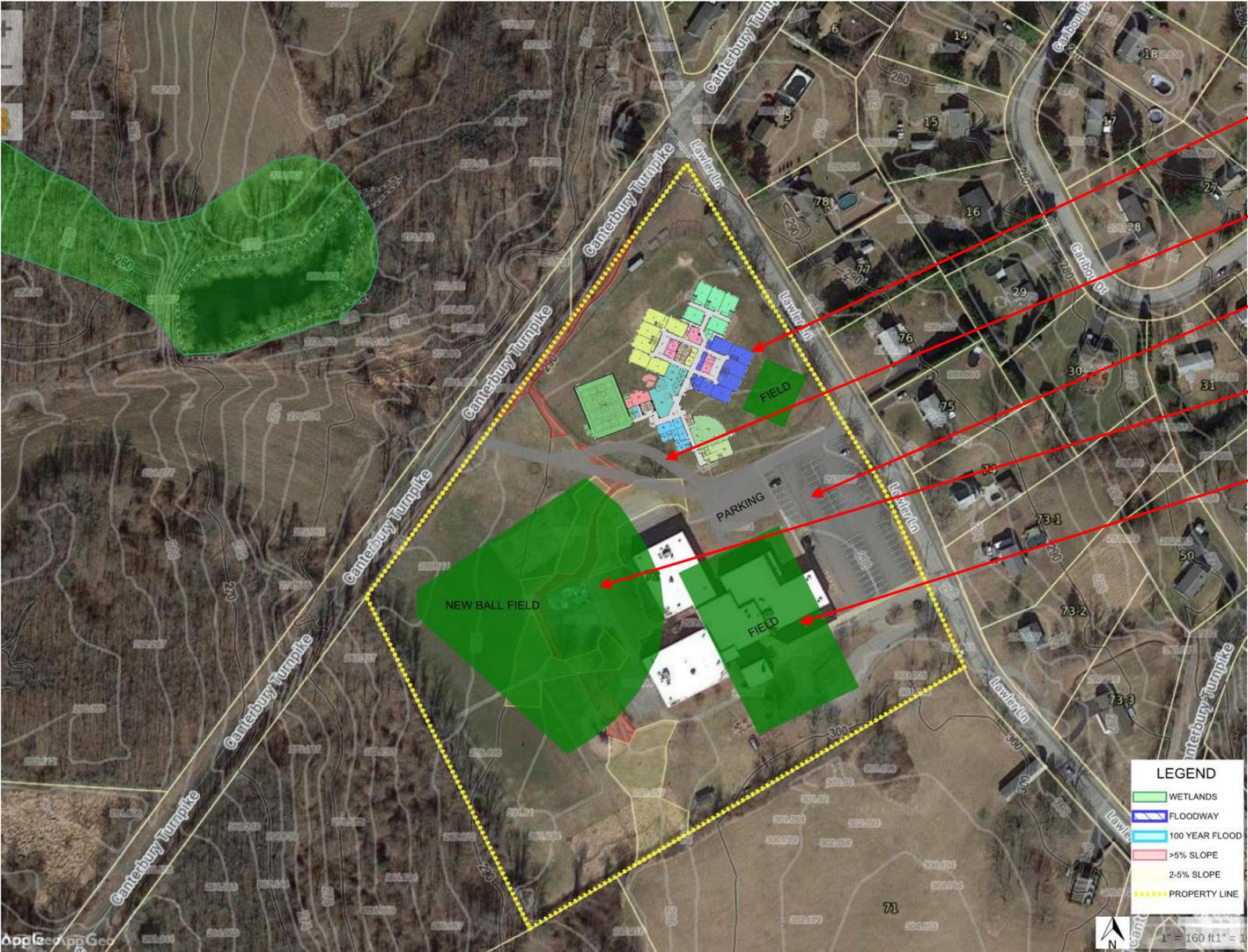




Wetland

Slopes of more than 5%

Site Evaluations



Potential area for a new, two-story school

