



Kent County Public Schools

Kent County Middle School

Planning Options

Community Listening Session No. 3

Board of Education Offices, Rock Hall

October 19, 2022

Educational Facilities Planning, LLC

David Lever, AIA D. Arch

Gloria Mikolajczyk, RA

Community Listening Sessions

- ***To inform the community on the status of the Kent County Middle School project:***
 - **Three alternative planning options** recommended by the Educational Specifications Committee
 - **Note: No decision has been made** on the grade configuration, the scope, or the location of the middle school

- ***To hear the concerns, questions, and observations of community members, to inform:***
 - **Recommendations** of the Educational Specifications Committee to the Superintendent
 - **Final recommendation** of the Superintendent of Schools
 - **Final decision** of the Board of Education and Board of County Commissioners

Planning Process:

➤ **Educational Specifications Committee – September 2021 to present:**

- **16 members** representing teachers, administrators, the community, and the State
- **Met nine times:** background information, discussion of objectives, table-top exercise
- **Visited three middle schools** in nearby counties
- **Reviewed and prioritized** twelve viable planning options
- **Presented three planning options** for consideration by Board of Education

➤ **Input – February, March 2022:**

- **Stakeholder meetings:** School administrators, the community, County Government & Board of Education members: more than 40 participants
- **Grade band educators:** 6th, 7th, 8th: more than 32 participants

➤ **Community listening sessions – October 2022:**

- **Presentation of the three options**
- **Input and observations by the community**

➤ **Decisions by governing bodies – Late 2022/early 2023:**

- **Board of Education and Board of County Commissioners:** Decisions in late 2022/early 2023
- **Interagency Commission on School Construction:** Application in winter/spring 2023

The Tasks:

➤ **Renovate or replace Kent County Middle School:**

- **Roof** requires near-term action; potential under-lying structural issues
- **Educational deficiencies:** Facility does not support the middle school program:
 - Interior spaces without light
 - Absence of important program and support elements: collaborative learning, special education, science, technology education, music practice
 - Lack of small spaces for small group, one-on-one, special needs instruction
 - Program spaces badly located: computer lab, art classroom
 - Difficult circulation pattern
 - Lack of ADA accommodations: restrooms, elevator
- **Building performance deficiencies:** Facility is inefficient and difficult to maintain:
 - Poor temperature control
 - Deficient plumbing, lighting, electrical distribution

➤ **Leverage the middle school project to improve the school system as a whole:**

- **Better utilize existing capacity:**
 - Kent County Public Schools operates at about **61%** utilization
 - Kent County High School operates at about **50%** utilization
- **Maryland Blueprint Legislation: PreK programs for 3-year old students will require space** at the elementary schools

School Utilization

School	SRC (revised 4/3/19)	Actual P3/PK-12 Enroll- ment 2022 (FTE)	Percent Utilization 2022	Projected P3/PK-12 Enroll- ment 2026 (FTE)	Percent Utilization 2026	Projected P3/PK-12 Enroll- ment 2031 (FTE)	Percent Utilization 2031
Galena ES	438	292	66.7%	277	63.2%	284	64.7%
H.H. Garnett ES	426	347	81.5%	350	82.1%	358	84.1%
Rock Hall ES	317	182	57.4%	205	64.6%	211	66.7%
Kent MS	645	400	62.0%	390	60.5%	381	59.1%
Kent HS	1,070	534	49.9%	546	51.0%	571	53.4%
Totals	2,896	1,758	60.7%	1,767	61.0%	1,806	62.4%

Low School Utilization:

- Inefficient use of resources directed at maintenance and operations
- Restrictions on State funding for capital improvements

