



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

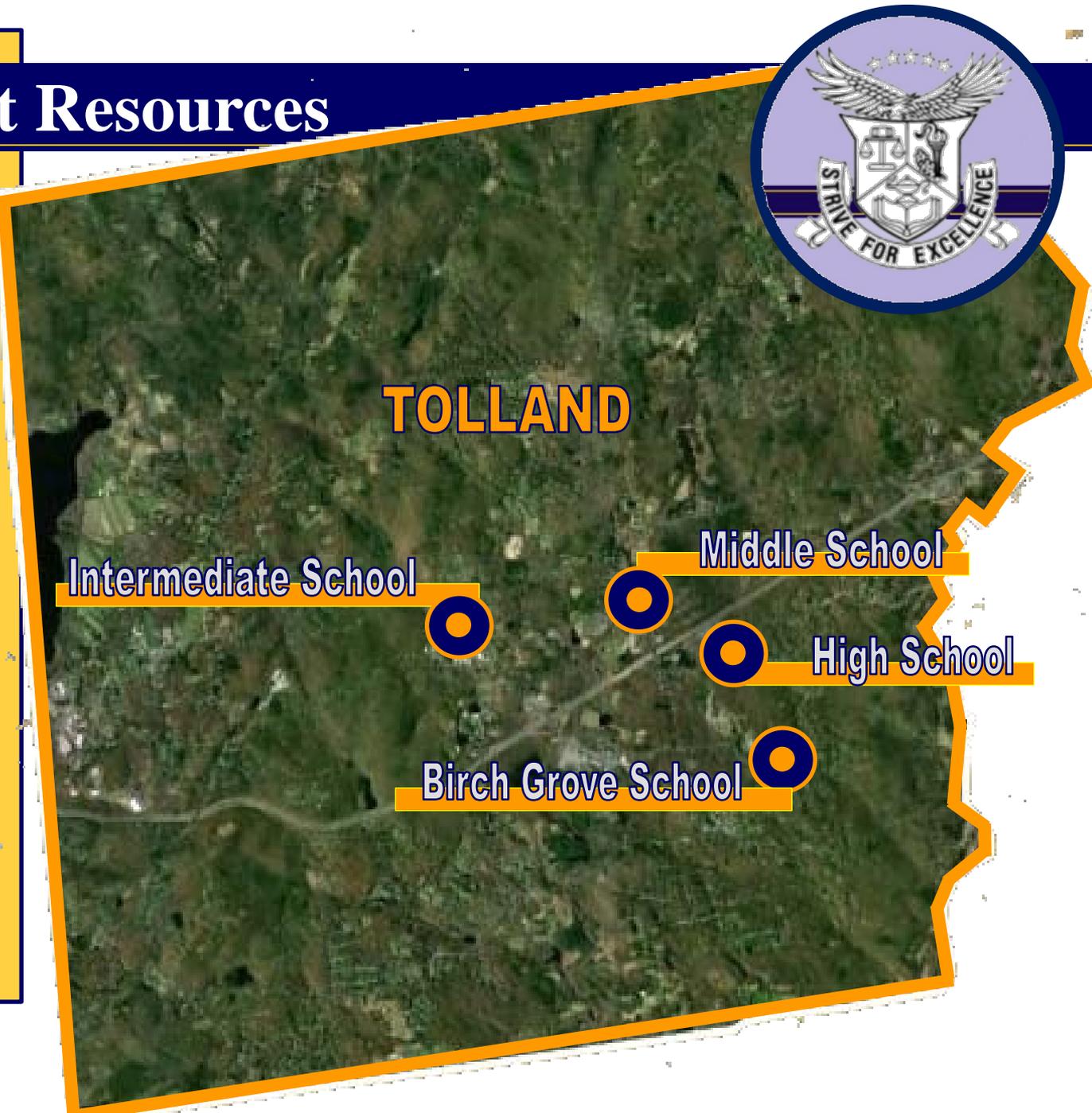
Tolland Middle School

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

Workshops

1

2

3

Draft

Listening

Visioning

options and alternatives

STEP 3 / 4

Kick-Off Meeting

GO!

