



**Tecton**  
ARCHITECTS

# SCHOOL FACILITIES

MASTER PLAN & RECONFIGURATION STUDY

BOARD OF EDUCATION UPDATE

02.25.2020

# AGENDA

1. Summary of current options
2. Feedback from the neighborhood meetings
3. Survey results
4. Moving forward ~ schedule of upcoming meetings



## CONSULTANT TEAM

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### **TECTON ARCHITECTS** Architecture & Programming

Jeff Wyszynski, AIA

Ed Widofsky, AIA

Stephen Melingonis, AIA

Alison Fredericks, Assoc. AIA

### **MILONE & MACBROOM**

Demographic Projections

Patrick Gallagher, AICP

### **CES**

MEP Engineering

Derek Bride, PE

### **SZEWCAK ASSOCIATES**

Structural Engineering

Peter Celella, PE

### **FUSS & O'NEILL – CIVIL ENGINEERING**

Site, Civil, Landscape, Planning

Ron Bomengen, PE, LEED AP, Associate

Lauren Mello, PE



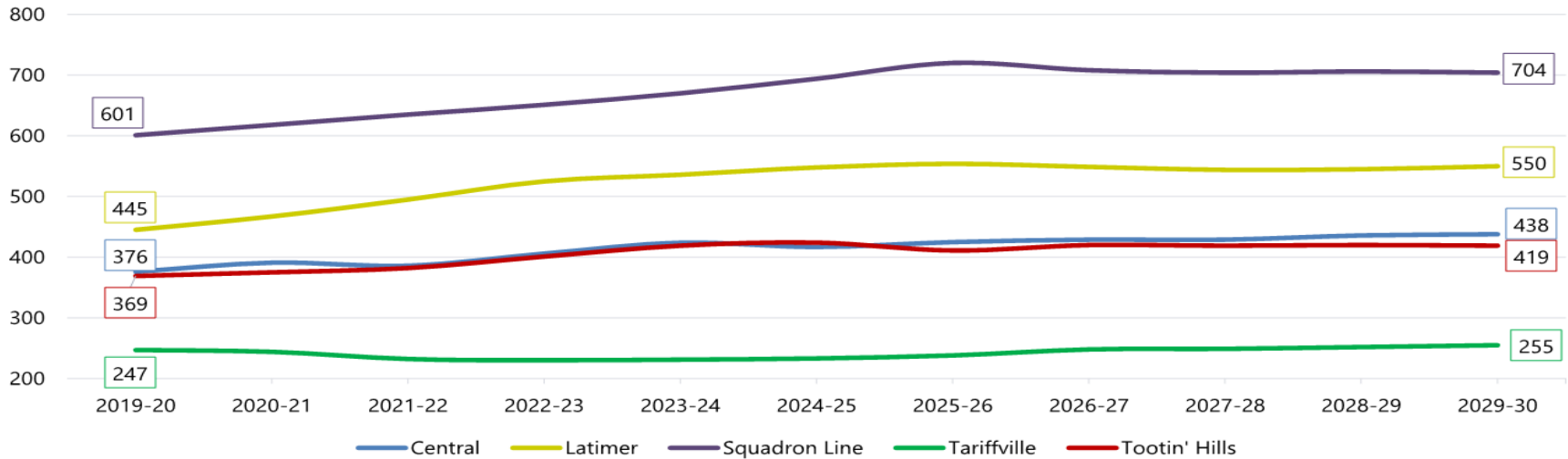
## GOALS OF THE PROJECT / MASTER PLAN FOR THE FUTURE

- 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**



# ELEMENTARY PROJECTIONS / BASED ON MEDIUM

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



*Medium projections model*

- **Fastest growth projected at Latimer (23.6%), Squadron Line (17.1%) and Central (16.5%), the three districts with the greatest housing permit activity.**
- Modest growth projected at Tootin' Hills (13.6%), with most of that growth occurring over the next five years.
- Tariffville projected to stay generally stable over the next decade, growing by just 3.2%.

