



Groton School Facilities Initiative

Single Middle School Co-Location Concepts



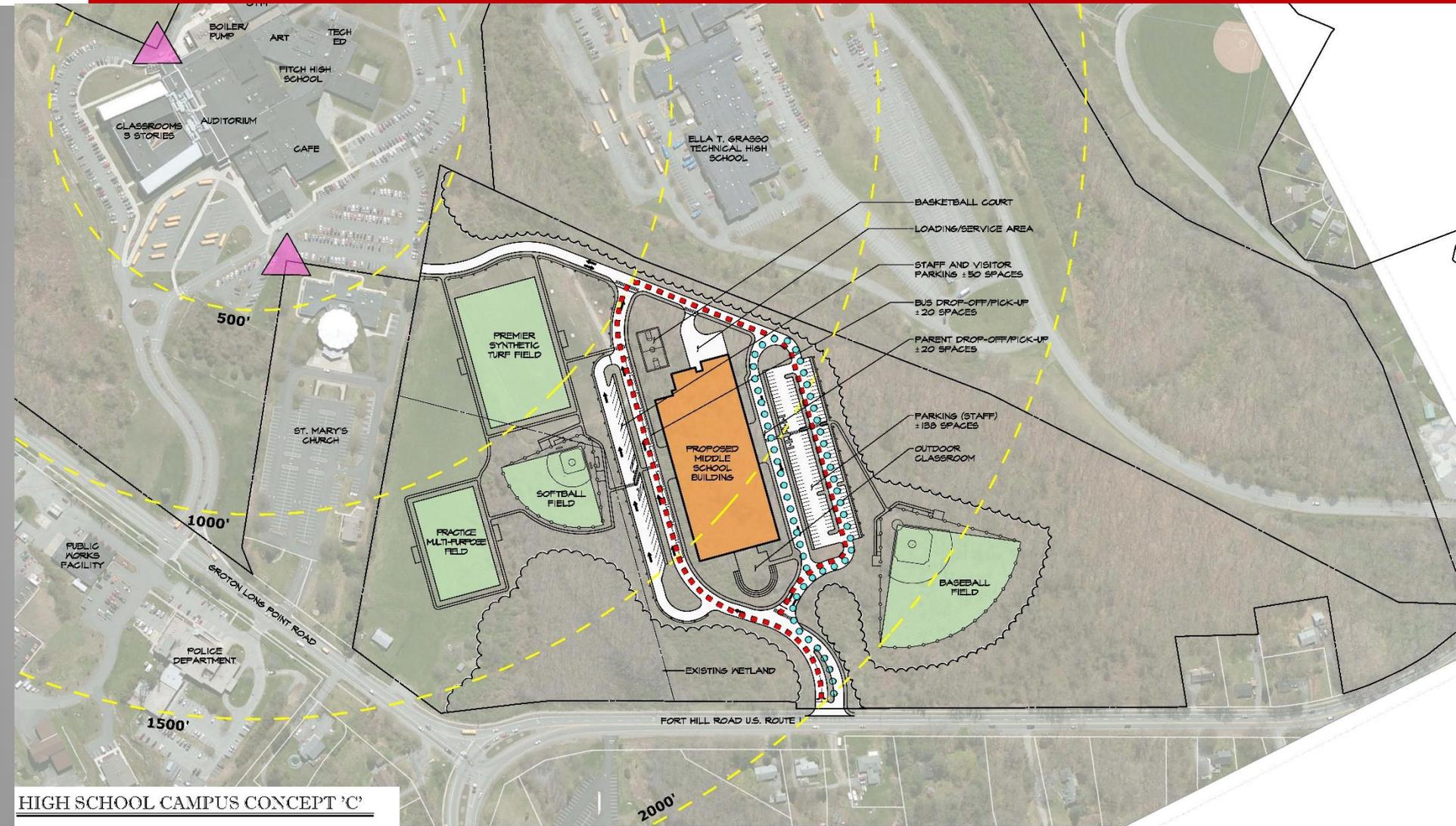


Introduction

- SFITF – Merritt Site Concept D
- Middle School Space Audit
- Elementary School Education Specifications
- Meeting Schedule
- Next Steps



Option C



HIGH SCHOOL CAMPUS CONCEPT 'C'

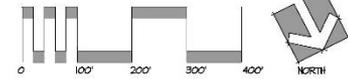
GROTON MIDDLE SCHOOL SCHOOL FACILITIES INITIATIVE TASK FORCE

GROTON LONG POINT ROAD
GROTON, CONNECTICUT OCTOBER 30, 2014

LEGEND

- TRAFFIC PINCH POINT & POTENTIAL CONFLICT
- PARENT ROUTE
- BUS ROUTE

MILONE & MACBROOM + **SLAM**





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



Option D



HIGH SCHOOL CAMPUS CONCEPT 'D'

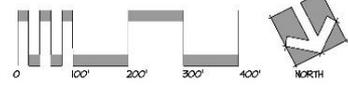
GROTON MIDDLE SCHOOL SCHOOL FACILITIES INITIATIVE TASK FORCE

GROTON LONG POINT ROAD
GROTON, CONNECTICUT NOVEMBER 7, 2014

LEGEND

-  TRAFFIC FENCE POINT & POTENTIAL CONNECT
-  PARENT ROUTE
-  BUS ROUTE

MILONE & MACBROOM + SLAM





Considerations Option D

- Better proximity to High School than Option C
- Building may compete with massing of adjacent St Mary's Church
- Remaining Option C Considerations Apply



Group Discussion

Q & A on Merritt Site “Test Fits”



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 (OSF 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