Listening

collecting information

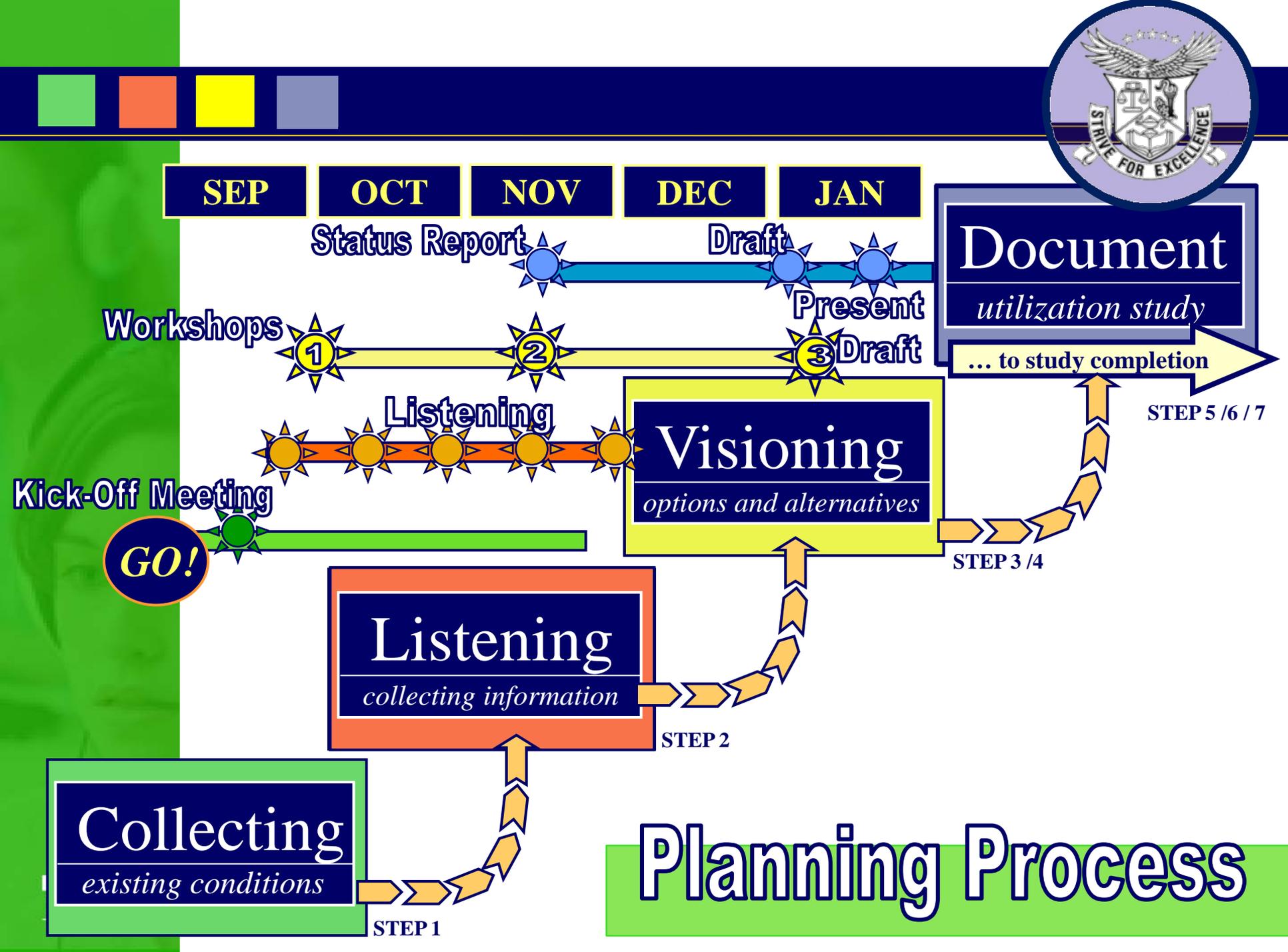
STEP 2

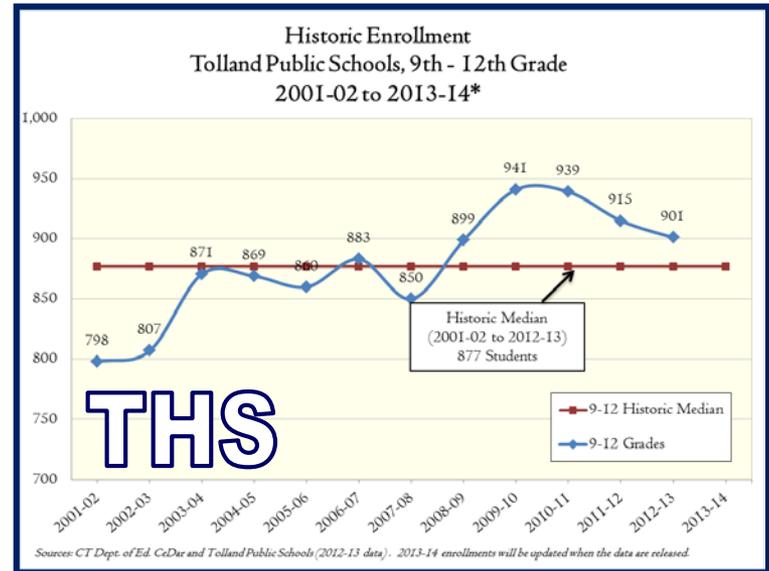
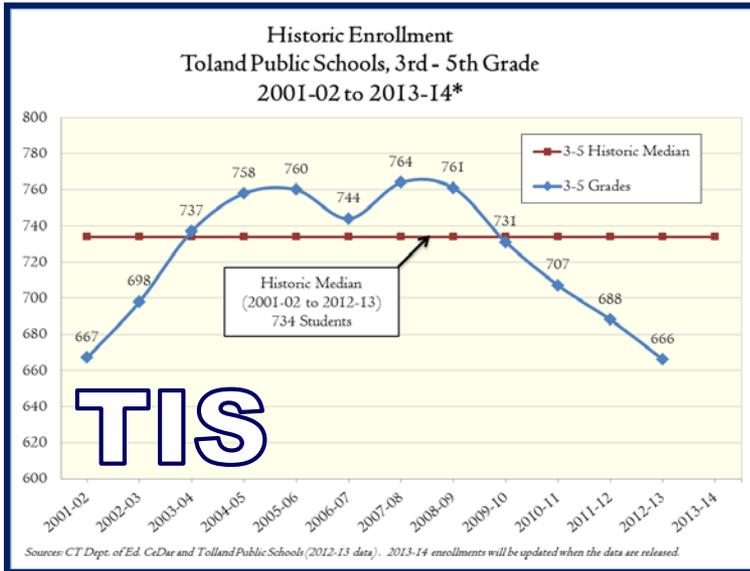
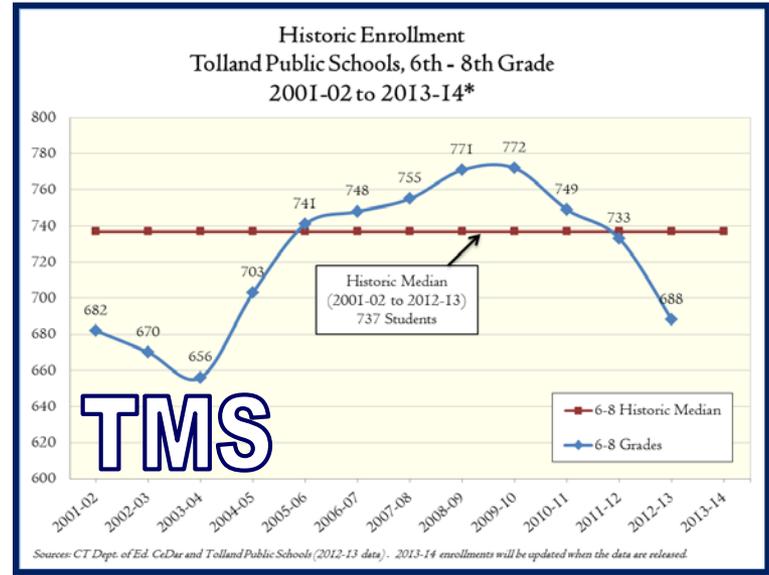
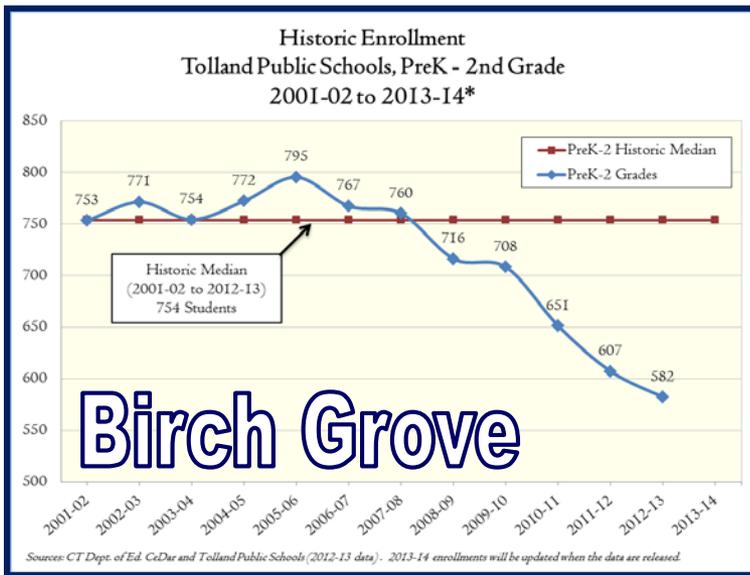
Collecting

