



Guilford's School Facilities Needs and Solutions

Guilford Board of Education & The Community Task Force on School Facilities

The School Board Needs Your Input

The Community Task Force on School Facilities (CTFSF) is pleased to present these options for improvements to Guilford's upper schools for your consideration. Of the 8 facilities overseen by the Board of Education, with square footages totaling over 14 acres, we are focusing here on the program and facility needs at Adams Middle School and Guilford High School. The path that we have headed down is coming to a very important crossroads. We are faced with a number of decisions that will require us as a community to thoughtfully consider the type of environment that we envision for our town and our children.

The CTFSF has evaluated a number of options and has put forward those most preferable with regard to addressing school condition, capacity, and educational suitability.

The Board of Education and the Task Force encourage your input in this very important process.

Email, phone or write Board of Education members with your comments, concerns and questions. Contact information is on the back page of this brochure.

Facility Goals and Standards

The Community Task Force on School Facilities has identified the following Goals and Standards for Guilford's school facilities:

A clean, quiet, safe, inviting and healthy environment ...for teaching, learning and community use. Spaces should meet Federal and State codes governing the safety/welfare of occupants and provide accessibility for those with special physical needs.

An environment that supports learning by ...ensuring indoor air quality, adequate ventilation and thermal comfort, providing natural daylight in academic areas, ensuring low levels of background noise in classrooms, providing aesthetic quality for the building spaces and site.

Adequate capacity ...to accommodate the existing and projected student population (falling within the state guidelines for educational programs) as well as supplementary school and community programs.

Appropriate configuration and utilization of space ...that accommodates the desired number and type of educational programs, as well as the methods of teaching and learning. Spaces should support functions, after school activities and community programs.



Basement Level Computer Room at Adams Middle School

Appropriate location ...in a desirable geographic area that minimizes the distance traveled by students and impact on local traffic.

Flexible ...in anticipation of future technology and program space needs.

Well maintained ...the annual facilities budget should be adequate to maintain, operate and preserve the existing school facility assets.

Environmentally responsible ...using established practices, standards and guidelines for the operation and planning of its facilities, with the aim of improving occupant well-being, environmental performance and economic return.



GHS Cafeteria has few windows, no public entrance and limited space to accommodate students.

Serve the Community ...by encouraging citizen involvement in school activities and community programs.

Please visit <http://www.guilford.k12.ct.us/~ctfsf/> for detailed information on GPS facilities.

Adams Middle School

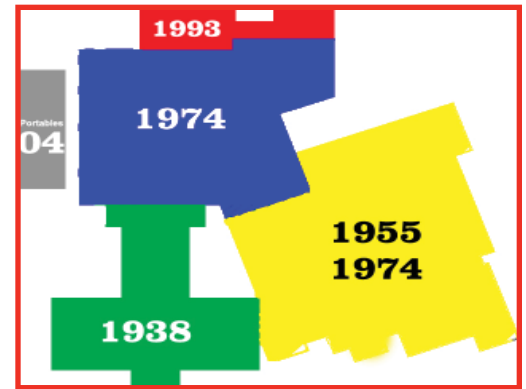
The Community Task Force on School Facilities worked with Fletcher Thompson Architects to evaluate the current Adams facility and its ability to meet educational goals.

Educational Space Needs:

- Insufficient/inconsistent classroom space
- Science classrooms not near teams
- Team configurations not effective
- Cafeteria deficiencies
- Lack of collaboration & office space for staff
- Music instruction & performance space
- Health services space

Facility Issues:

- Indoor air quality & ventilation
- Accessibility deficiencies
- Basement level water incursion
- Building security entry control
- Technology deficiencies
- Interior, windowless classrooms
- Inadequate # of restrooms
- 1937 windows
- Parking deficient for large events
- Energy consumption
- Bus drop-off & parent conflicts



Adams Existing Facility

This diagram shows the construction timeline for Adams. The 1938 portion is classroom space and the 1974 editions are the gym and music rooms. The 2004 section represents the portable classrooms.

Options for Adams

Several options were evaluated to address the facility and educational space needs identified at Adams Middle School. The Task Force developed the two options that most effectively addressed the most deficiencies. In addition, the Board of Education requested that the group also consider addressing only the most immediate health and safety needs (Restricted Scope - Limited Needs) and a Grade Reconfiguration option.

New Construction

The existing facility was developed as a high school and its layout has proved challenging to the Team Teaching concept used in the middle school curriculum. Given the relatively small size of the current site, age and condition of Adams, and difficulty in adapting the current structure, a new facility is under consideration. A new site should be 27 acres, located north of I-95, and ideally would further consolidate the district's facilities - adjacent to Baldwin or GHS.

