



WJJMS

Proposed Building Project

William J. Johnston Middle School

THE RIGHT PROPOSAL

- Sized for projected lower enrollments
- Designed to optimize educational opportunities for Colchester children
- Built to State safety & security standards
- Eliminates current WJJMS “sprawl”
- Efficient, well-programmed classroom pods in support of team teaching
- Greatly improved traffic patterns – bus traffic completely separate from drop off traffic

THE RIGHT COST

- Combines renovation and new construction for cost efficiency
- Energy efficient design to lower maintenance and operational costs
- The Town anticipates **NO INCREASE** in tax mill rate for this project due to reducing debt payments on previous projects!

THE RIGHT TIME

- Project can be paid for within Town's current debt service structure
- Interest rates are still at an all-time low

WHAT IS THE PROJECT?

- Renovation of existing building and construction of new space
- Demolition of non-functional and oldest areas of existing WJJMS
- Renovate space for existing Pupil Services Offices
- Renovation of two existing Gymnasiums

PROJECT BENEFITS

- Access to 21st Century Technology
- Built to State safety & security standards
- Delivers most cost effective option
- Offers an additional athletic field
- Maintains both gyms
- Separates bus and car traffic for improved, safer vehicular flow
- Provides additional parking
- Code and handicap compliant

WHY THIS PROJECT?

- The entire facility infrastructure needs attention - something must be done – there is no “do nothing” option
- The alternative approach (major repairs over many years) will be more expensive and still result in an oversized, energy inefficient facility
- Some older areas(1954, 1962, 1966) are beyond useful life
- The current facility is bigger than needed
- Project will reduce square footage by approximately 34,000 sf, lowering maintenance and facility costs
- Current sprawling layout does not support (team) format

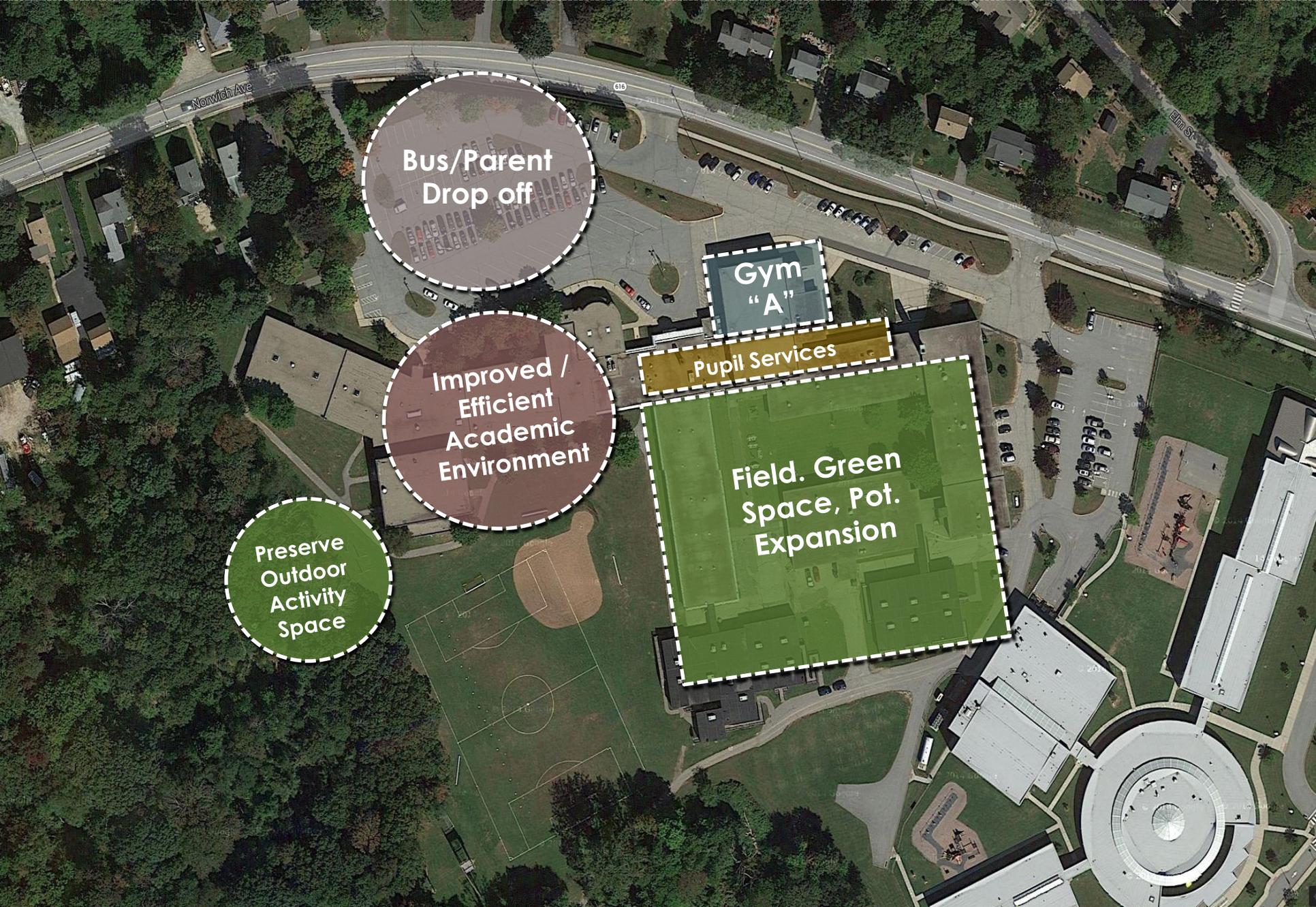
WHAT ENROLLMENT IS THIS SIZED FOR?