Bus and parent drop off

Parking area

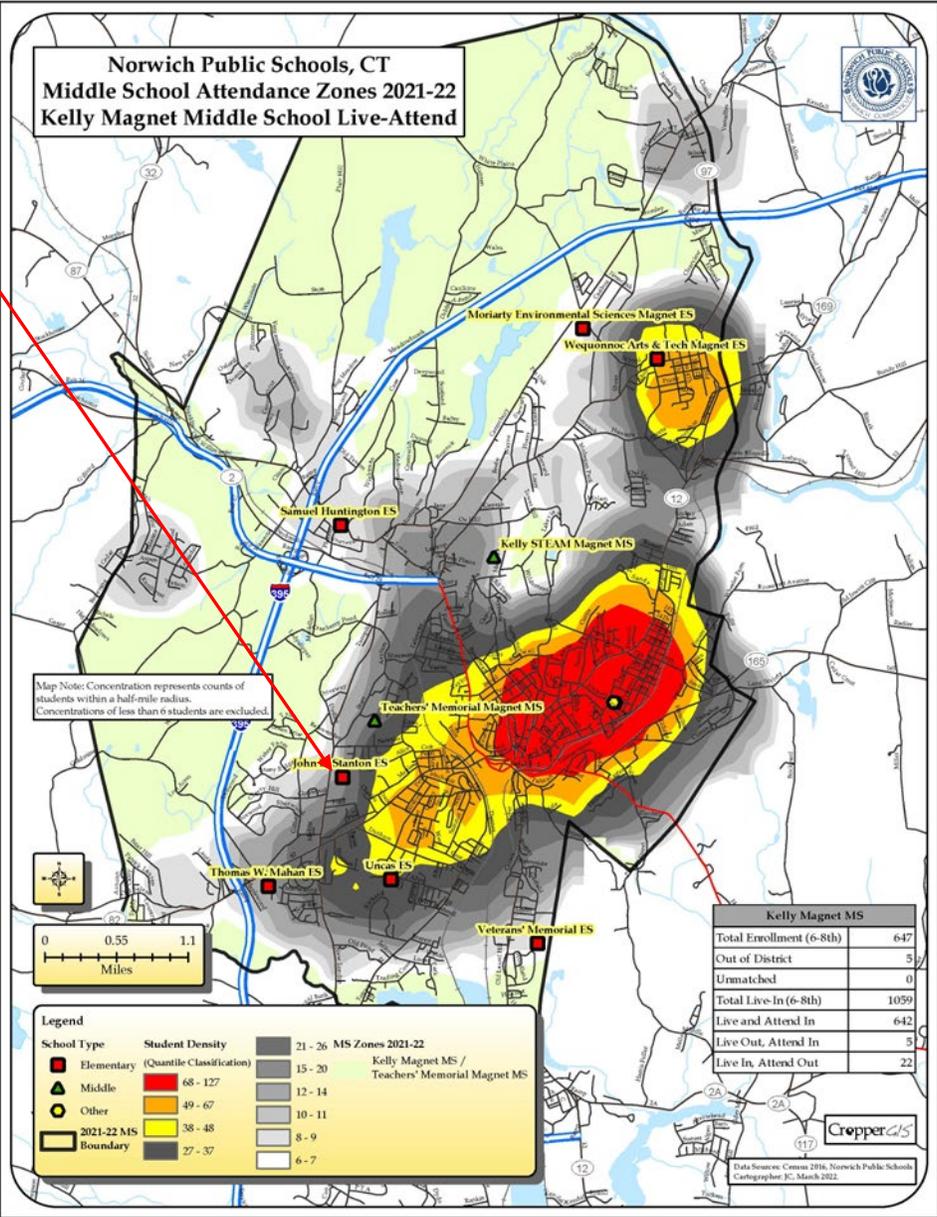
New ballfield

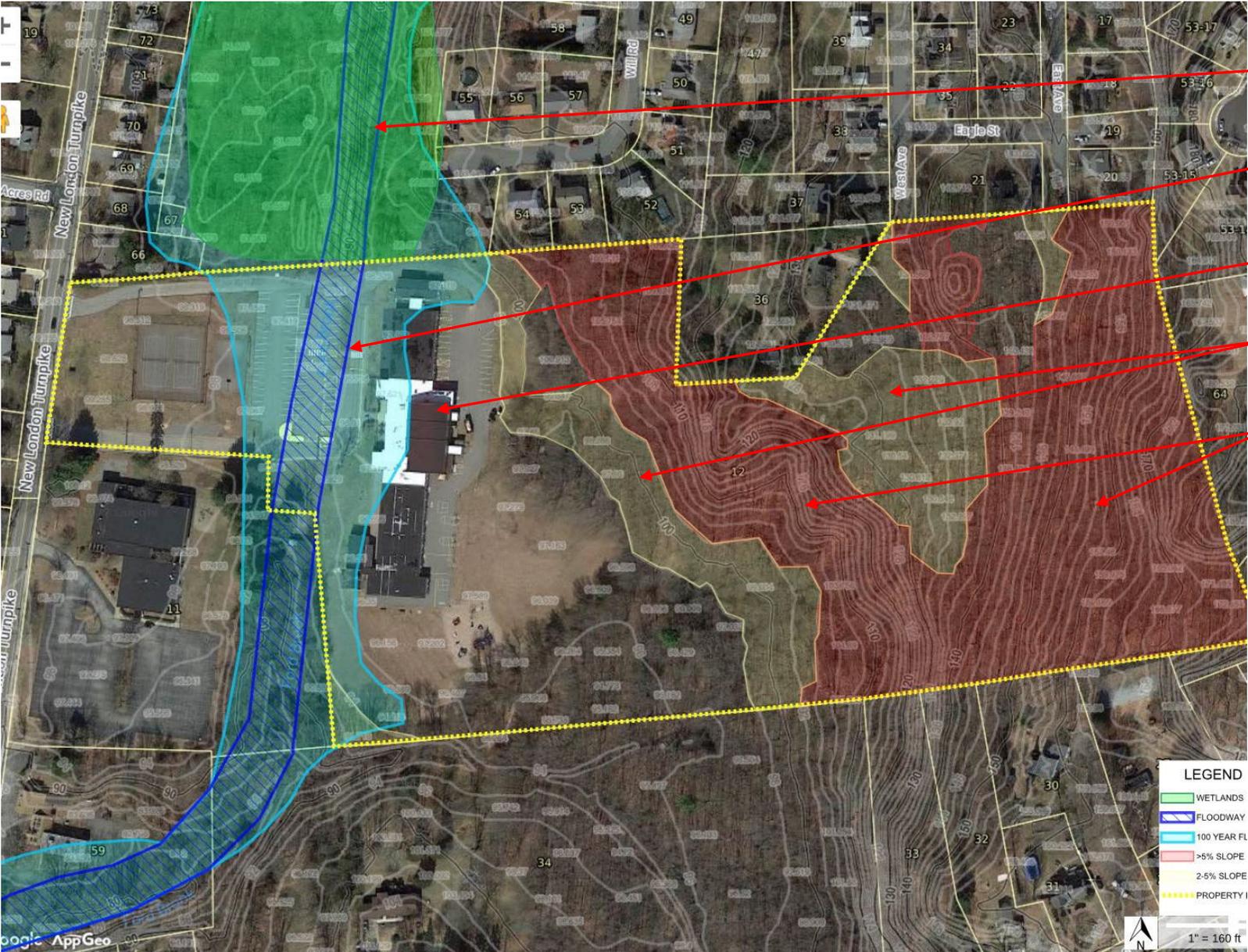