Note: Fall 2022 enrollments include 3 students in the Three Year Old Program

Planning Options

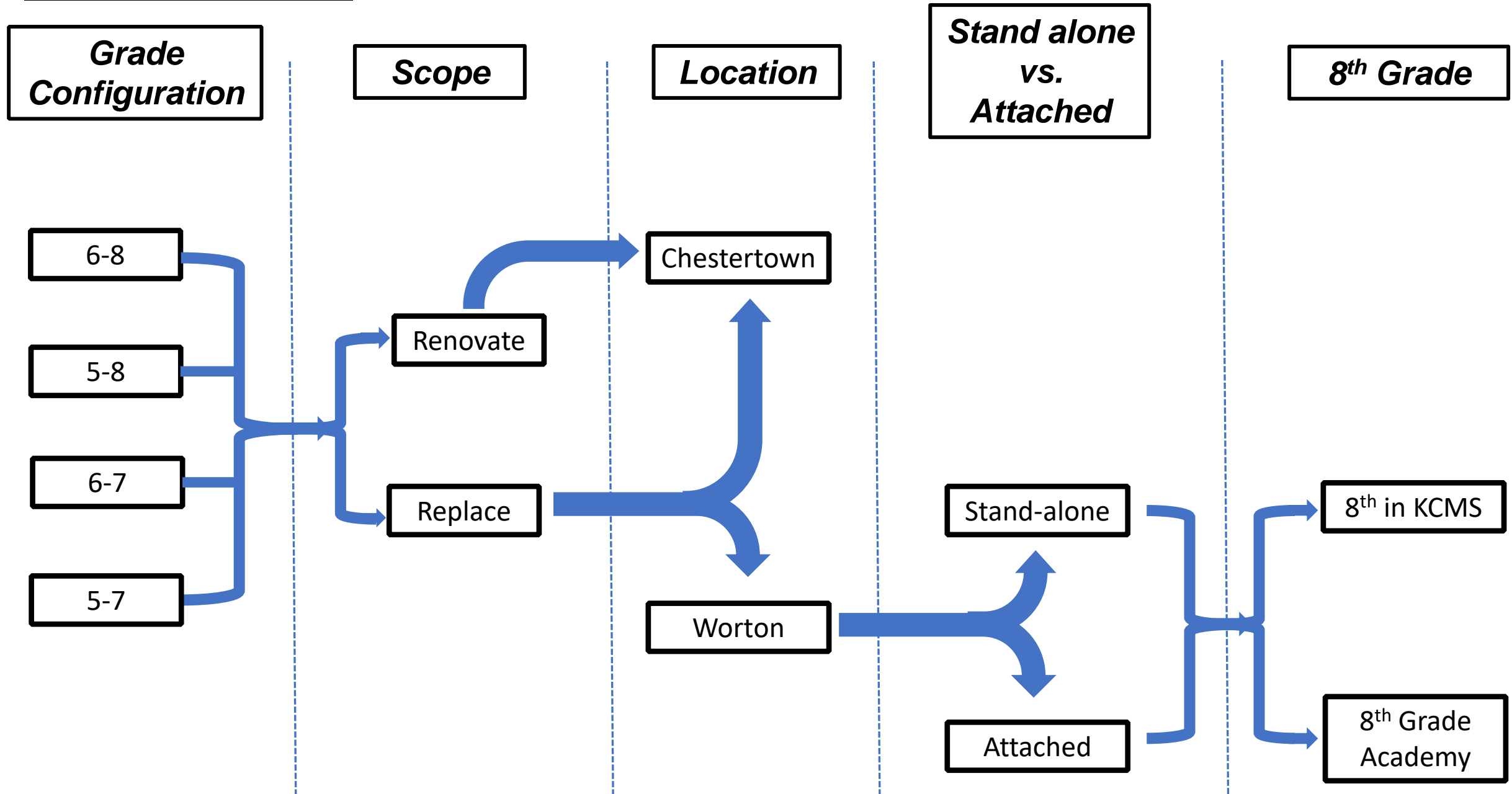
Factors to Consider:

- Educational impact and support
- Community impact and acceptance
- Site advantages/disadvantages
- Total cost:
 - **Capital cost** to construct
 - **Life cycle costs**: operating and maintenance
- State funding participation and local government obligation

Variables:

- **Scope:**
 - **Grade configuration**
 - **Total size** required by educational program
 - **Renovation vs. Replacement**
 - **Community space**
- **Location:**
 - **Existing site in Chestertown**
 - **Worton site** (Kent County High School, Community recreation system, park)

Planning Options



Planning Options: Conclusions of the Educational Specifications Committee

➤ **Grade Band Configurations:**

- **8th Grade Academy Options:** *Not* viewed favorably
- **Ending middle school at grade 7 (6-7 or 5-7 configurations):** *Not* viewed favorably

➤ **Renovation vs. Replacement:** Replacement is favored over renovation of the existing facility

➤ **Location:** For replacement, Worton site is favored slightly over Chestertown

➤ **Most favored option:**

- Replacement at Worton for Grades 5-8 as stand-alone facility
- **BUT:** If replacement at Worton as an attached facility can leverage improvements to the high school, this becomes the most favored option

