



*Facility Utilization and Study*  
**Tolland Public Schools**



**Town of Tolland**





# School District Resources

## ELEMENTARY SCHOOL **Birch Grove ES**

Built 1999 / 2003 Renovation  
72,949 sf;  
Grades PK-2; 580 Students +/-  
Open Plan; Integrated Day Program

## INTERMEDIATE SCHOOL **Tolland Intermediate**

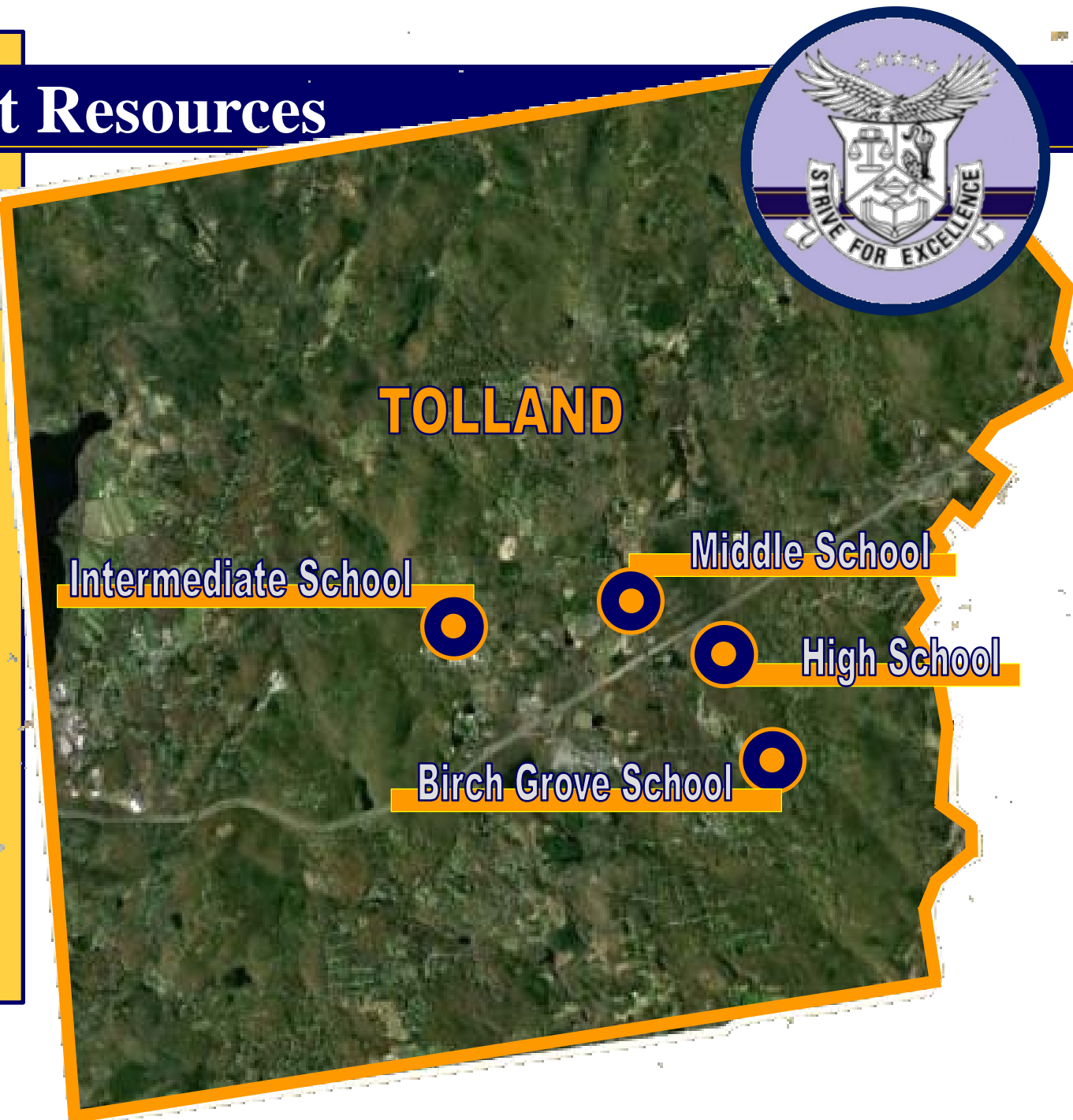
Built 1971 / 1974 Renovation  
109,126 sf; 8 Portable CRs  
Grades 3-5; 670 Students +/-  
Open Plan; Integrated Day Program

## MIDDLE SCHOOL **Tolland Middle School**

Built 1966 / 1983 Renovation  
136,531 sf;; 2 Portable CRs  
Grades 6-8; 690 Students +/-

