

District: Southwick-Tolland Regional School District
 School Name: Southwick-Tolland Regional High School
 Recommended Category: Preferred Schematic
 Date: September 21, 2011

Recommendation

That the Executive Director be authorized to approve the Southwick-Tolland Regional School District, as part of its Invitation to Feasibility Study, to proceed into schematic design for an addition and renovation project at the Southwick-Tolland Regional High School to create a new Southwick-Tolland Regional Middle/High School, and repair projects at the Woodland Elementary School and the Powder Mill Middle School, contingent upon successful expansion of the Regional School District to include the Town of Granville. MSBA staff reviewed the Feasibility Study and subsequent submittals and accept the District’s campus-based preferred solution, contingent upon a successful outcome of its efforts to expand the existing regional school district.

District Information	
District Name	Southwick-Tolland Regional School District
Elementary School(s)	Woodland Elementary School (PK-4)
Middle School(s)	Powder Mill Middle School (5-8)
High School(s)	Southwick-Tolland High School (9-12)
Priority School Name	Southwick-Tolland Regional High School
Type of School	High School
Grades Served	9-12
Year Opened	1959
Total Square Footage	106,995
Additions	None
Acreage of Site	110-acre parcel of land that includes the Southwick-Tolland Regional High School, Powder Mill Middle School, Woodland Elementary School, and Southwick Public Library
Building Issues	<p>The District noted deficiencies in the Southwick-Tolland Regional High School in the following areas:</p> <ul style="list-style-type: none"> - Exterior envelope (walls & windows) - HVAC - Plumbing - Electrical (including emergency lighting) - Fire protection - Accessibility - Roof - Septic System <p>In addition to the physical plant issues, the District reported that inadequate spaces inhibit delivery of its educational program and contribute to issues related to NEASC accreditation.</p>

District Information	
	<p>The District noted deficiencies in the Woodland Elementary School and the Powder Mill Middle School in the following areas:</p> <ul style="list-style-type: none"> - Structural - Exterior envelope - HVAC - Plumbing - Electrical - Accessibility - Roof <p>In addition, the District noted deficiencies with the windows, doors, and fire protection systems at the Woodland Elementary School and issues with the finishes at the Powder Mill Middle School.</p>
Original Design Capacity	Unknown
2010-2011 Enrollment	Southwick-Tolland Regional High School (9-12): 553 Powder Mill Middle School (5-8): 572 Woodland Elementary School (PK-4): 606 Granville Village (K-8): 149
Agreed Upon Enrollment	Based on proposed grade reconfiguration and inclusive of further regionalization: Southwick-Tolland Regional Middle/High School (7-12): 790 Powder Mill Middle School (3-6): 545 Woodland Elementary School (K-2): 400
Enrollment Specifics	<p>The initial proposed project was to address overcrowding and physical plant issues at the Woodland Elementary School.</p> <p>The District investigated grade reconfiguration as a means to potentially enhance delivery of its educational program and evaluate a campus-wide solution to support its regionalization efforts. The District is proposing the following grade reconfigurations that inform the agreed-upon design enrollments listed above:</p> <ul style="list-style-type: none"> Woodland Elementary School from grades PK-4 to grades PK-2 Powder Mill Middle School from grades 5-8 to grades 3-6 Southwick-Tolland Regional High School from grades 9-12 to Southwick-Tolland Regional Middle/High School grades 7-12

MSBA Board Votes	
Invitation to Feasibility Study for Woodland ES	November 28, 2007
Invitation to Feasibility Study for Southwick-Tolland Regional High School, Powder Mill	July 27, 2011

MSBA Board Votes	
Middle School, and Woodland Elementary School	
Preferred Schematic Authorization	September 28, 2011
Project Scope & Budget Authorization	District is targeting Board authorization on November 16, 2011.

Consultants	
Owner's Project Manager	Strategic Building Solutions
Designer	JCJ Architecture

Discussion:

The District originally identified the Woodland Elementary School as the prioritized Statement of Interest. Subsequent to the District being invited to collaborate with the MSBA on potential solutions to the Woodland Elementary School in late 2007, the District conducted a separate regionalization study to explore the potential benefits of expanding the existing regional school district to include the Town of Granville. Based on the results of this study, the District is actively pursuing an expansion of the existing Regional School District to include the Town of Granville, which will culminate in town votes scheduled for September and October 2011.

