



**Tecton**  
ARCHITECTS

# PK-5 ELEMENTARY SCHOOLS & EAGLE ACADEMY THERAPEUTIC DAY SCHOOL

ENFIELD, CT

**PRE-REFERENDUM BUILDING COMMITTEE MEETING**

08.27.2025

*As presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.*

# AGENDA

- 1 Update on Team Activities
- 2 Recap / Summary of Options
- 3 Review Committee Questions / Feedback Related to Options
- 4 DRG / Neighboring Communities Comparison
- 5 Interactive Discussion *Main Focus!*  
*Benefits and Challenges of Options (inclusive of centralized vs. decentralized PK)*
- 6 Review of Updated Engagement Materials



# UNDERSTANDING YOU...YOUR EXISTING SCHOOL BUILDINGS



**Average Age:  
58 Years Old**

Building Name	Orig. Cons.	Reno. Add'(s)	Roof Repl.	Gr. Lvl	Curr. Enroll. <sup>1</sup>	GSF <sup>2</sup>	Comments
<b>Stowe Early Learning</b> <i>Head Start, Integrated PK, PK STEAM Academy</i>	<b>1963</b> (62 Yrs.)	Venting (1994) Reno/Add (2001) Kit./Mods (2011) Wind. Doors (2015) Sec. Wind. (2016) HVAC (2019)	(Planned 2025) <b>2001 Add.</b>	<b>Pre-K</b>	<b>272</b> 102+119+51	<b>48,102</b> 177 SF/Stu.	
<b>Eagle Academy</b>	<b>2001</b> (24 Yrs.)	Reno (2019)	<b>2001 Orig.</b>	<b>K-12</b>	<b>28</b> 19H; 7M; 2E	<b>12,869</b> 460 SF/Stu.	
<b>Henry Barnard School**</b>	<b>1968</b> (57 Yrs.)	Reno/Add (2001) Office Mod (2013)	✔ <b>2020 Orig.</b> <b>2001 Add.</b>	<b>K-2</b>	<b>365</b> 319 +46 DLP	<b>59,587</b> 163 SF/Stu.	
<b>Prudence Crandall School</b>	<b>1966</b> (59 Yrs.)	Reno/Add (2001)	(Planned 2025) <b>2001 Add.</b>	<b>3-5</b>	<b>369</b> 352 +17 ECP	<b>76,018</b> 206 SF/Stu.	
<b>Hazardville Memorial School</b>	<b>1954</b> (71 Yrs.)	Hazmat (1996) Reno/Add (2001)	<b>2023 1/2 Orig.</b> <b>2001 Add.</b>	<b>K-2</b>	<b>305</b>	<b>54,316</b> 178 SF/Stu.	
<b>Eli Whitney School**</b>	<b>1967</b> (58 Yrs.)	Code (1993) Reno/Add (2001) Playscape (2012)	✔ <b>2023 Orig.</b> <b>2001 Add.</b>	<b>3-5</b>	<b>359</b> 351 +8 IAL	<b>58,629</b> 163 SF/Stu.	
<b>Enfield Street School</b>	<b>1953</b> (72 Yrs.)	Additions (1962) Doors (1994) Reno/Add (2001) Fire Supp. (2003) Energy (2017)	(Planned 2025) <b>2001 Add.</b>	<b>K-2</b>	<b>236</b> 228 +8 DLP	<b>48,349</b> 205 SF/Stu.	
<b>Edgar H. Parkman School**</b> <i>As presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.</i>	<b>1964</b> (61 Yrs.)	Roof (1993) Windows (2000) Reno/Add (2001) Energy (2017)	(Planned 2025) <b>2001 Add.</b>	<b>3-5</b>	<b>287</b> 267 +20 ASD	<b>60,326</b> 210 SF/Stu.	

**DRAFT - Working**  
to confirm details

\*\*SIMILAR ARCHITECTURAL LAYOUTS - ORIGINAL CONSTRUCTION & ADDITIONS  
 1. Data from: EPS 2024-2025 Enrollment and Staffing Excel File, current through June 2025 - highest reported enrollment used  
 2. Data from Existing Drawings or 2001 Additions, by Jeter, Cook & Jepson Architects  
 3. Data from Enfield GIS Website, Vision Government Solutions Property Card

**DLP = Developmental Learning Program**    **IAL = Intermediate Adaptive Learning**  
**ECP = Educational Counseling Program**    **ASD = Autism Spectrum Disorder**

# Activities Summary

## 1. Completed

### a) Review revisions to Community Engagement Materials

- i. Updated community conversation date/time/location & generated flier for review
- ii. Student Activity Book mock-up complete for review
- iii. Existing Conditions Board mock-up for review

