



Tecton
ARCHITECTS

SCHOOL FACILITIES

MASTER PLAN & RECONFIGURATION STUDY

PRESENTATION TO
FACILITIES AND ENROLLMENT TASK FORCE

10.01.2019



SIMSBURY PUBLIC SCHOOLS / AGENDA

1. GOALS OF THE PROJECT
2. RECAP PUBLIC FORUM, ADMIN. MEETINGS
3. PROPOSED OPTIONS
 - RENOVATE AS NEW
 - NEW CONSTRUCTION
 - RENOVATION/ADDITION
4. MATRIX FOR EVALUATION
5. SCHEDULE/TIMELINE FOR 2019/2020
6. NEXT STEPS



GOALS OF THE PROJECT / MASTER PLAN FOR THE FUTURE

- Analysis of existing conditions & educational needs
- Identify capital Improvements & maintenance items
- 10 year prioritized plan
- Sustainable approach to address facility & educational needs
- Review demographics / projections
- Develop alternative configurations & options
- Engage community & explore responsive solutions
- **Long Range Master Plan for community**

PUBLIC FORUM

RECAP

Major Points from Public Forum

- New housing developments should be included in demographics
- Generally agreed that schools were being used to their maximum potential, and that it was time to look at each facility holistically, not dealing solely with immediate issues
- Most existing condition issues were not a surprise, either in the buildings or the sites
- Sustainability is a very important topic: implementation of design elements, new technologies, curriculum/practices that support the environment, using the building as a teaching tool, improved air quality, no fossil fuels, net zero plus, etc.

Major Points from Public Forum

- Spaces should be flexible and not oversized; cutting edge trends around the country and world should be researched; include teachers in the planning
- Site schemes should address security, accessibility, drainage, clear traffic flow with separation of bus and automobile
- There are no preconceived ideas for the options; the metrics for evaluating them should be clear and quantitative
- Designs must be fiscally responsible; balancing life cycle costs vs. initial costs
- All information should be available on web site

**ADMINISTRATIVE
MEETINGS
RECAP**

Major Points from Administrative Meetings

- Equity needs to be a strong component. Similar experiences should be provided in the district, in terms of facility condition, size of school and academic offerings.
- Overly large elementary schools should be avoided.
- 6th grade should be moved out of elementary schools. Opinions varied as to whether it should be combined with 7th and 8th grades or with 5th. Advantages were noted for both.
- New schools will generate excitement more than renovations. It makes sense to use open space, to construct new buildings, while keeping existing operational.
- Options 1, 2 and 3 were preferred. Options 4a and 4b (maintaining K-6) were not. Options 2 and 3 should be explored with both 3 elementary schools and with 4.

PROPOSED OPTIONS

PROPOSED OPTIONS

1. All existing schools to be “Renovated as New”; additions at Squadron Line and Latimer Lane, waivers for other three
2. Construct Lower Middle Academy(5-6) at Henry James and reconfigure Elementary Schools to K-4; repurpose Tariffville as PK and Board of Education space
 - A. Use only 3 Elementary Schools; repurpose Tootin Hills
 - B. Maintain all 4 remaining Elementary Schools
3. Add on to Henry James to accommodate 6th Grade and reconfigure Elementary Schools to K-5; repurpose Tariffville as PK and Board of Education space
 - A. Use only 3 Elementary Schools; repurpose Tootin Hills
 - B. Maintain all 4 remaining Elementary Schools

OPTION 1



OPTION 1 / EXISTING SCHOOLS "RENOVATED AS NEW"

BUILDING	GRADE CONFIG.	CUR. ENROLL.	FUTURE ENROLL.	EXISTING AREA	PER STATE STD.	DELTA	CONSTR.
LATIMER LANE	K-6	406	495	45,839	63,880	18,041	RENO/ADD
SQUADRON LINE	PK-6	580 (+101)	683 (+101)	91,361	100,288	8,927	RENO/ADD
CENTRAL SCHOOL	K-6	377	436	60,909	56,288	4,621	RENOVATE
TARIFFVILLE	K-6	248	255	39,398	33,924	5,474	RENOVATE
TOOTIN' HILLS	K-6	370	415	57,184	53,576	3,608	RENOVATE



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Benefits

- Maintains current neighborhoods and circulation patterns, grade configurations
- Addresses space shortage at Latimer
- No new buildings, so potentially the lowest overall construction cost of the Options

Concerns

- Three schools appear to be too large, yet don't have enough room
- Squadron Line is not easy to add onto
- No swing space is available; difficult to phase the work
- No brand new space



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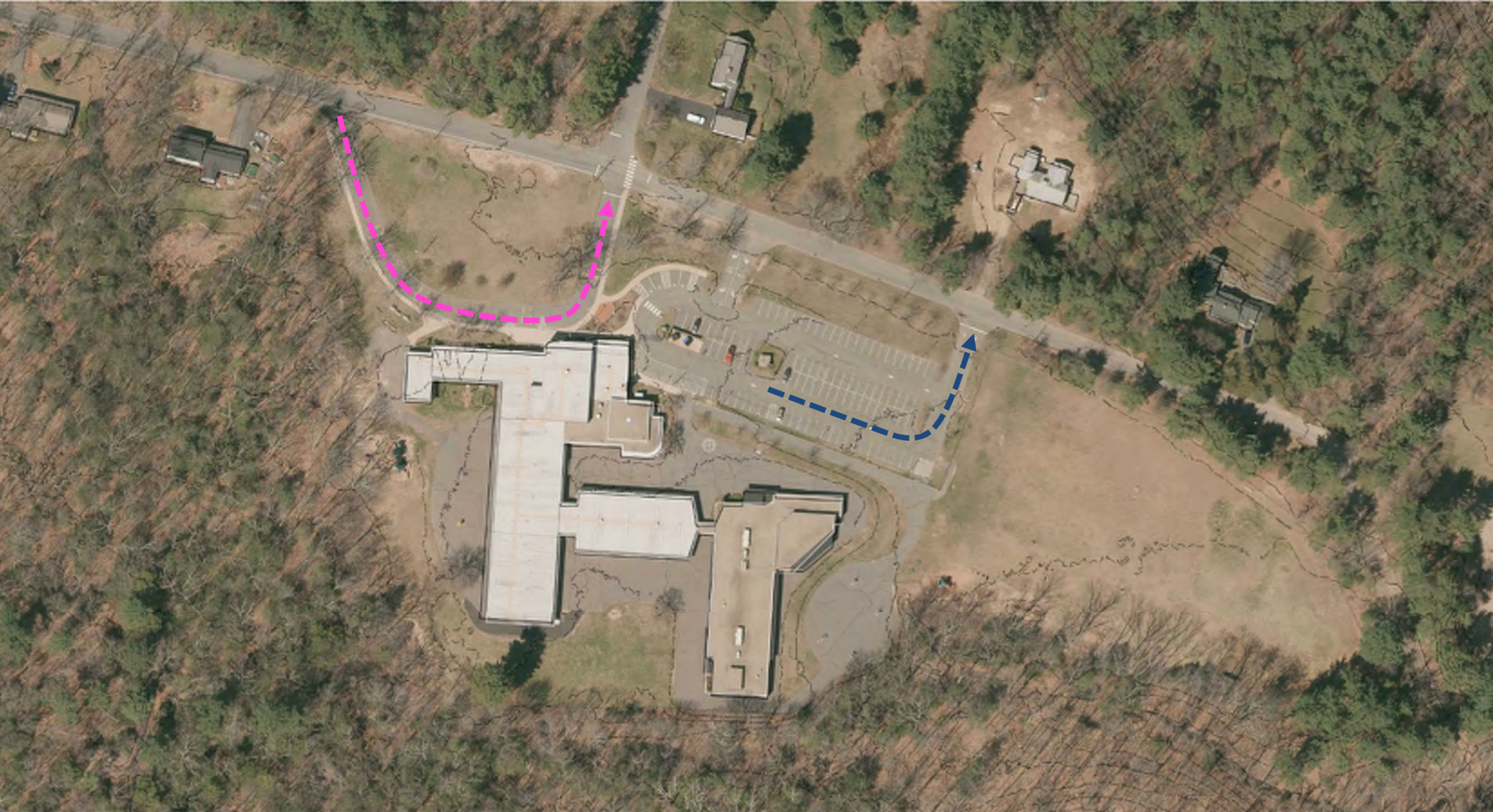
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OPTION 2A