Like New Renovation

This option has been developed to address facility needs and educational needs, phasing and the reuse of the existing facility. The "Like New" option creates a three story wing that will accommodate 6 teams. The existing facility would be renovated and a portion of the 1955 edition would be removed. A new public entrance would be located to the south adjacent to administrative offices and a cafeteria with a stage would be added.

Restricted Scope - Limited Needs

This option is intended to address the most pressing health and safety issues at Adams. Building security, indoor air quality and building code compliance improvements would be made. Program space improvements and additional square footage would be very limited and program areas identified as deficient would not be addressed. This option does not meet much of the criteria the Task Force has identified in its School Facility Goals and Standards (page 1).

This option would be too large to complete over the summer and would require portable classroom space and other considerations.

Grade Reconfiguration

This option would require redistricting to allow elementary schools to accommodate grades 1 -5. Baldwin would be added on to accommodate 6th, 7th and 8th grades. Adams would be renovated to become an early childhood center for Pre-K and Kindergarten. Calvin Leete would have an addition to accommodate 8 additional classrooms and a renovated cafeteria.

In addition to these renovations, cafeteria capacity would need to be analyzed at the other elementary schools to accommodate a 5th grade lunch wave. The implications for art, music, PE, Special Education, and other special services staff would need to be studied.

Guilford High School

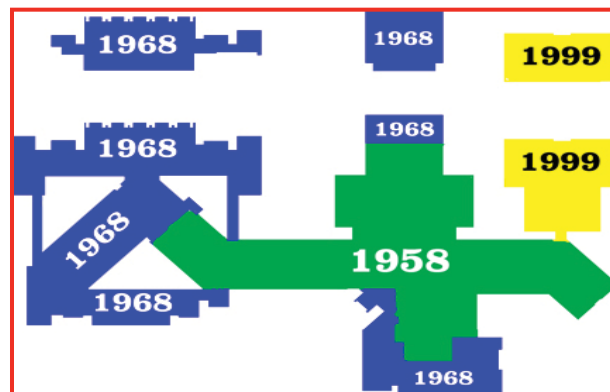
The Community Task Force on School Facilities worked with Fletcher Thompson Architects to evaluate the current high school facility and its ability to meet educational goals.

Educational Space Needs

- Entry/Main Office location
- Cafeteria location & size
- Auditorium capacity
- Music/Theatre program spaces
- Lack of collaboration & office space for staff
- Guidance & Pupil Services space deficiencies
- Building is undersized based on State guidelines

Facility Issues

- Building Image
- Indoor Air Quality
- Interior Circulation Conflicts
- Bus & Parent Drop-Off Conflicts
- Restroom Deficiencies
- Security - Building Access Control
- On-Going Roof Replacement
- Accessibility Deficiencies



Guilford High School Existing Facility

This diagram shows the construction timeline for GHS. The school was built in 1958 on 30 acres. 1968 additions included a media center, cafeteria, east classroom wing and auxiliary gym. In 1999 a science wing was added.

Options for Guilford High School

Several options were evaluated to address the facility and educational space needs identified at Guilford High School. The Task Force developed the two options that most effectively addressed the most deficiencies. In addition, the Board of Education requested that the group also consider addressing only the most immediate health and safety needs (Restricted Scope - Limited Needs).

New Construction

New construction offers unique possibilities to create diverse learning environments for new and existing programs. New construction would allow the district to build a more compact, energy efficient facility that would reduce operating costs over time.

A new facility would likely be located on the existing high school site as it includes numerous improvements and is the appropriate size for our current and projected student population.

Like New Renovation

This option includes some level of renovation to the entire facility with the expectation that it will perform "like new." The current Like New Renovation scheme has been developed to work within the existing structure as much as possible. New space is strategically added to improve circulation as well as program space. Highlights include the creation of a cafeteria/student commons, a 600 seat auditorium and improved facilities for performing arts, an expanded media center, and new construction at the front of the building to create a secure entry.