- Size determined by the number of classrooms needed for Team Teaching Model based on NESDEC projections
- Sized for projected lower enrollment
- Current building is 137,000 square feet (sf)
- 102,000 sf proposed facility (design within state school square footage allowable space standards)

KEY POINTS

- **WJJMS uses a Team Teaching Middle School Model**
- Supports exceptional learning environment
- Addresses middle school student's unique needs
- Floor plan conducive to Team Teaching Model as used in grades 6, 7 & 8

PROJECT GOALS



Bus/Parent
Drop off

Improved /
Efficient
Academic
Environment

Preserve
Outdoor
Activity
Space

Gym
"A"

Pupil Services

Field. Green
Space, Pot.
Expansion

PROPOSED SITE PLAN

New curb cut for bus/
faculty parking

Bus Area

Existing curb cut for
drop off / parking

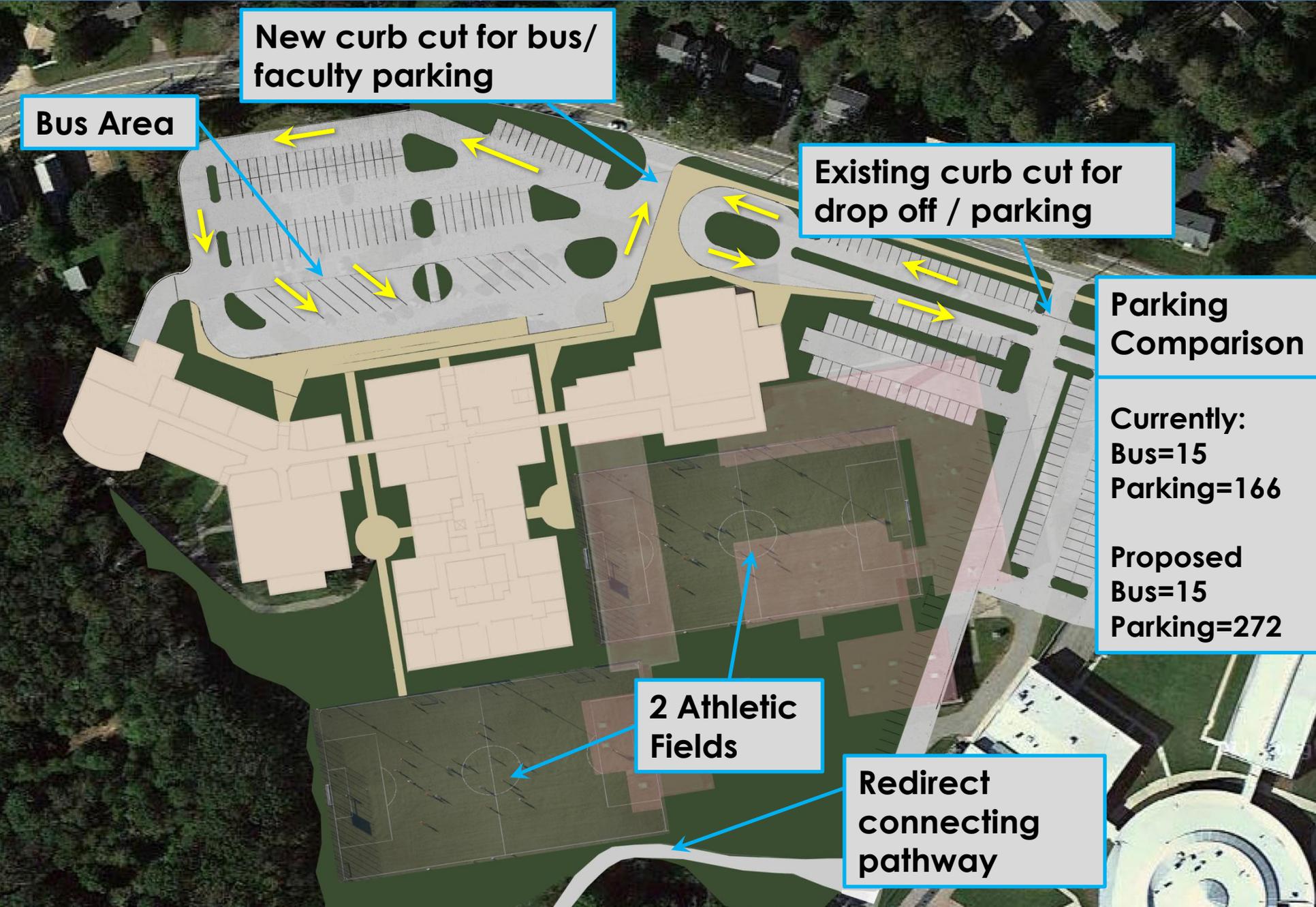
Parking
Comparison

Currently:
Bus=15
Parking=166

Proposed
Bus=15
Parking=272

2 Athletic
Fields

Redirect
connecting
pathway



MAIN FLOOR PLAN

Renovated Wing
(cafeteria and
specials)

