



# Groton School Facilities Initiative

## Summary to Date & Next Steps



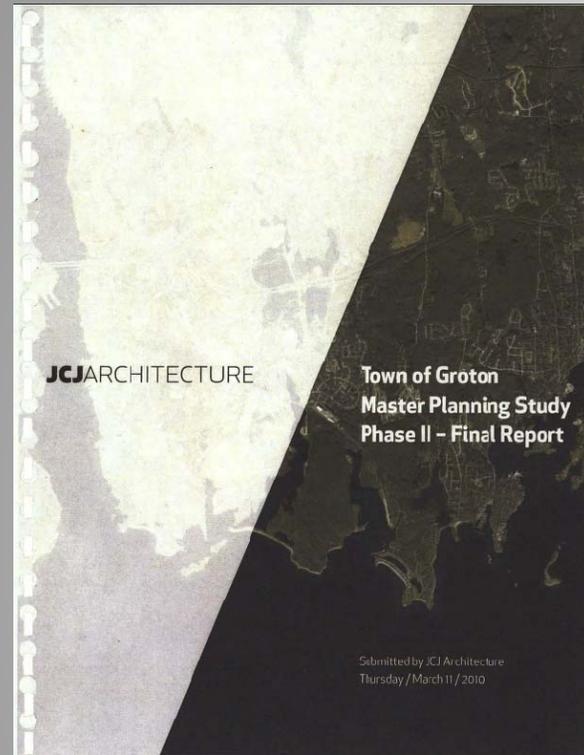


# Introduction

- Board of Education Update
- Visioning Process and Development of Space Plan
- SFITF Progress & Next Steps
- Data Updates



# Visioning Process



GROTON PUBLIC SCHOOLS  
GROTON, CONNECTICUT



VISION COMMITTEE REPORT

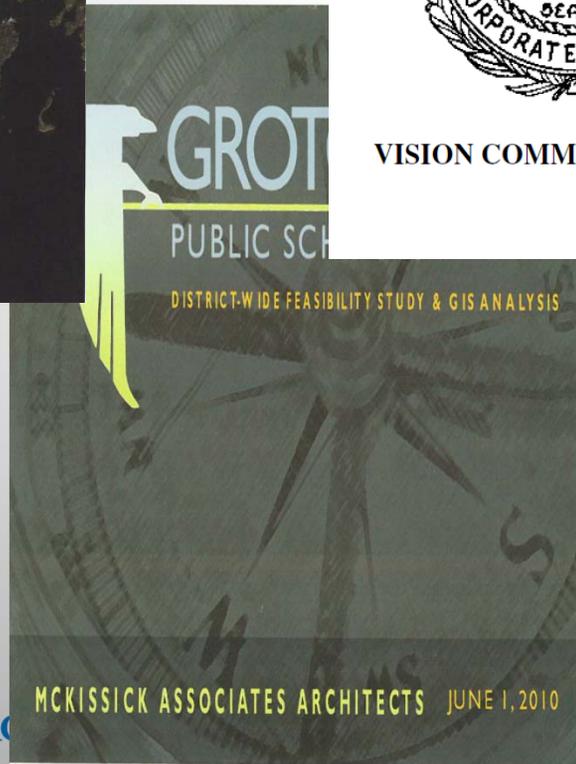
May, 2011

GROTON PUBLIC SCHOOLS  
GROTON, CONNECTICUT



VISION COMMITTEE REPORT

December 12th, 2011





# Visioning Process

## For Elementary School, Middle Schools

- Led by Dr. Tom Jokubaitis & Interim Superintendent Sean McKenna
- Engage representative teachers and principals from elementary & middle schools in a think-tank forum
  - What do we have?
  - What is needed?
  - What can we eliminate?
- Follow-up through Dir. Of Facilities for physical needs and accommodations
- Distill information and present to BOE to facilitate vision and space plan



# Visioning Process

Fills in SFITF's blanks by providing:

*Mission, Philosophy and Beliefs*

- Best Practices throughout the State
- Updating past vision plans and space plans
- Modernizing plans to reflect current learning environment and philosophies



# Progress & Accomplishments

What Have We Done so far?



# Enrollment Demographic

## Demographics

- ✓ Population
- ✓ School-Aged Population
- ✓ Household Sizes
- ✓ Live Births



## Housing

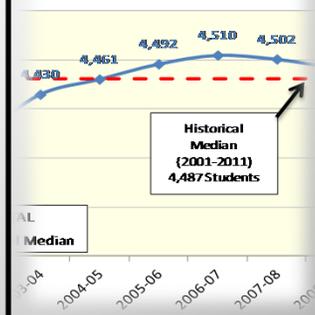
- ✓ Change in Number of Units
- ✓ Development Potential
- ✓ Projected Growth