## 2. In Progress

- a) Updating existing use plans, summarizing existing conditions from walkthrough, benchmarking buildings, area analysis.
- b) Discussion and Feedback on Options for consideration (Scope, cost, schedule)**
- c) Survey mock-up, Think Tank meeting date/times, video summary

## 3. Next Steps (Open items)

- a) Further refine Options based on feedback
- b) Schedule focused discussion with Pre-Kindergarten / ELC Programs / Head Start**
- c) Schedule focused discussion with Special Education / Eagle Academy (TBD)**
- d) Schedule focused discussion with transportation, Food Service, Security, IT, POCD/Strategic Plan/Planning, and Sustainability Group



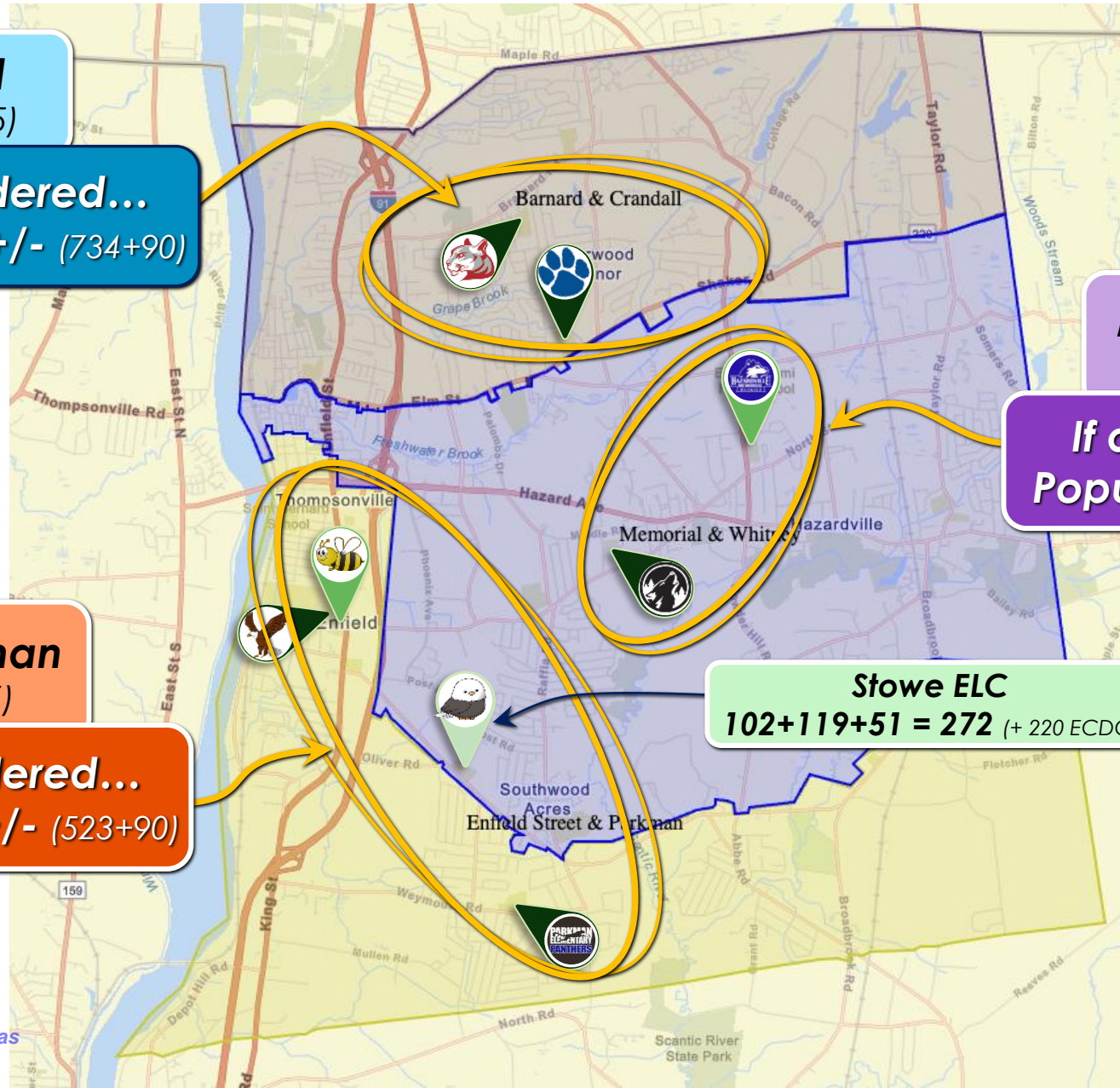
**Tecton**  
ARCHITECTS

# OPTIONS PLANNING

## INITIAL THOUGHTS + REVISIONS

*As presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.*

# INITIAL THOUGHTS...CONSIDERING CONSOLIDATION & RENEWAL



**Barnard & Crandall**  
 $319+46+352+17 = 734$  (K-5)

**If a PK-5 is Considered...  
Population ~ 824P +/- (734+90)**

**Memorial & Whitney**  
 $305+351+8 = 664$  (K-5)

**If a PK-5 is Considered...  
Population ~ 754P +/- (664+90)**

**Enfield Street & Parkman**  
 $228+8+267+20 = 523$  (K-5)

**If a PK-5 is Considered...  
Population ~ 613P +/- (523+90)**

**Stowe ELC**  
 $102+119+51 = 272$  (+ 220 ECDC)

*As presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.*

# INITIAL THOUGHTS...CONSIDERING CONSOLIDATION & RENEWAL



## Barnard & Crandall

$$319+46+352+17 = 734 \text{ (K-5)}$$

**If a PK-5 is Considered...  
Population ~ 824P +/- (734+90)**

## Enfield Street & Parkman

$$228+8+267+20 = 523 \text{ (K-5)}$$

**If a PK-5 is Considered...  
Population ~ 613P +/- (523+90)**

## Memorial & Whitney

$$305+351+8 = 664 \text{ (K-5)}$$

**If a PK-5 is Considered...  
Population ~ 754P +/- (664+90)**

State Standard Space Specifications

Grades

Grade Levels

Projected Enrollment	Grades												
	Pre-K & K	1	2	3	4	5	6	7	8	9	10	11	12
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	144	144	164	164	164	178	178	178

1

3

2 Size of School

Allowable SF per student

Section 1. Highest Proj 8-year enrollment 824

6 No	6
7 No	7
8 No	8
9 No	9
10 No	10
11 No	11
12 No	12
6 Yes	116
7 Yes	116
8 Yes	116
9 Yes	116
10 Yes	116
11 Yes	116
12 Yes	148
Pre-K and/or K	1