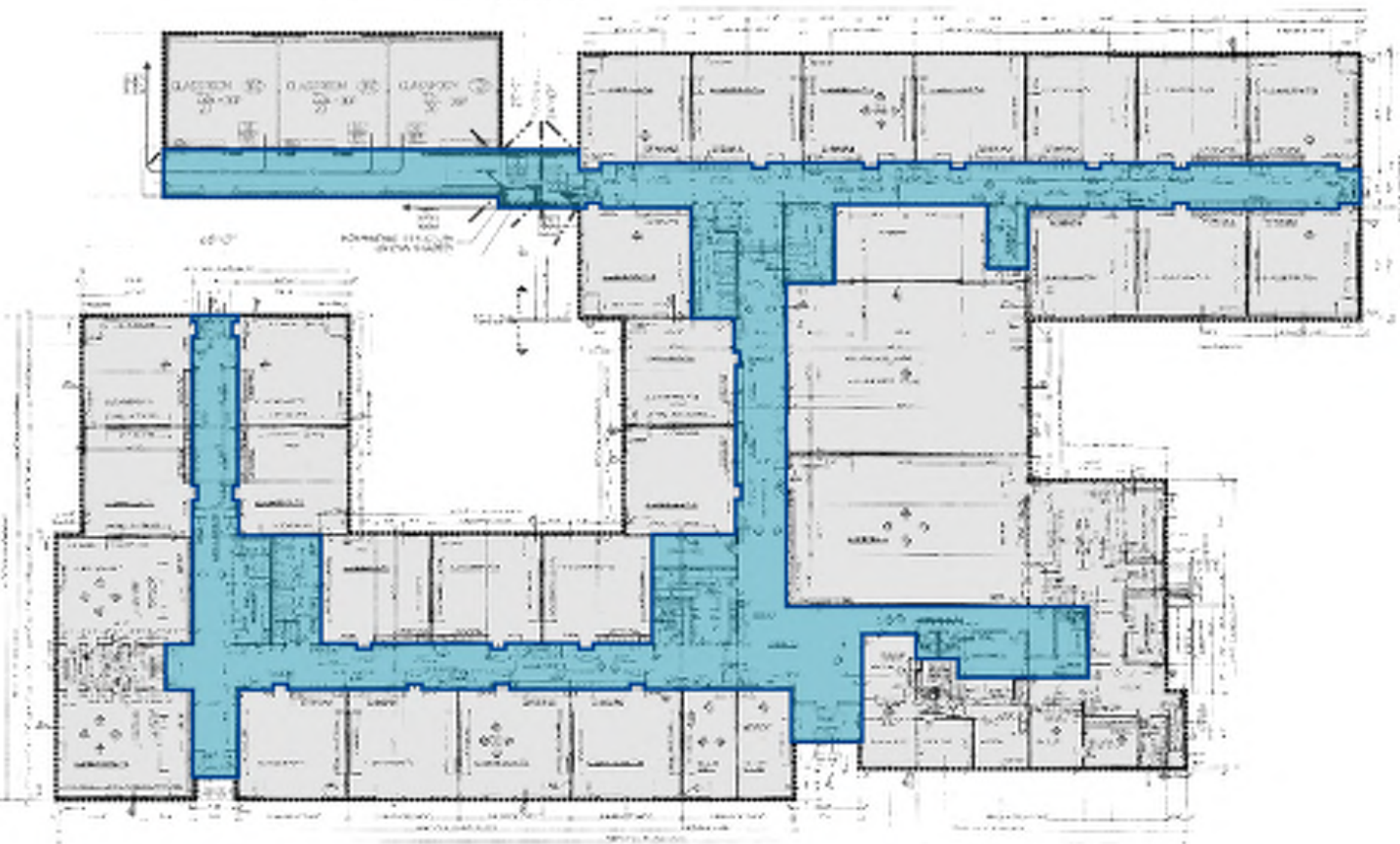


EFFICIENCY ANALYSIS / IMPACT OF EXISTING ON EDUCATION

Latimer Lane

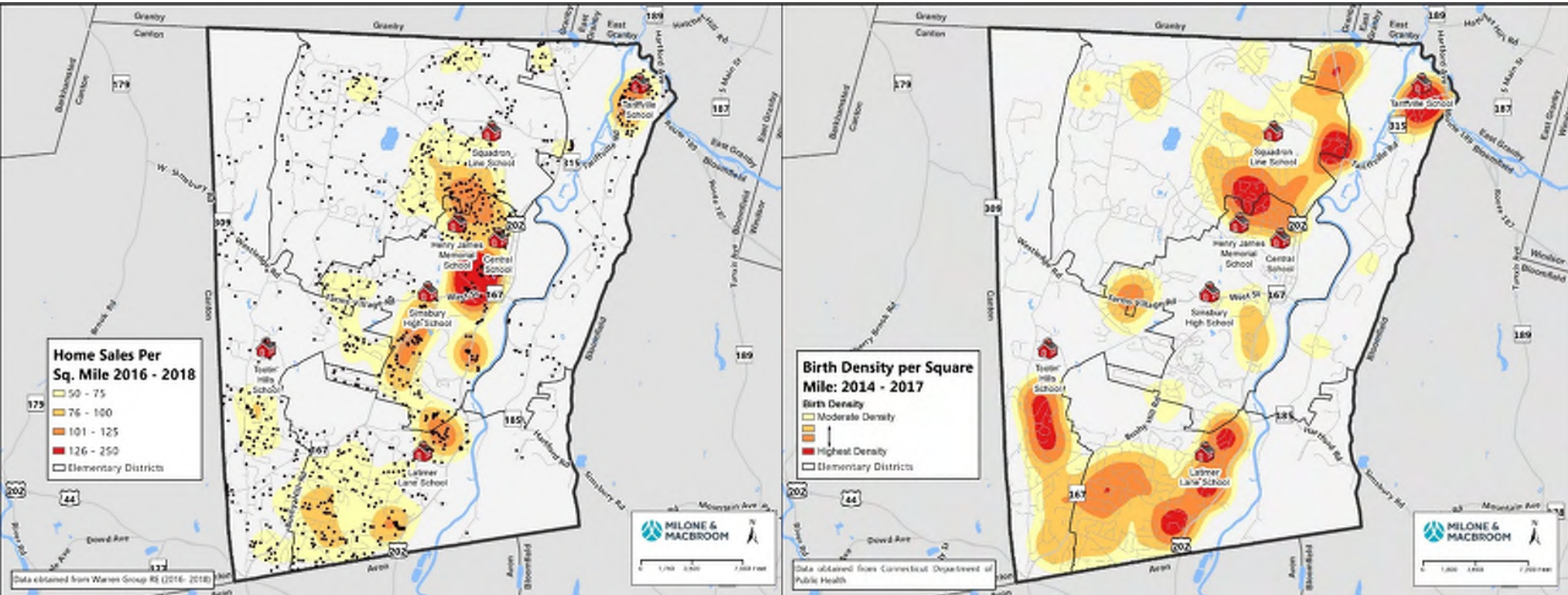


Area/Level	Footprint / Area	Non Educ. Space
Lower Floor	2,494	2,494
Ground Floor	46,057	17,226
Subtotal	48,551	19,720
Efficiency Factor	40.62%	
Typ. Eff. Factor	25-30%	
Loss of Ed. Space	4,800 - 7,300 sf	





DISTRICT MAP / CONSOLIDATION/GRADE RECONFIGURATION





OPTION 2A / THREE K-4 SCHOOLS, LOWER MIDDLE (5-6) @ HENRY JAMES

BUILDING	GRADE CONFIG.	CUR. ENROLL.	FUTURE ENROLL.	EXISTING AREA	PER STATE STD.	DELTA	CONSTR.
NEW LOWER MS @ HENRY JAMES	5-6	-	648	-	98,496	98,496	NEW
LATIMER LANE	K-4	406	490	45,839	58,800	12,961	NEW
SQUADRON LINE	K-4	580 (+101)	672	91,361	80,640	10,721	NEW
CENTRAL SCHOOL	K-4	377	474	60,909	56,880	4,029	RENOVATE
TARIFFVILLE	PK	248	101	39,398	12,524	26,874	RENO/DEMO



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Benefits

- Exciting first step, that creates a new school which all students would use
- Aligns with current trends, with the creation of a lower middle school
- Creates a campus environment, with students coming to Henry James for a 4 year period

Concerns

- Redistricting could cause confusion/frustration, with the elimination of “neighborhood” schools
- Squadron Line's population is higher than the other K-4 schools
- Need to determine function of Tootin Hills site