# CONSIDERATION OF OPTIONS

**(New 5-6)**

**1**

# Updated Option

**Revised enrollment numbers based upon October 2019 demographic projections utilizing highest enrollment per school through the 2029-30 school year.**

# OPTION 1A thru 1C (New 5-6)

(PK-4, 5-6, 7-8, 9-12)

Building Name	Current Grade Configuration	Current Enrollment	Prop. Grade Configuration	Projected Enrollment		Proposed Project Type
HENRY JAMES MIDDLE SCHL.	7-8	633	7-8	735 <small>(27-28)</small>	735	Existing to remain
NEW SCHOOL @ HENRY JAMES	5-6	-	5-6	-	756	NEW
LATIMER LANE	K-6	445	PK-4 (+RSG)	554 <small>(25-26)</small>	545 or 0	NEW or RAN
SQUADRON LINE	PK-6 (+RSG)	601 <small>(+101 PK)</small>	PK-4	720 <small>(25-26)</small>	545 or 0	NEW or RAN
CENTRAL SCHOOL	K-6	376	PK-4	438 <small>(29-30)</small>	545 or 0	NEW or RAN
TOOTIN HILLS	K-6 (+RSG)	369	PK-4 (+RSG)	424 <small>(24-25)</small>	545 or 0	NEW or RAN
TARIFFVILLE	K-6	247	PK-4 (+RSG)	255 <small>(29-30)</small>	545 or 0	NEW or RAN
<b>SUBTOTAL</b>		<b>2,671</b>		<b>3,126</b>	<b>3,126</b>	<b>3,126</b>

**3 of 5 Remain**

**4 of 5 Remain**

**5 of 5 Remain**

**A**

New 5 6, 3 PK 4  
Elem. Schools, 7  
8, 9 12, redistrict

**B**

New 5 6, 4 PK 4  
Elem. Schools, 7  
8, 9 12, redistrict

**C**

New 5 6, 5 PK 4  
Elem. Schools, 7  
8, 9 12, no  
redistrict





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



What it might look like...

**(6<sup>th</sup> Grade Addition)**

**2**

# Updated Option

**Revised enrollment numbers based upon October 2019 demographic projections  
utilizing highest enrollment per school through the 2029-30 school year.**

# OPTION 2A & 2B (6<sup>th</sup> Grade Addition)

**2A (4 Elem.)**

**2B (5 Elem.)**

Building Name	Current Grade Configuration	Current Enrollment	Prop. Grade Configuration	Projected Enrollment	4 PK 5 Elem. Schools, 6 8, 9 12, redistrict	Prop. Grade Configuration	Projected Enrollment	5 PK 5 Elem. Schools, 6 8, 9 12, redistrict	Proposed Project Type
HENRY JAMES MIDDLE SCHL.	7-8	633	6-8	735 (27-28)	1,128 (735 + 393)	6-8	735 (27-28)	1,128 (735 + 393)	Addition
LATIMER LANE	K-6	445	PK-5 (+RSG)	554 (25-26)	499 or 0	PK-5 (+RSG)	554 (25-26)	399	NEW or RAN
SQUADRON LINE	PK-6 (+RSG)	601 (+101 PK)	PK-5	720 (25-26)	499 or 0	PK-5	720 (25-26)	399	NEW or RAN
CENTRAL SCHOOL	K-6	376	PK-5	438 (29-30)	500 or 0	PK-5	438 (29-30)	399	NEW or RAN
TOOTIN HILLS	K-6 (+RSG)	369	PK-5 (+RSG)	424 (24-25)	500 or 0	PK-5 (+RSG)	424 (24-25)	400	NEW or RAN
TARIFFVILLE	K-6	247	PK-5 (+RSG)	255 (29-30)	500 or 0	PK-5 (+RSG)	255 (29-30)	400	NEW or RAN
<b>SUBTOTAL</b>		<b>2,671</b>		<b>3,126</b>	<b>3,126</b>		<b>3,126</b>	<b>3,126</b>	

