To view this meeting, the livestream link is: https://vimeo.com/event/729428

To make a public comment, the call in number is

(US) 1 561-408-9332 PIN: 349 564 916 #

Special Newtown Board Of Education Ad Hoc Facilities Planning Committee
July 6, 2026

Council Chambers
3 Primrose St.
Newtown, CT 06470
4:00 PM

As stewards of Newtown Public Schools, we commit to conducting ourselves with honesty, integrity, and respect. Guided by Newtown's Core Values and the Portrait of a Graduate, we will strive to prepare every student to think critically and innovate with curiosity; adapt, persevere, and pursue goals with strategic focus; act with compassion, collaborate across differences, and communicate with clarity. We hold ourselves to the same attributes we seek to instill in our students, embodying them in our work together.

AGENDA

1. Call to Order
2. Consultant—Facilitated Discussion on Committee Priorities and Decision-Making Criteria
3. Public Participation
4. Adjournment

***During the first Public Participation, the Board welcomes commentary regarding items on the agenda. After being recognized, please state your name and address for the record. Per Board Policy 9325, we request that speakers be respectful and limit comments to not more than three minutes, and we note that public complaints about employees are not permitted during meetings. All such concerns should instead be submitted to the Superintendent. During the second Public Participation, commentary may address the agenda or may introduce issues for the Board to consider in the future. The Board does not engage in dialogue during either public comment period. If you desire more information or answers to specific questions, please email the Board: NewtownBOE@newtown.k12.ct.us*

Facilities Planning Committee Meeting

May 27, 2026

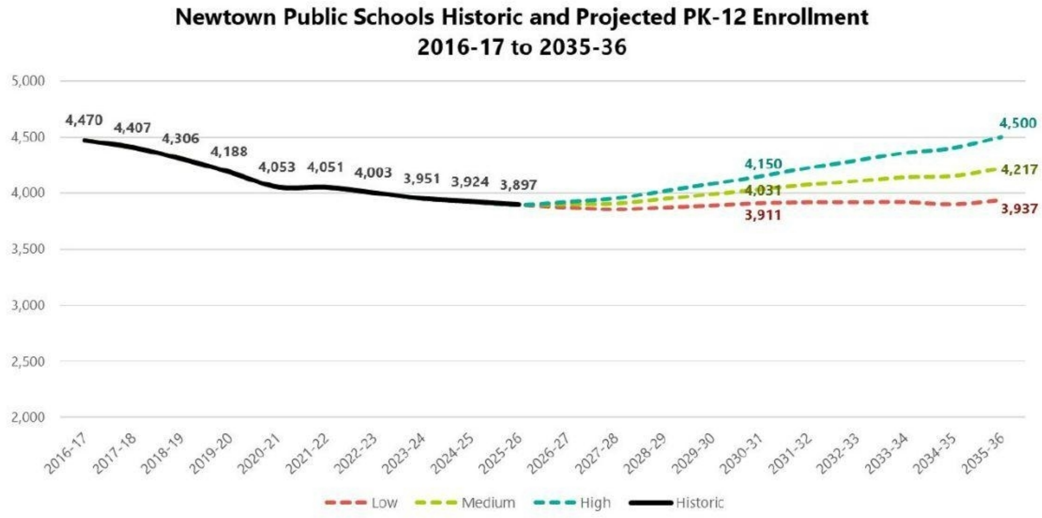
Projections Assumptions

These projections are predicated on the following assumptions:

- Pre-K enrollment will remain at October 1, 2025 levels (74 students)
- PAL enrollment in the elementary schools will grow to 25 K-4 students (5 per grade)
- Housing and future birth assumptions at the districtwide level will prove accurate
- Net migration assumptions were lowered for the next two years for all models due to housing market conditions.
- **High projections:** Assume high birth projections (average 255 annually) and student in-migration averages 2.6% for the next 10-years, which is in line with the long-term average
- **Medium projections**: Assume medium birth projections (average 245 annually) and student in-migration averages 2.2% for the next 10-years, slightly below long-term average.
- **Low projections:** Assume low birth projections (average 235 annually) student in-migration averages 1.8% for the next 10-years, which is well below the 10-year average.
- There won't be changes to the elementary attendance zones or placement of districtwide programs over the next decade.

