



## Acknowledgements

We want to thank the towns of Bethlehem and Woodbury, for the opportunity to serve Regional School District 14 Public Schools with the preparation of this study. We would also like to thank the members of the Board of Education (BOE), administrators, teachers, and staff for their enthusiasm, helpfulness, and input as well as parents and concerned citizens who participated indirectly.

## Executive Summary

This report is the result of a study commissioned by the Region 14 Board of Education, to determine and assess the current conditions of all the occupied school facilities and specifically the four schools – Bethlehem Elementary School, Mitchell Elementary School, Woodbury Middle School, and Nonnewaug High School Ellis Clark Agriscience Building. The existing school facilities, and the site, including general traffic flow and parking needs were assessed with the understanding that the facilities would be evaluated for potential alterations and renovations. The goal is to evaluate the schools to determine and recommend the best approach for the future, understanding there is a slow decline in school enrollment. This report utilizes the Milone and MacBroom Comprehensive Enrollment Analysis & Projections, throughout and a complete copy is within Section III of the report.

The recommendation herein is to proceed with focused improvements to all four schools to support the vision of “inspiring excellence”. The pedagogy existing today is beginning to “age in place” and cannot remain stagnant. Addressing routine maintenance of the school environments may result in a further decline of the educational environment. The study acknowledges slow decline in the school population over the next ten-year period however the essence of this study lies in the attraction to the district. If Region 14 is going to continue “ensuring an engaging and positive learning environment” the facilities need to deliver. This study should identify the educational needs related to the school facilities and thus recommend the strategy needed to achieve this goal.

The issues addressed in this report include Facility Condition Assessment of the current physical plant deficiencies at each school. The conditions include a broad range from building and fire code conformance, including accessibility and the Americans with Disabilities Act guidelines for barrier-free buildings (Title II ADA), health and life safety issues, mechanical, electrical, and plumbing system conditions, site, technology, environmental hazards and on-going and long-term maintenance issues. These concerns are addressed and included in this report within the facility conditions analysis. The Conditions are assigned a priority ranking and specific conceptual cost. The Facility Condition Assessment is the first Master Plan tool, and is used for capital needs as well as the grade reorganization concepts.



In addition to the physical condition assessments, a basic program of each grade's educational space needs has been identified and then used for the reorganization concepts of the schools. The Board of Education would like to understand the options available to address the needs identified in the RFP combined with the facility conditions analysis provided. Various options were explored to determine the best course of action for the district. The educational program is the second key tool used in the master plan.

The utilization is the third key component of the study. Region 14 is utilizing the four schools well. The balance of core educational space to support space is one hallmark of a high performing school district, and this is especially true at Region 14. Continuing to maintain or improve this optimal educational utilization is critical for the next ten years.

After evaluating 20 grade grouping scenarios against the goals of the District Advisory Committee and the Region 14 BOE, Silver/Petrucci + Associates is recommending that:

- The grade groupings remain as is, which reflects the optimal educational environments for the students with an appropriate number of school change transitions during their public-school education.
- That the portable classrooms at both MES and WMS be removed
- The district continues to move the Central District offices to NHS as planned and
- The district considers leasing out or repurposing the vacated office space at WMS (nine empty classrooms).
- The district continues regular maintenance and capital improvement planning and develop a 10 year Facilities Capital plan utilizing the Facilities Condition Analysis and spreadsheets, beginning with priority setting.

This report was prepared by the architectural and engineering firm of Silver/Petrucci + Associates, Inc., (S/P+A) of Hamden Connecticut, a firm specializing in municipal and school programming, planning and design, feasibility analyses and building condition investigations including building envelope surveys, window and roof repair and replacements.

Milone & MacBroom (MMI) of Cheshire were retained by Silver/Petrucci + Associates based on our numerous collaborations together, and therefore the results are well integrated and presented throughout this study.