



**Londonderry School District**  
**Daniel Black,**  
**Superintendent of Schools**

# Memo

**To:** Londonderry School Board  
**From:** Dan Black  
**Date:** June 13, 2024  
**Re:** Moose Hill Options Memo

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Attached to this memo is a short presentation laying out conceptual options for the School Board to consider around a follow up to the Moose Hill vote in March of 2024.

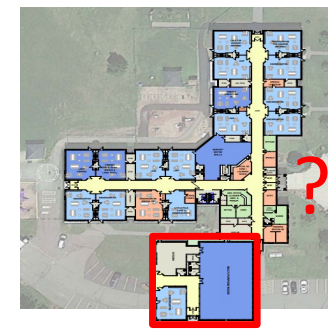
There are many more details to all of these options as they are presented.

At the conceptual level, the board will need to consider a plan that potentially:

- Brings back the same project from the March Vote
- Smaller Projects at Moose Hill
- Pairing Smaller Projects with Commercial Property
- Pairing Smaller Projects with existing space at Londonderry Middle School and/or Londonderry High School.

We do not have any costs at this time, except for projects that we already brought to the voters. As we did last year, we would need to pick a conceptual plan, work with those in the industry to make more detailed plans for the building that then lead to cost estimates that could be brought into the budget process.

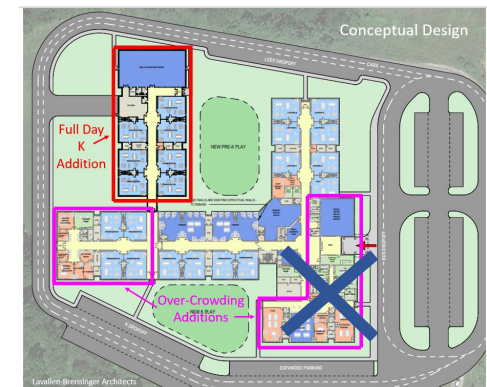
Between this meeting, the July 17<sup>th</sup> Meeting, and the August 6<sup>th</sup> meeting we are hoping to create a forum to coalesce around the best idea to solve our space issues while engaging with the community and get their feedback to help us reach that decision.



# Options for Moose Hill

Conceptual Updates

June 18<sup>th</sup>, 2024, School Board Meeting



# Tonight's Analysis and Next Steps

- For each of the options we are giving the School Board a “conceptual” update along with all the details yet to figure out.
  - For some of these updates – the strengths, issues, and trade-offs of each are starting to become a little clearer, but we will need to continue our due diligence.
- We are seeking feedback from the School Board and Community on all these options. We want to build consensus on the right way to move forward.
- We recommend the School Board articulates the goals they have for this process during the 2024-25 school year. Articulating those goals should help steer the right direction to move ahead.
- For all the options in front of us, knowing the sudden change in incoming Kindergarten enrollment over the last 10 months, and the difficulty in predicting the number of 5-year-olds that will enter our school system each year – it will be a difficult balance to find an option that ***helps our community find both a short term and long-term solution for Moose Hill.***

# Option 1: Bring Back Full Moose Hill Project To Voters

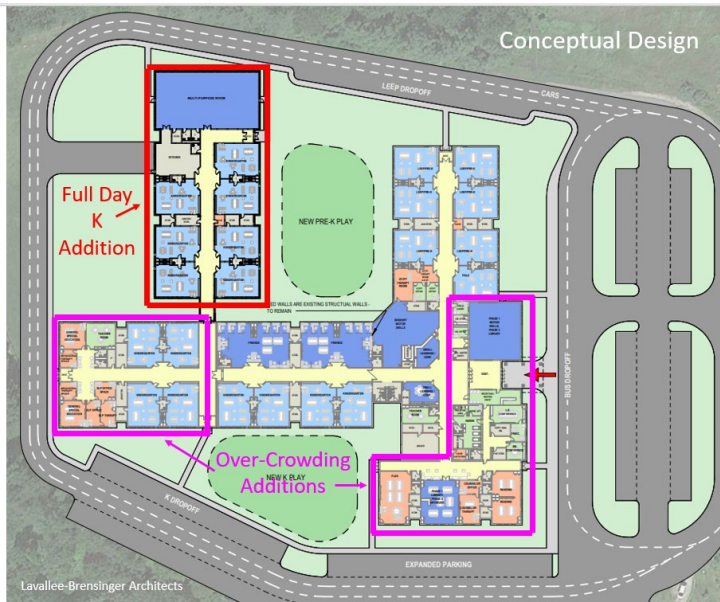
## Issues:

- 1) Even higher cost than March 2024 Vote at ~\$36.9M
- 2) **May or may not** gain higher support in community vote than 54% and 50% gained in March.
- 3) With sudden change in incoming Kindergarten enrollment over the last 10 months that will go through our system in the coming years, the full project may no longer make short term sense at this time.



**Recommendation:** With sudden change in enrollment for incoming Kindergarten cohorts over the last 10 months and knowing the factors driving that will not change quickly, we should move on from bringing back the full project at this time.

# Options 2A: A Smaller Build at Moose Hill (Trade-Offs)



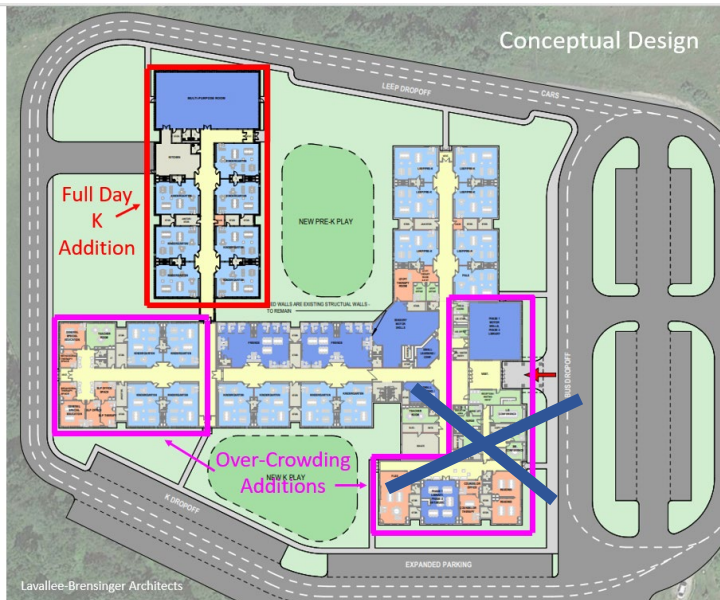
After the March vote, we have been meeting internally to determine viable options to reduce the overall size of the Moose Hill Project – finding creative ways to solve both remaining problems – while not creating insurmountable tradeoffs for our educational program.

Again, the typical pattern for building projects in New Hampshire is they fail to gain the 60% support the first time out – so revisiting and revising plans to bring back to voters is also very typical. (Especially with strong support with 50% and 54% we got this March). We planned to share these ideas at the Building Committee Meeting a few weeks ago.

## 2A Conceptual Reductions

- 1) Except for a **safer entrance**, do not update any of the existing building. Turn the existing building into Full Day Kindergarten Space, then LEEP for what remains. The “new wings” would focus on building what we still need for LEEP and the other programs and services that do not fit.
  - 1a) We think by designing new space for some of our self-contained programs – rather than retrofitting the current we could reduce the overall classroom ask by about **2.5 classrooms**.
- 2) Due to upcoming program changes in Special Education over the next five years we want to provide more services that “push in” to classrooms – potentially reducing the number of outside the classroom therapy spaces.

