



WESTERLY PUBLIC SCHOOLS

SCHOOL FEASIBILITY STUDY

RIDE PHASE II

PROJECT PRIORITIZATION



EDUCATIONAL ADEQUACY

	Dunn's Corner	Springbrook	State Street	Middle School	High School	Babcock Hall
Classrooms	Fair	Fair	Poor	Good	Fair	Good
Collaboration Spaces	Fair	Good	Good	Fair	Fair	Good
Resources & Storage	Poor	Good	Poor	Good	Good	Fair
Spaces for Extracurricular	Poor	Poor	Poor	Fair	Fair	Poor
Hands-On and PBL Opps	Good	Good	Good	Good	Good	Poor
Flexible Furniture	Poor	Poor	Poor	Poor	Good	Poor
Outdoor Spaces for Learning	Poor	Poor	Poor	Poor	Good	Good
	Excellent	Good	Fair	Poor	N/A	

2022 FACILITIES CONDITION ASSESSMENT

	40.48% FCI	29.99% FCI	40.53% FCI	13.16% FCI	22.25% FCI	22.25% FCI
	Dunn's Corner	Springbrook	State Street	Middle School	HS Ward Hall	Babcock Hall
Roof	Excellent	Fair	Good	Good	Fair	Good
Building Envelope	Fair	Good	Poor	Good	Fair	Fair
Structural	Good	Good	Good	Good	Fair	Good
Interior Construction	Poor	Good	Poor	Good	Good	Fair
HVAC Systems	Poor	Good	Poor	Good	Fair	Poor
Electrical System - Power	Poor	Good	Poor	Good	Good	Poor
Electrical System – Lighting	Good	Good	Good	Good	Good	Good
Plumbing Systems	Poor	Good	Poor	Good	Good	Poor
Fire Protection	Poor	Poor	Poor	Good	Good	Good
Technology System	Fair	Good	Fair	Good	Good	Good
Security System	Fair	Good	Poor	Good	Good	Fair
Conveying System	Fair	Good	N/A	Good	Fair	Fair
Site Conditions	Fair	Fair	Poor	Good	Good	Poor
Utilities	Fair	Fair	Fair	Good	Good	Fair
Code	Poor	Good	Fair	Excellent	Good	Good
Accessibility	Fair	Good	Fair	Good	Fair	Poor

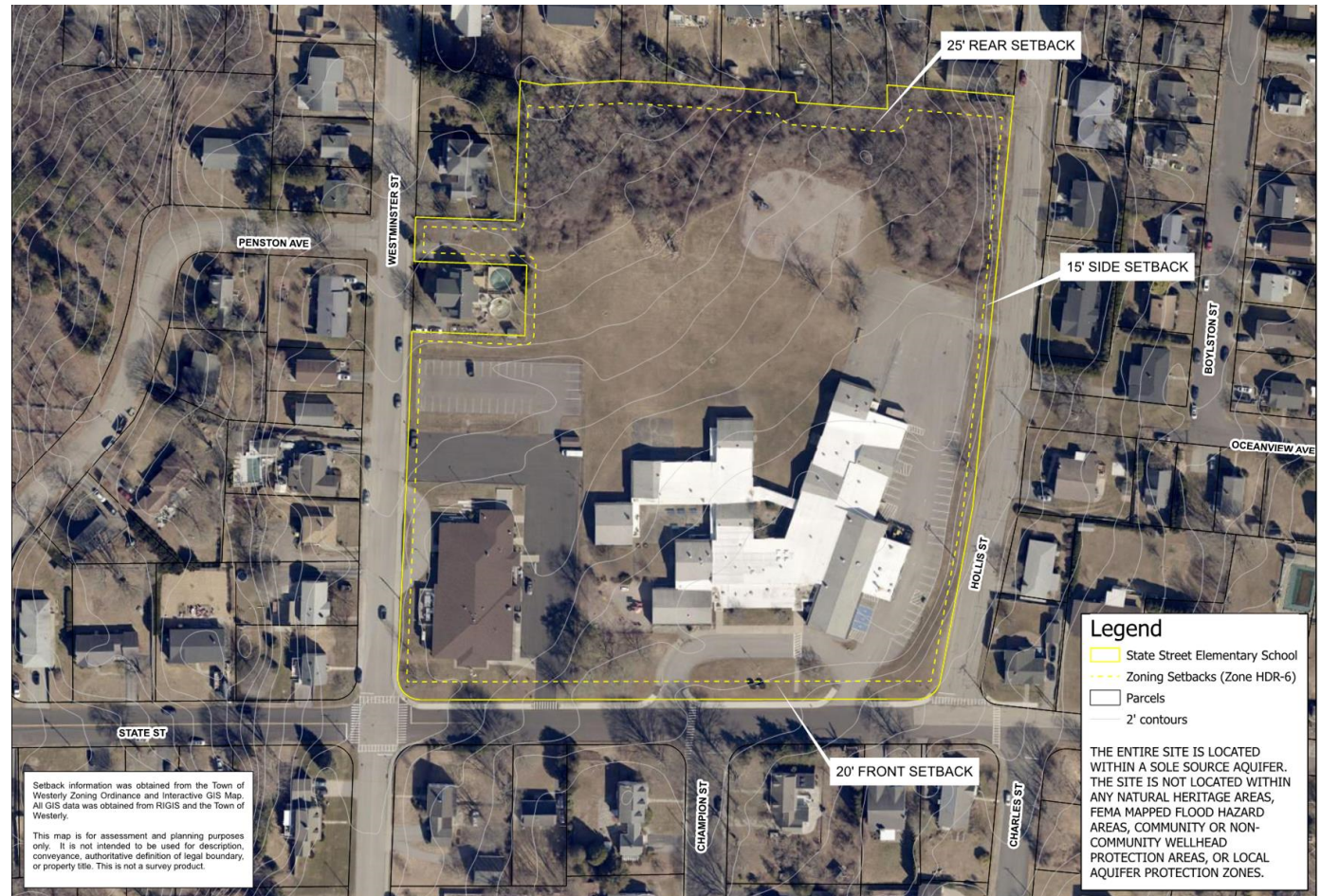
STATE STREET ELEMENTARY SCHOOL

SITE ANALYSIS

ZONE – HDR-6

(HIGH DENSITY RESIDENTIAL-6)

- SPECIAL PERMIT REQUIRED (NON-RESIDENTIAL USE)
- SETBACKS
 - 20' FRONT YARD
 - 25' REAR YARD
 - 10' SIDE YARD
 - 15' CORNER STREET



DUNN'S CORNER ELEMENTARY SCHOOL

SITE ANALYSIS

ZONE – OS/R (OPEN SPACE/RECREATION)

- SPECIAL PERMIT REQUIRED



SPRINGBROOK ELEMENTARY SCHOOL

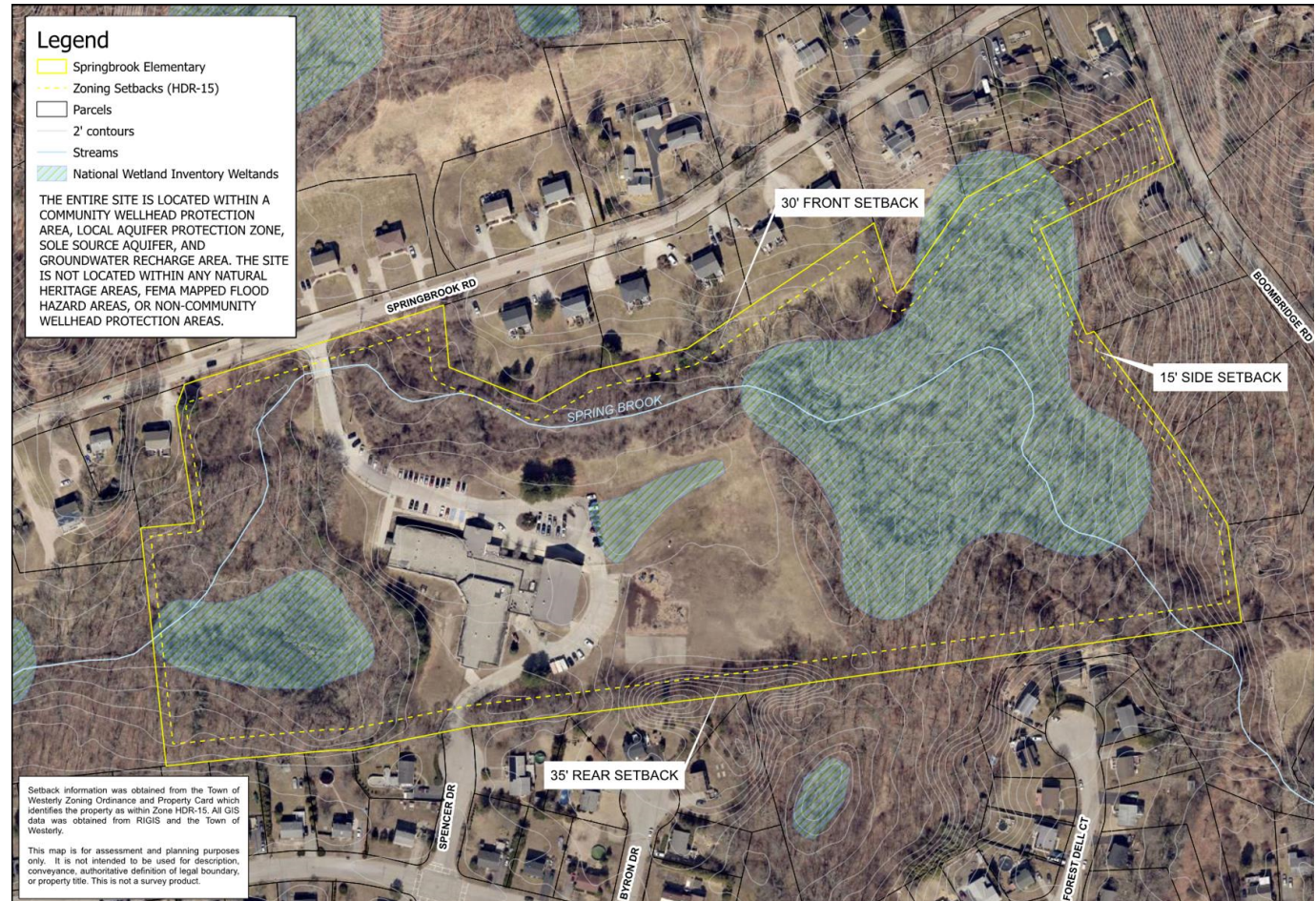
SITE ANALYSIS

ZONE – HDR-15 (HIGH DENSITY RESIDENTIAL 15)

- SETBACKS
 - 30' FRONT
 - 35' REAR
 - 15' SIDE

WETLANDS

- RIDEM SPECIAL PERMIT
- SETBACKS TBD



WESTERLY MIDDLE SCHOOL

SITE ANALYSIS


ZONE – MDR-30 (MEDIUM DENSITY RESIDENTIAL-30)

- SPECIAL PERMIT REQUIRED (NON-RESIDENTIAL USE)
- SETBACKS
 - 35' FRONT YARD
 - 40' REAR YARD
 - 20' SIDE YARD
 - 30' CORNER STREET



SITE ANALYSIS

ZONE – HDR-6 (HIGH DENSITY RESIDENTIAL-6)

- SPECIAL PERMIT REQUIRED (NON-RESIDENTIAL USE)
 - SETBACKS
 - 20 FRONT YARD
 - 25' REAR YARD
 - 10' SIDE YARD
 - 15' CORNER STREET
- 
- An aerial photograph of a residential street corner. Yellow markers are placed on the ground to indicate setback lines for buildings. The markers are arranged in a grid pattern, showing the required setbacks for properties along the street. A red line is visible on the right side of the image, possibly indicating a property line or a specific setback requirement.