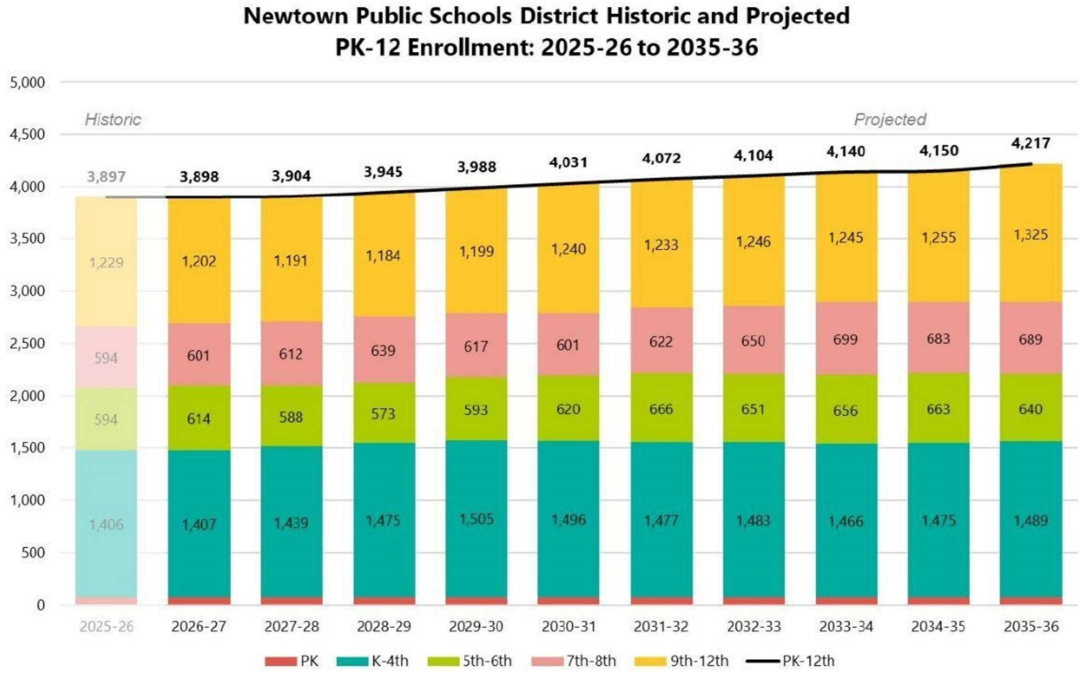
District Projections

- In first 5-years, all three models show a range of ~240 K-12 students (3,911-4,150), which increases in the last 5-years, ranging from approx. 3,937 to 4,500 students by 2035-36.
- **Housing conditions, demographics and enrollment in-migration align best with Medium Model and represents the most likely direction.**
- Under the medium model, PK-12th enrollment is projected to grow modestly with an average of 4,045 students over the next decade.
- Recent changes to the housing market conditions bear watching (rising median sale price, stagnant home sales), as this will annually impact student in-migration, both districtwide and localized.



District Projections (Medium)

- **Elementary (K-4)** enrollment is projected to grow by about 100 students through 2029-30 and then stabilize at just under 1,500 students.
- **Intermediate School (5-6)** enrollment is projected to stay relatively stable over the first five years, then increase to over 650 students over the final years as larger elementary cohorts move up.
- **Middle School (7-8)** enrollment is projected to grow slightly over the first five years, with enrollment increasing to near 700 students over the final five years.
- **High School (9-12)** enrollment is projected to stay relatively stable over the first five years at just over 1,200 students, followed by growth over the final five years as larger cohorts begin moving up.



Current and Projected Elementary Utilization

Projected Utilization, by School (Based on Medium Projections)

School	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	First 5-Year Avg	Planning Capacity (K-4)
Hawley	88%	86%	90%	92%	95%	94%	92%	93%	92%	92%	93%	**91%**	**342**
Head O' Meadow	101%	106%	106%	111%	108%	107%	105%	106%	104%	105%	106%	**108%**	**342**
Middle Gate	94%	94%	96%	97%	101%	101%	101%	100%	100%	100%	101%	**98%**	**418**
Sandy Hook [1]	90%	89%	90%	93%	96%	95%	94%	95%	94%	94%	95%	**93%**	**405**
Total K-4	**93%**	**93%**	**95%**	**98%**	**100%**	**99%**	**98%**	**98%**	**97%**	**98%**	**99%**	**97%**	**1,507**

1. Utilization for Sandy Hook also includes enrollment in the PAL program.

100% to 110% Utilization:
Potential for some operational impacts (larger class sizes, less resilience to "bubbles," programs moved to carts, etc.)