The District requested that the MSBA support its regionalization efforts by allowing the District to explore campus-wide solutions to address all of its educational facility needs at this time. On July 27, 2011, the MSBA Board of Directors invited the District to conduct Feasibility Studies to investigate addition and renovation options at the Southwick-Tolland Regional High School and repairs at the Powder Mill Middle School and Woodland Elementary Schools.

The existing Southwick-Tolland Regional High School, which is now the District's prioritized Statement of Interest, is a 106,995 square-foot facility that was constructed in 1971. The District's study reports a number of infrastructure deficiencies and inadequate spaces that inhibit delivery of its educational program. The existing Powder Mill Middle School, originally designed as a Junior/Senior High School, is a 94,187 square-foot facility that was constructed in 1954 with additions in 1960 and 1990. The Woodland Elementary School is a 67,865 square-foot facility that was constructed in 1959 with additions in 1965 and 1990.

The District initially considered four district-wide options, including:

Option 1 includes work on all four of the existing educational facilities in the Towns of Southwick and Granville:

- Granville Village K-8 School – Repairs, renovations, and additions (12,000 sf) to convert the existing facility into an early childhood center to serve grades PK-1
- Woodland Elementary School – Removal of existing modulares, renovations and repairs to serve grades 2-4
- Powder Mill Middle School – Repairs to continue to serve grades 5-8
- Southwick-Tolland Regional High School – Repairs, renovations, and additions to continue to serve grades 9-12

Option 2A includes work on all three of the existing educational facilities in Southwick and most closely reflects the original prioritized Statement of Interest submitted by the District:

- Woodland Elementary School – Removal of existing modulars, repairs, renovations and additions to serve grades PK-4
- Powder Mill Middle School – Repairs to continue to serve grades 5-8.
- Southwick-Tolland Regional High School – Repairs, renovations, and additions to continue to serve grades 9-12.

Option 2B includes work on all three of the existing educational facilities in Southwick:

- Woodland Elementary School – Removal of existing modulars; repairs, renovations and additions at the Woodland Elementary School to serve grades PK-5
- Powder Mill Middle School – Repairs to serve grades 6-8
- Southwick-Tolland Regional High School – Repairs, renovations, and additions to continue to serve grades 9-12

Option 3 includes work on all three of the existing educational facilities in Southwick:

- Woodland Elementary School – Removal of existing modulars and repairs to serve grades PK-2
- Powder Mill Middle School – Repairs to serve grades 3-6
- Southwick-Tolland Regional High School – Repairs, renovations, and additions to serve grades 7-12

The District advanced Options 2A and 3 for further development in the final evaluation of options. Option 3, the District's preferred solution, offers the following benefits:

- Establishes a range of grades for which the resulting school populations for both the Woodland Elementary School and the Powder Mill Middle School are more appropriate for the age of the students;
- Promotes the sharing of resources and staff, enabling the District to expand opportunities for a broader scope of curriculum in athletics, arts, theater, and social opportunities with the larger population in a middle/high school population;
- Coordinates college readiness efforts within the same building;
- Aligns District's school facilities and the proposed student populations more effectively to allow for new construction to be limited to only one facility; and
- Consolidates the District bus runs from a three-tier to a two-tier system thereby reducing operating costs.

At its meeting on August 24, 2001, the MSBA's Facilities Assessment Subcommittee raised a number of questions on the District's presentation, including questions related to day-lighting in the existing high school facility, the number of proposed science labs, and educational adjacencies of the proposed spaces provided to support English language learners. In response to these questions and concerns, the District has proposed the following:

- Day-lighting is being addressed through a proposed shift in the location of the additions. This effort continues, and efficiencies are being sought to provide for additional day-lighting opportunities while limiting the size of the additions to the extent possible.

- The District has reduced the number of science classroom/labs in the high school by one to comply with MSBA guidelines.
- The District is proposing three science classroom/labs in the middle school. Two of the classroom/labs are included in the addition, and the third space will be designed as flexible teaching space to be located within the existing facility between the auditorium and cafeteria.
- The District has adjusted its program space to better align English language learning with other curriculum spaces.
- The District and the Town of Granville continue to work on finalizing a few details regarding the final language of the proposed Regional School District Agreement.

MSBA staff will continue to work with the District during the early phases of schematic design to understand developments in the building layout and floor plans and how they address the questions raised at the August 24, 2011 Facilities Assessment Subcommittee meeting.

The District provided a summary of preliminary design pricing for Options 2A and 3, presented below.