existing conditions

STEP 1

Planning Process





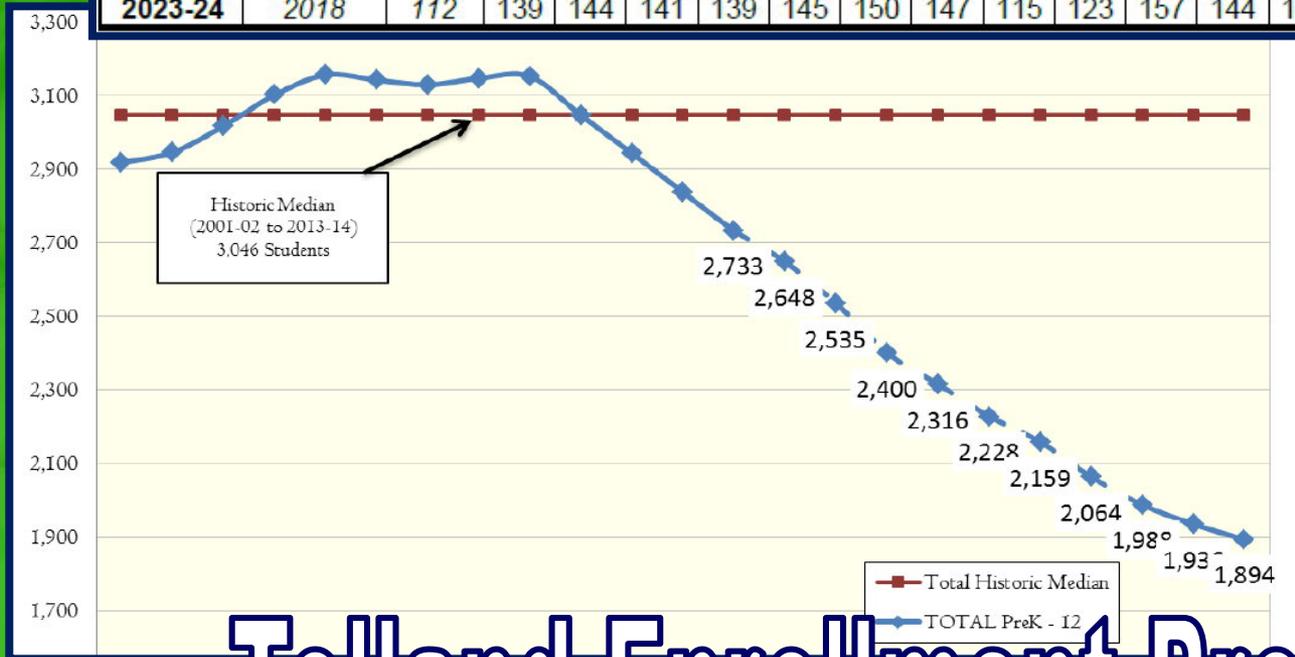
Tolland Enrollments BY SCHOOL



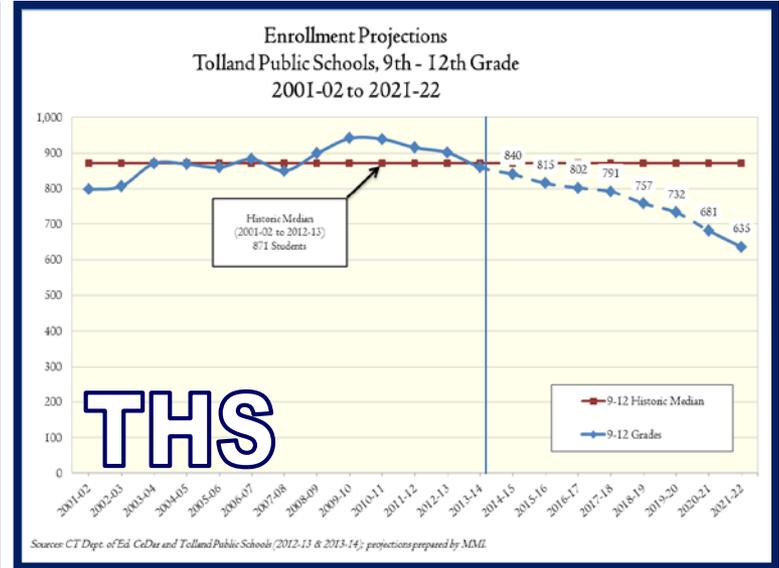
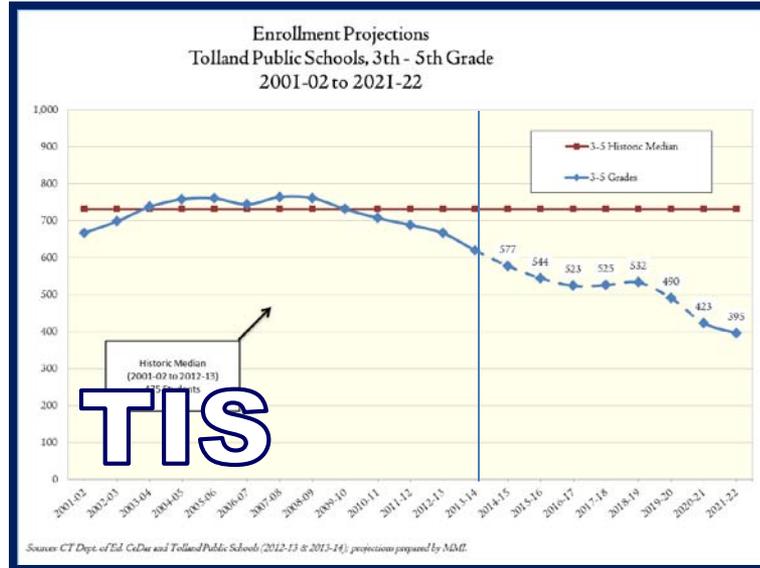
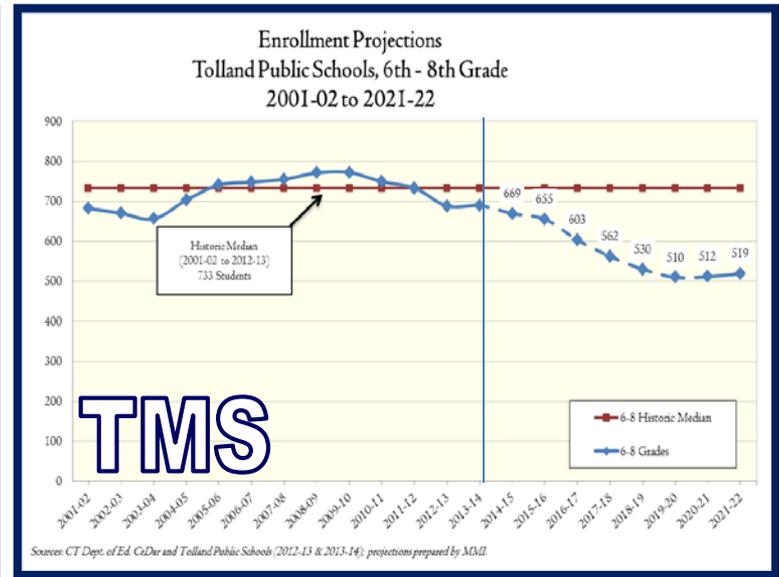