## Enrollment Patterns and Projections

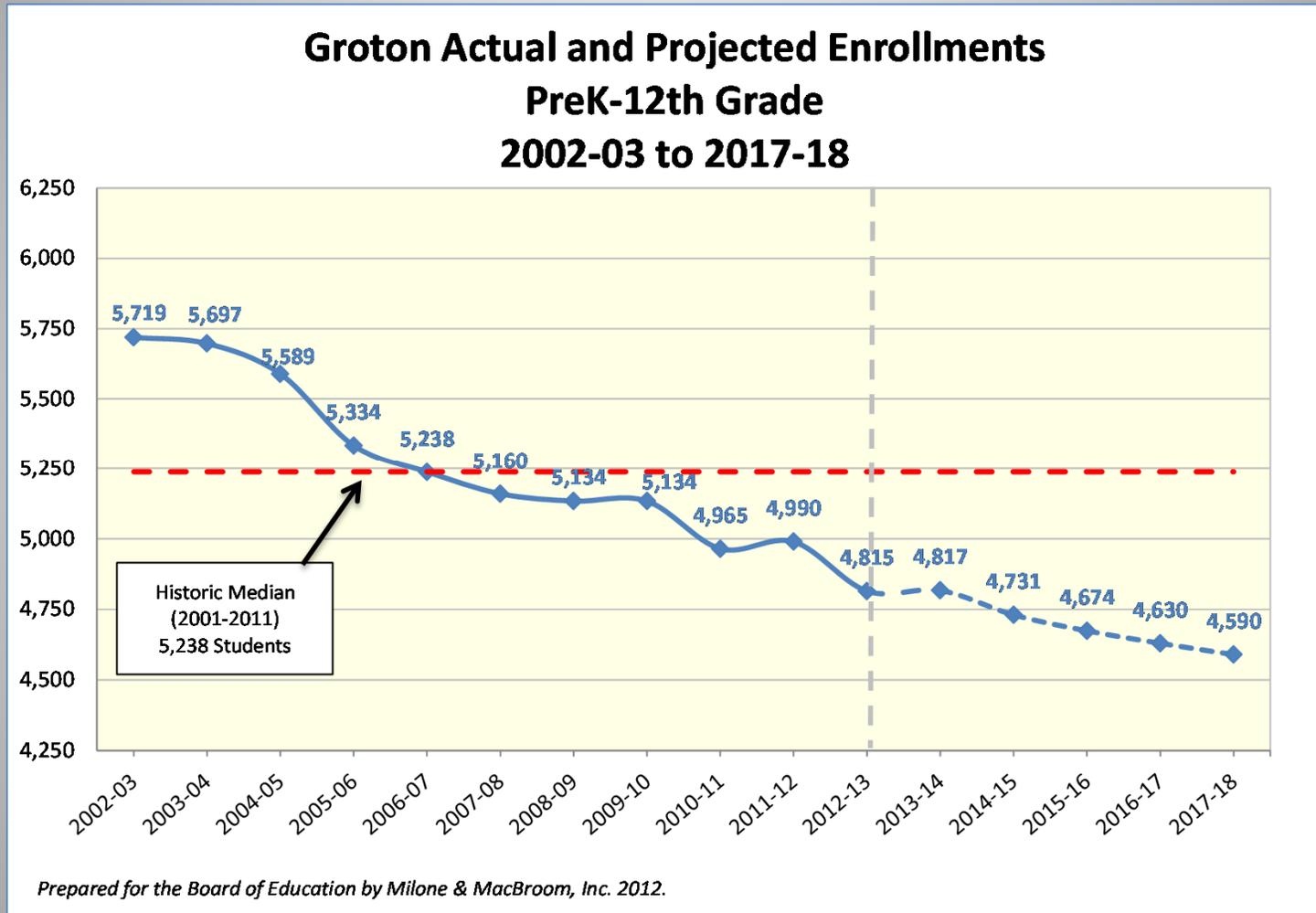
- ✓ Enrollment Trends
- ✓ By School
- ✓ By Grade