Eligibility factor (Allowable/Ed. Spec) 0.85.5

Reimbursement Rate for Eligible Components (2015) 48.57%

Adjusted Reimbursement Rate: 41.52%

Backing out Gross Up yields delta of approximately: 18,000 NSF



Middle School Space Program

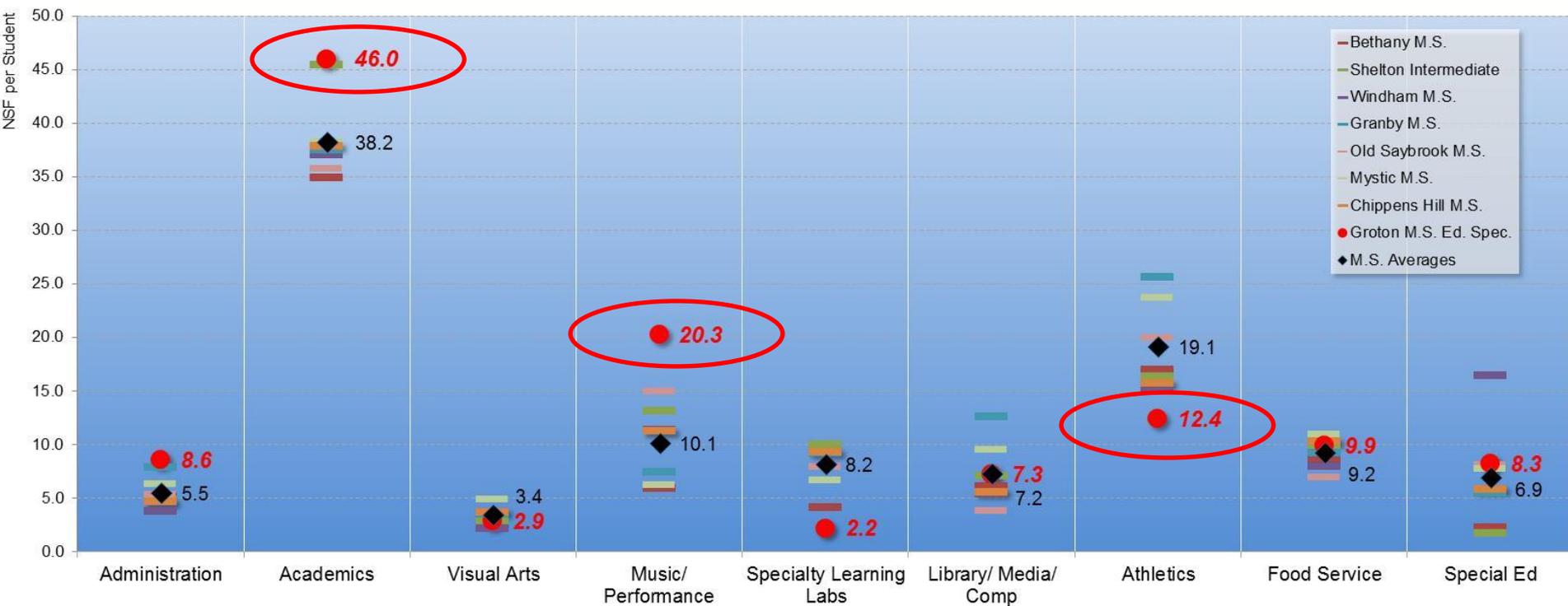
- Bethany M.S.
- Shelton Intermediate
- Windham M.S.
- Granby M.S.
- Old Saybrook M.S.
- Mystic M.S.
- Chippens Hill M.S.

DEPT/DISCIPLINE	M.S. Averages		Groton M.S. Ed. Spec.	
	grades:		grades: 6-8	
	enrollment 743		enrollment 1,000	
	Proposed NSF	NSF/Student	Proposed NSF	NSF/Student
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%	



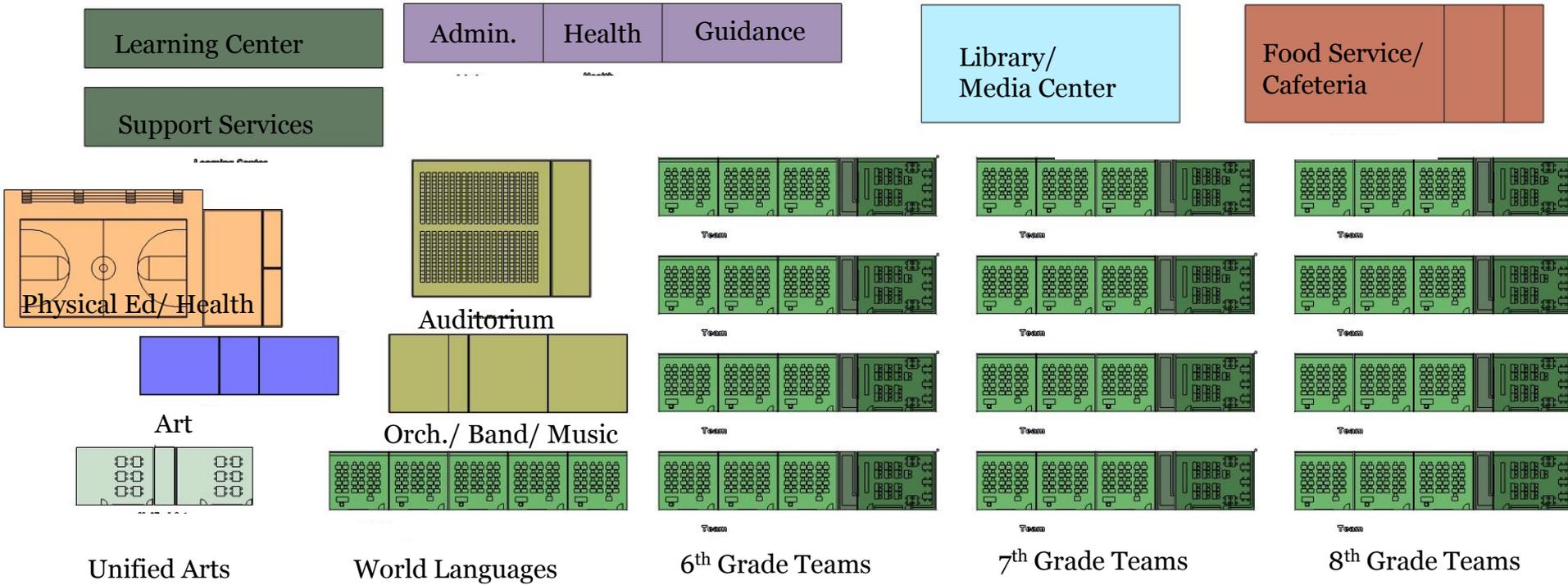
Middle School Space Program

Middle School Benchmark Comparison (NSF per Student)