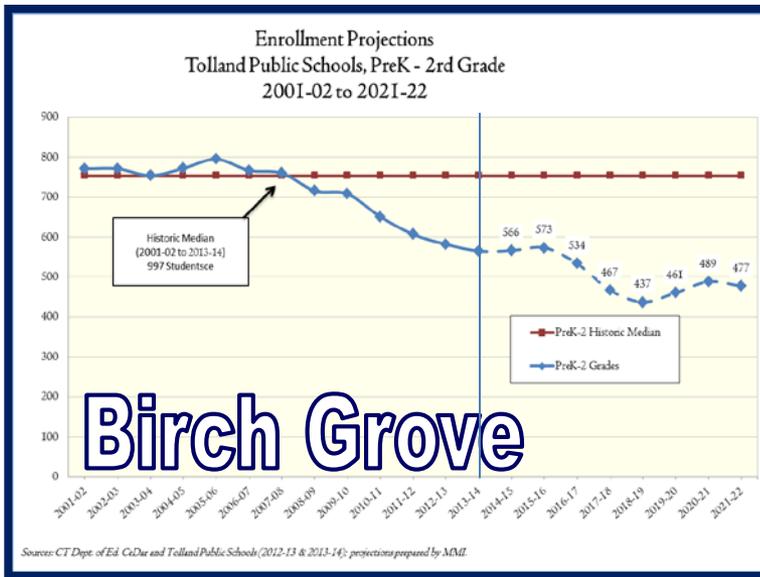
Tolland Enrollment Projections by Grade (2014-15 to 2021-22)

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

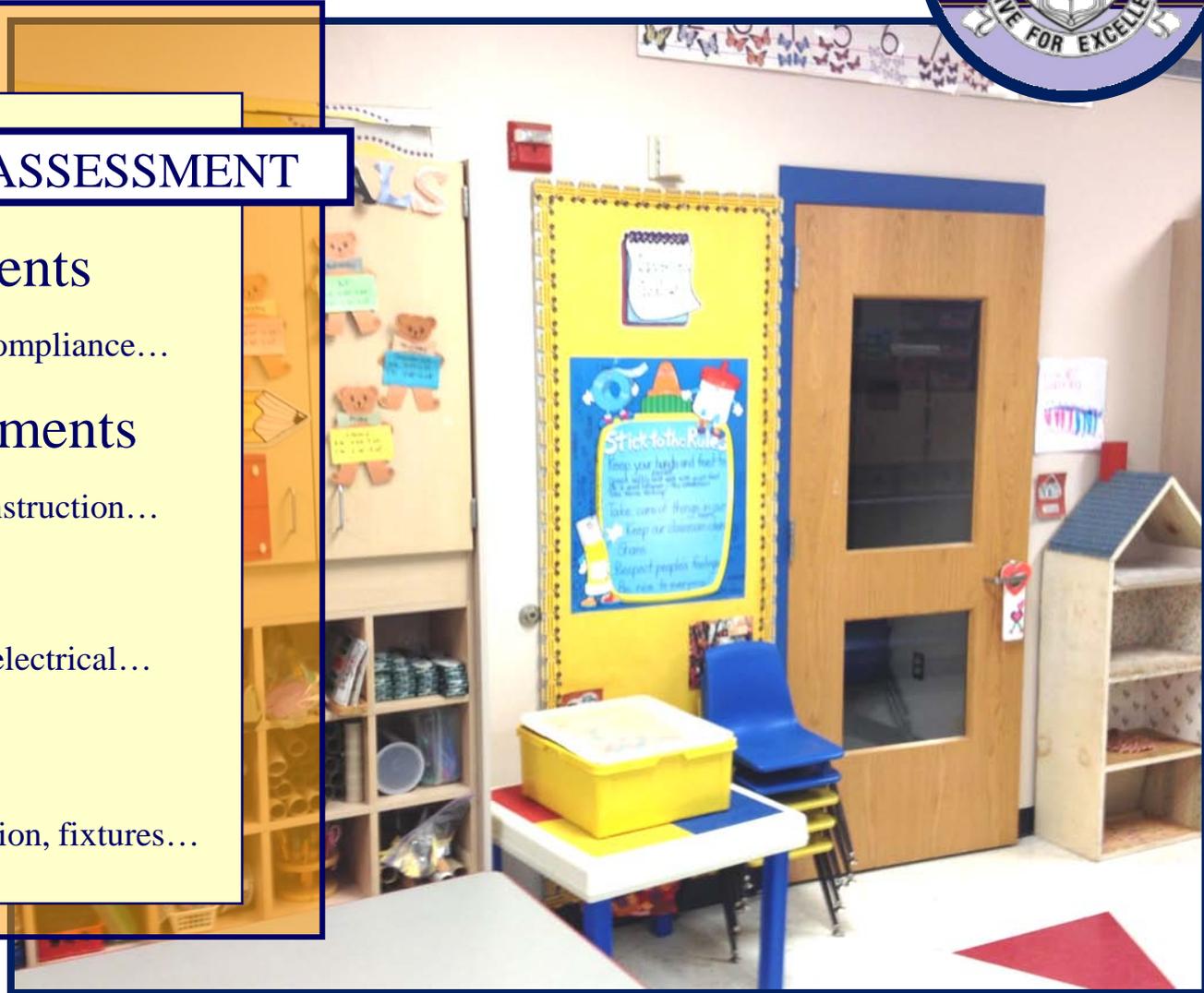
foundation, structure, roof construction...

