

Single Middle School Co-Location Concepts





Introduction

- Recap
- Ed Specs and Space Program Development
- Middle School Space Audit
- Existing Site Conditions
 - Constraints/ Opportunities
- Site Feasibility Assessment
- Q & A
- Next Steps



Recap

- SFITF Paused while the BOE held Stakeholder Meetings and Developed Education Specifications
- Stakeholder Meetings in May – Developed Vision to Guide Ed. Specs & Proposed Concept of Co-Location of Middle School & High School
- BOE Adopted Ed. Specs for Single Middle School and charged the SFITF to conduct feasibility assessment for Co-location concept.
- August 14th Dr. Graner Presented Single Middle School Education Specification to SFITF.
- October 27th Elementary Education Specifications Adopted by BOE.



Recap

Recommendation Four

The Board of Education should consider and approve a school organization and facilities plan that enables progress toward achieving the school district vision and mission, and addresses the critical issues presented.

The Planning Committee agreed to present what is perceived to be the best organizational option to the Board of Education for its consideration. This option has several interrelated components, as follows:

1. Maintain the high school program in its current facility. Design and implement challenging programs at the high school that will enhance the variety and rigor of opportunities available to ALL students. Fitch High School will provide an equal or better education than area schools of choice, including early graduation, college level courses, and multiple pathways to success.
2. Build a new middle school for all Groton students. This middle school will provide enhanced program opportunities for ALL students that are challenging and varied. The new middle school programs will be well-articulated with high school opportunities [multiple pathways to success]. The school should be located in close proximity to Fitch High School to encourage and take advantage of multiple interface activities, such as providing advanced course work opportunities for students. Middle school students should be able to gain high school credit for these courses.
3. Convert Cutler and Westside Middle Schools to Pre-kindergarten through grade 5 schools. Students would be transferred to these schools after the new middle school was completed and occupied. Some work will need to be done to enable these schools to accommodate primary grade children in appropriate learning settings. These modifications may be made prior to or during the school consolidation.
4. Close the three elementary schools that are in the poorest physical condition and require the most capital investment for bringing them up to code and contemporary educational space standards.



SLAM – Firm Profile



Total Staff of 165

- Large firm – Small studios
- Dedicated Education Studio
- Stability: Staff, Management, Financial
- Industry Reputation, Client Satisfaction

Multidisciplinary Firm

- Architecture
- Interior Design
- Programming & Planning
- Landscape Architecture
- Structural Engineering
- Cost Estimating Services
- Construction Management

In-house Firm Specialties

- Cost Modeling/ Planning
- Sustainable Design
- Building Information Modeling (BIM)
- Certified Specifications
- Building Analysis
- Code Expertise



Middle School Space Standards

	Number of Students	SF/ Student	Allowable Building Area (SF)
Allowable Area per Student (6-8) 2017-18 Projections	938	162.7	152,613
1% HVAC Allowance (CGS 10-286, d, 2)		1.6	
Allowable Building Area (BSF Area)	938	164.3	154,139
<i>Educational Specification (OSF Area)</i>	938	192.2	180,278
<i>Difference from allowable (under)/ over</i>		27.9	26,139



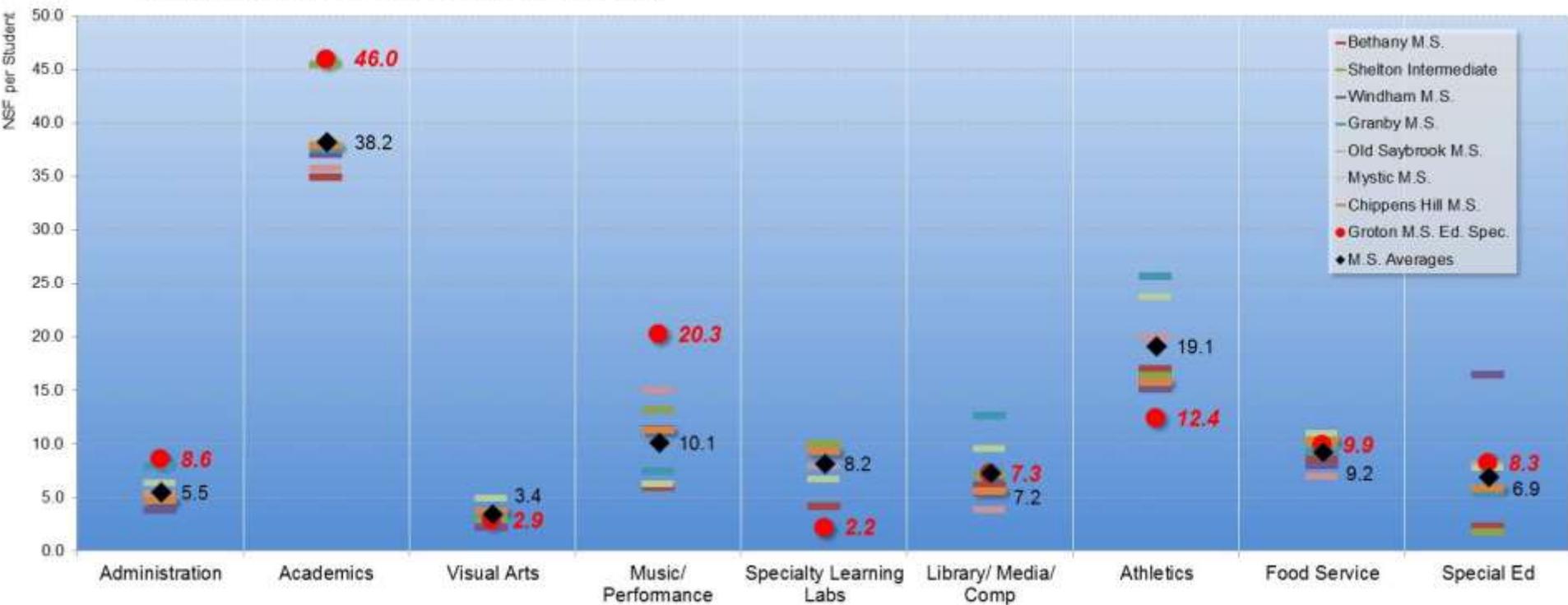
Middle School Space Program

Bethany M.S.
 Shelton Intermediate
 Windham M.S.
 Granby M.S.
 Old Saybrook M.S.
 Mystic M.S.
 Chippens Hill M.S.

