



Tecton
ARCHITECTS

SCHOOL FACILITIES

MASTER PLAN & RECONFIGURATION STUDY

PUBLIC FORUM NO.2

11.20.2019

AGENDA

1. Summary of the goals ~ “THE WHY””

2. Project History & Our Process

3. Outlining the Options

- Summary of options considered
- Outline the process and effort
- Key objectives of the Options
- Strategic Planning Options
- Plan for Implementation
- Solicit Feedback & Comments

TONIGHT'S GOAL
SEEK INPUT ON OPTIONS

Website

<https://www.simsbury.k12.ct.us/facilities-study>

Email Questions

study@simsbury.k12.ct.us



INTRODUCTIONS / A COLLABORATIVE APPROACH

SIMSBURY PUBLIC SCHOOLS

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Superintendent of Schools

School Business Manager

Supervisor of Buildings and Grounds

Director of Personnel

Assistant Superintendent for Teaching & Learning

Assistant Superintendent of Pupil Services

Director of Elementary Curriculum & Student Assessments

Executive Assistant

Steve Patrino, Interim Principal

Scott Baker, Principal

Beth Hennessy, Principal

Mike Luzietti, Principal

Meg Evans, Principal

Steve Matyczyk, Principal

Maggie Seidel, Principal

Simsbury High School

Henry James Memorial School

Central School

Latimer Lane School

Squadron Line School

Tariffville School

Tootin' Hills School

BOARD OF EDUCATION

Tara Willerup, Chairman, Susan Salina, Vice Chairman, Todd Burrick, Secretary, Lydia Tedone, Jeff Tindall, Jen Batchelar, Brian Watson, Sharon Thomas

FACILITIES AND ENROLLMENT TASK FORCE

Representatives from: School Department, Parents/Community, Business Manager, Board of Finance, Public Works, Engineering, Board of Education



INTRODUCTIONS / A COLLABORATIVE APPROACH

CONSULTANT TEAM

TECTON ARCHITECTS Architecture & Programming

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Site, Civil, Landscape, Planning

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Lauren Mello, PE



GOALS OF THE PROJECT / MASTER PLAN FOR THE FUTURE

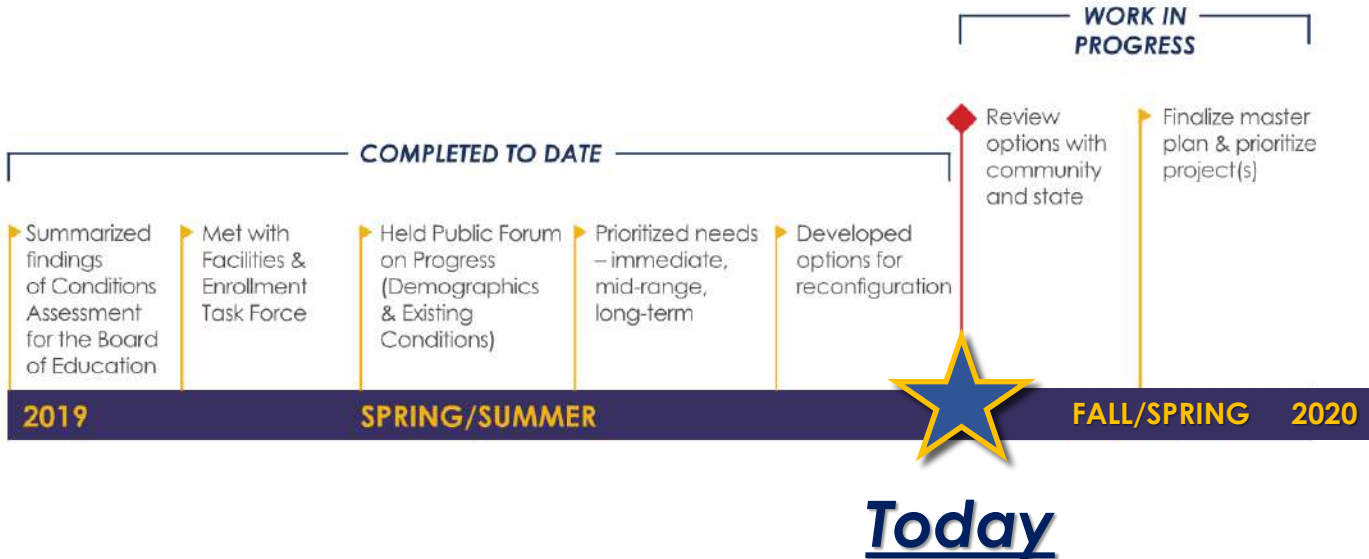
- Analyze existing conditions & assess educational needs
- 10 to 15 year prioritized plan (Capital & Maintenance)
- Employ a sustainable approach to address facility & educational needs of the community
- Explore impact of demographics & population projections
- Develop alternative configurations & options
- Engage community & explore responsive solutions
- **Produce a Long Range Master Plan for community**

PROJECT HISTORY

OUR PROCESS



PROJECT TIMELINE



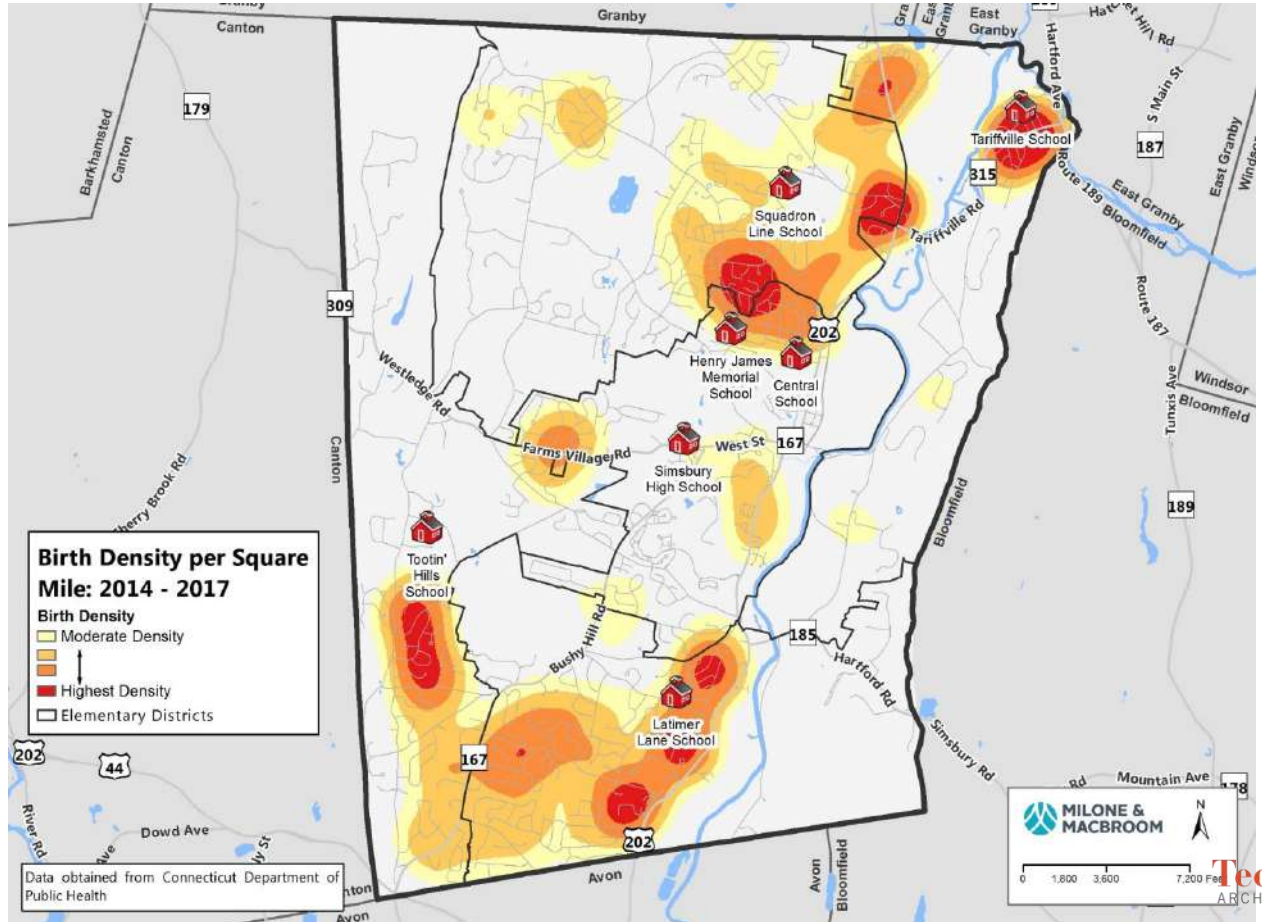
KEY POINTS FROM THE FIRST FORUM

- New housing development was analyzed as a part of the enrollment projections.

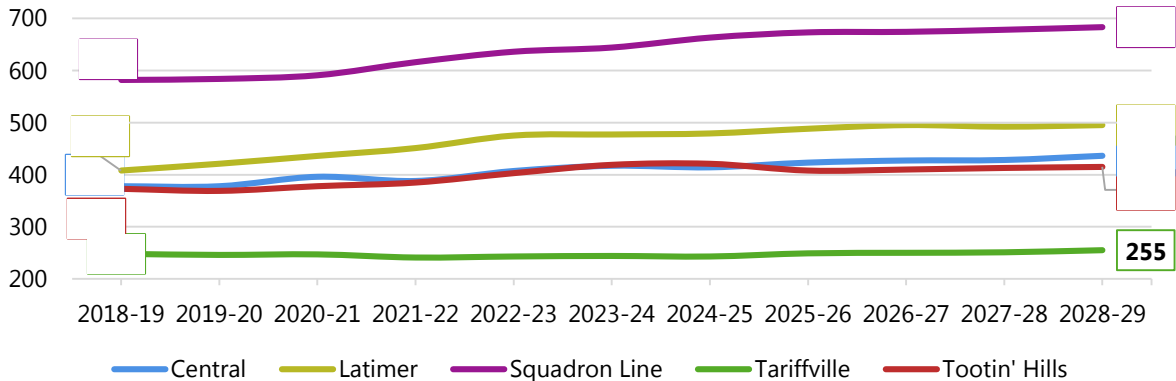
Findings conclude:

- A steady increase in elementary enrollment over the next five years (~300 students in K-6).
- Fastest growth at Latimer Lane (21.3%), Squadron Line (17.4%) and Central (15.3%).