▪ Building MEP

plumbing fixtures, life safety, electrical...

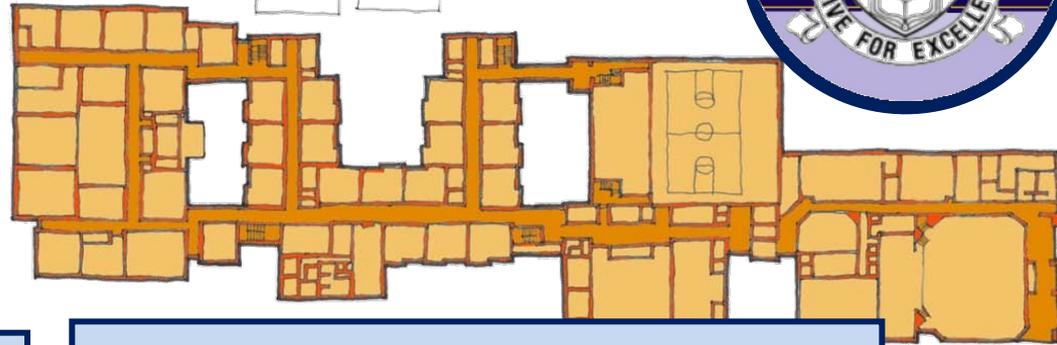
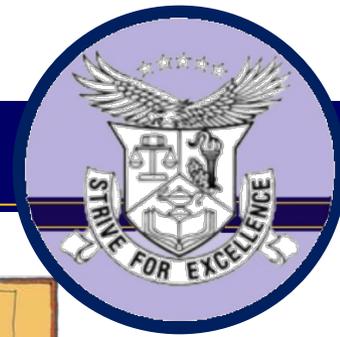
▪ Interior Spaces

interior finishes, space utilization, fixtures...



Space Needs Assessment

facility utilization study

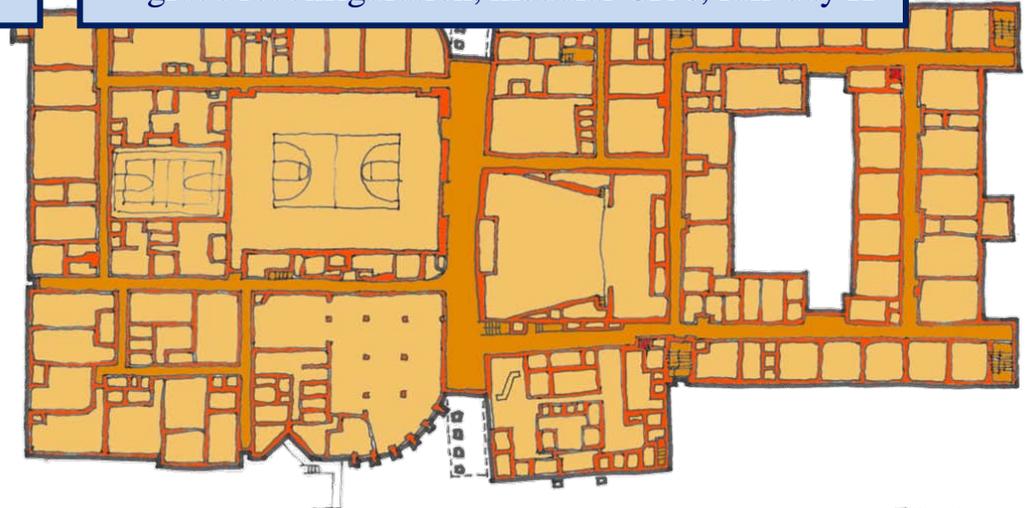
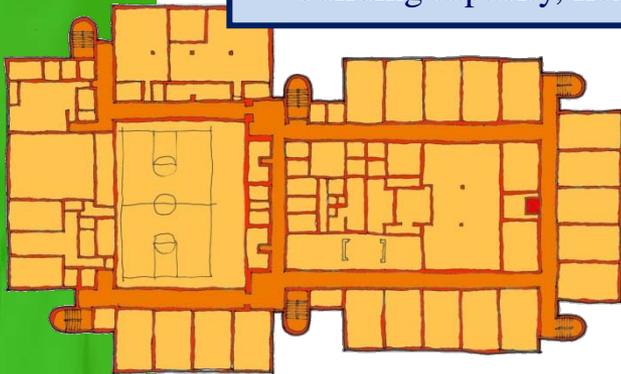


- Classroom size
target: 20 students per CR

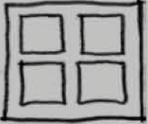
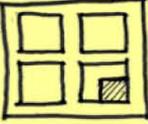
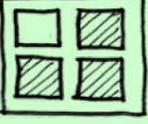
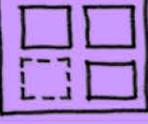
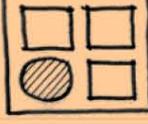
- Educational program
shared spaces, Special Ed areas, etc.

- Classroom count
building capacity, flexibility

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





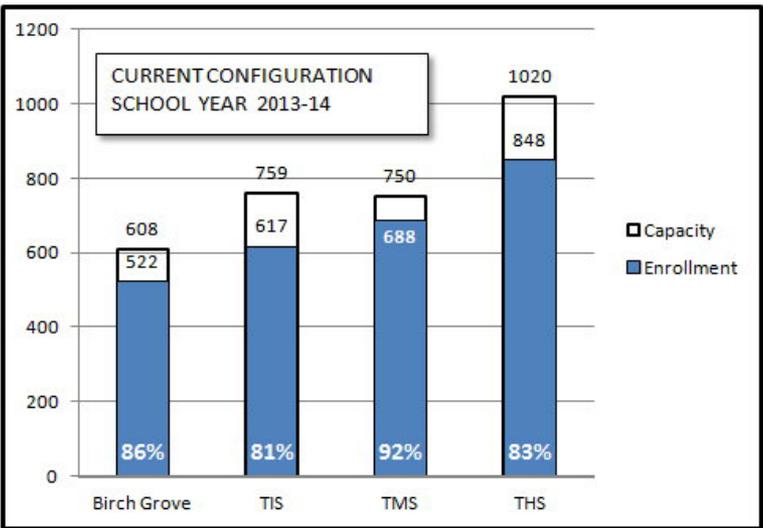
ICON	FAMILY LABEL	DESCRIPTION
	A Do Nothing	DO NOTHING means deciding to continue using the four TPS buildings for the same programs with no improvement projects. Upgrades and repairs are undertaken in reaction to deteriorating conditions as needed. Continues half-day kindergarten program.
	B Add Full-Day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

