

To: RSD17 Board of Education

Date: *February 11, 2025*

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

Re: *HKHS Feasibility Study Team Meeting 2.6.25*

Purpose of the memo: *Informational*

Executive Summary:

The HKHS Feasibility Study Team (HS-FST) met Thursday, February 6, 2025 in the Central Office Boardroom. This meeting occurred after distribution of material in the package as part of the February 11 BOE Regular Meeting. The meeting was held virtually and all presentation material was shared digitally.

Draft #5 of the Educational Specifications was distributed digitally prior to the HS-FST meeting. The lone revision was a recommendation from a BOE member to incorporate reference to the importance of the Project Lead The Way (PLTW) Program for HKHS students. No other revisions or comments were received by the Superintendent. If no further changes, it was recommended that the BOE approve the Educational Specifications this month.

Matt Spoerndle from Phoenix Advisors, the District's selected Financial Advisor, was introduced and made a presentation reviewing the current debt of Haddam and Killingworth. It was noted that current bonds mature in 2030 for both towns. New bonding for a high school project shows a first bond issue in March 2026 and projects a \$200M cost range (assumes \$100M bonding by the District). It was mentioned that the average home assessment should be \$290K. Multiple schools in same condition as the high school will need work and should be considered.

The Antinozzi Associates team then discussed revisions to the New Construction and Renovation Options. The New Option was revised to remove approximately 6,000 SF of space in circulation areas; any further reductions will be challenging based on the Educational Specifications. It was noted that a space waiver could take three (3) months.

Renovation Option A (Two-story) took the HS-FST members 1/23 meeting comments into consideration. Nodal spaces on both floors were introduced to break-up corridor along Field house, and classroom spaces were better clustered to create communities. Special Ed classes are in interior spaces to avoid distractions. Music areas are isolated by corridors. Renovation Option B (Three-story) was newly-presented as an option. The third floor allowed shortening of classrooms along the Fieldhouse, and adds approximately 3,000 SF from Option A. The added floor also adds some efficiencies in operation and in circulation.

Site Plans for all options were reviewed by Sean Ragan (Tighe & Bond). Issues heard during the staff interviews were presented. The key issue is the separation of passenger car and bus traffic which remains consistent in all the site options. With the demolition of the old middle school, there are several options on how to use that portion of the site. The Renovation Option has the least impact (physically and cost), with three athletic practice fields taking the place of the former middle school. New Construction Option A (can also be applied to the Renovation Option) is considered a mid-level impact project as it relocates the tennis courts to the north of HKHS to remove conflicts with the baseball field. New Construction Option B (cannot be applied to the Renovation Option) has the highest (and most aspirational) impact and optimizes the site, relocating the baseball field to the north and repurposes areas of the site for new fields. Pros and cons of each option were discussed. It was mentioned that the Renovation Option may be the most fiscally responsible right now, and Option B can be an option for later site development. The HKHS Principal wanted the Athletic Director to review these options as well and provide input.

After lengthy discussion, the HS-FST decided upon the following conceptual options to send to the cost estimator:

- New Construction Option was approved to send for cost estimating as presented.
- Renovation Option B (Three-story) was approved to send for cost estimating as presented.
- Site Plans for the Renovation Option and New Construction Option B were approved to send for cost estimating as presented.

Next Meeting Dates: *The HS-FST cancelled their February 13, 2025 meeting and suggested a workshop meeting on Wednesday, February 19 to receive the Conceptual Cost Estimates and discuss possible recommendations to the BOE on Thursday, February 20, 2025. The BOE is expected to vote on one of the recommended options by the HS-FST at the February 20 meeting.*

CC: *Board Administrator, Superintendent of Schools*