BIRTH HOT SPOTS



Elementary School Projections (K-6): 2018-19 to 2028-29



- **Fastest growth projected at Latimer (21.3%), Squadron Line (17.4%) and Central (15.3%), the three districts with the greatest housing construction activity.**
- Modest growth projected at Tootin' Hills over the first five years of the projections.
- Tariffville projected to stay generally stable over the next decade, growing by just 2.8%.

KEY POINTS FROM THE FIRST FORUM

- Town has taken a methodical approach to building upgrades, **though none have been comprehensive renovations.**
- Facilities are well-maintained and community has **received solid value on their investment.**
- Most of the need is found in the **elementary schools.**

EXISTING SCHOOLS / TAKING STOCK OF WHAT YOU HAVE

EXISTING CONDITIONS INVENTORY & ANALYSIS

TARIFFVILLE SCHOOL (TS) K-6

B. SUMMARY & ANALYSIS

B.1 School & Facility Data

The School:

Type:	Elementary
Enrollment (2018):	248
Staff (approx):	70
Enrollment (10yr projection):	240
Net enrollment change:	-12
Location (in town):	northeast end

The Facility:

Total Building Area (SF):	37,398 SF
Site Area (acres):	4.41 acres
Stories (above grade):	2
Building / Framing Materials:	masonry, steel, concrete, wood
Spill-level / ramps (interior):	ramp, ADA
Elevator:	yes
Rosemount:	no
Mezzanine (mechanical):	no
Crawl Space / Tunnels:	yes
Modular Classrooms:	yes, 2, 564 SF
Auxiliary Buildings:	yes, storage
Full ADA Compliance:	no

Athletic Fields:	baseball, track, soccer
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EXISTING CONDITIONS INVENTORY & ANALYSIS

TARIFFVILLE SCHOOL (TS) K-6

B. SUMMARY & ANALYSIS

B.3 Conditions Rankings

B.33 CHECKLIST & RANKINGS

Ranking:	1 Very Poor (VP) Requires prompt action
	2 Fair (F) May require attention
	3 Fair (F) May require attention
	4 Good (G) May require attention
	5 Very Good (VG) Does not require attention

Exterior

Roofing	Asph/Flt EPDM membrane PVC membrane Flashing / joints Aluminum gutters / downspouts
Walls	masonry - brick Cladding - vinyl sid Tim Joints (Building orie) Wall mounted light Foundations - exp
Entrances	Aluminum Doors & Frames Highlow Metal Doors Softly / Canopy
Windows	Aluminum, thermal Window Screens (p)
Walkways / site stairs	Concrete walks & ramps Bituminous walks & ramps
Drives / parking lots	Bituminous pavement Line striping Exhaust illuminations
Landscaping	Lawn Planting Mulch beds
Recreation	Playscopes / Shrub Paved play surface Paved play surface Diamond fields Soccer fields
Other Structures	Auxiliary Buildings Loading area Dumpster Enclosure Site lighting (fixtures) Catch basin traps Catch basin structure

EXISTING CONDITIONS INVENTORY & ANALYSIS

TARIFFVILLE ELEMENTARY SCHOOL (TS) K-6

D. PHOTO LOG

D.2 Site



D.2.1: Walkways / Site Stairs



D.2.2: Walkways / Site Stairs

EXISTING CONDITIONS INVENTORY & ANALYSIS

TARIFFVILLE SCHOOL (TS) K-6

E. APPENDIX

E.1 PLAN DIAGRAMS



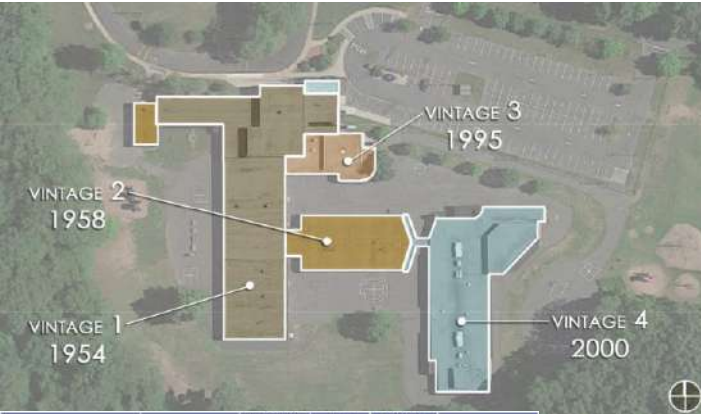
KEY POINTS FROM THE FIRST FORUM

Specific to the Elementary Schools....

- Facilities have been added to and/or partially renovated, leaving a complex composition of new and old, **inefficient layouts** and various vintages (exception: Squadron Line).
- Renovations to **core facilities** are needed (bathrooms, cafeterias, kitchens, gymnasiums, media centers).



EXISTING SCHOOLS / TAKING STOCK OF WHAT YOU HAVE



BUILDING	YEAR BUILT	CURRENT AGE	CUR. ENROLL	GRADE CONFIG.	(E) SF AREA
TOOTIN' HILLS	1954, 1958, 1995, 2000	65, 61, 24, 19	370	K-6	67,184



BUILDING	YEAR BUILT	CURRENT AGE	CUR. ENROLL	GRADE CONFIG.	(E) SF AREA
LAMFVILLE	1925, 1959, 1986, 2009	94, 40, 33, 10	246	K-6	39,398



BUILDING	YEAR BUILT	CURRENT AGE	CUR. ENROLL	GRADE CONFIG.	(E) SF AREA
LATIMER LANE	1962, 1996	57, 23	405	K-6	45,839



BUILDING	YEAR BUILT	CURRENT AGE	CUR. ENROLL	GRADE CONFIG.	(E) SF AREA
CENTRAL SCHOOL	1913, 1950, 1997	104, 49, 22	375	K-6	60,909

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	



KEY POINTS FROM THE FIRST FORUM

Specific to the Elementary Schools....

- No facility has received a **comprehensive renovation** since its original construction.
- Programmatically, the faculty has made use of **every space possible.**
- **The average age of the original elementary schools is 74.4 years.**



EXISTING SCHOOLS / TAKING STOCK OF WHAT YOU HAVE

BUILDING	YEAR BUILT	CURRENT AGE	CUR. ENROLL.	GRADE CONFIG.	(E) SF AREA
TARIFFVILLE	1925, 1959, 1986, 2009	94, 60, 33, 10	246	K-6	39,398
TOOTIN' HILLS	1954, 1958, 1995, 2000	65, 61, 24, 19	370	K-6	57,184
SQUADRON LINE	1969	50	578	PK-6	91,361
LATIMER LANE	1962, 1996	57, 23	405	K-6	45,839
CENTRAL SCHOOL	1913, 1950, 1997	106, 69, 22	375	K-6	60,909
HENRY JAMES MEMORIAL	1957, 1959, 2000, 2019	62, 60, 19	610	7-8	146,020
SIMSBUURY HIGH SCHOOL	1968, 1982, 2005	51, 37, 14	1419	9-12	303,541

NOTES:

[1] YEAR BUILT ~ COMPLETION DATE

[2] SF AREA IS BASED UPON ASSESSOR INFORMATION AND EXISTING CONDITIONS DOCUMENTS PROVIDED

WHAT WE HEARD AT THE FIRST FORUM

- Most existing condition issues were not a surprise, either in the buildings or the sites. **It is time to look at it comprehensively.**
- **Sustainability** is important: implementation new technologies, curriculum/practices that support the environment, using the building as a teaching tool, no fossil fuels, net-zero
- **Agreed that schools are being used to their maximum potential.**

WHAT WE HEARD AT THE FIRST FORUM

- Spaces should be flexible and not oversized: encouraged to research trends.
- Site schemes should address security, accessibility and clear traffic flow.
- **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.