# Options 2A: A Smaller Build at Moose Hill



Should Be  
Less Than  
\$36.9M

Phase 1B  
was costed  
out at \$11.7M  
for last year's  
project

## Strengths

Maintain solid  
educational program

Building needs at MH  
addressed for decades  
(long term)

## Issues

Not a solid  
short term plan  
with current  
smaller  
enrollment

## 2A Conceptual Reductions Continued

3) Create an adult space in the “new wing” to reduce the space needs in student classrooms because Moose Hill was never meant to house this many adults. Having one adult space should reduce overall crowded feel and potentially reduce the total office space needed for staff.

4) **Question on the Perimeter Road:** With a smaller build is there a possibility to not have to build a perimeter road while still managing traffic and being in compliance with the fire department?

**Recommendation:** Tease out budget costs for a comparison, but ***do not pursue at this time*** because lower enrollment means more space has opened up within the other district elementary schools for at least a 5-year window.

# Delving into Smaller Incoming K Classes for the Future

For nearly a decade we averaged about **300 students** per grade (+/-) in the elementary schools, where about 260 were in our half day Kindergarten program and another 40 joined at 1<sup>st</sup> grade.

Of those 300, about 200 to 220 seemed to be children born in Londonderry, with the additional students moving into Londonderry after they were born.

However, 1) High Housing Prices + 2) High Interest Rates + 3) Moose Hill Messaging + 4) No Full Day Kindergarten + 5) School Choice options have led to 2 classes back-to-back where enrollment is closer to the births in town without the moves ins.

| Projection<br>6/7/24 |                 | Kindergarten | 1st Grade | 2nd Grade | 3rd Grade | 4th Grade | 5th Grade | Totals |
|----------------------|-----------------|--------------|-----------|-----------|-----------|-----------|-----------|--------|
|                      | 2024-25         | 180          | 213       | 290       | 301       | 298       | 278       | 1560   |
|                      | Sections Needed | 6            | 11        | 15        | 15        | 14        | 13        | 74     |
|                      | 2025-26         | 207          | 195       | 213       | 290       | 301       | 298       | 1504   |
|                      | Sections Needed | 6            | 10        | 11        | 15        | 15        | 14        | 71     |

# These 2 Small Classes Provide An Opportunity on Full Day Kindergarten

If we are able to maintain 77 regular education sections K to 5, we would be able to have Full Day Kindergarten at Moose Hill & the 3 Elementary Schools **with our existing space and our existing staff.** This means no personnel budgetary impact we are projecting at this time for 2025-26 or beyond.

We would still need a **smaller build at Moose Hill** (Cafeteria, Kitchen + 2 to 4 classrooms) to make all the programming needs work. There would be continued space issues at Moose Hill until that smaller build is complete for both Full Day Kindergarten & LEEP.

|                 | Full Day     |           |           |           |           |           |        |
|-----------------|--------------|-----------|-----------|-----------|-----------|-----------|--------|
|                 | Kindergarten | 1st Grade | 2nd Grade | 3rd Grade | 4th Grade | 5th Grade | Totals |
| 2024-25         | 180          | 213       | 290       | 301       | 298       | 278       | 1560   |
| Sections Needed | 10           | 11        | 15        | 15        | 14        | 13        | 78     |
| 2025-26         | 207          | 195       | 213       | 290       | 301       | 298       | 1504   |
| Sections Needed | 11           | 10        | 11        | 15        | 15        | 14        | 76     |
| 2026-27         | 272          | 222       | 195       | 213       | 290       | 301       | 1493   |
| Sections Needed | 14           | 12        | 10        | 11        | 15        | 15        | 77     |
| 2027-28         | 216          | 287       | 222       | 195       | 213       | 290       | 1423   |
| Sections Needed | 11           | 15        | 12        | 10        | 11        | 15        | 74     |
| 2028-2029       | 223          | 231       | 287       | 222       | 195       | 213       | 1371   |
| Sections Needed | 12           | 12        | 15        | 12        | 10        | 11        | 72     |

# Option 2B: Even Smaller Build at Moose Hill



Cafeteria  
Kitchen  
Adult Space  
Adult Bathrooms  
*Classrooms Needed???*

And Safer Entrance

Around **8,000 - 11,000 sq ft** which includes – Cafeteria that doubles as a gym and large meeting space – Kitchen – and 2 to 4 classrooms with additional adult space.