Planning Options

Preferred options for consideration: Confirmed by the Educational Specifications Committee on September 7, 2022 and the Board of Education on September 12, 2022:

Option 1: Replacement at Chestertown Site, grades 5-8

Option 2: Replacement at Worton Site, stand-alone, grades 5-8

Option 3: Replacement as attachment to KCHS, grades 5-8, with improvements to the high school

Option 1. Replacement at Chestertown Site, Grades 5-8

State:	\$20.0 M
County:	\$31.1 M
Total:	\$51.1 M

- **Complete new school:** Approx. 85,600 sf (vs. existing 78,785)
 - **Demolish existing KCMS**
-

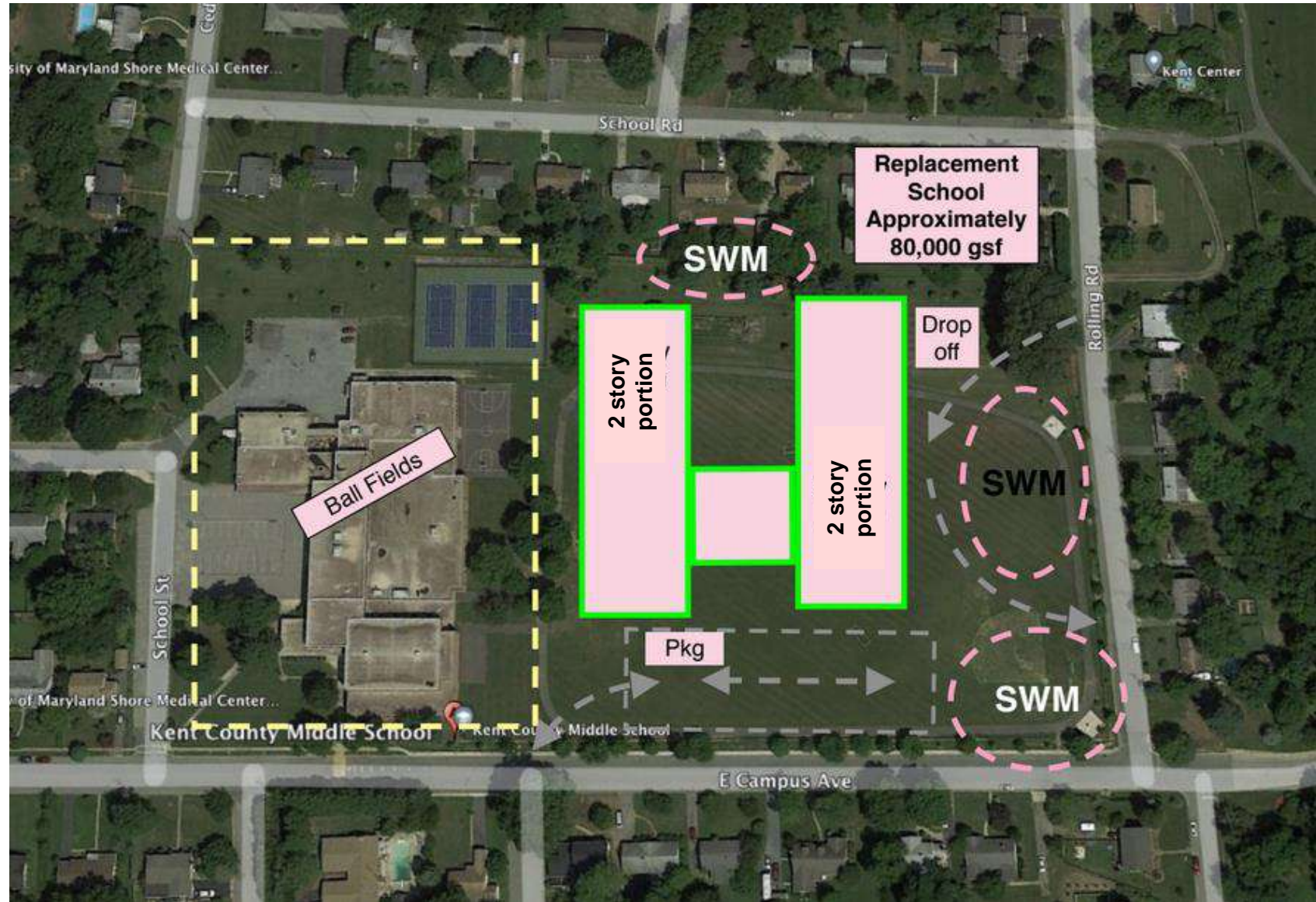
Pro:

- **Familiar location**
- **Walking distance for many students**
- **Sustains existing relationships** to town, Washington College, etc.
- **Central location in County**
- **New design** to completely suit educational needs
- **Grades 5-8: Frees space in elementary schools** for 3-year old program, reduce potential over-crowding, accommodate future growth

Con:

- **Very small site:**
15 acres (min. current standard for middle school = 30 acres)
Parking and stormwater management requirements → reduced playing fields
- **Disruption to educational program during construction:**
Noise, dust, traffic
Loss of playing fields during construction
- **Temporary housing may be needed for students** during phases of construction (on- and off-site) → cost, disruption
- **Higher cost than at Worton:**
Demolition of existing building
Traffic controls
Safety, noise controls
Potential phasing costs
Probable underground stormwater facilities (\$0.7 - \$1m extra)
- **5th graders travel out of their community**

Option 1. Replacement at Chestertown Site, Grades 5-8



Tentative site concept – Grades 5 - 8

Option 2. Replacement at Worton Site, Grades 5-8

- **Complete new stand-alone school:** Approx. 85,600 sf
- **Existing KCMS Facility Options:** Surplus to County; use for Garnet ES, BOE Office, other; or develop under a public-private partnership

State:	\$20.0 M
County:	\$27.7 M
Total:	\$47.7 M

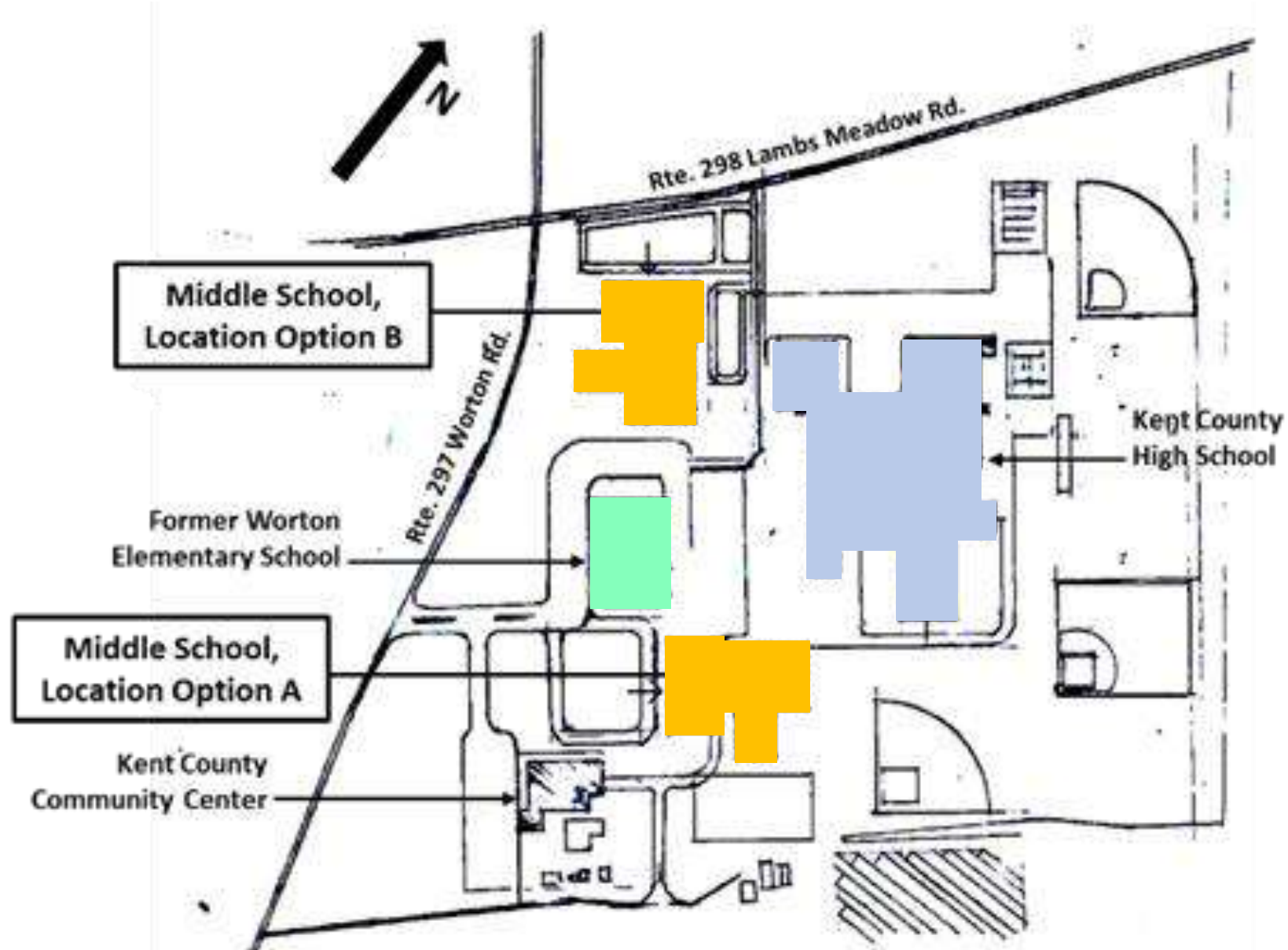
Pro:

- **Ample site:**
 - Several possible locations
 - Construction distant from occupied high school
- **Students remain at existing KCMS until complete** → no disruption
- **New design** to completely suit educational needs
- **Potential educational opportunities with high school:**
 - Music Extracurricular activities
 - CTE exposure Art
- **Student use of community recreation facility**
- **Lower cost than replacement @ Chestertown**
- **Grades 5-8: Frees space in elementary schools**
for 3-year old program, reduce potential over-crowding, accommodate future growth

Con:

- **Not walking school** for most students
- **Many middle school students will ride bus with high school students**
- **Not central location in County**
- **5th graders travel out of community**

Option 2. Replacement at Worton Site, Grades 5-8



Site Options

Option 3. Attachment to High School, Grades 5-8

- **Joint use of some facilities:** Music, Art, Cafeteria, Physical Education
- **New Construction:** Approx. 61,100 sf
- **Renovation for middle school:** Approx. 6,000 sf
- **Renovation of high school spaces:** Up to 43,100 sf
- **Existing KCMS Facility Options:** Surplus to County; use for Garnet ES, BOE Office, other; or develop under a public-private partnership

Middle School:	State:	\$14.9 M
	County:	\$18.2 M
	Total:	\$33.1 M
High School:	State:	\$8.0 M
	County:	\$10.7 M
	Total:	\$18.7 M
Total:	State:	\$22.9 M
	County:	\$28.9 M
	Total:	\$51.8 M