Groton M.S. – Graphic Program



Graphic Program: Performing Arts

500 Seat Auditorium
5,500 NSF (11 NSF/Seat)



Stage
1,800 NSF



Scenery Prep/ Storage
1,000 NSF



General Music/ Chorus
1,600 NSF



Band
1,600 NSF



Orchestra
1,600 NSF



Office and Storage
400 NSF



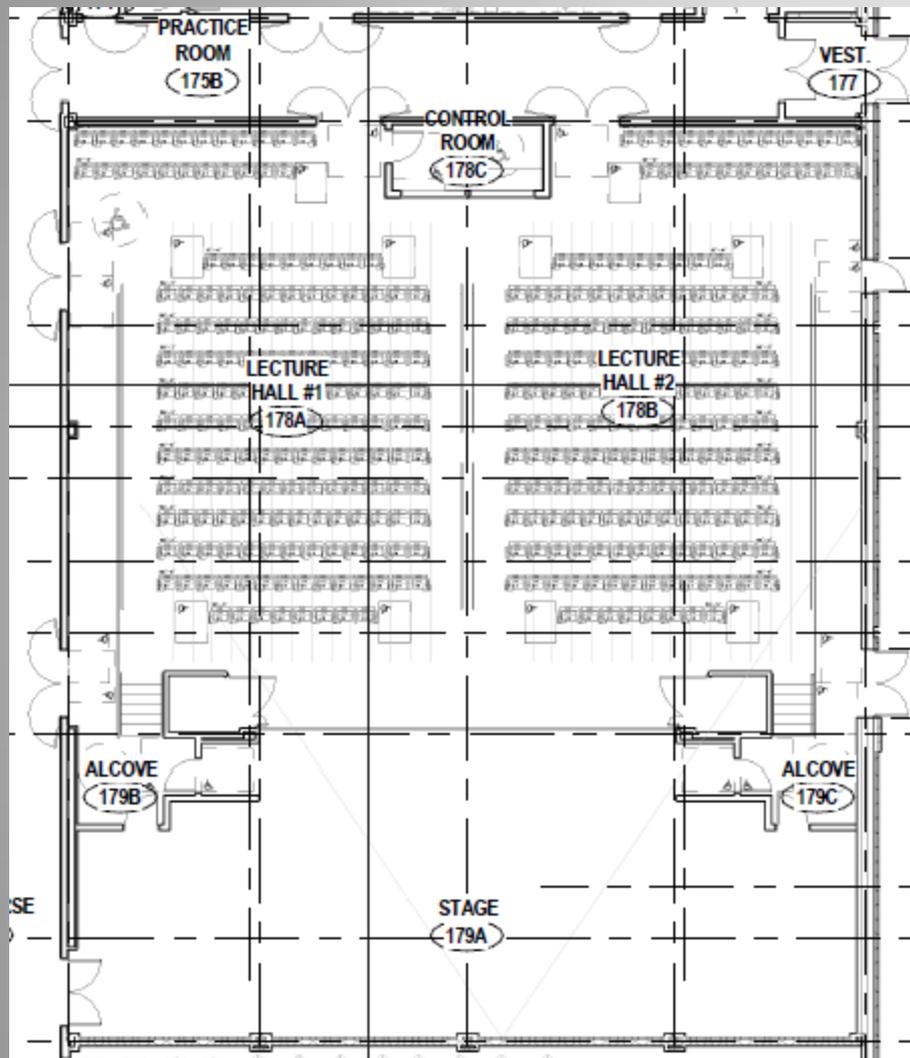
Practice Rooms
(2) @ 150 NSF = 300 NSF



*Possible Deduct
6,500 NSF*

Performing Arts	Ed Spec (NSF)	Precedent (NSF)
Stage and Support	14,800	8,300
Music	5,500	5,500
Subtotal:	20,300	13,800

Auditorium/Lecture Hall Precedent Layout



Divided Lecture Halls with Stage Total: 4,680 NSF

1. L.H. #1: 2,340 SF; 175 Seats (13 NSF/Seat)
2. L.H. #2: 2,340 SF; 175 Seats (13 NSF/Seat)
3. Combined: 350 seats
4. 2,100 NSF Stage (ADA Accessible)

Graphic Program: Physical Education

Small Gymnasium
5,000 NSF



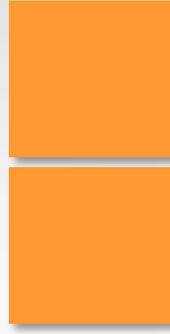
MS
BBC



HS
BBC



Changing / Locker Rooms / Toilets / Showers
(2) @ 900 NSF = 1,800 NSF



Equipment Storage
800 NSF



Bleachers
1,250 NSF



250 seats

x 2 for 500 Seats



PE Faculty Offices
(2) @ 200 NSF = 400 NSF



Auxiliary Gym
1,800 NSF



Exercise/ Fitness
1,000 NSF



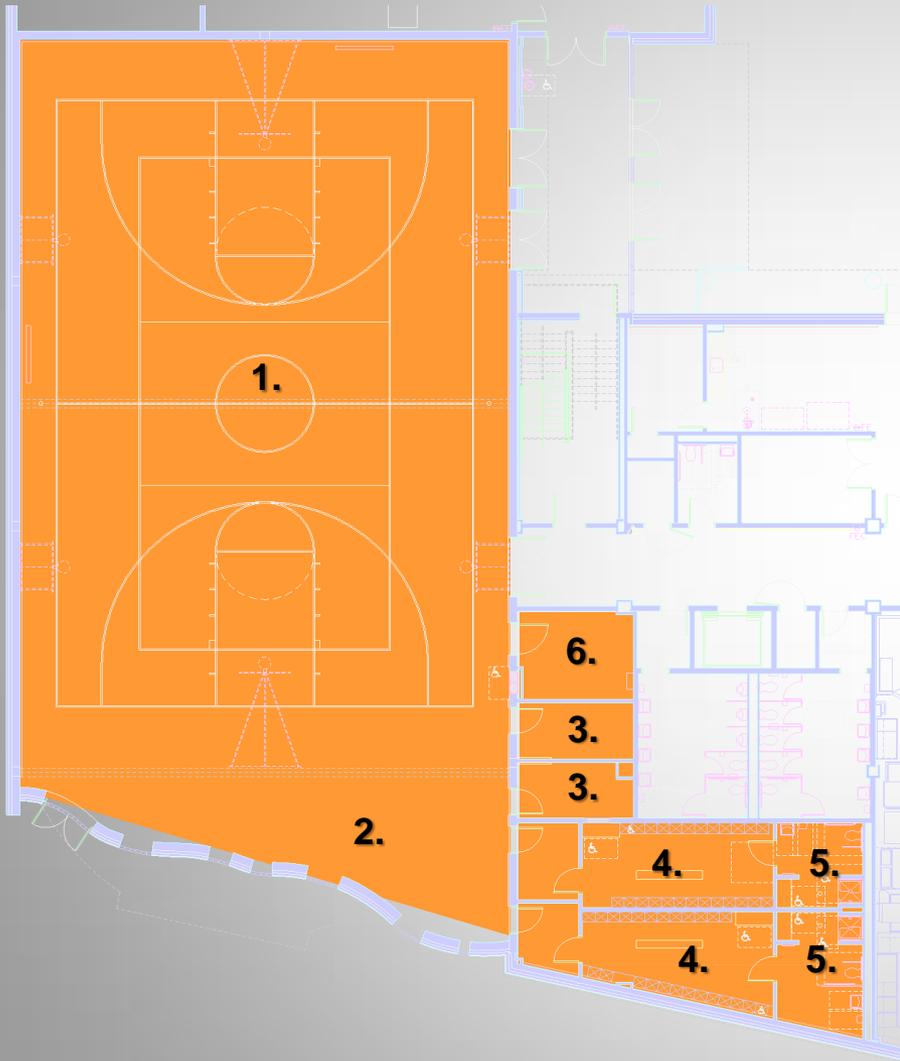
Health Classroom
(2) @ 800 NSF = 1,600 NSF



*Possible Add :
2,830 - 4,780 NSF*

Physical Education	Ed Spec (NSF)	Precedent (NSF)
Teaching Stations (6)	9,400	12,230 – 14,180
Support	3,000	5,500
Subtotal:	12,400	17,730 – 19,680