Greater than 110% Utilization:
Overcrowded conditions resulting in operational impacts. School will be challenged to meet space needs of district's educational program requirements

- Systemwide, NPS is projected to average 97% utilization across its elementary schools, ranging from a low of 91% at Hawley to a high of 108% at Head O' Meadow.
- Head O' Meadow is projected to exceed 100% of the Planning Capacity for the duration of the projections, peaking at 111% utilization in 2028-29.
- Middle Gate is projected to exceed the Planning Capacity beginning in the 2029-30 school year.
- Both Hawley and Sandy Hook are projected to be efficiently utilized, averaging 91% and 93% utilization, respectively over the next five years. Neither school is projected to exceed the Planning Capacity over the next ten years.

Elementary School Takeaways

- **Overall, the elementary schools are projected to be well utilized, averaging 97% over the next five years and 98% over the ten-year period. However, imbalances exist between schools.**
    - Hawley and Sandy Hook are projected to operate at 91% and 93% utilization over the next five years.
    - Middle Gate is projected to operate at 98% utilization and is anticipated to exceed the Planning Capacity beginning in 2029-30.
    - Head O' Meadow is projected to average 108% utilization over the next five years, which could result in operational impacts.
- There is limited space within the elementary schools for future program growth.
- In addition, there is not sufficient space to return the Pre-K program to the elementary schools over the next ten years.
- District should consider short-term strategies to better balance enrollment across the four elementary schools.
    - Consider proactively re-zoning future housing developments (e.g. approved 99-unit cluster subdivision is in the Head O' Meadow attendance zone, but could be rezoned to Hawley prior to occupation).
    - "Pocket" redistricting

IS Planning Capacity

With Pre-K/NECL Programs

Grade	Full Size CRs
5th Grade	14
6th Grade	14
Flex Classrooms	4
Total	**32**
Class Size Target	22
Pre-K/NECL Classrooms (Do Not Contribute to Capacity)	7
Planning Capacity	**704**
Enrollment (10/1/2025)	**594**
Utilization	**84%**

Without Pre-K/NECL Programs

Grade	Full Size CRs
5th Grade	14
6th Grade	14
Flex Classrooms	11
Total	**39**
Class Size Target	22
Planning Capacity	**858**
Enrollment (10/1/2025)	**594**
Utilization	**69%**

- Planning Capacity was calculated based on current grade-level instructional classrooms, flex classrooms, and a class size target of 22 students per classroom.
  - Four "flex" classrooms were identified (two per floor) which could be converted to 5-6 instruction without impacts to the educational program.
- Assuming Pre-K and the NELC program remain in place at 7 classrooms, the **Planning Capacity of Reed IS is 704 students**. Note that Pre-K and NELC classrooms do not contribute to the capacity of the building. Compares to a current 5-6 enrollment of 594 students.
- Should Pre-K and the NELC program relocate, Reed IS would gain an additional 7 classrooms and the Planning Capacity would increase to 858 students.

Enrollment totals exclude Pre-K and NELC

Intermediate School Takeaways

- **It is anticipated that there is sufficient space at Reed IS for the intermediate school grades, with utilization projected to average 89% over the next decade.**
- Building is well organized with each grade occupying a separate floors.
- Pre-K Program and NELC currently leveraging available space at Reed, with 4 classrooms currently used for Districtwide Pre-K Program and 3 for NELC.
  - **There is anticipated to be adequate space at Reed to support the Pre-K and NELC programs at current enrollment levels.**
  - Current space does not have in-room toilets, so Pre-K students use dedicated bathrooms adjacent to computer lab.
- Need to consider 5-6 enrollment growth and Pre-K program growth as part of future planning.

MS Planning Capacity

Classrooms that Contribute to Capacity

	NMS
Team-Based Academics	
7th Grade	12
8th Grade	12
World Language	7
Specials	
Art	2
Music	5
Kitchen Science	2
Tech Ed	1
Computer Integration	1
Health	2
Special Education	
Self-Contained Programs	2
Other	
Flex Classrooms	7
Total Classrooms	**68**
Capacity	**854**
Enrollment (10/1/2025)	**594**
Utilization	**70%**

- Planning Capacity was calculated based on team-based academic classrooms, specials, and flex classrooms with a class size target of 23 students per classroom, with a scheduling factor of 71% applied.
- Self-contained classrooms were loaded at 8 students per classroom.
- Includes 7 flex classrooms (six on lower level plus one in the Upper A Wing).
- **Planning Capacity of 854 students** (inclusive of “flex” classrooms and lower level).