Pre-K and/or K	116

4

Highest Enrollment in 8 Year Window

5

Section 2.

(a) Total (grades Pre-K through 12)	728
(b) Number of grades housed	6
(c) Average [(a)/(b)]	121
(d) Extra 1	
(e) Maximum	100,978

OGA Allowable Area

100,978 Allowable SF\*

109,561 Gross Sq. Feet

X 8.5% Gross Up

77,598 Allowable SF\*

84,194 Gross Sq. Feet

X 8.5% Gross Up

92,400 Allowable SF\*

100,254 Gross Sq. Feet

X 8.5% Gross Up

As presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.



# Enrollment Analysis for Options

School Name	G/L	Enroll.
Stowe Early Learning (PK/HS)	Pre-K	272
Henry Barnard School	K-2	365
Prudence Crandall School	3-5	369
Hazardville Memorial School	K-2	305
Eli Whitney School	3-5	359
Enfield Street School	K-2	236
Edgar H. Parkman School	3-5	287
<b>Total Enrollment K-5</b>		<b>1,921</b>
<b>Total Enrollment PK-5</b>		<b>2,193</b>

**New projections are being generated as we speak...**  
 For now, we will explore scenarios based upon the below

Projected increase of  
**+5%**  
 2,017 P  
 2,353 P

Projected increase of  
**+10%**  
 2,113 P  
 2,465 P

*As presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.*



**A**

## Consolidate & Renew

“Optimize & Consolidate”

Maintain existing districts with limited capacity/population increase

### Barnard & Crandall

G/L: PK-5  
# Stud.: 825P  
Area: 110,000 GSF  
Type: New/RNV

### Enfield St. & Parkman

G/L: PK-5  
# Stud.: 613P  
Area: 85,000 GSF  
Type: New/RNV

### Memorial & Whitney

G/L: PK-5  
# Stud.: 754P  
Area: 100,250 GSF  
Type: New/RNV

**B**

## Three School Scenario “Optimize & Consolidate”

Redistrict, equalize populations where possible, consider New & RNV build options

**B1**

3~PK-5's

G/L: PK-5  
# Stud.: 785-825P  
Area: 110,000 GSF  
Type: New/RNV

G/L: PK-5  
# Stud.: 785-825P  
Area: 110,000 GSF  
Type: New/RNV

G/L: PK-5  
# Stud.: 785-825P  
Area: 110,000 GSF  
Type: New/RNV

**B2**

3~K-5's  
+ 1 PK

G/L: K-5  
# Stud.: 675-700P  
Area: 96,000 GSF  
Type: New/RNV

G/L: K-5  
# Stud.: 675-700P  
Area: 96,000 GSF  
Type: New/RNV

G/L: K-5  
# Stud.: 675-700P  
Area: 96,000 GSF  
Type: New/RNV

G/L: PK  
# Stud.: 325-350P  
Area: 47,500 GSF  
Type: New/RNV



**C**

## Four School Scenario “Optimize & Consolidate”

Redistrict, equalize populations where possible, consider New & RNV build options

