

1/12/2026

High School Facilities Planning

Manchester School District

The purpose of this presentation is to review our work to date (Long Term Facilities Planning) and options for our High Schools.

Background - Our WHY

Our work to bring our district into a true 21st Century Learning environment has spanned various activities within the district. We have focused on what goes on in our classrooms, lower class sizes, the preparation for high quality instruction, staff recruitment and retention and given our aging buildings - a focus on improved learning environments.

All of our work has been grounded in our strategic plan, district goals, department goals and school goals.

Our end goal remains - lift our graduation rates by deploying a multi-pronged approach to learning.

As a reminder we hired SMMA in 2023, to facilitate our Long Term Facilities Plan which incorporated a full review of studies to date, community feedback, studies of our buildings and educational programming. The cost to complete this plan was \$1,610,000.

Our Three KEY Areas of Focus



Educational Programming

- Vertically aligned curriculum
- Professional development
- Data driven decision making
- Lower class sizes
- Pathways
- Improved Program of Studies



High Quality Staffing

- Competitive contracts
- Improved staffing
- Aligned with best practices
- Recruitment and retention



Facilities

- 21st Century Learning
- Flexible use
- Community connectivity
- Efficiencies

Work to Date - Educational Programming

- Lower class sizes to maximize student to teacher contact
- Vertically aligned curriculum
- Aligned professional development
- Improved Program of Studies - aligned with the 306 rules
- Streamlined and earlier course registration - Middle and High - Students leave the year with a schedule in hand
- Data loops and decision making
- Pathways work
- College Career Readiness
- Attendance, Behavior, Curriculum (ABC) Goals
- Dual Language
- Community Schools
- Industry Recognized Credentials (IRC)

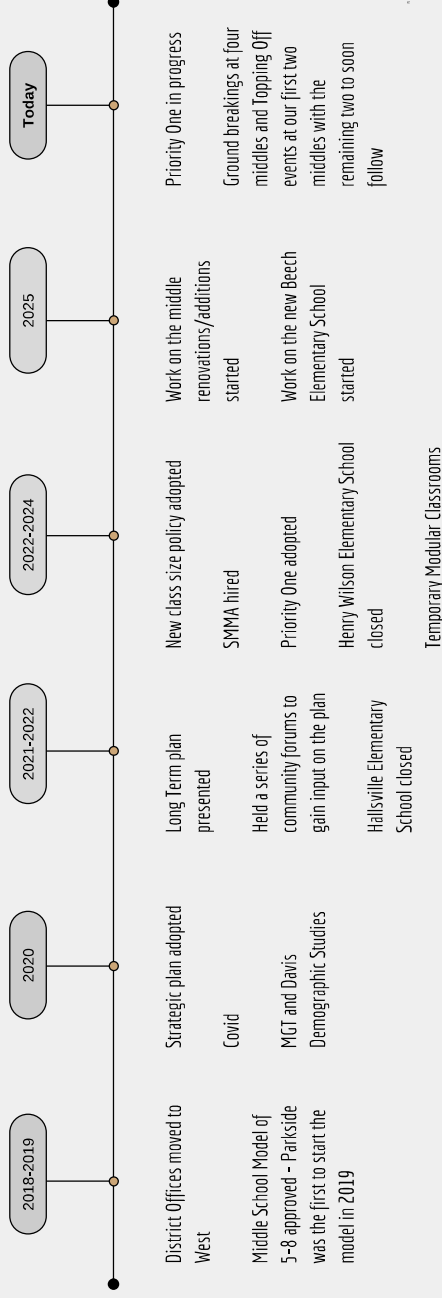
Work to Date - High Quality Staffing

- Reviews of staff retention - Trends and patterns
- Recruitment campaigns
- Focus on hiring certified first
- Detailed system of support for alternative pathways to certifications
- Professional development
- Competitive contracts
- Pathway partnerships with local universities and colleges

Work to Date - Long Term Facilities Planning

- This work started in the spring of 2022 following many years of facilities studies and community forums.
- In 2023, SMMA was engaged to develop our long term plan which took into account prior studies and forum feedback.
- Due to the condition of Henry Wilson Elementary School, the decision was made to divide the plan into two parts.
 - Priority One - Close Henry Wilson, additions/renovations at all four middles schools, place temporary modular classrooms at Beech, McDonough, Hillside, Parkside, McLaughlin and Southside and build a new Beech Elementary School.
 - Priority Two - Address the balance of the elementary schools and high schools.
- Focus areas for work included items such as: lighting, noise, air quality, temperature, furniture, indoor/outdoor use of space, technology interactions, paint, classroom design. All with a keen focus on energy efficiencies, community connectivity and environmental impacts.
- Priority One is in progress with ground breakings completed at all four middle schools and topping off events at Hillside and McLaughlin with the balance of the middles to follow.