**Historical Enrollment  
Region 15 Schools (K-12)  
2001-02 to 2011-12**



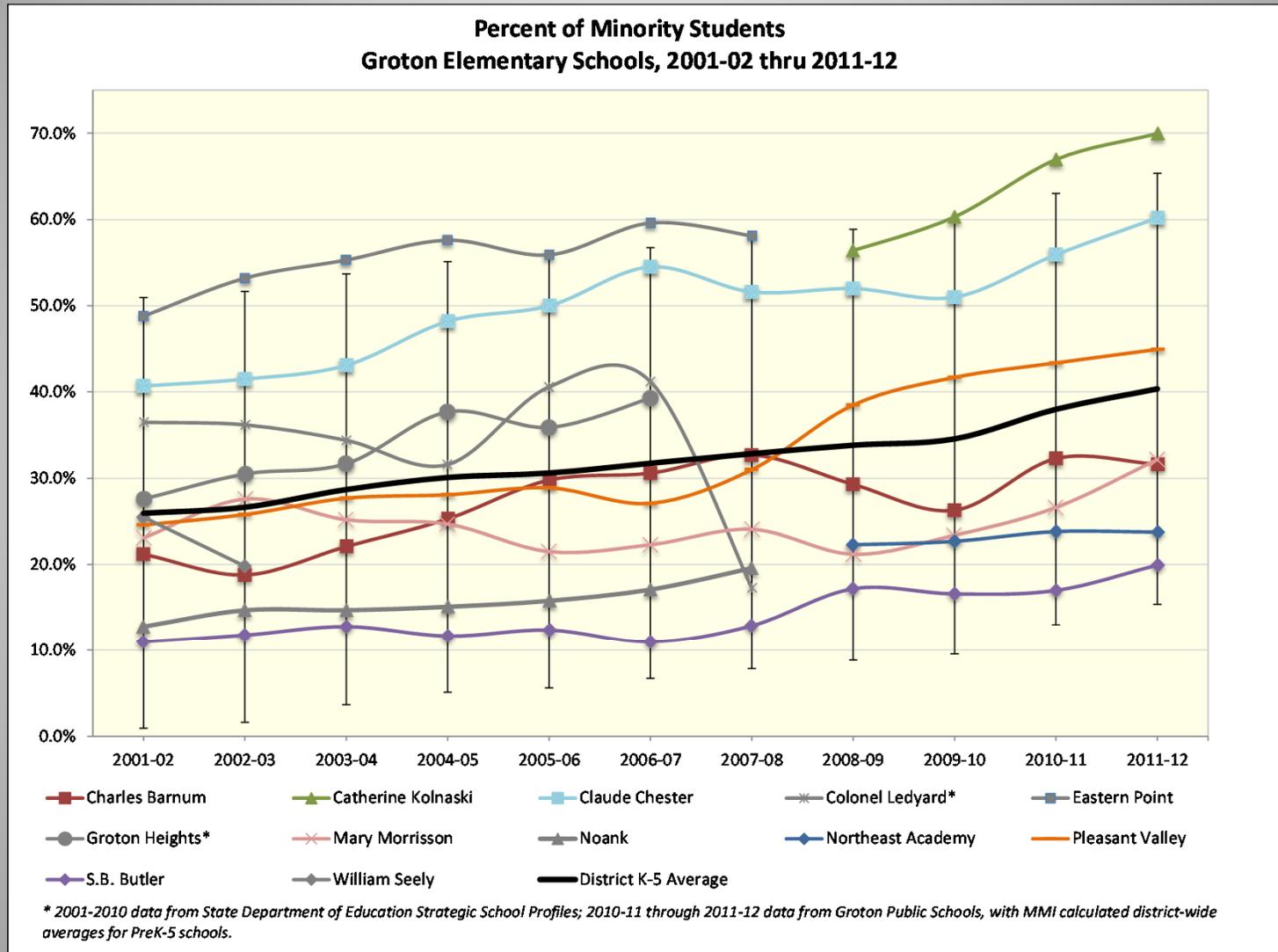


# PreK – 12<sup>th</sup> Enrollment Projections





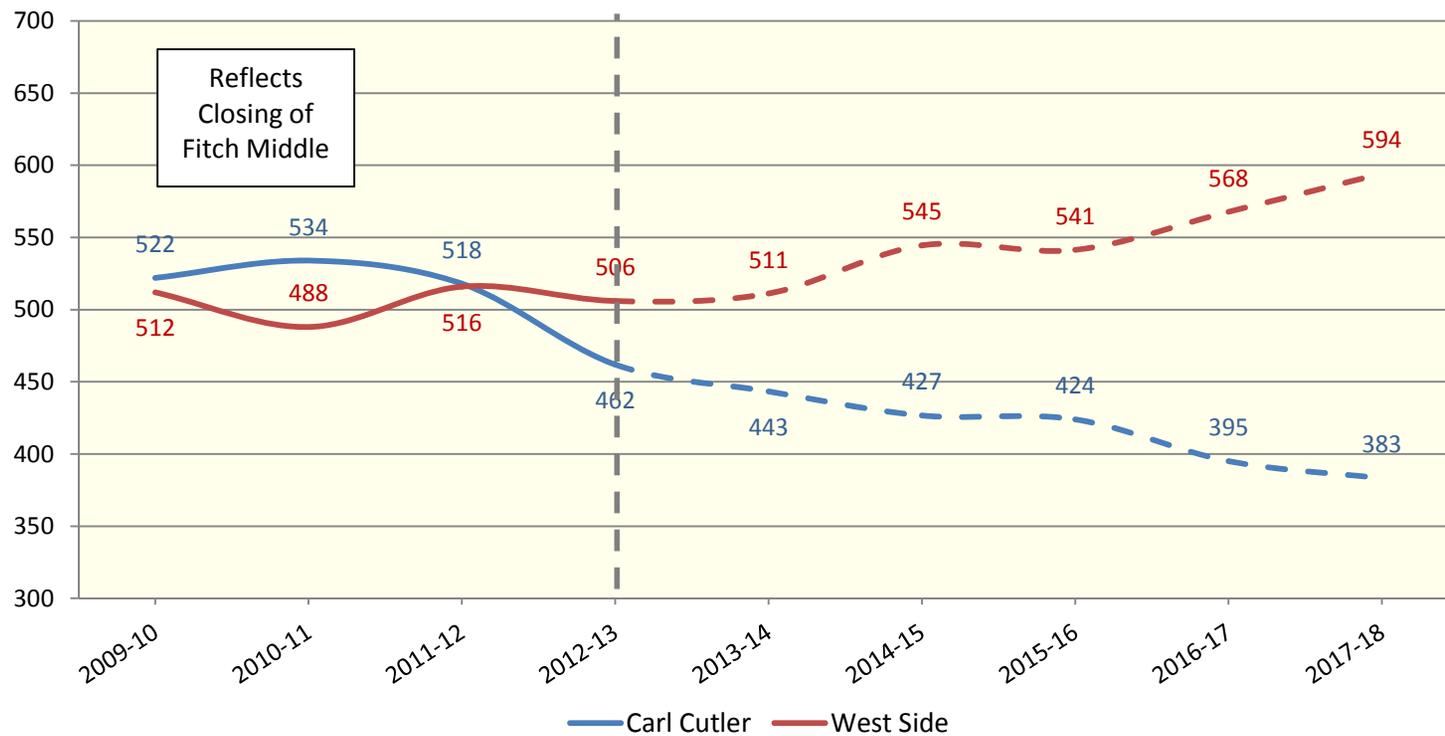
# Elementary School Diversity





# Middle School Projections

## Groton Middle School Actual and Projected Enrollments 2009-10 to 2017-18

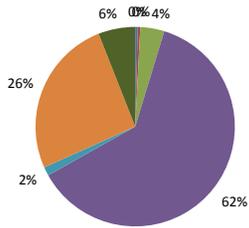