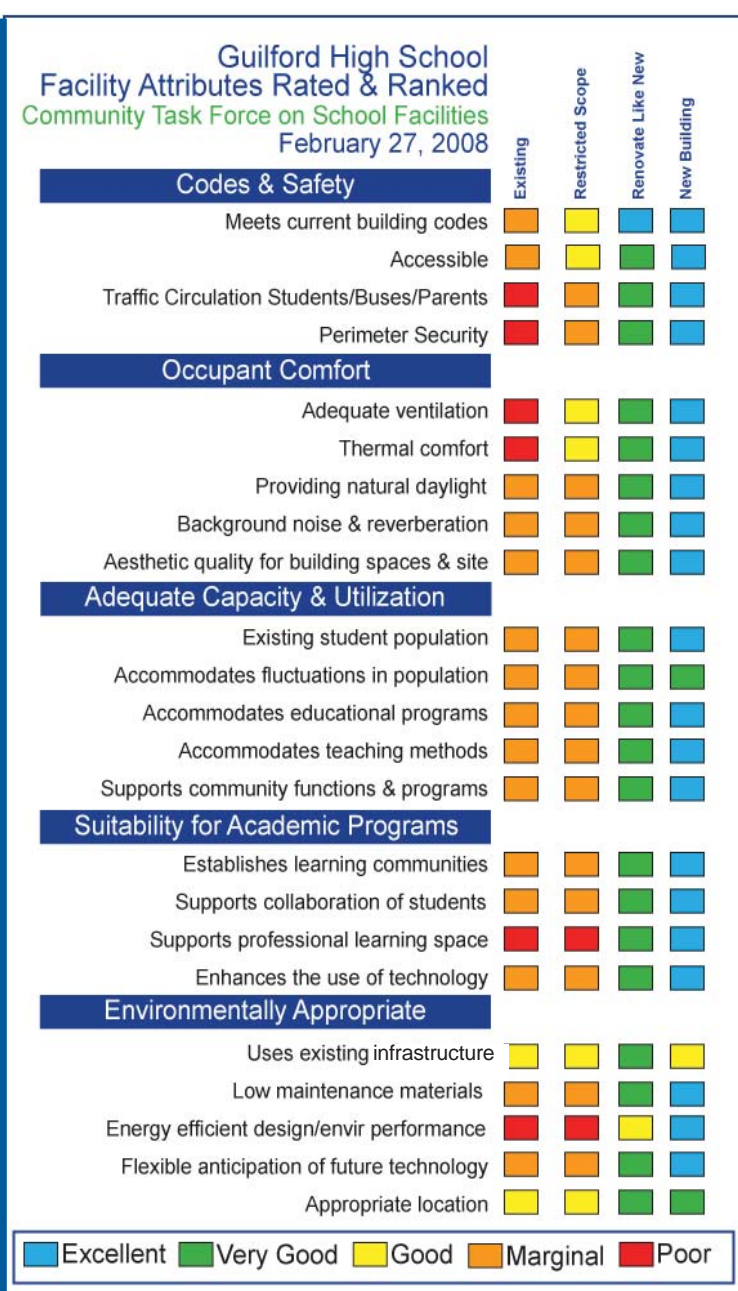
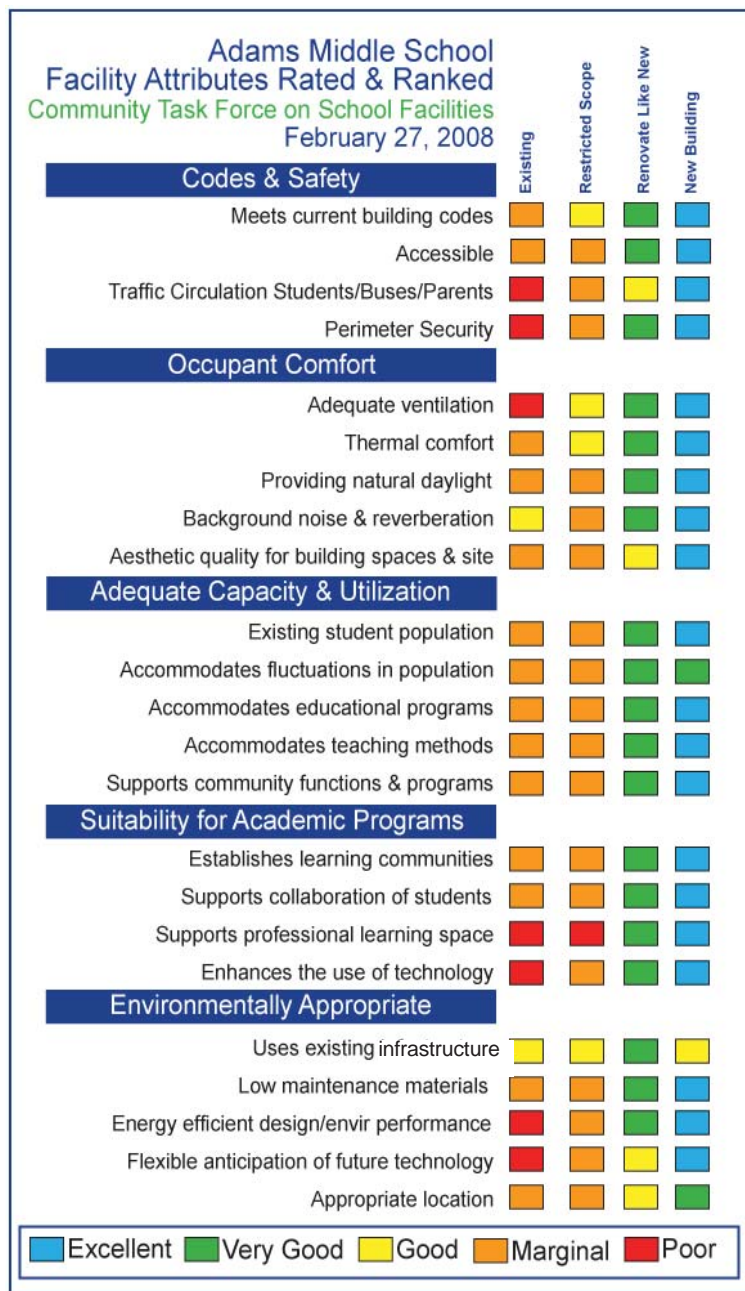
It is likely that the scope of the work to renovate the high school will be too large to complete over the summer. The level of disruption and length of time the construction will take will vary depending on the design selected.