We would still want a “double buzz in” entrance at Moose Hill within the new plan for safety.

This option should be less than \$36.9M.

## Strengths

Smaller Costs

Solves Moose Hill issues for the short term

Allows for quick Full Day Kindergarten transition (2025-26)

Allows us time to watch enrollment trends further

## Issues

Vulnerable to increases in enrollment

Full Day Kindergarten in 4 Sites  
(3 of them in 900 sq ft Classrooms)

Space issues at Moose until completed

**Recommendation:** Continue to tease out the viability of this strong option & get community feedback.

# Option 3: Cafeteria at Moose + Commercial Property



Cafeteria  
Kitchen  
Adult Bathrooms  
~6000 SQ FT  
And Safer Entrance

+



6 Buttrick Road is conceptually very promising for potentially solving two separate space problems we currently have

This proposal would entail:

- 1) Full Day Kindergarten at Moose Hill
- 2) District Office on the 3<sup>rd</sup> Floor of the Buttrick Building
- 3) Preschool Program on Floors 1 and 2 of the Buttrick Building

# Option 3: Cafeteria at Moose + Commercial Property



Costs unknown but  
should be less than \$36.9M

Sale Price Listed at \$3.9M  
+ *Renovations for DO & Preschool*

## Strengths

Should Be Smaller Costs Overall

Solves Moose Hill Issues for the Short Term &  
Potentially Long Term

**\*\*Solves District Office for the Long Term\*\***

Allows for Quick Full Day  
Kindergarten Transition (2025-26)

We are working with a construction manager now to plan out the viability of the Buttrick Road Property for both the District Office and Preschool. Hopefully, we have those details and clearer costs ready by the July 17<sup>th</sup> school board meeting.

## Issues

Breaks Up Kindergarten & Preschool. More Transitions.

Reproduce Staff in both buildings - increasing the Operating Budget. Travel Time between buildings will make programs harder logistically.

Long Term we may not need 16,000 Sq Ft of Instructional Space

High Level Conceptual Looks Good – there are many details that may not work out to make this option work for Preschool.

Full Day Kindergarten in 4 Sites Short Term

Space issues at Moose until completed

**Recommendation:** Continue to tease out the viability of this strong option & get community feedback.

# Option 4: Look for Space at LHS or LMS

## LHS



Now that the district office is back in the picture for commercial space options – do we want to research if either the Preschool or District Office (or both) could realistically fit somewhere inside of LHS and/or LMS?

## LMS



If we do that exercise and develop reasonable plans, we would then need to work with a construction manager to figure out the building space, parking, safety and separation of programs for parents & the public for programming and costs.

We have the space conceptually by making the argument:

- 1) Majority of the classrooms are filled up the majority of the teaching periods throughout the day.
  - a) but for LHS that is at least 5 out of 8 periods
  - b) and for LMS that is at least 6 out of 9 periods
- 2) We would need to update the master schedule and rotate **more programs** – **more staff** – and **more students** throughout the day to create open space in either school.

# Option 4: Look for Space at LHS or LMS

LHS



## Strengths

Potentially Smaller Costs than 1<sup>st</sup> Two Options

Option Most Aligned to Longer Term Enrollment Decline

Solves Multiple Space Issues for School District

LMS



## Issues

Breaks Up Kindergarten & Preschool. More Transitions.

Reproduce Staff in both buildings - increasing the Operating Budget. Travel Time between buildings will make programs harder logistically.

Will disrupt space and programs in both buildings and force more rotating staff and students throughout the day.

The details to create a separate space for staff, students, and DO staff may create unattractive options for many parts of the organization – and parents & students.