Source: Enrollment data provided by Groton Public Schools and georeferenced to Adopted Middle School District Boundaries.

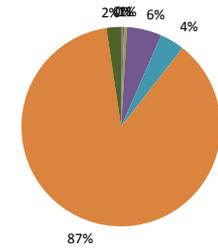


# Housing Analysis

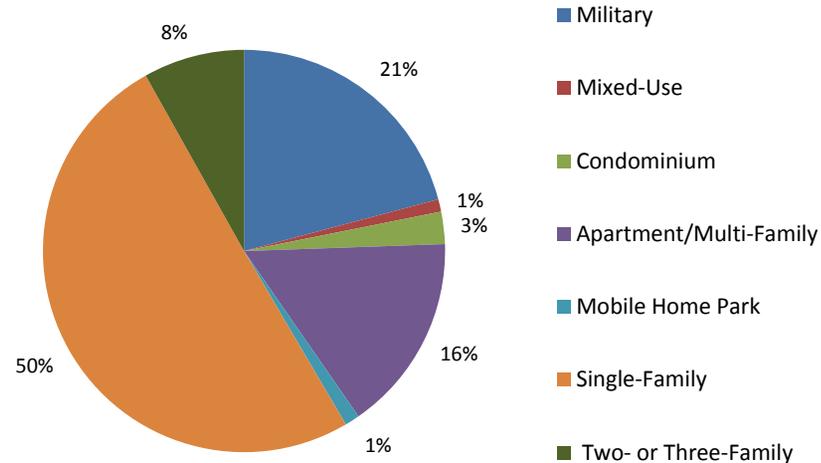
Catherine Kolnaski PreK-5



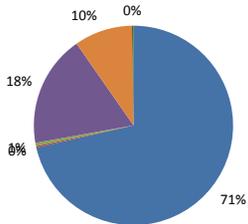
Northeast Academy PreK-5



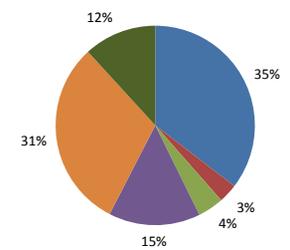
All Groton PreK-12 Students by Housing Type, 2011-12