HISTORY OF OPTIONS CONSIDERED

INTERACTIVE SESSIONS / FETC & ADMIN COUNCIL

- 6.19.19 Met with Leadership & discussed five options
- 7.25.19 Superintendent Cab. revised to six options
- 8.15.19 Admin. Council revised options, dropped PK 2
- 8.21.19 Admin Council revised options, dropped maintaining existing grade structure
- 9.18.19 Admin Council refined options
- 10.1.19 FETFC refined options down to 2 a/b, 3 a/b
- 10.16.19 Admin Council focused on two options: 5 6, 6 8
- 10.30.19 FETFC debated & refined two options



INTERACTIVE SESSIONS / FETC & ADMIN COUNCIL



N.B. 8 Schools changed on the map & not complete yet

23: Keeping next neighborhoods looking to a class

SCHOOL FACILITIES MASTER PLAN & RECONFIGURATION STUDY

School	Year Built	Area (sq. ft.)	Current Enroll.
Bank School	1962	46	45
Common Lane	1987	585 x 103	45
Chapin Lane	1911	52,87	37
Football Hills	1968	68,55, 91	39
Paulville	1958	36, 39, 248	248
Henry James	1982	88, 99, 74	810

Grade Config.	Future Enroll.	Prop. Const.
K-5	405	Renovate/Adj
K-5	585 x 103	Renovate/Adj
K-5	45	Renovate
K-5	415	Renovate
K-5	290	Renovate
T-8	-	-

Grade Config.	Future Enroll.	Prop. Const.
K-5	508	New
K-4	499	New
K-4	422	New
K-4	474	Renovate
PK	101	Renovate
T-8	-	-

Grade Config.	Future Enroll.	Prop. Const.
K-5	448	New
K-4	420	Renovate/Adj
K-4	420	New
K-4	420	Renovate
K-4	459	New
PK	101	Renovate
T-8	-	-

Grade Config.	Future Enroll.	Prop. Const.
K-5	371	New
K-5	344	New
K-5	466	Renovate
K-5	466	Renovate
PK	101	Renovate
T-8	1002	Renovate/Adj

Grade Config.	Future Enroll.	Prop. Const.
K-5	466	New
K-5	466	Renovate
K-5	466	New
K-5	466	Renovate
PK	101	Renovate
T-8	1002	Renovate/Adj

athletic needs are sufficient covering 40000 sq ft. but may be a selling point

Schools should be the hub for a diff. program because of its location

SHRINKS CAUSING NOT SAME NEIGHBORHOOD

COMPARTMENT + NO CHANGES - NO CHANGES

Benefits: 2
The major improvement is the new design of the building.

Benefits: 2
The major improvement is the new design of the building.

Benefits: 2
The major improvement is the new design of the building.

Benefits: 2
Admin costs are better

Benefits: 2
G-B together is good for 6 to be w/ other students

Benefits: 2
23. ELEM. RIGHT SIZE

Challenges: 1
Difficult to coordinate building and program changes.

Challenges: 2
2 lane road on Firetown (circulation)

Challenges: 2
2 lane road on Firetown (circulation)

Challenges: 2
The major challenge is the cost of the building.

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Challenges: 2
The major challenge is the cost of the building.

No option 1
No option 3A

516 2
Public not interested in (S) last road

10 / 4A - Traffic Safety

3A Too Big

2 schools affected

Using the fields may be a concern for some parents

WHERE WE STARTED...



WHERE WE STARTED...

1. All existing schools to be “Renovated as New”; additions at Squadron Line and Latimer Lane, revisions to other three
2. Redistrict Tariffville and Squadron Line, to equalize student population across all 5 elementary schools
3. Consolidate and standardize size of elementary school districts, utilizing 4 schools instead of 5; close Tariffville (or Squadron Line)
4. Reconfigure grades: Two Lower Elementary (PK-2) and Two Upper Elementary (3-5); relocate 6th grade to Henry James
5. Reconfigure grades: Three Elementary (K-4) and One Lower Middle Academy(5-6); create dedicated location(s) for PK

WHERE WE STARTED...




1

Initial
Options

“Renovate as New”

BUILDING	GRADE CONFIG.	CUR. ENROLL.	FUTURE ENROLL.	TYPE OF CONST.
TARIFFVILLE	K-6	248	255	RENO
TOOTIN' HILLS	K-6	370	415	RENO
SQUADRON LINE	PK-6	580 (+101)	683 (+101)	ADD/RENO
LATIMER LANE	K-6	406	495	ADD/RENO
CENTRAL SCHOOL	K-6	377	436	RENO

Benefits & Challenges

-  Maintains Neighborhood Schools
-  Need swing space!
-  May not address enrollment fast enough

WHERE WE STARTED...

2

Initial Options

Projected Enrollment					TYPE OF CONST.
					-
SQUADRON LINE	PK-6	580 (+101)	683 (+101)		-

Redistricted Enrollment					TYPE OF CONST.
					ADD/RENO
SQUADRON LINE	PK-6	580 (+101)	469 (+101)		NEW



WHERE WE STARTED...

2

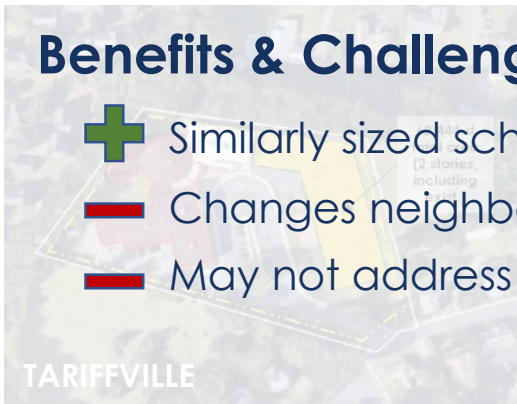
Initial Options

Projected Enrollment				
				TYPE OF CONST.
-				-
SQUADRON LINE	PK-6	580 (+101)	683 (+101)	-

Redistricted Enrollment				
BUILDING	GRADE CONFIG.	CUR. ENROLL.	FUTURE ENROLL.	TYPE OF CONST.
TARIFFVILLE	K-6	248	469	ADD/RENO
SQUADRON LINE	PK-6	580 (+101)	469 (+101)	NEW

Benefits & Challenges

-  Similarly sized schools (student populations)
-  Changes neighborhoods/traffic patterns
-  May not address enrollment fast enough



TARIFFVILLE



SQUADRON LINE



WHERE WE STARTED...

3

Initial Options

BUILDING	GRADE CONFIG.	CUR. ENROLL.	FUTURE ENROLL.	TYPE OF CONST.
TOOTIN' HILLS	K-6	370	571	NEW OR RAN
SQUADRON LINE	PK-6	580 (+101)	571 (+101)	NEW OR RAN
LATIMER LANE	K-6	406	571	NEW OR RAN
CENTRAL SCHOOL	K-6	377	571	ADD/RENOV



WHERE WE STARTED...

3

Initial Options

Benefits & Challenges		FUTURE ENROLL.	TYPE OF CONST.
	May reduce overall operating costs		OR RAN
	Changes neighborhoods/traffic patterns		
	May not address enrollment fast enough		NEW OR RAN
	Schools may become too large		ADD/RENOV



WHERE WE STARTED...

4

Initial Options

BUILDING	GRADE CONFIG.	CUR. ENROLL.	FUTURE ENROLL.	TYPE OF CONST.
LATIMER LANE	PK-2	406	392 (+50)	NEW OR RAN
CENTRAL SCHOOL	PK-2	377	593 (+51)	RENO
TOOTIN' HILLS	3-5	370	389	NEW OR RAN
SQUADRON LINE	3-5	580 (+101)	586	NEW OR RAN
HENRY JAMES	6-8	610	1,039	ADDITION



WHERE WE STARTED...

4

Initial Options

Benefits & Challenges

BUILDING	GRADE	CUR. ENROLL.	FUTURE ENROLL.	TYPE OF CONST.
LATIMER LANE	PK-2	406	392 (+50)	NEW OR RAN
CENTRAL SCHOOL	PK-2	377	593 (+51)	RENO
TOTTEN' HILLS	3-5	370	389	NEW OR RAN
SQUADRON LINE	3-5	380 (+10)	388	NEW OR RAN
HENRY J. JONES				ADDITION



May reduce overall operating costs



Provides for more flexibility



Changes neighborhood / traffic patterns



Schools may become too large






WHERE WE STARTED...

5

Initial Options

BUILDING	GRADE CONFIG.	CUR. ENROLL.	FUTURE ENROLL.	TYPE OF CONST.
TOOTIN' HILLS	K-4	370	401	NEW OR RAN
SQUADRON LINE	K-4	580 (+101)	701 (+101)	NEW
LATIMER LANE	K-4	406	409	NEW OR RAN
CENTRAL SCHOOL	5-6	377	648	ADD/RENO

Benefits & Challenges

-  May reduce operating costs
-  Changes Neighborhoods/Traffic patterns
-  Disproportionate populations / too large?

REFINEMENTS



REFINEMENTS / 7.25.19 THROUGH 9.18.19

- 1. All existing schools to be “Renovated as New”; additions at Squadron Line and Latimer Lane, waivers for other three**
- ~~2. Redistrict Tariffville and Squadron Line, to reduce the difference in their populations~~
- ~~3. Consolidate and standardize size of elementary school districts, utilizing 4 schools instead of 5; repurpose Tariffville~~
- ~~4. Reconfigure grades: Two Lower Elementary (PK-2) and Two Upper Elementary (3-5); **relocate 6th grade to Henry James**~~
- 5. Reconfigure grades: Maintain 4 schools: 3 Elementary (K-4) and 1 Lower Middle Academy(5-6); create PK at Tariffville**
- 6. Reconfigure grades: Maintain 3 schools as Elementary (K-4) and construct Lower Middle Academy(5-6) at Henry James; repurpose Tootin Hills**

