



October 13, 2021

# BOE School Modernization Overview

Photo: New Concession Stand Groundbreaking, November 16, 2016

# SCHOOL MODERNIZATION COMMITTEE

## STATEMENT OF MISSION

The Cheshire Public Schools facilities range in age from 50 to 109 years old. In addition to providing education services, these facilities also serve as social and recreational hubs for our community. The School Modernization Committee (SMC) has been established to consider available options to upgrade the school facilities, which may include new construction, renovating existing facilities, closing and repurposing facilities, and other creative, viable proposals.

The SMC was tasked with developing recommendations for modernizing our schools that will address the educational needs of CPS students in the 21<sup>st</sup> century while considering the fiscal impact on the residents of Cheshire.

## > Cheshire Public Schools by Year of Construction

<b>Building</b>	<b>Year of Construction</b>	<b>Current Age</b>
Humiston School	1912	109
Darcey School	1947	74
Chapman Elementary	1950	71
Cheshire High School	1951	70
Norton Elementary	1955	66
Dodd Middle School	1958	63
Doolittle Elementary	1962	59
Highland Elementary	1971	50
<b>Average Age =</b>		<b>70.25 years</b>



## > SMC Objectives



Project Leaders

- The Committee endeavored to collect facts for all school facilities
  - Tour school facilities
  - Meet with school staff
  - Compile relevant information from prior facility assessments
  - Conducted a community survey
- Selection of an Owner Project Manager (Colliers Project Leaders) and demographer (SLR – formerly Milone & MacBroom) to prepare detailed enrollment projections and assist the SMC with plan option development including student redistricting scenarios.
- Establish preliminary, high-level scenarios including budgets and enrollment calculations
- Initial list was pared down per a data-driven process to two refined scenarios based on actual enrollment projections, budget details, cash flows, and preliminary feedback from the Office of School Construction Grants & Review (OSCG&R)

## › Why Modernization?

- To meet the growing enrollment demand and the district's 21<sup>st</sup> Century Educational Goals
- Expansion of the educational programs
- Updated information and technology systems within the schools
- Updated mechanical systems for improved efficiency and ventilation
- Existing facilities are outdated (school age average is now over 70 years)
- Accessibility into and throughout all schools (Americans with Disabilities Act)
- Provide a safe and secure learning environment (School Security Infrastructure Council)
- Optimize traffic patterns and alleviate vehicular congestion on school sites
- Consider and incorporate more sophisticated early childhood and special education needs
- Focus on opportunities for collaboration
- Meet the individual needs of the students
- Design for flexibility given the pace of change
- Enable us to better plan and allow for appropriate funding of future capital needs for all our buildings

# > Recent Projects in Surrounding School Districts



Guilford



# › Recent Projects in Surrounding School Districts



South Windsor



# › Recent Projects in Surrounding School Districts



Meriden



# > Enrollment Projections



Project Leaders

School	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Darcey	170	147	157	176	178	185	156	198	201	199	184	207	209	203	204	206
Chapman	350	344	323	313	312	315	320	345	364	385	388	408	430	440	445	453
Doolittle	502	480	464	456	444	436	433	423	442	469	477	487	504	545	550	552
Highland	768	751	722	721	743	721	746	782	814	850	872	908	942	963	973	974
Norton	447	445	418	400	425	415	403	437	442	447	464	459	485	502	508	526
<b>Total</b>	<b>2,237</b>	<b>2,167</b>	<b>2,084</b>	<b>2,066</b>	<b>2,102</b>	<b>2,072</b>	<b>2,058</b>	<b>2,185</b>	<b>2,263</b>	<b>2,350</b>	<b>2,385</b>	<b>2,469</b>	<b>2,570</b>	<b>2,653</b>	<b>2,680</b>	<b>2,711</b>