Middle School Takeaways

- **NMS building is anticipated to have adequate space to meet 7-8 enrollment needs over the next decade, with utilization projected to average 75% over the next decade.**
  - Underutilized space on the lower level currently used for districtwide storage could support future needs, if needed.
  - **There is not enough space at Newtown Middle School to accommodate an additional grade.**
- Building organizational challenges
  - "Sprawling" building with long travel distances between different areas of the building.
  - Science classrooms not clustered within teams.
  - Administrative offices are not centralized – spread across multiple areas.
  - Lack of breakout spaces for small groups of students.
  - No elevator.
- Age and condition issues should be considered as part of long-range planning

Current and Projected High School Utilization

- Current utilization of 67%.
- Over the first five years:
  - High school utilization is projected average 65% (range of 64% to 67%)
  - Average cohort size of 290 students, with a maximum cohort size of 324 students.
- Over the second five years:
  - Middle school utilization is projected increase to an average 69% (range of 67% to 72%), as larger cohorts begin to move up.
  - Average cohort size of 304 students, with a maximum cohort size of 345 students.

Projected HS (9-12) Enrollment and Utilization

School	9	10	11	12	9-12 Total	Utilization
2025-26	290	307	294	294	**1,185**	**67%**
2026-27	285	287	305	281	**1,158**	**65%**
2027-28	285	283	286	293	**1,147**	**65%**
2028-29	296	285	284	275	**1,140**	**64%**
2029-30	300	296	286	273	**1,155**	**65%**
2030-31	324	300	297	275	**1,196**	**67%**
2031-32	277	324	301	287	**1,189**	**67%**
2032-33	309	277	325	291	**1,202**	**68%**
2033-34	297	309	278	317	**1,201**	**68%**
2034-35	337	297	310	267	**1,211**	**68%**
2035-36	345	337	298	301	**1,281**	**72%**
Planning Capacity					**1,772**	

Note: Projected High School enrollment excludes NCP and outplacements

Newtown HS: Takeaways

- **NHS is anticipated to have adequate space to support enrollment for the foreseeable future.**
  - Utilization is projected to average 67% over the next decade.
- Despite relatively low utilization, there are few empty classrooms at NHS – results in smaller class sizes, expanded course offerings, and more flexible scheduling.
- Collaborative work rooms/teacher offices are underutilized, as most teachers have dedicated classrooms due to declining enrollment.
  - Opportunity to reimagine these spaces to better align with current educational/instructional needs.
- Future opportunities to modernize Library Media Center, Lecture Hall, and Teacher Workspaces.

High Level Planning Considerations

Facility Condition Considerations

- In 2025, NPS commissioned a Facility Condition Assessment (FCA) conducted by Bureau Veritas, which identified anticipated capital costs for each building.
- Capital Needs were quantified for a twenty-year period, including immediate, short-, near, and medium-, and long-term needs.
- Current NPS planning should focus on the first ten years.
- **Newtown Middle School has the highest capital needs over the next ten years ($39.9 million).**
- Middle Gate ES has the highest capital needs of the four elementary schools ($25.8 million).
- Newtown High School ($21.8 million) and Reed IS ($9.8 million) also have moderate capital needs.
- District's Long Range Planning efforts should account for Facility Condition Needs, educational deficiencies, and projected enrollment.

FCA Identified Capital Needs (10-Year)

School	FCA Identified Capital Needs (10-Yr)
Hawley ES	$ 3,026,800
Head o Meadow ES	$ 4,299,000
Middle Gate ES	$ 25,783,700
Sandy Hook ES	$ 1,657,400
ES Subtotal	$ 34,766,900
Reed Intermediate	$ 9,779,500
Newtown Middle School	$ 39,856,500
Newtown High School	$ 21,758,800

Source: Bureau Veritas Facility Condition Assessments, January 2025

Grade Configurations & Educational Considerations

As part of next steps, NPS should identify its preferred grade configurations and educational model.

- Is the current educational model working well?
  - Maintain current K-4/5-6/7-8/9-12 model? "Status Quo" or 7 school model.
- Consider alternative grade configurations? Would require new construction.
  - K-3/4-5/6-8/9-12 – requires 6-8 Middle School
  - K-5/6-8/9-12 – requires 6-8 Middle School. Can Reed be converted to a K-5?
  - Based on the findings of the capacity study, even with a grade configuration and a 6-8 middle school, there does not appear to be enough space to consolidate any of the remaining facilities.