REFINEMENTS / 7.25.19 THROUGH 9.18.19



REFINEMENTS / 7.25.19 THROUGH 9.18.19

7.25.19

7.25.19



REFINEMENTS / 7.25.19 THROUGH 9.18.19

7.25.19

7.25.19

8.21.19



REFINEMENTS / 7.25.19 THROUGH 9.18.19

7.25.19

7.25.19

8.21.19

8.21.19



SQUADRON LINE

REFINEMENTS / 7.25.19 THROUGH 9.18.19

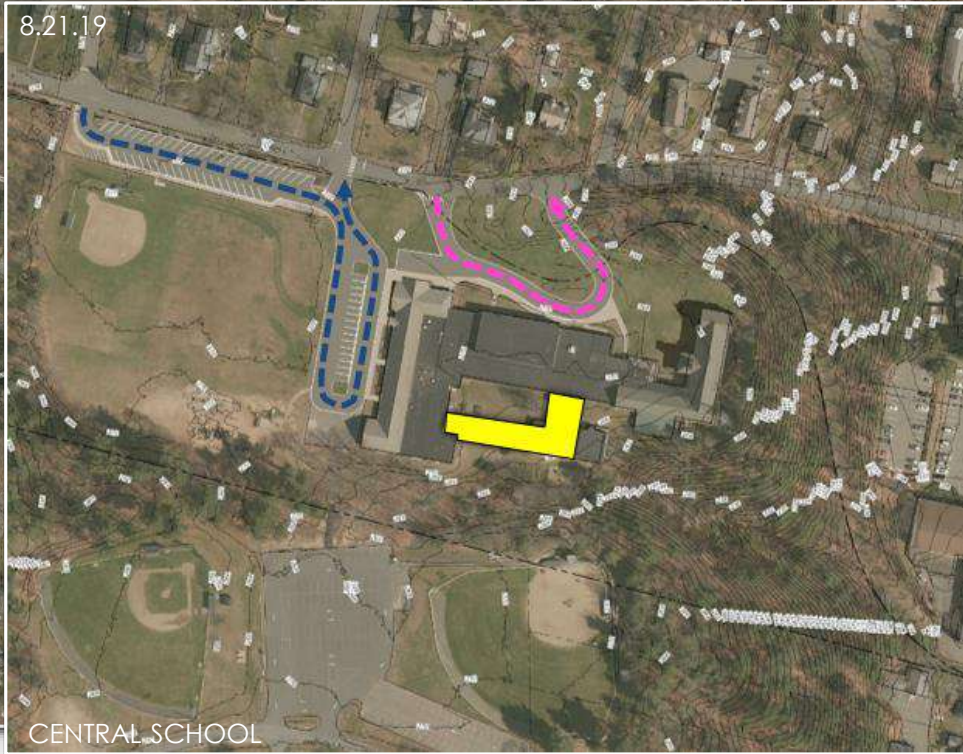
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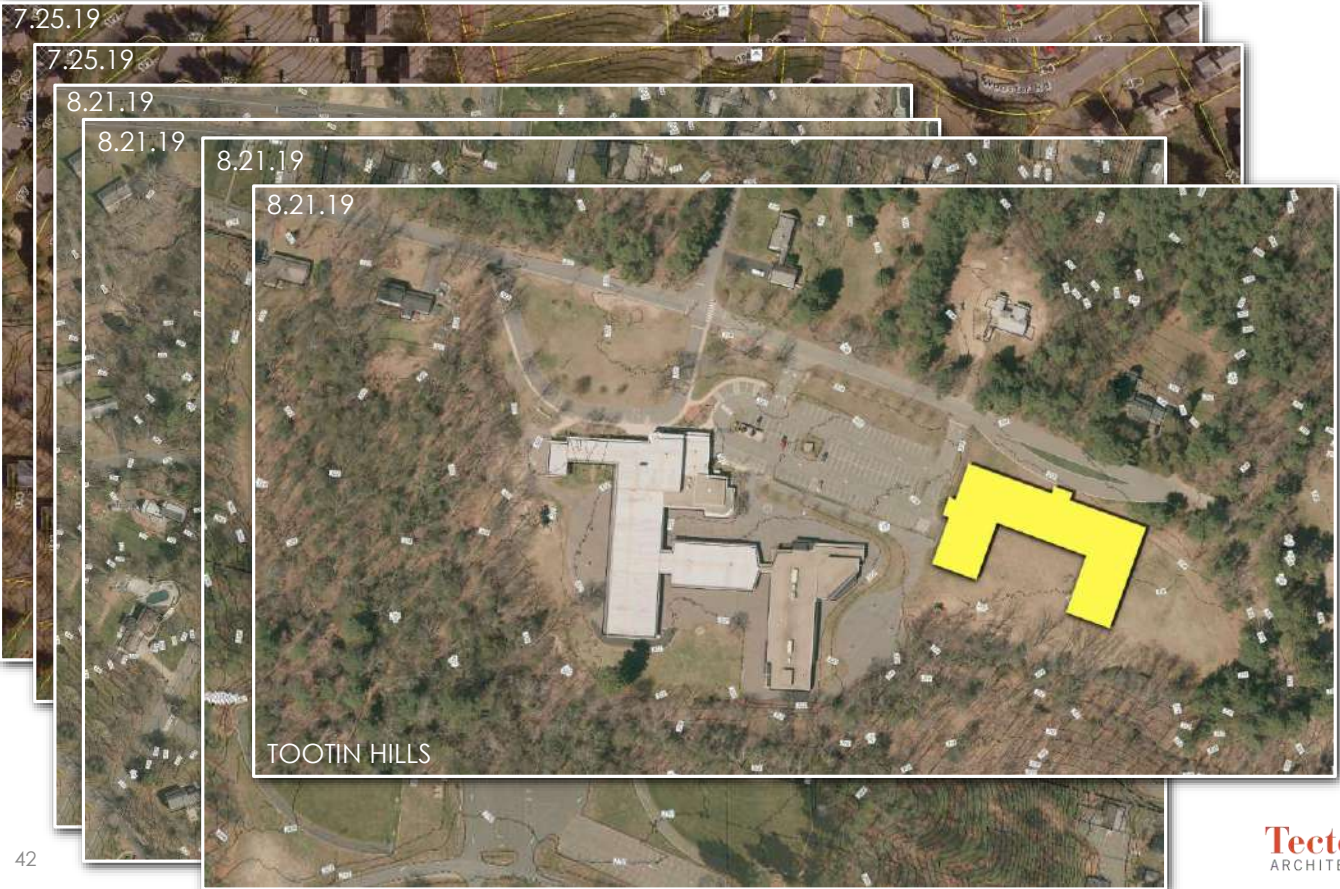
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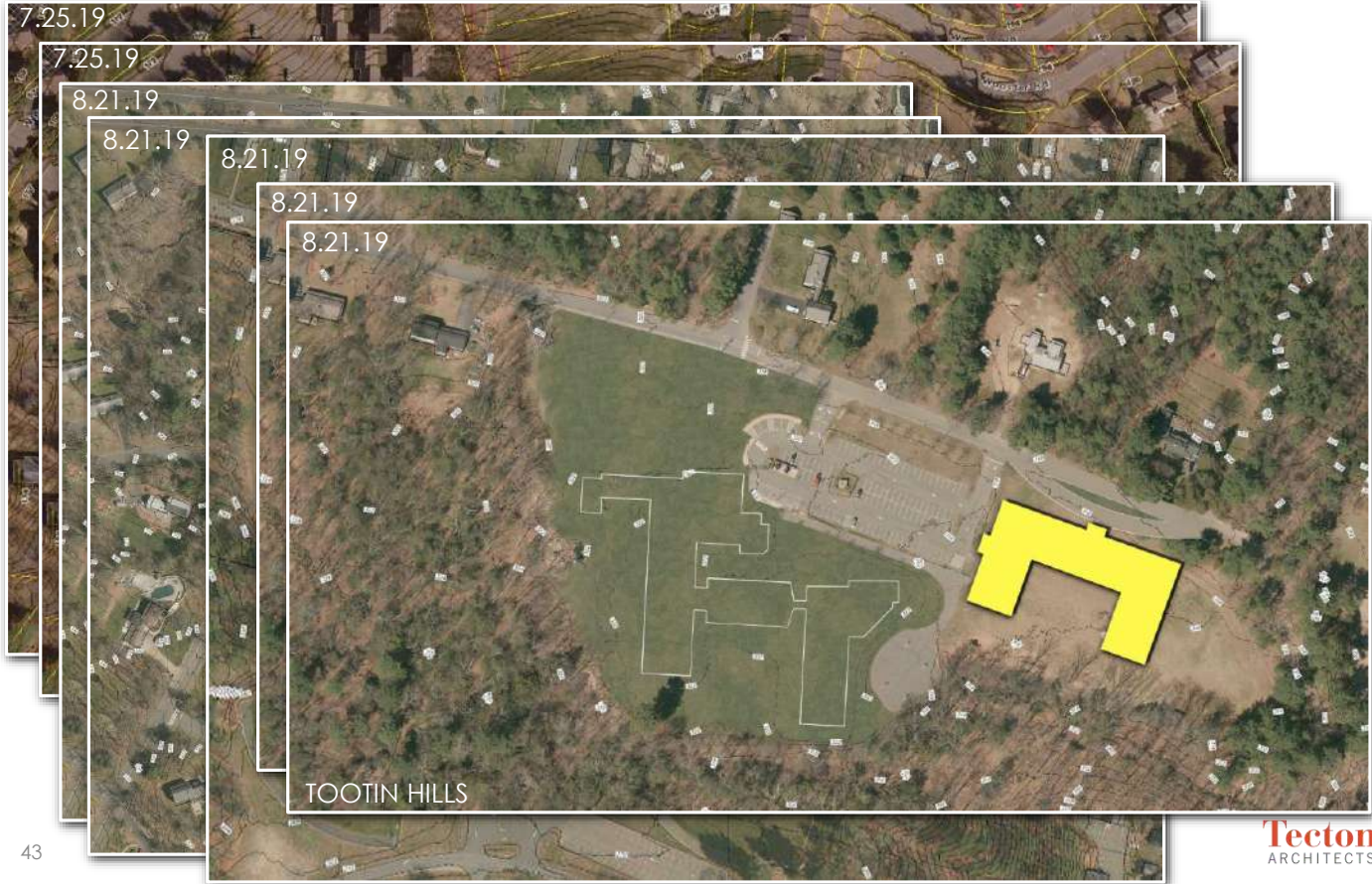
8.21.19