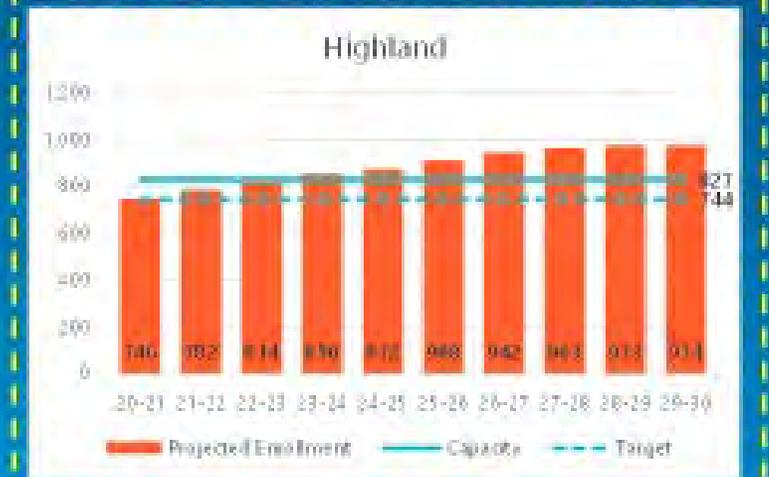
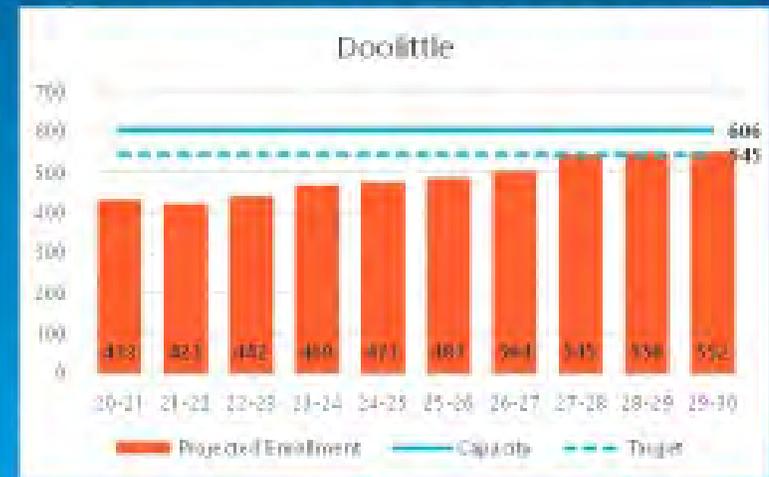
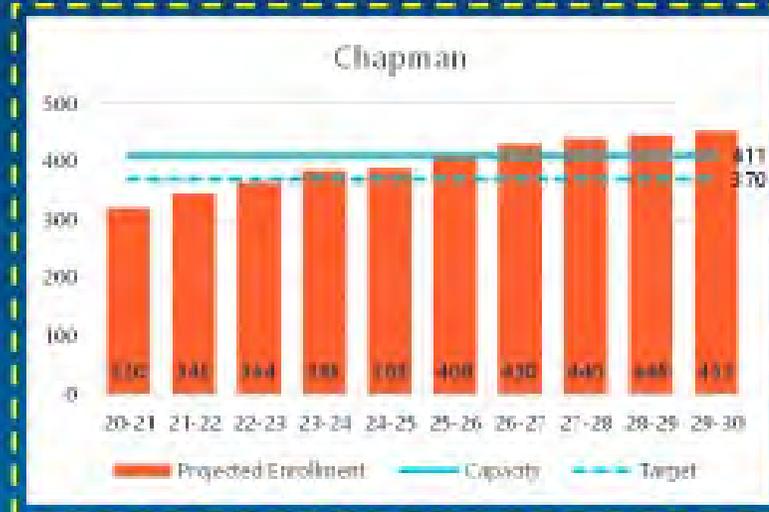
## • SLR Enrollment Findings

- Significant uptick in births in 2016 through 2018 (209-212 births annually) contributes to immediate and sustained projected increase
- Delayed impact to Doolittle School because its Kindergarten class is not physically in the building
- All districts are projected to grow; however, Chapman and Highland are projected to experience the strongest growth trends
- Projected K-6 enrollment in 20-21 was 2,058, but it is actually 2,123