OPTIONS B THRU E GSF SUMMARIES

OPTION B - NEW STATE STREET													
	STATE STREET	DUNN'S CORNER	SPRINGBROOK	MIDDLE SCHOOL	HIGH SCHOOL		BABCOCK	PRE-K	PATHWAYS	WL	MATH	ART	BOE
GRADES	K-4	K-4	K-4	5-8	9-12+		PRE-K, 9-12	PRE-K	9-12	9-12	9-12	9-12	NA
EXISTING GSF	0	50,337	54,700	200,950	166,312		96,900	7,270	8,380	12,550	4,060	6,100	
2022 ENROLLMENT	248	275	268	742	748		0	75	0	0	0	0	0
2032 ENROLLMENT	292	327	292	731	681		0	107	0	0	0	0	0
RIDE SF/STUDENT	180	178	180	162	201		0	180	0	0	0	0	0
RIDE GSF (2032)	52,560	58,206	52,560	118,422	136,881		NA	19,260	8,380	12,550	4,060	6,100	
DELTA (ADDITION SIZE)	52,560	7,869	(2,140)	(82,528)	(29,431)		96,900	11,990	0	0	0	0	0
CAFETERIA		4,100											
OPTION C - CLOSE STATE STREET													
	STATE STREET	DUNN'S CORNER	SPRINGBROOK	MIDDLE SCHOOL	HIGH SCHOOL		BABCOCK	PRE-K	PATHWAYS	WL	MATH	ART	BOE
GRADES	NONE	K-4	K-4	5-8	9-12+		PRE-K, 9-12	PRE-K	9-12	9-12	9-12	9-12	NA
EXISTING GSF	49,989	50,337	54,700	200,950	166,312		96,900	7,270	8,380	12,550	4,060	6,100	
2022 ENROLLMENT	248	275	268	742	748		0	75	0	0	0	0	0
2032 ENROLLMENT	0	473	438	731	681		0	107	0	0	0	0	0
RIDE SF/STUDENT	0	160	165	162	201		0	180	0	0	0	0	0
RIDE GSF (2032)	0	75,680	72,270	118,422	136,881		NA	19,260	8,380	12,550	4,060	6,100	
DELTA (ADDITION SIZE)	(49,989)	25,343	17,570	(82,528)	(29,431)		96,900	11,990	0	0	0	0	0
CAFETERIA		5,300											
OPTION D - CLOSE STATE STREET, RECONFIGURE GRADES. 8th GRADE TO BABCOCK													
	STATE STREET	DUNN'S CORNER	SPRINGBROOK	MIDDLE SCHOOL	HIGH SCHOOL		BABCOCK	PRE-K	PATHWAYS	WL	MATH	ART	BOE
GRADES	NONE	K-3	K-3	4-7	9-12+		PRE-K, 8	PRE-K	9-12	9-12	9-12	9-12	NA
EXISTING GSF	49,989	50,337	54,700	200,950	166,312		96,900	7,270	8,380	12,550	4,060	6,100	
2022 ENROLLMENT	248	275	268	742	748		0	75	0	0	0	0	0
2032 ENROLLMENT	0	382	347	732	681		181	75	0	0	0	0	0
RIDE SF/STUDENT	0	171	175	162	201		190	180	0	0	0	0	0
RIDE GSF (2032)	0	65,322	60,725	118,584	136,881		34,390	13,500	8,380	12,550	4,060	6,100	
DELTA (ADDITION SIZE)	(49,989)	14,985	6,025	(82,366)	(29,431)		(62,510)	6,230	0	0	0	0	0
CAFETERIA		4,700											
OPTION E - CLOSE STATE STREET, RECONFIGURE GRADES, 7TH & 8TH GRADES TO BABCOCK													
	STATE STREET	DUNN'S CORNER	SPRINGBROOK	MIDDLE SCHOOL	HIGH SCHOOL		BABCOCK	PRE-K	PATHWAYS	WL	MATH	ART	BOE
GRADES	NONE	PK - 2	PK-2	3-6	9-12+		7-8	PRE-K	9-12	9-12	9-12	9-12	NA
EXISTING GSF	49,989	50,337	54,700	200,950	166,312		96,900	7,270	8,380	12,550	4,060	6,100	
2022 ENROLLMENT	248	275	268	742	748		0	75	0	0	0	0	0
2032 ENROLLMENT	0	341	314	731	681		371	0	0	0	0	0	0
RIDE SF/STUDENT	0	175	179	162	201		190	180	0	0	0	0	0
RIDE GSF (2032)	0	59,675	56,206	118,422	136,881		70,490	0	8,380	0	4,060	6,100	
DELTA (ADDITION SIZE)	(49,989)	9,338	1,506	(82,528)	(29,431)		(26,410)	(7,270)	0	(12,550)	0	0	0
CAFETERIA		4,300											

BABCOCK HALL SF ANALYSIS

BABCOCK HALL PROGRAM - CURRENT		
PROGRAM	GSF	CLASSROOMS
BOE (1ST FLOOR)	6,100	
ADMIN(2ND & 3RD FLRS)	2,625	
PRE-K	7,270	4
MATH	8,050	10
WORLD LANGUAGE	4,500	6
ART	4,060	5
RESOURCE	850	1
COSMETOLOGY	1,585	2
FCS/BUSINESS TECH	3,155	3
CULINARY	3,640	
GYM/LOCKERS	9,450	
AUDITORIUM/ STAGE	7,300	
UNUSED	9,500	13
TOTAL	68,085	44

OPTION B



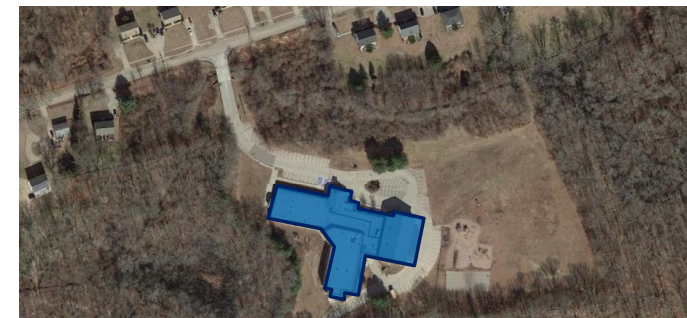
State Street Elementary (Gr. K-4)

New 300-Student Elementary School



Dunn's Corner Elementary (Gr. K-4)

Create Pathfinder Space  Fielding International



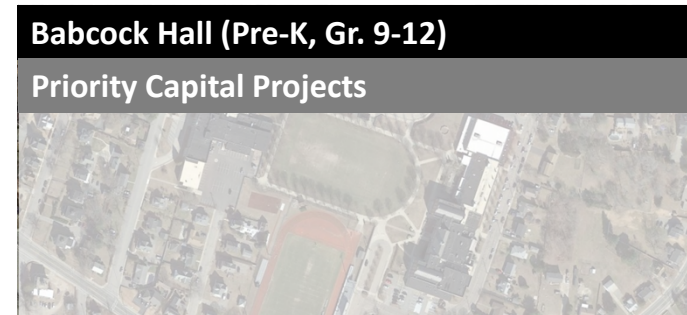
Springbrook Elementary (Gr. K-4)

Create Pathfinder Space  Fielding International



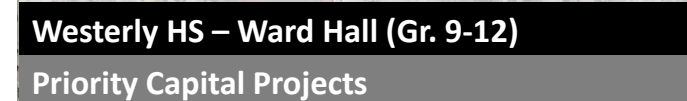
Westerly Middle School (Gr. 5-8)

Priority Capital Projects



Babcock Hall (Pre-K, Gr. 9-12)

Priority Capital Projects



Westerly HS – Ward Hall (Gr. 9-12)

Priority Capital Projects

- **Replace State Street Elementary**
- **Improvements for Educational Adequacy to**
 - **Dunn's Corner Elementary**
 - **Springbrook Elementary**

OPTION B

OPTION B - NEW STATE STREET						
		STATE STREET	DUNN'S CORNER	SPRINGBROOK	MIDDLE SCHOOL	HIGH SCHOOL
GRADES		K-4	K-4	K-4	5-8	9-12+
EXISTING GSF		0	50,337	54,700	200,950	166,312
2022 ENROLLMENT		248	275	268	742	748
2032 ENROLLMENT		292	327	292	731	681
RIDE SF/STUDENT		180	178	180	162	201
RIDE GSF (2032)		52,560	58,206	52,560	118,422	136,881
DELTA (ADDITION SIZE)		52,560	7,869	(2,140)	(82,528)	(29,431)
CAFETERIA			4,100			