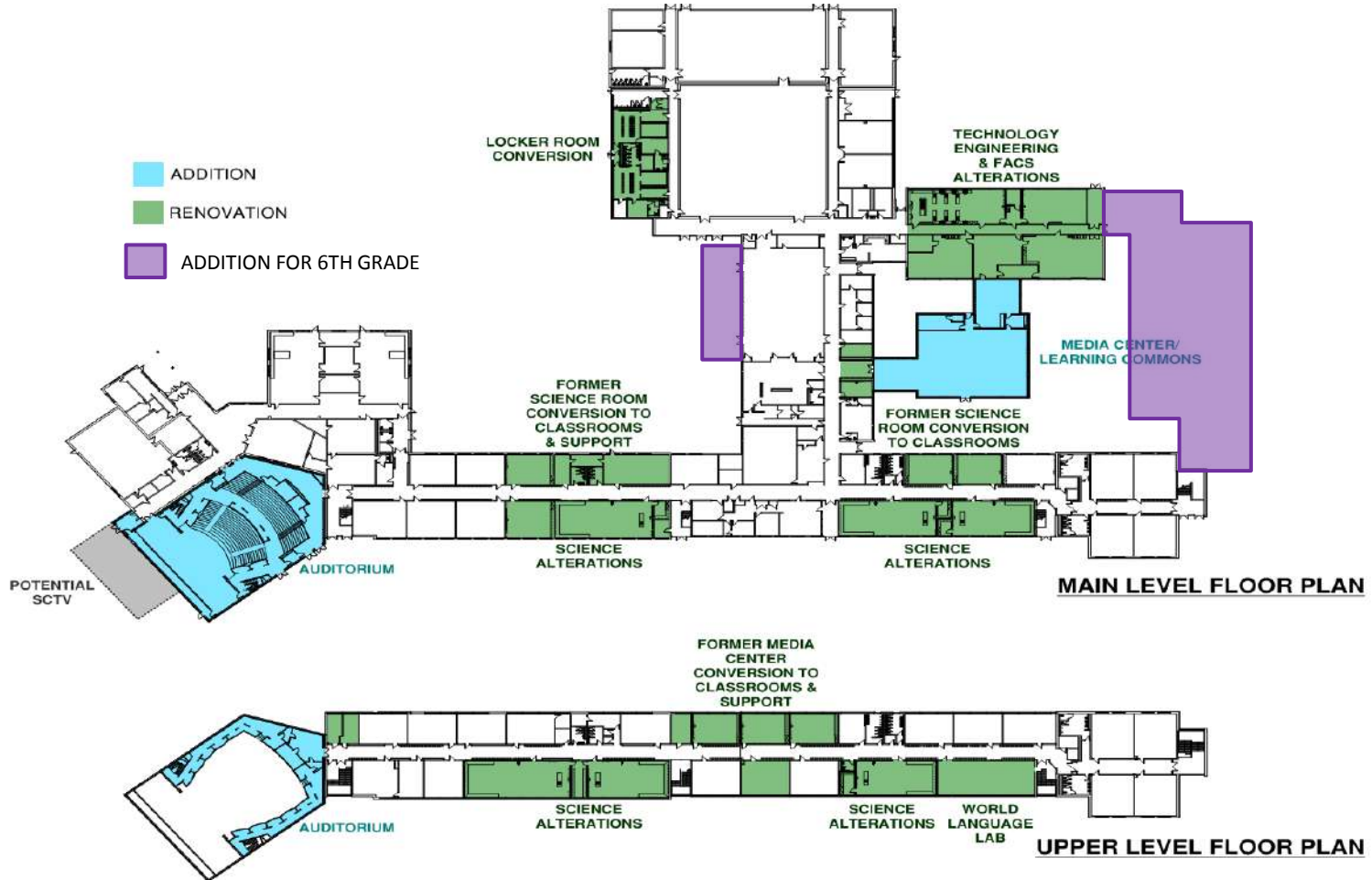


# OPTION 2 / 6<sup>TH</sup> GRADE ADDITION @ HENRY JAMES



What it might look like...