Families of Options



Current

	PK	K	1	2	3	4	5	6	7	8	9	10	11	12
School Year 2013-14			CURRENT CONFIGURATION											
<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

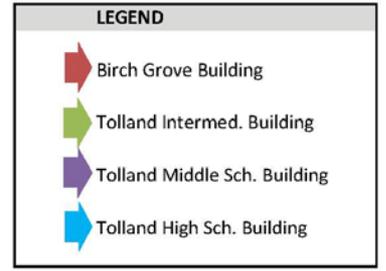
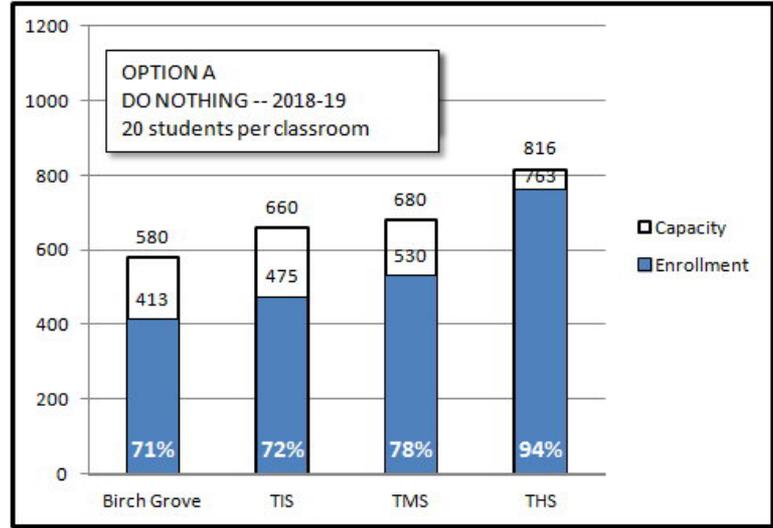
- ▶ Birch Grove Building
- ▶ Tolland Intermed. Building
- ▶ Tolland Middle Sch. Building
- ▶ Tolland High Sch. Building

Current School Year



Option A

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

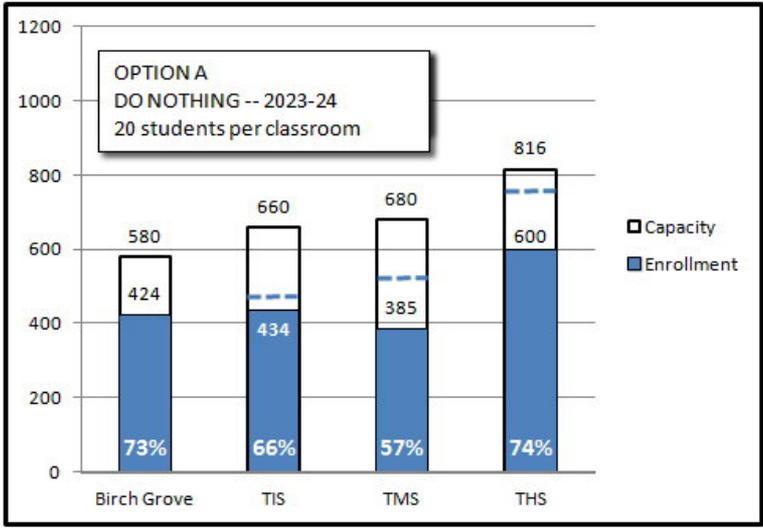


Option A
Do Nothing Option



Option A

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

**Looking ahead:
2023-24**

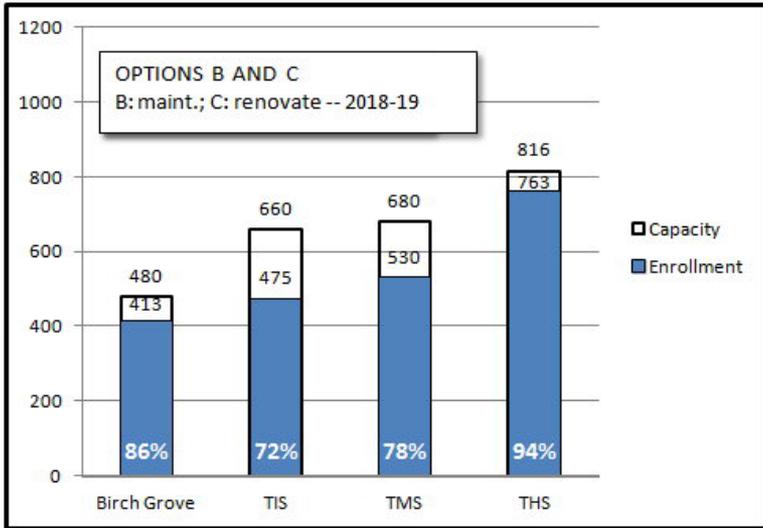
Option A
Do Nothing Option





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

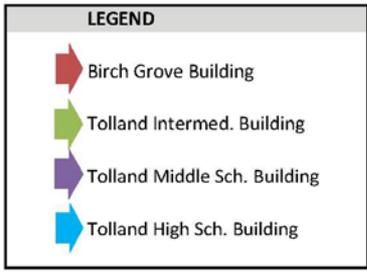
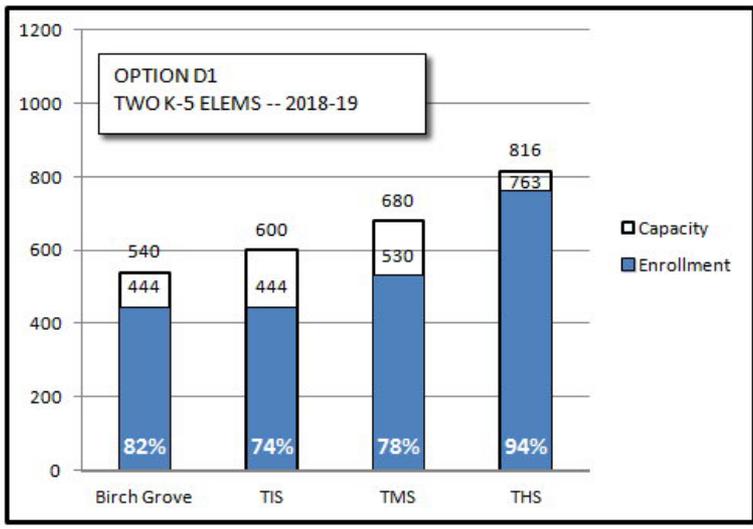
Option B
Planned Maintenance & Full-Day Kindergarten