New rectangular field

Site Evaluations

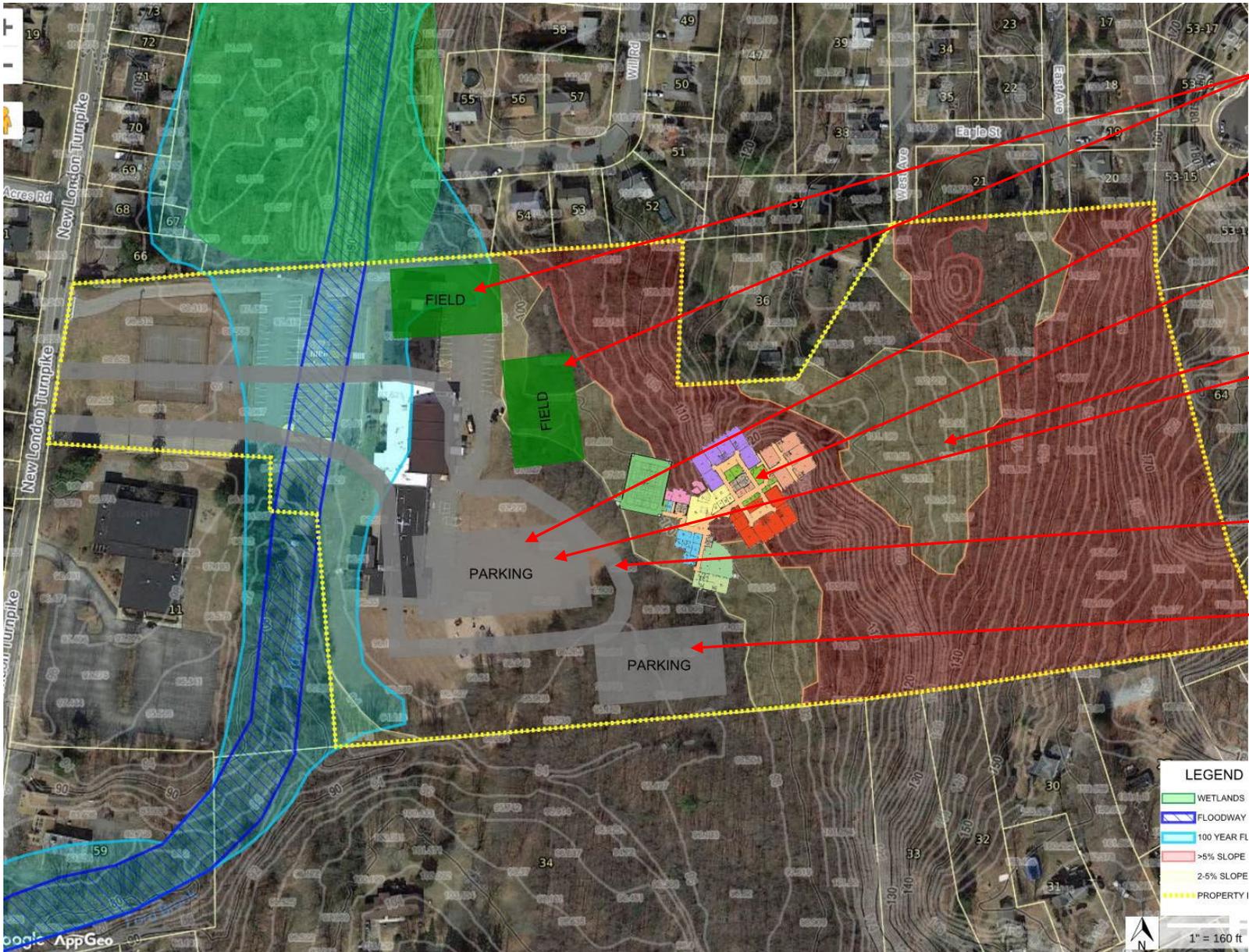
Stanton - locus

Stanton ES