DEPT/DISCIPLINE	M.S. Averages		Groton M.S. Ed. Spec.	
	Proposed NSF	NSF/Student	Proposed NSF	NSF/Student
		743		6-8
				1,000
Administration	4,068	5.5	8,590	8.6
Academics	28,361	38.2	46,000	46.0
Visual Arts	2,518	3.4	2,900	2.9
Music/ Performance	7,509	10.1	20,300	20.3
Specialty Learning Labs	6,056	8.2	2,200	2.2
Library/ Media/ Comp	5,365	7.2	7,250	7.3
Athletics	14,205	19.1	12,400	12.4
Food Service	6,812	9.2	9,920	9.9
Special Ed	5,104	6.9	8,250	8.3
<i>Building Support</i>	<i>5,058</i>		<i>2,375</i>	
Total NSF/Student	85,057	114.5	120,185	120.2
GSF/Student	118,254	159	180,278	180
Building Efficiency		71.93%		66.67%

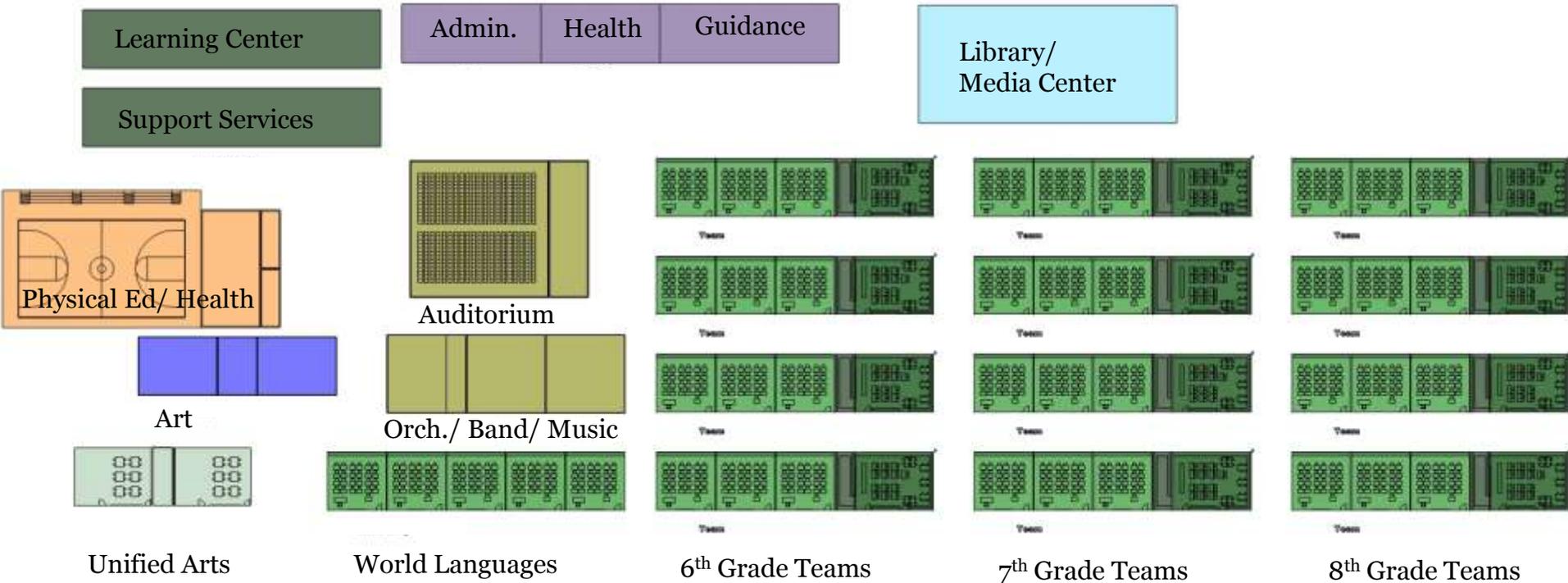
Middle School Space Program

Middle School Benchmark Comparison (NSF per Student)

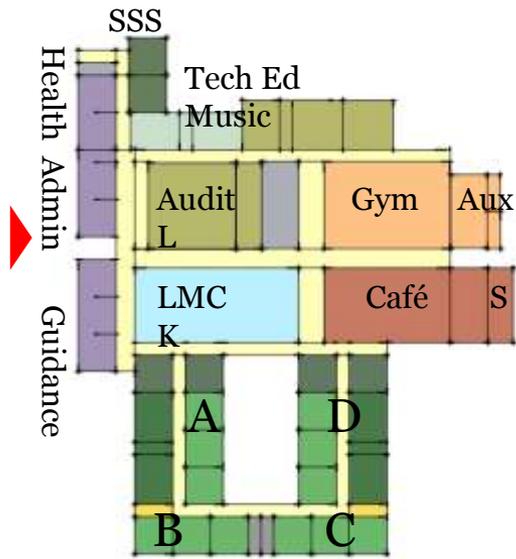




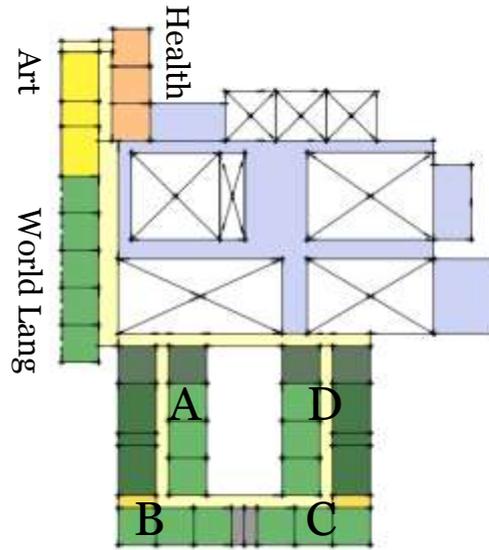
Groton M.S. – Graphic Program



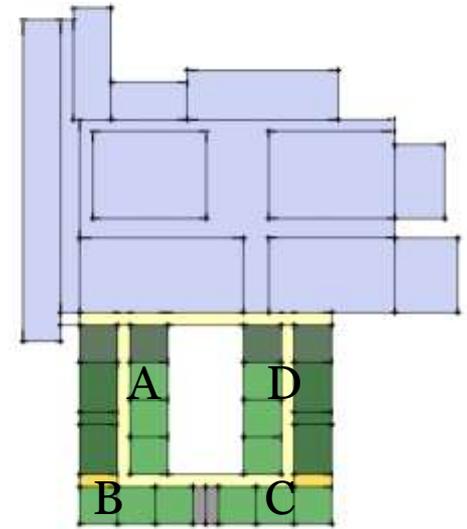
Middle School – Level Site



6th



7th



8th

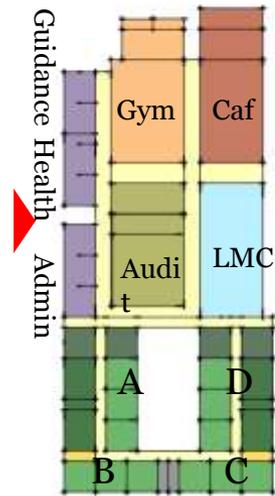
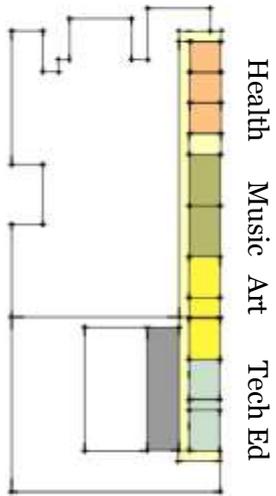
1