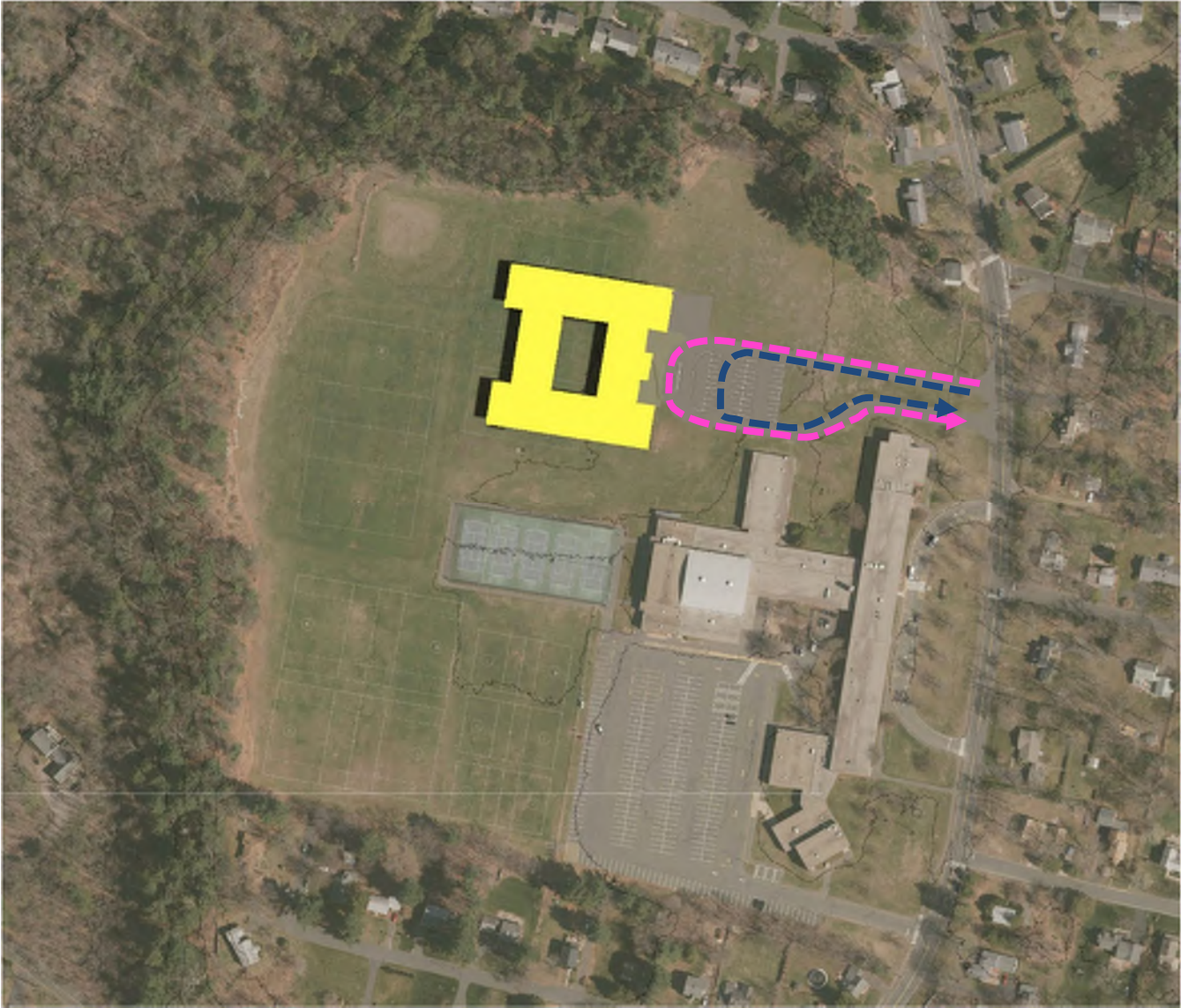
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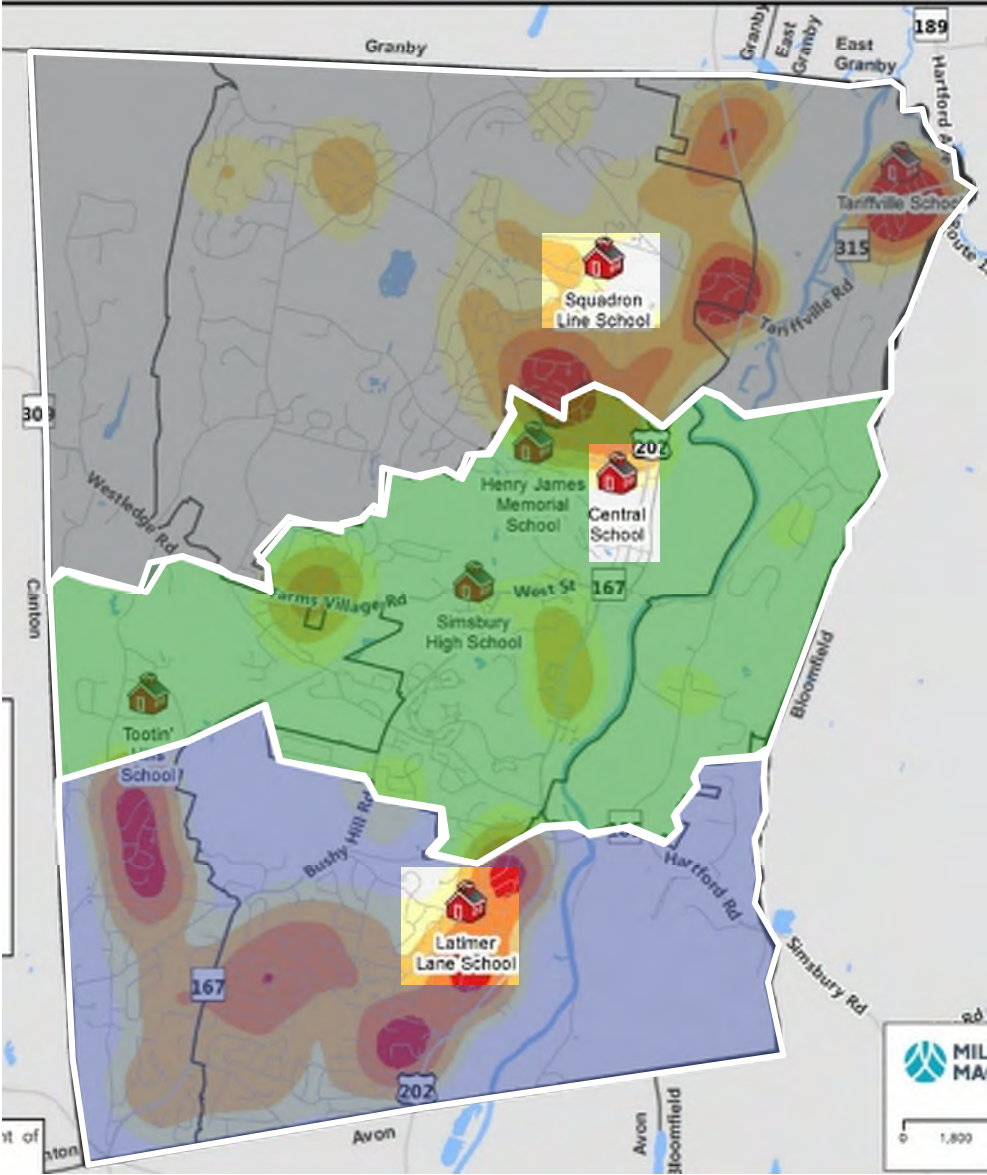


