



Southington Public Schools

Southington Public Schools Elementary Facilities Plan

February 19, 2026



Southington Public Schools



Elementary Facilities Plan



Background and Process

- Hatton, Oshana, South End, Strong, and Thalberg have all seen major construction projects since 2002 (either major renovations or new construction).
- Goal of the Elementary Facilities Plan was to identify strategies to modernize the remaining elementary facilities while aligning recommendations with building capacity, projected enrollment, and financial feasibility.

Elementary School Vintages

Elementary School	Year Built	Year of Last Major Renovation
Derynoski	1950	1992
Flanders	1966	-
Hatton	1953	2002
Kelley	1966	-
Oshana	1961	2010
South End	2010	-
Strong	1958	2003
Thalberg	1959	2002

Source: CT State Department of Education - ED050



Background and Process

Phase 1: Conditions and Trends

- Enrollment Projections
- Capacity & Utilization Study
- Initial Planning Options

Phase 2: Assessing Options

- Site Due Diligence & "Test Fits"
- Detailed Scenario Planning
- Facility Condition Assessments
- High Level Cost Estimates

Phase 3: Preferred Option + Grant

- Select Preferred Scenario
- Referendum
- Phase 1 Grant Application (6/30/2026 deadline)

More detailed reports for each of these elements were prepared



Status Quo

What Happens if we do Nothing?

- Need to address capital needs at Kelley, Flanders, and Derynoski.
 - \$105.8 to \$116.4 million in capital improvements identified (StudioJAED FCA - 2025).
 - **Does not address educational or programmatic needs.**
- Districtwide utilization projected to remain below the 85% to 90% target over the next decade.
- Enrollment imbalance between schools (ranging from a low of 66% at Flanders to a high of 85% at Thalberg over the next five years).
 - Several satellite zones deviate from neighborhood-based model.
- Discrepancy in size between buildings, ranging from Derynoski at the high end (max capacity of 724 students) to Oshana and South End at the low end (max capacity of 310 students)



What Scenarios were Considered?

Challenge:

- State review and grant commitment considers districtwide enrollment and utilization.
- SPS needs to justify that enrollment supports the amount of space that it builds.
- Need to align with Town's bonding capacity – what can Southington afford?
- Scenario D ultimately determined to best align with enrollment, capacity, and financial considerations.

Scenario Description Objective	Status Quo	Scenario A	Scenario B	Scenario C	Scenario D
	Elementary Schools: 8 Facilities Closed: None Building Projects: None	Elementary Schools: 8 Facilities Closed: None Building Projects: Flanders, Kelley, Derynoski.	Elementary Schools: 7 Facilities Closed: Flanders Building Projects: Kelley, Derynoski.	Elementary Schools: 7 Facilities Closed: Flanders Building Projects: Kelley (larger), Derynoski.	Elementary Schools: 7 Facilities Closed: Flanders Building Projects: Kelley (larger), Derynoski (smaller), South End (expansion).
Improve Efficiency and Overall Utilization	79.9% ES utilization	80.3% ES utilization	91.0% ES utilization	87.2% ES utilization	87.9% ES utilization
Balance Utilization Across all Schools	Poor (23.2% spread between high and low)	Poor (21.4% spread between high and low)	Good (All schools within 10% utilization of each other)	Good (All schools within 10% utilization of each other)	Good (All schools within 10% utilization of each other)
Direct Feeder Pattern to MS	Maintain Existing Indirect Feeder	Feasible with balanced middle school enrollment	Not feasible	Feasible, but imbalanced enrollment	Feasible, but imbalanced enrollment
Geographic Proximity	Fair (Satellite zones remain)	Good	Good	Good	Good
Redistricting Impacts	None	7.5% of elementary students	21.3% of elementary students	19.1% of elementary students	25.2% of elementary students
Efficiency & Utilization	Maintaining too much SF	Building too much SF	Building too little SF	Building about the right amount of SF	



Why Close Flanders?