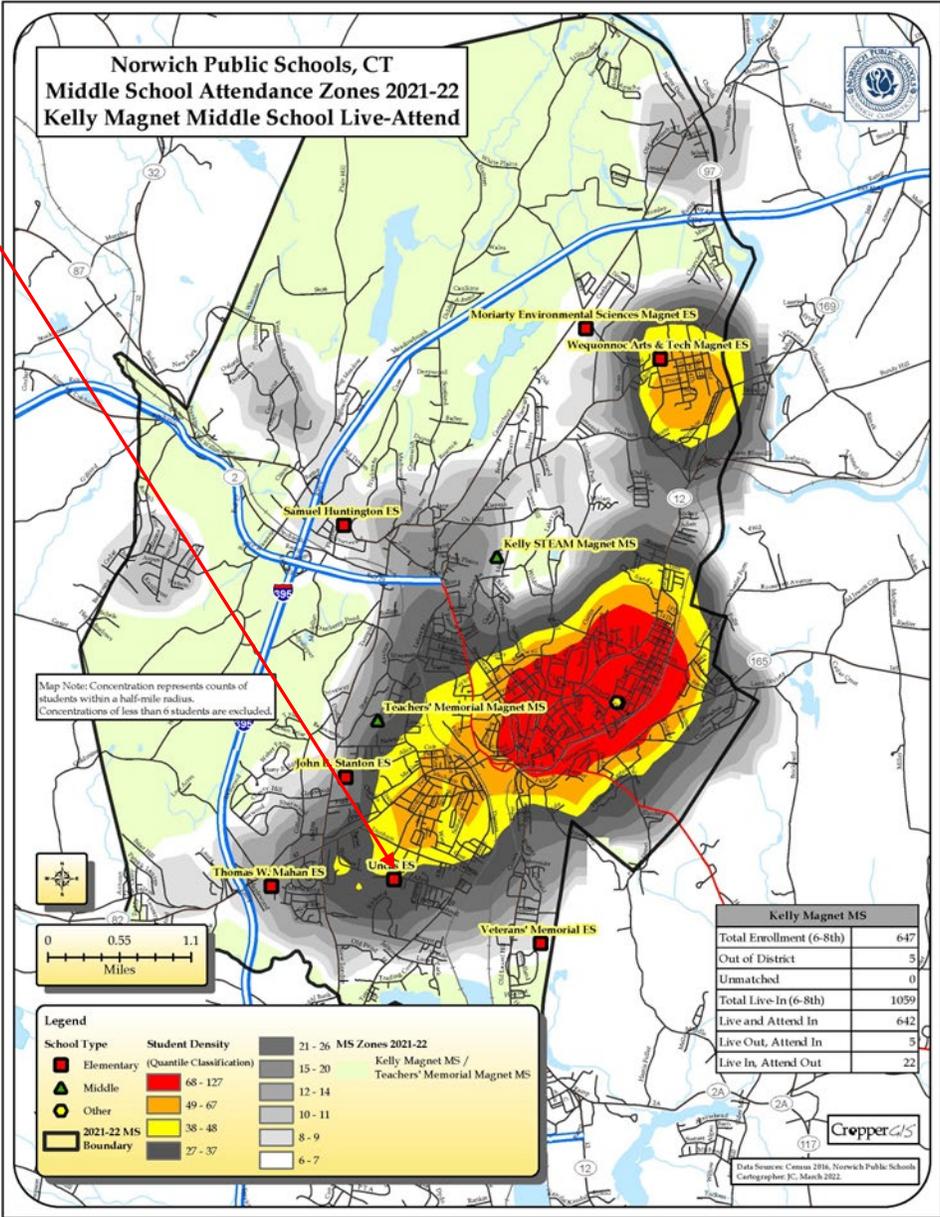
- Wetland areas
- 100 year floodplain
- Stanton School
- Slopes of 2 – 5%
- Slopes of more than 5%