History of the Long Term Facilities Planning



Background Information



Enrollment

Total - 11,897
Elementary - 4,932
Middle - 3,386
High School - 3,579



Buildings

20 Buildings (down from 22 buildings - we have closed Hallsville and Henry Wilson)
Average Age - 70 years (useful life typical at 50 years)



Costs

Staffing
Operations
Transportation
Moving
Other

Our High Schools

	Central	Memorial	MST	West
Enrollment - projected for 2026	12113	13611	239 - CTE 355 - High School	737
Capacity	1990	1530	878	1636
Transportation	Home to School = 2 Morning, 1 Afternoon Specialized = 3	Home to School = 5 Specialized = 3	Home to School = 2 Specialized = 0	Home to School = 2 Specialized = 8

Central

Year(s) Built - 1897, 1921, 1958, 1966, 1995,
2004-2005

Enrollment - 1213 (projected 2027)

Capacity - 1990

Class Sizes - No classes over 25 at this time

Schedule - Traditional

Staffing - \$12,465,262 (2025 data)

Operating Costs (2025 data)

- Insurance \$66,520
- Telephone \$6,570
- Utilities \$480,178
- City Services \$289,122
- Custodial \$820,321
- CIP \$270,165 (bonded)

Transportation - Two Morning and One Afternoon Home to
School and (2026 data) plus 3 Specialized buses

Memorial

Year(s) Built - 1960, 1965, 1987, 1989, 1998

Staffing - \$ 13,238,443 (2025 data)

Enrollment - 1361 (projected 2027)

Operating Costs (2025 data)

- Insurance \$37,144
- Telephone \$4,751
- Utilities \$303,372
- City Services \$207,759
- Custodial \$455,734
- CIP \$303,360 (bonded)

Capacity - 1530

Class Sizes - No classes over 25 at this time

Schedule - Traditional

Transportation - 5 Home to School and 3 Specialized buses (2026 data)

MST

Year(s) Built - 1982, 1999, Portables 2008, 2015
Enrollment - CTE - 239 and 355 High School
(projected 2027)

Capacity - 800

Class Sizes - No classes over 25 at this time

Schedule - Block

Staffing - CTE - \$2,664,006 and High School - \$2,763,178
(2025 data)

Operating Costs (2025 data)

- Insurance \$23,743
- Telephone \$3,336
- Utilities \$239,086
- City Services \$127,404
- Custodial \$309,899
- CIP \$0

Transportation - Two Home to School and zero Specialized buses

West

Year(s) Built - 1920, 1958, 1965, 2004-2005

Enrollment - 737 (projected 2027)

Capacity - 1636

Class Sizes - 15 classes over 25 at this time

Schedule - Block

Staffing - \$8,771,323 (2025 data)

Operating Costs (2025 data)

- Insurance \$44,386
- Telephone \$7,239
- Utilities \$365,015
- City Services \$221,508
- Custodial \$510,422
- CIP \$770,484 (bonded)

Transportation - Two Home to School and 8 Specialized Buses (2026 data)

Refresh of the Long Term Facilities Plan Recommendation

On 12/9/2024, SMMA presented their long term facilities plan which included the following options for our high schools. This presentation followed their previous update on 8/28/23 in which they laid out high school planning options.

- Option One - Create a 2,000 new Central Comprehensive High School, 1,200 Memorial and a 800 West High School.
 - CTE programming would be spread across multiple high schools
 - West would include a specialty school for the arts
- Option Two - Create two 2,000 student comprehensive high schools.
 - Close West and MST

On 3/4/2024, The District team and SMMA presented to a joint meeting of the BOS and BMA to review these options.

2025 - BOSC Request to look at Options for Closing a High School

Given the budget work for the 2027 school budget the BOSC requested the district look again at any possible savings for consolidating our high schools.

Options Reviewed

- 1 Move all West Students to Central
Move West Students to Central and Memorial
- 2 Close a section of Central
- 3 Remove MST High School and convert to a CTE only High School

Move West students to Either all at Central or Split between Central and Memorial

We would need to identify a location to relocate the district office.

The schedule configuration would have to be modified to align. Currently Central and Memorial are traditional and West is block.

Costs

Increase from 2 Home to School Buses to 14 buses

- Purchase 12 buses and hire 12 additional drivers
 - Buses = approximately \$1,920,000 (\$160,000 per bus) - RFP
 - Drivers = approximately \$420,000 (12 new driver positions)
- Moving costs = \$125,000 (not including disposal or recycling) - RFP
- Year one total = \$2,456,000

Savings

Minimal staffing costs would be realized due to the lower class size.

Operational costs of \$1,148,570

Close a Section of Central High School

The cost to build a separation to block off the Classical Building would be anticipated to cost about \$2500.

Moving costs - This cost would go out to RFP but could be projected to cost around \$90,000

Operational costs - The meters at Central are centralized - We can anticipate about a $\frac{1}{3}$ of the costs are associated with the Classical building. However, utilities will need to remain budgeted even with this space not in use for students/staff. A full $\frac{1}{3}$ of utilities, city services and custodial would cost approximately \$529,873. Please note we would not realize this full savings given the need to maintain the utilities in the building.

Shift MST to a CTE ONLY School

We have a seat allocation from the Department of Education – Perkins Grant (50.67% for MSD Students, data from 2024)

We would not be able to recover the number of high school seats given the formula.

Recommendation

1 Stay on track with the Long Term Facilities Plan given the costs to move, increase transportation demands within the district and/or construction costs to close a section of Central.

Why - The short term impact of working around the long term facilities plan does not yield the district any savings in year one and at best minimal savings in the following years. The move done quickly or haphazardly would have a negative impact on the student experience in the district.

We worked with SMMA to build the long term plan which takes into account the key factors - Educational programming, high quality staffing and 21st Century learning environments. A move away from this plan moves the district backwards to housing learning - not leading learning into the 21st Century.