REFINEMENTS / 7.25.19 THROUGH 9.18.19

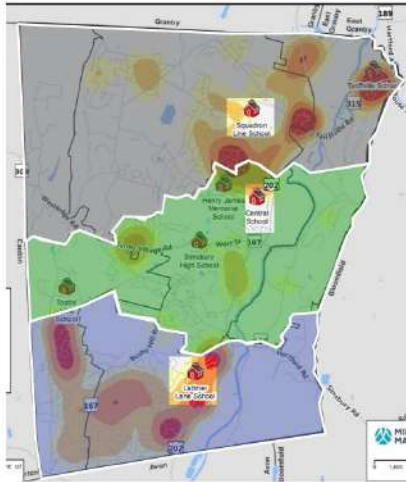


REFINEMENTS / 7.25.19 THROUGH 9.18.19



REFINEMENTS / 7.25.19 THROUGH 9.18.19

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



9.18.19

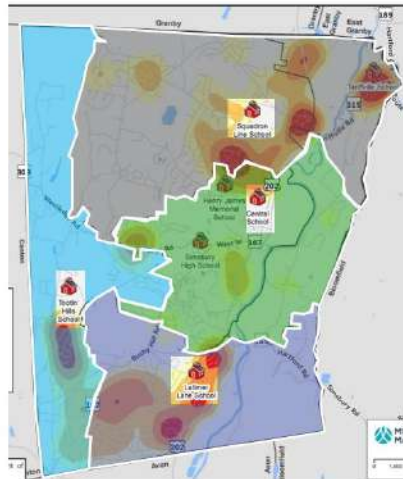
REFINEMENTS / 7.25.19 THROUGH 9.18.19



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



OPTION 4B / FOUR K-6 SCHOOLS



9.18.19

9.18.19

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REFINEMENTS / 7.25.19 THROUGH 9.18.19



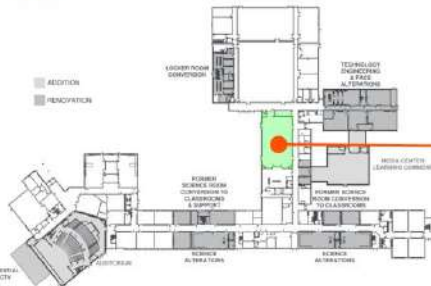
OPTION 3 / THREE K-5 SCHOOLS, ADD 6TH GRADE TO HENRY JAMES



OPTION 4B / FOUR K-6 SCHOOLS



OPTION 3 / 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 ~ 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 ~ 28.6 students per class

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



9.18.19

9.18.19

9.18.19

COSTS – Important Considerations

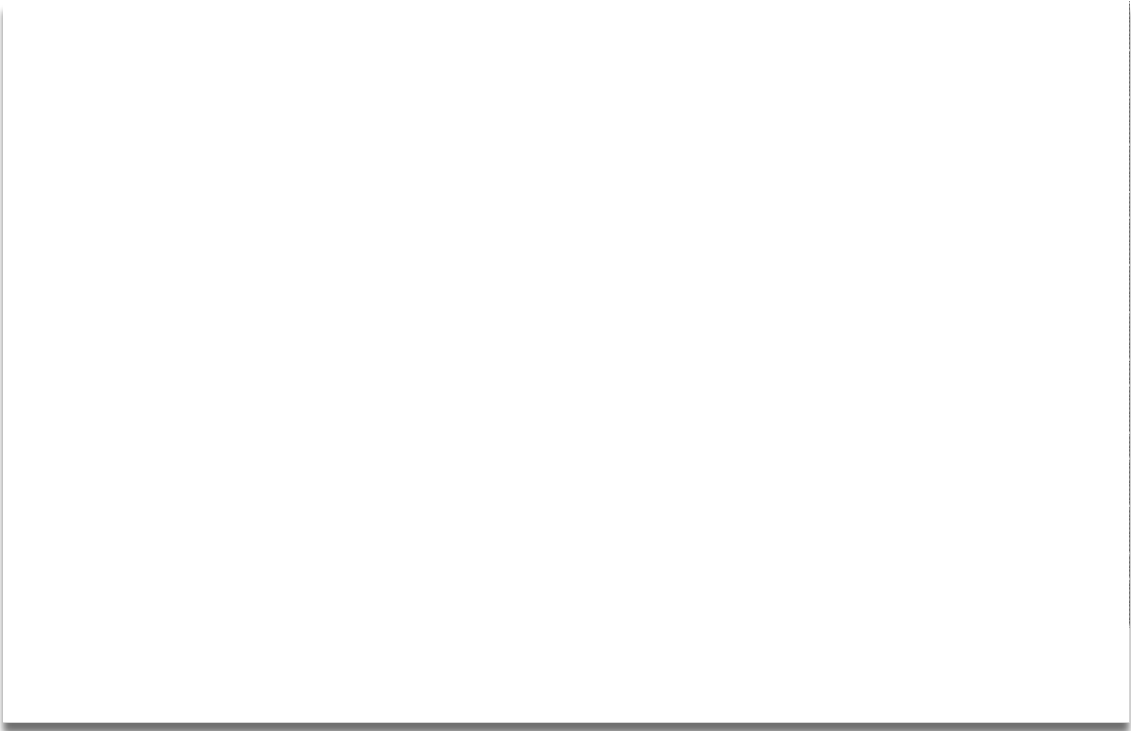
1. Costs are based upon mid range of historical averages
2. Costs are escalated to mid point of 2022, or the potential mid point of construction for Step 1 of the plan options
3. Adjustments shall be made once a preferred option is selected
4. Does not include impact for operational costs or premium for site logistics for multi phase renovations
5. Reimbursement rate utilized is last published 2018:

Renovate as New ~ 34.64%

New Construction ~ 24.64%



REFINEMENTS / COSTING OF OPTIONS





REFINEMENTS / COSTING OF OPTIONS

Cost Summary Table

Scope of Work

Site Improvements

Parking Lot & Vehicular Circ.

Demolition (+ haz mat, environ.)

Renovation

New Construction

What are soft costs (18.25%)?

Soft Costs (Design, FF&E, Fees, Printing)

Reimbursement Rate - New

Reimbursement Rate - RAN

Ineligibles

* Cost Escalated to mid point of 2021

LAND ACQUISITION
MISCELLANEOUS ADMINISTRATION COSTS
CLERK OF THE WORK
ARCHITECT / ENGINEER FEES, CONSULTANTS
A/E REIMBURSABLES (CAFÉ STUDY AND REIMB.)
OTHER CONSULTANTS: LEED / ENERGY AUDIT
GEOTHERMAL CONSULTANT (IN ADD ALTERNATE)
CL&P REBATE
ENVIRONMENTAL CONSULTANT
SURVEYS, BORINGS, GEOTECHNICAL REPORT
TRAFFIC STUDY
TESTING, INSPECTIONS, SPECIAL INSPECTIONS
3RD PARTY INSPECTION ENGINEER
INDEPENDENT STRUCTURAL REVIEW
INDEPENDENT CODE COMPLIANCE (LOCAL) REVIEW: BY AH
PRINTING, MAILING, ALLOWANCE
FURNITURE, EQUIPMENT
FF&E
Loose Furnishings
Food Service Equipment
Network Equipment (MDF/IDF/W APs)
Telecommunications Equipment
Audio/Visual Equipment
Specialty Signage (Exterior Monumental)
FURNITURE CONSULTANT
TELEPHONE SYSTEM
TECHNOLOGY EQUIPMENT
TECHNOLOGY
TECHNOLOGY CONSULTANT
SECURITY SYSTEM: IN CONSTRUCTION COST
SECURITY CONSULTANT, IN A/E FEE
BUILDER'S RISK INSURANCE
MOVING EXPENSES, STORAGE
BONDING / LEGAL EXPENSES - BY SEPARATE FUNDING
SHORT TERM FINANCING
STATE PERMIT FEE (0.26 / 1000 OF CONST. COST)
COMMISSIONING
UTILITIES (DURING CONSTRUCTION) - BY OWNER, OTHER
OWNERS CONTINGENCY
OWNERS REPRESENTATIVE (PM)





REFINEMENTS / COSTING OF OPTIONS

Latimer Lane (K-6)

Grade Levels	Proj.	OSCG Standard.	
	Enr.**	Sf/St.	All. Area
Kindergarten	65	120	7,800
Grade 1	68	120	8,160
Grade 2	65	120	7,800
Grade 3	70	120	8,400
Grade 4	71	120	8,520
Grade 5	82	148	12,136
Grade 6	74	148	10,952
Total	495		
Max. Area Allowed	63,768		
Existing Building	45,839		
Variance	17,929		



Highest projected enrollment (8-year period)

Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	12.50	Acres	\$392,500	\$4,906,250
Parking Lot & Vehicular Circ.	95	spaces	\$9,250	\$878,750
Renovate as New	45,839	sf	\$350.00	\$16,043,650
New Addition	17,929	sf	\$440.00	\$7,888,760
Subtotal		Avg/csf	\$466.02	\$29,717,410
Soft Costs	18.25%	%		\$5,423,427
Portable Lease Costs (16 Months)	27	mth/CR	\$2,500	\$1,080,000
Total Project Costs			\$568.01	\$36,220,837
State Reimbursement			34.64%	(\$12,546,898)
Ineligibles***			4.00%	\$1,448,833
Estimated Total Cost to Simsbury				\$25,122,773

Renovate as New (K-6)



REFINEMENTS / COSTING OF OPTIONS

Latimer Lane (K-6)

Grade Levels	Proj.	OSCG Standard.	
	Enr.**	Sf/St.	All. Area
Kindergarten	65	120	7,800
Grade 1	68	120	8,160
Grade 2	65	120	7,800
Grade 3	70	120	8,400
Grade 4	71	120	8,520
Grade 5	82	148	
Grade 6	74	148	
Total	495		
Max. Area Allowed	63,768		
Existing Building	45,839		
Variance	17,929		



