



Southington Public Schools

Long Range Facilities Plan

December 2023



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Recap of Prior Work

2019 Elementary Facilities Study (MMI)

- Elementary Capacity Study
- Enrollment Projections
- Facility Utilization Study
- Elementary Planning Options



Facilities: Alternatives

- Objectives for alternatives:
 - Improve efficiency in system with overall utilization closer to targeted levels
 - Better balance individual facilities' utilization
 - Explore creating direct feeder pattern to middle schools
- Six scenarios developed
 - Scenarios are intended to assist the Board of Ed in setting a direction for additional planning for the future of facilities
 - Coarse look at feasibility – more detailed study and planning required to implement any one of these scenarios
 - Flanders targeted for consolidation in some scenarios due to age, size, and location

Scenarios may be viewed at

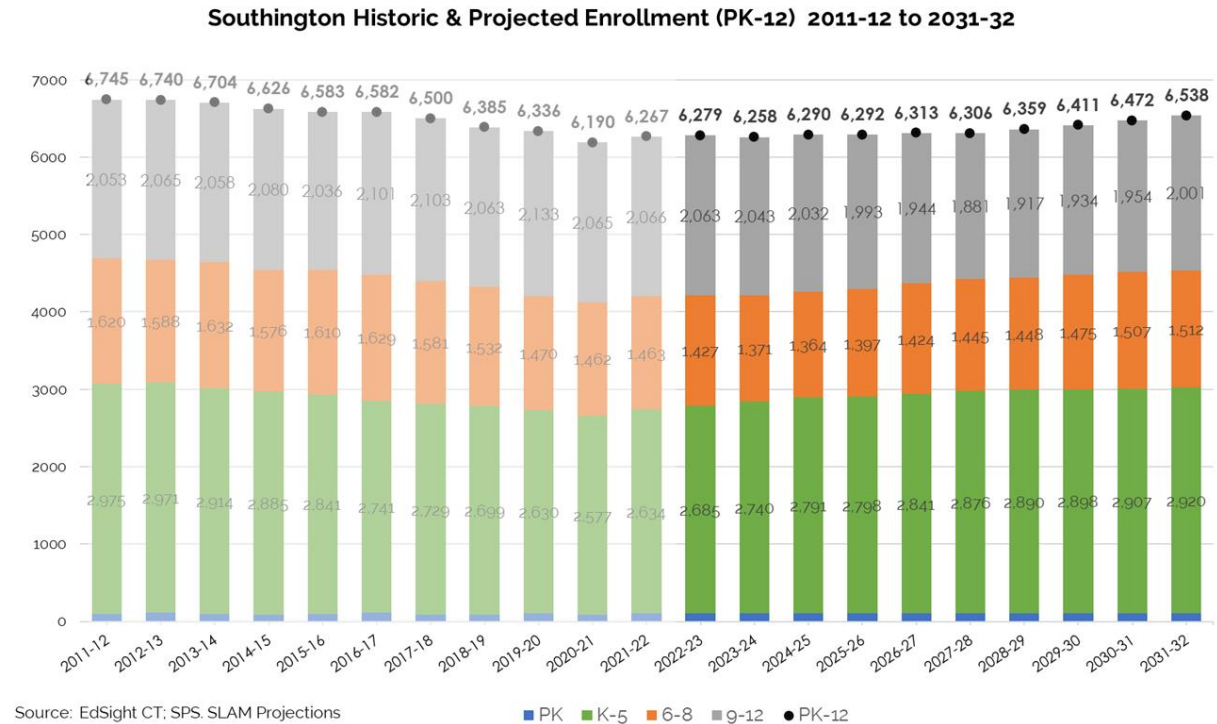
<https://tinyurl.com/SouthingtonSchools>



Recap of Prior Work

2022 Elementary Facilities Study Update (SLAM)

- Elementary Capacity Study
- Enrollment Projections
- Facility Utilization Study
- Elementary Planning Options
- Initial Site Feasibility (“Test Fits”)





Recap of Prior Work: Key Findings

Demographic Trends:

Growing community – Southington added ~430 residents between 2010 and 2020

Increasing births – Increasing births since 2012, including a large jump in 2021 to 424 births (highest since 2005). Increasing births typically result in larger kindergarten classes.

Housing Trends:

Housing Turnover – Uptick in housing sales, particularly in 2020 and 2021. Record number of single-family sales in 2021 exceeded previous peak from the late 1980s. However, market has slowed as of 2023.

New Construction – Strong housing permit activity, with an average of ~94 new single-family housing units added each of the last five years.