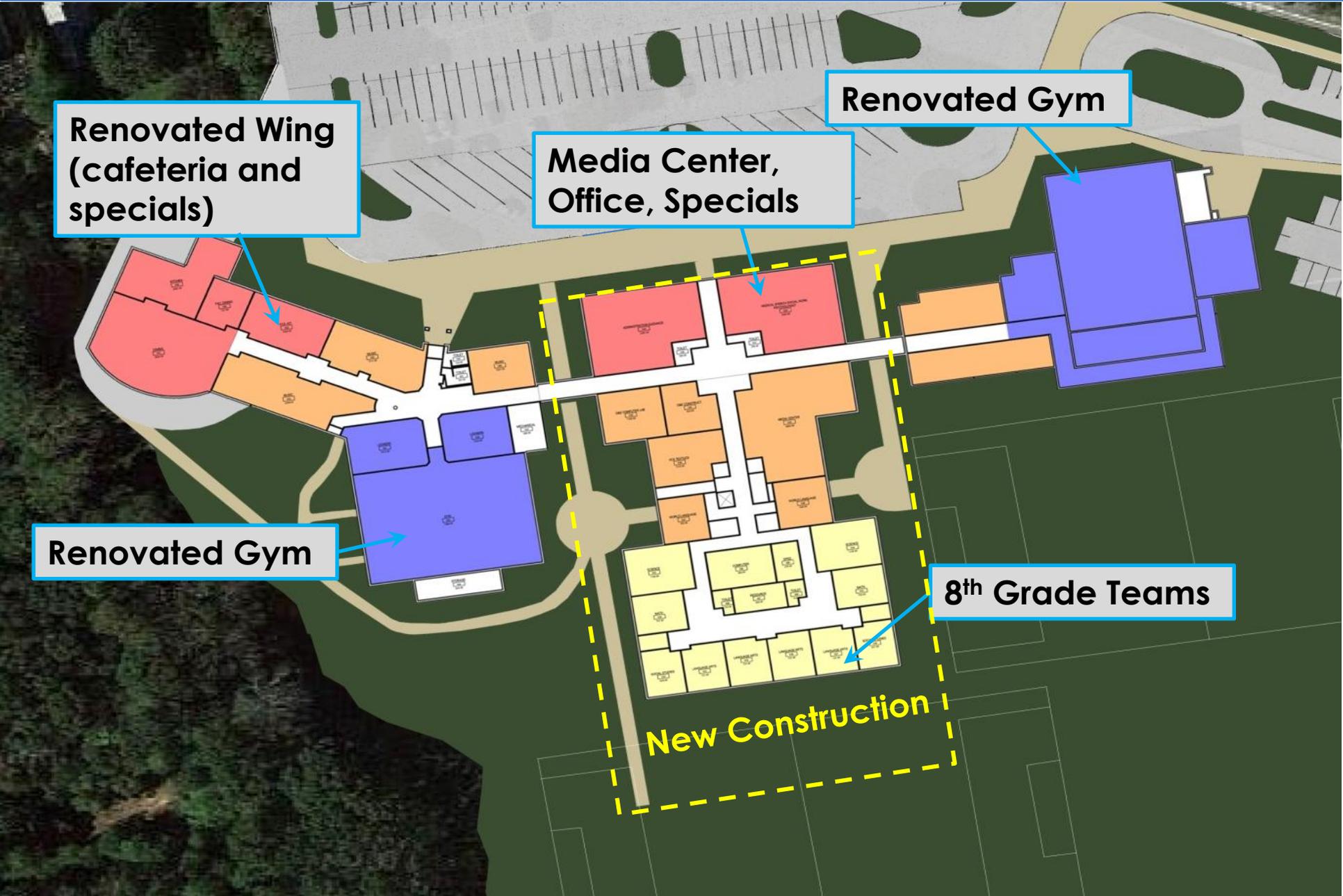
Media Center,
Office, Specials

Renovated Gym

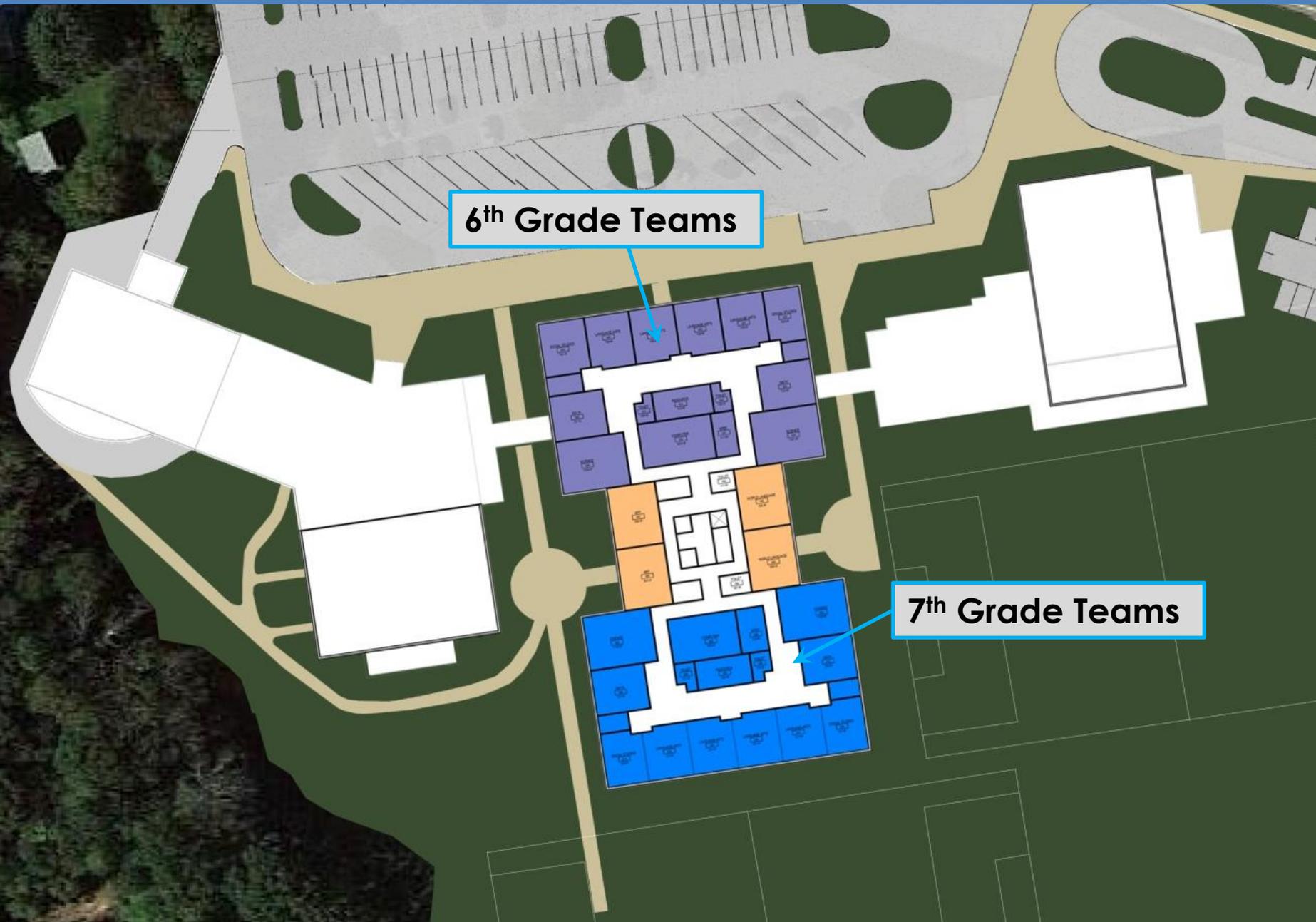
Renovated Gym

8th Grade Teams

New Construction



UPPER FLOOR PLAN



6th Grade Teams

7th Grade Teams

POTENTIAL PHASING



Norwich Ave.