Renovate as New (K-6)

- Highest projected enrollment (8-year period)
- Multiple by max. allowable square foot per student

Project Cost Summary

Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	12.50	Acres	\$392,500	\$4,906,250
Parking Lot & Vehicular Circ.	95	spaces	\$9,250	\$878,750
Renovate as New	45,839	sf	\$350.00	\$16,043,650
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Portable Lease Costs (16 Months)	27	mth/CR	\$2,500	\$1,080,000
Total Project Costs			\$568.01	\$36,220,837
State Reimbursement			34.64%	(\$12,546,898)
Ineligibles***			4.00%	\$1,448,833
Estimated Total Cost to Simsbury				\$25,122,773



REFINEMENTS / COSTING OF OPTIONS

Latimer Lane (K-6)

Grade Levels	Proj. Enr.**	OSCG Standard.	
	Sf/St.	All.	Area
Kindergarten	65	120	7,800
Grade 1	68	120	8,160
Grade 2	65	120	7,800
Grade 3	70	120	8,400
Grade 4	71	120	8,520
Grade 5	82	148	12,136
Grade 6	74	148	10,952
Total	495		
Max. Area Allowed	63,768		
Existing Building	45,839		
Variance	17,929		



Renovate as New (K-6)

- 1 Highest projected enrollment (8-year period)
- 2 Multiple by max. allowable square foot per student
- 3 Compare max. allowable area to existing building

Project Cost Summary

Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	12.50	Acres	\$392,500	\$4,906,250
Parking Lot & Vehicular Circ.	95	spaces	\$9,250	\$878,750
Renovate as New	45,839	sf	\$350.00	\$16,043,650
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Portable Lease Costs (16 Months)	27	mth/CR	\$2,500	\$1,080,000
Total Project Costs			\$568.01	\$36,220,837
State Reimbursement			34.64%	(\$12,546,898)
Ineligibles***			4.00%	\$1,448,833
Estimated Total Cost to Simsbury				\$25,122,773



REFINEMENTS / COSTING OF OPTIONS

Latimer Lane (K-6)

Grade Levels	Proj. Enr.**	OSCG Standard.	
	Sf/St.	All.	Area
Kindergarten	65	120	7,800
Grade 1	68	120	8,160
Grade 2	65	120	7,800
Grade 3	70	120	8,400
Grade 4	71	120	8,520
Grade 5	82	148	12,136
Grade 6	74	148	10,952
Total	495		
Max. Area Allowed	63,768		
Existing Building	45,839		
Net Increase	17,929		



Project Cost Summary

Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	12.50	Acres	\$392,500	\$4,906,250
Parking Lot & Vehicular Circ.	95	spaces	\$9,250	\$878,750
Renovate as New	45,839	sf	\$350.00	\$16,043,650
New Addition	17,929	sf	\$440.00	\$7,888,760
Subtotal		Avg/csf	\$466.02	\$29,717,410
Soft Costs	18.25%	%		\$5,423,427
Portable Lease Costs (16 Months)	27	month/CR	\$2,500	\$1,080,000
Total Project Costs			\$568.01	\$36,220,837
State Reimbursement			34.64%	(\$12,546,898)
Ineligibles***			4.00%	\$1,448,833
Estimated Total Cost to Simsbury				\$25,122,773

Renovate as New (K-6)

- 1 Highest projected enrollment (8-year period)
- 2 Multiple by max. allowable square foot per student
- 3 Compare max. allowable area to existing building
- 4 Project Costs = site, portables, building, and "soft costs"



REFINEMENTS / COSTING OF OPTIONS

Latimer Lane (K-6)

Grade Levels	Proj.	OSCG Standard.	
	Enr.**	Sf/St.	All. Area
Kindergarten	65	120	7,800
Grade 1	68	120	8,160
Grade 2	65	120	7,800
Grade 3	70	120	8,400
Grade 4	71	120	8,520
Grade 5	82	148	12,136
Grade 6	74	148	10,952
Total	495		
Max. Area Allowed	63,768		
Existing Building	45,839		
Variance	17,929		

Project Cost Summary

Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	12.50	Acres	\$392,500	\$4,906,250
Parking Lot & Vehicular Circ.	95	spaces	\$9,250	\$878,750
Renovate as New	45,839	sf	\$350.00	\$16,043,650
New Addition	17,929	sf	\$440.00	\$7,888,760
Subtotal		Avg/csf	\$466.02	\$29,717,410
Soft Costs	18.25%	%		\$5,423,427
Portable Lease Costs (16 Months)	27	1mth/CR	\$2,500	\$1,080,000
Total Project Costs			\$568.01	\$36,220,837
State Reimbursement			34.64%	(\$12,546,898)
Ineligibles***			4.00%	\$1,448,833
Estimated Total Cost to Simsbury				\$25,122,773



Renovate as New (K-6)

- 1 Highest projected enrollment (8-year period)
- 2 Multiple by max. allowable square foot per student
- 3 Compare max. allowable area to existing building
- 4 Project Costs = site, portables, building, and "soft costs"
- 5 Total project costs less state reimbursement & ineligible



REFINEMENTS / COSTING OF OPTIONS

Latimer Lane (K-6)

Grade Levels	Proj.	OSCG Standard.	
	Enr.**	Sf/St.	All. Area
Kindergarten	65	120	7,800
Grade 1	68	120	8,160
Grade 2	65	120	7,800
Grade 3	70	120	8,400
Grade 4	71	120	8,520
Grade 5	82	148	12,136
Grade 6	74	148	10,952
Total	495		
Max. Area Allowed	63,768		
Existing Building	45,839		
Variance	17,929		

Project Cost Summary

Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	12.50	Acres	\$392,500	\$4,906,250
Parking Lot & Vehicular Circ.	95	spaces	\$9,250	\$878,750
Renovate as New	45,839	sf	\$350.00	\$16,043,650
New Addition	17,929	sf	\$440.00	\$7,888,760
Subtotal		Avg/csf	\$466.02	\$29,717,410
Soft Costs	18.25%	%		\$5,423,427
Portable Lease Costs (16 Months)	27	mth/CR	\$2,500	\$1,080,000
Total Project Costs			\$568.01	\$36,220,837
State Reimbursement			34.64%	(\$12,546,898)
Ineligibles***			4.00%	\$1,448,833
Estimated Total Cost to Simsbury				\$25,122,773

Renovate as New (K-6)

- 1 Highest projected enrollment (8-year period)
- 2 Multiple by max. allowable square foot per student
- 3 Compare max. allowable area to existing building
- 4 Project Costs = site, portables, building, and "soft costs"
- 5 Total project costs less state reimbursement & ineligible
- 6 Cost to Simsbury Community



REFINEMENTS / COSTING OF OPTIONS

Latimer Lane (K-4)

Grade Levels	Proj.	OSCG Standard.		
	Enr.**	Sf/St.	All. Area	
Kindergarten	98	120	11,760	
Grade 1	98	120	11,760	
Grade 2	98	120	11,760	
Grade 3	98	120	11,760	
Grade 4	98	120	11,760	
Total	490			
Max. Area Allowed	58,800			
Existing Building	45,839			
Variance	12,961			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	12.50	Acres	\$392,500	\$4,906,250
Parking Lot & Vehicular Circ.	95	spaces	\$9,250	\$878,750
Demolition (+ haz mat, environ.)	45,839	sf	\$38.50	\$1,764,802
New Construction	58,800	sf	\$440.00	\$25,872,000
Subtotal		Avg/csf	\$568.40	\$33,421,802
Soft Costs	18.25%	%		\$6,099,479
Portable Lease Costs (16 Months)		0/mth/CR	\$2,500	\$0
Total Project Costs			\$672.13	\$39,521,280
State Reimbursement			24.64%	(\$9,738,043)
Ineligibles***			4.00%	\$1,580,851
Estimated Total Cost to Simsbury				\$31,364,088

New (K-4)

- 1 Highest projected enrollment (8-year period)
- 2 Multiple by max. allowable square foot per student
- 3 Compare max. allowable area to existing building
- 4 Project Costs = site, portables, building, and "soft costs"
- 5 Total project costs less state reimbursement & ineligibles
- 6 Cost to Simsbury Community

Additional Refinements

Focus on addressing near term and
“future proof” the plan

THE NEED CONDITION & CAPACITY

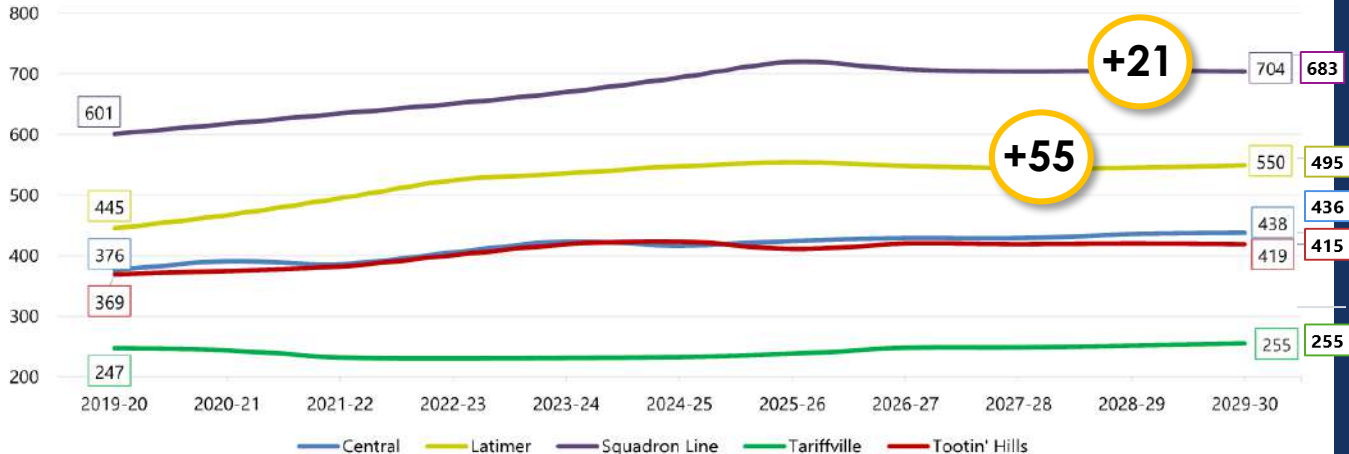


THE CONDITION / ELEMENTARY SCHOOLS



OCTOBER UPDATE TO DEMOGRAPHICS!