2

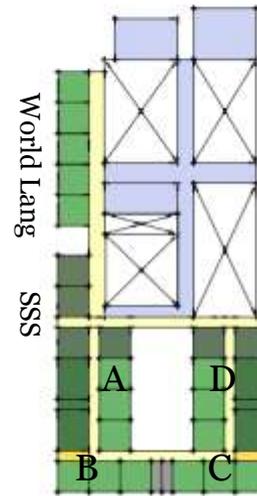
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Middle School – Sloped Site

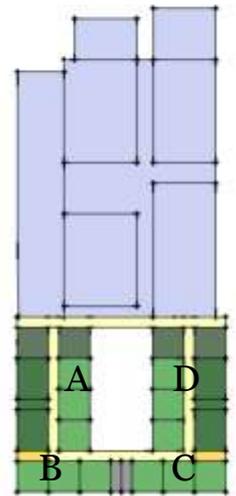
single story elevation change



6th



7th



8th

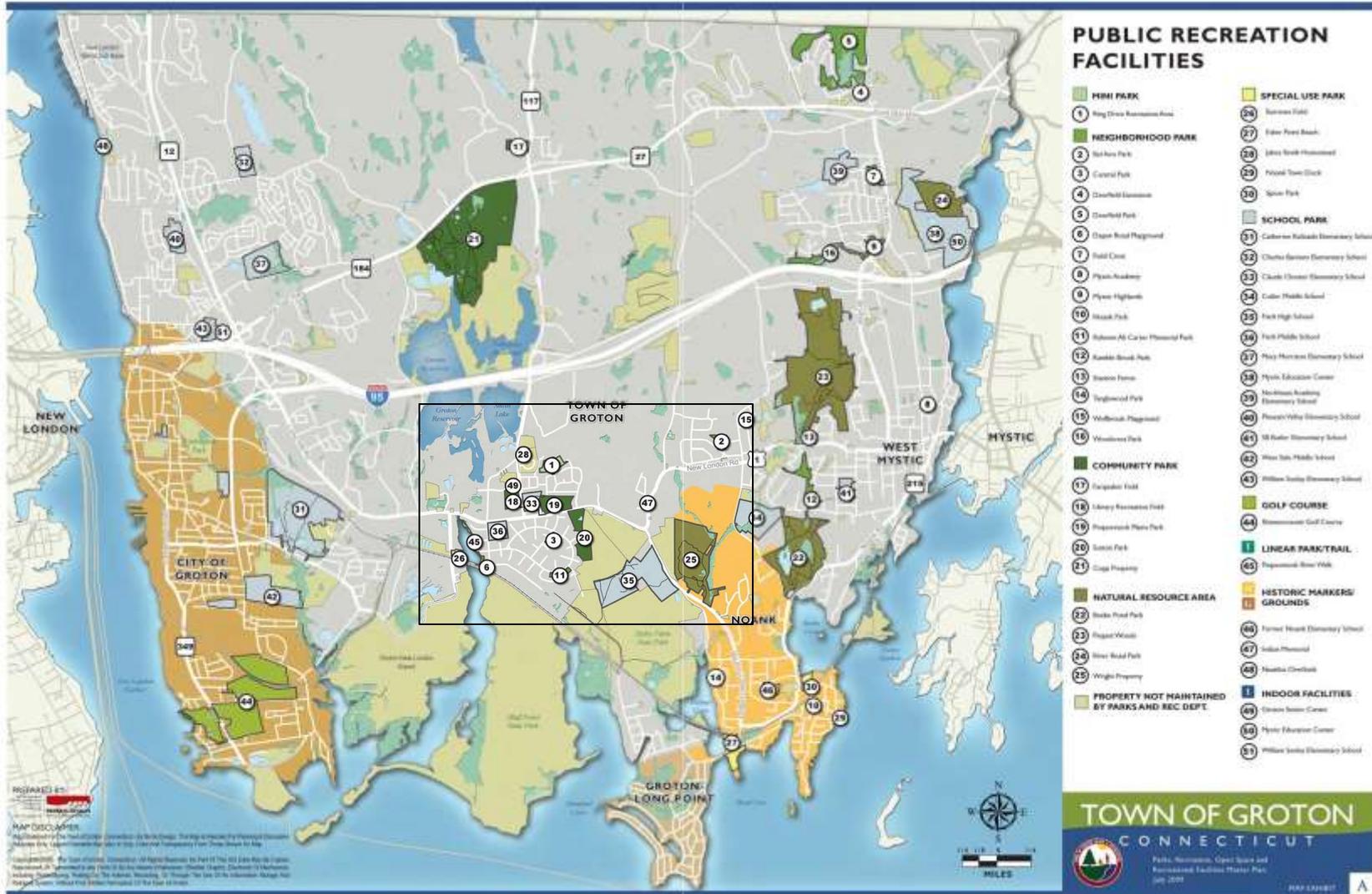
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1