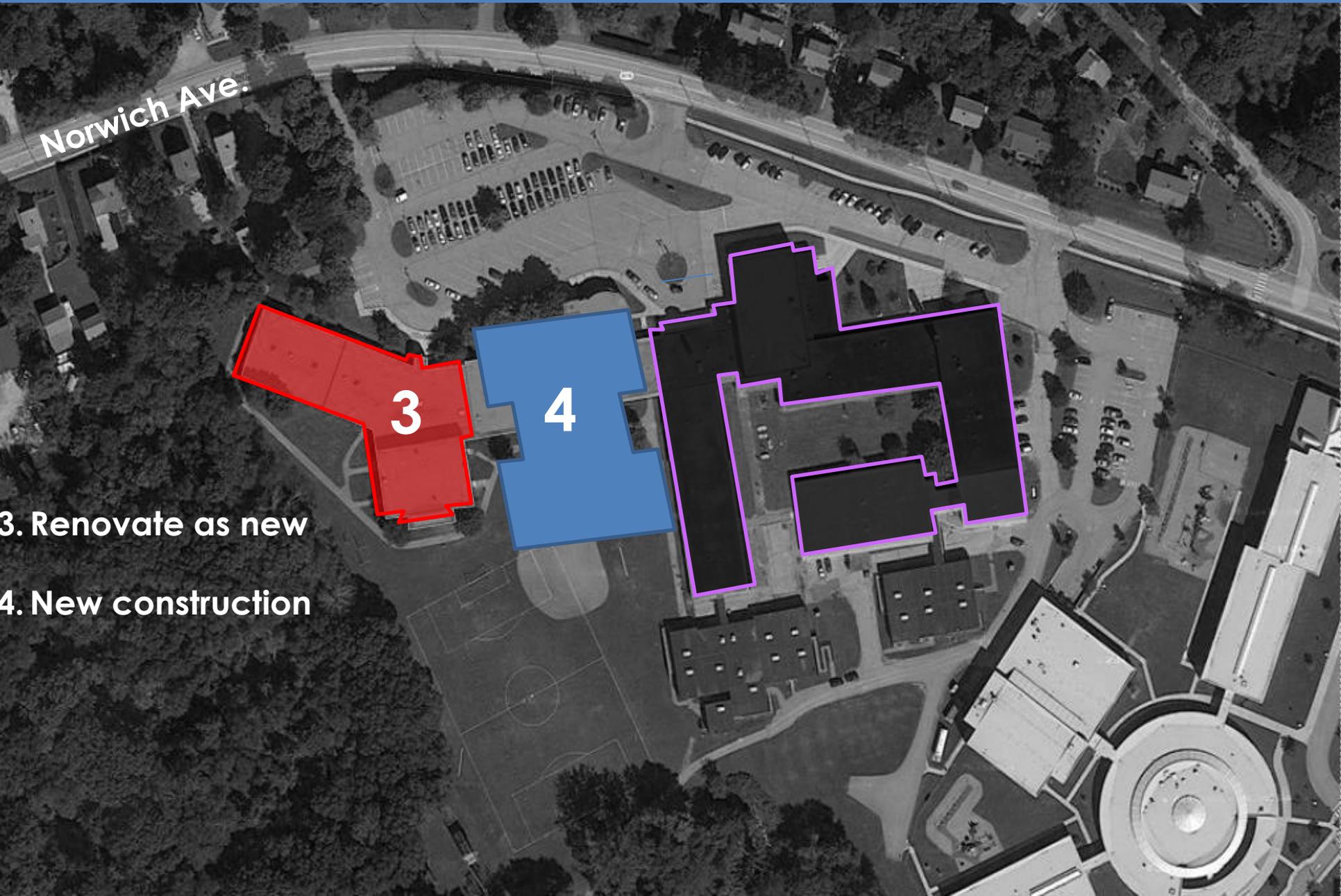
2

1

Elem. School

1. School moves into 1954, 1962, 1966 wings
2. Contractor demolition of portions of existing to allow for new

POTENTIAL PHASING



Norwich Ave.

3

4

3. Renovate as new

4. New construction

POTENTIAL PHASING



Norwich Ave.

5

6

5. School moves back

6. Demolition of 54, 62 and 66 wings (& modulars)

POTENTIAL PHASING



Norwich Ave.

