

Regional School District #17 Finance and Facilities Subcommittee Master Plan Check-In

July 9, 2024

We Do Three Types of Jobs Here...
GOOD, FAST AND CHEAP
You May Choose Any Two!

**If It Is Good and Cheap
It Will Not Be Fast.**

**If It Is Good and Fast
It Will Not Be Cheap.**

**If It Is Fast and Cheap
It Will Not Be Good.**



RSD #17's Competing Priorities

- Avoid Loss of Accreditation at HKHS
- Minimize Impact on Education While Providing Facility Upgrades
- Maintain Much of Current School Structure (Grade Ranges, Distribution)
- Provide Facility Equity to Students
- Achieve Facility Equity Timely
- Minimize Costs of Upgrades
- Reduce Operating Costs



Topics of discussion

- November Report Identified 4 “Final” Options
- Yet, New Iterations Continue To Appear
- All “Finalists” Based On KES Closing
- Options 6b And 6c (Elementary on HKHS Site) Eliminated
- New State Requirements Add To Project Budgets, May Not Add Cost
- Space Waivers Increasingly Difficult
- Fieldhouse/Pool Options Remain But Likely Receive Reduced State Aid
- HKHS Project Decision Making Requires Next-Phase Context – But-
- Absolute Certainty Is Unavailable
- A Time For Choosing Has Arrived



Final Option Highlights

Master Plan will be based on one of the final four options

REVISED OPTIONS ~ (Based upon BOE workshop 11/2/2023, WG Mtg. 11/9/2023, WG Mtg. 11/14/2023, C.C. 11/16/23, WG Mtg. 11/20/23)						 
SUMMARY DESCRIPTION		KES	BES	HKIMS	HKHS	# Sites
6b	“Maintain Elementary Identity” Consolidates campuses, keeps elementary identity, reconfigures HKIMS as a PK-6, builds new K-6 at HKHS, no redistricting	Relocate & repurpose	Relocate & repurpose	PK-6 Killingworth (497)	K-6/7-12 Haddam / HK Combined (658) (852)	2 (3 Buildings)
6c	“Maintain Elementary w/Re-district” Consolidates campuses, keeps elementary identity, reconfigures HKIMS as a PK-6, builds new K-6 at HKHS, redistricting to bring HKIMS to capacity	Relocate & repurpose	Relocate & repurpose	PK-6 (Note 1) Killingworth (612)	K-6/7-12 Haddam / HK Combined (543) (852)	2 (3 Buildings)
7 Revised	“Uniting the District” Consolidates to 3 campuses 3 buildings, brings students together for their entire educational journey PK-12.	Relocate & repurpose	PK-3 (667)	4 – 8 (808)	9-12 (Note2) (532)	3 (3 buildings)
8 Revised	“Relocate & Optimize” Consolidates from 4 to 2 larger schools, combines district from PK-12.	Relocate & repurpose	Relocate & repurpose	PK-6 (Note 3) HK Combined (1,155)	7-12 (Note 3) (852)	2 (2 buildings)

Note 1 ~ Modest Redistricting to bring existing HKIMS to projected capacity (612 – 680P Students)

Note 2 ~ Likely New Construction with demolition of existing HKHS. Refer to cost estimate detail options for breakout cost for re-establishing connection to existing gymnasium / natatorium.

Note 3 ~ “School within a school” design, create learning neighborhoods particularly in the PK-6 + 7-12 model that allows for independence & collaboration.

HKHS at Grades 9-12

- Size and configuration of existing building do not accommodate downsizing to space standards for small 9-12 enrollment
- Fieldhouse/Pool can be split off and treated as a separate facility or demolished
- Balance of facilities “could” remain as-is with incremental improvements only
- Total project costs impacted by new contingency requirements, but Est. \$138M with Est. \$72M by District

HKHS at Grades 7-12

- Renovation “may” be less costly than new construction, but a true feasibility study is required to make that determination. Student impact to be considered.
- Fieldhouse/Pool can be split off and treated as a separate facility or demolished
- Potential NEW Option: Total project costs impacted by new contingency requirements, but Est. \$195M with Est. \$101M by District
- Potential RNV Option: Total project costs impacted by new contingency requirements, but Est. \$184M with Est. \$96M by District

HKIMS at Grades PK-6 (If Grade 7-12 @ HKHS)

- Close KES and transfer students into modified HKIMS facility
- Size of existing building is larger than space standard for proposed enrollment
- Purpose-built PK-K space and Admin space is needed
- Such space can be an addition (Space Standard Impact) or repurposed space such as music/lab area to reduce cost and space impact
- Building is not yet eligible for Renovation as New status, so scope limited
- True cost of adaptation undetermined without District decisions

Replacement of Burr (or do Incremental Improvements)

- Renovation is more costly than new construction due to existing being oversized for proposed enrollment
- Potential NEW Option: Total project costs impacted by new contingency requirements, but Est. \$66M with Est. \$35M by District
- Potential RNV Option: Total project costs impacted by new contingency requirements, but Est. \$78M with Est. \$41M by District

Arcadis.

Improving quality of life.