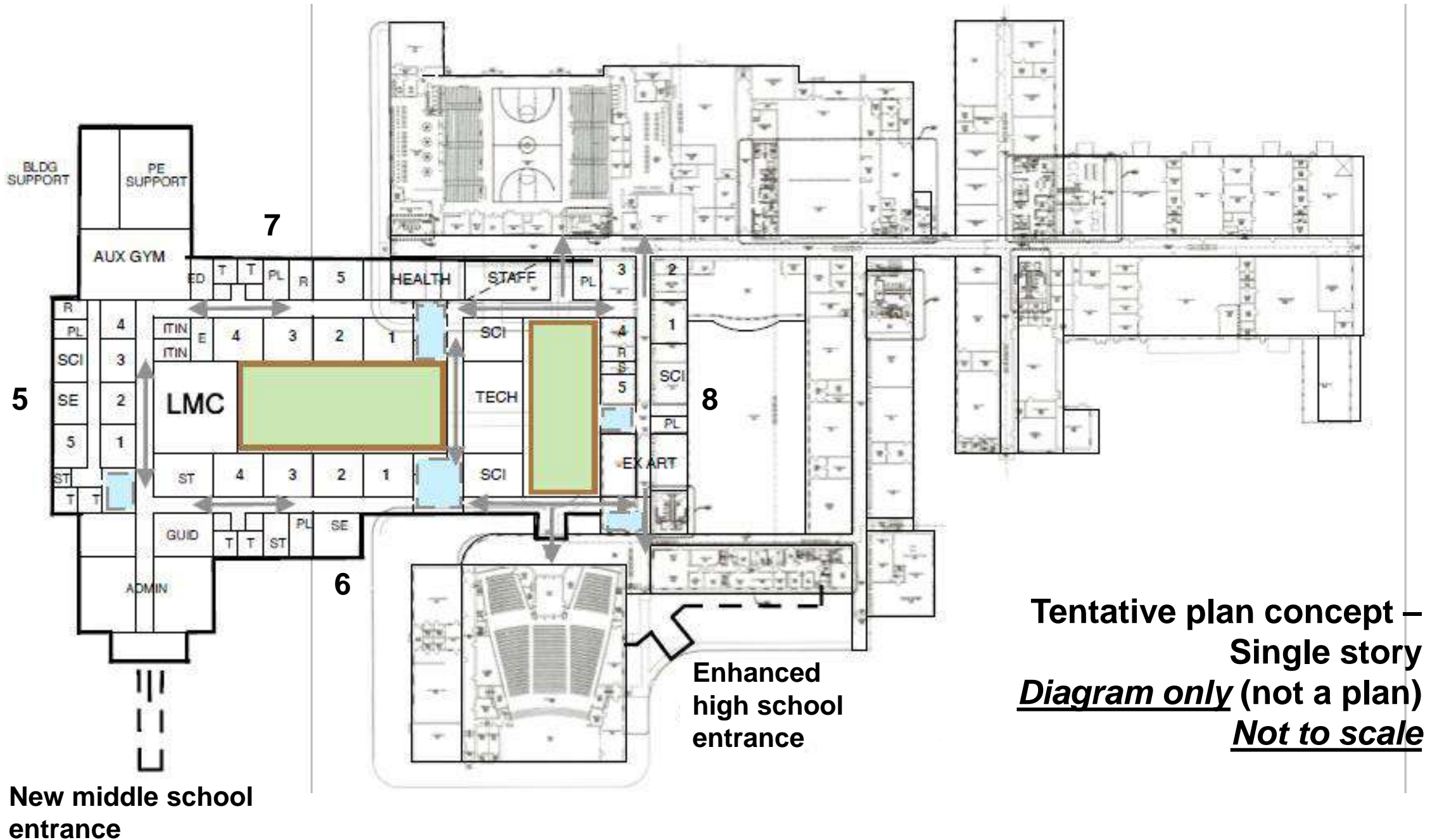
Pro:

- **Potential educational opportunities with high school:**
 - Music Extracurricular activities
 - CTE exposure Art
- **Reduced middle school cost:**
 - Funds available to upgrade high school
 - Highest level of State funding participation
 - 2nd lowest cost per student
- **New design can largely suit educational needs**
- **Student use of community recreation facility**
- **Students at existing KCMS until complete**
- **Grades 5-8: Frees space in elementary schools** for 3-year old program, reduce potential over-crowding, accommodate future growth
- **Improved efficiency of high school**
- **Reduced long-term operating & maintenance costs**