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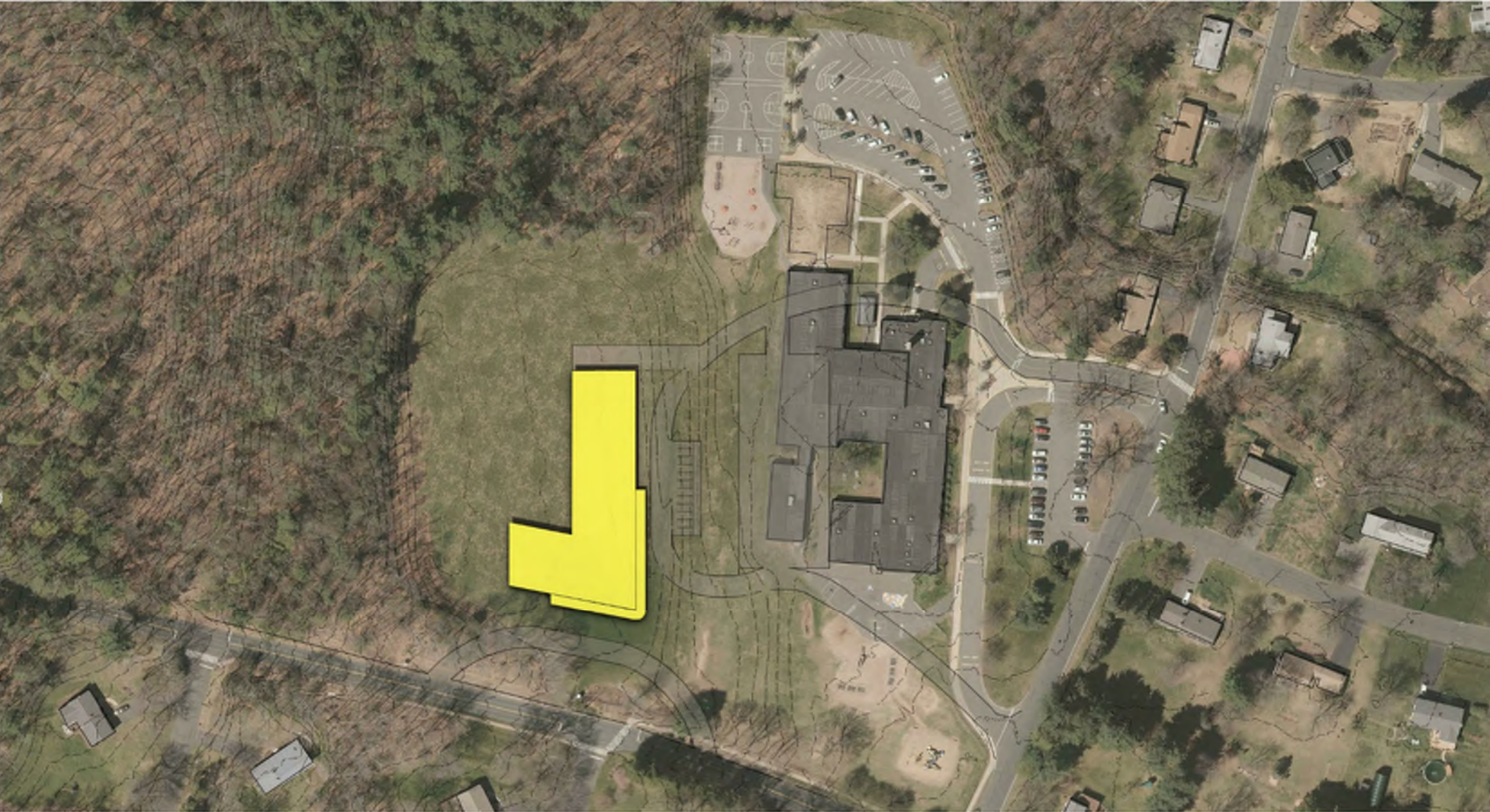
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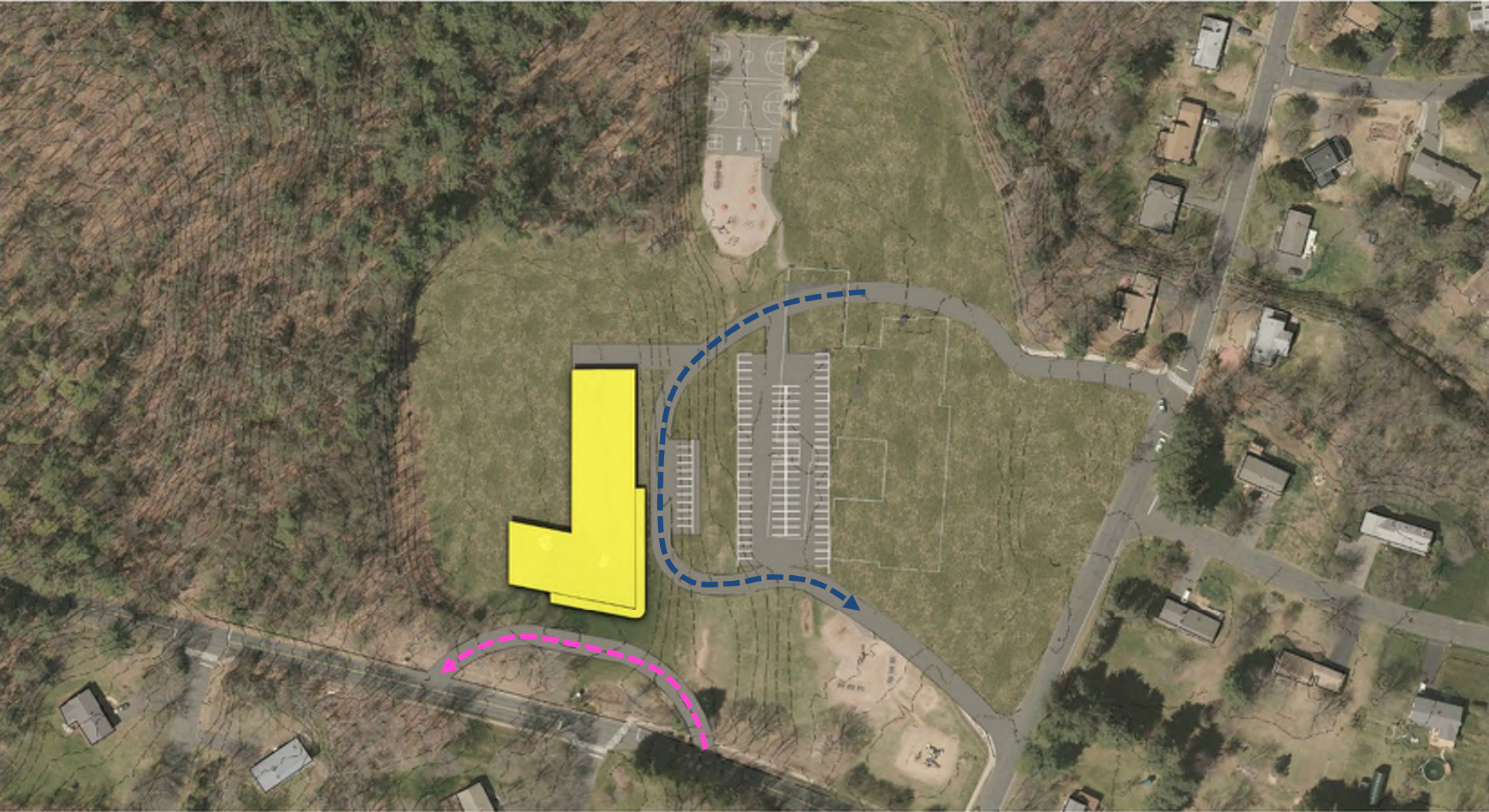
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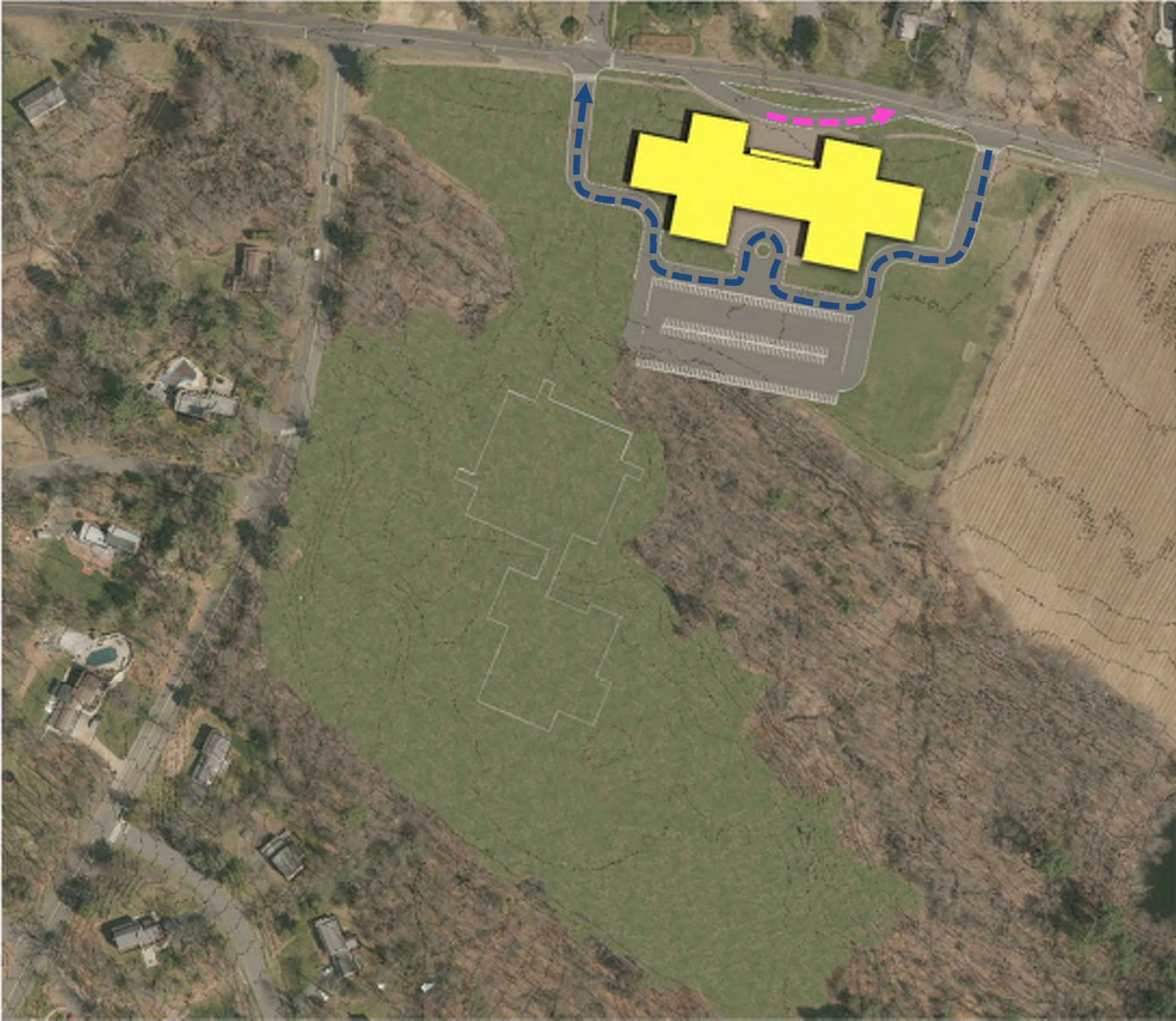
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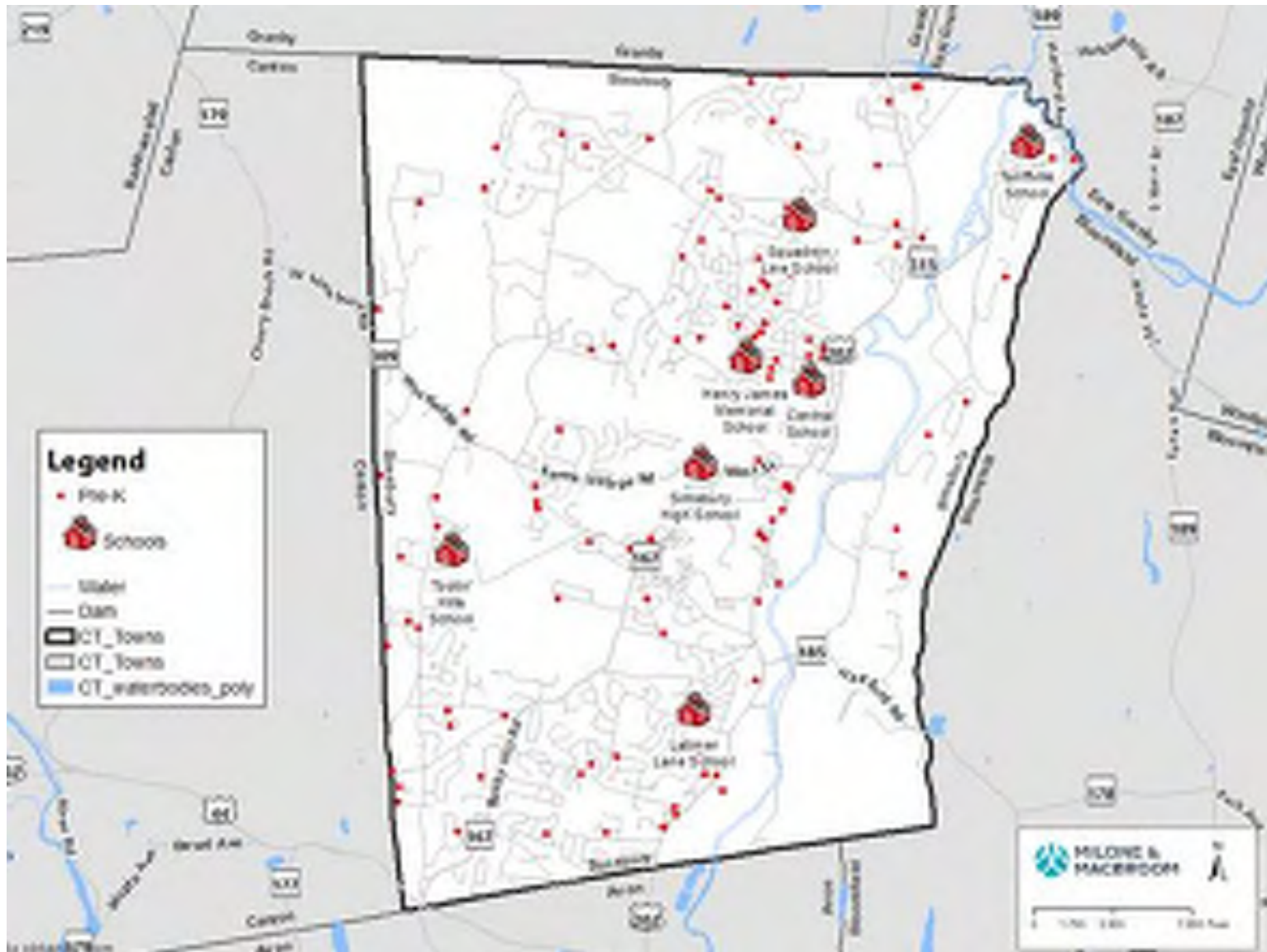