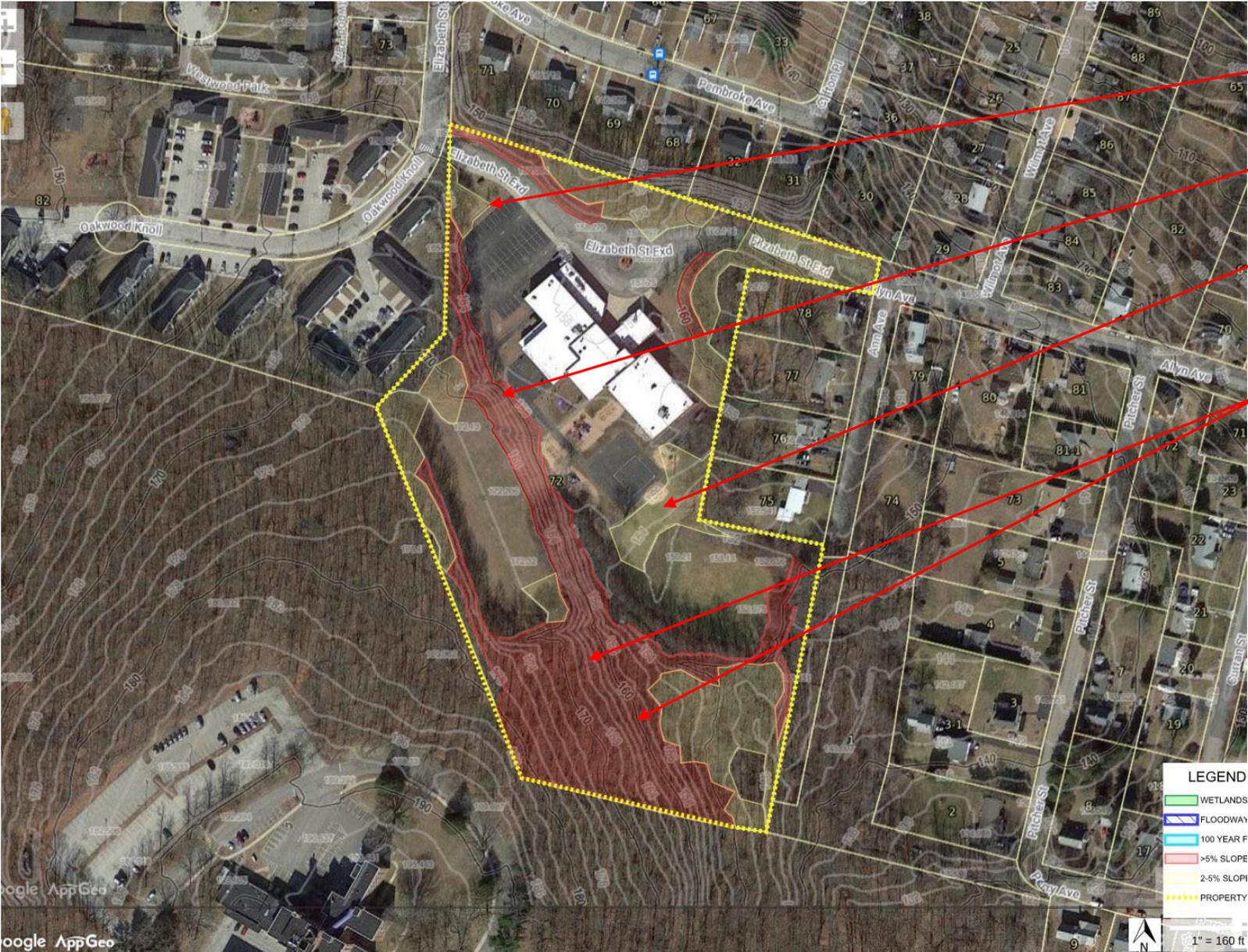
- Playfields
- Parking
- Two-story school
- Outdoor learning area
- Parent drop-off
- Bus drop-off
- Parking