2

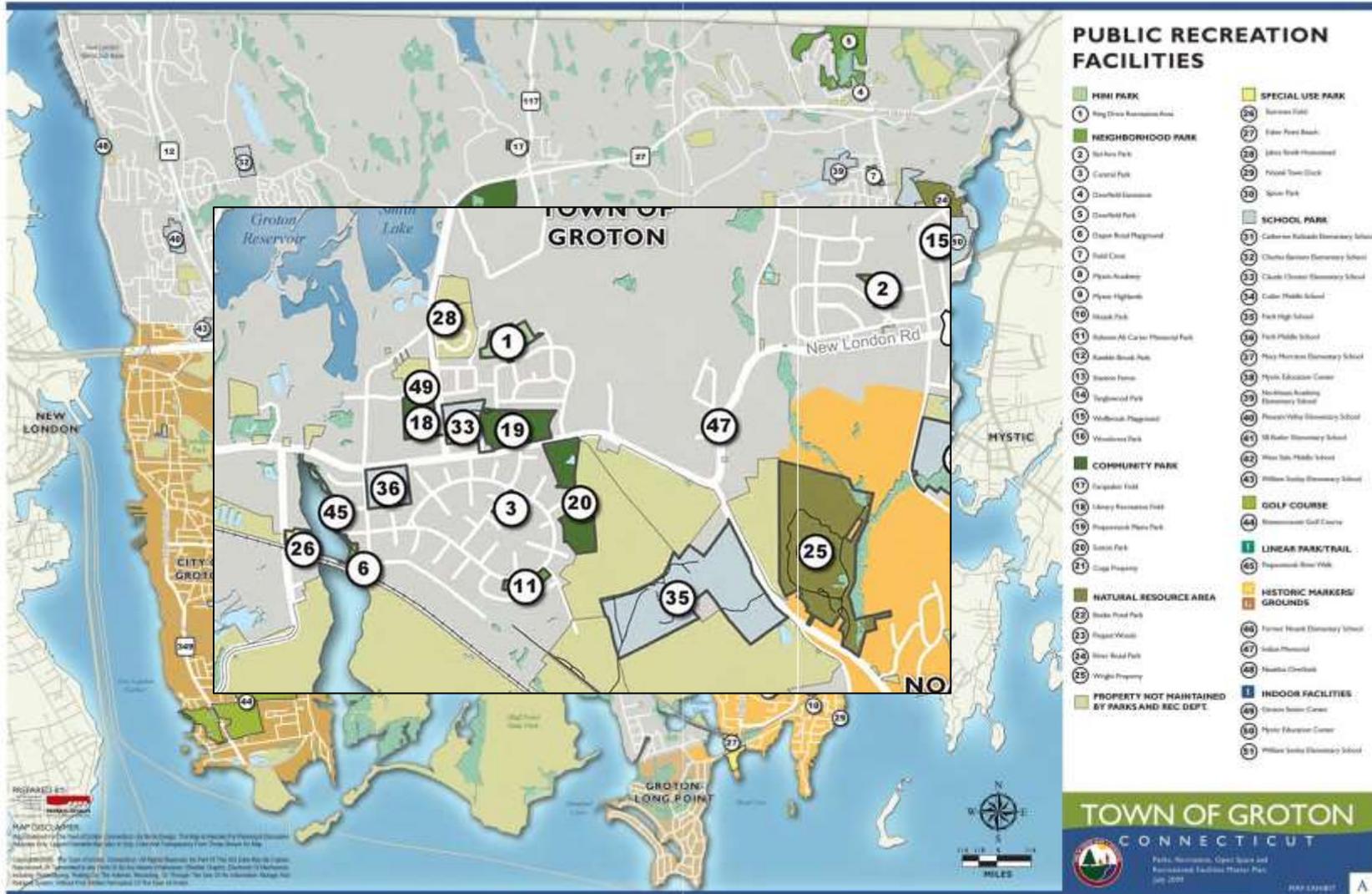
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Institutional Node