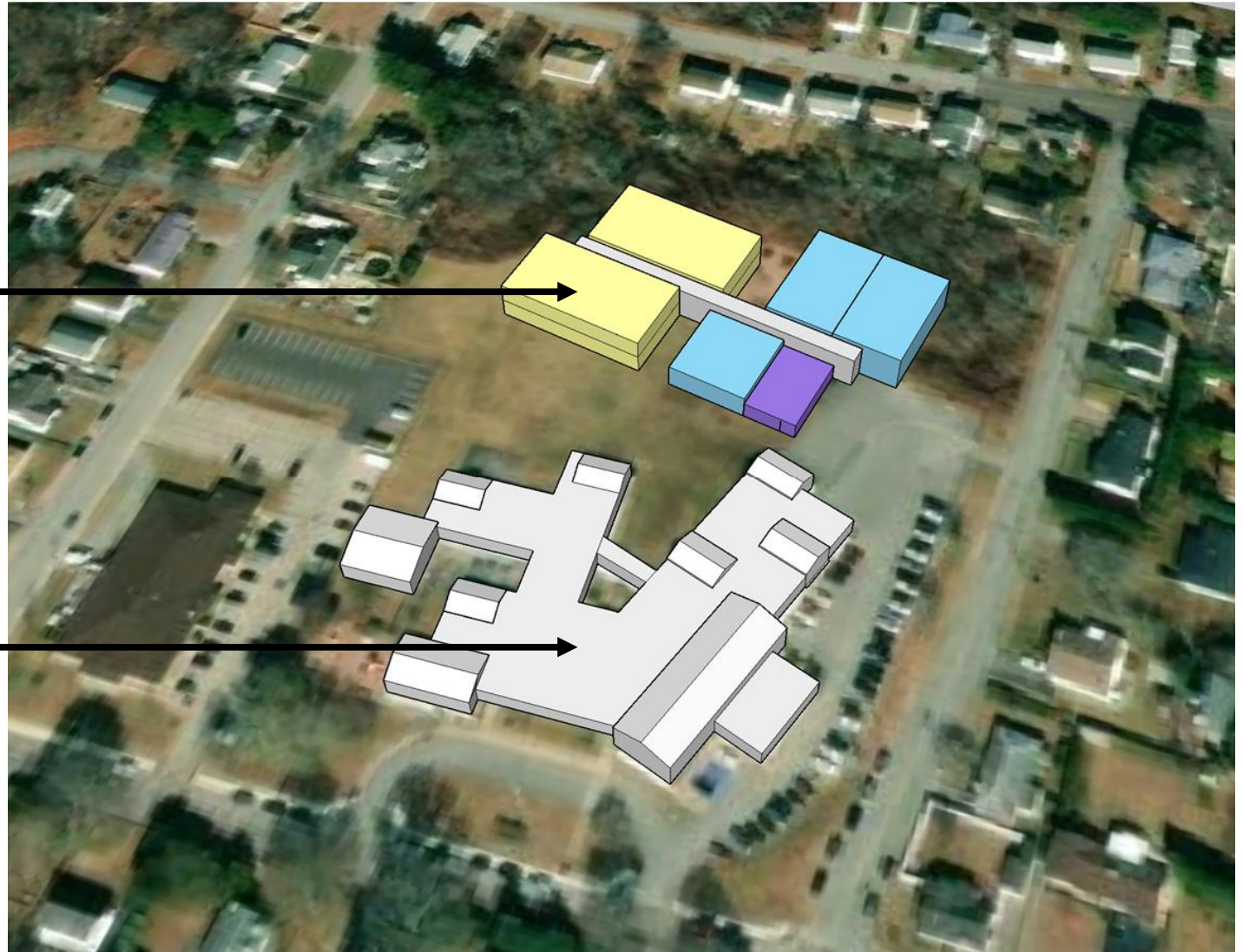
OPTION B – STATE STREET

NEW K-4 SCHOOL

- 52,500 SF
- 300 STUDENTS

DEMOLISH EXISTING SCHOOL

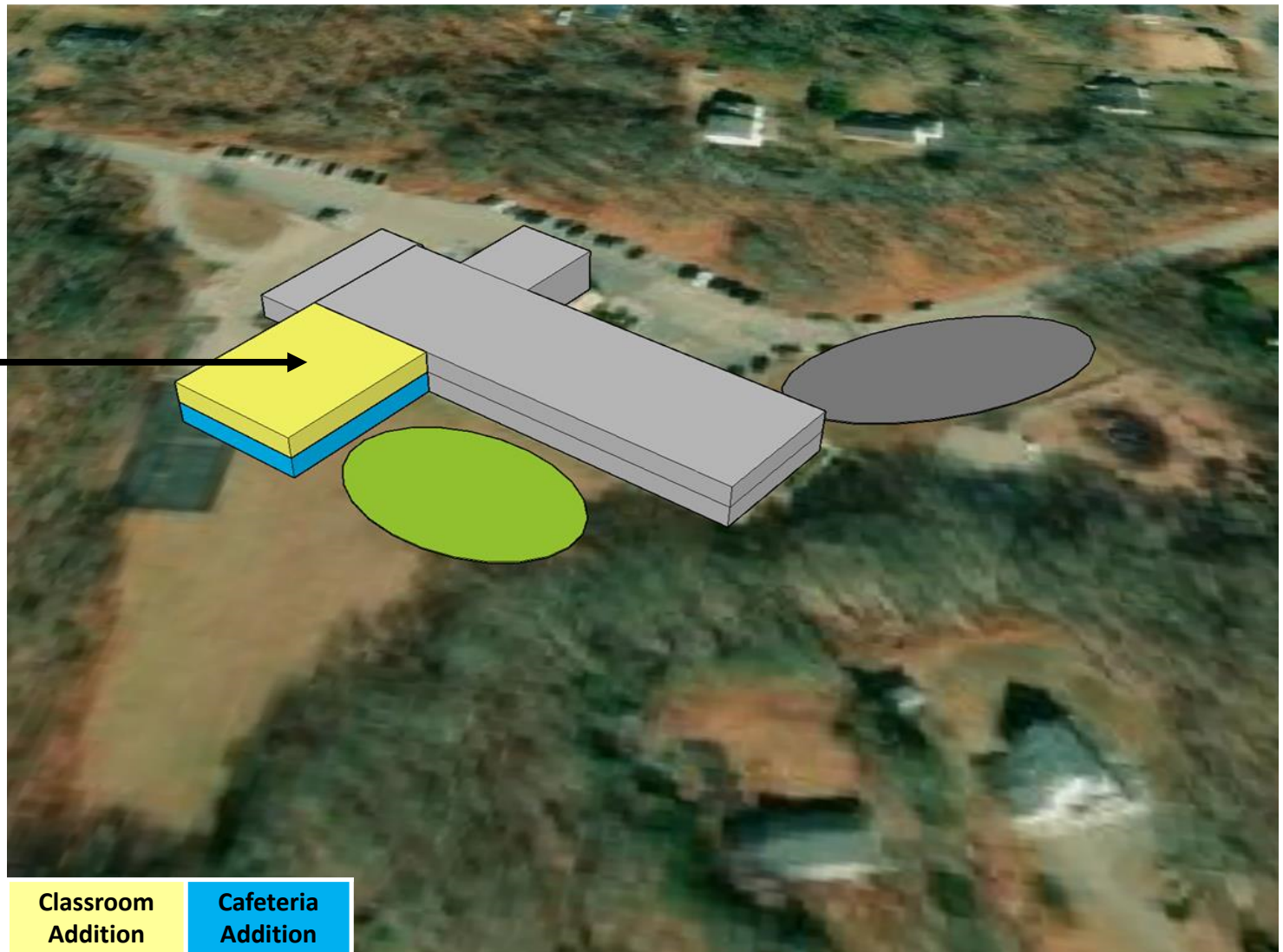
- CREATE NEW
PARKING AND
PLAY AREAS



OPTION B – DUNN'S CORNER

12,000 SF ADDITION

- 8,000 SF CLASSROOMS
- 4,000 SF CAFETERIA/KITCHEN
- ADDITIONAL PARKING AND PLAY AREAS FOR INCREASED ENROLLMENT



OPTION C



State Street Elementary (Gr. K-4)

Offline / Potential Future Community Use



Dunn's Corner Elementary (Gr. K-4)

150-Student Addition & Capital Projects



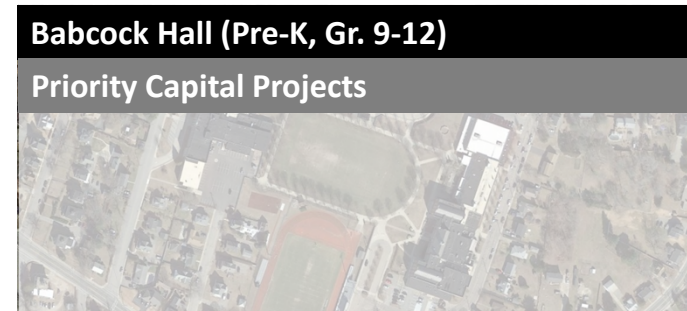
Springbrook Elementary (Gr. K-4)

150-Student Addition & Capital Projects



Westerly Middle School (Gr. 5-8)

Priority Capital Projects



Babcock Hall (Pre-K, Gr. 9-12)

Priority Capital Projects



Westerly HS – Ward Hall (Gr. 9-12)

Priority Capital Projects

- Close State Street Elementary
- Consolidate Grades K-4 to
 - Dunn's Corner Elementary
 - Springbrook Elementary