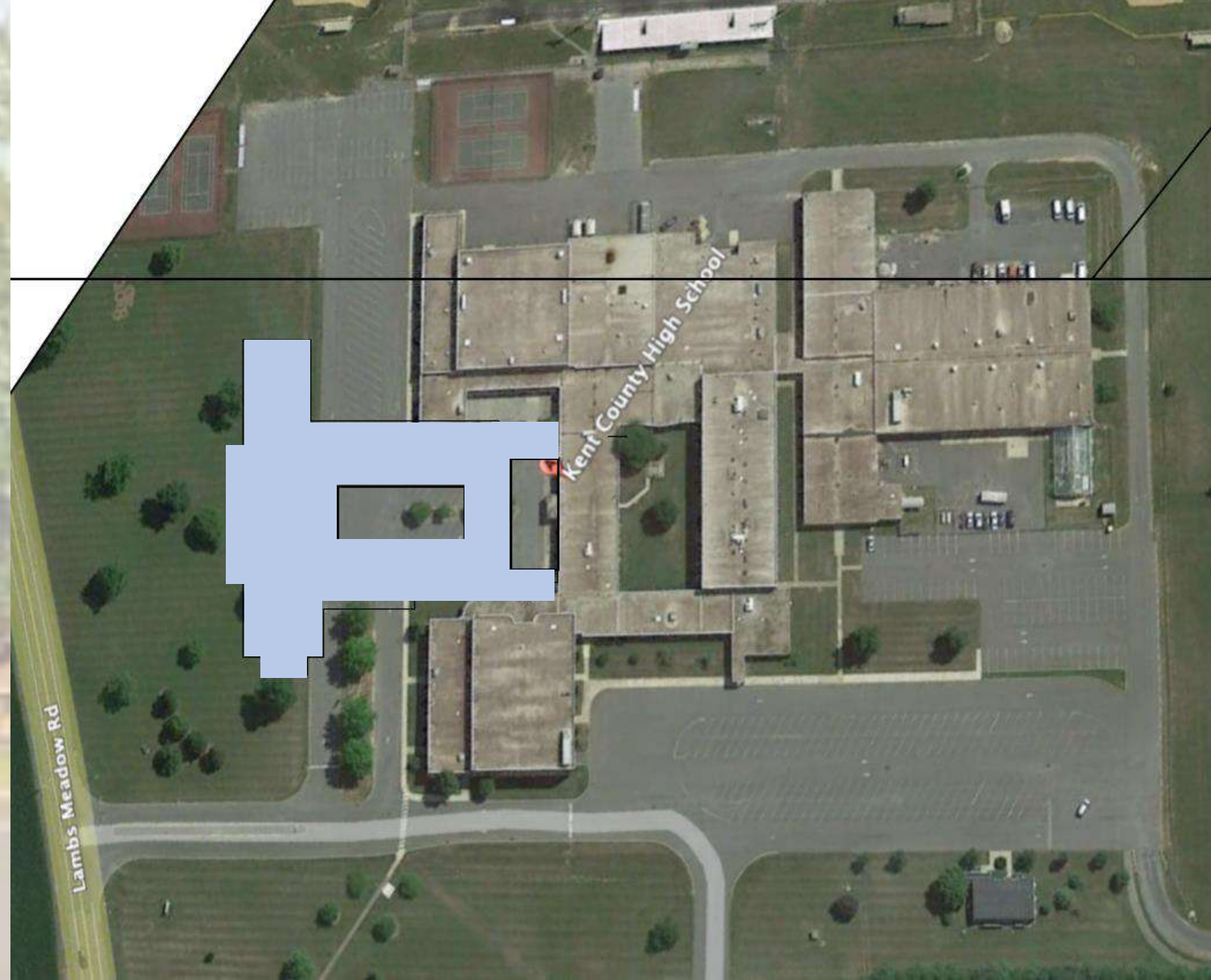
Con:

- **Difficulty of scheduling joint use facilities**
- **Maintaining separation of age groups:** Buses, corridors, joint use facilities
- **Not walking school** for most students
- **Many middle school students will ride bus with high school students**
- **Some disruption to high school program during construction** (noise, dust, construction traffic, etc.)
- **Difficult sequencing of renovation/construction phases**
- **Not central location in County**
- **5th graders travel out of community**