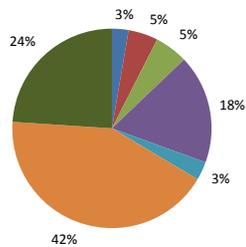
Charles Barnum PreK-5



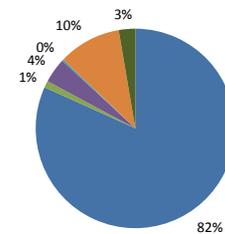
Pleasant Valley PreK-5



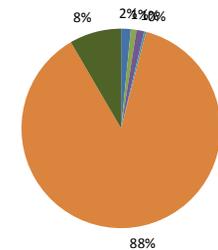
Claude Chester PreK-5



Mary Morrisson PreK-5



S.B. Butler PreK-5

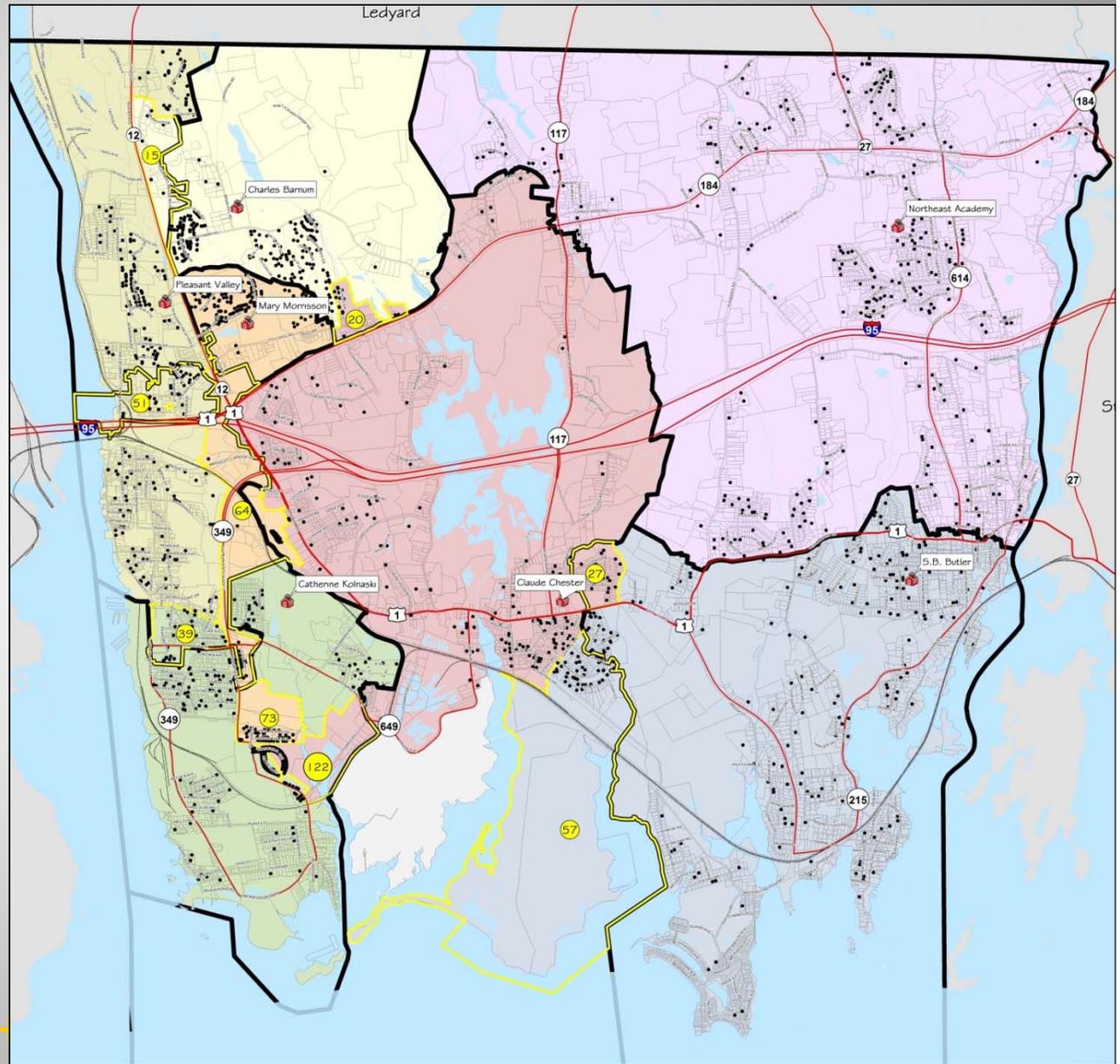




# Elementary Redistricting

**Elem. Boundaries**

- Catherine Kolnaski
- Charles Barnum
- Claude Chester
- Mary Morrisson
- North East Academy
- Pleasant Valley
- S.B. Butler





# Groton School Facilities Initiative

## Facilities Inventory and Conditions

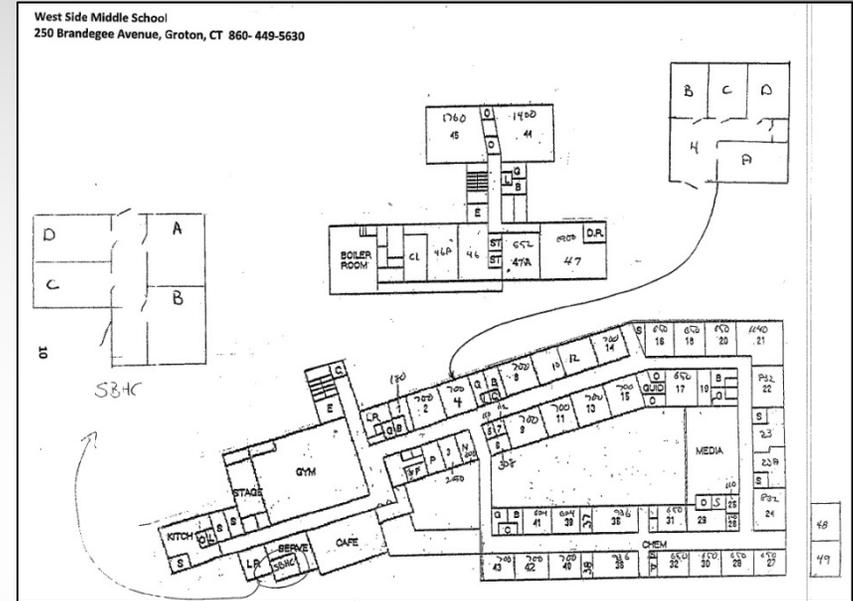
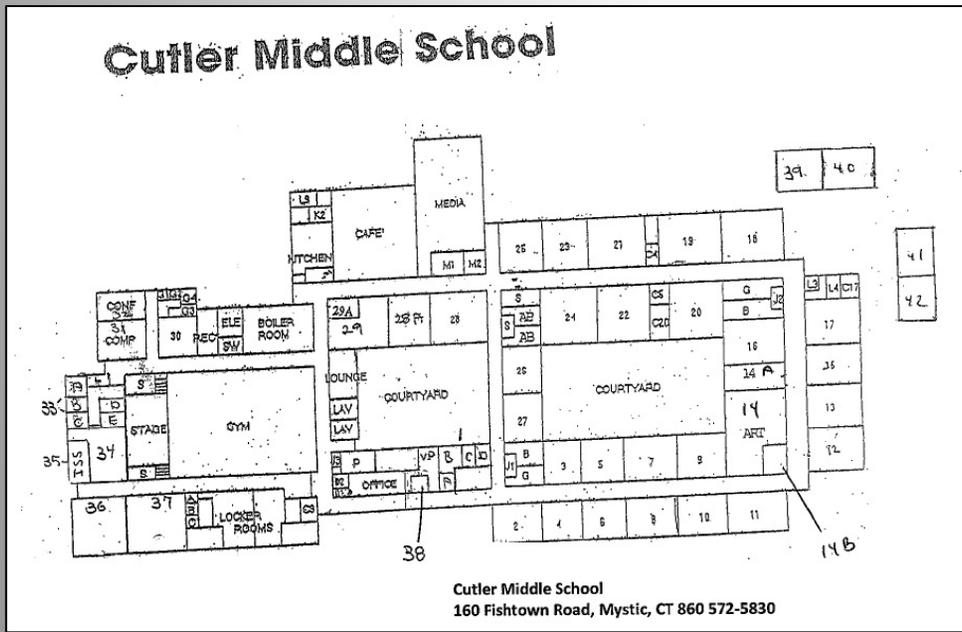
March 14, 2013