Pre-K Considerations

NPS needs to define future Pre-K needs.

- Capacity study noted that there is sufficient space at Reed IS to house the Pre-K and NELC programs at current levels for the foreseeable future.
- However, there will be limited opportunities to expand Pre-K programs, especially as 5-6 enrollment grows.
- As part of next steps, district should identify a long-term plan for Pre-K.
  - Stay at Reed – maintain current program levels.
    - Consider investments in Pre-K space (in room toilets, etc.)
  - Create purpose-built space – potential state reimbursement "bonuses" for early childhood centers.
    - Would need to identify preferred site.
  - Note that there is not sufficient space in the elementary schools to accommodate Pre-K under the current grade configuration.

ES Enrollment Balancing Considerations

NPS elementary schools are projected to operate close to the planning capacity over the next decade.

- Systemwide, NPS is projected to average 97% utilization across its elementary schools, ranging from a low of 91% at Hawley to a high of 108% at Head O' Meadow.
- Head O' Meadow is projected to exceed 100% of the Planning Capacity for the duration of the projections, peaking at 111% utilization in 2028-29, resulting in potential operational impacts.
- Middle Gate is projected to exceed the Planning Capacity beginning in the 2029-30 school year.
- District should consider short-term strategies to better balance enrollment across the four elementary schools.
    - Consider proactively re-zoning future housing developments (e.g. approved 99-unit cluster subdivision is in the Head O' Meadow attendance zone, but could be rezoned to Hawley prior to occupation).
    - "Pocket" redistricting
- Long-term strategies include grade reconfigurations or targeted space additions at the elementary schools to address utilization needs.

Middle School Capital Needs Considerations

How does NPS best address capital needs at Newtown Middle School?

- Highest capital needs of any NPS facility over the next ten years ($39.9 million).
- Educational and organizational challenges – sprawling building.

Potential Options

- Option 1: Renovate Existing MS
- Option 2: Build New 7-8 MS
- Option 3: Build New 6-8 MS

MS Option 1: Renovate Existing Building

Considerations

- Peak projected enrollment of 699 students.
- State "allowable area" is lower than actual building square footage, which would result in a lower reimbursement rate from the state.
- Occupied renovation.
- Doesn't overcome "sprawling" footprint of existing building.
- Maintain 7-8 grade configuration. Not enough physical classroom space in existing building to accommodate an additional grade.
- Future architectural study should look at renovation vs. alteration vs. partial demolition/reconstruction options.

State Allowable Area Calculation

Allowable Area: 124,254 SF

Square footage that state will reimburse for school construction grant based on peak projected 8-year enrollment

Existing Building Area: 175,000 SF

Existing Newtown Middle School square footage (based on state ED050 report)

Eligibility Factor: 0.71

Grant reduction based on building square footage in excess of allowable area (calculated by dividing allowable area by existing building area). Newtown's reimbursement rate would be multiplied by 0.71.

MS Option 2: Build New 7-8 Middle School

Considerations

- Build a new middle school while maintaining current 7-8 grade configuration.
    - Peak projected enrollment 8-year enrollment of 699 students
- Site would need to be identified.
- Would allow NPS to "right size" middle school to projected enrollment.
- New building could be designed and organized around modern middle school instructional model.
- Architectural test-fit and cost estimate needed in order to better understand costs.

State Allowable Area Calculation

<u>Allowable Area:</u> 124,254 SF

Square footage that state will reimburse for school construction grant based on peak projected 8-year enrollment of 699 7-8 students.

MP Planning Group

MS Option 3: Build New 6-8 Middle School

Considerations

- Build a new 6-8 Middle School
  - Peak projected 8-year enrollment of 1,017 students
  - Would allow grade reconfiguration of Reed IS and the elementary schools
- Site would need to be identified.
- Would allow NPS to "right size" middle school to projected enrollment.
- New building could be designed and organized around modern middle school instructional model.
- Architectural test-fit and cost estimate needed in order to better understand costs.

Projected MS (6-8) Enrollment

School	6	7	8	6-8 Total
2025-26	299	297	297	**893**
2026-27	300	305	296	**901**
2027-28	320	307	305	**932**
2028-29	275	330	309	**914**
2029-30	306	284	333	**923**
2030-31	295	315	286	**896**
2031-32	334	304	318	**956**
2032-33	341	344	306	**991**
2033-34	318	352	347	**1,017**
2034-35	347	328	355	**1,030**
2035-36	325	358	331	**1,014**
Peak Projected Enrollment				**1,030**

State Allowable Area Calculation

Allowable Area: 167,121 SF

Square footage that state will reimburse for school construction grant based on peak projected 8-year enrollment of 1,017 6-8 students.