## HIGH SCHOOL **Tolland High School**

Built 2006  
230,000 sf;  
Grades 9 – 12; 900 Students +/-





SEP OCT NOV DEC JAN

Status Report

Draft

Document

*utilization study*

... to study completion

STEP 5 / 6 / 7

STEP 3 / 4

Visioning

*options and alternatives*

Listening

*collecting information*

STEP 2

Collecting

*existing conditions*

STEP 1

Workshops



Present

Draft

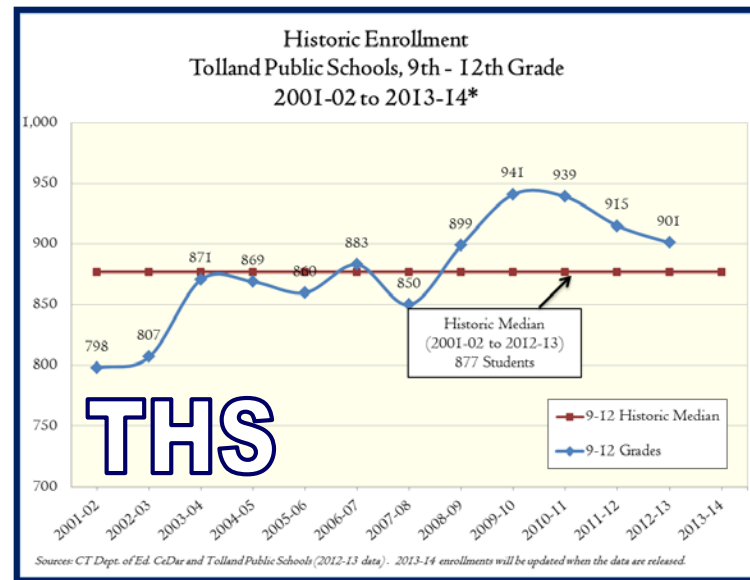
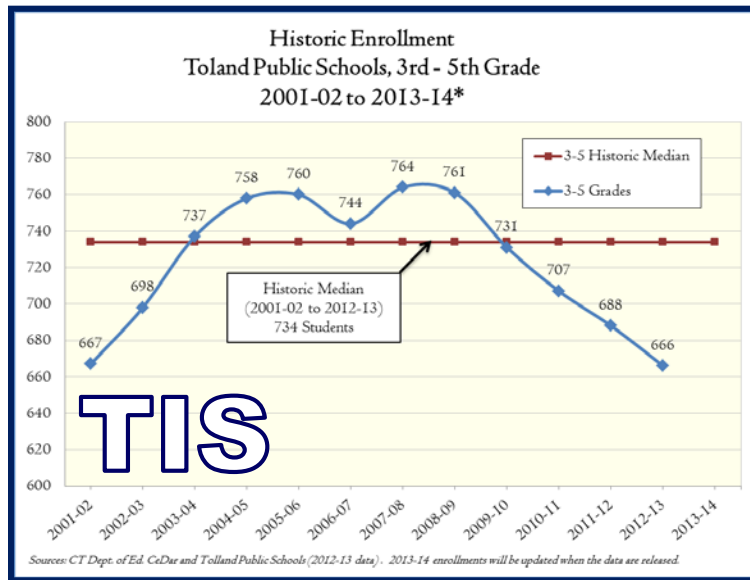
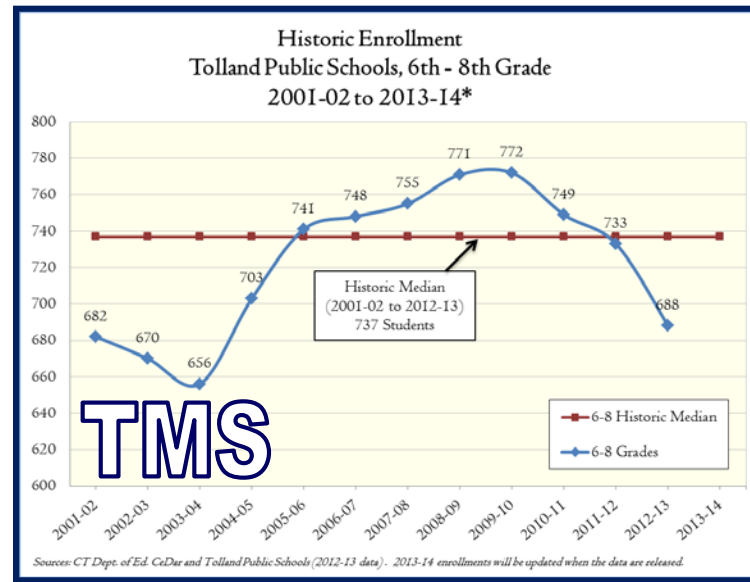
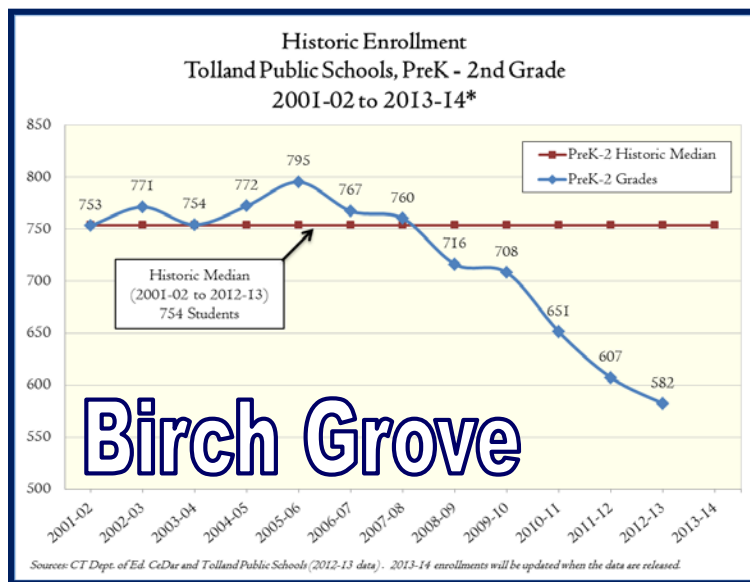
Listening