# Facilities Tours

## Toured Cutler, West Side, Northeast & Butler





# Fitch High School

## High Priority Facility Needs

- Energy Efficient windows old section
- Rescue windows old section
- Fire sprinklers old section
- Handicap accessibility old section
- HVAC old section
- Security
- Non-friable asbestos removal old section

**TOTAL: \$4,665,000**

**+ Related Costs: \$5,831,000**



# Status Quo – Current Assessment

## GPS Estimate of Building, MEP and Portable Classroom Replacement Costs, 2013

Summary of Deferred Costs by Building	
Facility	Total
Kolnaski	\$137,500
Barnum	\$7,333,750
Chester	\$9,500,000
Morrisson	\$6,773,141
Northeast	\$123,685
Pleasant Valley	\$7,174,597
S.B. Butler	\$10,488,117
Cutler	\$12,795,936
West Side	\$15,145,721
<b>TOTAL:</b>	<b>\$69,472,447</b>

**Priority  
Elementary  
Schools Total:  
\$27,162,714**

**Middle Schools  
Total:  
\$27,941,657**



# Discussion on Outreach Survey

## Groton Community Survey

Prepared by:

The Center for Research & Public Policy



[www.crpp.com](http://www.crpp.com)



# Groton School Facilities Initiative

## Educational Programming

June 13, 2013





# Program Changes/ Expansion

## Central Office Anticipated Changes

- Self-Contained Special Needs Classes will Expand by Two Classrooms
- PreK Should be Expanded to Increase K Readiness
- New High-School-to-Work Transition Program Needs Space and More Community Partners
- Need to Look at Alternative School Models
- Some Support for Expanding IB Program for 9<sup>th</sup> and 10<sup>th</sup> (Currently 11-12<sup>th</sup> Only)