# OPTION 2 / 6<sup>TH</sup> GRADE ADDITION TO HENRY JAMES



# Elementary Renewal

3

# Updated Option

Revised enrollment numbers based upon October 2019 demographic projections utilizing highest enrollment per school through the 2029-30 school year.

# OPTION 3A & 3B (Maintain Elem.)

**3A** (no redistrict)

**3B** (redistrict/equal)

Building Name	Current Grade Configuration	Current Enrollment	Prop. Grade Configuration	Projected Enrollment	Projected Enrollment	Proposed Project Type
HENRY JAMES MIDDLE SCHL.	7-8	633	7-8	735 (27-28)	735	Existing to remain
LATIMER LANE	K-6	445	PK-6 (+RSG)	554 (25-26)	479	RAN or NEW
SQUADRON LINE	PK-6 (+RSG)	601 (+101 PK)	PK-6	720 (25-26)	478	RAN or NEW
CENTRAL SCHOOL	K-6	376	PK-6	438 (29-30)	478	RAN or NEW
TOOTIN HILLS	K-6	369	PK-6 (+RSG)	424 (24-25)	478	RAN or NEW
TARIFFVILLE	K-6	247	PK-6 (+RSG)	255 (29-30)	478	RAN or NEW
<b>SUBTOTAL</b>		<b>2,671</b>		<b>3,126</b>	<b>3,126</b>	

**4**

# Status quo

**Phased/Targeted Renovations to each School**



# OPTION 4

## Phased/Targeted Renovations to each School

**Step 1 – Add Modular classrooms to Latimer, re-district Squadron/Tariffville**

**Step 2 – Targeted/Phased renovations to each school**

- **Envelope** - Roofs, windows, doors, insulation
- **Interior** – Finishes, accessibility, toilet cores
- **Building Systems** – HVAC, Fire Protection, Electrical, Lighting, Fire Alarms
- **Site** – Parking, lighting, amenities, drainage
- **Security** – Site access control, access control, window filming, compartmentalization
- **Educational Improvements** – Modest alterations to interior to better support curriculum