# > ELEMENTARY SCHOOL FUNCTIONAL CAPACITIES



Project Leaders



**ELEMENTARY SCHOOLS NEED ADDITIONAL SPACE**

## > Scenario Discussions

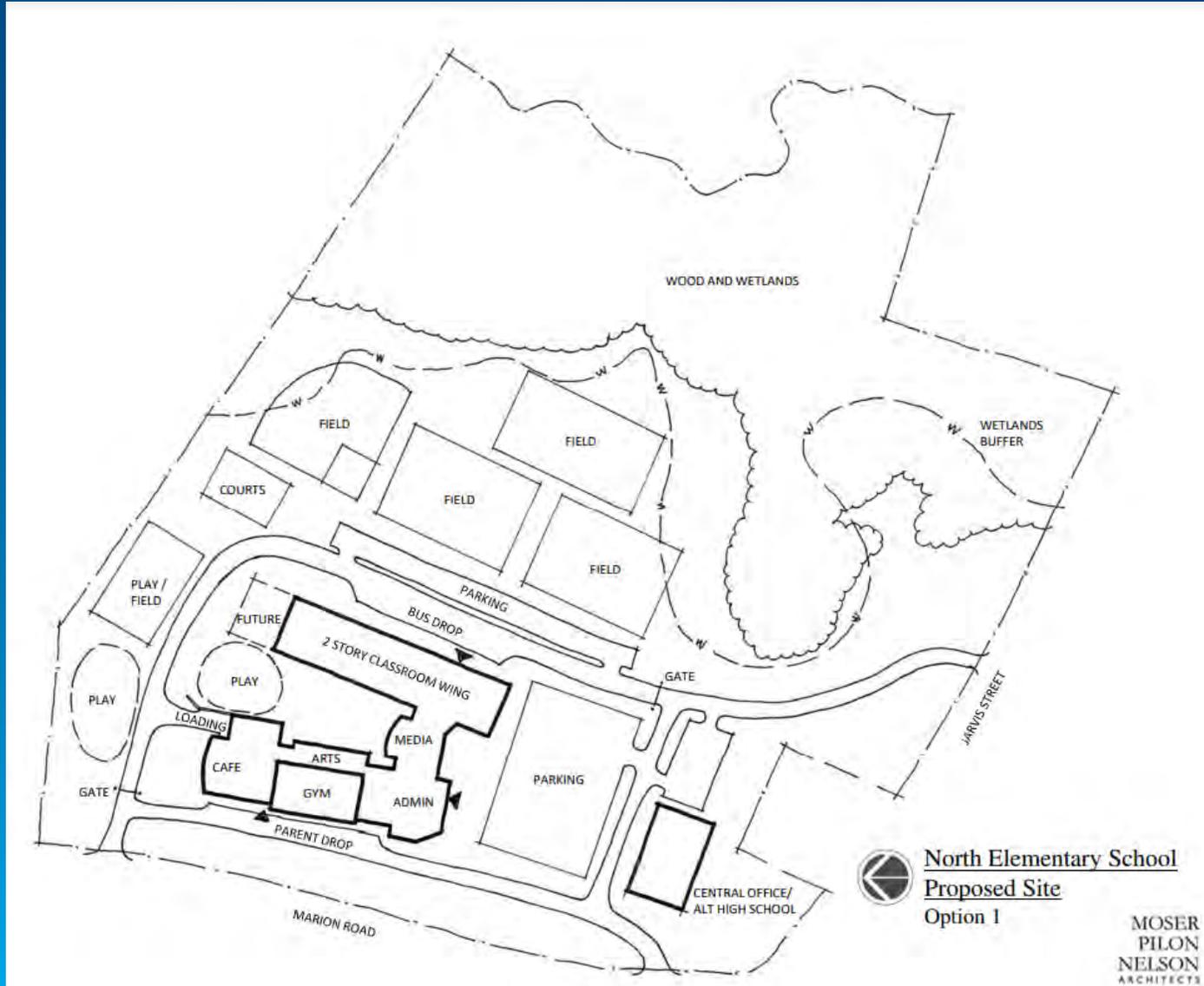
- Scenario considerations established through:
  - Data Driven
  - Holistic Approach
  - Physical Square Footage Needs
- Original **thirteen** scenarios were scored by the Committee and narrowed down to two
- As part of the process, land parcels (both Town owned and privately owned) were explored by Colliers to determine adequacy to support a potential new elementary or middle school. Several sites were determined to be of the appropriate size, yet further detailed assessments would be required to ensure their feasibility
- Preliminary budgets were established based on the proposed project schedules and these, in turn, were further analyzed by the Town of Finance to provide estimated Projected Bonding and Debt Service Summary calculations