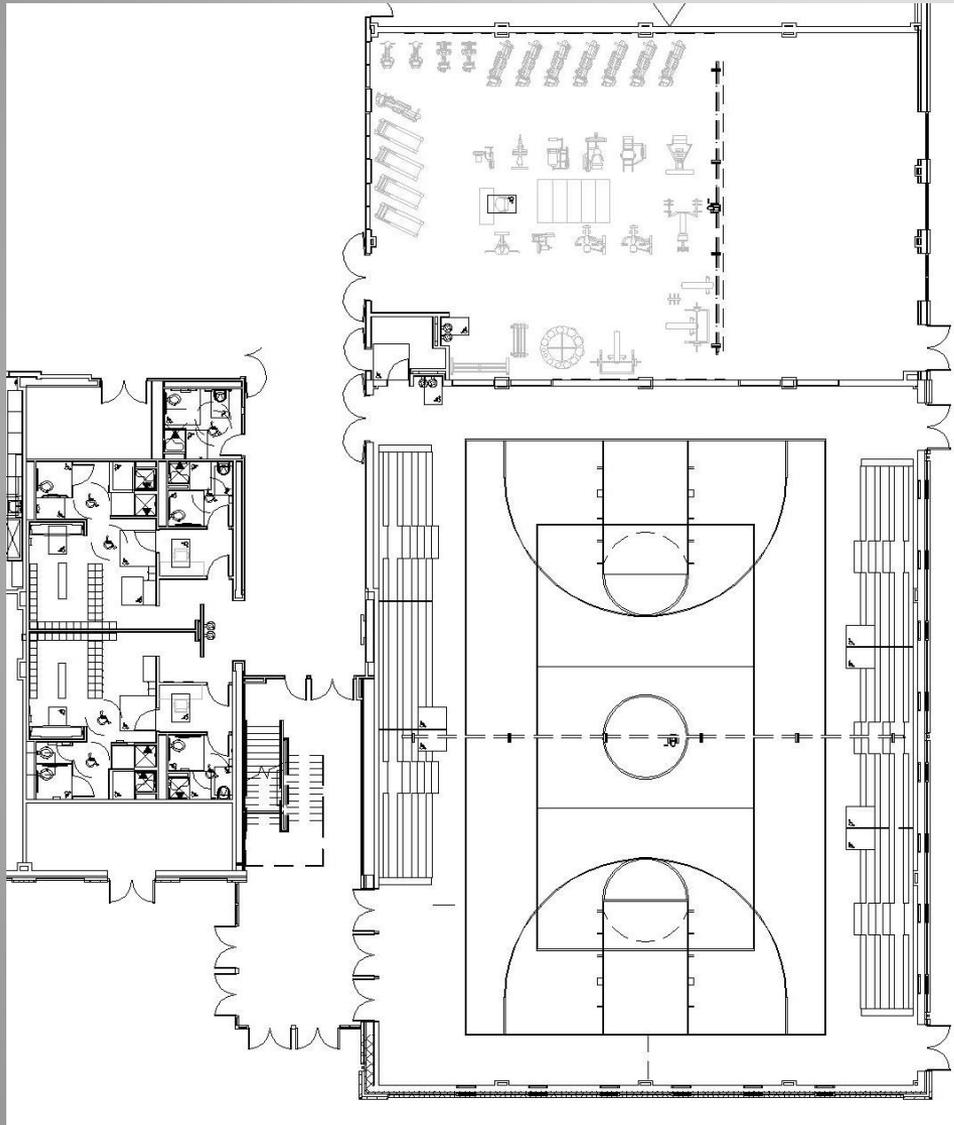
Physical Education - Precedent Layout



Small Middle School Gym Total: 7,150 NSF

1. 5,200 NSF Gymnasium
 - 50' X 74' Basketball court
 - (2) Half-court Teaching Stations
 - Very little over-run space
2. 700 NSF Fitness 'Zone'
3. 100 NSF each (2) P.E. Faculty Offices
4. 300 NSF each (2) Changing/Locker Rooms
 - 25 Lockers each
5. 150 NSF each (2) Bathroom/Shower Rooms
6. 150 NSF Equipment Storage