Site Evaluations

Uncas ES



Site Evaluations



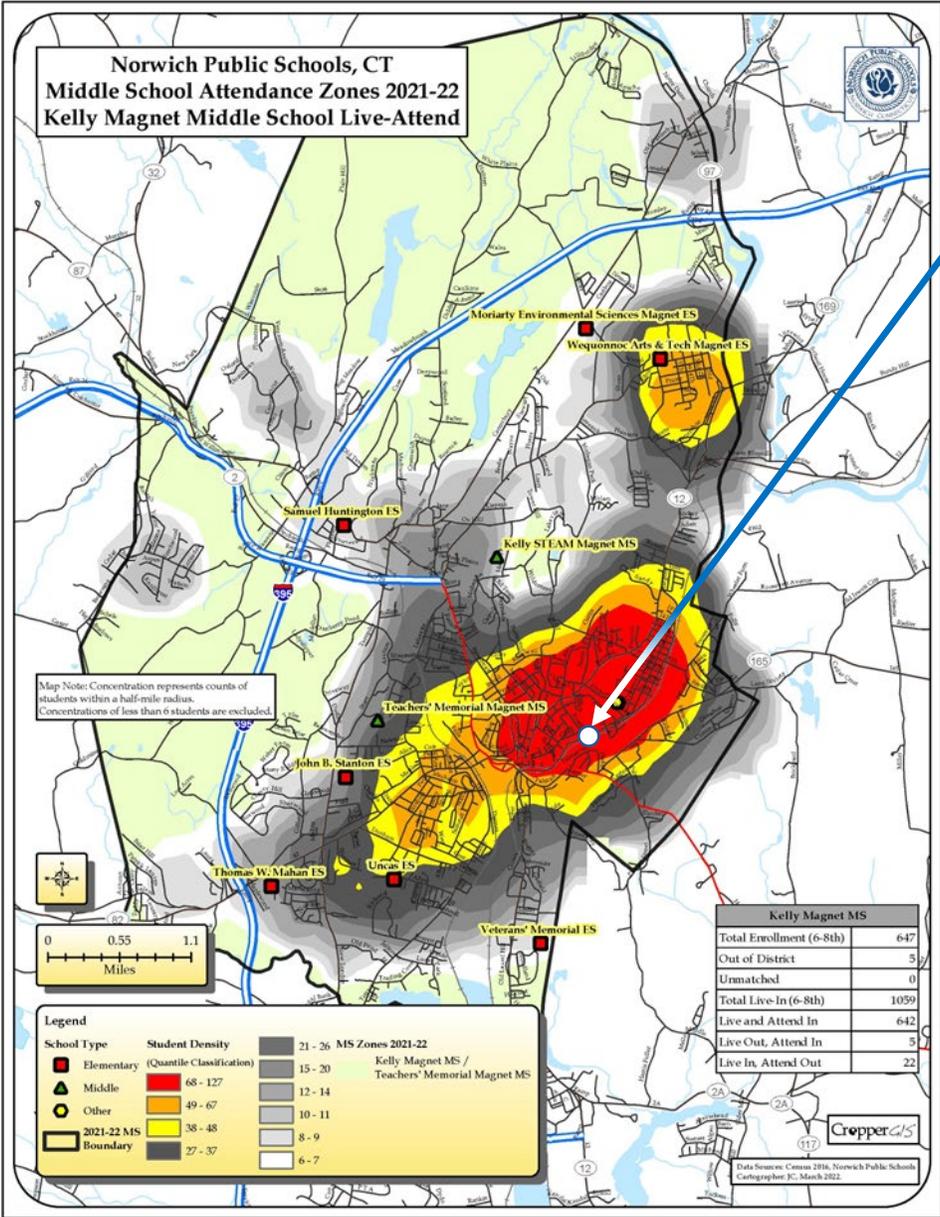
- Slopes of 2 – 5%
- Slopes of more than 5%
- Slopes of 2 – 5%
- Slopes of more than 5%