- These final two scenarios were further refined, and it was ultimately voted on by the SMC that the proposal to the Town Council and Board of Education be the following preferred and alternate scenarios.

# > Preferred Scenario - Summary

- Phase 1
  - Two new K-6 Elementary Schools
    - (1) located at North end of Town and (1) located at South end of Town – possibly on the Norton Site
  - Existing Darcey and Chapman buildings are taken offline
  - Norton is demolished (pending South end school location)
  - Redistricting to be addressed as required
- Phases 2 and 3 (Note that the specific order of the following projects may be modified as the program progresses)
  - Renovations to Doolittle and Highland (as K-6)\*
  - Renovations to Dodd Middle School\*
  - Renovations to the High School\*
  - Humiston and BOE Offices are TBD (possibly addressed as CIP)
- As future phases are planned, a study should be conducted to determine the actual construction sequence

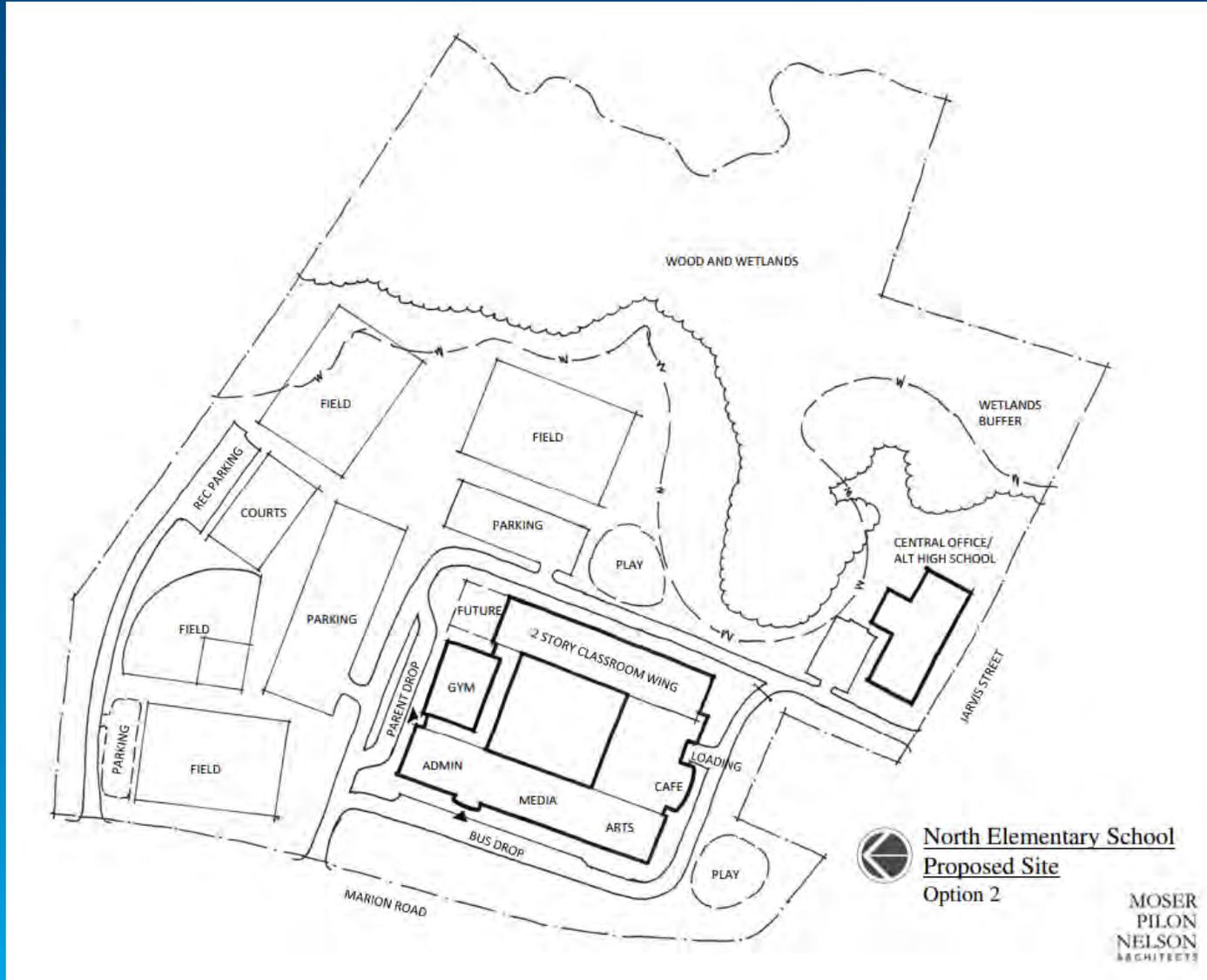
# > Preferred Scenario – Preliminary Test Fits