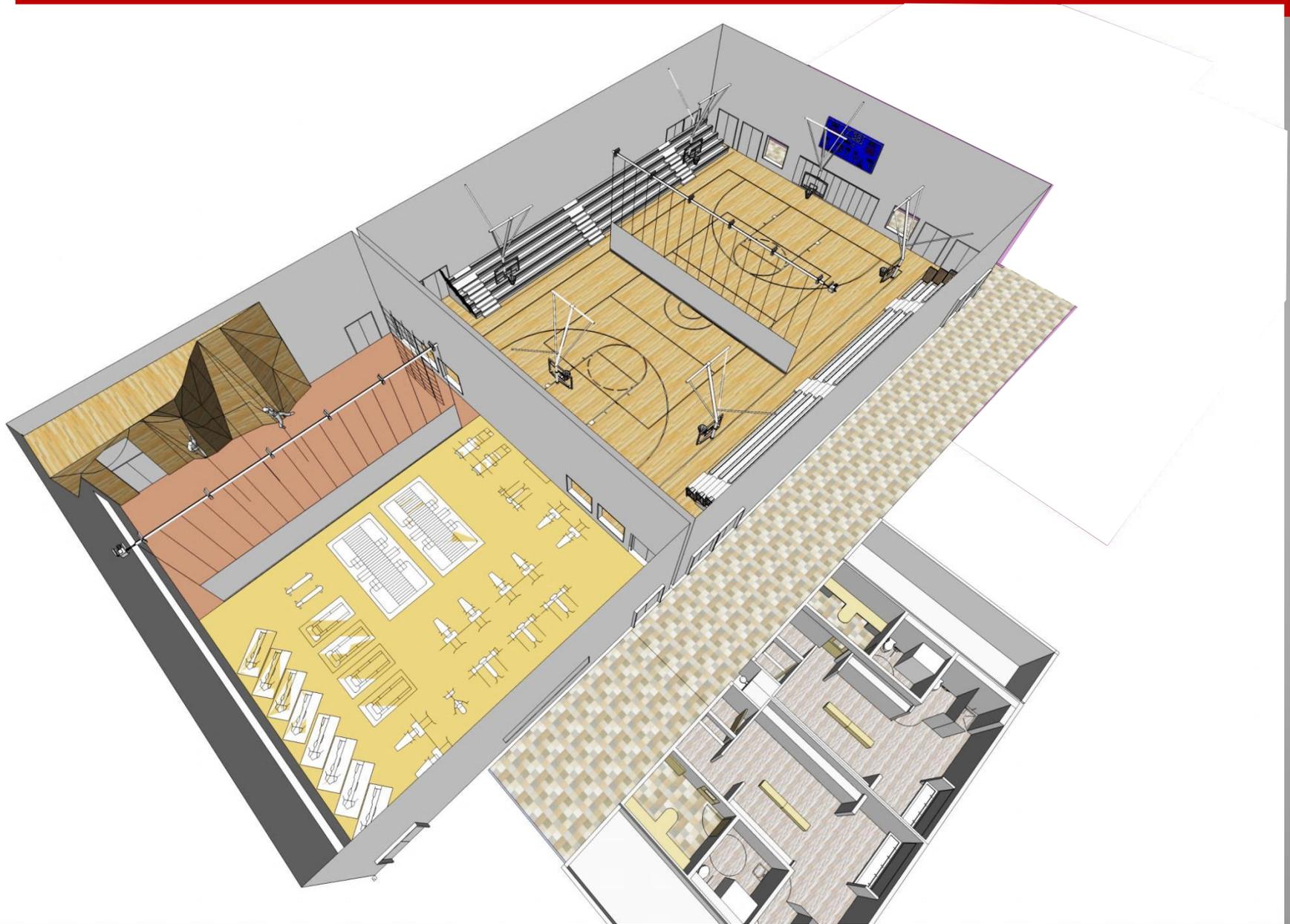
Physical Education - Precedent Layout



Full Size Gym With Fitness and Auxiliary Gym Total: 12,725 NSF

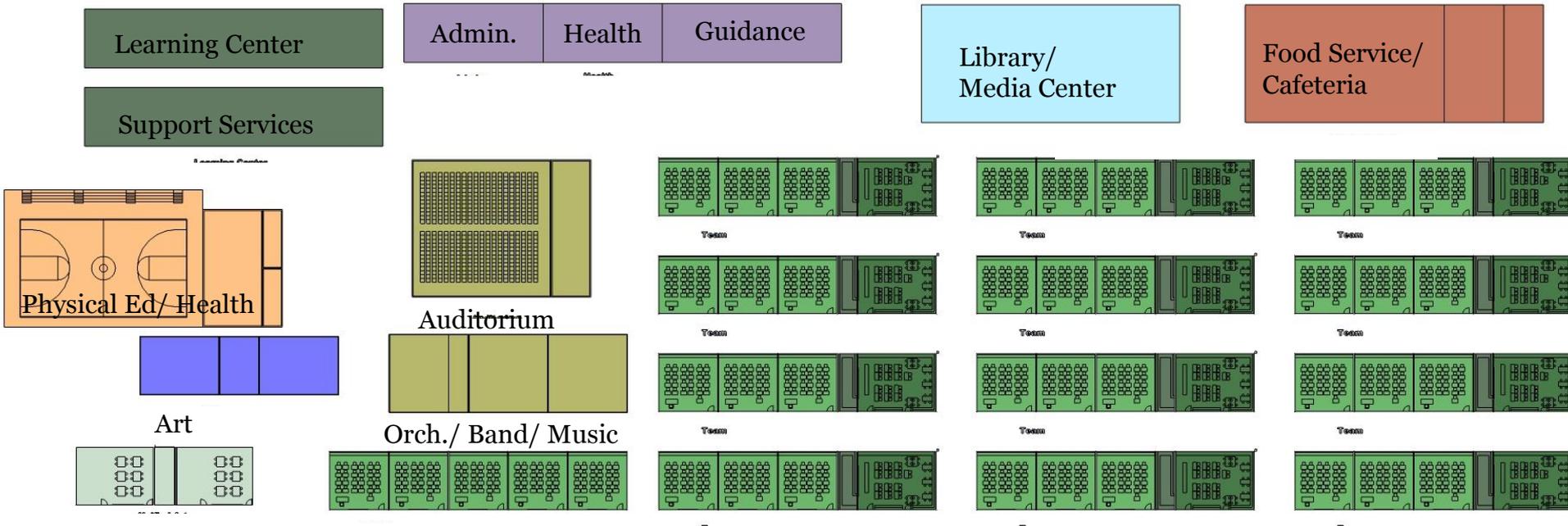
1. 7,500 NSF Gymnasium
 - 50' X 84' High School Basketball court
 - (2) Half-court Teaching Stations
 - 262 seats in Bleachers
2. 2,250 NSF Fitness
3. 1,375 NSF Auxiliary Gym with Climbing Wall
4. 150 NSF each (2) P.E. Faculty Offices
 - Toilet/ Shower
5. 450 NSF each (2) Changing/Locker Rooms
 - 35 Lockers each
 - (2) Showers / (2) Toilet
6. 400 NSF Equipment Storage

Physical Education - Precedent Layout





Groton M.S. – Graphic Program



Unified Arts

World Languages

6th Grade Teams

7th Grade Teams

8th Grade Teams

5 CR @ 24 Seats

12 CR @ 24 Seats

12 CR @ 24 Seats

12 CR @ 24 Seats

Total: 120 seats

4 SCR @ 24 seats

4 SCR @ 24 seats

4 SCR @ 24 seats

Total: 384 seats

Total: 384 seats

Total: 384 seats

Academic Classrooms: 1,272

Specialty Learning Labs: 48

Art & Music: 193

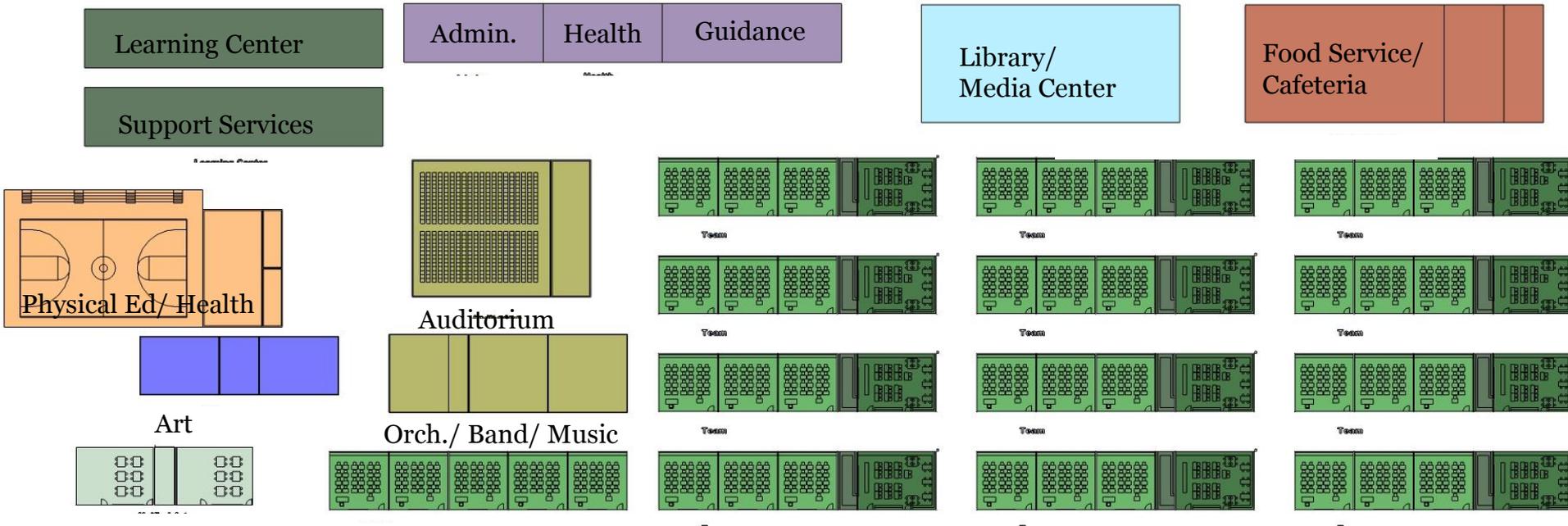
Library/ Media: 48

Athletics: 144

TOTAL: 1,705 student seats (58% Utilization)



Groton M.S. – Graphic Program



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Total: 120 seats

4 SCR @ 24 seats

4 SCR @ 24 seats

4 SCR @ 24 seats

Total: 384 seats

Total: 384 seats

Total: 384 seats

TOTAL:

1,705 student seats (58% Utilization)

1,538 student seats (65% Utilization)

167 (5 to 7 classroom spaces)

Possible Deduct?:

4,000 to 5,600 NSF



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Backing out Gross Up yields delta of approximately: 18,000 NSF

Performing Arts: - 6,500 NSF

Physical Education: + 2,830 to 4,780 NSF

Classrooms: - 4,000 to 5,600 NSF

Possible Deduct: - 5,720 to 9,270 NSF



Middle School Space Standards

	Number of Students	SF/ Student	Allowable Building Area (SF)
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Possible Deduct: - 5,720 to 9,270 NSF