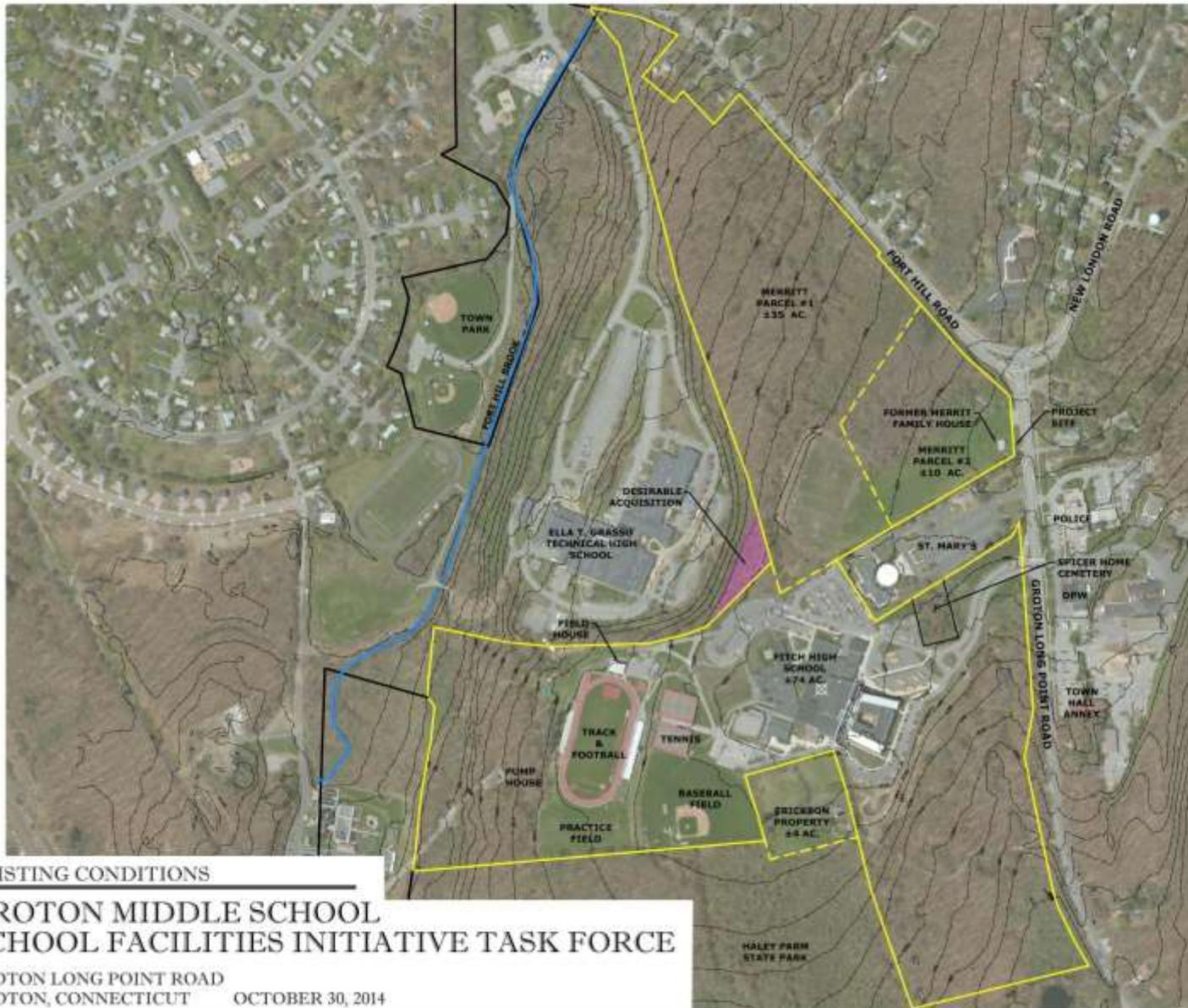




Institutional Node



Existing Site Conditions

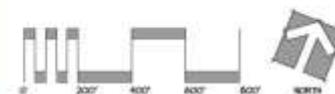


EXISTING CONDITIONS

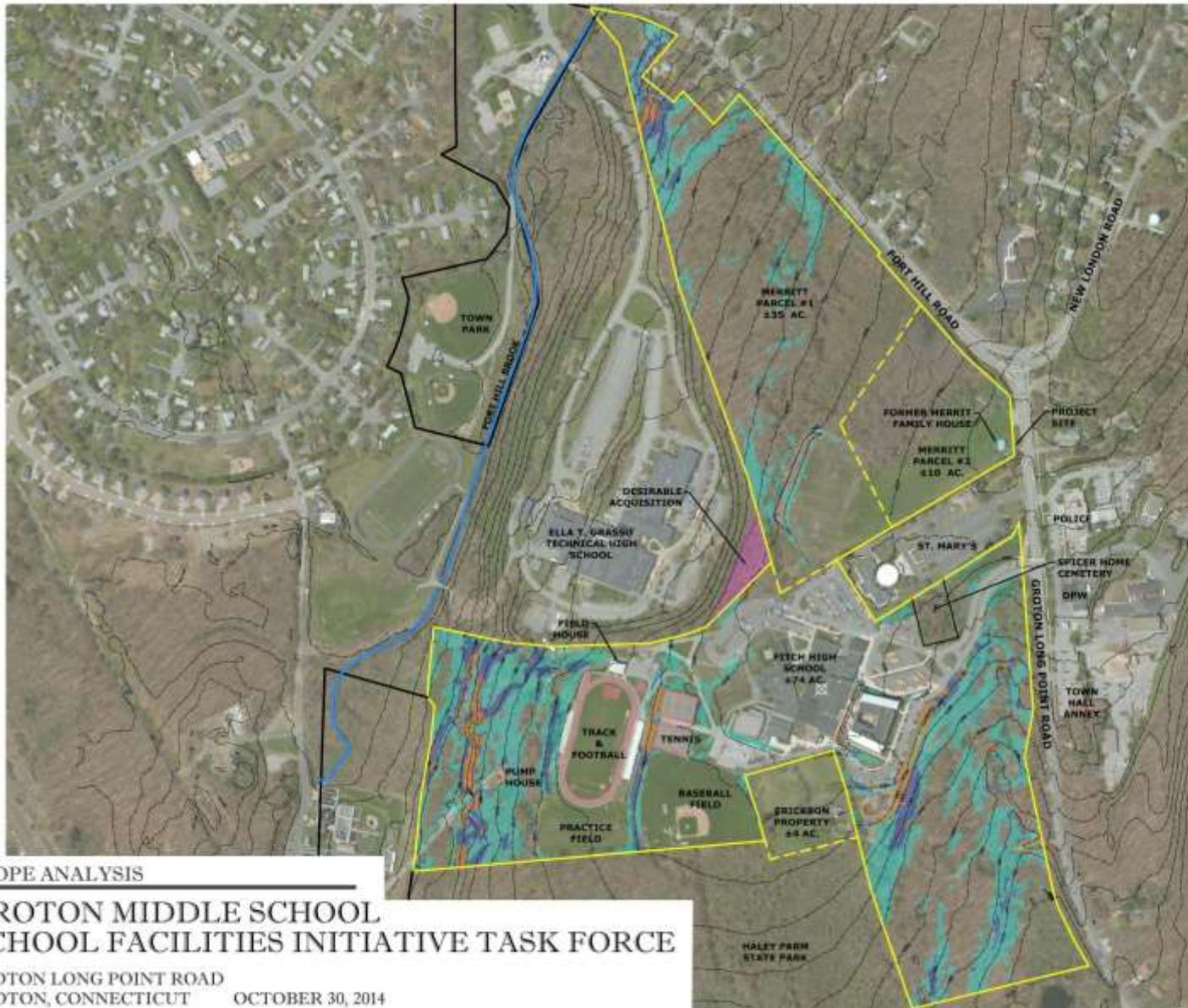
GROTON MIDDLE SCHOOL
SCHOOL FACILITIES INITIATIVE TASK FORCE

GROTON LONG POINT ROAD
GROTON, CONNECTICUT OCTOBER 30, 2014

MILONE & MACBROOM + SLAM



Existing Site Conditions



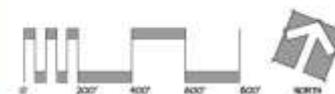
Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	10.00%	20.00%	■
2	20.00%	30.00%	■
3	30.00%	2332.34%	■

SLOPE ANALYSIS

GROTON MIDDLE SCHOOL SCHOOL FACILITIES INITIATIVE TASK FORCE

GROTON LONG POINT ROAD
GROTON, CONNECTICUT OCTOBER 30, 2014

MILONE & MACBROOM + SLAM





Existing Conditions

~374 Parking Spaces



LEGEND

- 1500' HIGH SCHOOL INTERSECTION
- TRAFFIC CIRCLE
- SCHOOL ENTRANCE
- BUS TRAFFIC CIRCULATION
- INTERMEDIATE CAR CIRCULATION
- TRAFFIC PHEX HAZARD & MOVEMENT CONFLICT
- PARKING AREA