Kick-Off Meeting

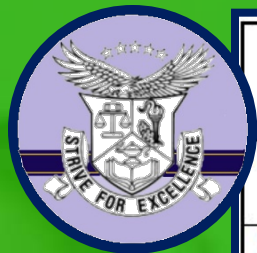


# Planning Process



# Tolland Enrollments BY SCHOOL

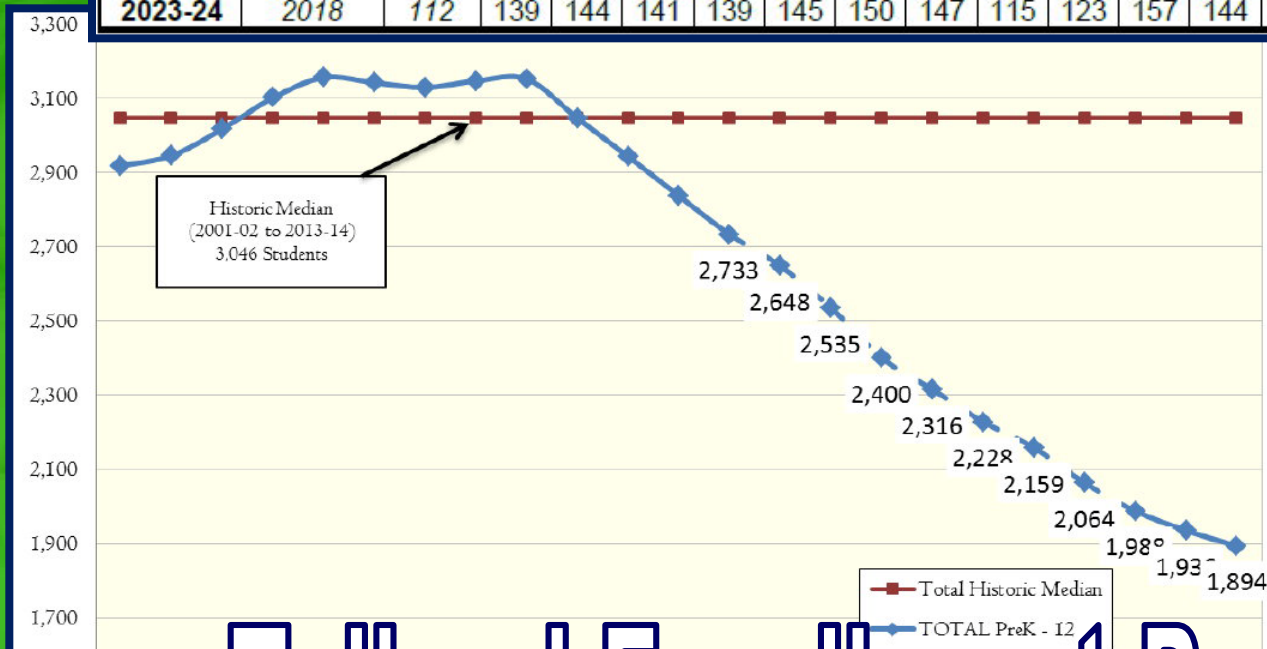




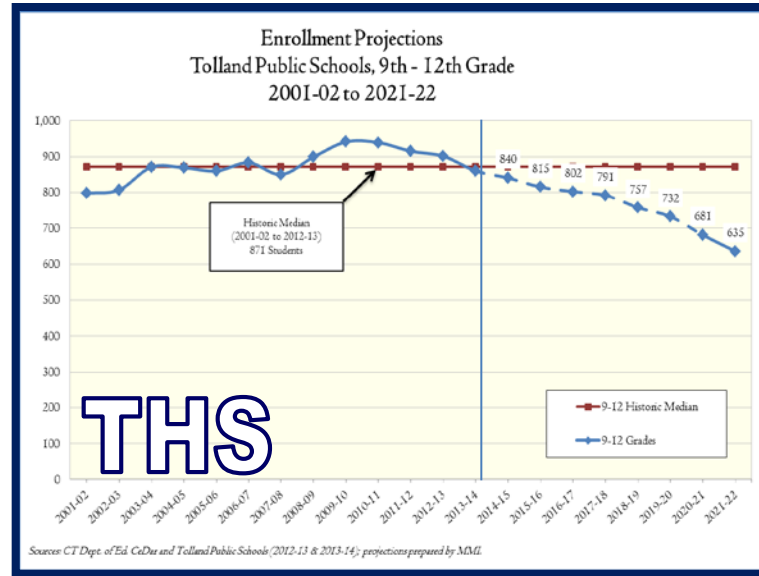
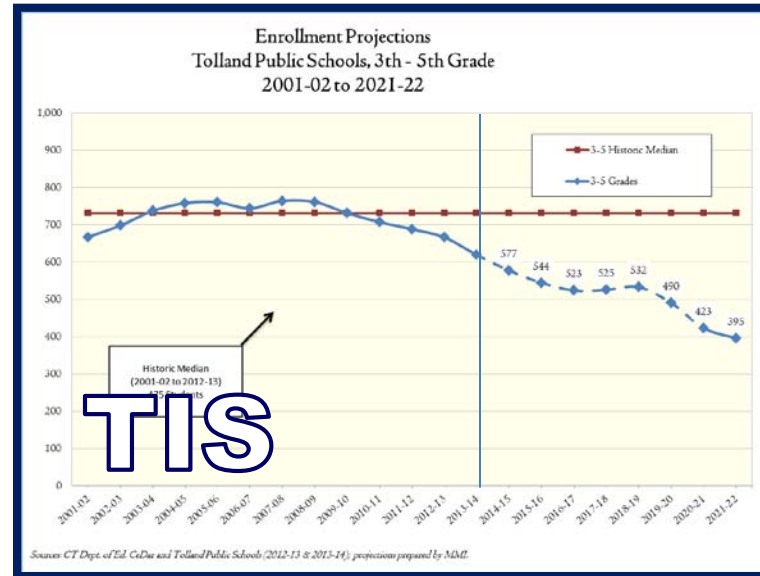
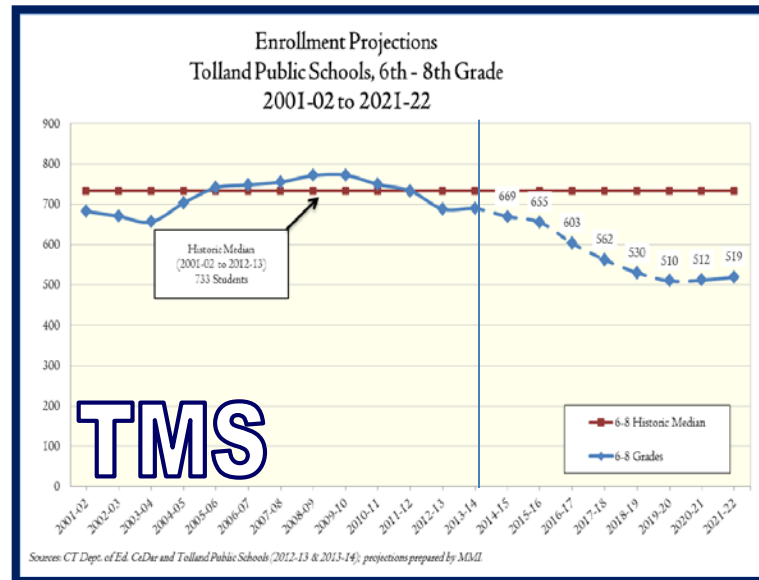
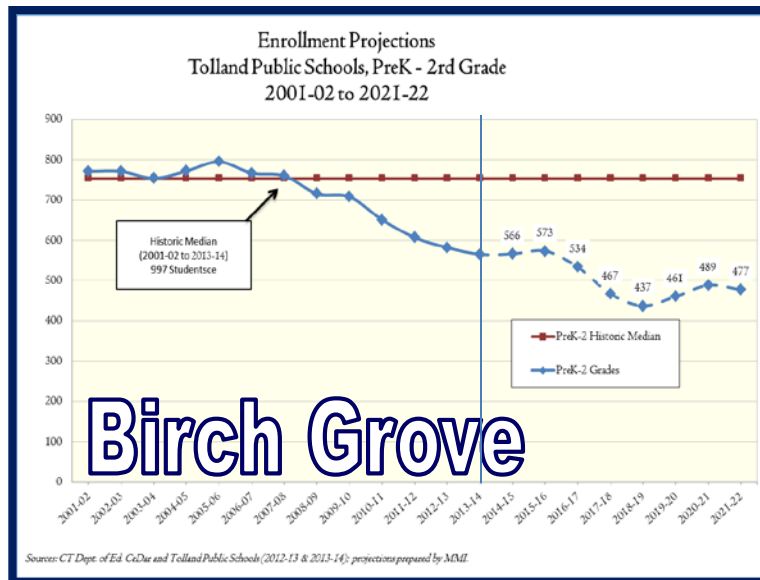
## Tolland Enrollment Projections by Grade (2014-15 to 2021-22)

PK-12th

School Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	Total	Percent Change
2014-15	2009	138	171	168	172	184	191	203	221	239	210	216	199	222	204	48	2,648	-3.1%
2015-16	2010	99	123	177	171	172	183	189	200	220	234	192	208	202	215	48	2,535	-4.3%
2016-17	2011	91	113	127	179	170	172	181	187	200	216	215	185	211	196	48	2,400	-5.3%
2017-18	2012	116	144	117	129	179	170	170	179	186	197	198	207	188	204	48	2,316	-3.5%
2018-19	2013	117	146	149	118	128	179	168	168	179	183	180	191	210	182	48	2,228	-3.8%
2019-20	2014	112	139	150	151	118	128	177	166	168	176	168	173	193	203	48	2,159	-3.1%
2020-21	2015	107	133	144	153	150	118	127	175	166	165	161	161	176	187	48	2,064	-4.4%
2021-22	2016	109	135	137	146	152	150	117	125	175	163	151	155	164	170	48	1,988	-3.7%
2022-23	2017	112	139	139	139	146	152	149	115	125	171	149	145	157	158	49	1,936	-2.6%
2023-24	2018	112	139	144	141	139	145	150	147	115	123	157	144	147	152	50	1,894	-2.1%



# Tolland Enrollment Projections



# Enrollment Projections

## BY SCHOOL

# Facilities Assessment

*facility utilization study*



## KEY COMPONENT of ASSESSMENT

### ▪ Access Improvements

accessibility, ADA / MAAB compliance...

### ▪ Building Improvements

foundation, structure, roof construction...

### ▪ Building MEP

plumbing fixtures, life safety, electrical...

