



Tecton
ARCHITECTS

SCHOOL FACILITIES

MASTER PLAN & RECONFIGURATION STUDY

UPDATE PRESENTATION

02.08.2021

Projected Cost Summary

Step 1 & Long Range Plan

RAN - Latimer Lane (PK-5)				
Grade Levels	Proj.	OSCG Standard.		
	Enr.**	Sf/St.	All. Area	
Kindergarten	64	120	7,680	(2029-30)
Grade 1	68	120	8,160	(2029-30)
Grade 2	70	120	8,400	(2029-30)
Grade 3	73	120	8,760	(2029-30)
Grade 4	77	120	9,240	(2029-30)
Grade 5	83	152	12,616	(2029-30)
Total	435			
Max. Area Allowed	54,856			
PK Classrooms (Temp 6th Grade)	3,600			
Area Subtotal	58,456			
Existing Building	45,839			
Variance	9,017			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	12.00	Acres	\$405,250	\$4,863,000
Parking Lot & Vehicular Circ.	100	spaces	\$9,625	\$962,500
Abatement	32,151	sf	\$24.25	\$779,657
Demolition (+ haz mat, environ.)	13,688	sf	\$39.75	\$544,106
New Construction	26,305	sf	\$455.00	\$11,968,866
Renovate as New	32,151	sf	\$365.00	\$11,735,042
Subtotal	58,456	Avg/csf	\$527.80	\$30,853,171
Soft Costs	19.25%	%		\$5,939,235
Portable Lease Costs	0mth/CR		\$2,500	\$0
Total Project Costs			\$670.71	\$36,792,406
State Reimbursement			34.64%	(\$12,744,890)
Ineliables ^{kick}			4.50%	\$1,655,658
Estimated Total Cost to Simsbury				\$25,703,175

1

Updated Projections from October 2020

2

Allowed for 6th Grade conversion to PK after 6th Grade Addition to HJMS

3

Adjusted overall square footage and costs

Note: Costs are based upon a Renovate as New

Total Project Costs \$36,792,406

Cost to Simsbury \$25,703,175



Proposed Step 1 - What's Included?

New or Renovate as New Latimer Lane

1. Complete new or renovate as new building to last several generations (30 plus years)
2. Will address all capacity, educational space and curriculum needs (today & future)
3. Transforms building to create educational environment that is adaptable, flexible, innovative, with a focus on wellness & health (daylighting, air quality, acoustics)
4. Addresses all existing conditions reported for site, building envelope, interiors, building and life safety systems, accessibility and code.



Proposed Step 1 - What's Included?

New or Renovate as New Latimer Lane

Site – address all code and ADA Accessibility items, universal access to new playgrounds/play areas, improvements to the bus and parent drop off, parking, and safety upgrades. Upgrades to the landscaping, improved drainage and storm water system and/or replacement of septic.

Architectural Exterior – new and upgraded exterior building envelope to include roof (extend warranty), windows, doors, brick, trim caulking, and other related façade materials utilized

Architectural Interior – ADA, code, life safety, finishes, building systems, and technology

Core Spaces – complete new, upgrades, and/or relocation to the cafeteria, kitchen, media center, gymnasium/multipurpose, stage/platform, and all toilet rooms

Specialized Educational Spaces – complete new, upgrades, and/or relocation to all of the required specialized teaching spaces to accommodate current and future needs

General Classrooms – both new and complete upgrades to all existing classrooms. Work to include reconfiguration of classrooms, all new finishes, systems, and furniture

Building Systems – all new fire protection system required by code, new HVAC systems throughout to properly ventilate and condition space (includes AC throughout), new electrical service and distribution, new LED lighting, generator, plumbing system distribution and fixtures, enhanced security systems, integrated technology throughout the property.



Communicate the Plan

Step 1 & Long Range Plan

Step

1

Latimer Lane
Renovate as
New or New (K-6)

Note: Latimer Lane
remains K-6 until
completion of Step 2,
then becomes PK-5

Ongoing Capital &
Maintenance Projects
at all 7 Schools

Step

2

**6th Grade
Addition at
HJMS**

Modify all five
Elementary Schools to
K-5 (PK TBD)

Ongoing Capital &
Maintenance Projects
at all 7 Schools

Step

3

**Squadron
Line**

Renovate as
New or New
(PK-5)

Ongoing Capital &
Maintenance Projects
at all 7 Schools

Step

4

Tootin' Hills

Renovate as
New or New
(PK-5)

Ongoing Capital &
Maintenance Projects
at all 7 Schools

