

Our vision is a professional learning community where instruction invites effort and supports academic rigor for all students and educators.



From the Desk of  
Superintendent Thomas A. Forcella

Guilford Public Schools • *Focused on Learning*

# Charting the Course

May 21 2010

## REFERENDUM ON SCHEMATIC DESIGN FOR A NEW HIGH SCHOOL

The Board of Education, at their May 10, 2010 meeting, voted unanimously to request of the Board Selectmen a referendum for schematic design for a new Guilford High School. The Board of Selectmen and Board of Finance unanimously supported moving forward with a referendum not to exceed \$400,000 for schematic design for a new high school.

The Board of Education decided last spring to move forward with the idea of phasing the high school project referendum into two parts with schematic design as phase one. The major impetus for this was due to the cost estimate of \$112,000,000 provided to the BOE in 2008. This estimate was based on square footage and general site conditions. After a number of meetings with members of the Community Task Force on School Facilities (CTFSF) and consultants in the field of project cost estimating, it was felt that if money were spent to more accurately estimate costs by a creating a specific design then a more accurate cost estimate could be provided.

Without schematic design, cost estimates anticipate significantly more money for the project unknowns or contingencies. Cost estimates provided through schematic design will include architectural fees, construction costs, estimates for building systems, and costs for furniture, fixtures and equipment. Site costs and the potential re-use of existing space and fields will also be examined.

In addition, the schematic design will demonstrate how the new facility will support the educational program now and into the future. Space for community use, flexible areas for technology, performance space, and space allocations for student clubs/organizations will be clearly defined.

The architectural firm of Tai Soo Kim has been selected to develop the schematic design. The architects will be influenced primarily by the educational specifications that were created after significant conversations with staff and administration as well as with consultants and experts in the curricular programs.

The Board of Education anticipates that cost estimates for a new high school will be significantly less than the \$112,093,550 figure presented in 2008.

## BACKGROUND

The current Guilford High School was constructed in 1958 on the existing 34 acre site. The original building when constructed was approximately 80,000 square feet and included the current auditorium and gymnasium. Subsequent additions included:

- 1968: Media center, cafeteria, classroom wing, industrial arts and art classrooms. Lower level steam rooms and an auxiliary gym. The additional floor space amounted to approximately 70,000 square feet.
- 1999: Classroom addition which has been used for math and science amounted to 25,400 square feet.

A Community Task Force on School Facilities was created several years ago to recommend to the Board of Education a desired course of action with regard to school facilities. Among the findings the task force concluded the following:

- The additions to the original high school building have created less than desirable space allocations as they relate to the educational program as well as health and safety-related issues. Due to the building sprawl, departmental areas are quite often segregated providing less opportunity for teachers to collaborate on curriculum, lesson design, and instructional practice.
- Air quality issues are a constant problem as there is not a system in place that will move the air through the building. Student and staff complaints are common regarding the quality of the air especially at the end of the day. The lack of a building ventilation system most certainly has a negative impact on student learning.
- Energy costs are high for the current building due to single pane windows, poor insulation, and a heating system that must service long expanses and dead end corridors.
- Safety and security is a major concern due to the lack of visibility at the front entrance. The main office, guidance office and special areas are spread throughout the building forcing outsiders to move throughout the building during the school day.
- The design of the current facility with its large footprint has caused students to leave and re-enter the building in order to arrive to class on time.

The CTFSF, working with an architectural firm, investigated major renovation, partial renovation and build new. At the time of their 2008 recommendation, the cost projections to renovate the current high school like new amounted to \$93,000,000 and to build a new high school amounted to \$112,093,550. Because the difference between renovation and build new was less than ten percent and along with the high probability of unknown additional expenses in a renovation project, the BOE decided to move forward with a project that offered a build new approach.

The Guilford Public Schools homepage contains information and links regarding the Schematic Design of a New Guilford High School. Please visit us at [www.guilford.k12.ct.us](http://www.guilford.k12.ct.us)

[Questions & Answers About the Schematic Design for a New Guilford High School](#)

[Tai Soo Kim Partners Architects website](#)

[Guilford Public Schools Facilities website](#)

## GHS SCHEMATIC DESIGN

### UPCOMING EVENTS

#### PUBLIC FORUMS & BUILDING TOURS AT GUILFORD HIGH SCHOOL

**Thursday, May 27**

Public Forum:  
6:30 p.m., GHS Library  
Building Tour: 7:30 p.m.

**Thursday, June 10**

Building Tour: 6:30 p.m.  
Public Forum:  
7:30 p.m., GHS Auditorium

---

#### TOWN MEETING

**Tuesday, June 8**

7:30 p.m.  
Community Center

#### REFERENDUM ON SCHEMATIC DESIGN

**Wednesday, June 16**

Voting will take place at all five polling location from 7 a.m. to 8 p.m.

Absentee ballots will be available beginning June 9 in the Town Clerk's Office.