- Closing a facility allows the district to “right size” its school portfolio to enrollment – not overbuilding and not underbuilding.
 - Construction and operational cost considerations – what can Southington afford?
 - Enrollment and utilization considerations
- Flanders has the smallest current and projected enrollment out of the three schools being considered for construction.
 - Location of Flanders relative to other schools – ability to redistrict to proximate schools.
- Kelley site is larger and more favorable for new construction – allows a new school to be built on another portion of the site, minimizing disruption for students during construction.
- Flanders site is smaller than Kelley and irregularly shaped.
 - Current location of school is ideal based on lot configuration and site access.
 - Less conducive to new construction – cannot build new on current school location due to the lack of available swing space.



Recommended Scenario D

Phase 1 (2026 Referendum):

- New Kelley – 4 sections per grade (larger facility than today)
- Expand South End – Fit out lower level with 5 additional classrooms.

Facility Consolidation (Fall 2030)

- Closure of Flanders and redistricting would occur upon completion of the Phase 1 building projects (Fall 2030 at the earliest).
- Attendance zones should be finalized by the fall of 2029 (one-year prior to implementation)

Phase 2 (TBD):

- New Derynoski – 4 sections per grade (smaller facility than today)
- New Karen Smith Academy on Derynoski property
- No redistricting anticipated as part of Phase 2 – all students would move at one time following Phase 1.



Recommended Scenario D

Derynoski
4 Section Per Grade
Max Capacity: 564

Flanders
CLOSED

Hatton
Max Capacity: 463

Kelley
4 Section Per Grade
Max Capacity: 559

Oshana
Max Capacity: 310

South End
3 Section Per Grade
Max Capacity: 421*

Strong
Max Capacity: 377

Thalberg
Max Capacity: 532

Max K-5 Capacity: **3,226 (reduction of 293 seats)**

Peak Projected Enrollment: **2,846 students**

Peak Projected Utilization: **88%**

Scenario Key

MAINTAIN

BUILD

CLOSED



Recommended Scenario D: Takeaways

Why Scenario D?

- **Meets 21st century teaching and learning needs**
- **Efficient Operations** - Allows for efficient use and operation of elementary facilities - allows the district to right-size and operate within the targeted 85% to 90% utilization range.
- **Cost Effective** – Right sizes school portfolio with enrollment. Fit out of space in South End is preferable due to lower cost.
 - Cost avoidance savings on future capital improvements to Flanders (\$23.1 million identified in FCA).
 - Flanders operating expense savings.
- **Parity** – Addresses facility condition needs at remaining elementary schools.