Possible Adjusted Area (OSF Area): 167,234 to 172,559

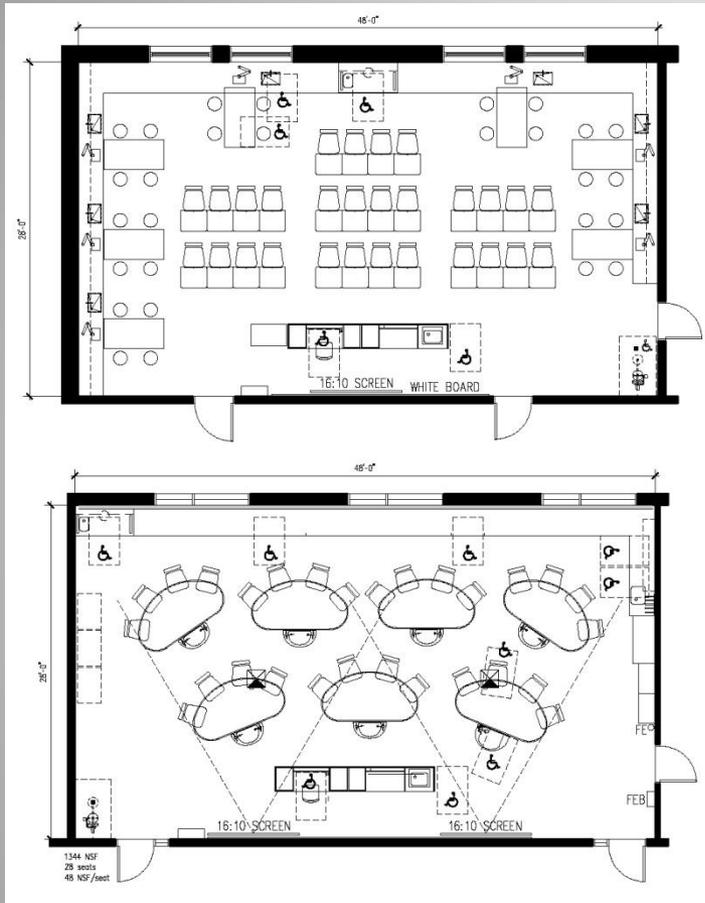
Adjusted Eligibility Factor: 0.92 to 0.89

Adjusted Reimbursement Rate: 44.68% to 43.38%

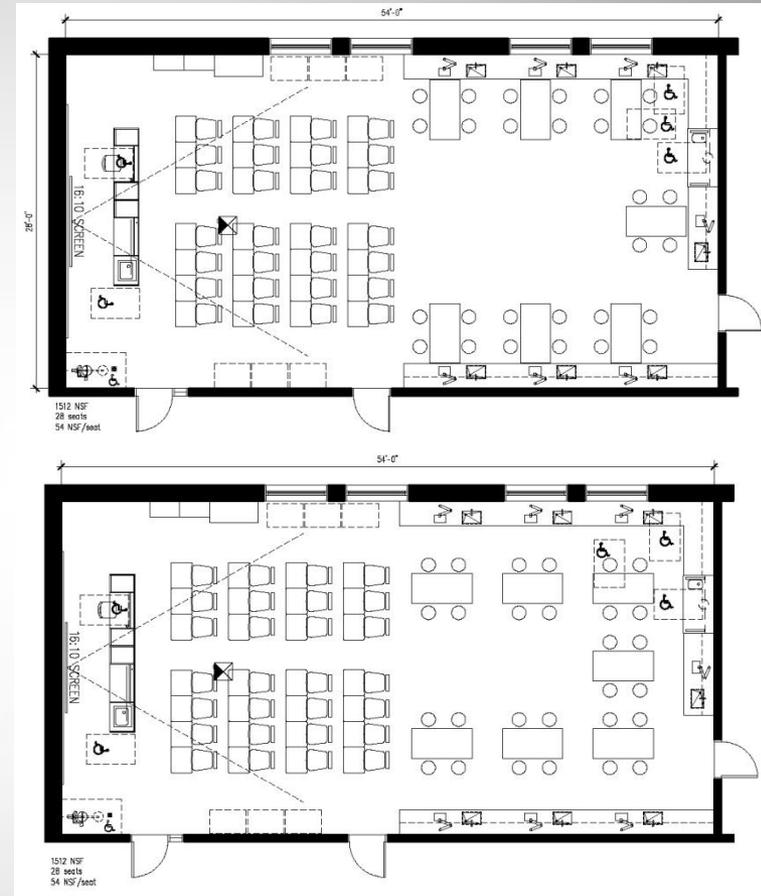
Compared to 41.52% (Ed Spec): 3.16% to 1.8%

Average is 2.5% more reimbursement!