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OPTION 2B



OPTION 2B / FOUR K-4 SCHOOLS, LOWER MIDDLE (5-6) @ HENRY JAMES

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NEW LOWER MS @ HENRY JAMES	5-6	-	648	-	98,496	98,496	NEW
LATIMER LANE	K-4	406	409	45,839	49,080	3,241	RENO/ADD
SQUADRON LINE	K-4	580 (+101)	409	91,361	49,080	42,281	NEW
CENTRAL SCHOOL	K-4	377	409	60,909	49,080	11,829	RENO/DEMO
TOOTIN HILLS	K-4	370	409	57,184	49,080	8,104	NEW
TARIFFVILLE	PK	248	101	39,398	12,524	26,874	RENO/DEMO



OPTION 2B / FOUR K-4 SCHOOLS, LOWER MIDDLE (5-6) @ HENRY JAMES

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Benefits

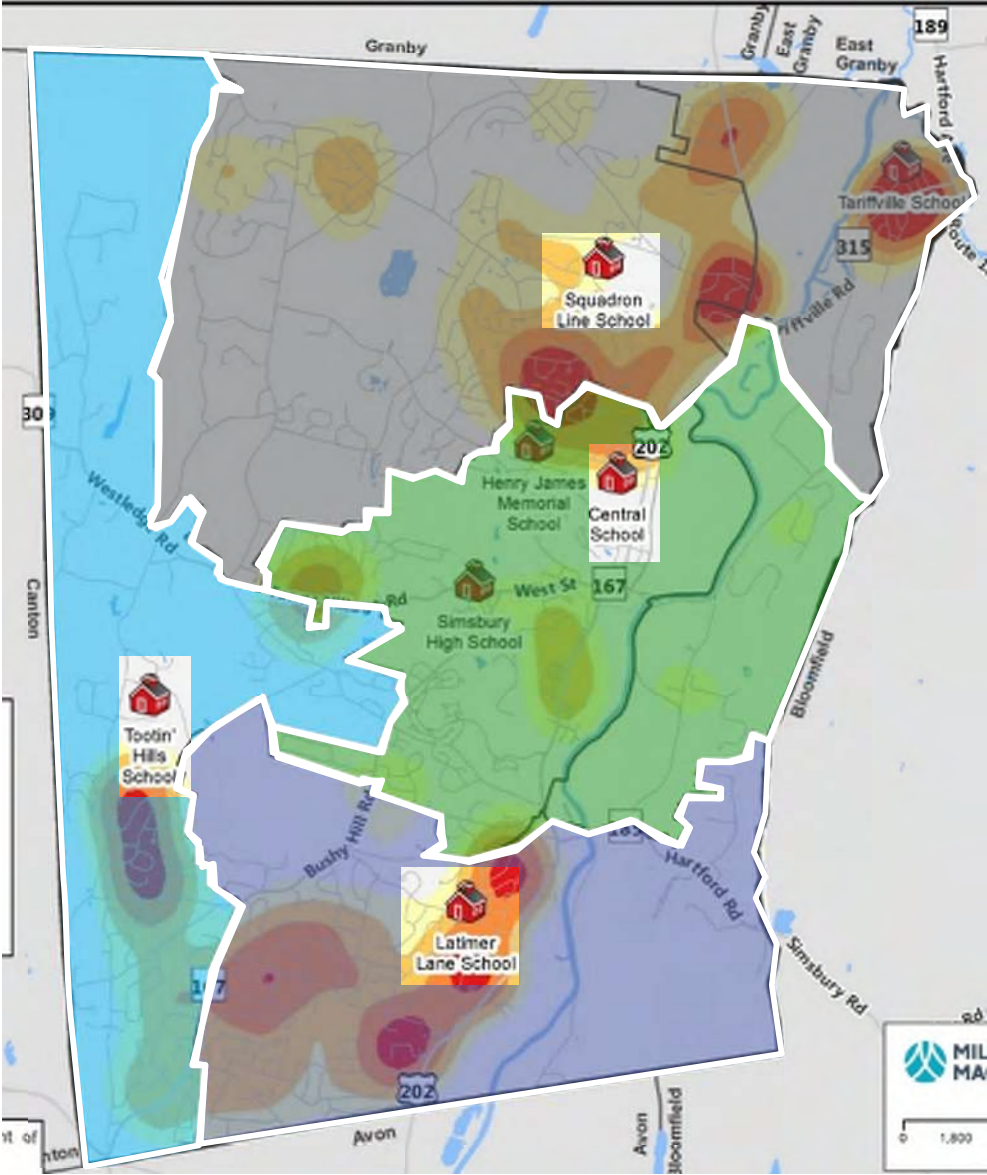
- Exciting first step, that creates a new school which all students would use
- Aligns with current trends, with the creation of a lower middle school
- Maintains more of the neighborhood schools, which all become similarly sized

Concerns

- Does not consolidate schools; more administrative costs
- Potentially the highest overall cost of all of the Options
- Central is larger than is needed, requiring significant measures