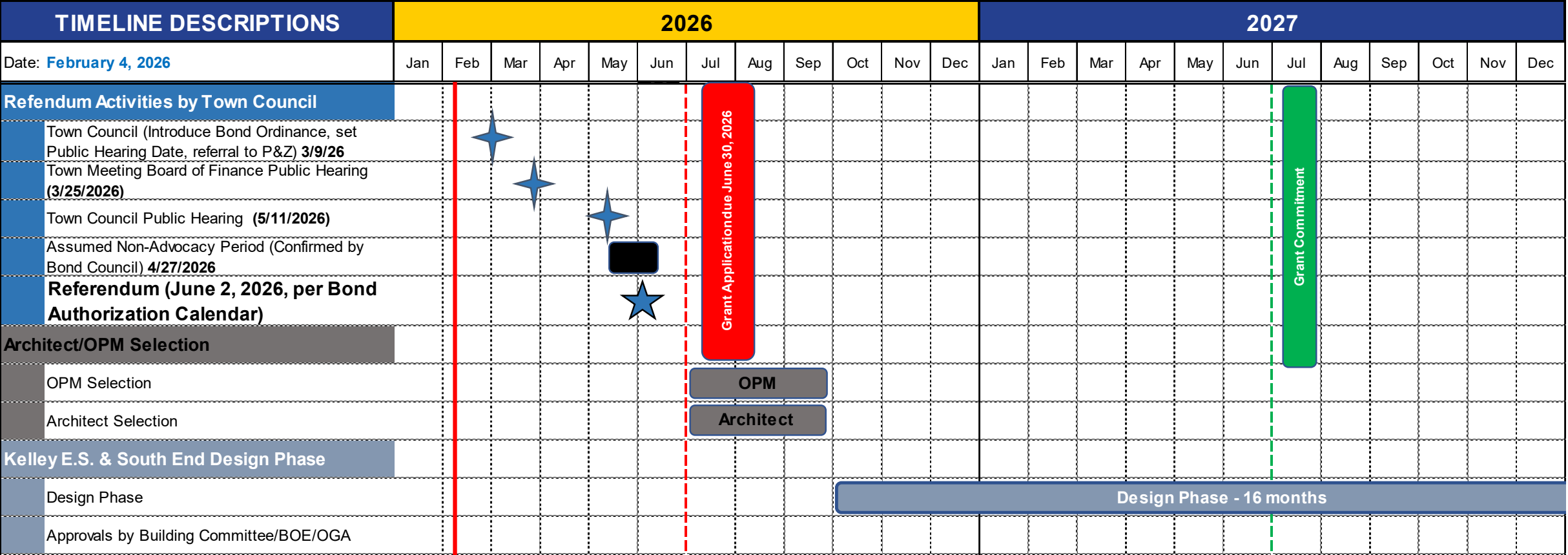
Scenario D (Recommended) Total Cost

New Kelley & South End Fit out (June 2026 Ref.)	New
Total Project Budget	\$89.9M
Estimated District Share	\$43.9M
New Derynoski & KSA (Fall 2029 Ref.)	New
Total Project Budget (not including existing Derynoski demo)	\$94.4M
Estimated District Share (Derynoski only)	\$60.5M
Total Cost for Scenario D	
Total Scenario Budget	\$184.3M
Total Estimated District Share	\$104.3M



Recommended Scenario D

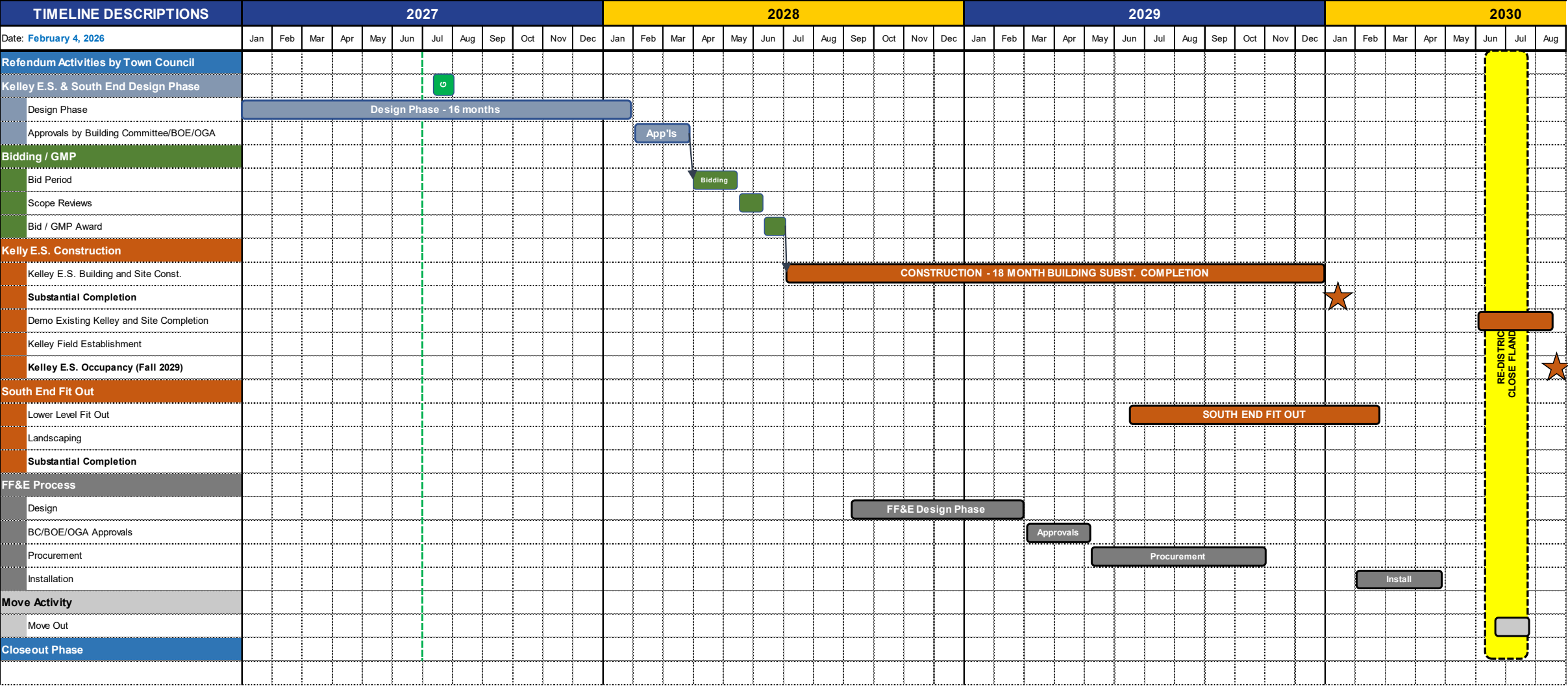
Town of Southington
Kelley (2026 Ref) and South End