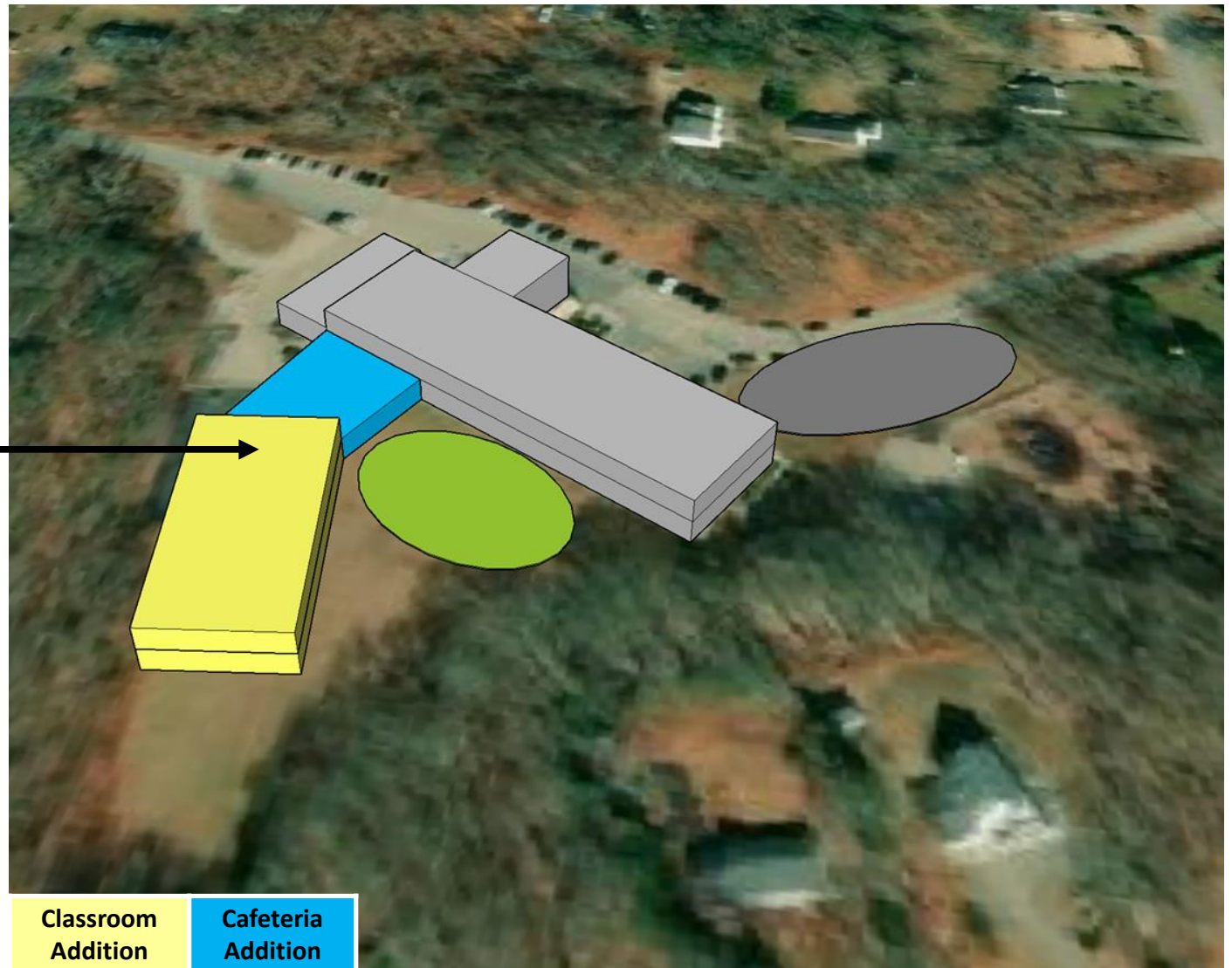
OPTION C

OPTION C - CLOSE STATE STREET						
		STATE STREET	DUNN'S CORNER	SPRINGBROOK	MIDDLE SCHOOL	HIGH SCHOOL
GRADES		NONE	K-4	K-4	5-8	9-12+
EXISTING GSF		49,989	50,337	54,700	200,950	166,312
2022 ENROLLMENT		248	275	268	742	748
2032 ENROLLMENT		0	473	438	731	681
RIDE SF/STUDENT		0	160	165	162	201
RIDE GSF (2032)		0	75,680	72,270	118,422	136,881
DELTA (ADDITION SIZE)		(49,989)	25,343	17,570	(82,528)	(29,431)
CAFETERIA			5,300			

OPTION C – DUNN'S CORNER

30,600 SF ADDITION

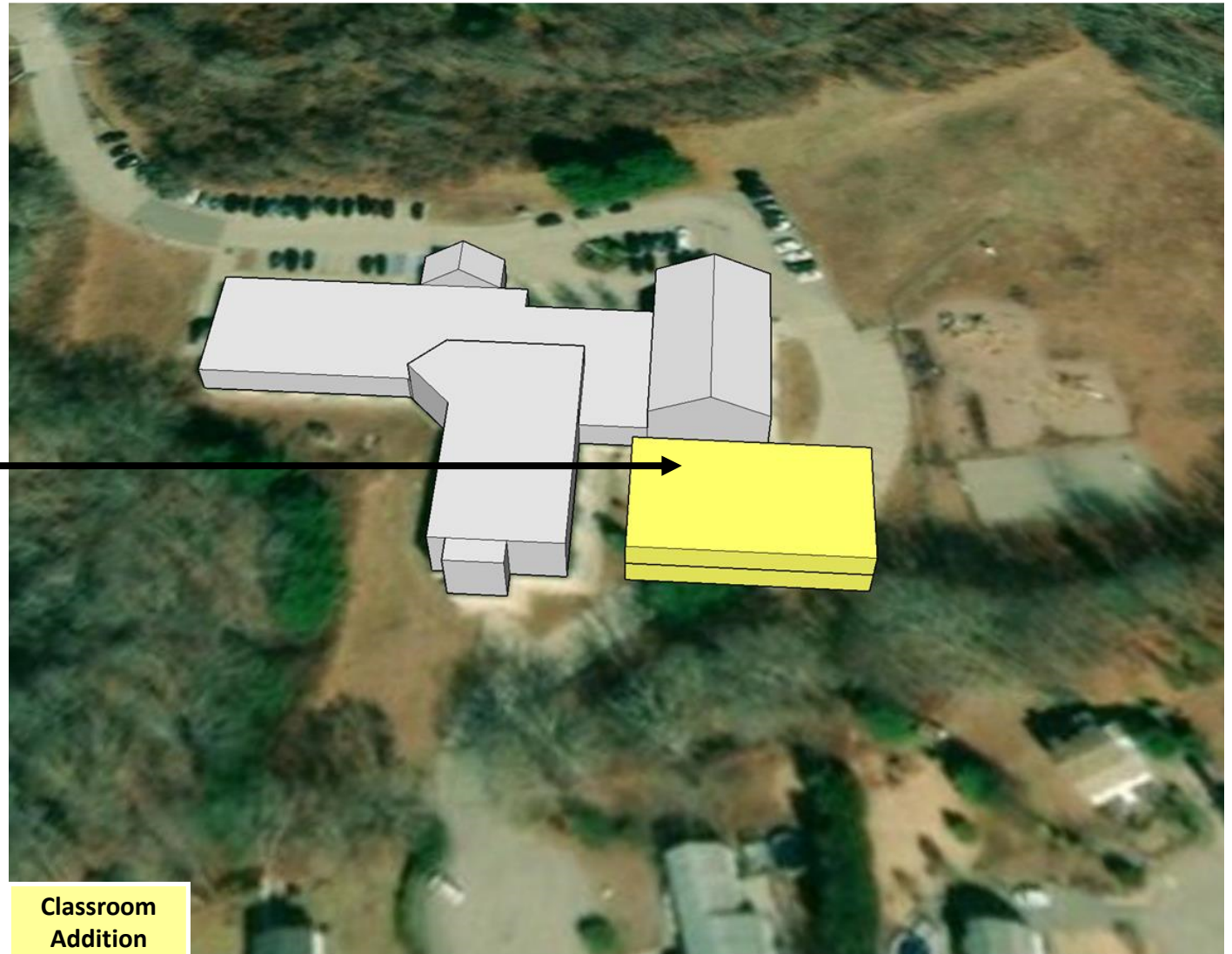
- 25,300 SF CLASSROOMS
- 5,300 SF CAFETERIA/KITCHEN
- ADDITIONAL PARKING AND PLAY AREAS FOR INCREASED ENROLLMENT



OPTION C – SPRINGBROOK

17,500 SF ADDITION

- CLASSROOMS ONLY
- ADDITIONAL PARKING AND PLAY AREAS FOR INCREASED ENROLLMENT



OPTION D



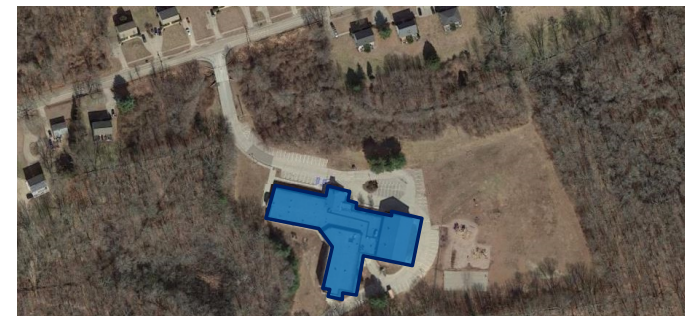
State Street Elementary

Offline / Potential Future Community Use



Dunn's Corner Elementary (Gr. K-3)

Create Pathfinder Space  Fielding International



Springbrook Elementary (Gr. K-3)

Create Pathfinder Space  Fielding International



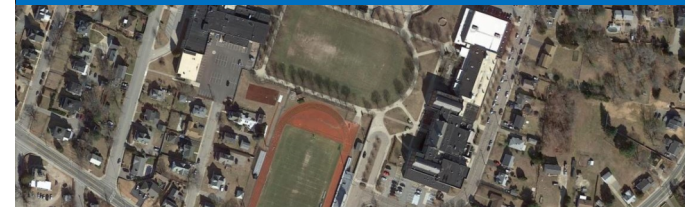
Westerly Middle School (Gr. 4-7)

Priority Capital Projects



Babcock Hall (Pre-K, Gr. 8, Gr. 9-12)

Upgrade Babcock for 8th Grade



Westerly HS – Ward Hall (Gr. 9-12)

Priority Capital Projects

- Close State Street Elementary
- Grades K-3 at Dunn's Corner Elementary & Springbrook Elementary
- Grades 4-7 at Westerly Middle School
- Grade 8 at Babcock Hall