OPTION 2B / FOUR K-4 SCHOOLS, LOWER MIDDLE (5-6) @ HENRY JAMES





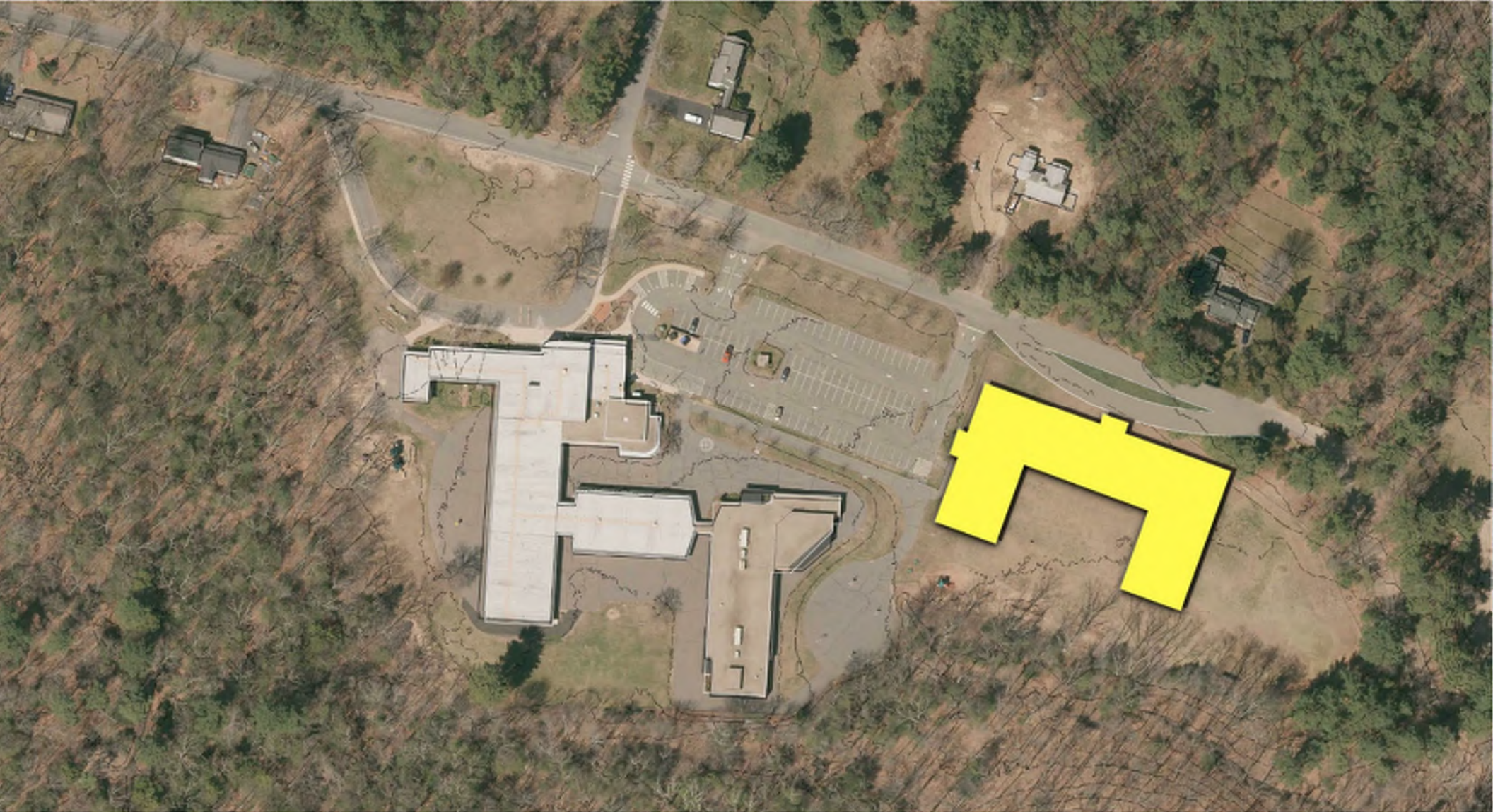
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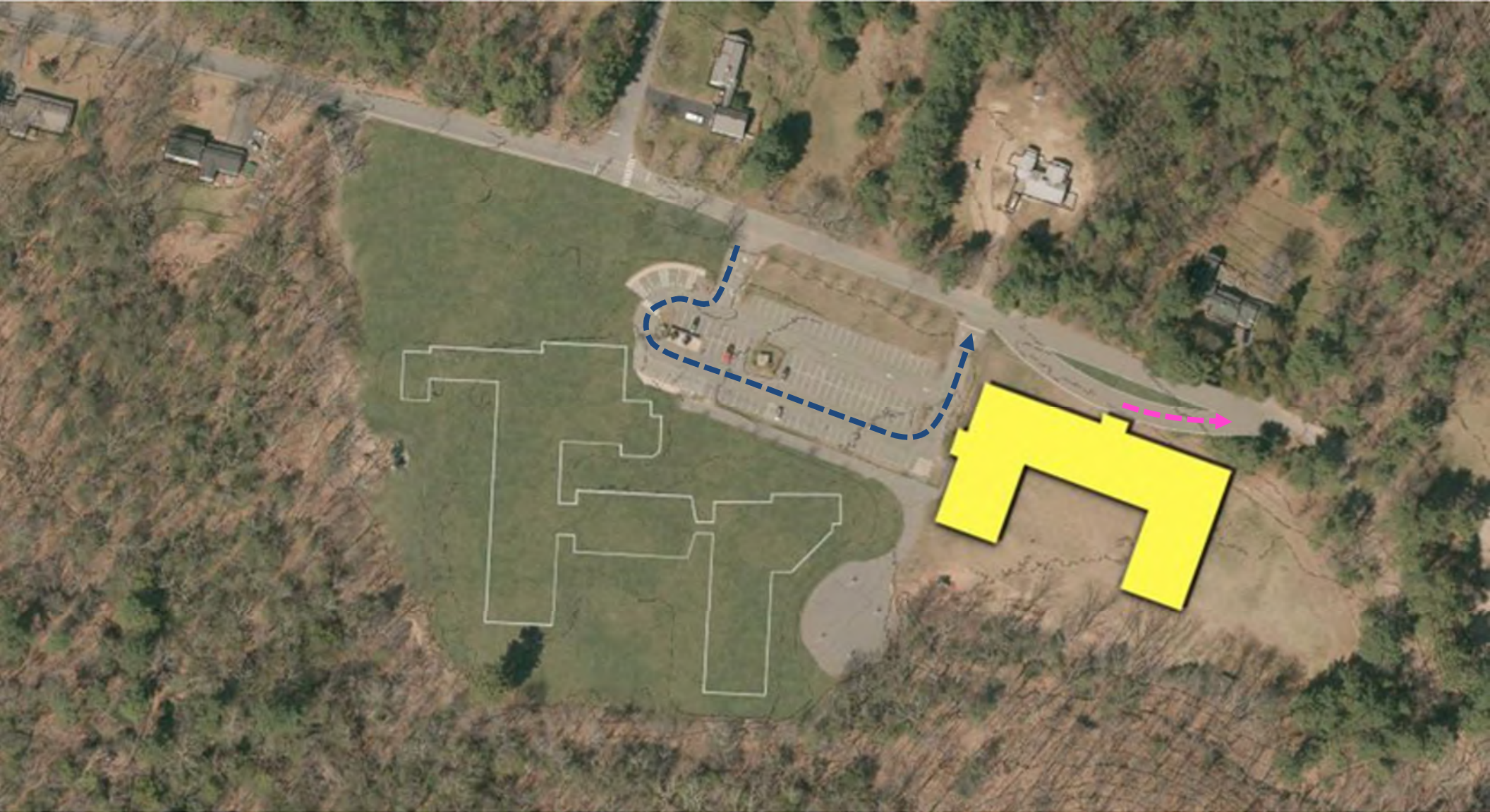
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TOOTIN HILLS	K-4	370	409	57,184	49,080	8,104	NEW

OPTION 3A



OPTION 3A / THREE K-5 SCHOOLS, ADD 6TH GRADE TO HENRY JAMES

BUILDING	GRADE CONFIG.	CUR. ENROLL.	FUTURE ENROLL.	EXISTING AREA	PER STATE STD.	DELTA	CONSTR.
HENRY JAMES	6-8	610	1,032	132,720	167,916	35,196	RENO/ADD
					74,056	28,217	NEW
	K-5	580 (+101)	864				NEW
CENTRAL SCHOOL	K-5	377	486	60,909	61,664	755	
TARIFFVILLE	PK	248	101	39,398	12,524	26,874	



OPTION 3A / THREE K-5 SCHOOLS, ADD 6TH GRADE TO HENRY JAMES

BUILDING	GRADE CONFIG.	CUR. ENROLL.	FUTURE ENROLL.	EXISTING AREA	PER STATE STD.	DELTA	CONSTR.
HENRY JAMES	6-8	610	1,032	132,720	167,916	35,196	RENO/ADD
LATIMER LANE	K-5	406	591	45,839	74,056	28,217	NEW
SQUADRON LINE	K-5	580 (+101)	864	91,361	108,288	16,927	NEW
CENTRAL SCHOOL	K-5	377	486	60,909	61,664	755	RENOVATE
TARIFFVILLE	PK	248	101	39,398	12,524	26,874	RENO/DEMO

Benefits

- Consolidates student populations, provides new space for all, reduces administrative costs
- 6th Grade can be built with minimal impact to Henry James, creates swing space
- Central School is appropriately sized as is, for the proposed new population

Concerns

- Squadron Line has the space, but is by far the largest student population of any school in any Option
- Latimer Lane's population is also high, requiring a large amount of additional space, with limited site
- Assistant principal also needed at Latimer Lane



OPTION 3A/ THREE K-5 SCHOOLS, ADD 6TH GRADE TO HENRY JAMES

Option: HJMS (6-8)

Projection Student Pop. ~ 1,032 (2028-29)

Core Analysis

Existing Cafeteria ~ 4,066 sf

State Calc. = total students/3 lunch periods x 17.5 sf/seat – or – $(1,032/3)(17.5) \sim 6,020$ sf

Delta = 4,066 - 6,020 ~ (1,954)

General Classroom Analysis

Total # of existing general classrooms

Ground Floor = 13

Second Floor = 17

Total = 30, $1,032/30 \sim 34.4$ students per class

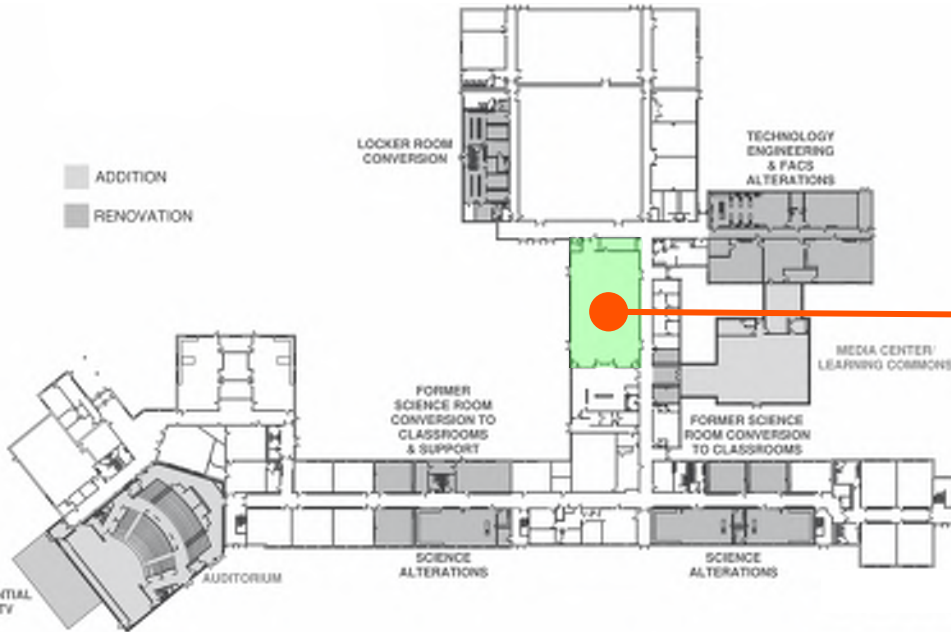
Total # of existing general + science classrooms