### ▪ Interior Spaces

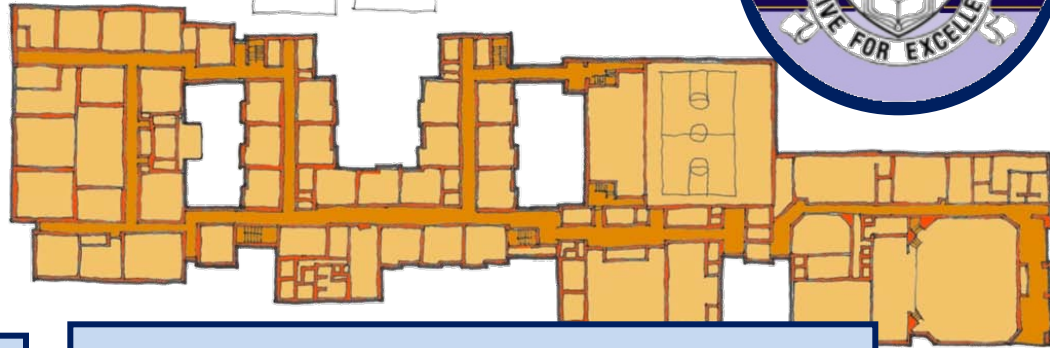
interior finishes, space utilization, fixtures...





# Space Needs Assessment

*facility utilization study*

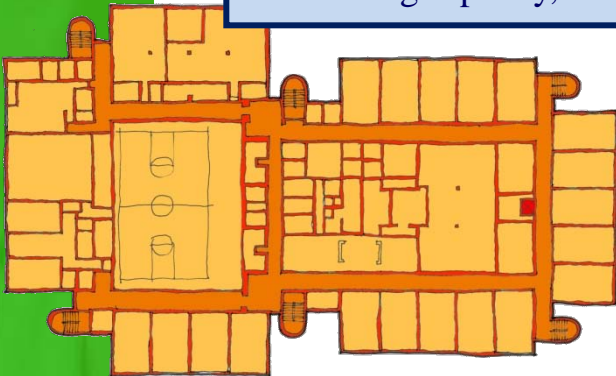


- Classroom size  
target: 20 students per CR

- Educational program  
shared spaces, Special Ed areas, etc.

- Classroom count  
building capacity, flexibility

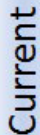
- Potential changes  
grade reconfiguration, modular CR's, full-day K



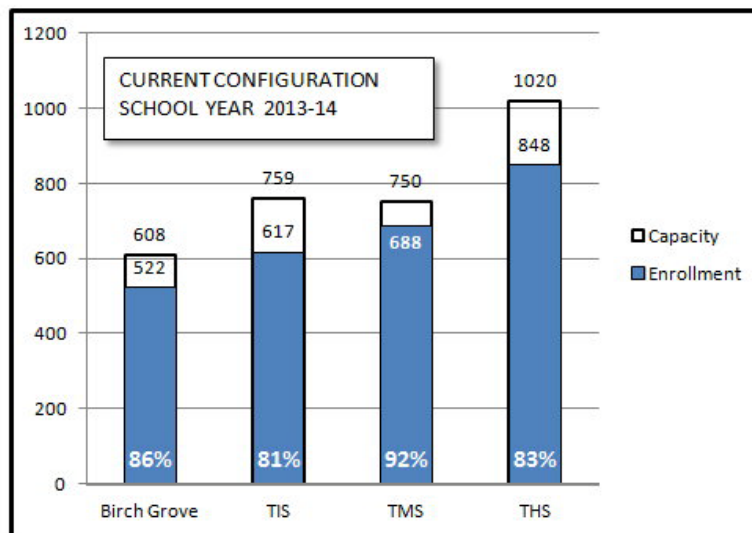








ICON	FAMILY LABEL	DESCRIPTION
	<b>A Do Nothing</b>	<b>DO NOTHING</b> means deciding to continue using the four TPS buildings for the same programs with no improvement projects. Upgrades and repairs are undertaken in reaction to deteriorating conditions as needed. Continues half-day kindergarten program.
	<b>B Add Full-Day K</b>	Uses the four TPS educational facilities with Full-Day Kindergarten added to Birch Grove
	<b>C Renovations</b>	Renovations of Middle, TIS, Birch Grove
	<b>D Renovation Add / Demo</b>	Renovations of Middle, TIS, Birch Grove with additions / demolition as needed.
	<b>E Close a School</b>	Consider closure of Middle School / TIS
	<b>F New Building(s)</b>	Consider Replacement of Middle School, TIS, Birch Grove



PK	K	1	2	3	4	5	6	7	8	9	10	11	12
<u>School Year 2013-14</u>			<u>CURRENT CONFIGURATION</u>										
<p>Birch Grove Elementary School- Capacity K-2: 608; PK: 3 CR's</p> <p>Enrollment Gr. PK=48, 3 CR's Gr. K-2=522, 24 CR's Half-day K</p>			<p>Tolland Intermediate- Capacity 3-5: 759</p> <p>Enrollment Gr. 3-5=617, 33 CR's</p>			<p>Tolland Middle School- Capacity 6-8: 750</p> <p>Enrollment Gr. 6-8=688 34 CR's</p>			<p>Tolland High School- Capacity 9-12 (85%): 1020</p> <p>Enrollment Gr. 9-12=848, 48 CR's</p>				



### LEGEND

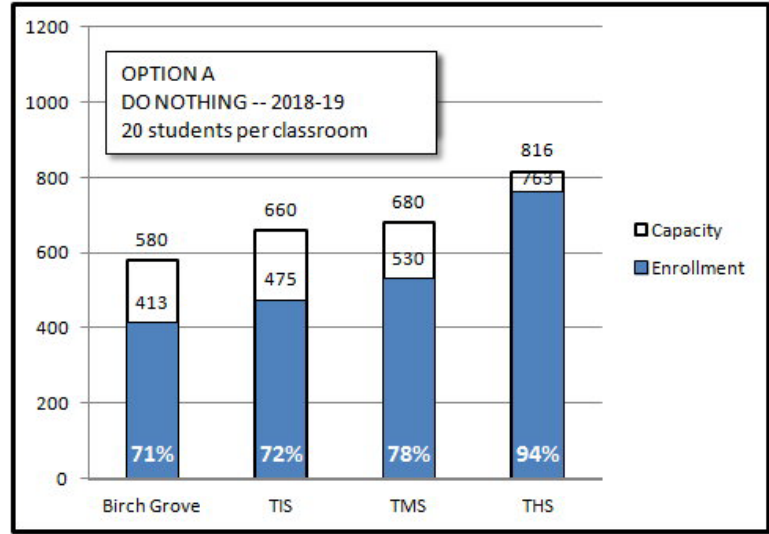
-  Birch Grove Building
-  Tolland Intermed. Building
-  Tolland Middle Sch. Building
-  Tolland High Sch. Building

**Current School Year**



Option A

PK	K	1	2	3	4	5	6	7	8	9	10	11	12
<u>School Year 2018-19</u>			<u>DO NOTHING*</u>										
Birch Grove Elementary School- Capacity K-2: 580, 24 CR's; PK: 3 CR's			Tolland Intermediate- Capacity 3-5: 660, 33 CR's			Tolland Middle School- Capacity 6-8: 680, 34 CR's			Tolland High School- Capacity 9-12 (85%): 816, 48 CR's				
Enrollment Gr. PK=48, 3 CR's Gr. K-2=413, 18 CR's Half-day K			Enrollment Gr. 3-5=475, 24 CR's			Enrollment Gr. 6-8=530, 28 CR's			Enrollment Gr.9-12=763, 45 CR's				
*NOTE: Schools capacity based on 20 students per classroom. (All options)													