## North End - Marion and Jarvis



# › Preferred Scenario – Preliminary Test Fits

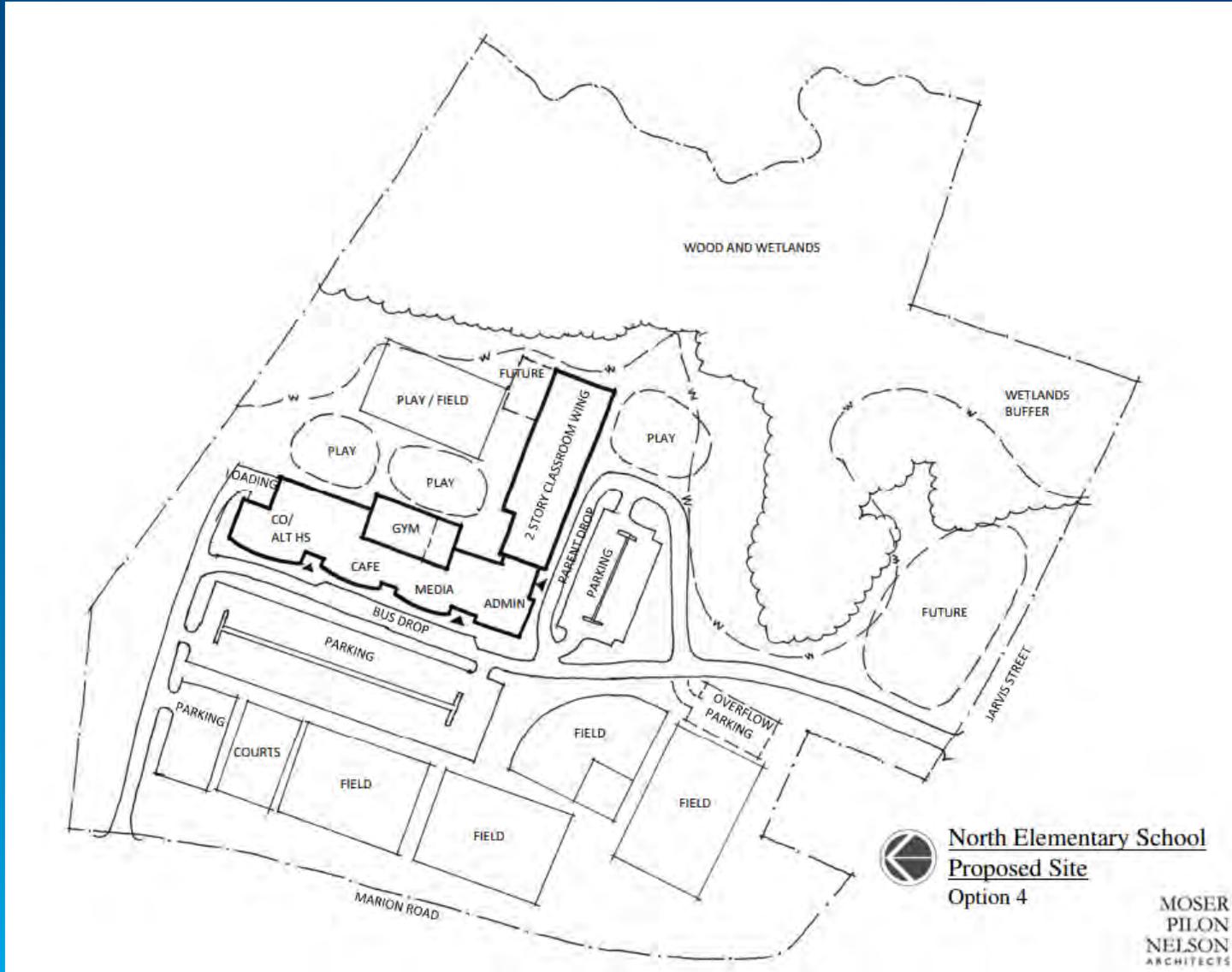
## North End - Marion and Jarvis





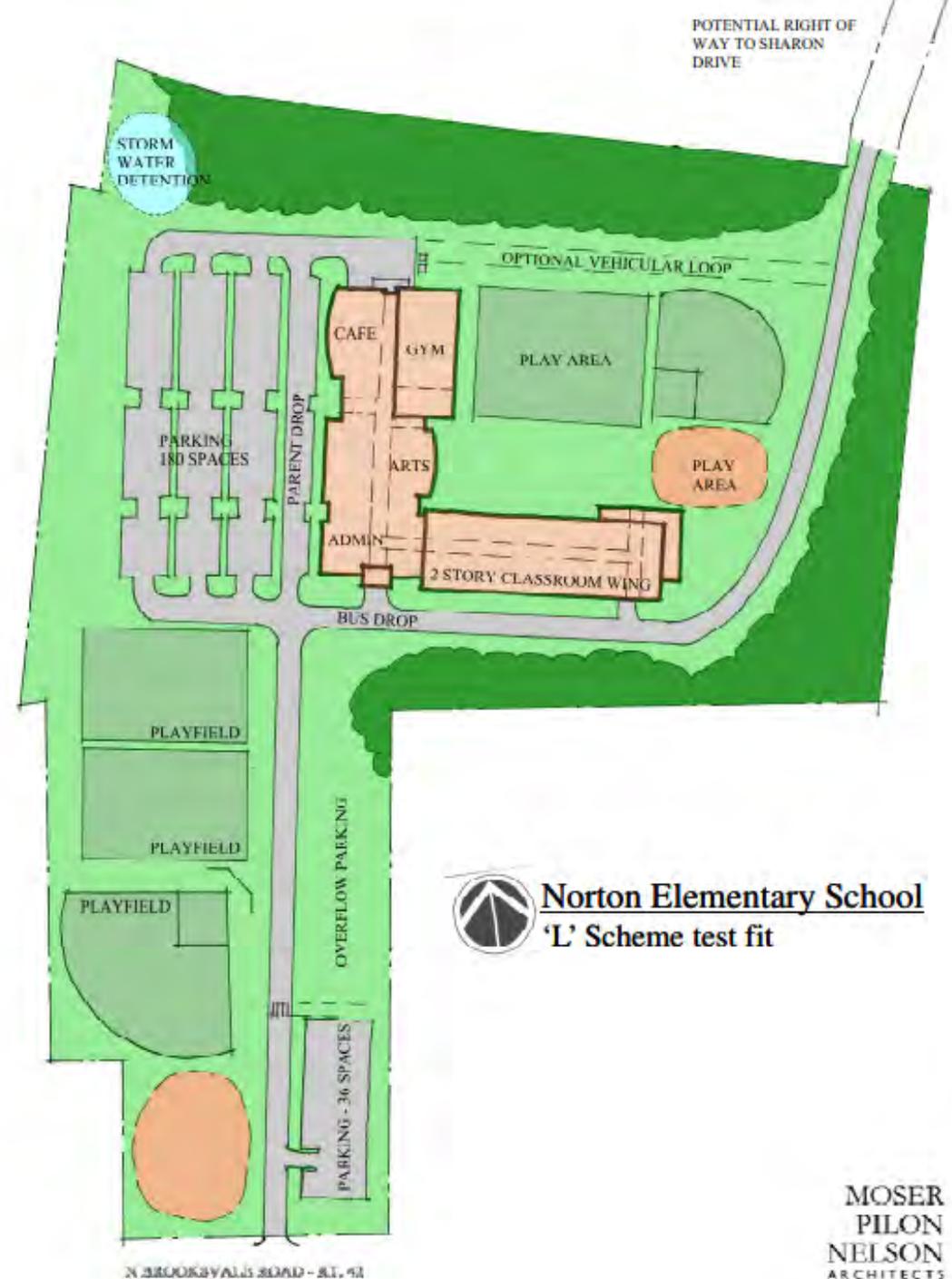
# > Preferred Scenario – Preliminary Test Fits