Restricted Scope - Limited Needs

This option is intended to address the most pressing health and safety issues at GHS. Building security, indoor air quality and building code compliance improvements would be made. Program space improvements and additional square footage would be very limited and program areas identified as deficient would not be addressed. This option does not meet much of the criteria the Task Force has identified in its School Facility Goals and Standards (page 1).

This option would be too large to complete over the summer and would require portable classroom space and other considerations.

Facility Options for Adams Middle School & Guilford High School Needs Addressed and Costs



Adams Facility Options	Total Cost	Guilford Cost	Cost (based on \$300K assessment)
New Construction	\$69,870,000	\$50,870,000	\$426
Renovate Like New	\$59,705,000	\$43,800,000	\$378
Restricted Scope	\$28,246,060	\$19,368,323	\$165
Grade Reconfiguration	\$72,706,060	\$51,716,595	\$447

GHS Facility Options	Total Cost	Guilford Cost	Cost (based on \$300K assessment)
New Construction	\$112,093,550	\$79,500,000	\$687
Renovate Like New	\$93,700,000	\$65,500,000	\$567
Restricted Scope	\$60,700,000	\$42,905,000	\$369

Frequently Asked Questions

✓ **Why are there so many options?**

The Community Task Force on School Facilities has presented a number of options, some of which address all of the deficiencies found in Adams and GHS. Additional options that address only the most pressing health and safety needs have also been considered at the request of the Board of Education.

✓ **Why has this process taken so long?**

The charge of the Task Force was to evaluate options to meet the facility needs of the district over the next 10 years. The current focus on Adams and GHS comes after a review of all of the district facilities and a comprehensive and thorough analysis of the facility and program needs at these two schools.

✓ **Will some of the project costs be reimbursed by the State?**

Yes. The State establishes a reimbursement rate annually for all towns and districts. Guilford's current reimbursement rate is 31.43%.

✓ **When will these facility needs be addressed?**

The Board of Education is committed to receiving input from all members of the community. This will require an extensive outreach program of forums and communications to the taxpayers of Guilford. The tentative schedule proposed by the Task Force is as follows:

Spring 2008: Community input, facility tours, presentations on possible options

Summer 2008: Board of Education decision on facility option(s) to put forward to the public for a referendum

Fall 2008: Communication and public education on facility option(s)

Late 2008 or Early 2009: Public referendum on facility option(s)

June 2009: Submission of funding request to State Department of Education and legislative approval of project(s)

Commencement of design work.

2010: Construction begins

2012 - 2013: Completion of construction.

Construction phasing will be an important consideration for work done on existing school sites as portions of buildings may have to be demolished in stages and in a manner and time that minimizes impact on school schedules and learning environments.

✓ **Will the new or renovated school facilities be "green?"**

Recent State of Connecticut legislation will require new and renovated facilities to meet LEED (Leadership in Energy and Environmental Design) program standards or its equivalent to receive reimbursement. Life cycle costs and sustainable design are important considerations in the process.

