

District: Southwick-Tolland Regional School District
 School Name: High School (Board previously invited Woodland Elementary School)
 Recommended Category: Reprioritization of District Selected Project
 Date: July 27, 2011

Recommendation:

That the Executive Director be authorized to approve the Southwick-Tolland Regional School District, previously invited to conduct a Feasibility Study at the Woodland Elementary School, to collaborate with the MSBA to conduct a Feasibility Study for renovation and addition options at Southwick-Tolland Regional High School and for repairs at the Woodland Elementary School and the Powder Mill Middle School. Based on discussions with the District and the Department of Elementary and Secondary Education and a review of the District's Preliminary Design Program, MSBA staff recommends that the Board of Directors authorize the Executive Director to invite the Southwick-Tolland Regional School District to collaborate with the MSBA to conduct a Feasibility Study for renovation and addition options at Southwick-Tolland Regional High School and repair options at the Woodland Elementary School and the Powder Mill Middle School, as part of a campus-based solution to support the District's ongoing regionalization efforts to expand the existing regional school district to include the Town of Granville.

District Information	
District Name:	Southwick-Tolland Regional School District
Elementary School:	Woodland Elementary (PK-4)
Middle School:	Powder Mill (5-8)
High School:	Southwick-Tolland Regional High (9-12)
Priority School Name:	Woodland Elementary School
Type of School:	Elementary School
Grades Served:	PK-4
Year Opened:	1959
Total Square Footage:	67,865
Additions:	Includes 3 modular classrooms
Acreage of Site:	110 acre parcel of land that includes the High School, Powder Middle School, Woodland Elementary School, and Southwick Public Library.
Building Issues:	The District noted deficiencies in the Woodland Elementary School and the Powder Mill Middle School in the following areas: - Structural; - Exterior envelope; - HVAC; - Plumbing; - Electrical; - Accessibility; and - Roof

District Information	
	<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> <p>The District noted deficiencies in the 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; and - Septic System <p>In addition to the physical plant issues, the District reported inadequate spaces associated with science labs, media/library, special education, vocational/technical, administration, and guidance, as well as issues surrounding NEASC accreditation.</p>
Original Design Capacity:	N/A
2010-2011 Enrollment:	<p>Woodland Elementary School (PK-4): 606</p> <p>Powder Mill Middle School (5-8): 572</p> <p>Southwick-Tolland Regional High School (9-12): 553</p>
Agreed Upon Enrollment:	<p>Woodland ES exclusive of grade reconfiguration: 610 students</p> <p>Based on proposed grade reconfiguration:</p> <p>Exclusive of regionalization:</p> <ul style="list-style-type: none"> - Woodland ES (K-2): 340 - Powder Mill MS (3-6): 465 - Middle/High School: 745 <p>Inclusive of regionalization:</p> <ul style="list-style-type: none"> - Woodland ES (K-2): 400 - Powder Mill MS (3-6): 545 - Middle/High School: 790
Enrollment Specifics:	<p>The initial proposed project was to address overcrowding and physical plant issues at the Woodland Elementary School. The Project enrollment, exclusive of the District's proposal to re-locate the 5th grade students, was 610 students.</p> <p>The District investigated grade reconfiguration as a means to potentially enhance delivery of its educational program and determine a more cost effective, campus-wide solution to address all educational facility needs at one time.</p>

District Information	
	The District is proposing the following grade reconfigurations that inform the agreed-upon design enrollments listed above: Woodland ES from grades PK-4 to grades PK-2 Powder Mill MS from grades 5-8 to grades 3-6 Middle/High School from grades 9-12 to grades 7-12

MSBA Board Votes	
Invitation to Feasibility Study for Woodland ES:	November 28, 2007
Invitation to Feasibility Study for Woodland ES, Powder Mill MS, and Southwick-Tolland Regional HS:	July 27, 2011
Preferred Schematic Authorization:	District is targeting Board Authorization on September 28, 2011
Project Scope & Budget Authorization:	District is targeting Board Authorization on November 16, 2011 or in January 2012

Consultants	
Owners Project Manager:	Strategic Building Solutions
Designer:	JCJ Architecture, PC

Discussion:

The District originally identified the Woodland Elementary School, which is one of three schools located on the District's campus in Southwick, as its prioritized Statement of Interest. After being invited to collaborate with the MSBA on a Feasibility Study for the Woodland Elementary School in late 2007, the District conducted a separate regionalization study to explore the potential benefits of expanding the District to include the Town of Granville. Based on the results of this study, the District is actively pursuing an expansion of the District to include the Town of Granville. The Towns of Southwick, Tolland, and Granville are scheduled to vote on the expansion this fall. The District requests that the MSBA support its regionalization efforts by allowing a campus-wide solution to address all of the facility needs at each of the three schools located in Southwick.

To date, the District's Feasibility Study has included an initial examination of the existing conditions at the District's three school facilities as well as Granville's PK-8 school and an evaluation of four district-wide options that include a combination of repairs and renovation/additions at each of the schools and grade reconfigurations. The District's study reports a number of infrastructure deficiencies and inadequate spaces that inhibit delivery of its desired educational program in each of the schools. The District's current preferred option includes repairs and renovations at the Woodland Elementary School and the Powder Mill Middle School and the creation of a middle/high school through repairs, renovations, and additions at the existing high school. Advantages of this option include:

- Establishes grade configurations that result in student enrollments that are more appropriate for the grades served at both the Woodland Elementary School and the Powder Mill Middle School;
- Promotes the sharing of resources and staff to allow the District to expand opportunities for a broader scope of curriculum in athletics, arts, theater, and social opportunities, with the largest population in a middle/high school;
- Coordinates college readiness efforts for grades 7-12 within the same building;
- Aligns the District's school facilities and the proposed student populations more effectively to limit new construction to only one facility; and
- Consolidates the bus runs from a three-tier to a two-tier system.

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 regionalization efforts to expand the regional school district to include Granville. MSBA staff have received and reviewed the designer's Feasibility Study submission and found:

- 1) The options investigated were sufficiently comprehensive in scope and the approach undertaken was appropriate. The MSBA needs to better understand the structural condition of the existing facilities and associated costs prior to accepting the District's Feasibility Study submission and agreeing that the District's preferred solution represents the most educationally appropriate and cost effective solution. The District and its design team intend to conduct these evaluations, but the designer had deferred incurring this expense until the MSBA agreed to consider a multi-facility, district-wide campus-based solution.
- 2) The District and the MSBA have agreed to continue to collaborate on the District's preferred schematic report, pending the District's submittal of a structural conditions report and an updated Summary of Preliminary Design Pricing for each of the school facilities that incorporates those findings.
- 3) The MSBA agrees to continue to collaborate on a multi-facility, campus-based solution subject to successful regionalization with the Town of Granville. Should the Towns of Southwick, Granville, and Tolland not support the District in its efforts to expand, the MSBA will limit its participation to a single school solution in accordance with established MSBA policy and practices.

Based on the review outlined above, staff recommends that the Southwick-Tolland Regional School District be invited to collaborate with the MSBA to conduct a Feasibility Study for renovation and addition options at Southwick-Tolland Regional High School and for repairs at the Woodland Elementary School and the Powder Mill Middle School to determine the most educationally appropriate and cost effective campus-based solution to support the District's on-going regionalization efforts to expand the existing regional school district to include the Town of Granville.