## North End - Marion and Jarvis



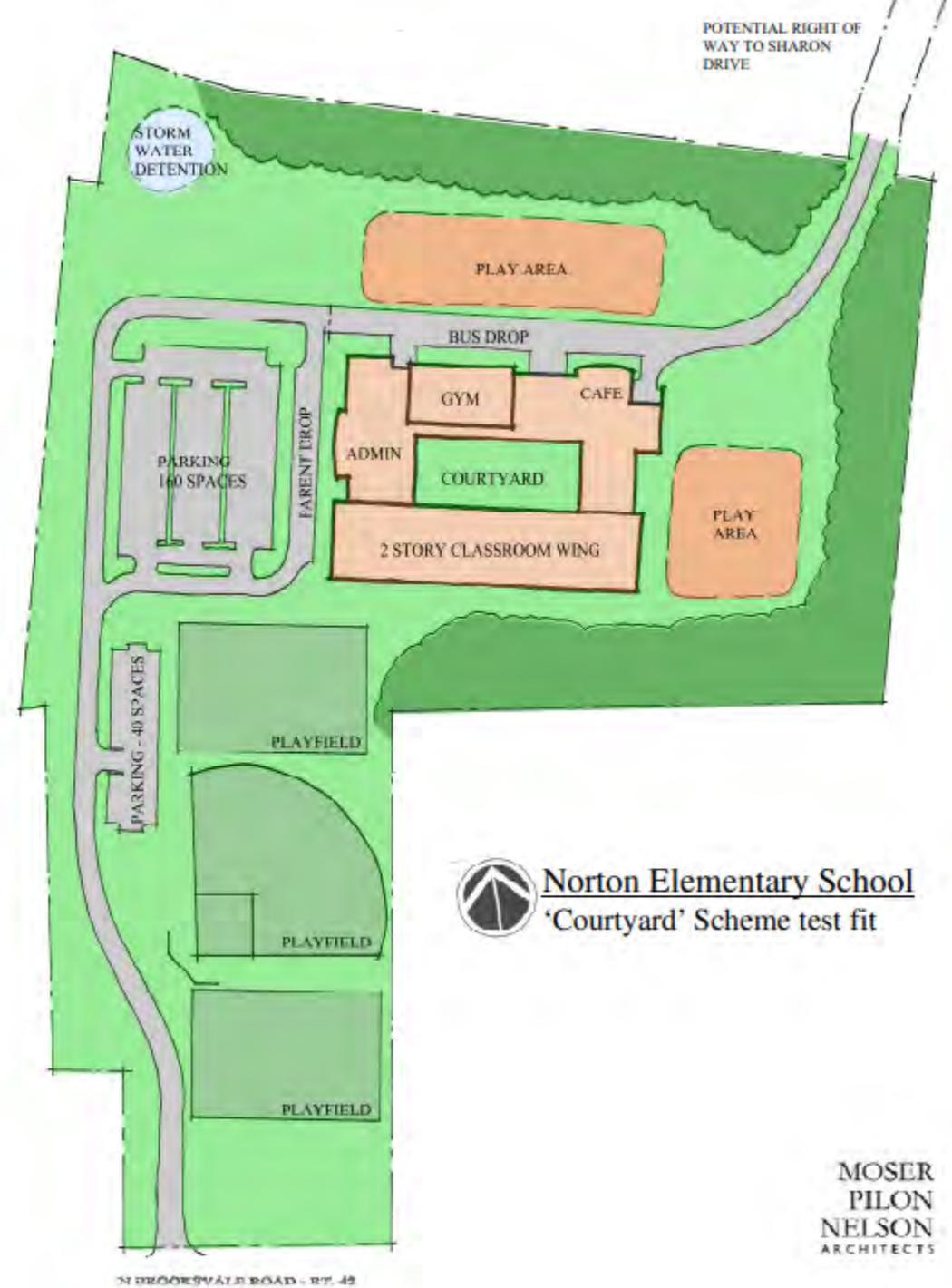
# > Preliminary Test Fits

## South End – Norton Elementary Property



# › Preliminary Test Fits

## South End – Norton Elementary Property



# > Estimated Phased Financial Overview – Preferred Scenario



Project Leaders

Cheshire School Modernization Committee  
 Scenario 6  
 Two New Elementary Schools  
 Updated Per Conceptual Re-Districting Values  
 provided by SLR dated March 15, 2021

	8-Year High Enrollment	Building Size		Total Budget		Estimated District Share	
		Low GSF	High GSF	Low Budget (\$M)	High Budget (\$M)	Low District Share (\$M)	High District Share (\$M)
New Elementary School K-6 (North)*	653	88,547	96,980	\$ 52.7	\$ 63.7	\$ 35.3	\$ 42.7
New Elementary School K-6 (South)* (Assumed demo of Norton also)	669	99,356	90,716	\$ 55.6	\$ 66.8	\$ 37.2	\$ 44.7
<b>Estimated Total for Phase 1</b>				<b>\$ 108.3</b>	<b>\$ 130.5</b>	<b>\$ 72.5</b>	<b>\$ 87.4</b>
<b>Renovation of Remaining Elementary Schools</b>							
Doolittle ES (K-6) (Capacity is 606)	612	82,987	90,890	\$ 42.3	\$ 57.6	\$ 24.4	\$ 33.2
Highland ES (PK-6) (Capacity is 827)	780	111,300	111,300	\$ 55.2	\$ 69.2	\$ 31.8	\$ 40.0
Darcey (Taken offline)							
Chapman (Taken offline)							
Dodd MS 7-8 (Renovation)	789	134,927	134,927	\$ 64.6	\$ 79.6	\$ 37.3	\$ 46.0
Renovate HS (2030 - Midpoint)	1262	278,200	278,200	\$ 153.1	\$ 189.3	\$ 88.4	\$ 109.3
Humiston-TBD	30	14,800	14,800	\$ 4.40	\$ 14.00	\$ 4.40	\$ 14.00
<b>Total Estimated Costs-exclusive of Maintenance Costs to Darcey and Chapman:</b>				<b>\$ 427.91</b>	<b>\$ 540.24</b>	<b>\$ 258.82</b>	<b>\$ 329.76</b>