**C1**

4~PK-5's

G/L: PK-5  
# Stud.: 590-620P  
Area: 85,000 GSF  
Type: New/RNV

G/L: PK-5  
# Stud.: 590-620P  
Area: 85,000 GSF  
Type: New/RNV

G/L: PK-5  
# Stud.: 590-620P  
Area: 85,000 GSF  
Type: New/RNV

G/L: PK-5  
# Stud.: 590-620P  
Area: 85,000 GSF  
Type: New/RNV

**C2**

4~K-5's  
+ 1 PK

G/L: K-5  
# Stud.: 500-525P  
Area: 72,000 GSF  
Type: New/RNV

G/L: K-5  
# Stud.: 500-525P  
Area: 72,000 GSF  
Type: New/RNV

G/L: K-5  
# Stud.: 500-525P  
Area: 72,000 GSF  
Type: New/RNV

G/L: K-5  
# Stud.: 500-525P  
Area: 72,000 GSF  
Type: New/RNV

G/L: PK  
# Stud.: 325-350P  
Area: 47,500 GSF  
Type: New/RNV



**D**

## Fix What you Have! “Do Nothing”

- Prepare a strategic capital repair project
- Conduct yearly improvements based upon EOUL & prioritization of conditions

### Benefit

- Ability to adjust on a yearly basis

### Challenges

- Will result in significant reduction of state reimbursement
- Con ~ Does not address capacity of 21<sup>st</sup> century learning & educational environment.
- Con ~ Will cost the community more over a longer period of time
- Con ~ will pay a premium to conduct smaller projects in compressed timeframe
- Con ~ No swing space to relocate students during repairs/upgrades

**Note: Eagle Academy will be added to options once future program and scope are established**

**Note: This option does not include increased enrollment!**

Approved at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.

## Consolidate & Renew

## Three School Scenario "Optimize & Consolidate"

## Four School Scenario "Optimize & Consolidate"

## Fix what you have! "Do nothing"

**A**

**Barnard & Crandall**

PK-5, 825P, 110,000 GSF

**Enfield St. & Parkman**

PK-5, 613P, 85,000 GSF

**Memorial & Whitney**

PK-5, 754P, 100,250 GSF

**B1**

x3

**PK-5**

785-825P  
110,000 GSF

3 Buildings

**B2**

x3

**K-5**

675-700P  
96,000 GSF

**PK**

325-350P  
47,500 GSF

4 Buildings

**C1**

x4

**PK-5**

590-620P  
85,000 GSF

4 Buildings

**C2**

x4

**K-5**

500-525P  
72,000 GSF

**PK**

325-350P  
47,500 GSF

5 Buildings

**C3**

x2

**PK-5**

675-700P  
96,000 GSF

**K-5**

500-525P  
72,000 GSF

4 Buildings

**D1**

Maintain existing building configuration without redistricting

**D2**

Maintain existing building configuration with redistricting (level student count)

Opportunities

Challenges

## Considerations...

As presented at the Pre-Referendum Building Meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.

Size of Building

Size of School (Students)

Reimbursement

Cost

Teacher Collaboration

Program Offerings

Mentoring

Operational Efficiency

Transportation

Outdoor Recreation/Play

Affordability

Number of Transitions

Outdoor Education

Site Capacity

Redistricting

Safety & Security

Community Space/Use

# Questions & Concerns...



*As presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.*



**Tecton**  
ARCHITECTS

# DRG COMPARISON

(AND NEIGHBORING COMMUNITIES)

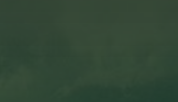
*As presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.*