Option (Description)	Total Gross Square Feet	Square Feet of Renovated Space (cost*/sf)	Square Feet of New Construction (cost*/sf)	Site, Building Takedown, Haz Mat. Cost*	Estimated Total Construction** (cost*/sf)	Estimated Total Project Costs
Option 2A						
Southwick-Tolland Regional High School (9-12) Repairs, Renovations, & Additions	128,000	107,000 (\$103/sf)	21,000 (\$275/sf)	\$1,924,000	\$18,699,200 (\$146/sf)	\$26,320,200
Powder Mill Middle School (5-8) Repairs	89,784	89,784 (\$151/sf)	0 (NA)	\$240,000	\$13,771,500 (\$153/sf)	\$20,224,000
Woodland Elementary School (PK-4) Repairs, Renovations, & Additions	88,300	67,800 (\$90/sf)	20,500 (\$268/sf)	\$2,035,700	\$13,669,500 (\$155/sf)	\$19,248,000
Option 2A Total					\$45,810,376	\$65,792,200
Option 3 – District’s Preferred Solution						
Southwick-Tolland Regional High School (7-12) Repairs, Renovations & Additions	169,000	107,000 (\$135/sf)	62,000 (\$188/sf)	\$2,225,000	\$28,317,900 (\$168/sf)	\$39,545,600
Powder Mill Middle School (3-6) Repairs to Existing Building	89,784	89,784 (\$151/sf)	0 (NA)	\$240,000	\$13,771,500 (\$153/sf)	\$20,224,000
Woodland Elementary School (PK-2) Repairs	67,800	67,800 (\$98/sf)	0 (NA)	\$841,000	\$7,480,300 (\$110/sf)	\$9,767,600
Option 3 Total					\$48,789,064	\$69,537,200

MSBA staff reviewed and discussed the options with the District and the Designer to better understand the proposed campus-based solution and how it best supports delivery of the District's educational program and its ongoing efforts to expand the Regional School District to include Granville. Although the District's preferred solution is 6% higher in cost than Option 2A, this solution better supports its educational program and increases the opportunities to share resources.

MSBA has received and reviewed the Designer's Feasibility Study submission that identifies the options that have been explored on behalf of the District and the preferred solution selected by the District, all subsequent submittals, and the enrollment data and found:

- 1) All initial paperwork required has been processed including an executed Initial Certificate of Compliance, the composition of the School Building Committee, and the enrollment information.
- 2) MSBA has completed an enrollment projection and has reached a mutual agreement with the District of a design enrollment of 745 students, exclusive of adding the 7th and 8th enrollment from the Town of Granville, and 790 students, inclusive of adding the 7th and 8th grade enrollment from the Town of Granville, for a Southwick-Tolland Regional Middle/High School.
- 3) MSBA has completed an enrollment projection and has reached a mutual agreement with the District of a design enrollment of 545, inclusive of adding enrollment from the Town of Granville students for the Powder Mill Middle School.
- 4) MSBA has completed an enrollment projection and has reached a mutual agreement with the District of a design enrollment of 400, inclusive of adding enrollment from the Town of Granville students for the Woodland Elementary School.
- 5) The District has submitted an operational budget for educational objectives and a capital budget to the MSBA for review.
- 6) MSBA staff reviewed the Feasibility Study and subsequent material and it finds that the options investigated were sufficiently comprehensive in scope, the approach undertaken in this study appropriate, and the District's preferred solution is reasonable and cost effective and meets the needs identified by the District.
- 7) The District's schematic design submittal will be subject to final review and approval by the Department of Elementary and Secondary Education as part of the schematic design submittal prior to a Project Scope and Budget Agreement.

Based on the review outlined above and contingent upon successful integration of the Town of Granville into the existing regional school district, staff recommend that the Southwick-Tolland Regional School District be approved to proceed into schematic design for an addition/renovation project at the existing Southwick-Tolland Regional High School to create a new Southwick-Tolland Regional Middle/High School, based on a design enrollment of 790 students; and, repair projects at the Woodland Elementary School and the Powder Mill Middle School.

Should the District's ongoing efforts to add the Town of Granville to the existing regional school district fail, staff recommend that the Southwick-Tolland Regional School District be approved to proceed into schematic design for an addition/renovation project at the Southwick-Tolland Regional High School to create a new Middle/High School based upon a design enrollment of 745 students for grades 7-12.