MP Planning Group

Next Steps

- Identify preferred grade configuration/educational model.
- Define future Pre-K needs and expansion.
- Explore short-term enrollment balancing strategies at the elementary schools while long-term plan is developed.
- Middle School Due Diligence
  - Site analysis – if new MS building is pursued, need to identify a suitable site.
  - Architectural due diligence – assess building renovation and addition options at existing middle school. Conduct architectural "test fit" of new middle school.
  - Understand renovation vs. new construction costs, taking into account state reimbursement.
  - Identify preferred alternative.
  - Grant application process/referendum.
- Create capital improvement plan/waterfall plan (address capital needs at remaining facilities)

Review the Charge of the Committee

- **Establish a Vision for Future-Ready Learning Environments**
- Develop a forward-looking vision for district facilities and learning spaces that support instructional excellence, student wellness, safety, collaboration, innovation, and community use.
- Ensure alignment between facilities planning and the district’s Strategic Plan, Portrait of a Graduate competencies, and evolving educational practices.
- Consider how grade configurations, program delivery models, and space utilization may support or constrain the district’s long-term goals.

- **Review and Synthesize Existing Information**

- Review and synthesize prior district studies and data, including but not limited to:
  - Facilities Conditions Assessment
  - Space Utilization Study
  - Enrollment projections
  - Capital improvement planning documents
- Identify strengths, constraints, and gaps in the existing information base.
- Determine whether additional data or analysis may be required to support informed decision-making.

- ❑ **Engage Stakeholders and the Community**
- ❑ Communicate the Committee’s purpose, process, and emerging thinking to key stakeholders and the broader community.
- ❑ Provide structured opportunities for engagement and feedback, which may include school site visits, public, staff and student input sessions, surveys and collaboration with community groups.
- ❑ Consider and reflect community input in the development of priorities and recommendations.

- **Identify Strategic Priorities for Further Exploration**
- Develop and apply clear criteria to evaluate potential facilities initiatives.
- Based on facility conditions, educational alignment, financial considerations, and community input, identify priority areas that may warrant deeper exploration in a subsequent phase of work.
- Recommend which facilities projects, renovations, replacements, system upgrades, reconfigurations, or broader planning efforts should advance for additional study or cost analysis.

- ❑ **Recommend Next Steps and Implementation Pathways**
- ❑ Outline potential pathways for advancing the district's facilities vision, which may include phased capital improvements, targeted building projects, or a broader planning effort.
- ❑ Identify the logical order of next steps, the points at which Board action would be required, and the formal approval processes necessary to advance the work.

Nam	J Ba	B R	B W	J Fo	T G	J Ib	K G
OPTION 1: RENOVATE EXISTING 7-8 M							
Educational Considerations							
Fiscal Considerations							
Political Considerations							
OPTION 1 TOTAL	0	0	0	0	0	0	0
OPTION 2: BUILD NEW 7-8 MS							
Educational Considerations							
Fiscal Considerations							
Political Considerations							
OPTION 2 TOTAL	0	0	0	0	0	0	0
OPTION 3: BUILD NEW 6-8 MS							
Educational Considerations							
Fiscal Considerations							
Political Considerations							
OPTION 3 TOTAL	0	0	0	0	0	0	0
OPTION 4?							
Educational Considerations							
Fiscal Considerations							
Political Considerations							
OPTION 3 TOTAL	0	0	0	0	0	0	0

	D M	A P	F Pu	J Ro	S G	S T	A U	J Vo	Tota
									0
									0
									0
	0	0	0	0	0	0	0	0	**0**
									0
									0
									0
	0	0	0	0	0	0	0	0	**0**
									0
									0
									0
	0	0	0	0	0	0	0	0	**0**
									0
									0
									0
	0	0	0	0	0	0	0	0	**0**

The Future of Facilities and Education in Newtown

1. Educational Considerations
    a. Alignment mission, vision, POG
    b.
    c.
    d.
    e.
2. Financial Considerations
    a. ROI
    b.
    c.
    d.
    e.
3. Political Considerations
    a. Public perception of building value
    b.
    c.
    d.
    e.