OPTION D

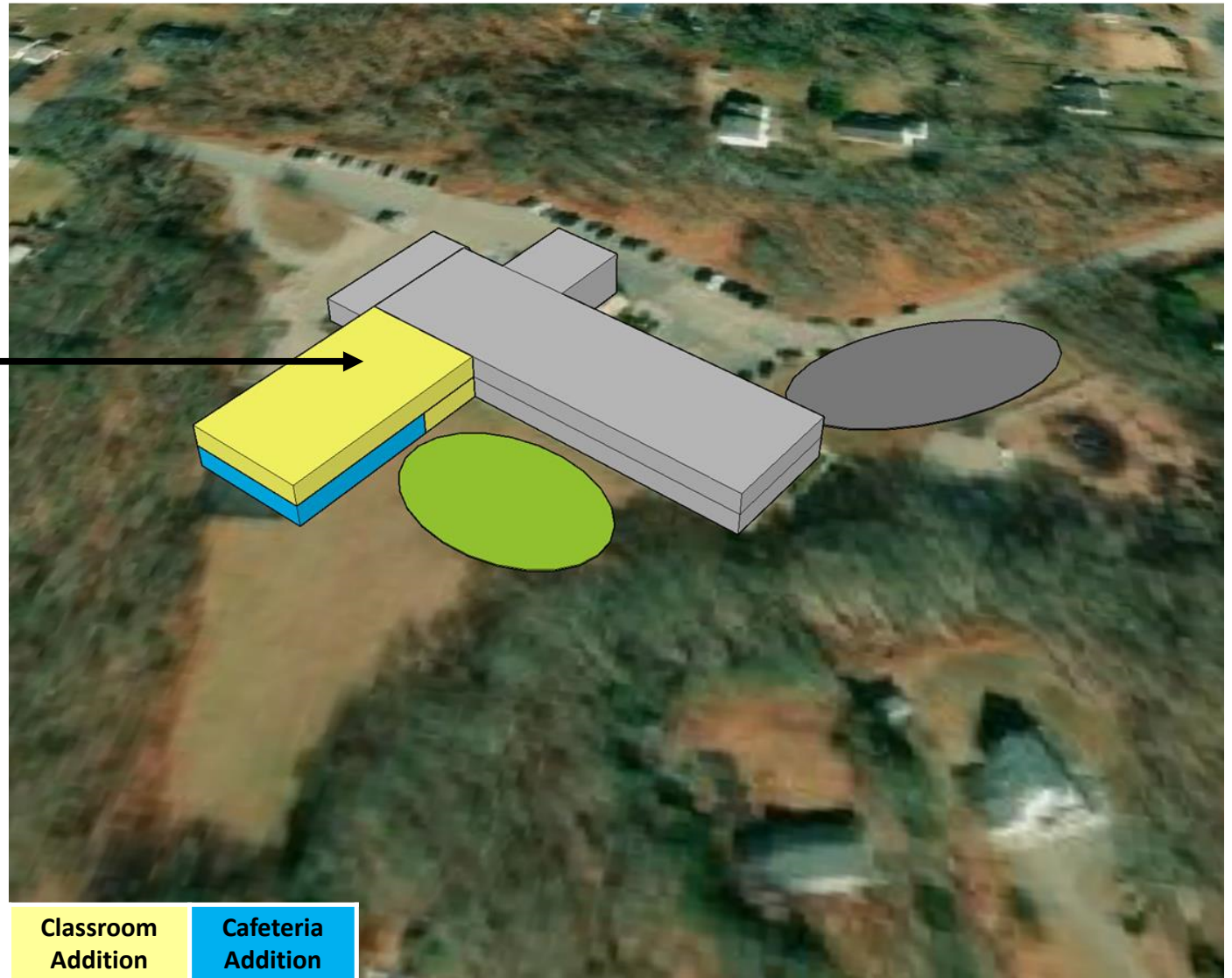
OPTION D - CLOSE STATE STREET, RECONFIGURE GRADES. 8th GRADE TO BABCOCK

		STATE STREET	DUNN'S CORNER	SPRINGBROOK	MIDDLE SCHOOL	HIGH SCHOOL
GRADES		NONE	K-3	K-3	4-7	9-12+
EXISTING GSF		49,989	50,337	54,700	200,950	166,312
2022 ENROLLMENT		248	275	268	742	748
2032 ENROLLMENT		0	382	347	732	681
RIDE SF/STUDENT		0	171	175	162	201
RIDE GSF (2032)		0	65,322	60,725	118,584	136,881
DELTA (ADDITION SIZE)		(49,989)	14,985	6,025	(82,366)	(29,431)
CAFETERIA			4,700			

OPTION D – DUNN’S CORNER

19,700 SF ADDITION

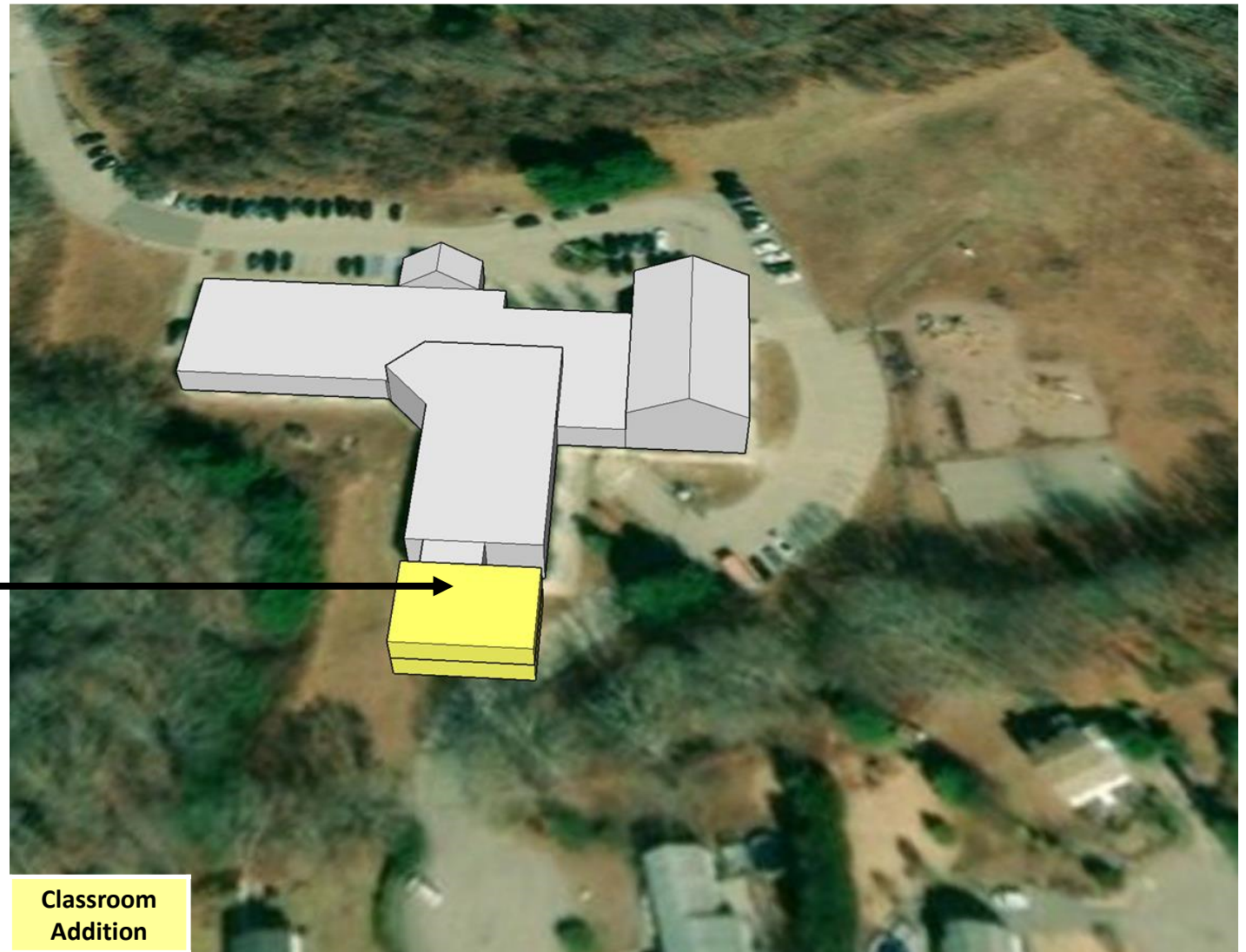
- 15,000 SF CLASSROOMS
- 4,700 SF CAFETERIA/KITCHEN
- ADDITIONAL PARKING AND PLAY AREAS FOR INCREASED ENROLLMENT



OPTION D – SPRINGBROOK

6,000 SF ADDITION

- CLASSROOMS ONLY
- ADDITIONAL PARKING AND PLAY AREAS FOR INCREASED ENROLLMENT



OPTION D – BABCOCK HALL

CAFETERIA ADDITION?

- 8TH GRADE CAFE
- ADJACENT TO CULINARY PROGRAM

THIRD FLOOR

- HIGH SCHOOL CLASSROOMS

SECOND FLOOR

- EIGHTH GRADE CLASSROOMS
- GYM, AUDITORIUM

FIRST FLOOR

- BOE OFFICES
- PRE-K
- PATHWAYS

TBD

- ACCESSIBILITY – ELEVATOR, STAIR REQUIREMENTS
- PROGRAM SEPARATION



OPTION E



State Street Elementary

Offline / Potential Future Community Use



Dunn's Corner Elementary (Gr. Pre-K-2)

Create Pathfinder Space  Fielding International



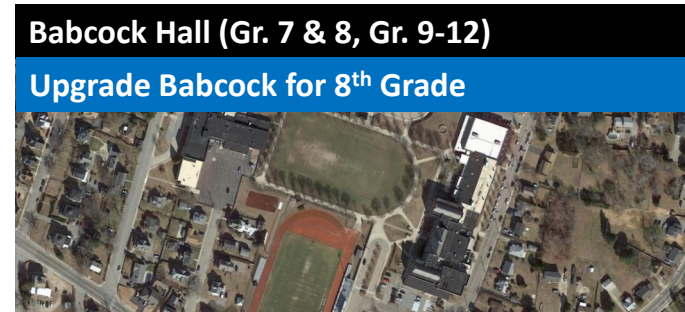
Springbrook Elementary (Gr. Pre-K-2)

Create Pathfinder Space  Fielding International



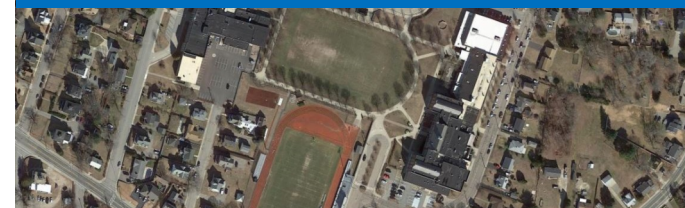
Westerly Middle School (Gr. 3-6)

Priority Capital Projects



Babcock Hall (Gr. 7 & 8, Gr. 9-12)

Upgrade Babcock for 8th Grade



Westerly HS – Ward Hall (Gr. 9-12)

Priority Capital Projects

- Close State Street Elementary
- Grades PreK-2 at Dunn's Corner Elementary & Springbrook Elementary
- Grades 3-6 at Westerly Middle School
- Grades 7 & 8 at Babcock Hall