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

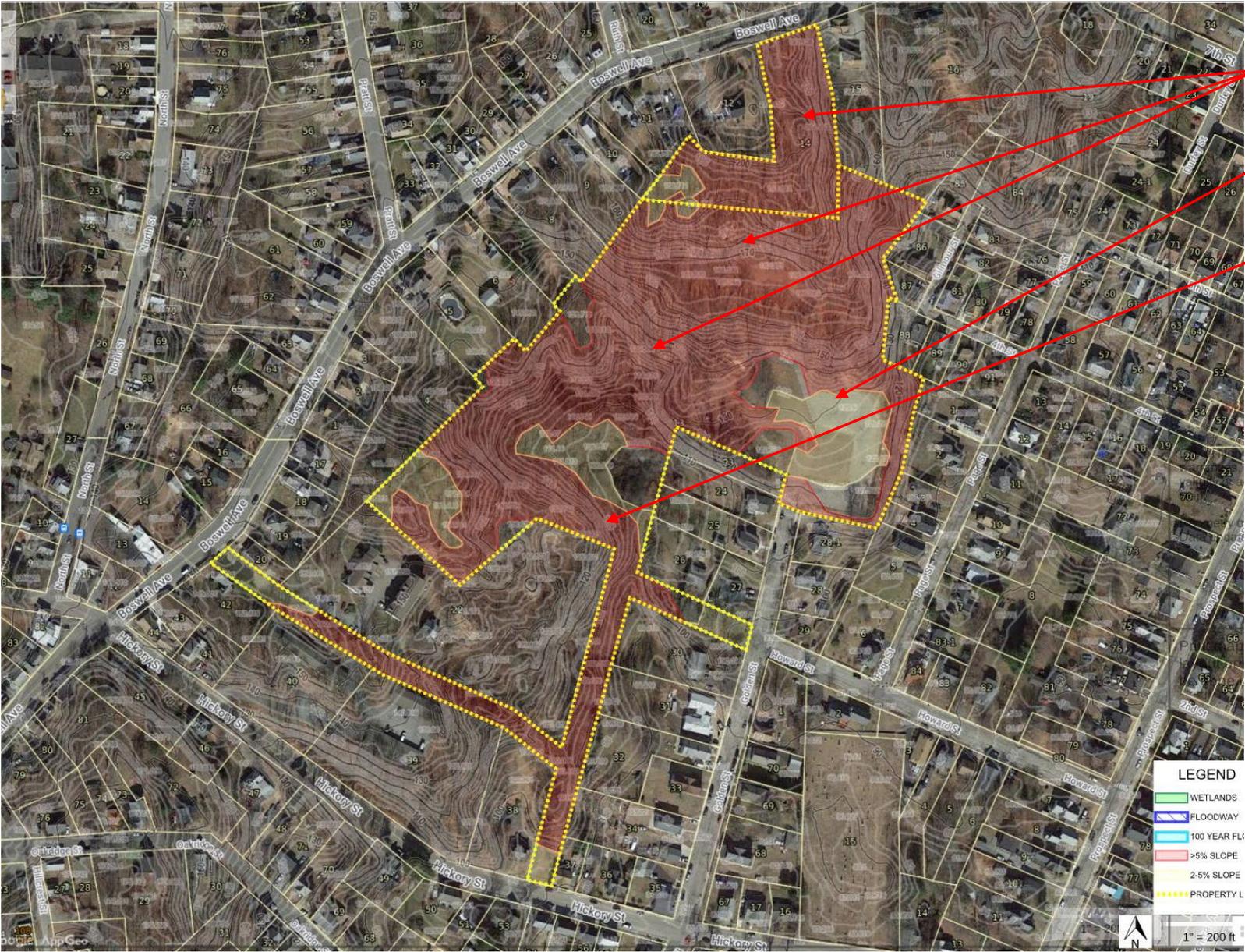
Site Evaluations

Greenville School - locus



Golden Street
(former Greenville School)