VEHICULAR CIRCULATION PLAN

FITCH HIGH SCHOOL SCHOOL FACILITIES INITIATIVE TASK FORCE

GROTON LONG POINT ROAD
GROTON, CONNECTICUT

OCTOBER 30, 2014

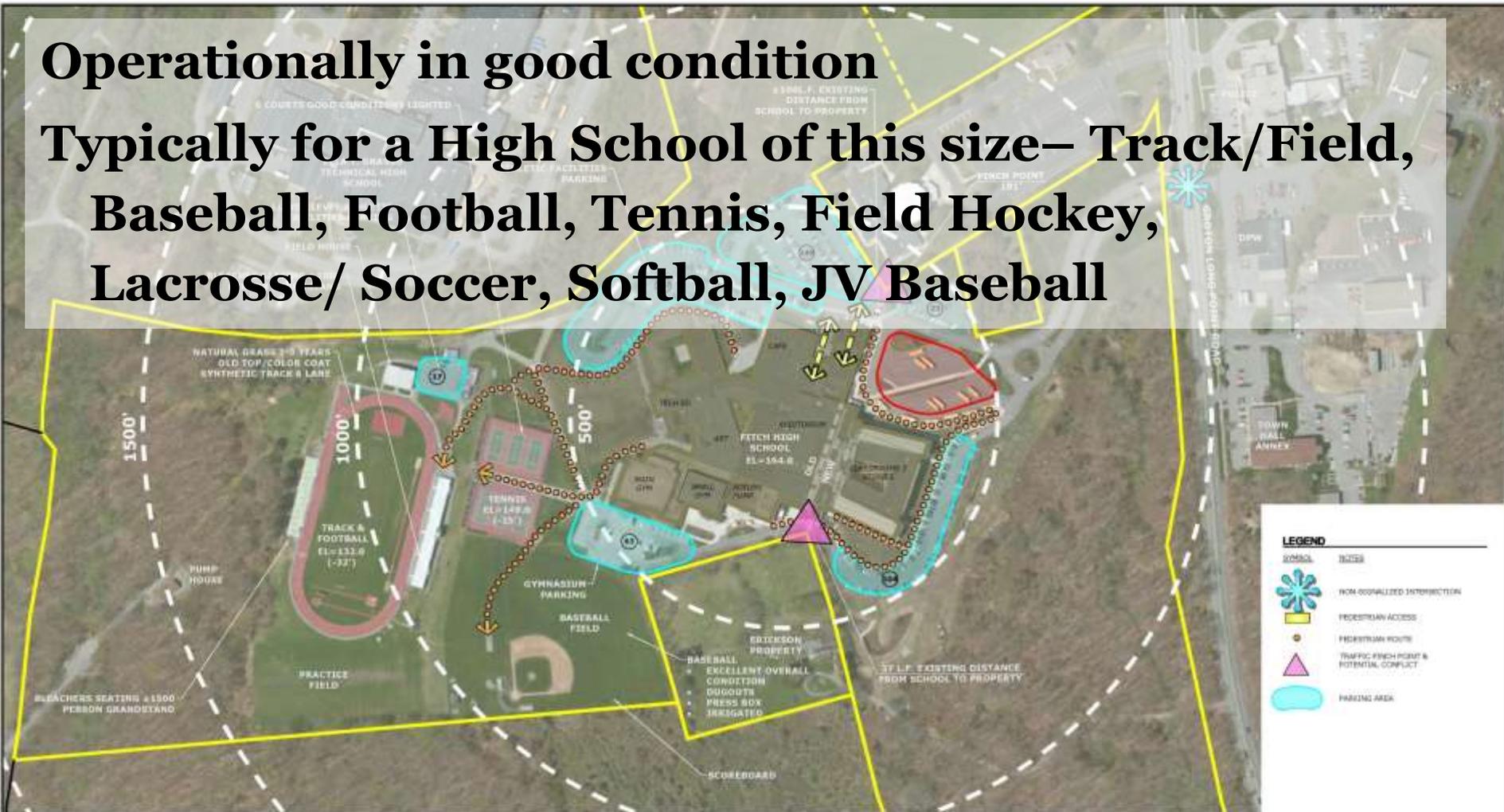
MILONE & MACBROOM + SLAM





Existing Conditions

Operationally in good condition
Typically for a High School of this size– Track/Field,
Baseball, Football, Tennis, Field Hockey,
Lacrosse/ Soccer, Softball, JV Baseball

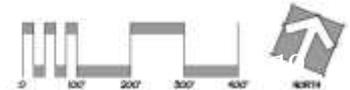


SUPPORT & ATHLETIC FACILITIES

FITCH HIGH SCHOOL SCHOOL FACILITIES INITIATIVE TASK FORCE

GROTON LONG POINT ROAD
GROTON, CONNECTICUT

OCTOBER 30, 2014





Merritt Property Disposition

Parcel 1

Purchased from Mary S. Merritt.

January of 1989

34.19 acres

Purchased with a grant from the State Outdoor Recreation Fund Project Assistance, and has been conveyed with the restriction that the property only be used for “conservation, recreation and open space purposes.”

Parcel 2

Purchased from Mary S. Merritt.