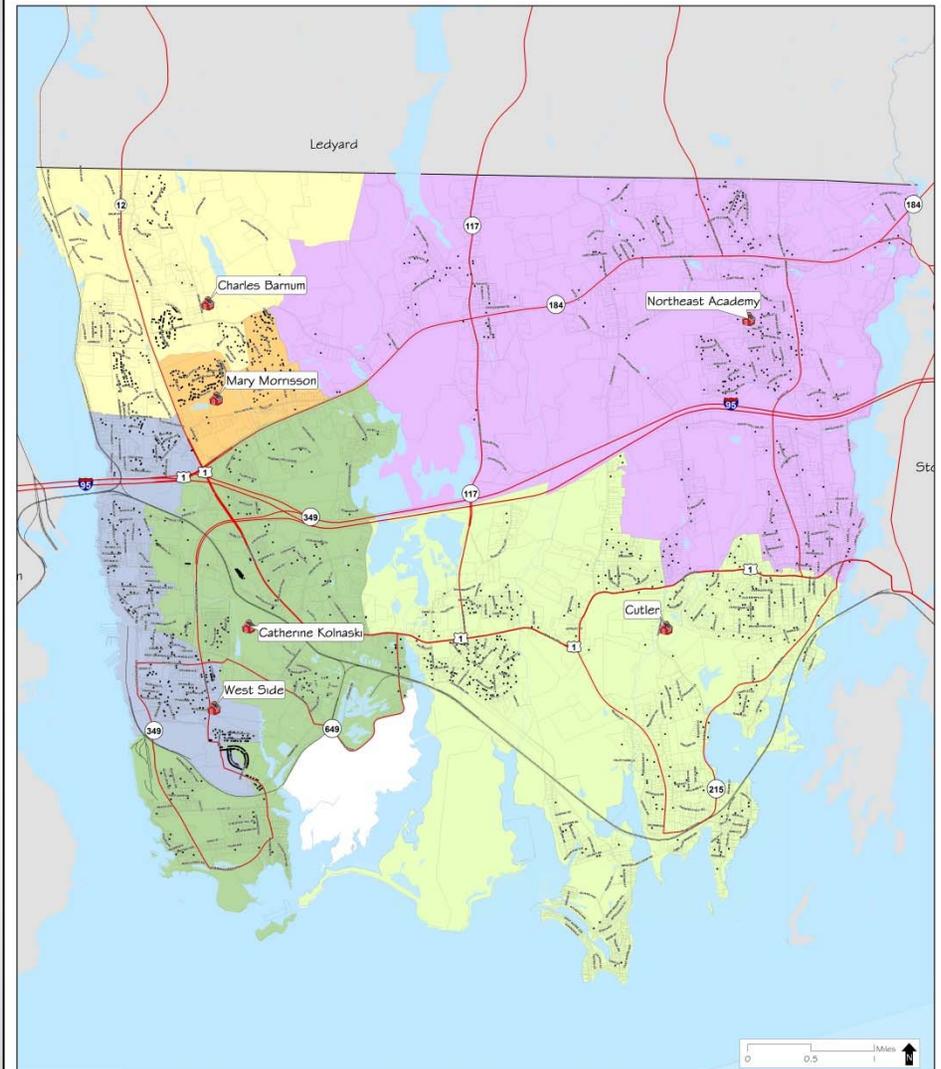
# Facilities Impacts – School Size

- School Size
  - Literature is Split on Whether Smaller School Size Associated with Higher Student Achievement
  - In Poorer Communities/Neighborhoods, Smaller Schools Associated with Improved Student Achievement
  - Often Greater Parent Involvement in Smaller Schools
  - Parents Often Prefer Smaller Schools



# Committee Driven Scenario Development

## Development of Scenarios



Groton Public Schools  
School Facilities Initiative Task Force

Option 1  
Potential Elementary School  
Locations and Districts

### Potential Elementary Districts

- |                    |                    |
|--------------------|--------------------|
| Catherine Kolnaski | Mary Morrison      |
| Charles Barnum     | North East Academy |
| Cutler             | West Side          |

July 2013

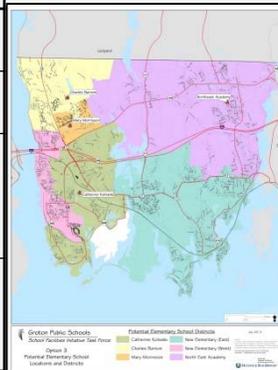
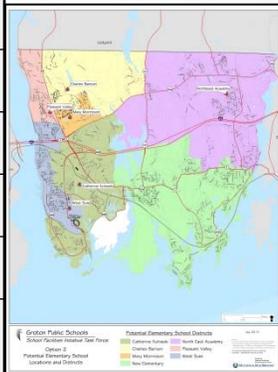
\*Map(s) of Groton Public Schools, Street Centerlines  
Town of Groton Geographic Information Systems Dept.  
©2013 State, Connecticut Department of Transportation  
Projection: NAD 83 Geographic Information Center (2011)  
This map was developed for use as a planning  
document. Delimitations may not be exact.

Engineering,  
Landmark, Construction  
and Environmental Science  
**MILONE & MACBROOM**

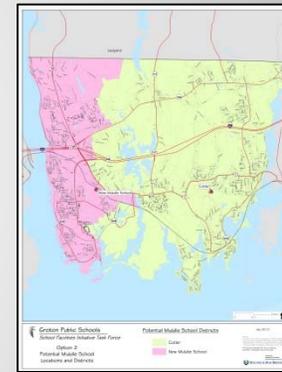
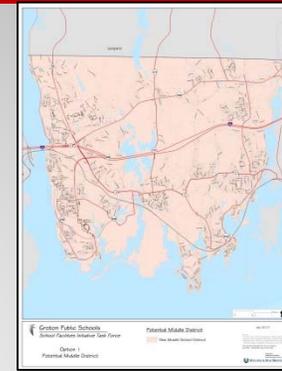


# Committee Driven Scenario Development

Option 1: One Middle School	Build One New Middle School
	Renovate Cutler as New East Side PreK-5
	Renovate West Side as New West Side PreK-5
	Close Claude Chester, Pleasant Valley, and S.B. Butler
Option 2: Two Middle Schools	Build One New Middle School at Kolnaski Site
	Build New PreK-5 on East Side
	Renovate Cutler As New Middle School
	Renovate West Side as PreK-5
	Close Claude Chester and S.B. Butler
	Close Portables at Charles Barnum, Mary Morrison, and Pleasant Valley
Option 3: Two Middle Schools	Build New PreK-5 on East Side
	Build New PreK-5 On West Sides
	Maintain Cutler and West Side as Middle Schools - Fund Capital Improvements
	Close Claude Chester, Pleasant Valley, and S.B. Butler