Option C
Renovated Proactively & Full-Day Kindergarten



Option D1

	PK	K	1	2	3	4	5	6	7	8	9	10	11	12
School Year 2018-19														
TWO K-5 ELEMENTARY SCHOOLS														
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)														



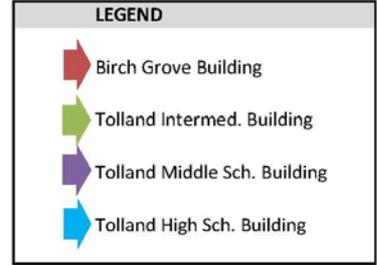
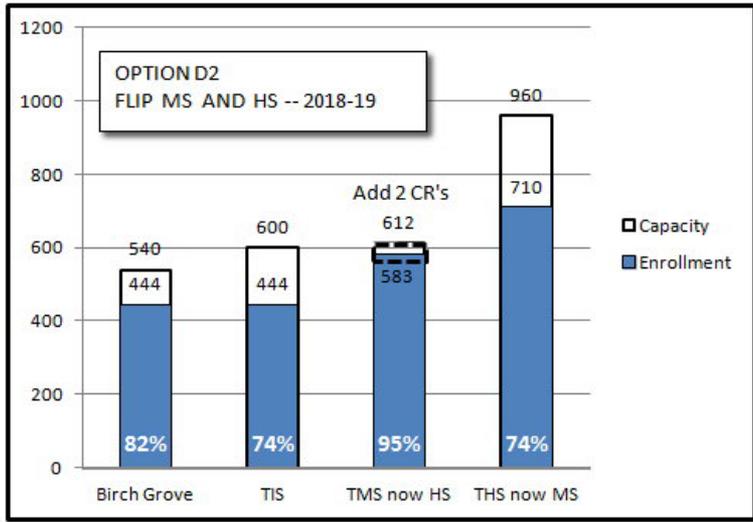
Option D1
Two K-5 Elementary Schools





Option D2

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



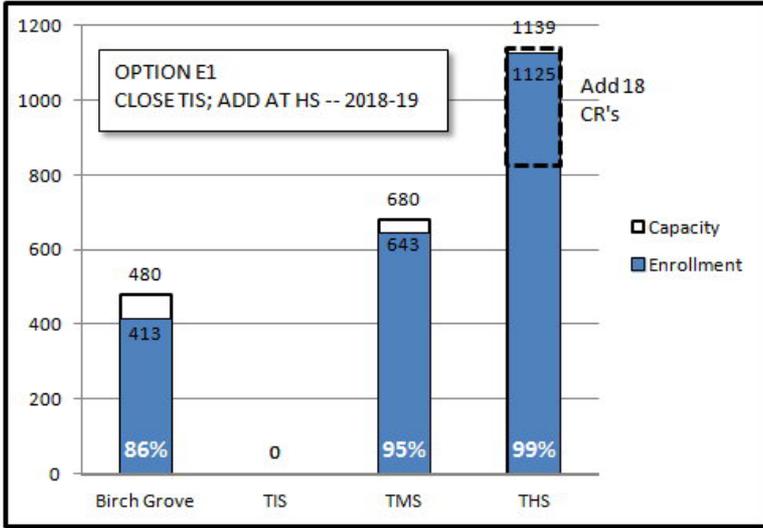
Option D2
Two K-5 Elementary Schools; Flip Middle School with High School





Option E1

	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	
School Year 2018-19	CLOSE TIS; ADD AT HIGH SCHOOL														
Birch Grove Elementary School- Capacity K-2: 480, 24 CR's; PK: 3 CR's															
Enrollment Gr. PK=48, 3 CR's Gr. K-2=413, 22 CR's Full-day K															
Tolland Intermed. (in TMS building)- Capacity 3-6: 680, 34 CR's RENOVATED - Remove modular CR's															
Enrollment Gr. 3-6=643, 34 CR's															
Tolland Middle/High School- Capacity 7-12 (85%): 1139, 66 CR's RENOVATED and ADDITION															
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

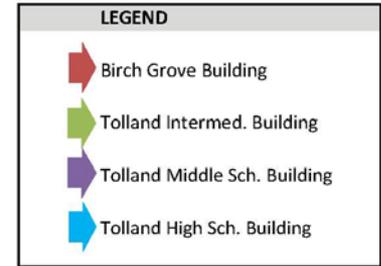
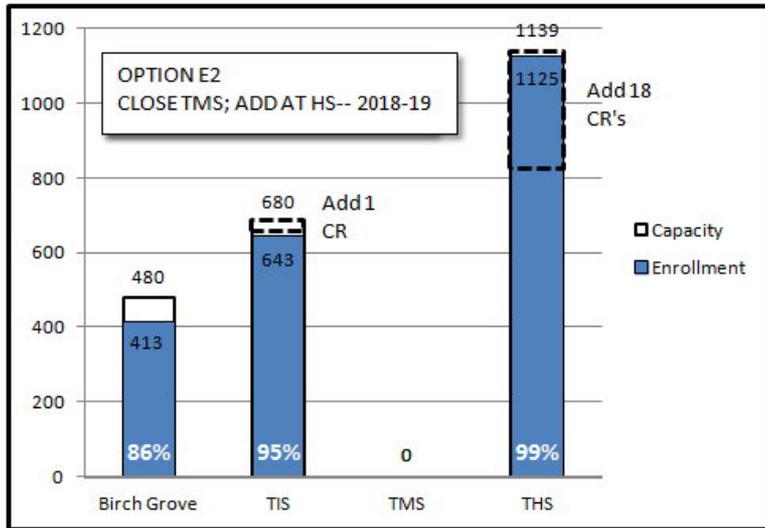
Option E1
Close TIS; Add at High School