KCMS as Attachment to KCHS: Grades 5-8

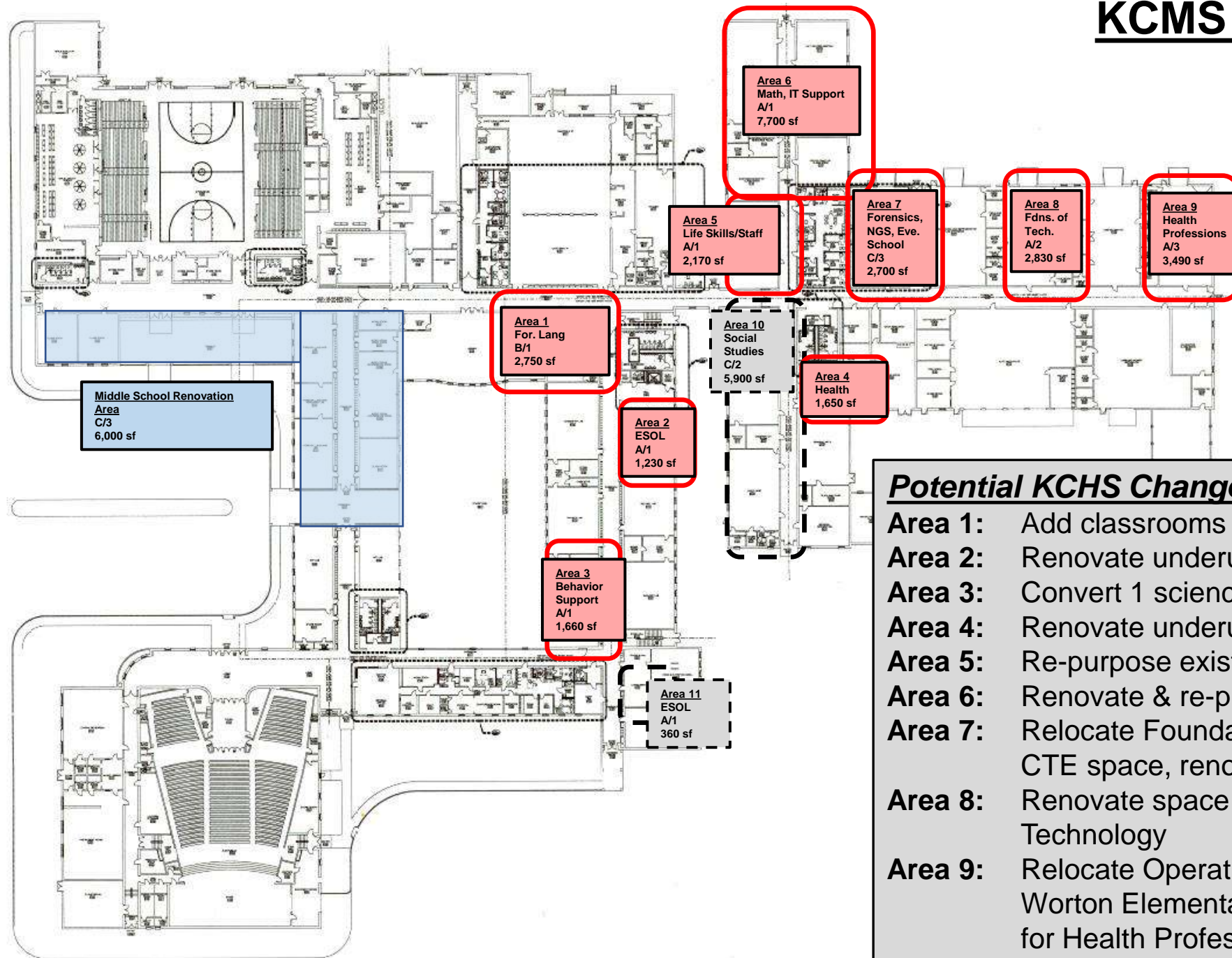


KCMS as Attachment to KCHS: Site Impact



Note: MS is not at exact scale

KCMS as Attachment to KCHS



Potential KCHS Changes (subject to study):

- Area 1:** Add classrooms to Media Center
- Area 2:** Renovate underutilized space
- Area 3:** Convert 1 science classroom
- Area 4:** Renovate underutilized space
- Area 5:** Re-purpose existing space
- Area 6:** Renovate & re-purpose existing space
- Area 7:** Relocate Foundations of Technology to under-utilized CTE space, renovate for instructional purposes
- Area 8:** Renovate space used for storage for Foundations of Technology
- Area 9:** Relocate Operations and Maintenance to the former Worton Elementary School building, renovate space for Health Professions

Planning Options – Summary

Option 1: Replacement at Chestertown Site, grades 5-8

<i>State:</i>	\$20.0 M
<i>County:</i>	\$31.1 M
Total:	\$51.1 M

<i>Pro:</i> Familiar location, connection to community, walking school
<i>Con:</i> Small site, disruption, construction costs and challenges

Option 2: Replacement at Worton Site, stand-alone, grades 5-8

<i>State:</i>	\$20.0 M
<i>County:</i>	\$27.7 M
Total:	\$47.7 M

<i>Pro:</i> Ample site, educational opportunities w/ KCHS
<i>Con:</i> Not walkable school for many

Option 3: Attached to KCHS, grades 5-8, with improvements to high school

<i>State:</i>	\$22.9 M
<i>County:</i>	\$28.9 M
Total:	\$51.8 M

<i>Pro:</i> Educational opportunities w/ KCHS, improvements to high school, efficient use of space and funding
<i>Con:</i> Potential age mixing, scheduling challenges

Community Input – Observations, Concerns, Questions

Issues to discuss:

- ***Grade Band Configurations: 5-8 vs. 6-8?***
- ***Renovation vs. Replacement?***
- ***Worton site vs. Chestertown site?***
- ***Stand-alone at Worton vs. attachment to Kent County High School?***

Please remember:

- ***No decisions have been made by the Board of Education***
- ***Your input will be critical in the decision-making process***

Please send your comments, questions, and observations to:

KCMSproject@kent.k12.md.us