# YOUR DRG (GROUP F)



	Town	District Size (PK-5)	Current Elem. Config.	New Elem. Config.	Avg. School Size
1	Enfield	2,221 P	<b>6 Schools</b> <i>(1) PK   (3) K-2   (3) 3-5</i>	<b>3 or 4 Schools</b> <i>PK/K-5</i>	<b>675-825 (or) 500-620</b>
2	Montville	900 P	<b>3 Schools</b> <i>(3)K-5, PK TBD</i>	None	<b>300</b>
3	Wolcott	950 P	<b>3 Schools</b> <i>(1) PK-5, (2) K-5</i>	None	<b>316</b>
4	Plainville	1,017 P	<b>3 Schools</b> <i>PK-5 at all schools</i>	None	<b>339</b>
5	Seymour	1,035 P	<b>2 Schools</b> <i>(1)PK-5   (1) K-5</i>	<b>Replacing Bungay School</b>	<b>517</b>
6	Branford*	976 P	<b>4 Schools</b> <i>(1) PK   (3) K-4</i>	<b>2 Schools</b> <i>PK-4</i>	<b>570</b>
7	Norwich*	2,000 P	<b>7 Schools</b> <i>(5) PK-5   (2) K-5</i>	<b>4 Schools</b> <i>PK-5</i>	<b>500</b>
8	South Windsor*	2,305 P	<b>4 Schools</b> <i>(3) K-5, (1) PK-5, PK at Pleasant Valley &amp; HS Annex</i>	None, recently completed Elem. renewal 10-yr plan	<b>576</b>

*As presented at the Public Hearing Building Committee meeting on August 27, 2025. All information contained herein is subject to change as*



**Tecton**  
ARCHITECTS

# INTERACTIVE DISCUSSION

(AND NEIGHBORING COMMUNITIES)

*As presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.*

# INTERACTIVE DISCUSSION (MENTIMETER)



## Instructions

Go to

**[www.menti.com](https://www.menti.com)**

Enter the code

**6787 5688**



Or use QR code

## Consolidate & Renew

## Three School Scenario "Optimize & Consolidate"

## Four School Scenario "Optimize & Consolidate"

## Fix what you have! "Do nothing"

**A**

**Barnard & Crandall**

PK-5, 825P, 110,000 GSF

**Enfield St. & Parkman**

PK-5, 613P, 85,000 GSF

**Memorial & Whitney**

PK-5, 754P, 100,250 GSF

**B1**

x3

**PK-5**

785-825P  
110,000 GSF

3 Buildings

**B2**

x3

**K-5**

675-700P  
96,000 GSF

**PK**

325-350P  
47,500 GSF

4 Buildings

**C1**

x4

**PK-5**

590-620P  
85,000 GSF

4 Buildings

**C2**

x4

**K-5**

500-525P  
72,000 GSF

**PK**

325-350P  
47,500 GSF

5 Buildings

**C3**

x2

**PK-5**

675-700P  
96,000 GSF

**K-5**

500-525P  
72,000 GSF

4 Buildings

**D1**

Maintain existing building configuration without redistricting

**D2**

Maintain existing building configuration with redistricting (level student count)

Opportunities

Challenges

## Considerations...

As presented at the Pre-Referendum Building Meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.

Size of Building

Size of School (Students)