# > Alternate Scenario - Summary



Project Leaders

- Phase 1
  - New 6-8 Middle School
  - New K-5 Elementary School to replace Chapman (potentially on the existing site, based on a test fit)
  - Existing Darcey building is taken offline and the existing Chapman is demolished
  - Redistricting to be addressed as required
- Phases 2 and 3 (Note that the specific order of the following projects may be modified as the program progresses)
  - Renovations to Doolittle, Highland, and Norton (as K-5)\*
  - Renovations to the High School\*
  - Humiston and BOE Offices are TBD (possibly relocated into vacant Dodd)
- As future phases are planned, a study should be conducted to determine the actual construction sequence

# > Estimated Phased Financial Overview – Alternate Scenario

Cheshire School Modernization Committee  
 Scenario 2A  
 New 6-8 Middle School, New Chapman,  
 Renovate Remaining Elementary Schools  
 Renovate High School  
 Per Conceptual Re-Districting Values  
 provided by SLR March 8, 2021  
 REVISED 3.18.2021

	8-Year High Enrollment	Building Size		Total Budget		Estimated District Share	
		Low GSF	High GSF	Low Budget (\$M)	High Budget (\$M)	Low District Share (\$M)	High District Share (\$M)
<b>New 6-8 Middle School*</b>	<b>1172</b>	200,178	219,242	\$ 114.2	\$ 137.8	\$ 76.4	\$ 92.3
<b>New Chapman ES (K-5)**</b>	<b>515</b>	67,774	74,229	\$ 40.0	\$ 48.1	\$ 26.8	\$ 32.2
<b>Estimated Total for Phase 1</b>				<b>\$ 154.2</b>	<b>\$ 185.9</b>	<b>\$ 103.3</b>	<b>\$ 124.5</b>
<b>Renovation of Remaining Elementary Schools</b>							
Doolittle ES (K-5)	570	77,543	82,157	\$ 39.0	\$ 49.0	\$ 22.5	\$ 28.3
Highland ES (PK-5)	751	111,300	111,300	\$ 55.1	\$ 69.1	\$ 31.8	\$ 39.9
Norton ES (K-5)	463	61,005	66,815	\$ 31.1	\$ 42.5	\$ 18.0	\$ 24.5
Darcey EIS (Taken offline)							
Dodd (Taken offline?)							
Renovate HS (2030 - Midpoint)	1262	278,200	278,200	\$ 153.1	\$ 189.3	\$ 88.4	\$ 109.3
Humiston-TBD	30	14,800	14,800	\$ 4.40	\$ 14.00	\$ 4.40	\$ 14.00
<b>Total Estimated Costs-exclusive of Maintenance Costs to Darcey and Dodd:</b>				<b>\$ 436.96</b>	<b>\$ 549.87</b>	<b>\$ 268.29</b>	<b>\$ 340.44</b>

## › Comparison of Preferred and Alternate Scenarios

- Projected enrollment for the new middle school in the Alternate Scenario is beyond the recommendation provided by the State (1174 projected enrollment; 900 is the recommended size)
- Projected enrollment for the two (2) new elementary schools in the Preferred Scenario is within guidelines provided by the State of Connecticut Office of School Construction Grants & Review (653 and 669 projected enrollment)
- Schools taken offline in both plans are similar which will allow the district to eliminate costly Capital Improvement Projects to several of the older school facilities.
  - In Preferred Scenario, Darcey, Chapman, and Norton are taken offline
  - In Alternate Scenario, Darcey, Chapman, and Dodd are taken offline
- Currently, the elementary school enrollment is unbalanced which creates different learning environments at each of the elementary schools
  - In Preferred Scenario, the 8-year high projected enrollment at the elementary schools are closer to balanced (653, 669, 612 & 780)
  - In Alternate Scenario, they remain unbalanced (515, 570, & 751)

## > Comparison of Preferred and Alternate Scenarios

- Redistricting impact between Preferred Scenario (18%) and Alternate Scenario (15%) are similar
  - Estimated district share for the Phase 1 projects identified in each scenario differ by approximately \$37 million
  - The tax impact for an average taxpayer for the Phase 1 projects over the next five years differs by approximately \$223 per household annually
  - The Preferred Scenario (2 Elementary Schools) is calculated to be a cost of \$389/year for the average Cheshire taxpayer including a home (market value \$303,720) and two cars (\$13, 214).
  - That would make the Alternate Scenario cost \$612/year for the average Cheshire taxpayer.
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- Based on this information, the School Modernization Committee voted 9-3 in favor of the Preferred Scenario.