8

7

8

8

8

7. Renovation of 2nd gym and pupil services

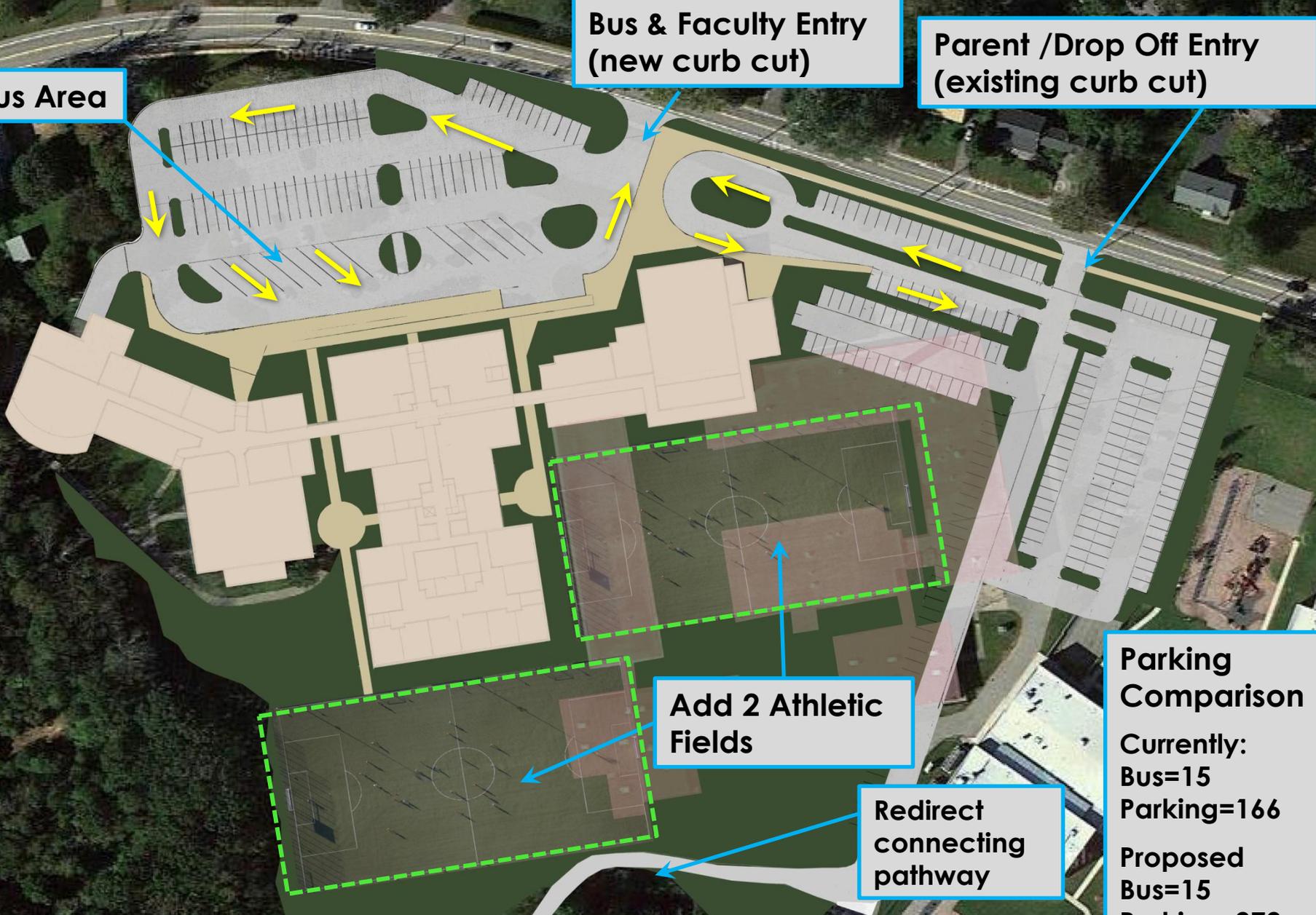
8. Site – parking and athletic fields

SITE PLAN

Bus Area

Bus & Faculty Entry
(new curb cut)

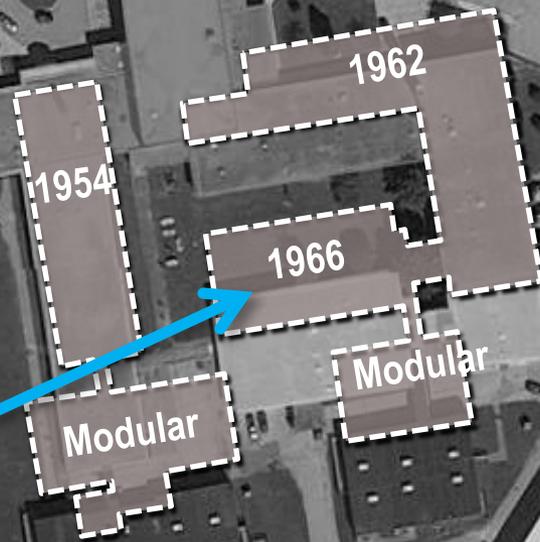
Parent /Drop Off Entry
(existing curb cut)



Parking Comparison
Currently:
Bus=15
Parking=166
Proposed
Bus=15
Parking=272

POTENTIAL DEMOLITION PLAN

**Once wings are demolished –
Site will accommodate 2 new
athletic fields and increased
parking**



WHAT ARE THE NEXT STEPS?