Reimbursement

Cost

Teacher Collaboration

Program Offerings

Mentoring

Operational Efficiency

Transportation

Affordability

Outdoor Recreation/Play

Number of Transitions

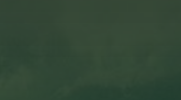
Outdoor Education

Site Capacity

Redistricting

Safety & Security

Community Space/Use



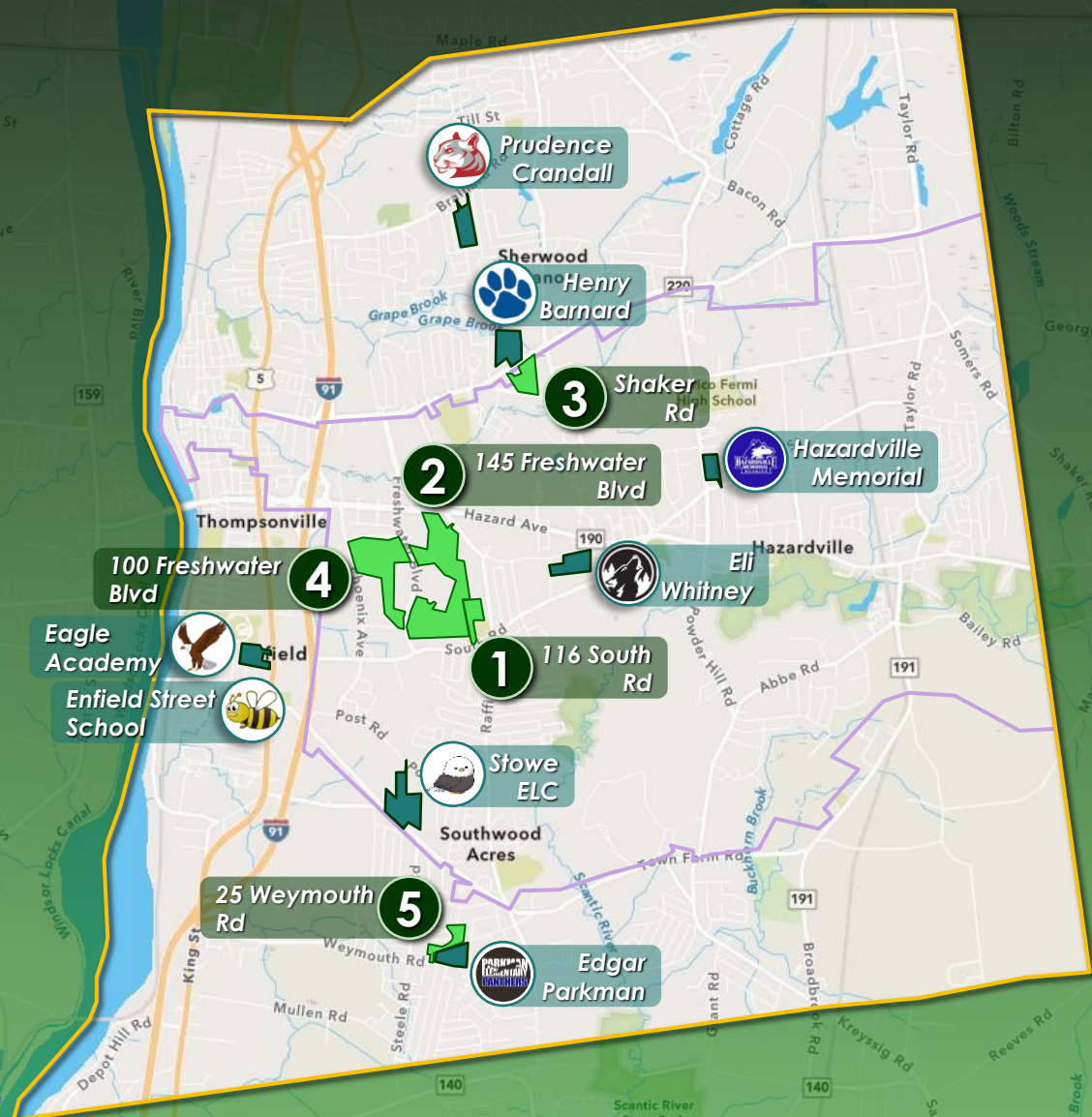
**Tecton**  
ARCHITECTS

# SITE TEST FITS

OPTION B1 ~ 3 PK-5'S AT 110,000 SF & 300 PARKING SPACES  
(LARGEST SITE REQUIREMENTS)

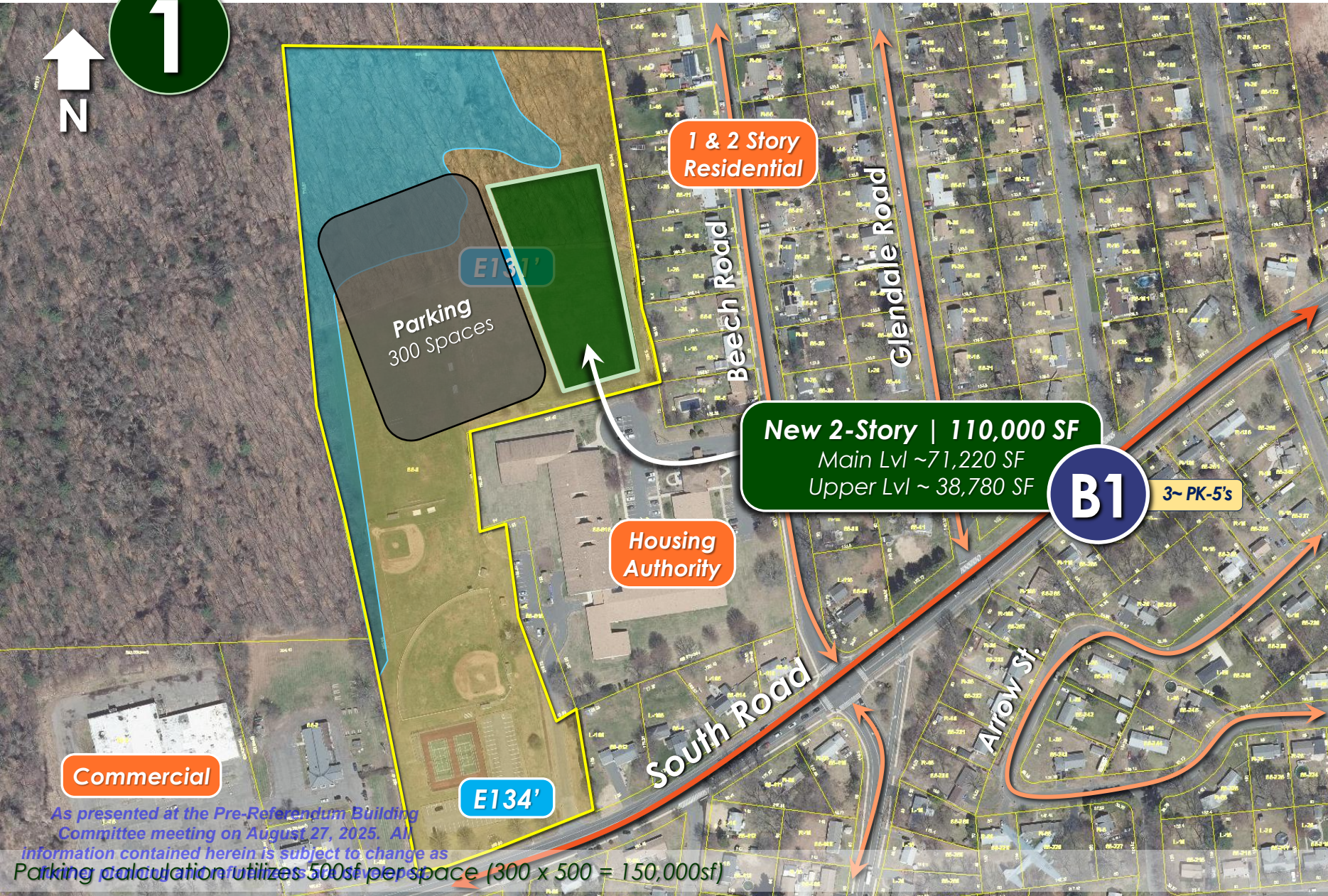
*As presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.*