Elementary School Projections (K-6): 2019-20 to 2029-30



Medium projections model

Projections increased from 2018 to 2019 by **82 Students (K-6)**

CAPACITY ANALYSIS – LATIMER LANE

1 Capacity Analysis

Item Description	Projected Enrollment (2026-27)								Subtl.
	K	1	2	3	4	5	6		
Grade Level	K	1	2	3	4	5	6		
Student Pop. (10/1/18)	64	75	78	72	82	93	90		554
SF/Student (Max.)	120	120	120	120	120	152	152		156
SF/Grade Level (Max.)	7,680	9,000	9,360	8,640	9,840	14,136	13,680		72,336

2 State Standard Space Specifications Grades

Projected Enrollment	Pre-K and K	1	2	3	4	5	6	7	8	9	10	11	12
	Allowable Square Footage per Pupil												
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

Sec. 10-287c-15. Standards (Reference: Section 10-283a)

(a) **State standard space specifications.** The standard space specifications identified in this section shall apply to all school building project grants except code and health violations, roof replacements, site acquisitions, site improvements, leasing projects, plant purchases, vocational agriculture equipment, and administrative facilities. For any building constructed prior to 1950, the standard space specifications identified in this section shall be increased by twenty-five per cent.

Note: Updated for October 2019 enrollment

Analysis

- 1 Take highest student enrollment from 8 year projection.
- 2 Multiple by max. allowable as per state standard Space Specifications by grade level & total size of school
- 3 Compare projected maximum allowable to existing areas to determine overall basic need.

MAX. ALLOWED **EXISTING BUILDING**
(72,336 SF 45, 839 SF)

3 DELTA
26,497 SF

Existing Building needs to expand by 57.8%

CAPACITY OF WHAT YOU HAVE TODAY

BUILDING	GRADE CONFIG.	CUR. ENROLL.	FUTURE ENROLL.	EXISTING AREA	PER STATE STD.	DELTA
LATIMER LANE	K-6	406	495 (Yr. 2026-27)	45,839	72,336	<u>26,497</u>
SQUADRON LINE	PK-6	580 (+101)	683 (+101) (Yr. 2028-29)	91,361	105,592	<u>14,231</u>
CENTRAL SCHOOL	K-6	377	436 (Yr. 2028-29)	60,909	71,260*	<u>10,351</u>
TARIFFVILLE	K-6	248	255 (Yr. 2028-29)	39,398	42,605*	<u>3,207</u>
TOOTIN' HILLS	K-6	370	421 (Yr. 2024-25)	57,184	54,936	1,952

- Increase allowable by 25% for buildings constructed prior to 1950
- Updated for October 2019 enrollment

IMPACT OF DEMOGRAPHIC ANALYSIS

How Many & When?

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	467	46	495	74	525	104	536	115	548	127	554	133	549	128	544	123	545	124
Squadron Line	584	618	34	635	51	651	67	670	86	694	110	720	136	708	124	704	120	706	122
Central	378	391	13	386	8	406	28	424	46	417	39	425	47	429	51	429	51	436	58
Tootin' Hills	369	375	6	382	13	401	32	419	50	424	55	411	42	420	51	419	50	420	51
Tariffville	246	244	-2	232	-14	230	-16	231	-15	233	-13	238	-8	248	2	249	3	252	6
K-6 Summary	1,998	2,095	97	2,130	132	2,213	215	2,280	282	2,316	318	2,348	350	2,354	356	2,345	347	2,359	361
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)	2,359																		
Existing (2019-20)	1,998																		
Delta	361																		
Highest Projected (28-29)	18.1%																		

Note: Updated for October 2019 enrollment

IMPACT OF DEMOGRAPHIC ANALYSIS

How Many & When?

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	467	46	495	74	525	104	536	115	548	127	554	133	549	128	544	123	545	124
Squadron Line	584	618	34	635	51	651	67	670	86	694	110	720	136	708	124	704	120	706	122
Central	378	391	13	386	8	406	28	424	46	417	39	425	47	429	51	429	51	436	58
Tootin' Hills	369	375	6	382	13	401	32	419	50	424	55	411	42	420	51	419	50	420	51
Tariffville	246	244	-2	232	-14	230	-16	231	-15	233	-13	238	-8	248	2	249	3	252	6
K-6 Summary	1,998	2,095	97	2,130	132	2,213	215	2,280	282	2,316	318	2,348	350	2,354	356	2,345	347	2,359	361
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)	2,359
Existing (2019-20)	1,998
Delta	361
Highest Projected (28-29)	18.1%

Note: Updated for October 2019 enrollment

In 3 Years... +215 Students, 10 to 11 classrooms
In 4 Years... +282 Students, 13 to 14 classrooms

KEY ASPECTS OF REFINED OPTIONS

- 1. Future Proof the plan, built-in flexibility over time**
2. Free up space in the existing elementary schools early in the plan
3. Some redistricting regardless of the option
4. Create space for improved curriculum
5. Strategically address immediate needs to allow for phased implementation of capital improvements

OPTION 1

Step 1 - Construct New School (5 6) at the Henry James Middle School site and reconfigure Elementary Schools to K 4; repurpose Tariffville as PK and Board of Education space.

Step 2 - Option to add/renovate/rebuild 3 Elementary Schools and repurpose Tootin Hills or add/reno/rebuild all 4 remaining Elem. Schools.

3 Elementary + PK

BUILDING	GRADE CONF.	CUR. ENROLL.	FUTURE ENROLL.	CONSTR.
HENRY JAMES MS	7-8	630	695	ETR
NEW SCHOOL @ HENRY JAMES	5-6	-	679	NEW
LATIMER LANE	K-4	406	490	NEW
SQUADRON LINE	K-4	580 (+101)	672	NEW
CENTRAL SCHOOL	K-4	377	474	RENO
TOOTIN HILLS	K-4	370	0	-
TARIFFVILLE	PK	248	101	RENO/ DEMO
SUBTOTAL		2,712	3,111	

4 Elementary + PK

BUILDING	GRADE CONF.	CUR. ENROLL.	FUTURE ENROLL.	CONSTR.
HENRY JAMES MS	7-8	630	695	ETR
NEW SCHOOL @ HENRY JAMES	5-6	-	679	NEW
LATIMER LANE	K-4	406	409	RENO/ADD
SQUADRON LINE	K-4	580 (+101)	409	NEW
CENTRAL SCHOOL	K-4	377	409	RENO/ADD
TOOTIN HILLS	K-4	370	409	NEW
TARIFFVILLE	PK	248	101	RENO/ DEMO
SUBTOTAL		2,712	3,111	

Note: Updated for October 2019 enrollment

OPTION 2

Step 1 - Add on to Henry James to accommodate 6th Grade and Build New K 5 at Latimer Lane, reconfigure Elementary Schools to K 5, and repurpose Tariffville as PK and Board of Education space.

Step 2 - Renovate and/or rebuild 3 remaining Elementary Schools.

BUILDING	GRADE CONFIG.	CUR. ENROLL.	FUTURE ENROLL.	CONSTR.
HENRY JAMES	6-8	630	(695+386) 1,081	RENO/ADD
LATIMER LANE	K-5	406	482	NEW
SQUADRON LINE	K-5	580 (+101)	483	NEW
CENTRAL SCHOOL	K-5	377	482	RENOVATE
TOOTIN HILLS	K-5	370	482	NEW
TARIFFVILLE	PK	248	101	RENO/DEMO
Subtotal		2,712	3,111	

Note: Updated for October 2019 enrollment

PROPOSED OPTIONS – STEP 1

Option 1

Construct a New School (5 6) at Henry James and reconfigure Elementary Schools to K 4
Maintain 3 or 4 Elem. Schools.