Ground Floor = 16 (13 + 3)

Second Floor = 20 (17+3)

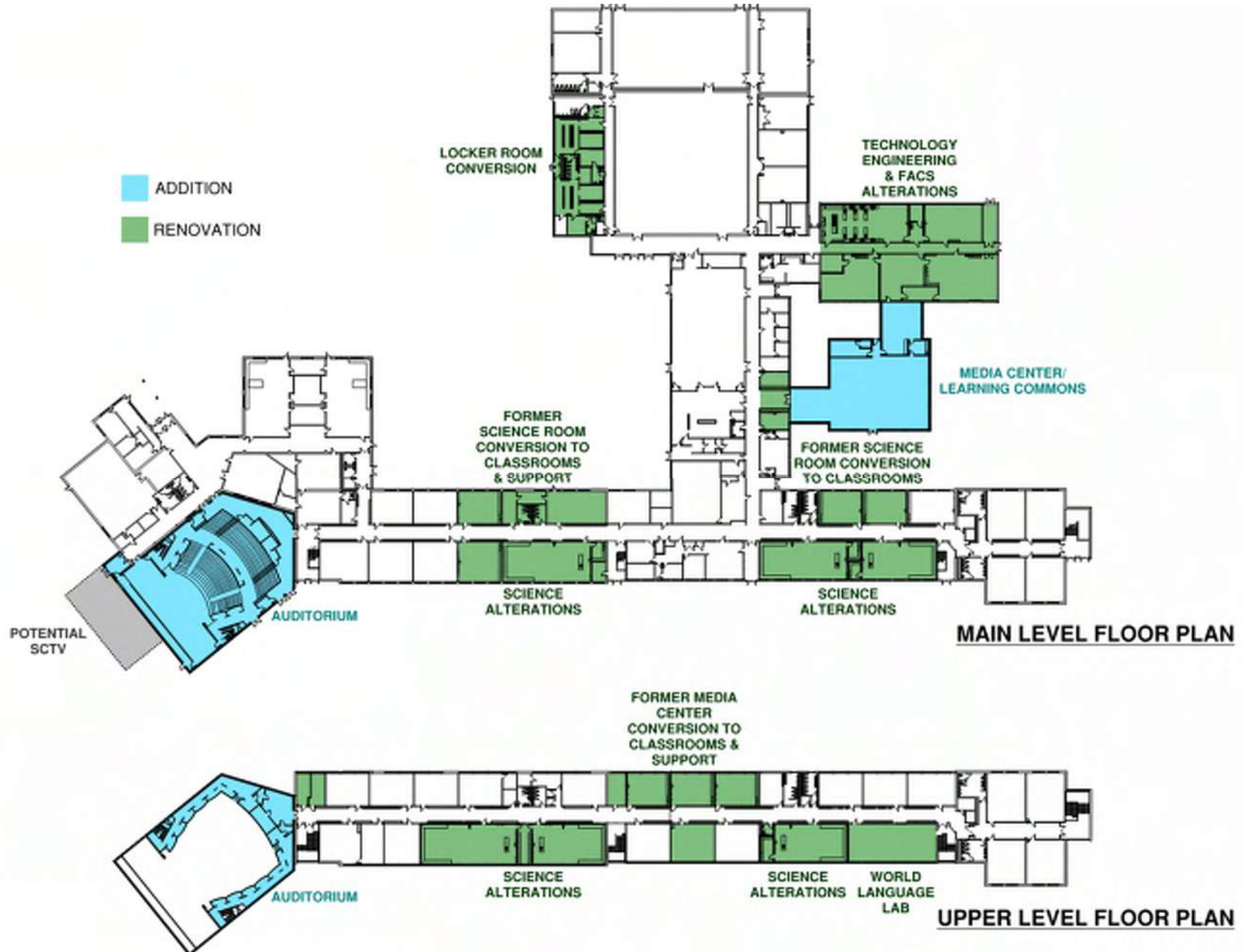
Total = 36, $1,032/36 \sim 28.6$ students per class

*Add core (band, music, art, maker) and specialize areas to reduce avg. class size.





OPTION 3A / THREE K-5 SCHOOLS, ADD 6TH GRADE TO HENRY JAMES



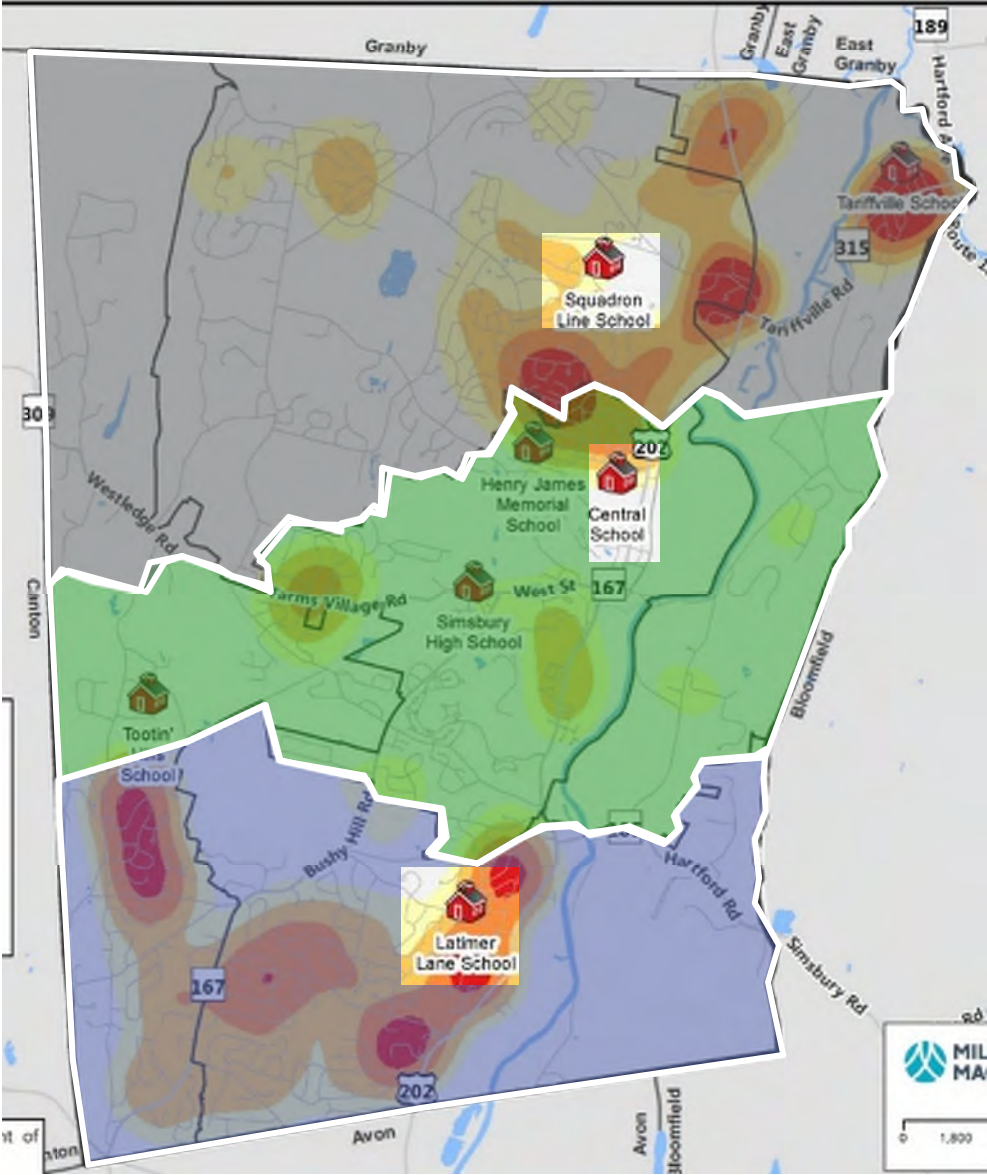


OPTION 3A / THREE K-5 SCHOOLS, ADD 6TH GRADE TO HENRY JAMES





OPTION 3A / THREE K-5 SCHOOLS, ADD 6TH GRADE TO HENRY JAMES



OPTION 3B



OPTION 3B / FOUR K-5 SCHOOLS, ADD 6TH GRADE TO HENRY JAMES

BUILDING	GRADE CONFIG.	CUR. ENROLL.	FUTURE ENROLL.	EXISTING AREA	PER STATE STD.	DELTA	CONSTR.
HENRY JAMES	6-8	610	1,032	132,720	167,916	35,196	RENO/ADD
SQUADRON LINE	K-5	580 (+101)	486	91,361	60,912	30,449	NEW
CENTRAL SCHOOL	K-5	377	485	60,909	60,760	149	RENOVATE



OPTION 3B / FOUR K-5 SCHOOLS, ADD 6TH GRADE TO HENRY JAMES

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	K-5	377					RENOVATE
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Benefits