# POSSIBLE SITES | TOWN-WIDE MAP



AS presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.

# 116 SOUTH RD. MARK TWAIN PARK / 17.76 ACRES



**Area:** 17.76 Acres

**Zone:** R33

## Opportunities

- Access from main artery (South Road)
- Could be combined with 145 Freshwater Blvd. for additional useable land.

## Challenges:

- Some areas indicated as all wet soils, requires additional determination
- Adjacent residential & housing authority requires buffer
- Possible displacement of existing park/recreational use

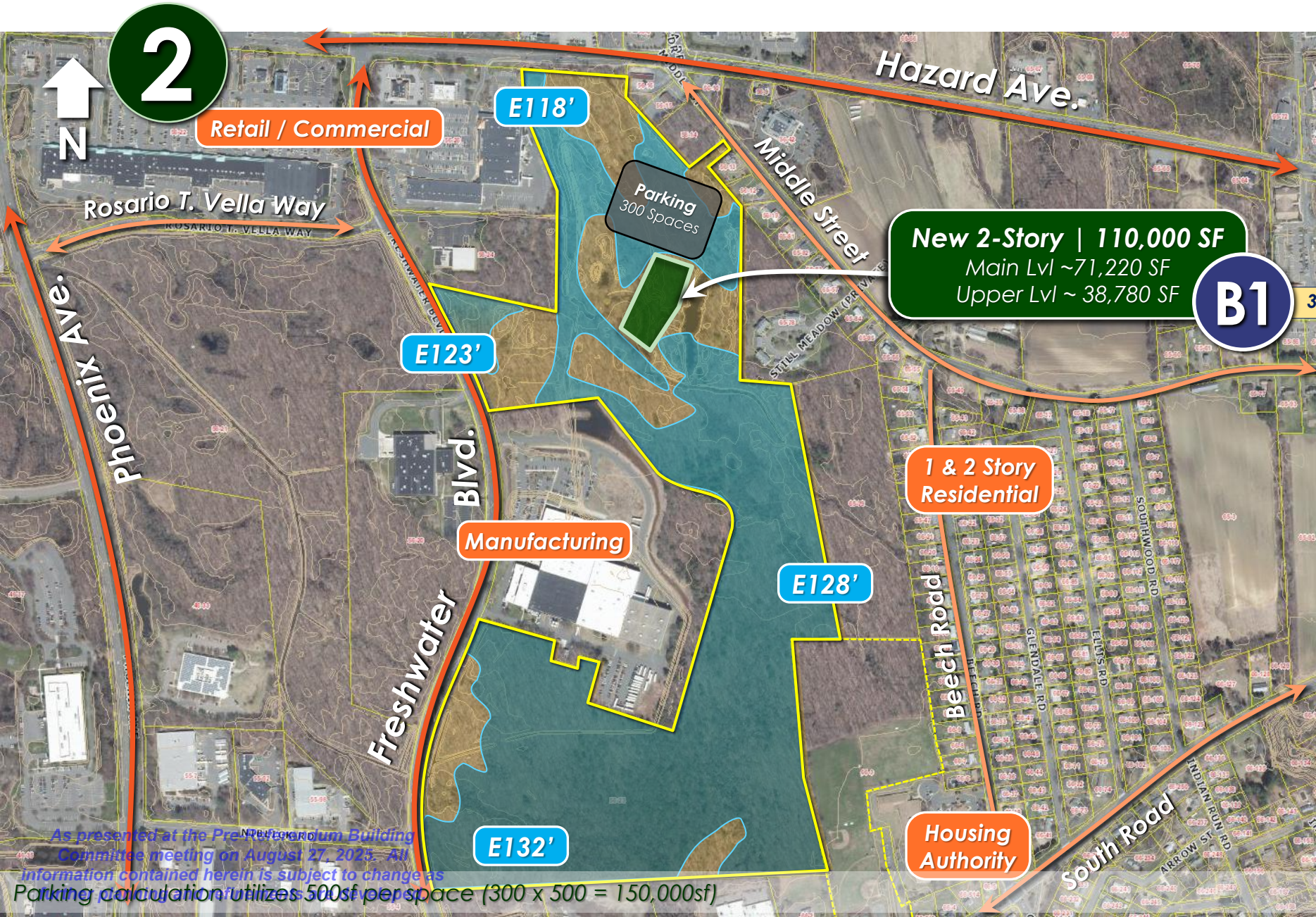
**Commercial**

As presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All

information contained herein is subject to change as Parking calculation utilizes 500sf per space (300 x 500 = 150,000sf)

\*Data from Town of Enfield GIS

# 145 FRESHWATER BLVD./ 99 ACRES



**Area:** 99 Acres

**Zone:** IP (Industrial Park)

## Opportunities

Could be combined with 116 South Road or 100 Freshwater Blvd. for additional useable land.

- Access to additional streets

## Challenges:

- Indicated as all wet soils, requires additional determination
- Adjacent residential, commercial & manufacturing requires buffer
- Useable area of site

\*Data from Town of Enfield GIS

# SHAKER ROAD (ACROSS FROM BARNARD) / 10.62 ACRES



**Area:** 10.62 Acres  
**Zone:** I-1 (Light Industrial)

### Opportunities

- Adjacent to existing Barnard School
- Access to additional streets – Shaker and Elm Street
- Flat site

### Challenges:

- Indicated as all wet soils, requires additional determination
- Adjacent light industrial, commercial, and farm may require buffer

As presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as Parking calculation utilizes 500sf per space (300 x 500 = 150,000sf)

\*Data from Town of Enfield GIS

# 100 FRESHWATER BLVD./ 58.82 ACRES



**Area:** 58.82 Acres  
**Zone:** IP (Industrial Park)

## Opportunities

- Multiple access points from main arteries
- Greenfield site

## Challenges:

- Indicated as all wet soils, requires additional determination
- Adjacent uses and industrial zoning will require buffer
- Topography may require additional grading to access useable land

**New 2-Story | 110,000 SF**  
Main Lvl ~71,220 SF  
Upper Lvl ~ 38,780 SF

**B1**

3~ PK-5's

Retail / Commercial

Manufacturing

Manufacturing

As presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as more information is received.  
Parking calculation utilizes 500sf per space (300 x 500 = 150,000sf)

\*Data from Town of Enfield GIS



# Next Steps

1. Finalize Community Engagement Materials & Print
2. Follow up Meetings
  - a) Schools ~ PK/ELC, Special Education, Transportation, Food Service, Security, IT
  - b) Park & Rec.? DPW? Planner/POCD? Town Manager / Finance? Sustainability Groups? Other?
3. Prepare outline for CC#1 & Video
4. Options Development/Refinement
  - a) Site Test Fits & Analysis, Other Properties to review?
  - b) Other Options Considerations?
  - c) **Discuss/Develop Program for – Therapeutic Program at Eagle**
  - d) **Discuss PK strategy – Expansion/Maintain, Distribute vs. Centralize**
  - e) Develop Benefits/Challenges, Costs, Scope and Schedule for Options
  - f) How do you implement? Phasing, logistics, Implementation & Swing Space
  - g) Economic viability/affordability review



**Tecton**  
ARCHITECTS

# PK-5 ELEMENTARY SCHOOLS & EAGLE ACADEMY THERAPEUTIC DAY SCHOOL

ENFIELD, CT

**PRE-REFERENDUM BUILDING COMMITTEE MEETING**

08.27.2025

*As presented at the Pre-Referendum Building Committee meeting on August 27, 2025. All information contained herein is subject to change as further planning and refinements are developed.*