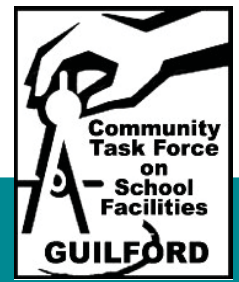
✓ **Where should we address our concerns and ideas regarding the facilities?**

✓ The Guilford Board of Education members can be reached via email or phone. Their contact information is available at www.guilford.k12.ct.us/board_of_education_information

✓ **Where can we find more information?**

✓ The Community Task Force on School Facilities website is updated continually and contains recent reports and presentations. www.guilford.k12.ct.us/~ctfsf/

Community Task Force On School Facilities



Purpose and Charge

"To take a fresh outside look at the facility related needs for Guilford's schools and recommend an appropriate solution to address the priority needs over the next 10 years."

Mission Statement

All school facilities should support excellence in learning, contributing as fully as possible to the development of each child in the directions indicated by the educational goals of the Guilford Public Schools.

School facilities should provide a safe and orderly environment conducive to the learning process, school activities and programs that support the community.

Contact Board of Education Members

William Bloss, Chair 1165 Great Hill Road Home: 457-9508 bbloss@koskoff.com	Mary Beeman 39 Boston Street Home: 453-0841 marybeeman@comcast.net	Alan Meyers 200 Deer Lane Home: 453-0216 dralan3@hotmail.com
Keith Bishop, Vice Chair 25 Meadow Ridge Lane Home: 453-9552 keith.bishop@bishopsorchards.com	Barbara L. Dudley 618 Long Hill Road Home: 453-3140 bldudley@aol.com	Linda Sanacora 21 Arrowhead Drive Home: 453-1244 linda.sanacora@comcast.net
Kathleen Nolan, Secretary 62 Greystone Way Home: 457-0408 soninscotland@hotmail.com	Louis J. Iorio P.O. Box 423 Home: 410-9884 anthsdad-BOE@yahoo.com	Ted Zuse 72 Broad Street Home: 458-7319 ted@zuse.com

School Facility Surveys

The Task Force distributed surveys on Adams and GHS to Guilford residents, parents, GPS students, and staff in December 2006 and January 2007. Participation in the electronic surveys was encouraged through extensive advertising and listserv notices. The surveys were available on the GPS website. Students at GHS and Adams Middle School were given time during the school day to participate in the survey. Survey questions ranged from rating the physical condition of the school buildings to opinions on the schools' effectiveness at meeting educational goals and supporting community programs. 1670 Guilford residents, parents, students & GPS staff responded to the Task Force surveys. A sampling of the results are listed below.

- 69% believe that the condition of school facilities is very important to the educational process.
- 60% rated Adams space configuration & layout as fair or poor.
- 69% rated the air quality/ventilation at GHS fair or poor.
- 54% rated the air quality/ventilation at Adams fair or poor.
- 75% of GHS students surveyed rated their facility inferior to other high schools they have visited.

Members & Liaisons

William Etter, March 2007

Product Marketing/Planning, IBM
Financial Analysis & Pricing, IPC Systems, Inc.

Larry Gelo, Feb. 2006

Mechanical Engineer
GPS Graduate

Joe Goldberg, Aug. 2004

Shoreline business owner
School/community volunteer

Augustus Kellogg, Feb. 2006

Founder/President, Greenleaf Biofuels, LLC
Air Quality & Energy Independence

Mary Jo Kestner, Aug. 2004

Task Force Co-Chair
Licensed architect CT & MA
Partner at Campaigne Kestner Architects

Ronald Nault, Oct. 2007

President, Luchs Consulting
Engineers DeCarlo & Doll Architects

Mauro Rubbo, Feb. 2005

Task Force Co-Chair
Construction Mgr., Gilbane Building Co.
20 yrs. in school construction
Civil Engineer

Andrew Wolek, Aug. 2004

Senior Mgr, Pfizer Global R & D
Licensed Engineer

Board of Education

Keith Bishop
William Bloss
Ted Zuse

Town Board & Committee Liaisons

Joseph Mazza, Board of Selectmen
James O'Keefe, Board of Finance
Scott Pinckney, Standing Building Comm.
Sidney Gale, Energy Task Force
Glenn Weston-Murphy, Energy Task Force

Guilford Public Schools

Thomas Forcella, Superintendent of Schools
Clifford Gurnham, Director of Operations
Lorri Hahn, Communications Coordinator

Please visit the Community Task Force website containing detailed studies on the school facilities. www.guilford.k12.ct.us/~ctfsf/s