**LEGEND**

- Birch Grove Building
- Tolland Intermed. Building
- Tolland Middle Sch. Building
- Tolland High Sch. Building

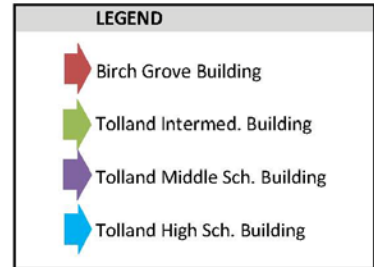
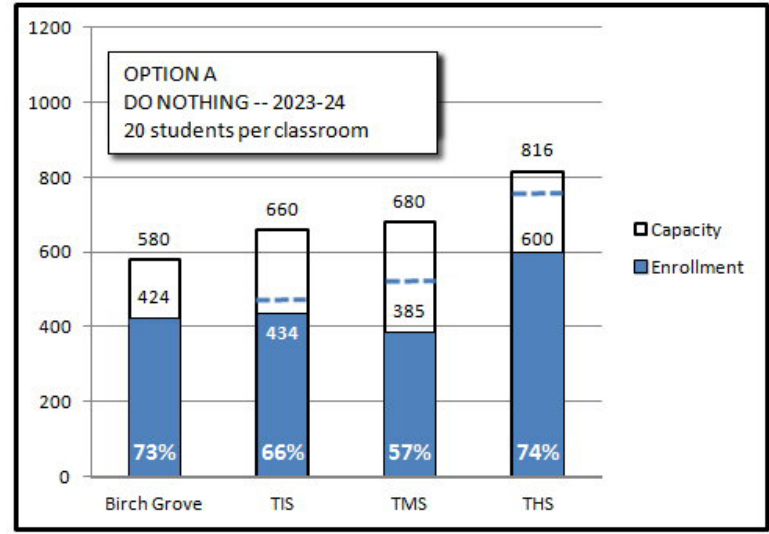
**Option A**  
**Do Nothing Option**





Option A

PK	K	1	2	3	4	5	6	7	8	9	10	11	12
<b>School Year 2018-19</b>			<b>DO NOTHING*</b>										
Birch Grove Elementary School- Capacity K-2: 580, 24 CR's; PK: 3 CR's			Tolland Intermediate- Capacity 3-5: 660, 33 CR's			Tolland Middle School- Capacity 6-8: 680, 34 CR's			Tolland High School- Capacity 9-12 (85%): 816, 48 CR's				
Enrollment Gr. PK=48, 3 CR's Gr. K-2=413, 18 CR's Half-day K			Enrollment Gr. 3-5=475, 24 CR's			Enrollment Gr. 6-8=530, 28 CR's			Enrollment Gr.9-12=763, 45 CR's				
*NOTE: Schools capacity based on 20 students per classroom. (All options)													



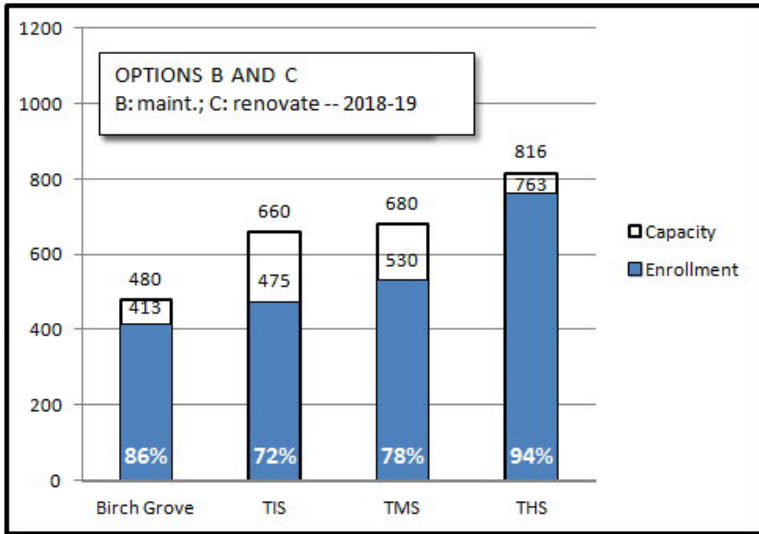
Looking ahead:  
2023-24

**Option A**  
**Do Nothing Option**



Option B-C

PK	K	1	2	3	4	5	6	7	8	9	10	11	12
School Year 2018-19			B = PLANNED MAINTENANCE & FULL-DAY K; C = RENOVATED PROACTIVELY & FULL-DAY K										
Birch Grove Elementary School- Capacity K-2: 480, 24 CR's; PK: 3 CR's RENOVATED			Tolland Intermediate- Capacity 3-5: 660, 33 CR's RENOVATED			Tolland Middle School- Capacity 6-8: 680, 34 CR's RENOVATED			Tolland High School- Capacity 9-12 (85%): 816, 48 CR's				
Enrollment Gr. PK=48, 3 CR's Gr. K-2=413, 22 CR's Full-day K			Enrollment Gr. 3-5=475, 24 CR's			Enrollment Gr. 6-8=530, 28 CR's			Enrollment Gr.9-12=763, 45 CR's				
*NOTE: Schools capacity based on 20 students per classroom. (All options)													



**LEGEND**

- ➡ Birch Grove Building
- ➡ Tolland Intermed. Building
- ➡ Tolland Middle Sch. Building
- ➡ Tolland High Sch. Building

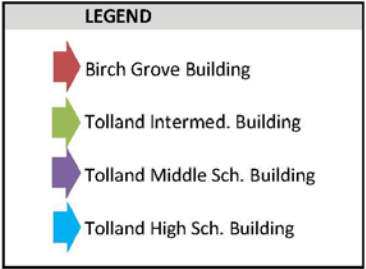
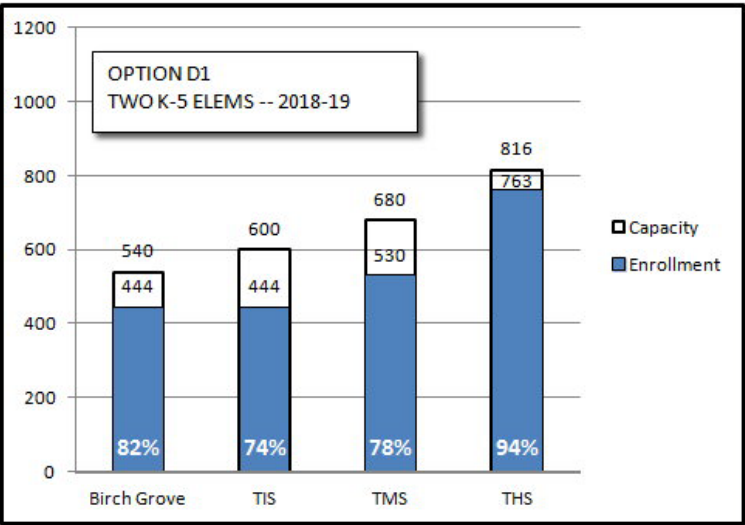
**Option B**  
 Planned Maintenance & Full-Day Kindergarten