Much like the commercial property option – will work better for the District Office than the Preschool.

Space issues at Moose until completed

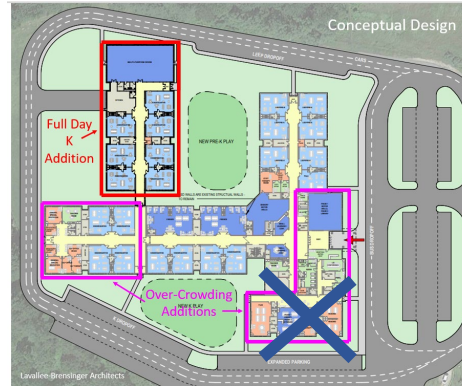
**Recommendation:** Figure out what classrooms and/or programs could rotate more to create space for DO and/or preschool with viable options to create separate and safe spots at both locations.

## Full Project



### Option 1

## Smaller Build



### Option 2A

Neither project seems viable currently with two smaller classes back-to-back currently – in terms of needing short term space and gaining 60% community support for the project.

Community Support and Feedback Could Change this Dynamic



### Option 2B

Even Smaller Moose Only

Wait & See  
with Enrollment



### Option 3

Moose Cafeteria + Buttrick

Great for District Office

Raises Operating Budget too

Need to determine Preschool Logistic Viability



We can delve into and tease out as many details as possible by next month on both of these strong options for further consideration.

*Do we want to explore space at LHS and LMS too?*

### Option 4

Conceptual Ideas would be 4 to 6 Weeks behind the others. 13  
(But we have time for budget season)

# Details We Need to Answer on Options 2B & 3

## 2B: Even Smaller Moose Hill Build Only

- How many classrooms do we need added to Moose Hill?
  - Do we need to move the portables and use them while we build?
- What is the safer entrance plan and how much will it cost?
- How should we design the adult space to limit the overcrowding problems?
- (Short Term) How do we do lunch in a full day program before a cafeteria is built?
- What do the “specials” look like at Moose Hill compared to the other 3 schools who have those programs and teachers?
- At what level of **increased** enrollment and total K to 5 sections will we have space issues again?
- At what level of total **decreased** enrollment do we start discussing the total number of elementary school buildings we need?
- How does full day kindergarten effect buses, and normal exit and entrance schedules for everyone at Moose Hill?
- Would there be any capital costs at the other 3 elementary schools for creating a few kindergarten spaces in their schools?
- How would we decide Kindergarten placement between Moose Hill and the other 3 elementary schools?

## 3: Moose Cafeteria + Buttrick Lane

### **Moose Hill**

- Do we need to move the portables and use them while we build?
- What is the safer entrance plan and how much will it cost?
- How should we design the adult space to limit the overcrowding problems in the future?
- At what point could we move all of Kindergarten back into Moose Hill?
- (Short Term) Would there be any capital costs at the other 3 elementary schools for creating a few kindergarten spaces in their schools?
- (Short Term) How would we decide Kindergarten placement between Moose Hill and the other 3 elementary schools?

### **Buttrick Lane**

- Can we fit the entire Preschool program in the indoor space?
- How will we have a playground?
- Will parking work for staff and the normal entrance and exit of buses and parents?
- What will the effect be on the operating budget when staff are reproduced at 2 sites?
  - What will be the staff that potentially move between both places and does that work logistically around programming?
- How do we do lunch/breakfast for the preschool for families that are interested?
  - Do we have the space to feed students separately or is it in the classroom?
- What will the costs be for the District Office at Buttrick Lane?
- What will the costs be for Preschool at Buttrick Lane?
- At what point in total decrease enrollment would we not need Buttrick Lane as an option for the preschool?

Questions?  
Proposals?  
Feedback?

What else does the School Board need to learn at the July 16<sup>th</sup> and August 6<sup>th</sup>  
School Board Meetings to start to form a direction and their goals?