Option E2

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

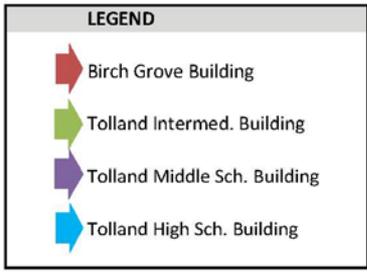
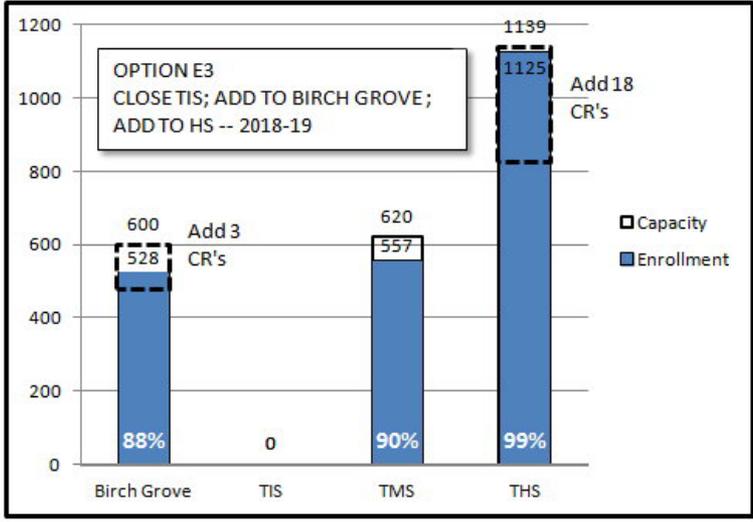


Option E2
Close TMS; Add at High School



Option E3

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



Option E3

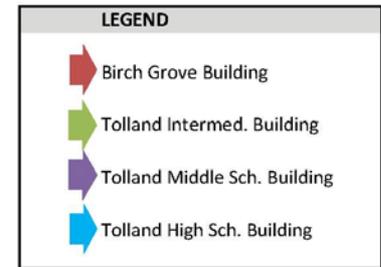
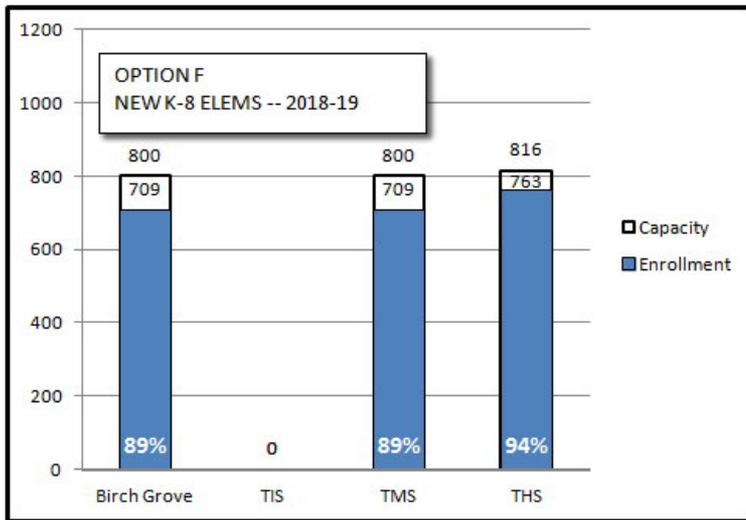
Close TMS; Add at Birch Grove and High School





Option F

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



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
	A1	B	C	D1	D2	E1	E2	E3	F
Considerations									
1. COST									
Overall Cost* <small>Project cost (\$Millions)</small>	5	5	3	2	1	3	3	3	2
Probable Reimbursement* <small>(\$Millions)</small>	1	1	4	4	4	4	4	4	3
Net Cost to Tolland* <small>(\$Millions)</small>	5	5	3	2	1	3	3	3	1
Cost Predictability <small>Need for Contingency</small>	1	1	3	3	3	3	3	3	5
Cost Rating <small>Amount of dollars both overall cost and cost to Tolland</small>	4	4	3	1	1	3	3	3	1
2. CONSTRUCTION ISSUES									
Technology Upgrades	1	1	4	4	4	4	4	4	5
Phasing <small>Order of Construction Temporary Provisions</small>	1	1	3	3	2	4	4	4	3
Disruption to Existing Programs	1	1	3	3	3	3	3	3	4
Site <small>During Construction Contractor Setup Areas</small>	2	2	3	3	2	3	3	3	5
3. EDUCATIONAL RESULTS									
Program Fit <small>Small Group Areas Needs vs. Capacity</small>	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 <small>ability to adapt to future change as needed</small>	3	3	5	3	1	2	2	2	3
4. PROJECT RESULTS									
Community Improvements <small>Shared Spaces Building Security</small>	1	1	3	3	2	2	3	2	4
Safety <small>Control Visitor Traffic Sufficient Storage</small>	1	1	4	4	2	3	3	3	3
Flexibility <small>Summer Use Serve Multi-users</small>	3	3	4	4	2	4	4	4	3
Indoor Air Quality	1	1	4	4	4	4	4	4	4
Traffic <small>Neighborhood Impact</small>	1	1	3	3	2	3	3	3	2
Future Operations <small>Busing Sustainability Staff Costs Maintenance Costs</small>	1	1	3	3	3	4	4	4	3
Accessibility <small>ADA Compliance</small>	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 A	OPTION C					OPTION E Family			OPTION F
		RENO					CLOSE SCHOOL			NEW BLD'GS
		A	C	C	C	C	E1	E2	E3	F
Considerations										
1. COST										
Overall Cost*	Project cost (\$Millions)	5					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					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 Multisusers	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



CONSIDERATIONS	OPTION B				OPTION D Family			OPTION E Family			OPTION F
	PLANNED MAINT.				ADD/DEMO			CLOSE SCHOOL			NEW BLD'GS
	B				D2	E1	E2	E3	F		
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	1	1	3	3	2	4	4	4	3		
Disruption to Existing Programs	1	1	3	3	3	3	3	3	4		
Site	2	2	3	3	2	3	3	3	5		
3. EDUCATIONAL RESULTS											
Program Fit	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	3	3	5	3	1	2	2	2	3		
4. PROJECT RESULTS											
Community Improvements	1	1	3	3	2	2	3	2	4		
Safety	1	1	4	4	2	3	3	3	3		
Flexibility	3	3	4	4	2	4	4	4	3		
Indoor Air Quality	1	1	4	4	4	4	4	4	4		
Traffic	1	1	3	3	2	3	3	3	2		
Future Operations	1	1	3	3	3	4	4	4	3		
Accessibility	1	1	4	4	4	4	4	4	4		
TOTALS	31	31	58	54	38	56	56	56	64		

MATRIX SCORING

5	Most Advantage
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Next Steps