**Option C**  
 Renovated Proactively & Full-Day Kindergarten



Option D1

PK	K	1	2	3	4	5	6	7	8	9	10	11	12
<u>School Year 2018-19</u>						<u>TWO K-5 ELEMENTARY SCHOOLS</u>							
Birch Grove Elementary School- Capacity K-5: 540, 27 CR's RENOVATED							Tolland Middle School- Capacity 6-8: 680, 34 CR's RENOVATED			Tolland High School- Capacity 9-12 (85%): 816, 48 CR's			
Enrollment Gr. K-5=444, 25 CR's Full-day K							Enrollment Gr. 6-8=530, 28 CR's			Enrollment Gr.9-12=763, 45 CR's			
Tolland Second Elementary (in Intermediate School building)- Capacity K-5: 600, 30 CR's; PK: 3 CR's RENOVATED													
Enrollment Gr. K-5=444, 25 CR's; PK: 3 CR's Full-day K													
*NOTE: Schools capacity based on 20 students per classroom. (All options)													



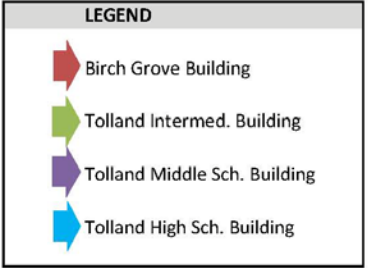
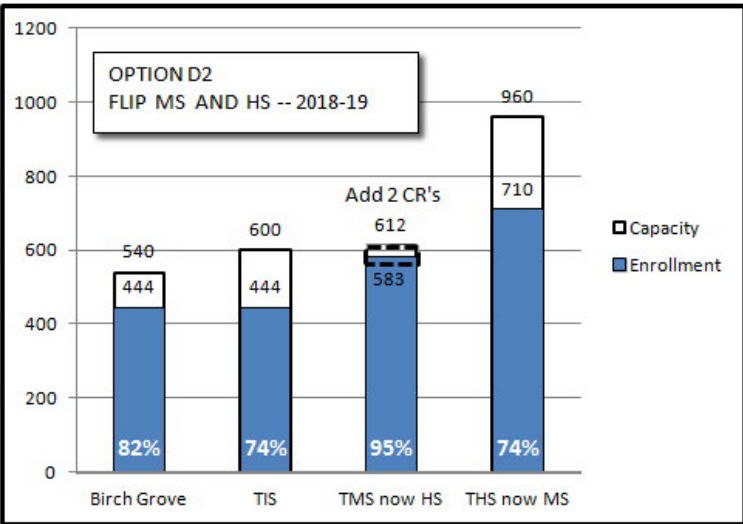
Option D1  
Two K-5 Elementary Schools





Option D2

PK	K	1	2	3	4	5	6	7	8	9	10	11	12
<u>School Year 2018-19</u>													
<u>TWO K-5 ELEMENTARY SCHOOLS &amp; FLIP MIDDLE SCHOOL WITH HIGH SCHOOL</u>													
Birch Grove Elementary School- Capacity K-5: 540, 27 CR's RENOVATED							Tolland Middle School at THS site- Capacity 6-9: 960, 48 CR's RENOVATED				Tolland High School- Capacity 10-12 (85%): 612 36 CR's RENOVED		
Enrollment Gr. K-5=444, 25 CR's Full-day K							Enrollment Gr. 6-9=710, 39 CR's				Enrollment Gr. 10-12=583 36 CR's, add 2 (34 CR's in 2019-20)		
Tolland Second Elementary (in Intermediate School building)- Capacity K-5: 600, 30 CR's; PK: 3 CR's RENOVED													
Enrollment Gr. K-5=444, 25 CR's; PK: 3 CR's Full-day K													
*NOTE: Schools capacity based on 20 students per classroom. (All options)													



Option D2

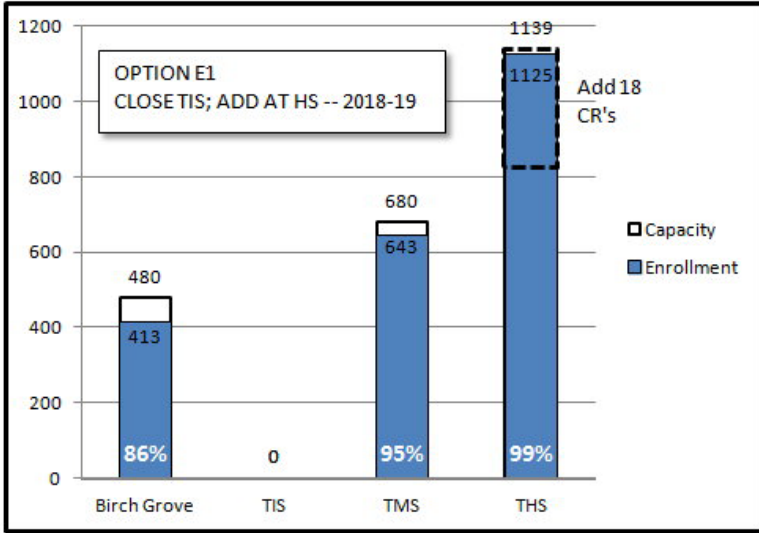
Two K-5 Elementary Schools; Flip Middle School with High School





Option E1

PK	K	1	2	3	4	5	6	7	8	9	10	11	12
<u>School Year 2018-19</u>			<u>CLOSE TIS; ADD AT HIGH SCHOOL</u>										
Birch Grove Elementary School- Capacity K-2: 480, 24 CR's; PK: 3 CR's			Tolland Intermed. (in TMS building)- Capacity 3-6: 680, 34 CR's RENOVATED - Remove modular CR's					Tolland Middle/High School- Capacity 7-12 (85%): 1139, 66 CR's RENOVATED and ADDITION					
Enrollment Gr. PK=48, 3 CR's Gr. K-2=413, 22 CR's Full-day K			Enrollment Gr. 3-6=643, 34 CR's					Enrollment Gr. 7-12=1125, 66 CR's, add 18 CR's					
*NOTE: Schools capacity based on 20 students per classroom. (All options)													



