

District: Granby
School Name: Granby Jr. Sr. High School
Category: Feasibility Study

Recommendation:

That the Executive Director be authorized to approve the Town of Granby, as part of its Invitation for Feasibility Study, to proceed into schematic design for an addition/renovation to the existing Granby Junior/Senior High School and the East Meadow Elementary School to construct a centralized K-12 facility on the site of the existing Granby Junior/Senior High School.

Background:

Granby submitted a total of three Statements of Interest in 2007 and identified the Granby Junior/Senior High School (1960) as the District's priority. The Statements of Interest for the East Meadow Elementary School (1965) and the West Street Elementary School (1941) were refreshed in 2008.

The Granby Junior/Senior High School houses Grades 7-12 with a 2008-2009 total enrollment of 553. The building is approximately 86,800 SF. The District identified a number of building issues associated with the exterior envelope as well as the HVAC, electrical, and plumbing systems. In addition to the physical plant issues, the District identified programmatic space deficiencies including undersized classrooms.

Discussion

The District retained the services of Dore & Whittier Inc. to perform a feasibility study to study potential solutions for the problems identified at its three schools. The East Meadow Elementary School, Grades 4-6, is approximately 37,633 SF and is sited approximately 100 yards east of the Junior/Senior High School. The West Street Elementary School, Grades PK-3, is approximately 44,739 SF, and is located approximately 1.5 miles west of the Junior/Senior High School. The total 2008-2009 enrollment for the District is 1,098 students. The total student population has remained fairly consistent over the last ten years fluctuating from 1,086 to 1,140.

The study examined the existing conditions of the three sites and facilities identified above, enrollment projections and educational program and explored several options for consideration.

Option	Description	Construction Cost Estimate*
A	Centralized Campus School K-12	\$44 million
B	Renovation of West Street, PK -3	\$11.9 million
C	Renovation of East Meadow, Gr. 4-6	\$10.5 million
D	Renovation of Jr/Sr High School	\$30.8 million

*Estimates provided in the Feasibility Study.

The District's preferred alternative is a plan to consolidate the existing three schools into one K-12 community educational center utilizing the existing Jr/Sr High School and the existing East Meadow School in a significant addition/renovation project. These two buildings appear to be in the best condition of the three and the site is centrally located with ample room to support the needs of a projected 1,125 student, K-12 campus. This option to consolidate will relocate the students currently at the West Street School to the newly renovated facility at the Junior/Senior High School site. Upon completion of this project, the District would then decide the fate of the West Street School facility.

The MSBA agrees with the District's preferred alternative recognizing that the cost of renovation/addition for the three projects individually will exceed the cost of an addition/renovation of a centralized campus school. The consolidation of the three schools resolves program and facility deficiencies at all three schools by providing building efficiencies, given the total enrollment of the District, and providing long-term efficiencies for operation. In addition, the District has obtained a construction grant from the Massachusetts Board of Library Commissioners (MBLC) and is on the waiting list for funding dependent on MSBA approval of the overall project. This grant would allow for the integration of the public library with the school library which would better serve the needs of the Town. This is one of the first projects that has applied for and received approval from MBLC to support funding for this innovative integrated community library concept. This library grant along with the consolidation of space and sharing of core areas helps to defray the overall cost of construction and is projected to reduce long term operational costs for the District.

MSBA staff have reviewed the conclusions of the Feasibility Study and the enrollment data with the District. Staff reviewed the information provided from Granby and concluded:

- 1) All initial paperwork required has been processed including an executed Initial Certificate of Compliance; the composition of the School Building Committee for MSBA approval; and the enrollment questionnaire.

- 2) The alternatives investigated during the Feasibility Study were comprehensive in scope, and the District's preferred option is reasonable and cost effective. Given the facility and programmatic issues as well as the total enrollment for the District's K-12 population, the MSBA agrees with the District's preferred alternative, because of the efficiencies associated with construction of an addition/renovation of two of the existing schools to create a centralized campus for K-12 and the operational efficiencies.
- 3) MSBA has completed an enrollment projection utilizing the enrollment questionnaire completed by Granby. This enrollment projection supports an enrollment of 1,125 students for an addition/renovation to the Granby Junior/Senior High School and the East Meadow Elementary School to construct a centralized K-12 campus school.

Based on the review outlined above, staff recommends that Granby be approved to proceed into schematic design for the District's preferred option of an addition/renovation to the existing Granby Junior/Senior High School and the East Meadow Elementary School to construct a centralized K-12 facility on the site of the existing Granby Junior/Senior High School.