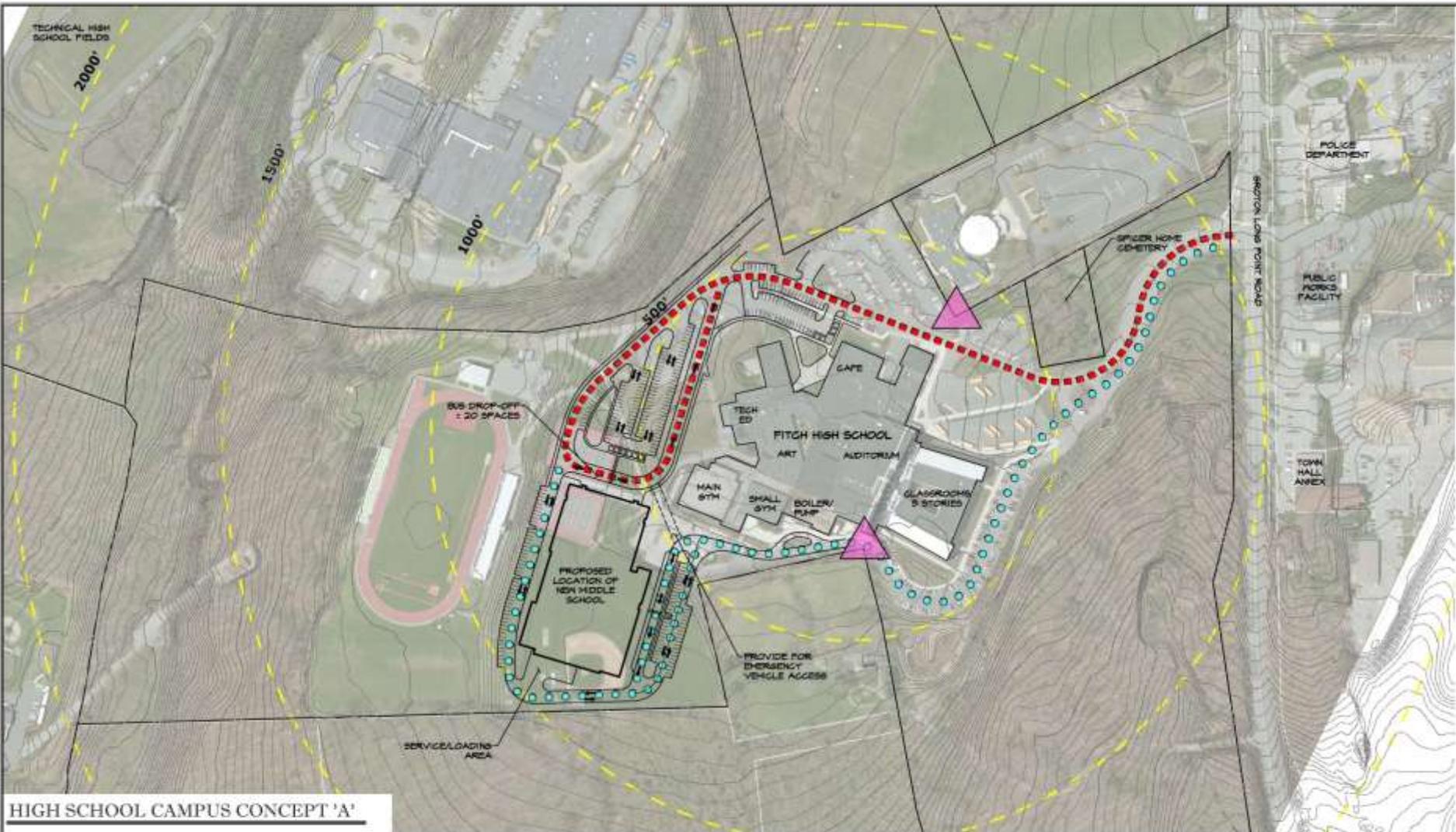
December of 1999

12.69 acres.

Purchased with a Life Use Agreement for the Seller. No longer valid.



Option A

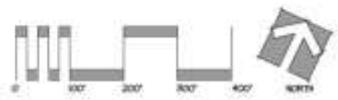


HIGH SCHOOL CAMPUS CONCEPT 'A'
GROTON MIDDLE SCHOOL
SCHOOL FACILITIES INITIATIVE TASK FORCE

GROTON LONG POINT ROAD
GROTON, CONNECTICUT OCTOBER 16, 2014

- LEGEND**
- TRAFFIC PINK ROADS & POTENTIAL CROSSING
 - PARENT PICKUP
 - BUS ROUTE

MILONE & MACBROOM + SLAM



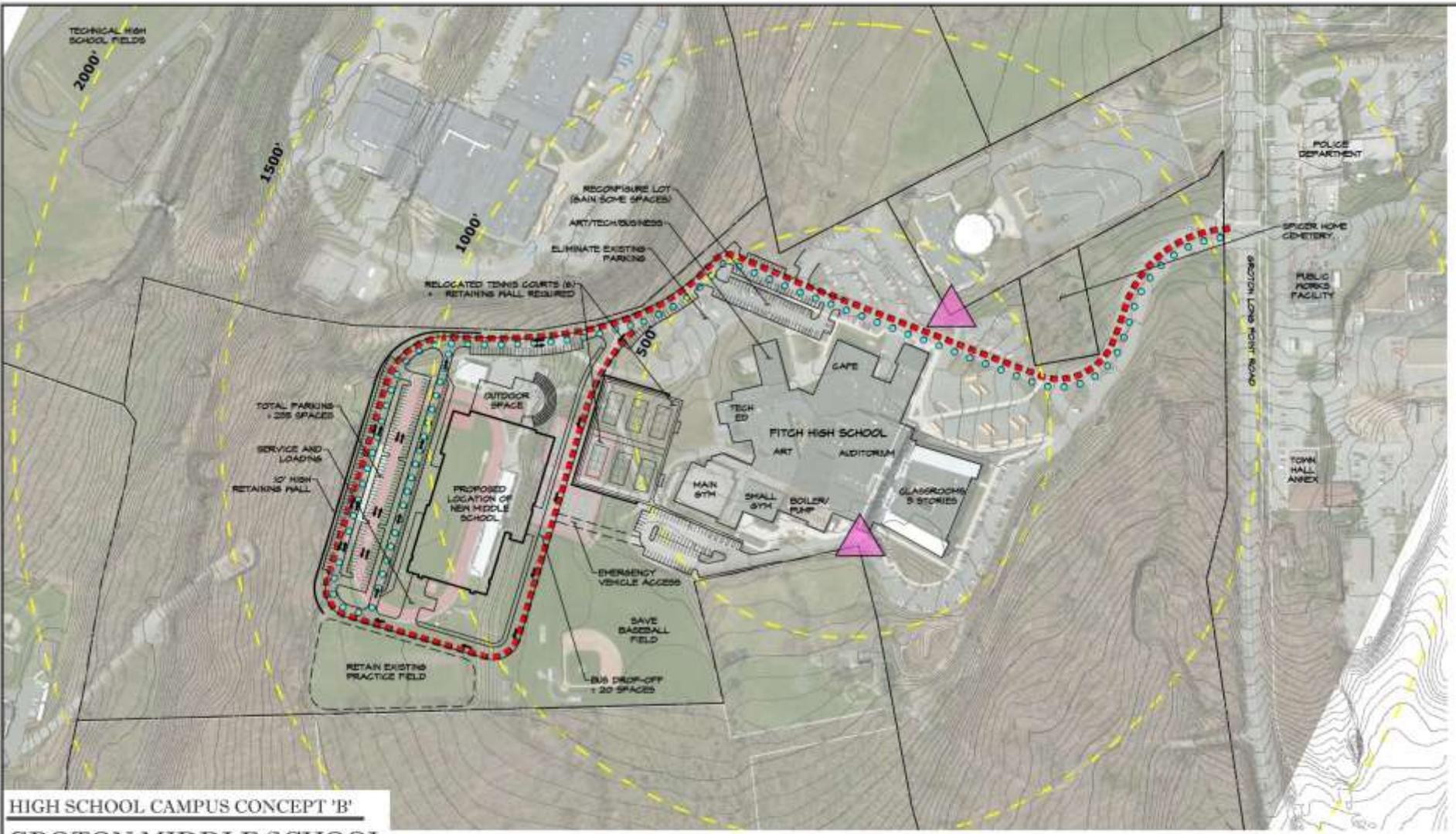


Considerations Option A

- Compact bldg. design can be accommodated – proximate to High School
- Middle school building displaces baseball field/ tennis courts
 - Replacement cost of Tennis Courts ~\$900k (with lights, contingency)
 - Replacement cost of Baseball Field of ~\$900k (Bleachers, lights, irrigation, contingency)
- Single site access point increases vehicular volume at choke points with increased campus population
- Middle School site PE/ athletic program not accommodated
- High School site PE/ athletic program diminished
- Significant Fill & Retainage Required- Loss of accessibility to track & field