**LEGEND**

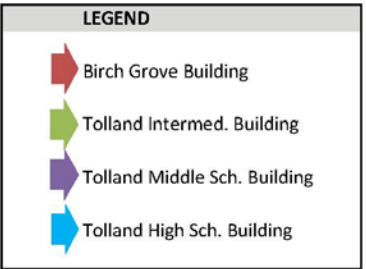
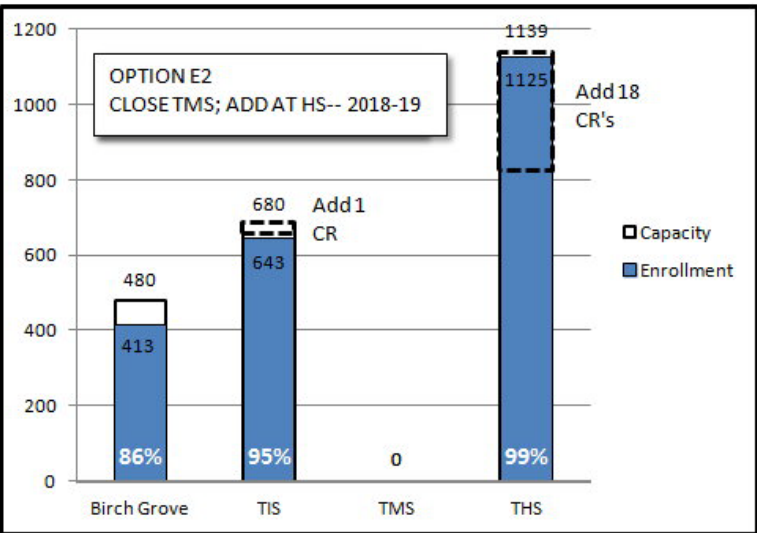
- ▢ Birch Grove Building
- ▢ Tolland Intermed. Building
- ▢ Tolland Middle Sch. Building
- ▢ Tolland High Sch. Building

**Option E1**  
Close TIS; Add at High School



Option E2

PK	K	1	2	3	4	5	6	7	8	9	10	11	12
<u>School Year 2018-19</u>			<u>CLOSE TMS; ADD AT HIGH SCHOOL</u>										
<div>Birch Grove Elementary School- Capacity K-2: 480, 24 CR's; PK: 3 CR's</div> <div>Enrollment Gr. PK=48, 3 CR's Gr. K-2=413, 22 CR's Full-day K</div>				<div>Tolland Intermediate- Capacity 3-6: 680, 34 CR's RENOVATED</div> <div>Enrollment Gr. 3-6=643, 34 CR's, add 1 CR (31 CR's in 2019-20)</div>				<div>Tolland Middle/High School- Capacity 7-12 (85%): 1139, 66 CR's RENOVATED and ADDITION</div> <div>Enrollment Gr. 7-12=1125, 66 CR's, add 18 CR's</div>					
*NOTE: Schools capacity based on 20 students per classroom. (All options)													



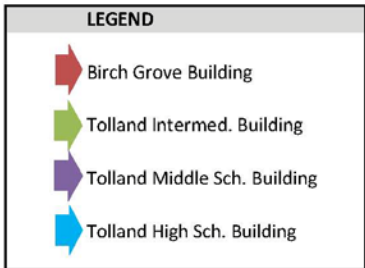
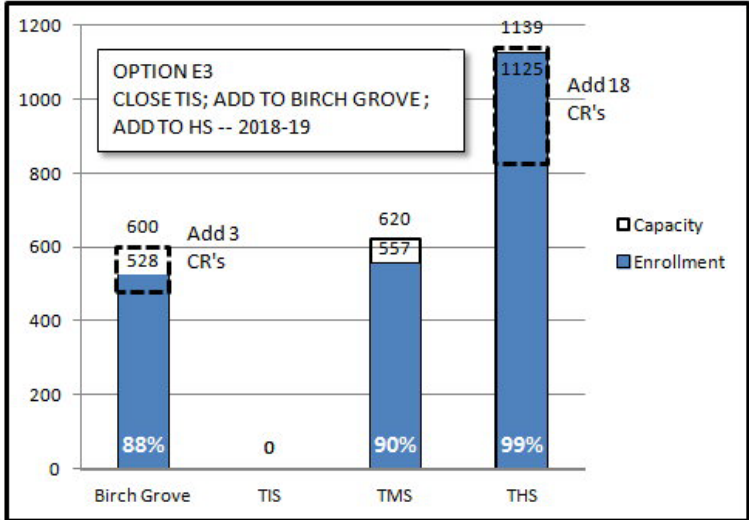
**Option E2**  
Close TMS; Add at High School





Option E3

PK	K	1	2	3	4	5	6	7	8	9	10	11	12
<u>School Year 2018-19</u>		<u>CLOSE TIS; ADDITIONS AT BIRCH GROVE AND HIGH SCHOOL</u>											
<div>Birch Grove Elementary School- Capacity K-6: 600, 30 CR's RENOVATED and ADDITION</div>								<div>Tolland Middle/High School- Capacity 7-12 (85%): 1139, 66 CR's RENOVATED and ADDITION</div>					
<div>Enrollment Gr. K-6=528, 30 CR's, add 3 CR's Full-day K</div>								<div>Enrollment Gr.7-12=1125, 66 CR's, add 18 CR's</div>					
<div>Tolland Second Elementary (in Middle School building)- Capacity K-6: 620, 31 CR's; PK: 3 CR's RENOVATED - Remove modular CR's</div>													
<div>Enrollment Gr. K-6=557, 29 CR's; PK: 3 CR's Full-day K</div>													
*NOTE: Schools capacity based on 20 students per classroom. (All options)													



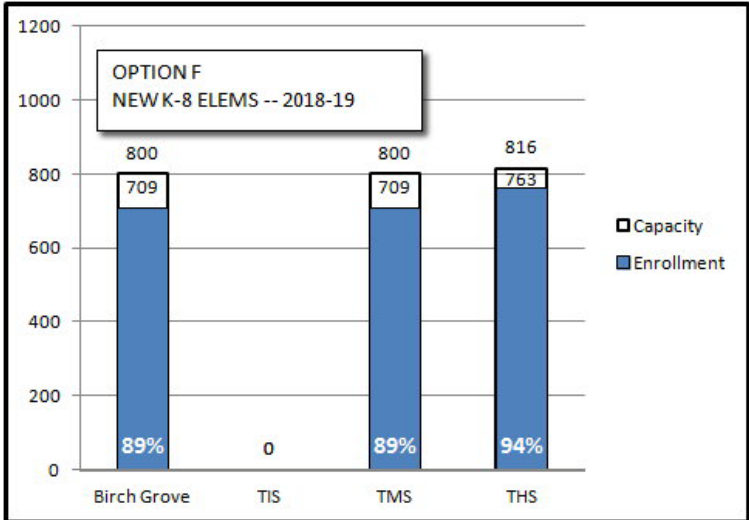
**Option E3**

Close TMS; Add at Birch Grove and High School



Option F

PK	K	1	2	3	4	5	6	7	8	9	10	11	12
<u>School Year 2018-19</u>		<u>NEW K-8 ELEMENTARY SCHOOLS</u>											
New Elementary School at Birch Grove site- Capacity K-8: 800, 40 CR's										Tolland High School- Capacity 9-12 (85%): 816, 48 CR's			
Enrollment Gr. K-8=709, 40 CR's Full-day K										Enrollment Gr.9-12=763, 45 CR's			
New Elementary School at TMS site- Capacity K-8: 800, 40 CR's; PK: 3 CR's													
Enrollment Gr. K-8=709, 40 CR's; PK: 3 CR's Full-day K													
*NOTE: Schools capacity based on 20 students per classroom. (All options)													



**LEGEND**

- Birch Grove Building
- Tolland Intermed. Building
- Tolland Middle Sch. Building
- Tolland High Sch. Building

