

District: Granby  
School Name: Granby Junior/ Senior High School  
Category: Preferred Schematic  
Date: May 26, 2010

Recommendation:

That the Executive Director be authorized to approve the Town of Granby, as part of its Invitation for Feasibility Study, to proceed into schematic design for replacement of the existing Granby Junior/Senior High School. MSBA staff has reviewed the feasibility study and accepts the District's preferred solution to replace the existing Granby Junior/Senior High School with a new facility designed for a maximum of 630 students serving grades 6-12 on the site of the existing building.

Background:

The Town of Granby identified the Granby Junior/Senior High School as the District's priority Statement of Interest, and this school was the focus of the feasibility study submitted to the MSBA.

The Granby Junior/Senior High School currently houses grades 7-12 with a 2009-10 enrollment of 551. The existing two-story steel and masonry building, built in 1960, is approximately 86,800 square feet. The District has identified a number of deficiencies associated with the building envelope, the HVAC system, electrical and plumbing systems, and several accessibility and life safety issues. In addition to the physical plant concerns, the District has stated that nearly all of the core curriculum spaces are undersized when compared to the MSBA guidelines and that there is a lack of storage space for classrooms, administrative, athletic, and maintenance. By comparison, the current MSBA space guidelines for a 550 student school yields a 124,300 gross square foot facility.

The District's total student population is approximately 1,200. In addition to the Junior/Senior High School, there are two additional schools, the West Street Elementary School serving grades PK-3 and the East Meadow Elementary School serving grades 4-6. The East Meadow Elementary School is located on the same site as the Junior/Senior High School and separated by approximately 75 yards. The District has filed SOIs for both elementary schools and has cited similar deficiencies, as listed above.

The District had performed a feasibility study in 2003, and given the size of its total population and the condition of its three buildings, the District had concluded that the most cost effective option was to construct a new K-12 single campus building to house all of its students. After reviewing this initial study and concurring with the efficiencies of a single building solution both for building and long-term operation, MSBA staff recommended and the MSBA Board of Directors voted in June of 2009 to support the District's preferred alternative to proceed into schematic design to produce a centralized

K-12 facility. However, due to financial constraints within the District, ultimately the community was not able to support this option (estimated \$82.7 million). Therefore, the District obtained funds to conduct a new feasibility study to look at alternatives geared toward addressing the building and programmatic deficiencies at the Junior/Senior High School that would be financially feasible for the community to support. The District still believes that the best long-term solution remains to construct a centralized K-12 facility but recognizes that this option remains economically unfeasible at this time. The Designer is proposing a layout designed with the flexibility to allow for the future expansion of a centralized K-12 facility.

### Discussion

In an effort to reach a conclusion for a preferred alternative that resolves the deficiencies at the current Junior/Senior High School, addresses overcrowding at the elementary schools, and produces a project that the community can support, the District studied multiple options including no-build, addition-renovation, and new construction. The District in conjunction with its Designer evaluated five new construction options, six addition/ renovation options, and three no-build options.

The options studied also explored potential grade restructuring at the Junior/Senior High School as a means to alleviate overcrowding at the existing elementary schools. Although grade restructuring would not resolve the physical plant deficiencies at the elementary schools initially, the proposed alternative design allows for the possible future expansion of the Junior/Senior High School as one option to address these issues.

***‘Option 3F’*** proposes the construction of a new facility on the existing site, adjacent to the existing Junior/Senior High School and East Meadow School. Addition/ renovation options were eliminated from contention due to the cost associated with replacing the failing and inefficient building envelope, the need to completely replace aging mechanical, electrical, and plumbing systems, and the need to provide non-existent accessibility and life safety features.

At the May 12, 2010 Facilities Assessment Subcommittee meeting, the District and its Designer presented their proposed project for new construction that would allow the greatest flexibility in satisfying the spatial and organizational requirements of their educational program for a Junior/Senior High School. Grades 6-8 and 9-12 have separate classroom wings respectively, connected through a shared core consisting of the media center, cafeteria, kitchen, gymnasium, auditorium, and administrative spaces. Special Education spaces are integrated throughout and sustainable features will be further developed in the subsequent phases of design. The proposed location of the new building is situated on the site for potential future expansion and connection with the East Meadow School. The existing Junior/Senior High School facility will remain completely functional throughout construction of the new building. Upon completion of the new building students will be moved in, the existing building will be demolished, and remaining site work will be completed.

Based upon the estimated costs and evaluation summarized in Table 1, the District and its Designer have determined that the most cost-effective solution that meets the District’s educational needs, priorities, and budget is to replace the existing Granby Junior/Senior High School with a new 6-12 facility on the existing site. The District has selected ‘*Option 3F*’ as their preferred option moving forward into schematic design.