## > Additional Considerations- Humiston/Central Office

- There has been a suggestion from members of the Town Council that a new Central Office and the Humiston School be added to the north end elementary school proposal.
  - Estimated gross cost to add a stand-alone Humiston replacement on the north end property: \$12 million
  - Estimated gross cost to add a “wing” on to the north end elementary school: \$9 million
  - State reimbursement would need to be verified, but it would be 42% on the school portion and 21% on the office portion
- The estimated cost of a renovate like new overhaul of the existing Humiston/Central Office building would be \$7 million
  - State reimbursement would need to be verified, but it would be 46% on the school portion and 23% on the office portion IF the state would permit us to renovate a 109 year old building

# > Inventory of Current Use of Space - Humiston/Central Office

Humiston Building - Inventory of Current Use of Space					
Building	Floor	Department	Space Type	Approx. # of Employees	Approximate Sq Ft
Central Office	Lower Level	Curriculum/Educational Technology	Workstations	4	479
Central Office	Lower Level	Technology Services	Small Office	1	140
Central Office	Lower Level	Common Space	Medium Sized Conference/Training Room	-	502
Central Office	Lower Level	Common Space	Small Sized Conference/Training Room	-	310
Central Office	Lower Level	Food Services	Office Suite	2	217
Central Office	Lower Level	Common Space	Men's Room, Ladies Room, Data Closet, Utilities Area, Supply Storage, Records Storage	-	1,208
Central Office	Entry Level	Maintenance	Janitor's Storage Room	1	106
Central Office	Floor 1	Human Resources/Benefits/Payroll	Office Suite	4	804
Central Office	Floor 1	Reception/Technology/Mail/Copy Room	Office Suite	3	797
Central Office	Floor 1	Accounting	Office Suite	3	776
Central Office	Floor 1	School District Operations	Office Suite	3	693
Central Office	Floor 1	Common Space	Men's Room, Ladies Room, Supply Storage	-	307
Central Office	Floor 1a	Common Space	Kitchen and Staff Room	-	375
Central Office	Floor 2	Pupil Personnel Services	Office Suite	2	419
Central Office	Floor 2	Curriculum	Office Suite	4	1,160
Central Office	Floor 2	Office of the Superintendent	Office Suite	3	776
Central Office	Floor 2	Common Space	Board Room	-	788
Central Office	Floor 2	Common Space	Men's Room, Ladies Room, Supply Storage	-	330
Central Office	Floor 2	Adult Education	Small Office Space	1	178
<b>Central Office Total</b>				<b>31</b>	<b>10,365</b>
Building	Floor	Department	Space Type	Approx. # of Employees	Approximate Sq Ft
Humiston School	Lower Level	Maintenance	Boiler Room	-	532
Humiston School	Lower Level	School Office/Nursing	Small Office Suite	2	469
Humiston School	Lower Level	Common Space	Kitchen and Staff Room	-	341
Humiston School	Lower Level	Common Space	Student/Staff Meeting Room	1	617
Humiston School	Lower Level	Common Space	Men's Room, Ladies Room, Supply Storage	-	600
Humiston School	Lower Level	Education	Small Office - Student Counselor	1	170
Humiston School	Floor 1	Education	4 Classrooms	4	2,766
Humiston School	Floor 2	Education	Classrooms	2	1,476
Humiston School	Floor 2	Education	Small Gym	-	1,458
Humiston School	Floor 2	Education	School Psychologist Office	1	138
<b>Humiston School Total</b>				<b>11</b>	<b>8,567</b>

Notes - Square Footage excludes hallways and stairways.

Humiston property includes a double-wide trailer of approximately 1,500 sq ft used for district storage that is not included in the above totals.

# › Inventory of Current Use of Space – Darcey School

## Darcey School - Inventory of Current Use of Space

Building	Floor	Department	Space Type	Approx. # of Employees	Approximate Sq Ft
Darcey School	Lower Level	Food Services	Kitchen	-	569
Darcey School	Lower Level	Food Service and Education	Multi-Purpose Room	1	1,360
Darcey School	Lower Level	Education	Office	1	250
Darcey School	Lower Level	Common Space	Men's Room, Ladies Room, Storage and Mechanical	-	2,531
Darcey School	Floor 1	Education	7 "Standard" Classrooms	7	5,566
Darcey School	Floor 1	Education	8 "Special Purpose" Classrooms	8	5,273
Darcey School	Floor 1	Education	Library	1	1,812
Darcey School	Floor 1	Education	Parent Center	-	821
Darcey School	Floor 1	Education	Counseling Classroom	1	281
Darcey School	Floor 1	School Office	Office Suite	3	722
Darcey School	Floor 1	Nursing	School Nurses Office and Examination Room	1	291
Darcey School	Floor 1	Common Space	Faculty Lounge	-	461
Darcey School	Floor 1	Common Space	Men's Room, Ladies Room, Janitorial, Conference Room, Storage	-	954
Darcey School	Floor 2	School Office	Birth to Three Offices	2	483
			<b>Darcey School Total</b>	<b>25</b>	<b>21,374</b>

**Notes - Square Footage excludes hallways and stairways.**

## › Critical Questions

- What are the critical priorities? Is replacing Darcey a greater priority than updating Humiston?
  - Would the state reimburse code compliance improvements of existing Humiston/Central Office?
  - Where is Darcey's program being housed and in which phase?
- What are the definitive costs after the previous questions are answered?
- What are the implications for and timing of future phases?
- Does the Board of Education have all of the information it needs to endorse a plan?

## > Some Next Steps

- Finalize Test Fits for North End Property
- Develop Educational Specifications
- Board of Education Vote to Approve a Plan
- Town Council Vote to Approve a Plan
- Town Council Vote to Appropriate Needed Funding
- Voter Referendum
- June 30, 2022 – Deadline Date to Submit School Construction Grant Application

# QUESTIONS & ANSWERS