**Option F**  
New K-8 Elementary Schools





# Comparing Options



		OPTION A	OPTION B	OPTION C	OPTION D Family		OPTION E Family			OPTION F
		'DO NOTHING'	PLANNED MAINT.	RENO	RENO - ADD/DEMO		CLOSE SCHOOL			NEW BLD'Gs
		A <sub>1</sub>	B	C	D <sub>1</sub>	D <sub>2</sub>	E <sub>1</sub>	E <sub>2</sub>	E <sub>3</sub>	F
<b>Considerations</b>										
<b>1. COST</b>										
Overall Cost*	<i>Project cost (\$Millions)</i>	5	5	3	2	1	3	3	3	2
Probable Reimbursement*	<i>(\$Millions)</i>	1	1	4	4	4	4	4	4	3
Net Cost to Tolland*	<i>(\$Millions)</i>	5	5	3	2	1	3	3	3	1
Cost Predictability	<i>Need for Contingency</i>	1	1	3	3	3	3	3	3	5
Cost Rating	<i>Amount of dollars both overall cost and cost to Tolland</i>	4	4	3	1	1	3	3	3	1
<b>2. CONSTRUCTION ISSUES</b>										
Technology Upgrades		1	1	4	4	4	4	4	4	5
Phasing	<i>Order of Construction Temporary Provisions</i>	1	1	3	3	2	4	4	4	3
Disruption to Existing Programs		1	1	3	3	3	3	3	3	4
Site	<i>During Construction Contractor Setup Areas</i>	2	2	3	3	2	3	3	3	5
<b>3. EDUCATIONAL RESULTS</b>										
Program Fit	<i>Small Group Areas Needs vs. Capacity</i>	3	3	3	2	1	3	2	3	5
Classroom Size		3	3	3	3	1	3	3	3	5
Transition Between Grades		3	3	3	4	1	4	4	4	5
Flexibility	<i>ability to adapt to future change as needed</i>	3	3	5	3	1	2	2	2	3
<b>4. PROJECT RESULTS</b>										
Community Improvements	<i>Shared Spaces Building Security</i>	1	1	3	3	2	2	3	2	4
Safety	<i>Control Visitor Traffic Sufficient Storage</i>	1	1	4	4	2	3	3	3	3
Flexibility	<i>Summer Use Serve Multi-users</i>	3	3	4	4	2	4	4	4	3
Indoor Air Quality		1	1	4	4	4	4	4	4	4
Traffic	<i>Neighborhood Impact</i>	1	1	3	3	2	3	3	3	2
Future Operations	<i>Busing Sustainability Staff Costs Maintenance Costs</i>	1	1	3	3	3	4	4	4	3
Accessibility	<i>ADA Compliance</i>	1	1	4	4	4	4	4	4	4
<b>TOTALS</b>		<b>31</b>	<b>31</b>	<b>58</b>	<b>54</b>	<b>38</b>	<b>56</b>	<b>56</b>	<b>56</b>	<b>64</b>

## MATRIX SCORING

5	Most Advantage
3	Mixed Adv./Disadv.
1	Least Advantageous



# Comparing Options



		OPTION A	OPTION C				OPTION E Family			OPTION F
		'D NOTH					CLOSE SCHOOL			NEW BLD'Gs
		A					E1	E2	E3	F
Considerations										
1. COST										
Overall Cost*	Project cost (\$Millions)	5	RENO				3	3	3	2
Probable Reimbursement*	(\$Millions)	1					4	4	4	3
Net Cost to Tolland*	(\$Millions)	5					3	3	3	1
Cost Predictability	Need for Contingency	1	C				3	3	3	5
Cost Rating	Amount of dollars both overall cost and cost to Tolland	4					3	3	3	1
2. CONSTRUCTION ISSUES										
Technology Upgrades		1					4	4	4	5
Phasing	Order of Construction Temporary Provisions	1	1	3	3	2	4	4	4	3
Disruption to Existing Programs		1	1	3	3	3	3	3	3	4
Site	During Construction Contractor Setup Areas	2	2	3	3	2	3	3	3	5
3. EDUCATIONAL RESULTS										
Program Fit	Small Group Areas Needs vs. Capacity	3	3	3	2	1	3	2	3	5
Classroom Size		3	3	3	3	1	3	3	3	5
Transition Between Grades		3	3	3	4	1	4	4	4	5
Flexibility	ability to adapt to future change as needed	3	3	5	3	1	2	2	2	3
4. PROJECT RESULTS										
Community Improvements	Shared Spaces Building Security	1	1	3	3	2	2	3	2	4
Safety	Control Visitor Traffic Sufficient Storage	1	1	4	4	2	3	3	3	3
Flexibility	Summer Use Serve Multi-users	3	3	4	4	2	4	4	4	3
Indoor Air Quality		1	1	4	4	4	4	4	4	4
Traffic	Neighborhood Impact	1	1	3	3	2	3	3	3	2
Future Operations	Busing Sustainability Staff Costs Maintenance Costs	1	1	3	3	3	4	4	4	3
Accessibility	ADA Compliance	1	1	4	4	4	4	4	4	4
TOTALS		31	31	58	54	38	56	56	56	64

## MATRIX SCORING

5	Most Advantage
3	Mixed Adv./Disadv.
1	Least Advantageous





# Comparing Options



OPTION B					OPTION D		OPTION E			OPTION F			
PLANNED MAINT.					Family		Family						
					- ADD/DEMO		CLOSE SCHOOL			NEW BLD'Gs			
B					D2	E1	E2	E3	F				
Considerations													
1. COST													
Overall Cost*					1	3	3	3	2				
Probable Reimbursement*					4	4	4	4	3				
Net Cost to Tolland*					1	3	3	3	1				
Cost Predictability					3	3	3	3	5				
Cost Rating					1	3	3	3	1				
2. CONSTRUCTION ISSUES													
Technology Upgrades					4	4	4	4	5				
Phasing	Order of Construction Temporary Provisions	1	1	3	3	2	4	4	4	3			
Disruption to Existing Programs		1	1	3	3	3	3	3	3	4			
Site	During Construction Contractor Setup Areas	2	2	3	3	2	3	3	3	5			
3. EDUCATIONAL RESULTS													
Program Fit	Small Group Areas Needs vs. Capacity	3	3	3	2	1	3	2	3	5			
Classroom Size		3	3	3	3	1	3	3	3	5			
Transition Between Grades		3	3	3	4	1	4	4	4	5			
Flexibility	ability to adapt to future change as needed	3	3	5	3	1	2	2	2	3			
4. PROJECT RESULTS													
Community Improvements	Shared Spaces Building Security	1	1	3	3	2	2	3	2	4			
Safety	Control Visitor Traffic Sufficient Storage	1	1	4	4	2	3	3	3	3			
Flexibility	Summer Use Serve Multi-users	3	3	4	4	2	4	4	4	3			
Indoor Air Quality		1	1	4	4	4	4	4	4	4			
Traffic	Neighborhood Impact	1	1	3	3	2	3	3	3	2			
Future Operations	Busing Sustainability Staff Costs Maintenance Costs	1	1	3	3	3	4	4	4	3			
Accessibility	ADA Compliance	1	1	4	4	4	4	4	4	4			
TOTALS					31	31	58	54	38	56	56	56	64

MATRIX SCORING	
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Next Steps