OPTION E

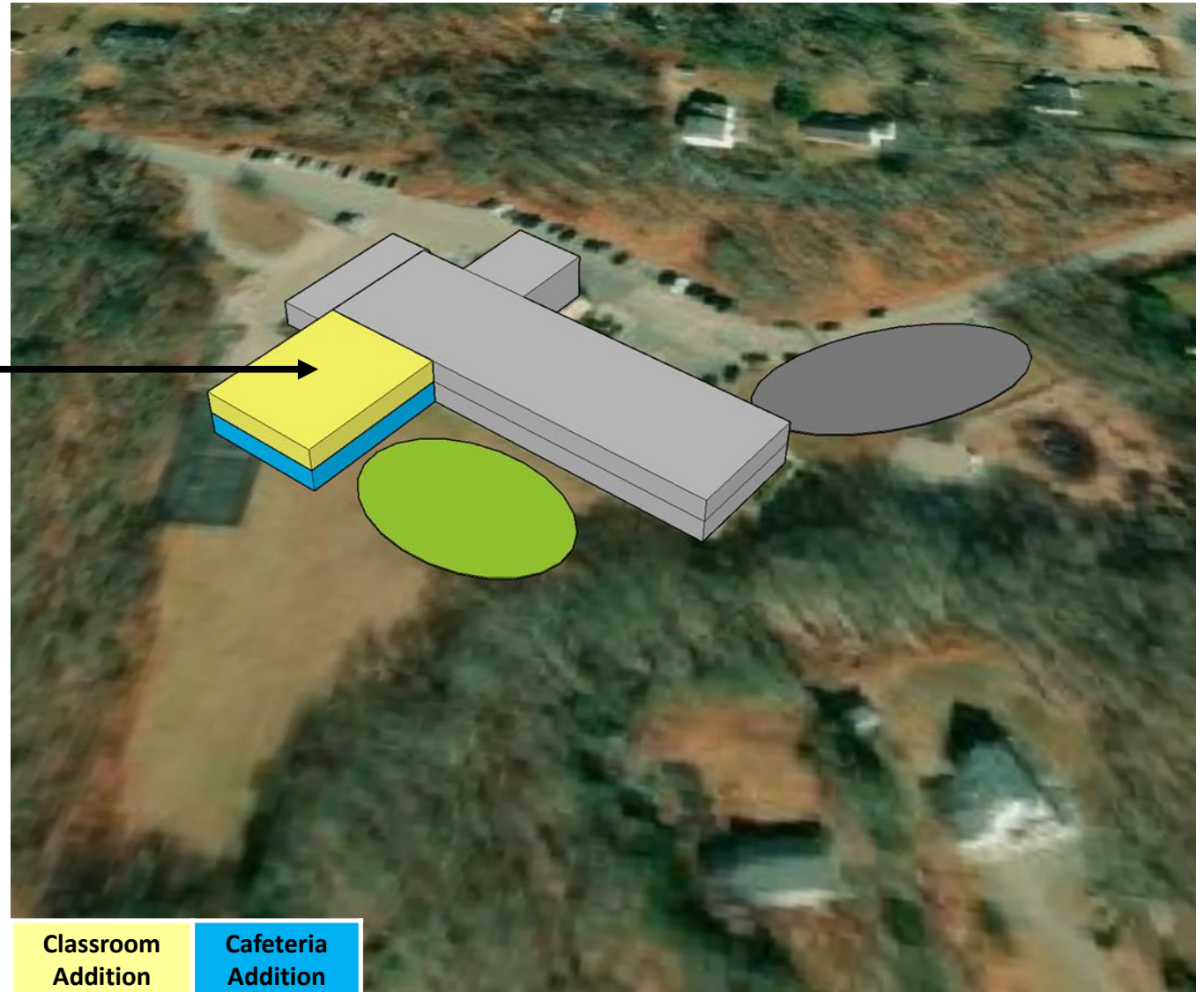
OPTION E - CLOSE STATE STREET, RECONFIGURE GRADES, 7TH & 8TH GRADES TO BABCOCK

		STATE STREET	DUNN'S CORNER	SPRINGBROOK	MIDDLE SCHOOL	HIGH SCHOOL
GRADES		NONE	PK - 2	PK-2	3-6	9-12+
EXISTING GSF		49,989	50,337	54,700	200,950	166,312
2022 ENROLLMENT		248	275	268	742	748
2032 ENROLLMENT		0	341	314	731	681
RIDE SF/STUDENT		0	175	179	162	201
RIDE GSF (2032)		0	59,675	56,206	118,422	136,881
DELTA (ADDITION SIZE)		(49,989)	9,338	1,506	(82,528)	(29,431)
CAFETERIA			4,300			

OPTION E – DUNN'S CORNER

13,600 SF ADDITION

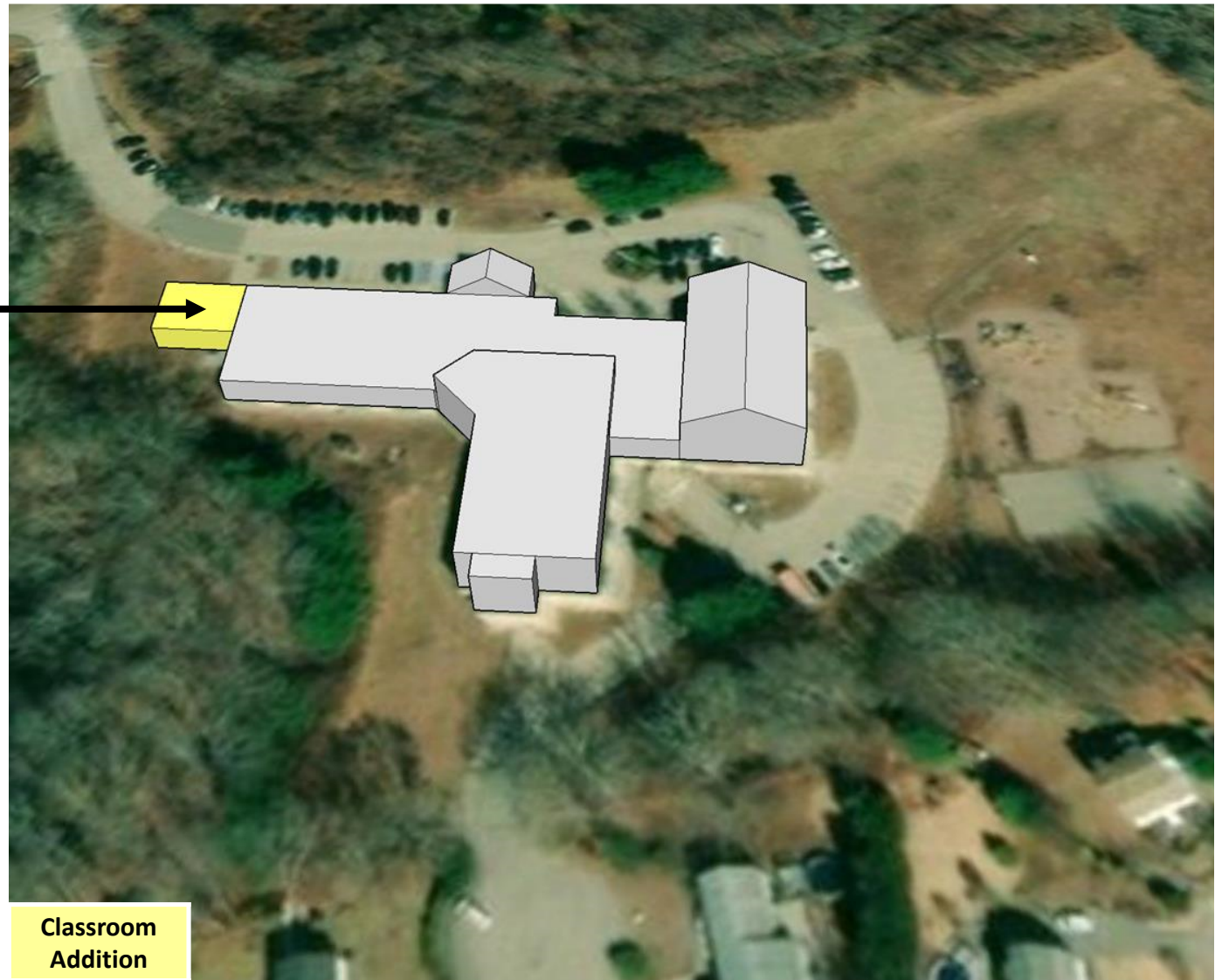
- 9,300 SF CLASSROOMS
- 4,300 SF CAFETERIA/KITCHEN
- ADDITIONAL PARKING AND PLAY AREAS FOR INCREASED ENROLLMENT



OPTION E – SPRINGBROOK

1,500 SF ADDITION

- CLASSROOMS ONLY
- ADDITIONAL PARKING AND PLAY AREAS FOR INCREASED ENROLLMENT



OPTION E – BABCOCK HALL

CAFETERIA ADDITION?