Recommended Scenario D

Town of Southington
Kelley (2026 Ref) and South End







Kelley Capital Renewal vs Building New (Scenario D)

StudioJAED 10-Year Forecast by Priority (Kelly ES)

Priority	Estimated Cost*	Escalated Costs to mid-point of Priority
Immediate	\$ 377,773	\$ 377,773
High (1-3 Years)	\$ 19,556,531	\$ 22,317,250
Medium (4-5 Years)	\$ 2,260,745	\$ 2,879,991
Low (6-10 Years)	\$ 1,517,993	\$ 2,255,881
Total	\$ 23,713,041	\$ 27,830,895

** All Estimated Costs values in 1st Quarter 2025 Dollars*

Total Project Budget:	\$82,106,858
Est. District Share:	\$39,576,647



Derynoski Capital Renewal vs Building New (Scenario D)

StudioJAED 10-Year Forecast by Priority (Derynoski ES)

Priority	Estimated Cost*	Escalated Costs to mid-point of Priority
Immediate	\$ 472,011	\$ 472,011
High (1-3 Years)	\$ 42,938,824	\$ 49,000,331
Medium (4-5 Years)	\$ 12,698,148	\$ 16,176,329
Low (6-10 Years)	\$ 8,192,980	\$ 12,175,547
Total	\$ 64,301,962	\$ 77,824,218

* All Estimated Costs values in 1st Quarter 2025 Dollars

Total Project Budget: \$81,868,848

Est. District Share: \$50,814,810



Flanders Capital Renewal vs Building New (Scenario A)

StudioJAED 10-Year Forecast by Priority (Flanders ES)

Priority	Estimated Cost*	Escalated Costs to mid-point of Priority
Immediate	\$ 369,754	\$ 369,754
High (1-3 Years)	\$ 18,528,412	\$ 21,143,996
Medium (4-5 Years)	\$ 2,665,822	\$ 3,396,023
Low (6-10 Years)	\$ 1,538,081	\$ 2,285,735
Total	\$ 23,102,068	\$ 27,195,507

* All Estimated Costs values in 1st Quarter 2025 Dollars

Total Project Budget: \$49,646,918
Est. District Share: \$27,187,598



Full Capital Renewal vs Scenario D

StudioJAED 10-Year Forecast by Priority (All)

Priority	Estimated Cost*	Escalated Costs to mid-point of Priority
Immediate	\$ 1,219,537	\$ 1,219,537
High (1-3 Years)	\$ 81,023,766	\$ 92,461,577
Medium (4-5 Years)	\$ 17,624,714	\$ 22,452,343
Low (6-10 Years)	\$ 11,249,053	\$ 16,717,163
Total	\$ 111,117,070	\$ 132,850,620

* All Estimated Costs values in 1st Quarter 2025 Dollars

Total Project Budget:	\$184,300,000
Est. District Share:	\$104,300,000