Science CLAB's – Precedent Layouts



1,344 NSF
28 seats
48 NSF/seat



1,512 NSF
28 seats
54 NSF/seat

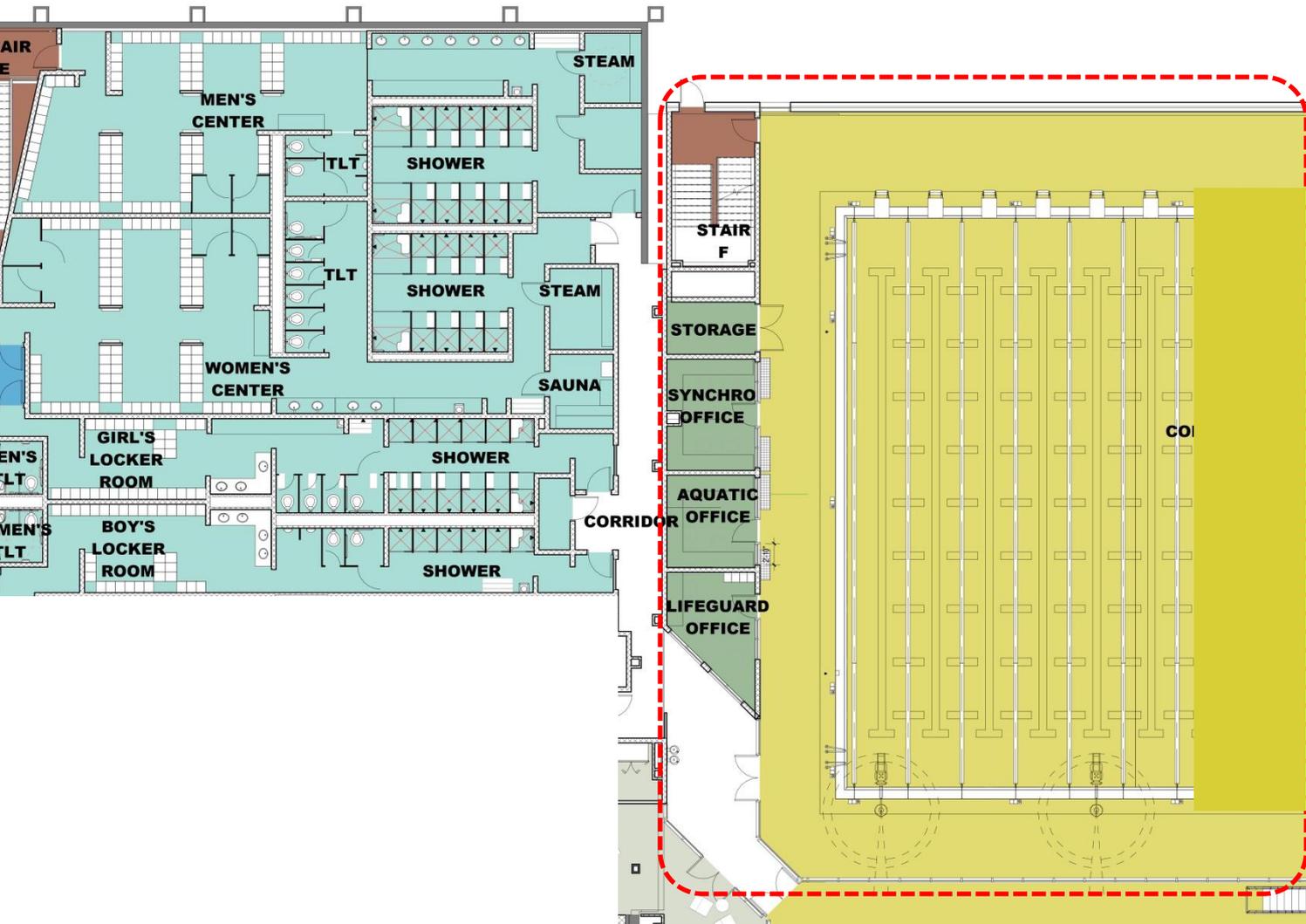


Pool Considerations

- *A natatorium is :*
 - *Not currently in the ed spec*
 - *Not eligible for reimbursement*
 - *Costly to build, operate and maintain*
- *Insurance costs to the district are a large consideration*
- *Questions:*
 - *Size and type of pool facility?*
 - *Spectator seating?*
 - *Independent locker rooms?*

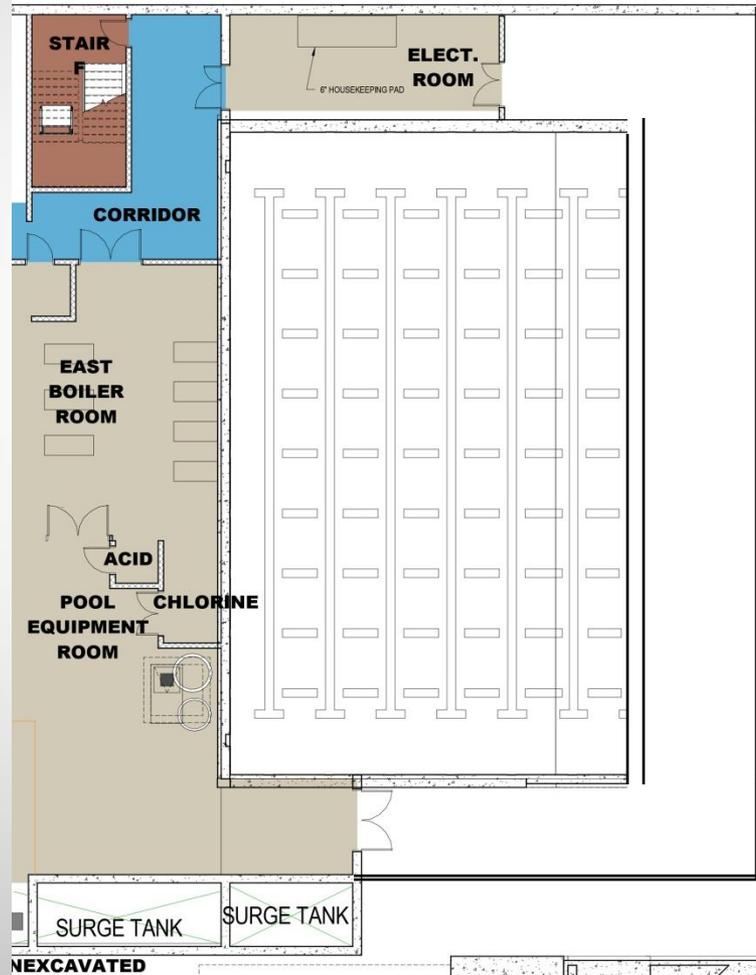


Pool Considerations





Pool Considerations





Group Discussion

Q & A on Middle School Space Allocation



Elem. Ed. Specs.— MS Conversion to ES

Long Term Vision

- Construction of Consolidated MS enables the conversion of Cutler & Westside to Larger PreK-5 Elementary Schools.
- Consolidation of Three Elementary Schools (S.B. Butler, Claude Chester & Pleasant Valley)
- Redistrict Elementary Students to ensure diverse schools
- Develop long-term plans to maintain racially balanced elementary schools;
 - Diversity schools, controlled choice enrollments and school assignments may be considered



Ed. Specs – Enrollment Data

Enrollment Projections for Consolidated Schools

YEAR	Claude Chester	S.B. Butler	Pleasant Valley	TOTAL
2014-15	351	280	299	930
2015-16	354	271	290	915
2016-17	331	281	284	896
2017-18	324	272	285	881
2018-19	326	271	286	883
2019-20	330	272	280	882
2020-21	332	271	278	881
2021-22	331	272	281	884
2022-23	332	271	283	886

Projected Class Organization – Functional Capacity

Grade	Projected Enrollment	Number of Classes	Average Class Size	Class Size Standard	Functional Capacity
Pre-K	30-60	2-4	15	15	30-60
Kindergarten	81	5	16.2	20	100
One	79	4	19.75	25	100
Two	73	4	18.25	25	100
Three	65	4	21.7	25	100
Four	70	4	17.5	25	100
Five	74	4	18.5	25	100
TOTALS:	472-502				630-660

Potential Choice Component

Grade	Projected Enrollment	Number of Classes	Functional Capacity	Capacity for Choice
Pre-K	30-60	2-4	30-60	Open
Kindergarten	81	5	100	19
One	79	4	100	21
Two	73	4	100	27
Three	65	4	100	35
Four	70	4	100	30
Five	74	4	100	26
TOTALS:	472-502		630-660	158

- Accommodation for 915 students from consolidated schools.
- Targeted Enrollment of Approx. 500 students
- Functional Capacity at each school of 630-660
- Choice Enrollment of approximately 150 at each school – Fed through choice/controlled choice TBD



Space Spec. Design Priorities

- Configure Space to Minimize Project Cost
- Design Priorities Include:
 - Personalization of learning and teaching spaces
 - Flexibility in the current and future use of school space
 - Access to appropriate technologies for teaching, learning and management
 - Serving the needs of diverse learners
 - Indoor air quality and overall environmental impact of materials used
 - LEED standards for energy conservation and environmental impact design
 - Potential for adding classroom space at a future date

