

SENIOR STUDY FORMAT - WORKSHEET

Form REV 8-15-07

School Data

District:	Hampden - Wilbraham
School Name:	Minnechaug Regional High School
MSBA Attendee:	Joseph Buckley
Date of visit:	September 19, 2007
Assessors:	David M. Ziskind, AIA Charles A. Paradie Jr., AIA
STV QA Reviewer:	Donald Currie, AIA

General Summary:

Year Built: 1957 - 153,400 SF
1963 - 24,300 SF addition
1970 - 104,000 SF (3-story addition)

Enrollment: 1,355 - the growth projection is flat

Grades: 9-12

Site Area: 41 acres

A feasibility study was undertaken in 2004. The study noted multiple system problems and indicates the extensive cost of renovating the facility. There are several issues at the school with the sanitary waste and DEP (Department of Environmental Protection).

The district is concerned that the facilities may adversely impact their accreditation status.

The district goal is a new school. Review of the existing feasibility study and options should be considered. Senior study recommendation: the school has an excess of program area to meet current and future needs. Infrastructure issues need to be addressed.

Site: Site area: 41 acres. The site is large with sufficient space for either an expansion or replacement facility. There are a variety of athletic fields and parking facilities.

Building Enclosure:

The exterior of the building is in generally fair condition. The exterior brick veneer is lacking control joints and therefore cracking has occurred. Certain locations are in need of repointing mortar joints. Observed locations where flashing is in disrepair. Windows consist of single pane glazing and non-insulated aluminum frames.

Roof, in the areas of the original building, was replaced in 1999. Remainder of the building roof is 18 years old.

Mechanical/Electrical systems:

Mechanical systems and temperature control system are typically original to the building. Heating is uneven and not balanced throughout building. The district has experienced a number of leaks with the underground pipe distribution system. Unit ventilators are original and difficult to find parts and repair. Boilers were replaced with dual fuel boilers in 1999. The domestic hot water system is problematic and is at end of its useful life.

Plumbing systems are original and appear to be operational. The district is under DEP Order to repair the septic system. The school intends to tie into the existing town sewer system within the next 18 months.

Electrical systems are original. Electrical service capacity appears adequate, but existing panels are near capacity. The 1958 generator provides backup to life safety systems and kitchen coolers. Fire alarm system was replaced in 2004, smoke detectors are non-existent. Light fixtures have been replaced in the corridor areas only.

Building Interior:

The interior finishes are dated, many original to the facility and in need of replacement. The building is organized around a large courtyard and the interior is bright and well lit. The building is large and sprawling. Corridors are extra wide.

Programs and Operations:

There are several programmatic issues with the school.

- Size and travel distances are too great in both the horizontal and vertical distances students may have to cross during class change
- The current configuration does not support the team teaching, small learning community approach that the district would like to employ
- Some departments have classrooms spread over a wide area making management and team teaching difficult
- A single elevator in the three-story wing is not sufficient
- The media center is at the opposite end of the building from the main entry restricting its use as a community asset

Vocational arts spaces are being transitioned in other program spaces. There are sufficient administration and support spaces.

Capacity and Utilization:

The building is well utilized. There are no issues related to overcrowding. Population is projected to remain steady or slight decline. Some spaces are not adequately sized such as the athletic support facilities and the band room. The facility lacks spaces for small group and special instruction. The building does experience a high amount of community use.

Maintenance I Capital Repair:

General maintenance is good. Capital repair is lacking and resources typically are spent addressing emergency repairs. An asbestos abatement program is in place.

Building Structure:

The district reports that there is some movement within the exterior wall in the pool area. A structural review was conducted in 2006 noting heavy rusting and deterioration of the structural system in the pool area most likely due to high moisture levels and lack of ventilation.

Specific Narratives

General Classrooms

The classrooms are of appropriate size and have good day lighting. Class sizes range from 20-22 students.

Non-traditional Classrooms

None noted

Science Labs

Science labs date to the 1970's building renovation/addition. They are of reasonable size but are dated and in need of upgrades.

Auditoriums

The auditorium is serviceable, in close proximity to the building's main entry and seats 900.

Cafeteria There is a large cafeteria that is divisible into two spaces, currently with 3 seatings.

Gymnasium

There are two gyms, an old and newer facility; the complex includes a swimming pool. There is adequate space for physical education programs. The gyms need updating for finishes and systems equipment. The largest of the gyms can be divided into three spaces and includes an indoor running track and typically receives a lot of public use.

Multipurpose Rooms

None noted.

Music

There is a band and chorus room with storage space. It was reported that the acoustics are poor.

Library

The library is sufficiently sized and recently renovated. However, its location is not optimal for the proposed function of the school and the need to use it as part of the after school community education program.

SPED

There are dedicate SPED instruction spaces. There are also general classrooms that are not fully utilized that can be used for SPED instruction.