**Summary of Preliminary Design Pricing**

**Table 1**

<b>Option (Description)</b>	<b>Enrollment (Grades)</b>	<b>Total Gross SF</b>	<b>SF of Renovated Space (Cost/SF)</b>	<b>SF of New Construction (Cost/SF)</b>	<b>Estimated Total Construction (Cost/SF)</b>
<b>Option 1-</b> Code Upgrades; Deferred Maintenance	540 (7-12)	86,803	86,803 (\$235.78/SF)	0 (\$0/SF)	\$20.5M (\$235.78)
<b>Option 2A</b> Renovation/Addition	540 (7-12)	135,970	86,803 (\$239.40/SF)	49,167 (\$331.21/SF)	\$37.0M (\$272.60/SF)
<b>Option 2B</b> New Construction	540 (7-12)	134,968	0 (\$0/SF)	134,968 (\$308.43/SF)	\$41.6M (\$308.43/SF)
<b>Option 3A</b> Renovation/Addition	630 (6-12)	148,835	73,735 (\$243.57/SF)	75,100 (\$295.08/SF)	\$40.1M (\$269.56/SF)
<b>Option 3B</b> New Construction	630 (6-12)	140,739	0 (\$0/SF)	140,739 (\$302.21/SF)	\$42.5M (\$302.21/SF)
<b>Option 3C</b> Renovation/Addition	630 (6-12)	149,022	86,803 (\$237.14/SF)	62,219 (\$307.84/SF)	\$39.7M (\$266.66/SF)
<b>Option 3D</b> New Construction	630 (6-12)	139,122	0 (\$0/SF)	139,122 (\$299.70/SF)	\$41.7M (\$299.70/SF)
<b>Option 3E</b> Renovation/Addition	630 (6-12)	139,354	86,803 (\$238.64/SF)	52,551 (\$326.33/SF)	\$37.9M (\$271.71/SF)
<b>Option 3F</b> <i>New Construction Preferred Option</i>	<b>630</b> <b>(6-12)</b>	<b>128,253</b>	<b>0</b> <b>(\$0/SF)</b>	<b>128,253</b> <b>(\$287.01/SF)</b>	<b>\$36.8M</b> <b>(\$287.01/SF)</b>
<b>Option 4A</b> Renovation/Addition	1170 (K-12)	229,693	124,436 (\$247.55/SF)	105,257 (\$297.64/SF)	\$62.1M (\$270.51/SF)
<b>Option 4B</b> New Jr/Sr HS E. Meadow Renov.	1170 (K-12)	223,693	37,633 (\$277.69/SF)	186,060 (\$281.32/SF)	\$62.8M (\$280.71/SF)
<b>Option 5-West Street</b> Code Upgrades; Deferred Maintenance	360 (PK-3)	44,139	44,139 (\$217.63/SF)	0 (\$0/SF)	\$9.6M (\$217.63/SF)
<b>Option 5-East Street</b> Code Upgrades; Deferred Maintenance	270 (4-6)	37,633	37,633 (\$211.05/SF)	0 (\$0/SF)	\$7.9M (\$211.05/SF)

Note Site costs carried in both renovations and additions on a pro rata basis

Renovation costs do not include costs for temporary classrooms

MSBA staff has received, reviewed and accepts the Designer's feasibility study submission indicating the preferred option selected by the District and the options that have been explored on behalf of the District. MSBA staff has reviewed and discussed the options and corresponding space summaries with the District and the Designer to better understand which educational program is most-beneficial and efficient for the Town of Granby in accordance with MSBA guidelines. Staff has addressed areas of concern with respect to the program and overall space required to accommodate the District's program and will continue to work with the District as the project progresses into the subsequent phases.

MSBA staff has reviewed the Feasibility Study and the enrollment data submitted by the District and has found:

- 1) All initial paperwork required has been processed including an executed Initial Certificate of Compliance, the composition of the School Building Committee for MSBA approval, and completed enrollment information.
- 2) Mutual agreement has been reached between the MSBA and the District for a design enrollment of 630 students serving grades 6-12 for the new Granby Junior/Senior High School.
- 3) The feasibility study submitted to the MSBA is comprehensive in scope, and the District's preferred option is reasonable. Given the existing facility's deficiencies and programmatic issues, the MSBA agrees with the District's preferred alternative to construct a new Junior/Senior High School facility serving grades 6-12. Further, the proposed alternative has been designed with the flexibility to potentially accommodate future expansion to create a district-wide K-12 facility.
- 4) An operational budget for educational objectives and a capital budget have been submitted to the MSBA for review.
- 5) MSBA staff will work with the District to establish a design budget and an understanding of MSBA considerations and levels of funding currently participating in the program.

Based on the review outlined above, staff recommends that the Town of Granby be approved to proceed into schematic design to replace the existing Junior/Senior High School with a new facility serving grades 6-12 on the existing site.