- 7/8TH GRADE CAFE
- ADJACENT TO CULINARY PROGRAM

THIRD FLOOR

- 7/8 GRADE CLASSROOMS

SECOND FLOOR

- 7/8 GRADE CLASSROOMS
- GYM, AUDITORIUM

FIRST FLOOR

- 7/8 GRADE CLASSROOMS
- PATHWAYS

TBD

- ACCESSIBILITY – ELEVATOR, STAIR REQUIREMENTS
- PROGRAM SEPARATION



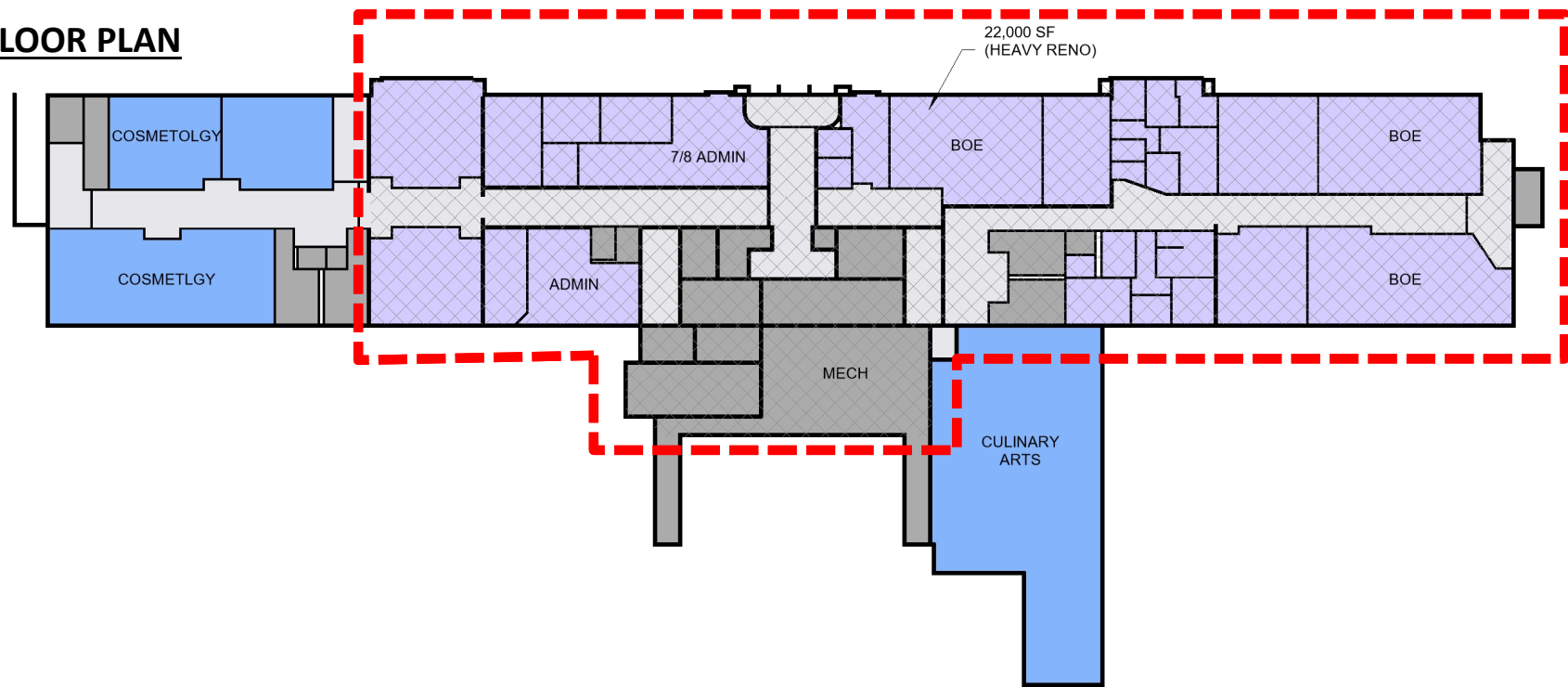
Pathways

7/8 Grades

Gym
Auditorium

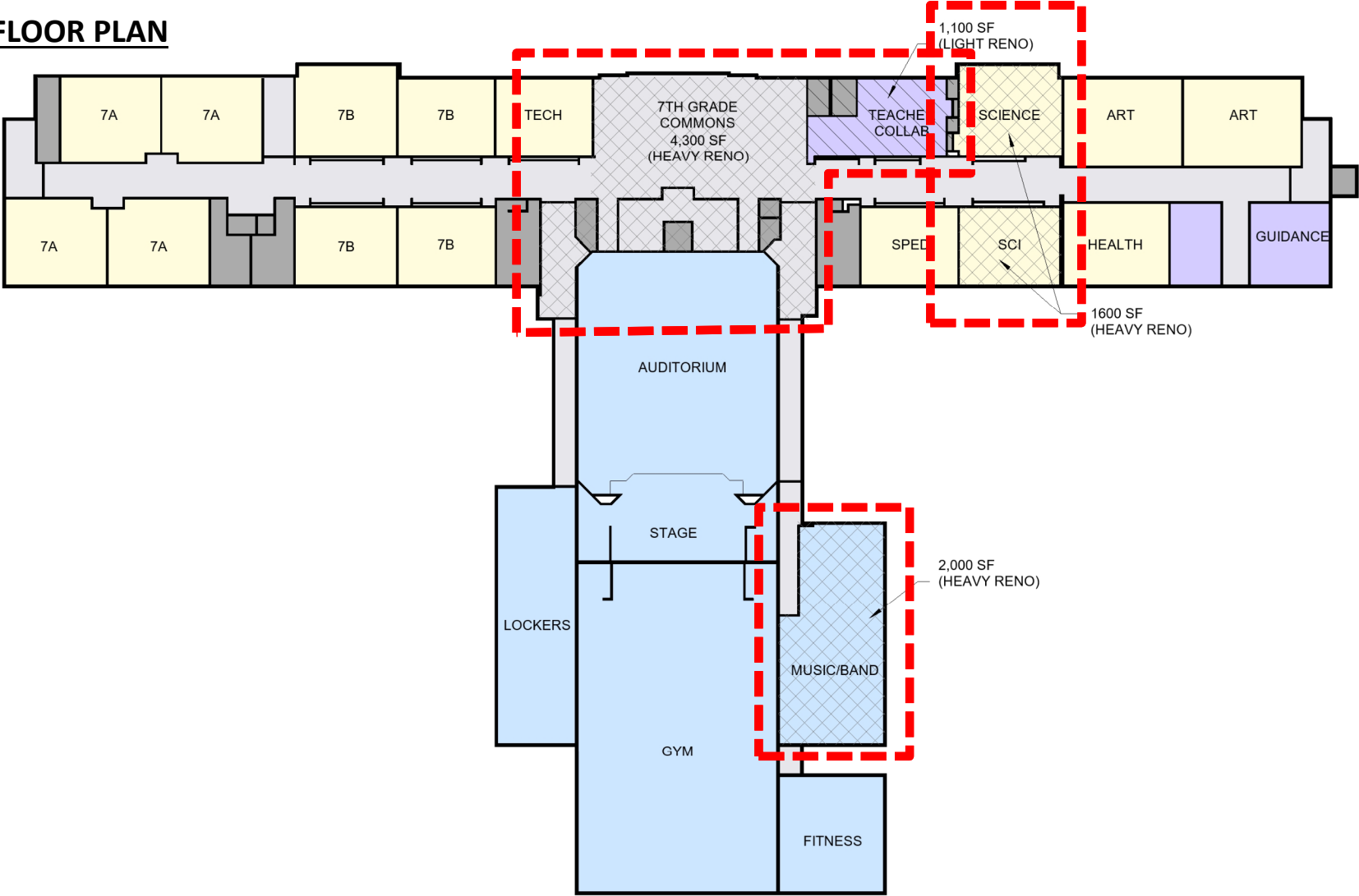
OPTION E – BABCOCK HALL

FIRST FLOOR PLAN



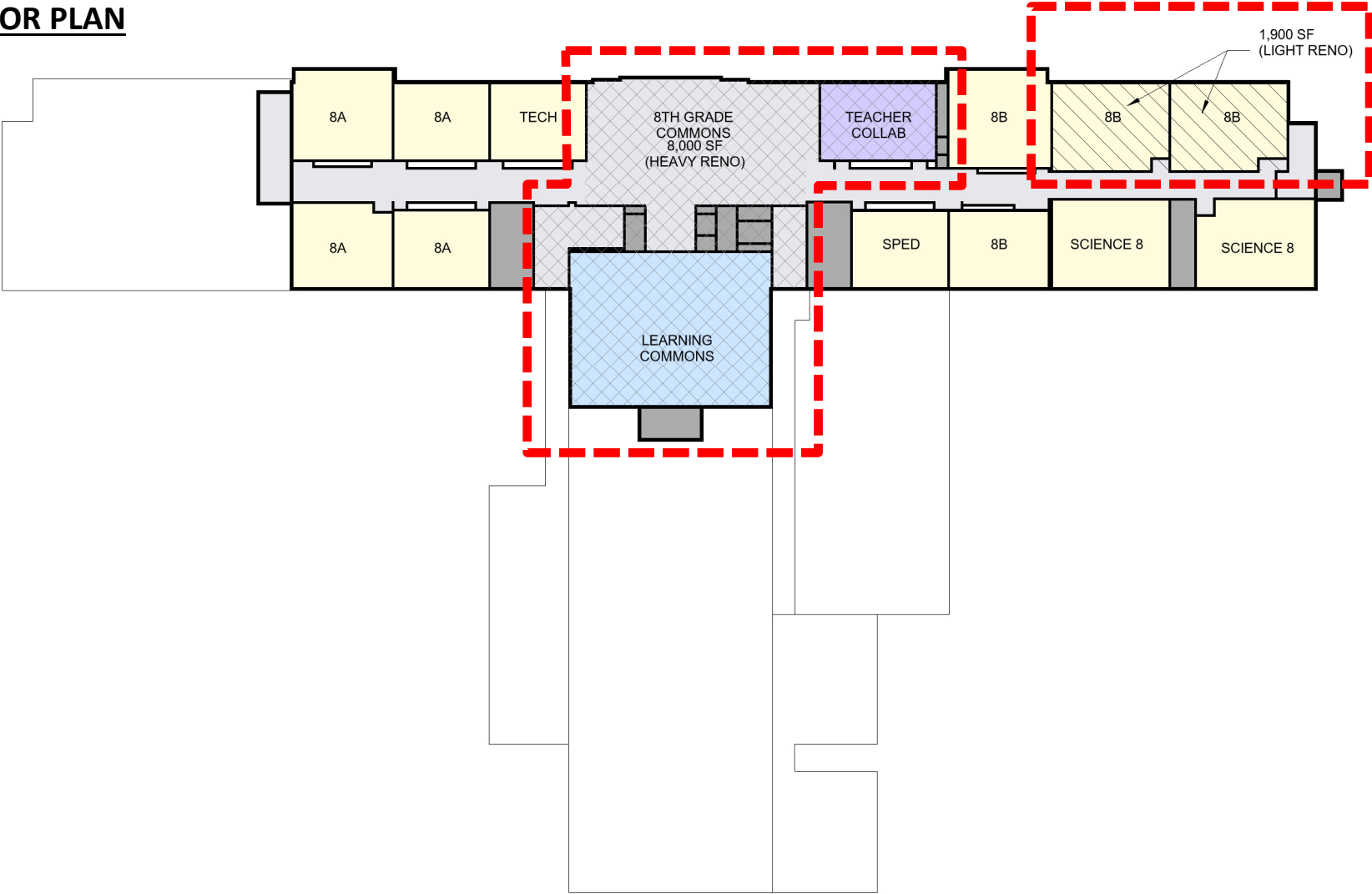
OPTION E – BABCOCK HALL

SECOND FLOOR PLAN



OPTION E – BABCOCK HALL

THIRD FLOOR PLAN



OPTION E – WARD HALL

COMMONS/CLASSROOM ADDITION

- ART, MATH & WORLD LANGUAGE CLASSROOMS
- ADJACENT TO ACADEMIC WING

SECOND FLOOR

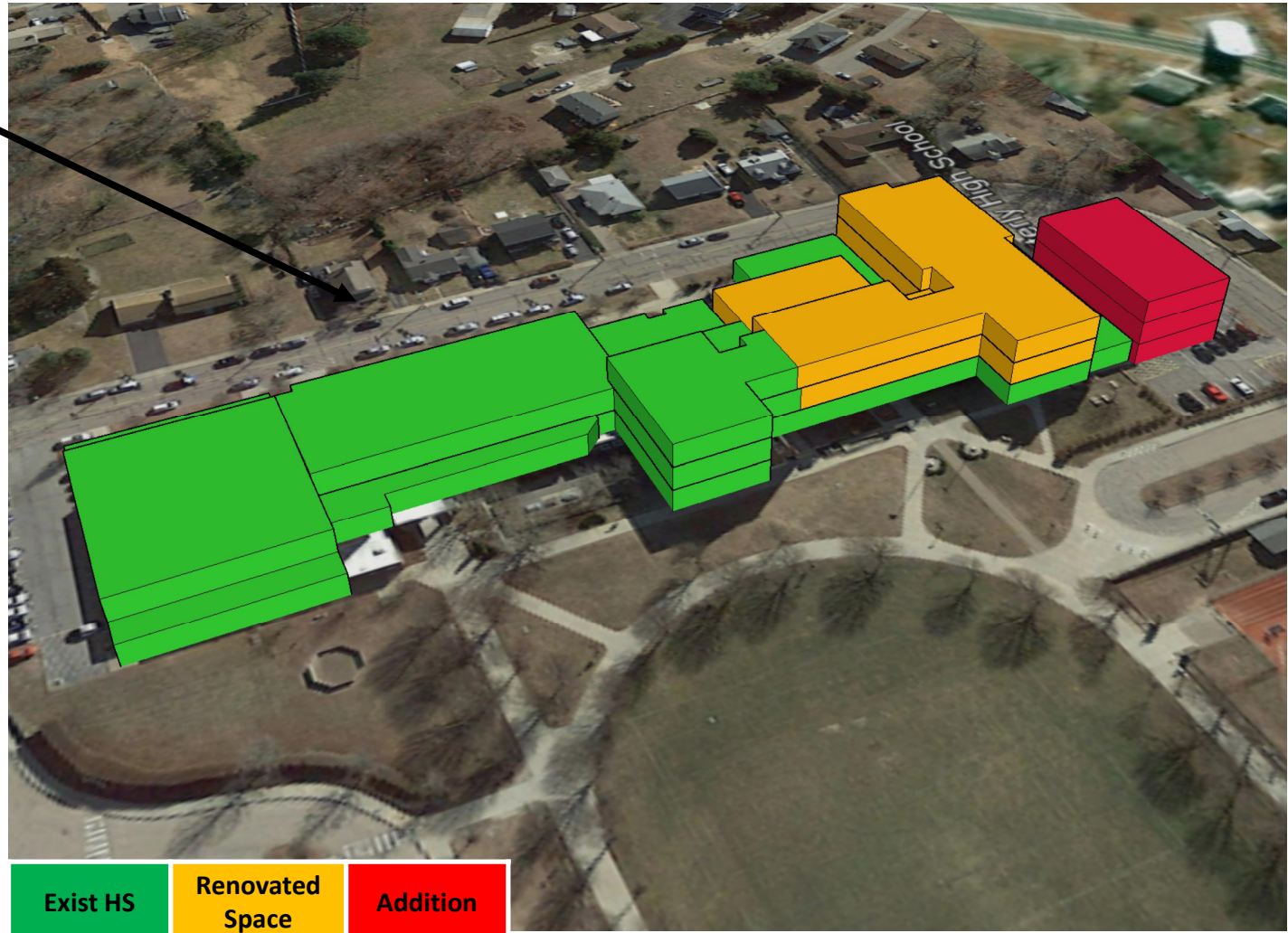
- RENOVATE LIBRARY FOR MATH

FIRST FLOOR

- 7/8 GRADE CLASSROOMS
- PATHWAYS

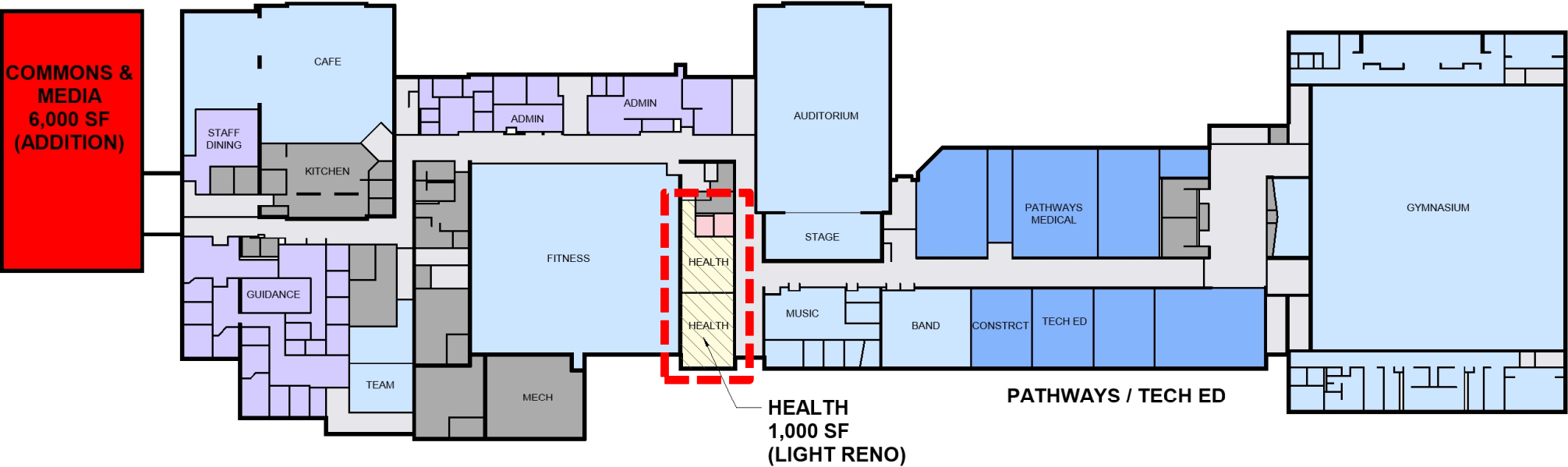
TBD

- ACCESSIBILITY – ELEVATOR, STAIR REQUIREMENTS
- PROGRAM SEPARATION



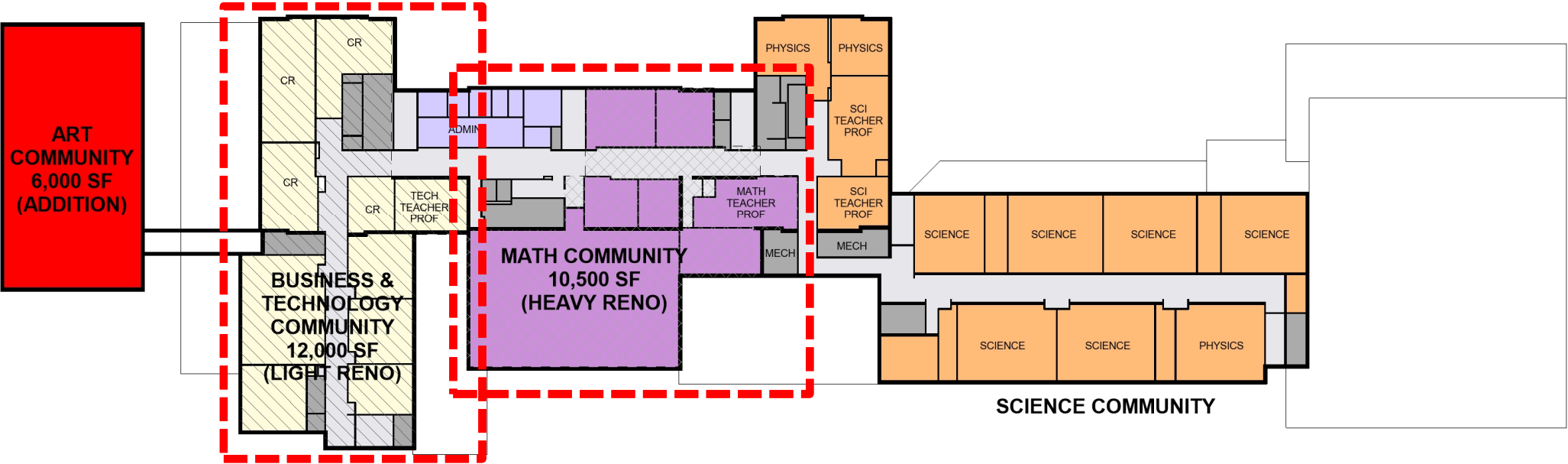
OPTION E – WARD HALL

FIRST FLOOR PLAN



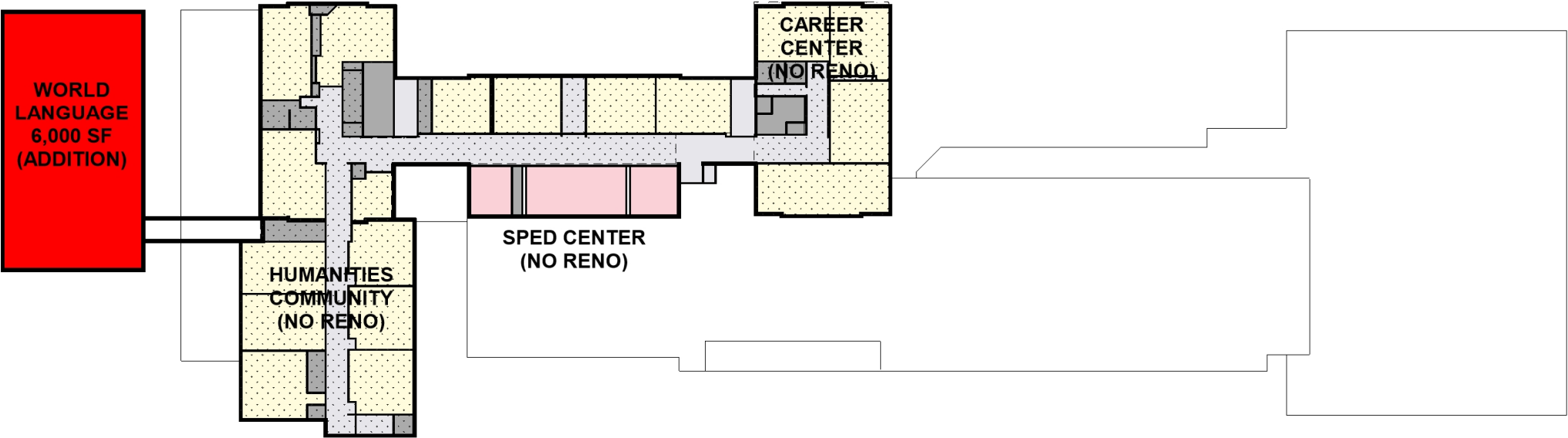
OPTION E – WARD HALL

SECOND FLOOR PLAN



OPTION E – WARD HALL

THIRD FLOOR PLAN



OPTIONS COMPARISON

	OPTION A	OPTION B	OPTION C	OPTION D	OPTION E
State Street Elementary School	Gr. K-4 Capital Projects	Gr. K-4 New 300 Student Elementary School	Close School Potential Future Community Use	Close School Potential Future Community Use	Close School Potential Future Community Use