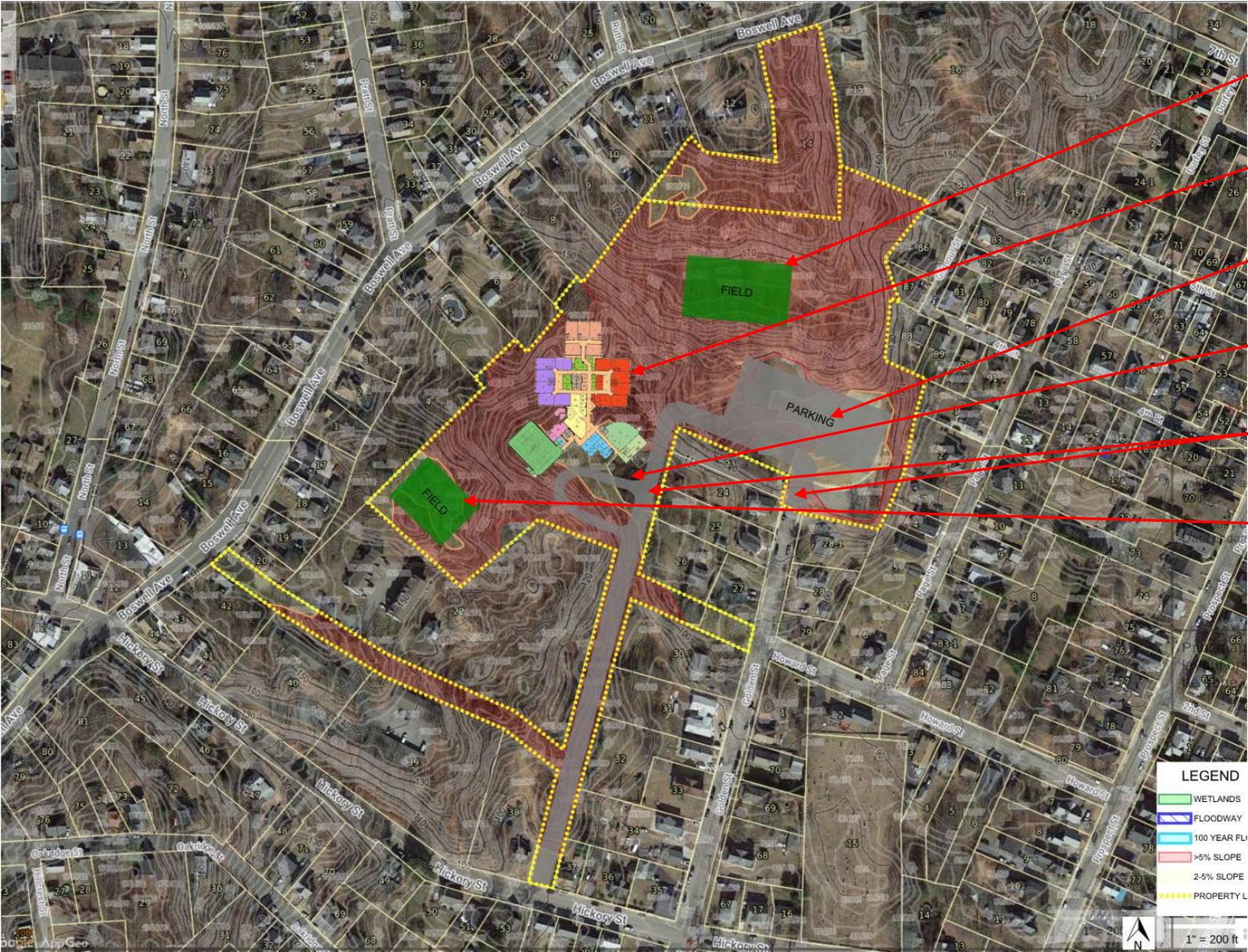
Site Evaluations



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

DESCRIPTION	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

DESCRIPTION	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

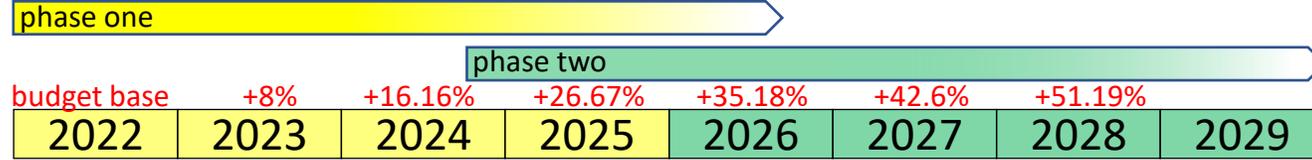
Total Projected Cost

\$381,526,351

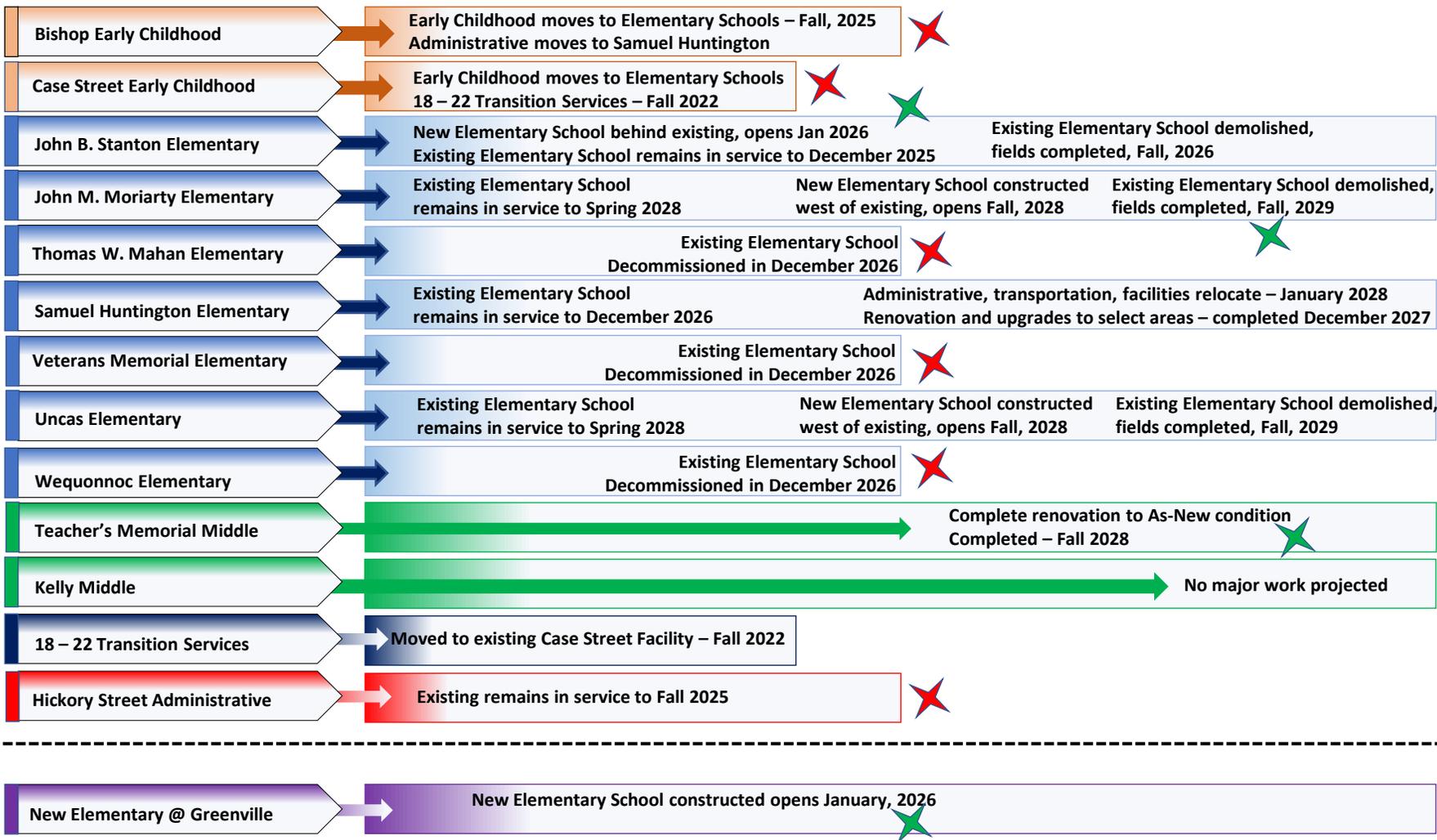
Project cost to Norwich

\$149,060,599

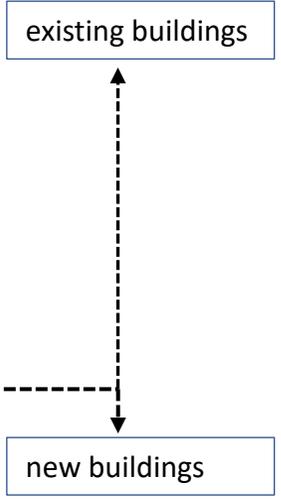
four school, two-phase approach – seven-year timespan



13 existing buildings



7 resulting buildings



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

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