- Building Committee will provide info on the project via bi-weekly meetings and town web site:
www.colchesterct.gov
- Check website for dates and times of meetings
- Town Referendum being planned for June 2015

PROJECT INCLUDES:

PUPIL SERVICES

Pupil Services is a Colchester School district service that is currently located within the WJJ Middle School. There is no alternative space in town to accommodate this service.

- Approximately 4,650 square feet (equal to current space)
- Budget allows for full interior renovations plus new mechanicals
- Pupil Services will be completely separated from the Middle School

2nd GYM

WJJ Middle School is fortunate to have two gyms. The second gym has been integrated into the curriculum, and is used by the Town for community use throughout the year.

- Gym, locker rooms and bathrooms = 16,250 square feet
- Budget allows for code, ADA renovations and minor mechanical work to isolate the space from the Middle School
- Assumed that the State will not reimburse this project

TOTAL ANTICIPATED COSTS

WJJ Middle School Project Costs

Anticipated Total Project Costs (construction + soft costs)	\$42,623,060
Inflation (2016-17)	\$2,131,153
Project Cost Subtotal	\$44,754,213
<u>State Reimbursement (61.43%)</u>	<u>\$27,492,513</u>
Cost to Town – WJJ Middle School	\$17,261,700

Pupil Services Project Costs

Renovations	\$1,627,500
<u>State Reimbursement (30.72%)</u>	<u>\$499,968</u>
Cost to Town – Pupil Services	\$1,127,532

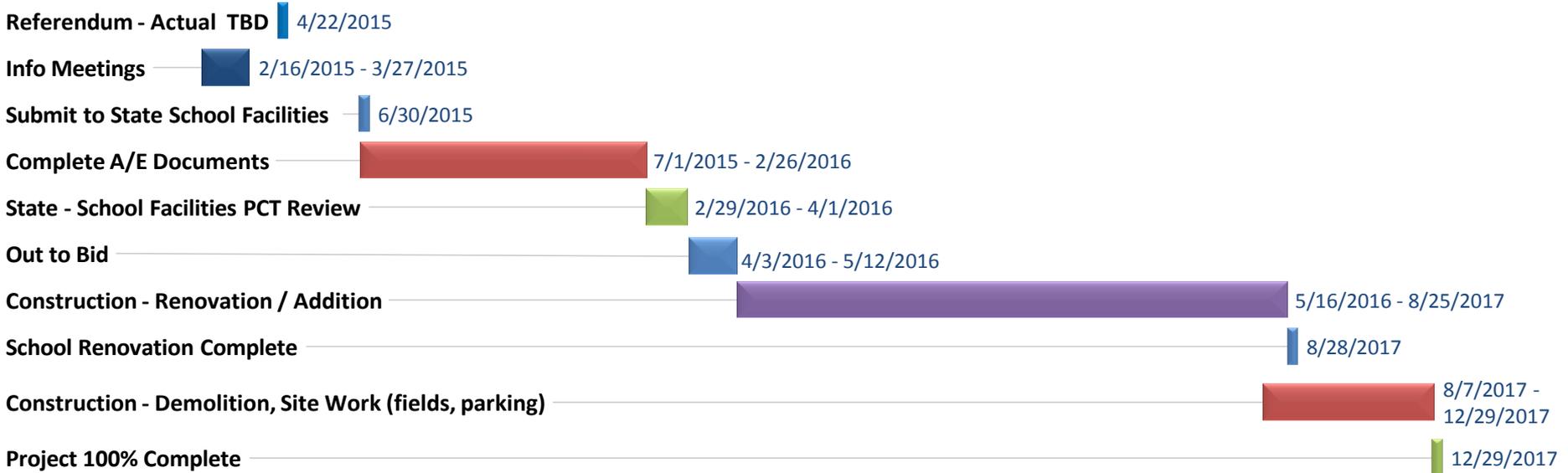
Second Gymnasium Project Costs

Renovations	\$2,275,000
<u>State Reimbursement (0%)</u>	<u>\$0</u>
Cost to Town – Second Gym	\$2,275,000

ALL THREE PROJECTS – TOTAL COSTS Project Costs

Middle School, Pupil Services, 2 nd Gym	\$48,656,713
Bond Costs	\$200,000
<u>State Reimbursement</u>	<u>\$27,992,481</u>
ANTICIPATED COST TO TOWN =	\$20,864,232

ANTICIPATED SCHEDULE



STAY IN TOUCH WITH THE PROJECT

Email: WJBC@colchesterct.gov
Web site: www.colchesterct.gov
Twitter: @WJMSBC
Facebook: WJMS Building Committee
Meetings: 2nd & 4th Thursdays

Check Town website for site, agendas, minutes & other information about the project

The Town anticipates NO INCREASE in tax mill rate for this project due to reducing debt payments on previous school projects!