Project Summary

New School @HJMS Site: 679 Students
Area: 100,492 sf, Site Development 9 acres

Costs

Site & Building	\$48,118,980
Soft Costs:	\$8,781,714
Total Project Costs	\$56,900,694

State Reimb. @24.64%	(\$14,020,331)
Ineligibles	\$2,276,028

Cost to Simsbury **\$45,156,391**

Option 2

Construct 6th grade addition /core spaces to Henry James and build new K 5 @ Latimer, and reconfigure Elementary Schools to K 5;

Project Summary

6th Grade Addition: 386 Students (1,081)
Addition: 35,152 sf, Site Development 8 acres
New School @ Latimer: 482 Students
Area: 60,440 sf

Combined Costs

Site & Building	\$56,755,597
Soft Costs:	\$10,357,896
Total Project Costs	\$67,113,493

State Reimb. @24.64%	(\$16,536,765)
Ineligibles	\$2,684,540

Cost to Simsbury **\$53,261,268**

(Addition = 20,866,524 + New 32,394,744)



OPTION 1 / NEW (5-6) @ HENRY JAMES





OPTION 2 / 6TH GRADE ADDITION @ HENRY JAMES



OPTION 2 / 6TH GRADE ADDITION TO HENRY JAMES



BENEFITS & OPPORTUNITIES

Improves all K-6 Environments in the first step.
Maintains a majority of current neighborhoods
Schools are similarly and appropriately sized
“Buys time” at the Elementary Schools

Option 1

- **Creates swing space for 640 students**
 - Central ~ 124
 - Latimer ~ 143
 - Squadron Line ~ 173
 - Tariffville ~ 61
 - Tootin' Hills ~ 139

Option 2

- **Creates swing space 316 students**
 - Central ~ 67
 - Latimer ~ 72
 - Squadron Line ~ 83
 - Tariffville ~ 33
 - Tootin' Hills ~ 62

Note: School year 2023-24 need ~ 282+/-

Step 1 of both Options
improves quality of education for

~2,284 students or 53 %
of the student population

BENEFITS & OPPORTUNITIES

Related to Education

- Provide opportunity to broaden STEM, Life Skill, improve intervention, ability to introduce earlier, could allow for program alignment with 7-8
- Better educator collaboration and improved use of specialists (very different skills between K and 6th)
- Teachers can Specialize - students can rotate between teachers in a Team Model
- Improvements to Social/Emotional – Health, Counseling, Student Success plans – focus on age/developmental stage

MILESTONE SCHEDULE – OVERALL TIMELINE

2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039

Project

1

STATE APPROVAL & FUNDING

DESIGN

CONSTRUCTION

Proposed
Occupancy
Fall 2023/24



4 ½ - 5 Years Total

Project

2

STATE APPROVAL & FUNDING

DESIGN

CONSTRUCTION

Proposed
Occupancy
Fall 2029



4 ½ - 5 Years Total

Project

3

STATE APPROVAL & FUNDING

DESIGN

CONSTRUCTION

Proposed
Occupancy
Fall 2034



4 ½ - 5 Years Total

Project

4

STATE APPROVAL & FUNDING

DESIGN

CONSTRUCTION

Proposed
Occupancy
Fall 2039



4 ½ - 5 Years Total

Been there before?

15 Year Span



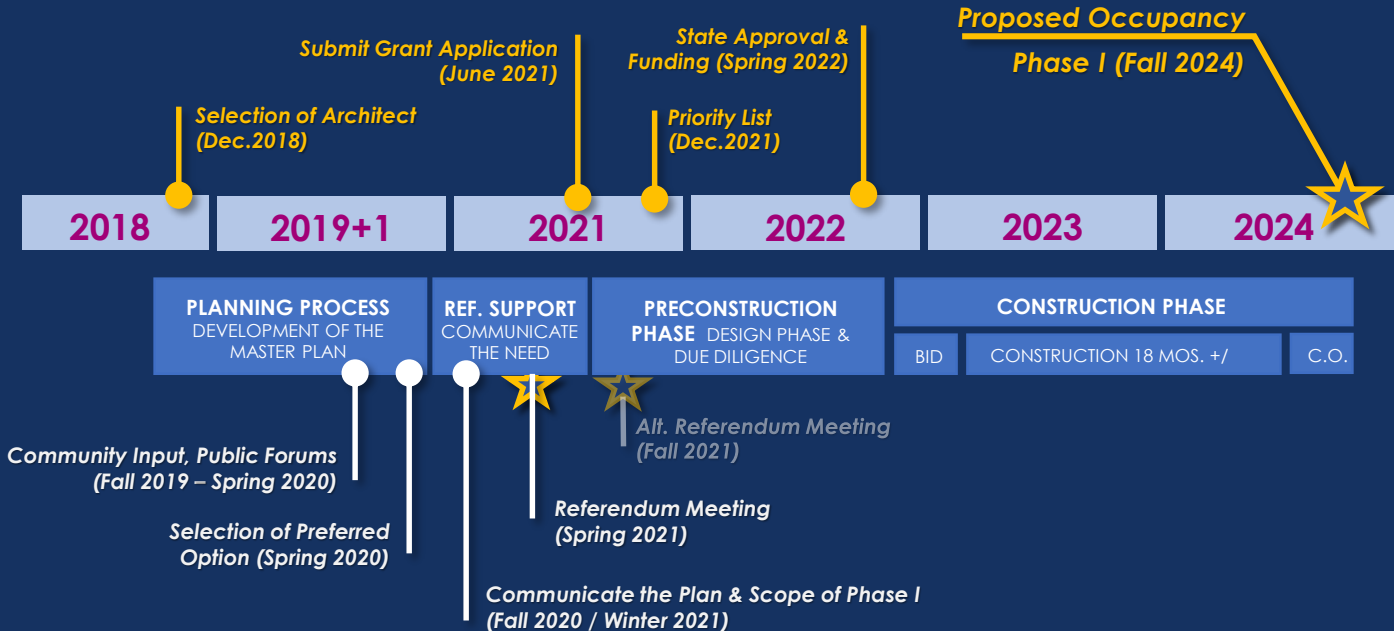
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- 1954 Tootin Hills
 - 1957 Henry James Memorial School
 - 1958 Addition to Tootin Hills
 - 1959 Addition to Henry James
 - 1959 Addition to Tariffville
 - 1962 Latimer Lane
 - 1969 Squadron Line
-

Start

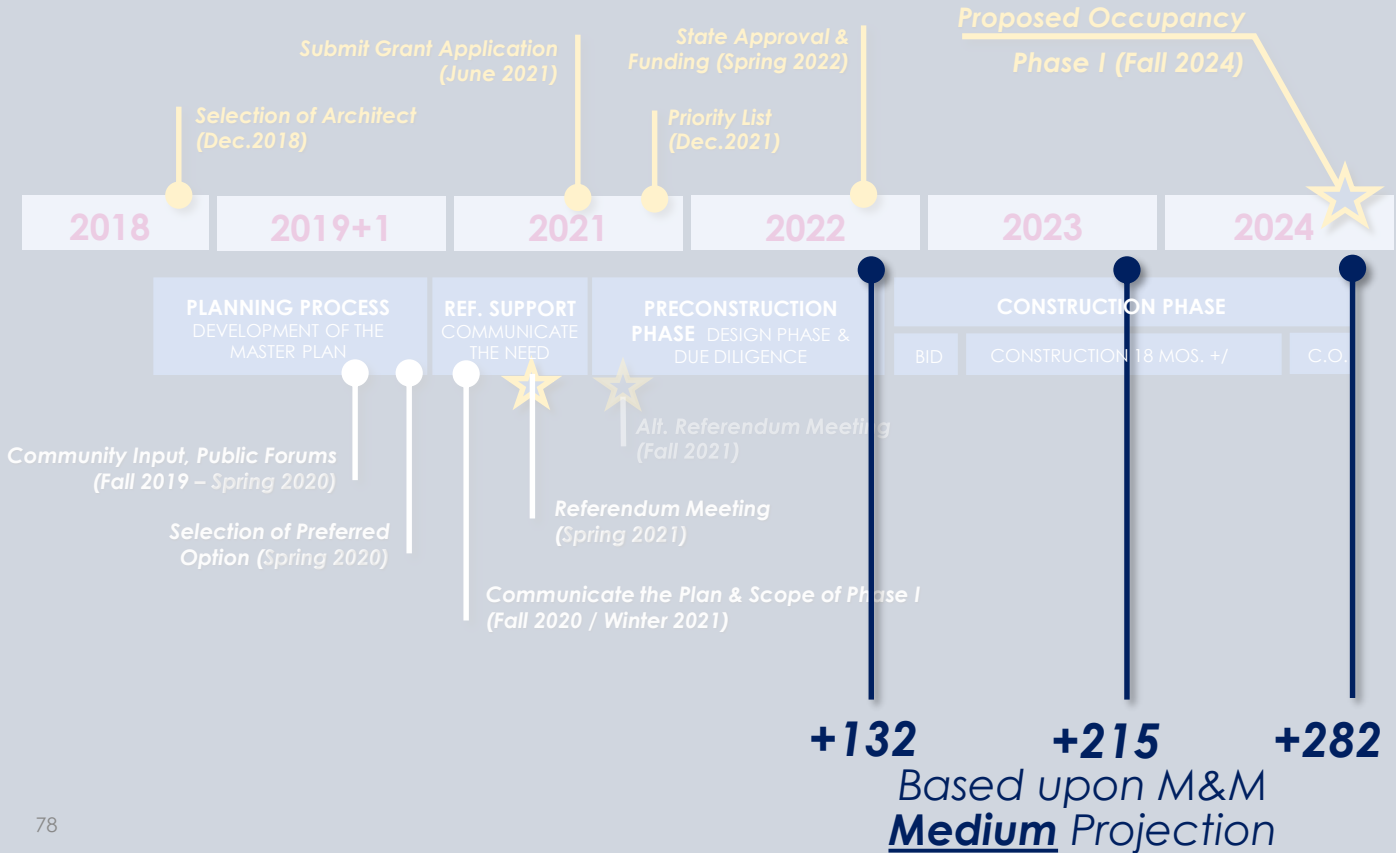
15 Years

Over 260,000 square feet

MILESTONE SCHEDULE – STEP 1



MILESTONE SCHEDULE – STEP 1





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. Winter/Spring 2019/20: revise proposed options and seek consensus on **preferred option for Step 1**

Website

<https://www.simsbury.k12.ct.us/facilities-study>

Email Questions

study@simsbury.k12.ct.us

Tonight is about...

- Understanding the statement of need
- Discuss options for a long-range plan that address the need
- **Hearing from you- the benefits and concerns....comments so we can refine the plan**

Website

<https://www.simsbury.k12.ct.us/facilities-study>

Email Questions

study@simsbury.k12.ct.us

THANK YOU!



Tecton
ARCHITECTS

SCHOOL FACILITIES

MASTER PLAN & RECONFIGURATION STUDY

PUBLIC FORUM NO.2

11.20.2019