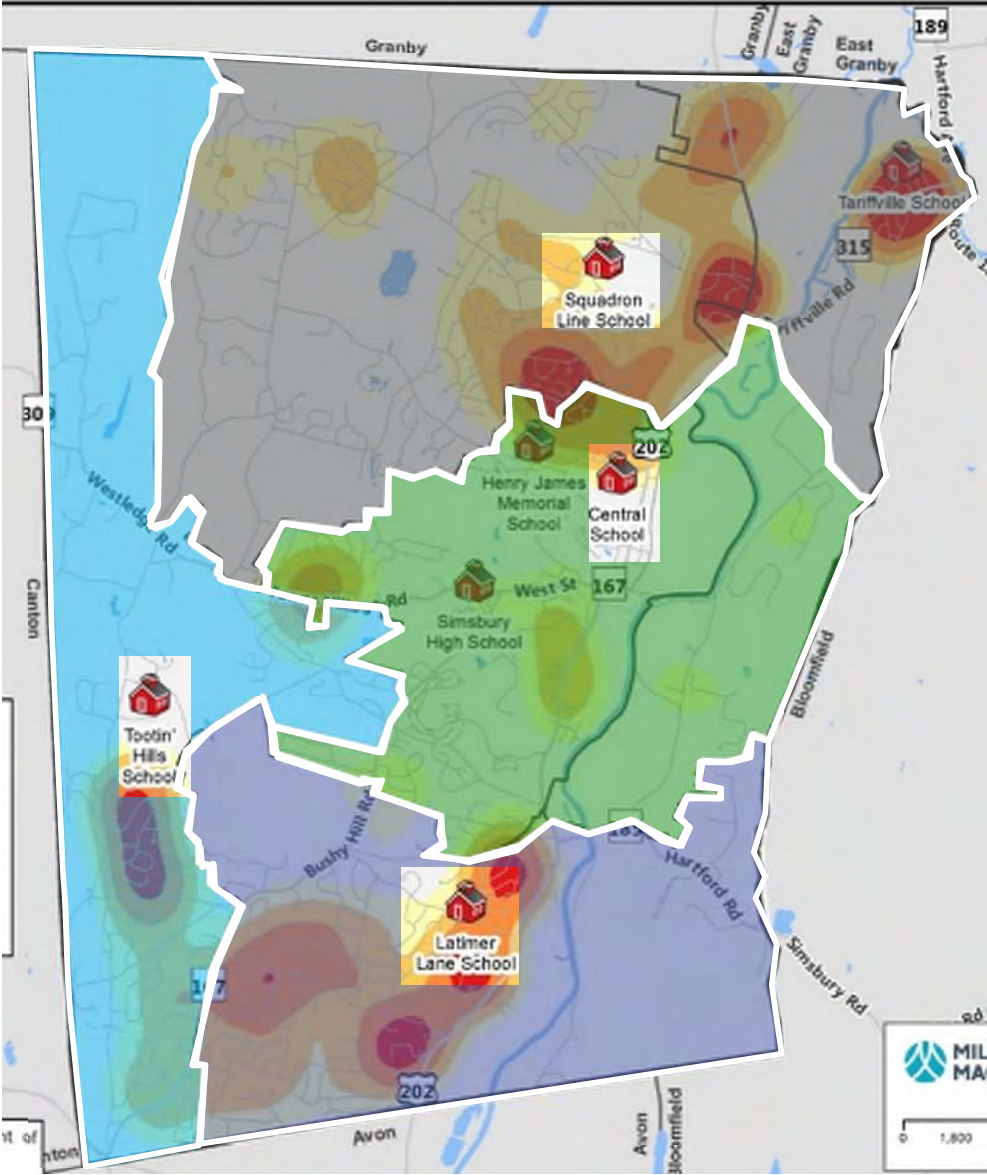
- Maintains the majority of current neighborhoods and circulation patterns, grade configurations
- 6th Grade can be built with minimal impact to Henry James, creates swing space
- Elementary schools are all similarly and appropriately sized

Concerns

- Does not consolidate schools; more administrative costs
- New construction at three elementary school sites, which is more than other Options



OPTION 3B / FOUR K-5 SCHOOLS, ADD 6TH GRADE TO HENRY JAMES



MATRIX FOR EVALUATION



MATRIX FOR EVALUATION / CRITICAL POINTS

- Construction cost
- Ease of implementation/phasing, number of transitions
- Impact to existing districting
- Percentage of families affected by improvements
- Sustainability
- Student population size, grade structure
- Reduction in overhead/administration (Operational Savings)
- Flexibility/room for growth
- Available space for buildings/site amenities
- Traffic flow to/around site
- Others?



OPTIONS SUMMARY / COMPARITIVE ANALYSIS

SAMPLE EVALUATION MATRIX

	1	2	3	4	5a	5b	6a	6b	6c	7a
	Four Schools ~ PK-1, 2-4, 5-8, 9-12	Four Schools ~ PK-1, 2-5, 6-8, 9-12	Three Schools ~ PK-4, 5-8, 9-12	Three Schools ~ PK-5, 6-8, 9-12	Three Schools ~ PK-5, 6-8, 9-12	Three Schools ~ PK-5, 6-8, 9-12	New Site - Three Schools ~ PK-5, 6-8, 9-12	New Site - Four Schools ~ PK-2, 3-5, 6-8, 9-12	New Site - Four Schools ~ PK-2, 3-5, 6-8, 9-12	New Site - Three Schools ~ PK-8, PK-8, 9-12
Cost										
Duration	24 Mos. Ea.	24 Mos. Ea.	24 Mos. Ea.	30 Mos.	18 Mos.	30 Mos.	18 Mos.	14 Mos.	18 Mos.	18 Mos.
Disruption										
Quality & Aesthetics										
Parent & Bus										
Safety										
Fields & Site Amenities										
21st Cent. Ed. Space										

Very Good
 Good
 Neutral
 Poor
 Very Poor



REIMBURSEMENT RATE / FOR 2018 (2019 NOT YET PUBLISHED)

Town Name	DRG	School Construct. (2)	New School Construct. (3)	Grade Configurations	PK Location
Simsbury	B	34.64%	24.64%	K-6, 7-8, 9-12	1 elementary
S. Windsor	B	42.14%	32.14%	K-5, 6-8, 9-12	High school
W. Hartford	B	38.57%	28.57%	K-5, 6-8, 9-12	3 elementary
Avon	B	27.50%	17.50%	K-4, 5-6, 7-8, 9-12	1 elementary
Farmington	B	30.00%	20.00%	K-4 (4), 5-6, 7-8, 9-12	Standalone
E. Granby	D	45.71%	35.71%	PK-2, 3-5, 6-8, 9-12	1 elementary
Suffield	C	56.07%	46.07%	PK-2, 3-5, 6-8, 9-12	1 elementary

[1] For Priority School Districts, their percentage shall not be less than 20%. Increased by 7.5 percentage points but not to exceed 65% for local boards of education providing adult education programs at the Department of Mental Health and Addiction Services Facilities provided such adults reside at such facilities.

[2] Increased by 10 percentage points for K-12 and secondary regional districts and cooperative arrangements and 5 percentage points for endowed academies. For regional districts and endowed academies the percentage cannot exceed 85%.

[3] For applications made on or after 07/01/2011 for new construction or replacement of a school building unless a town or regional school district can demonstrate that a new construction or replacement is less expensive.

[4] For any town whose % of TFA to population exceeds 1% or whose AENGLC rank is numerically higher than 30 and which provided health services to greater than 1,500 nonresident children, their percentage shall not be less than 80%.

[^] Reimbursement % = (((AENGLC RANK - 1) / N - 1) x RANGE) + RANGE LOW) + BONUS

The DRG classification system is a grouping of local public school districts based on a set of indicators that measure the socioeconomic status of students and their families.





GRADE RECONFIGURATION / POTENTIAL OPTIONS

CURRENT TRENDS

- Majority of districts in CT have K-5, 6-8, 9-12
- A few nearby districts have created 5-6 schools in the past few years
- Less neighborhood schools, more district-wide
- Consolidation: fewer overall schools
- In MA, K-12 being housed in one facility
- Nationally, K-8 is increasing in popularity

CONSIDERATIONS

- Number of students
- Transportation costs
- Socioeconomic background
- District goals for achievement
- Effects on other schools
- Number of transitions
- School building design
- Effects on parent involvement



SCHEDULE/TIMELINE / FOR 2019/2020

1. June: Informal presentation to Matt & Burke, public forum
2. July: Superintendent's Cabinet meeting
3. August: Administrative Council meeting
4. September: BOE and FETFC (addressing comments received)
5. October: BOE and FETFC (finalized Option or Options), in preparation for public forum
6. November: BOE, public forum, revisions to documents afterwards, review project with State of CT
7. December: submission of completed documents

Elementary & Middle School Enrollment Projection (Year by School)

School Name	2019-20	2020-21	Δ	2021-22	Δ	2022-23	Δ	2023-24	Δ	2024-25	Δ	2025-26	Δ	2026-27	Δ	2027-28	Δ	2028-29	Δ
Latimer	421	436	15	451	30	475	54	477	56	479	58	488	67	495	74	492	71	495	74
Squadron Line	584	591	7	616	32	636	52	644	60	663	79	673	89	674	90	678	94	683	99
Central	378	396	18	388	10	407	29	417	39	414	36	423	45	427	49	428	50	436	58
Tootin' Hills	369	378	9	385	16	403	34	419	50	421	52	408	39	410	41	413	44	415	46
Tariffville	246	247	1	241	-5	243	-3	244	-2	243	-3	249	3	250	4	251	5	255	9
K-6 Summary	1,998	2,048	50	2,081	83	2,164	166	2,201	203	2,220	222	2,241	243	2,256	258	2,262	264	2,284	286
Henry James	630	620	10	603	27	574	-56	593	-37	653	23	656	26	666	36	687	57	695	65

Δ = Delta of students compared to existing school year 2019-20

Highest Projected (28-29)	2,284
Existing (2019-20)	1,998
Delta	286
Highest Projected (28-29)	14.3%

NEXT STEPS



THANK YOU

Tecton
ARCHITECTS