Cutler Summary of Space Needs

SPACE	NUMBER OF ROOMS/SQUARE FOOTAGE	TOTAL SQUARE FOOTAGE REQUIREMENTS
Pre-kindergarten	2 @ 1,000	2,000
Kindergarten	5 @ 1,000	5,000
Grade One-Five	20 @ 800	16,000
		23,000
Art:		
3-dimensional classroom	1 @ 1,200	
2-dimensional classroom	1 @ 1,000	
Storage	1 @ 400	2,600
Music:		
General	1 @ 1,000	
Choral & Instrumental	1 @ 1,200	
Storage	@ 400	2,600
Physical Education & Health:		
Gymnasium	1 @ 5,600	
Offices	1 @ 200	
Storage	1 @ 400	
		6,200
Auditorium Stage	Portable platform stage for use in the cafeteria/multi-purpose room or gymnasium - storage	400
Seating		
Learning Center/Support Services:		
English Language Learners	1 @ 200	
Special Services Education	4 @ 200	
Tutorial (RTI)	4 @ 200	
Conference Rooms	2 @ 200	
Sensory/Therapy Room	1 @ 150	
Occupational Therapy & Physical Therapy	1 @ 400	
Speech Services	1 @ 150	
SPED Classroom (dividable)	2 @ 800	4,500
Conference Rooms		
Social Work, Psychologist Offices	2 @ 150	
Records storage	1 @ 100	400
Administrative Office Complex:		
Offices	1 @ 250; 1 @ 300	
Conference Rooms	1 @ 200	
Secretary/Reception	1 @ 400	
Storage	1 @ 150; 1 @ 100	
Equipment/ Workroom	1 @ 200	
Computer Kiosk for parent access	1 @ 150	
		1,830

Lavatory	1 @ 80	
Health Offices:		
Reception Area	1 @ 200	
Offices	2 @ 100	
Examination Room	1 @ 100	
Medicine storage	1 @ 50	
Records Storage	1 @ 100	
Cot/privacy space	1 @ 120 (5-6 bays)	
Lavatory	1 @ 80	
Lavatory/Shower Room	1 @ 180	1,030
Library Media Center:		
Stacks & Reading/Study Areas	1 @ 2,400	
Computer Lab/ Classroom	1 @ 600	
Offices	1 @ 200	
Workroom & Media Distribution	1 @ 200	
Meeting Rooms	2 @ 200	
Storage/wiring closet/technician workspace	1 @ 500	4,100
Custodial:		
Offices	1 @ 75	
Workroom	1 @ 200	
Storage	2 @ 200	
Bookroom	1 @ 400	
Recycling Center	1 @ 800	1,675
Cafeteria	3,000	
Separate Food Stations/Kitchen	1,200	
Storage; cold, dry, freezer	600	4,800
Faculty & Staff Dining	1 @ 800	800
Faculty/Parent Workrooms	1 @ 400	400
Storage for Instructional Materials & Equipment	1 @ 800	800
Play Areas:		
Early Childhood	Outdoor playscapes	
Elementary Grades		
Outdoor Learning	TBD	
Security:		
SRO/Security Office	1 @ 100	
Video Surveillance Room		
Admittance Kiosk (Vestibule)		100
	Total Space S. F. =	55,235
	Circulation =	27,618
	TOTAL Building S.F. =	82,853

Note: The current building has a footprint of approximately 73,761 SF. An addition of from 6,000-10,000 square feet may be needed to accommodate the elementary school program. The actual total square footage will be substantially influenced by the existing building conditions as most available general classroom space is smaller than that specified above.



Westside Summary of Space Needs

SPACE	NUMBER OF ROOMS/SQUARE FOOTAGE	TOTAL SQUARE FOOTAGE REQUIREMENTS
Pre-kindergarten	2 @ 1,000	2,000
Kindergarten	5 @ 1,000	5,000
Grade One-Five	20 @ 800	16,000
		23,000
Art:		
3-dimensional classroom	1 @ 1,200	
2-dimensional classroom	1 @ 1,000	
Storage	1 @ 400	2,600
Music:		
General	1 @ 1,000	
Choral & Instrumental	1 @ 1,200	
Storage	@ 400	2,600
Physical Education & Health:		
Gymnasium	1 @ 5,600	
Offices	1 @ 200	
Storage	1 @ 400	6,200
Auditorium Stage	Portable platform stage for use in the cafeteria/multi-purpose room or gymnasium - storage	400
Seating		
Learning Center/Support Services:		
English Language Learners	1 @ 200	
Special Services Education	4 @ 200	
Tutorial (RTI)	4 @ 200	
Conference Rooms	2 @ 200	
Sensory/Therapy Room	1 @ 150	
Occupational Therapy & Physical Therapy	1 @ 400	
Speech Services	1 @ 150	
SPED Classroom (dividable)	2 @ 800	4,500
Conference Rooms		
Social Work, Psychologist Offices	2 @ 150	
Records storage	1 @ 100	400
Administrative Office Complex:		
Offices	1 @ 250; 1 @ 300	
Conference Rooms	1 @ 200	
Secretary/Reception	1 @ 400	
Storage	1 @ 250	
Equipment/ Workroom	1 @ 200	
Computer Kiosk for parent access	1 @ 150	
Lavatory	1 @ 80	1,830

Health Offices:		
Reception Area	1 @ 200	
Offices	2 @ 100	
Examination Room	1 @ 100	
Medicine storage	1 @ 50	
Records Storage	1 @ 100	
Cot/privacy space	1 @ 120 (5-6 bays)	
Lavatory	1 @ 80	
Lavatory/Shower Room	1 @ 180	1,030
Library Media Center:		
Stacks & Reading/Study Areas	1 @ 2,400	
Computer Lab/ Classroom	1 @ 600	
Offices	1 @ 200	
Workroom & Media Distribution	1 @ 200	
Meeting Rooms	2 @ 200	
Storage/wiring closet/technician workspace	1 @ 500	4,100
Custodial:		
Offices	1 @ 75	
Workroom	1 @ 200	
Storage	2 @ 200	
	1 @ 400	
Recycling Center	1 @ 800	1,675
Cafeteria	3,000	
Server y/ Food Stations/Kitchen	1,200	
Storage; cold, dry, freezer	600	4,800
Faculty & Staff Dining	1 @ 800	400
Faculty/Parent Workrooms	1 @ 400	400
Storage for Instructional Materials & Equipment	1 @ 800	800
Play Areas:		
Early Childhood	Outdoor playscapes	
Elementary Grades		
Outdoor Learning	TBD	
Security:		
SRO/Security Office	1 @ 100	
Video Surveillance Room		
Admittance Kiosk (Vestibule)		100
	Total Space S. F. =	54,835
	Circulation =	27,418
	TOTAL Building S.F. =	82,253

Note: The current building has a footprint of approximately 71,000 SF. An addition of from 10,000-12,000 square feet **may** be needed to accommodate the elementary school program. The actual total square footage will be substantially influenced by the existing building conditions as most available general classroom space is smaller than that specified above.



Group Discussion

Q & A on Elementary Educational Specifications



Meeting Dates

Thursday, Jan. 8, 2015

Thursday, Feb. 12, 2015

Thursday, March 12, 2015

Thursday, April 9, 2015

Thursday, May 14, 2015

Thursday, June 11, 2015

Thursday, July 9, 2015

Thursday, August 13, 2015

Thursday, Sept. 10, 2015

Thursday, Oct. 8, 2015

Thursday, Nov. 12, 2015

Thursday, Dec. 10, 2015



Next Steps

- Middle School Conversion to Elementary School
- Update on Enrollment Projections
- Update on Merritt Deed
- Task Force to Continue Community Dialogue