Potential Elementary Boundaries



Potential Middle Boundaries



# Committee Driven Scenario Development

	Facility	2012-13 Enrollments
Option 4: One Middle School (6-8), Paired PreK-2 and 3-5, PreK-5	Cutler PreK-5	532
	Northeast PreK-5	400
	Northwest PreK-2	505
	Northwest 3-5	300
	Southwest PreK-2	537
	Southwest 3-5	351
	<b>TOTAL PreK-5</b>	<b>2,627</b>
	<b>New Middle School</b>	<b>975</b>
Option 5: Two New Middle Schools (6-8), PreK-5	Catherine Kolnaski	422
	Charles Bamum	388
	Cutler	486
	Mary Morisson	417
	Northeast	400
	West Side	514
	<b>TOTAL PreK-5</b>	<b>2,627</b>
	New Eastern Middle	487
	New Western Middle	488
<b>TOTAL 6-8</b>	<b>975</b>	
Option 6: Two New Middle Schools (5-8), PreK-4	Catherine Kolnaski	352
	Cutler	328
	Mary Morisson	436
	Northeast	465
	West Side	487
	<b>TOTAL PreK-4</b>	<b>2,279</b>
	New Eastern Middle	638
	New Western Middle	685
<b>TOTAL 5-8</b>	<b>1,323</b>	
Option 7: One New Middle School (5-8), PreK-4	Catherine Kolnaski	352
	Cutler	328
	Mary Morisson	436
	Northeast	465
	West Side	487
	<b>TOTAL PreK-4</b>	<b>2,279</b>
	New Middle	1,323
<b>TOTAL 5-8</b>	<b>1,323</b>	



Potential Elementary Boundaries

Potential Middle Boundaries



# Groton School Facilities Initiative

## Building Construction Scenarios & Site Selection Update





# Reimbursement Overview

- Groton Reimbursement Rate trending downward since 2012

	School Construction (20 – 80%)	New School Construction (10 – 70%)
2012:	57.50	47.50
2013:	56.79	46.79
2014:	56.07	46.07



# Summary Comparison

Updated: August 23, 2013

		Total Project Cost	Net Cost to Groton	Remarks
1	Scenario 1	\$ 139,183,069	\$ 75,682,486	<i>Refer to Scenario 1 Summary and Detail</i>
2	Scenario 1A	\$ 156,098,019	\$ 84,754,670	<i>Refer to Scenario 1A Summary and Detail</i>
3	Scenario 2	\$ 149,282,194	\$ 80,177,106	<i>Refer to Scenario 2 Summary and Detail</i>
4	Scenario 3	\$ 169,000,399	\$ 93,142,417	<i>Refer to Scenario 3 Summary and Detail</i>
5	Scenario 3A	\$ 160,462,406	\$ 91,354,394	<i>Refer to Scenario 3A Summary and Detail</i>



# Matrix

		Least Advantageous		Most Advantageous
		1	3	5
<u>Site Suitability</u>	Size	15-20 Acres	20-25 Acres	25+ Acres
	LA Test Fit	Site not suitable	Meets Test Fit	Meets Test Fit +
	Water	not proximate	proximate	onsite
	Sewer	not proximate/ sewer avoidance area	Proximate or Flanders Road extention area	onsite
	Transportation Access	Local Roads/ Local Collector	Collector	Minor Arterial/ Arterial
<u>Location</u>	Geographically Central	Penphery	2 Miles	Geographic Center
	Demographically Central	Penphery	Within 1 mile of 20% of students	Within 1 mile of 30% of students
	Potential Pedestrian	Walking not possible (topography, traffic, distance)	Near neighborhoods, no current sidelwaks or trails	Sidewalks connect to neighborhoods
<u>Appurtances</u>	Playgrounds/ Fields	Does not meet minimum requirements	Meets minimum requirements	Sufficient space on site to accommodate athletic fields for school and community use
<u>Compatibility with LU</u>	Adjacent Land Uses	Incompatable/ Potential Conflicts	Shades of grey	Civic Uses/ Schools/ Proximity to Residential Neighborhoods
<u>Site Disposition</u>	Ease of Gaining Site Control	Private	Town control with Easements	Town Control, no easements
	Environmental	Known Environmental Hazards	Demolition required	Greenfield
<u>Compatibility with Town Plan</u>	Development Area/ Economic Development	In conservation area	Economic development area	No known economic development interest



# Site Selection

- Conducted initial feasibility and test fits for single middle
- Identified 10 potential sites for single 175,000-200,000 sq ft middle school
- These sites would also be suitable for a smaller footprint or elementary school.



# Next Steps

- **MMI to Refresh the Enrollment Projections from the October 1 Enrollment Data**
  - Update to be provided to SFITF
  - How will this effect any potential scenarios?
- **Review of Preliminary Cost Estimates**
- **BOE Visioning Process**
- **Once vision & specs are drafted SFITF un-pauses.**



# Committee Homework

- Ongoing Community Engagement through Committee Members
- Review Updated Projections
- Review Materials Provided to Date – all available at - <http://www.groton-ct.gov/meetings/Handouts.asp>
- Keep abreast of the timeline