Recap of Prior Work: Key Findings

Enrollment & Utilization:

Projected Enrollment Growth – Enrollment is projected to increase, particularly at the elementary level (increasing to ~2,900 by 2031-32).

- Enrollment projections are tracking well – within 1 student at K-5 and 16 students overall.

Utilization – As of 2023-24, elementary utilization was at 77% (based on maximum class size policy), however, with projected enrollment growth it is projected to increase to 82% by 2031-32.

- Utilization varies by building.
- **For districts that group by neighborhood, a utilization of 85% to 90% of the maximum is the ideal planning target.**

** Note that capacity & utilization reflects 2021-22 classroom usage and class size policies while still under COVID protocol.*



Recap of Prior Work: Key Findings

Planning Scenarios:

- Goals: Develop scenarios that address facility needs at Derynoski, Flanders, and Kelley, align capacity to future enrollment, and balance utilization between facilities.
- Approaches that were considered included:

Status Quo
Maintain in place

Scenario A
Building projects at
Flanders, Kelley,
and Derynoski

Scenario B
Close Flanders.
Building projects at
Kelley, and Derynoski

Scenario C
Close Flanders.
Building projects at
Kelley (larger), and
Derynoski

Scenario D
Close Flanders.
Building projects at Kelley
(larger), and Derynoski
(smaller) and South End
Expansion



Recap of Prior Work: Key Findings

Planning Scenarios:

- Scenarios strived to achieve a districtwide utilization target between 85% and 90%.

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.

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

Planning Scenarios were developed and presented, but a preferred scenario was never adopted.

Need to better understand costs under a “no build” and the different planning scenarios.



Master Planning Process: Considerations

Value-based Planning

- Mission statement – Need to define goals and desired outcomes of process
- Equity Focus? – Three elementary facilities in need of substantial capital investment relative to others.

Taxpayer Affordability

- What will the community support?
- Any school construction project would need to pass referendum.
- Large share of taxpayers do not have students enrolled in SPS.
- Consider existing debt service and other Town capital needs - how does this impact the budget for SPS investments and the timeline for projects?

Financial Sustainability

- Need to better understand costs under “no build” scenario – no build doesn't mean no cost.
- Weigh costs and benefits of different scenarios vs. the “no build”

Consider student, staff and family disruption



Master Planning: Potential Parameters

- Address elementary school facility needs while aligning capacity with future enrollment.
- Strive for efficient operations and utilization across all elementary schools.
- Develop financially prudent construction & capital improvement program.
 - Maximize grant funding opportunities.
- Support cost-effective and financially sustainable facility operations.
- Eliminate “satellite areas” in the elementary attendance zone map.
- Better align elementary and middle school attendance zones, with a direct feeder if possible.

Any comments on the parameters above?

Would you add anything to this list?



“Big Picture” Process and Timeline

Winter 2023 - Spring 2024

- Define grant application(s) and timeline (School Construction, Indoor Air Quality, etc).
- Define scope and Master Plan parameters.
- **Develop understanding of Facility Condition and Capital Needs**
- **Understand bonding capacity.** (what is our total range of costs?)

Spring 2024 – Summer 2024

- **Refine/evaluate Planning Scenarios**
- Create space program for “test fits”
- Due Diligence on Planning Scenarios (site analysis, test fits, conceptual design, cost estimates).
- **Shortlist Preferred Scenario(s)**
- **Define Phase I projects**
- **Develop Master Plan Document**

Fall 2024 – Spring 2025

- Begin CIP projects defined in Master Plan (IAQ, etc)
- **Grant Application – Phase I**
 - Update Enrollment Projections
 - Develop Educational Specifications.
 - Refine Conceptual Design and Cost Estimates.
 - Local Approval Process (8-24 approval, pass resolutions, set referendum)
 - Prepare other grant application materials

Summer 2025 – Winter 2025

- **Submit grant application for Phase I projects for June 30th deadline.**
- Promote awareness of project/garner support.
- Establish building committee.
- Architect RFQ/RFP Selection - 2-3 months
- **November 2025 Referendum**
- **December 2025 Grant Award**

2026 and Beyond

- Design & state and local approvals - 12 months
- Bidding, scoping, contract awards – 3 months
- Construction – +/-18 months (depending on scope and scale of project)
- **Redistricting Plan** adopted 9-12 months before Phase I project completed.
- **Earliest occupancy Fall 2028**

Ongoing
Community
Engagement



Committee*
Process



Workshop & School
Community Meetings



Soliciting input



Informational
Meetings