Option B

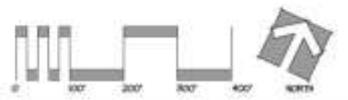


HIGH SCHOOL CAMPUS CONCEPT 'B'
GROTON MIDDLE SCHOOL
SCHOOL FACILITIES INITIATIVE TASK FORCE
 GROTON LONG POINT ROAD
 GROTON, CONNECTICUT OCTOBER 30, 2014

LEGEND

- TRAFFIC PINK ROADS & POTENTIAL COMPLEX
- PARKING SPOTS
- BUS ROUTE

MILONE & MACBROOM + SLAM



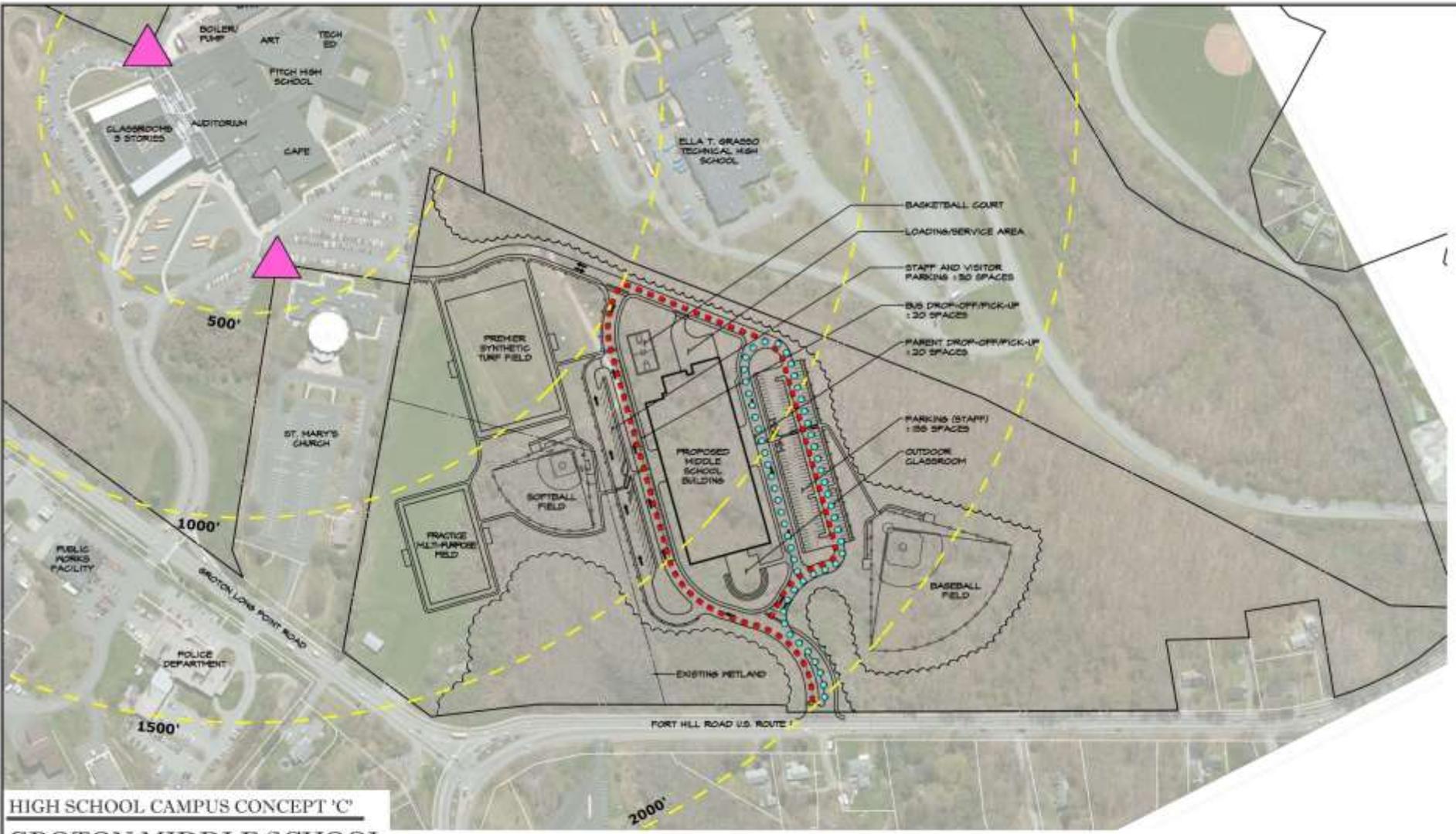


Considerations Option B

- Compact bldg. design can be accommodated – proximate to High School
- Middle school building displaces track & field/ tennis courts
 - Replacement cost of Tennis Courts ~\$900k (with lights, contingency)
 - Replacement cost of Track & Field of ~\$3.5 million (bleachers, lights, field house, contingency)
- Single site access point increases vehicular volume at choke points with increased campus population
- Middle School site PE/ athletic program not accommodated
- High School site PE/ athletic program diminished



Option C

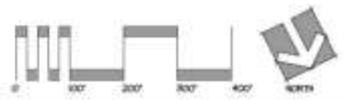


HIGH SCHOOL CAMPUS CONCEPT 'C'
GROTON MIDDLE SCHOOL
SCHOOL FACILITIES INITIATIVE TASK FORCE

GROTON LONG POINT ROAD
 GROTON, CONNECTICUT OCTOBER 30, 2014

LEGEND

- TRAFFIC SIGNAL RISER & POTENTIAL COMPLEX
- PARENT BUSSES
- BUS ROUTE





Considerations Option C

- Compact bldg. design can be accommodated – proximate to High School, works with existing topography
- Wetlands preserved
- Independent access for Middle School with controlled access to High School site
- Middle School site PE/ athletic program has been met
- Existing HS PE/ athletic program preserved and complimented
- Met with DEEP Open Space and Watershed Land Acquisition to Discuss Middle School Concepts and Deed Restrictions.
 - Identified Mechanism and process for conversion of Merritt Property (+/- 35 ac) to a municipal educational use.
 - Continue dialogue with DEEP to develop a conversion agreement if SFITF desires to move forward with Merritt Concept



Q & A



Next Steps