WJJ Middle School Facility Study

**Tri Board Meeting
February 5, 2015**



NESDEC PROJECTIONS 2014

School Year
2016-17

	6	7	8
7	199	195	232
8	210	202	195
7	192	213	202
7	162	195	213
7	152	164	195
4	152	154	164
2	140	154	154

Planning for 607 +/- Students

School District: Colchester, CT

12/2/2014

Enrollment Projections By Grade*																			
Birth Year	Births	School Year	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	UNGR	K-12	PK-12
2009	144	2014-15	59	162	161	160	169	200	217	199	195	232	226	210	214	241	0	2586	2645
2010	151	2015-16	61	161	158	160	159	169	198	210	202	195	208	227	213	228	0	2488	2549
2011	137	2016-17	62	146	157	157	159	159	167	192	213	202	175	209	230	227	0	2393	2455
2012	143	2017-18	63	153	143	156	156	159	157	192	199	210	181	176	212	245	0	2308	2371
2013	144	(est.) 2018-19	64	154	150	142	155	156	157	152	164	195	191	182	178	226	0	2202	2266
2014	144	(est.) 2019-20	65	154	151	149	141	155	154	152	154	164	175	192	185	190	0	2116	2181
2015	144	(est.) 2020-21	66	154	151	150	148	141	153	149	154	154	147	176	195	197	0	2069	2135
2016	142	(est.) 2021-22	67	152	151	150	149	148	139	148	151	154	138	148	178	208	0	2014	2081
2017	144	(est.) 2022-23	68	153	149	150	149	149	146	135	150	151	138	139	150	190	0	1949	2017
2018	144	(est.) 2023-24	69	153	150	148	149	149	147	142	137	150	135	139	141	160	0	1900	1969
2019	143	(est.) 2024-25	70	153	150	149	147	149	147	143	144	137	135	136	141	150	0	1881	1951

*Projections should be updated on an annual basis.

Based on an estimate of births

Based on children already born

Based on students already enrolled

K-12 Residents "Choiced-out" or in Charter or Magnet Schools	
2014	92

Residents in Non-Public Independent and Parochial Schools (General Education)									
2	3	4	5	6	7	8	9	10	
3	2	2	1	5	6	7	8	7	

Building Program

Core Academic Spaces						
6th	Science	2	1200	2,400	30	60
6th	Math	2	800	1,600	30	25
6th	Language Arts	2	800	1,600	30	25
6th	Social Studies	2	800	1,600	30	25
6th Grade Subtotal		8		7,200		
Grade	Type	#	Area	Subtotal	# Stud.	Sf/Stud.
7th	Science	2	1200	2,400	30	60
7th	Math	2	800	1,600	30	25
7th	Language Arts	2	800	1,600	30	25
7th	Social Studies	2	800	1,600	30	25
7th Grade Subtotal		8		7,200		
Grade	Type	#	Area	Subtotal	# Stud.	Sf/Stud.
8th	Science	2	1200	2,400	30	60
8th	Math	2	800	1,600	30	25
8th	Language Arts	2	800	1,600	30	25
8th	Social Studies	2	800	1,600	30	25
8th Grade Subtotal		8		7,200		
			CA Subtotal	21,600		

Special Education						
Special Education - Classrooms	4	500	2,000			4.84667
Resource Rooms (1 math/1reading)	2	500	1,000	3.635		727.0
		SE Subtotal	3,000			

Document that identifies all the space needs for the school

- Spaces designed in accordance with state standards set by State of CT
- Multiple meetings with WJMS Admin./Faculty
- Program meets the educational needs and curriculum
- Proposed design meets needs of building program

Core Academic Spaces		
	CA Subtotal	21,600
Special Education		
	SE Subtotal	3,000
Applied Academics		
	Applied Academics Subtotal	15,525
Health & Physical Education		
	H&PE Subtotal	11,270
Computer Labs		
	Computer Labs Subtotal	2,850
Media Center		
	MC Subtotal	3,970
Dining & Food Service		
	D&FS Subtotal	9,245
Medical		
	Med. Subtotal	575
Administration & Guidance		
	A&G Subtotal	4,020
Custodial & Maintenance		
	A&G Subtotal	1,300
	Subtotal	73,355
	Efficiency Factor	1.4
	Total Gross Building Area	102,697

ENROLLMENT PROJECTIONS USED FOR STUDY

Allowable SF Areas			
Grade	Student Pop	Allow SF	Subtotal SF
Previous Study			
6th	234	152	35568
7th	224	176	39424
8th	242	176	42592
Subtotal	700		117584
Current Enrollment			
6th	202	152	30704
7th	198	176	34848
8th	235	176	41360
Subtotal	635		106912
2016- 2017 Based on NESDEC 12/2014			
6th	192	152	29184
7th	213	176	37488
8th	202	176	35552
Subtotal	607		102224