Dunn's Corner Elementary School	Gr. K-4 Capital Projects	Gr. K-4 Renovations for Educational Adequacy & Capital Projects	Gr. K-4 150 Student Addition and Capital Projects	Gr. K-3 Renovations for Educational Adequacy & Capital Projects	Gr. PK-2 Small Addition and Capital Projects
Springbrook Elementary School	Gr. K-4 Capital Projects	Gr. K-4 Renovations for Educational Adequacy & Capital Projects	Gr. K-4 150 Student Addition and Capital Projects	Gr. K-3 Renovations for Educational Adequacy & Capital Projects	Gr. PK-2 Small Addition and Capital Projects
Westerly Middle School	Gr. 5-8 Capital Projects	Gr. 5-8 Priority Capital Projects	Gr. 5-8 Priority Capital Projects	Gr. 4-7 Priority Capital Projects	Gr. 3-6 Priority Capital Projects
Westerly High School (Ward Hall)	Gr. 9-12 Capital Projects	Gr. 9-12 Priority Capital Projects	Gr. 9-12 Priority Capital Projects	Gr. 9-12 Priority Capital Projects	Gr. 9-12 Additions and Renovations
Babcock Hall	BOE, Pre-K, Gr. 9-12 Capital Projects	BOE, Pre-K, Gr. 9-12 Priority Capital Projects	BOE, Pre-K, Gr. 9-12 Priority Capital Projects	BOE, Pre-K, Gr. 8-12 Renovations for Separate 8 th Grade Academy & Capital Projects	Gr. 7-8 Renovations for Separate 7/8 th Grade Academy & Capital Projects