

To: RSD17 Board of Education

Date: *February 5, 2025*

Submitted for Board meeting dated: *February 11, 2025*

Re: *HKHS Feasibility Study Team Meeting 1.23.25*

Purpose of the memo: *Informational*

Executive Summary:

The HKHS Feasibility Study Team (HS-FST) met Thursday, January 23, 2025 in the Central Office Boardroom. The Design Team shared a brief update on the Educational Specifications/Space Program since the 1/9 HS-FST meeting, and reviewed revisions to the conceptual floor plans for the New and Renovation Options. The District Resources (D.R.) Space Program and Floor Plans were shared digitally prior to the HS-FST meeting for review; hard copies were provided at the meeting during the slide presentation.

Draft #4 of the Educational Specifications was distributed digitally prior to the HS-FST meeting. The lone revision indicated came from the 1/9 HS-FST meeting regarding the need for additional cafeteria space beyond typical space standards due to co-curricular and academic support on a two-wave lunch schedule. No other revisions or comments were received by the Superintendent.

The D.R. Space Program adjustments were shared/reviewed at the 1/23 meeting. The total building space allocated for D.R. space has been allocated into four categories – Central Office, Central Office Student Services, Daycare Services (CUBS), and Region Educational Service Center. Total square footage was reduced from 75,891 SF to 69,144 SF since the 1/9 meeting. This space program is the guideline being utilized for the conceptual designs.

A revised New Construction Option was presented at 112,062 SF (12,000 SF over State space standard), which stayed in-between the 100,000 - 120,000 SF discussed at the 1/9 meeting. D.R. building area totaled 101,112 SF. A revised Renovation Option was presented showing a 49,237 SF addition and 126,034 SF of renovated space including D.R. program space. The Renovation Option was about 38,000 SF less in total building area than the New Construction Option. Both options remove the 1950's wing.

HS-FST members were asked opinions of each option, with the New Construction Option more favorable. Key comments regarding the New Construction Option included circulation between H.S. and D.R. spaces, site traffic circulation, CUBS entry, and bus/car stacking and parent/CUBS drop-off. The existing boiler room would be removed, rebuilt, and temporary heat would be needed when removed. The clustering of program and administrative office spaces, courtyard adjacent to the cafeteria, 3rd floor greenhouse, operational efficiencies, natural light, multiple elevators, and better circulation were positives. Further reduction of square footage closer to the State space standard was preferred. Key comments regarding the Renovation Option included concern about the long corridor next to the Field House, science classrooms on different floors, reduction/reallocation of existing tech. ed. program spaces, dining area at end of building and possible swapping of dining/classroom space, media center above the Central Office, and location of gathering space. Use of the site in either option for community use with the removal of the 1950's wing (cross country, pickleball, etc.) was raised.

Other meeting discussion revolved around the financial analysis consultant.

After the 1/23 meeting, some HS-FST members raised concern about each option, notably the Renovation Option. It was subsequently recommended by the Superintendent that minor revisions be made to the New Construction Option and more substantial revisions would be made to the Renovation Option before sending to the cost estimator. These revisions will be reviewed and finalized at the 2/6 HS-FST meeting.

Next Meeting Dates: *The HS-FST met on Thursday, February 6, 2025 after this summary was provided to review, discuss, and approve site plans and the conceptual New and Renovation Options to move forward to the Design Team's Cost Estimator. Subsequent HS-FST meeting dates to discuss process, communications, financial impact to Haddam and Killingworth, and the option cost estimates will be Thursday, February 13 and 20, 2025. The BOE will vote on one of the recommended options by the HS-FST at the February 20 meeting.*

CC: *Board Administrator, Superintendent of Schools*