# COMPARISON OF OPTIONS

SIMSBURY SCHOOLS MASTER PLAN

1

\$65,517,488	<b>New 5-6</b>
\$52,322,266	

2

\$66,070,773	<b>6th Grade Addition &amp; RAN Latimer</b>
\$49,318,149	

Overall Project Costs

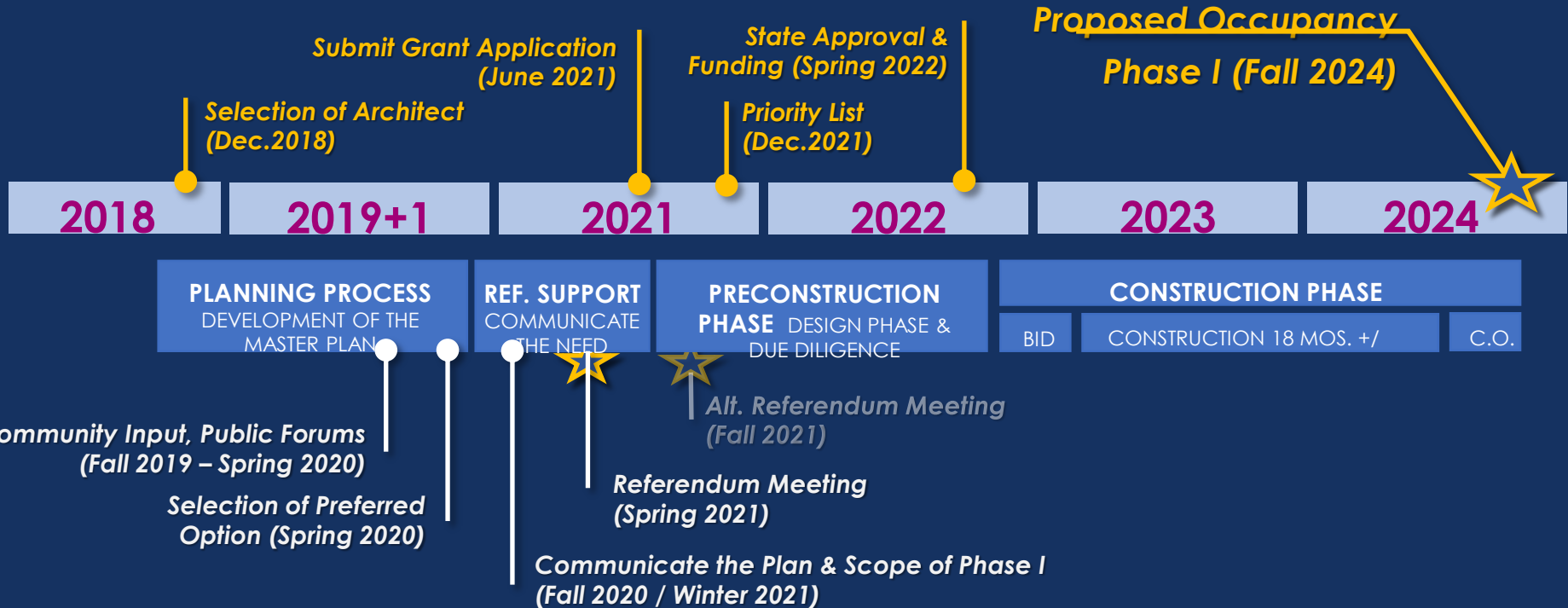
Cost to Simsbury after reimbursement

3

\$45,466,801	<b>RAN Latimer</b>
\$31,763,107	

STEP 1 ONLY

# MILESTONE SCHEDULE – STEP 1



# 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

Proposed  
Occupancy  
Fall 2023/24

CONSTRUCTION

4 ½ - 5 Years Total

Project

2

STATE APPROVAL & FUNDING

DESIGN

Proposed  
Occupancy  
Fall 2029

CONSTRUCTION

4 ½ - 5 Years Total

Project

3

STATE APPROVAL & FUNDING

DESIGN

Proposed  
Occupancy  
Fall 2034

CONSTRUCTION

4 ½ - 5 Years Total

Project

4

STATE APPROVAL & FUNDING

DESIGN

Proposed  
Occupancy  
Fall 2039

CONSTRUCTION

4 ½ - 5 Years Total



# Feedback from Neighborhood Meetings so far...

- Understand and appreciate the building analysis but would like to learn/hear more about the benefits educationally (research/data) of 5/6 school or 6<sup>th</sup> in middle school
- Please summarize the educational reasons for new models
- What are other communities doing for grade structure configuration?
- Latimer --we have to do something now to address the elementary schools and need to determine best first step with built in flexibility for the long run
- Concerned about now, but it will take 4 years until we see relief
- Don't want to support anything that will result in a school closing



# Feedback from Neighborhood Meetings so far...

- What happens to a vacant building if we consolidate?
- You can't separate conditions and demographics
- Would like more information about logistics of 5-6 or 6<sup>th</sup> to HJMS model (details on start times, who is riding the bus together, etc.)
- Some concerns about 5<sup>th</sup> and/or 6<sup>th</sup> graders being with older kids and those influences
- Didn't we look at a 5-6 before?
- Some people said they moved to town because of K-6 structure
- Models with same sized schools -- why would you equalize populations? Can't you shift some now by redistricting?

The logo for Simsbury Public Schools features a central shield with a building facade, flanked by laurel branches. The text "SIMSBURY" is arched above the shield, and "PUBLIC SCHOOLS" is written below it, with the year "1701" centered at the bottom.

# Feedback from Neighborhood Meetings...

- Have the teachers been involved? You should have the same town hall session with them
- Need to emphasize with people that “doing nothing” still has significant costs in terms of on-going maintenance to old buildings
- Concerns about the capacity of the core spaces for special events – crammed spaces and no parking
- Concerns about more multiunit housing being built
- Like the idea of preschool in more buildings -- not just Squadron



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# SCHOOL FACILITIES

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# FACILITIES MASTER PLAN

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Survey Results

# Survey Results

As of February 21, 2020:

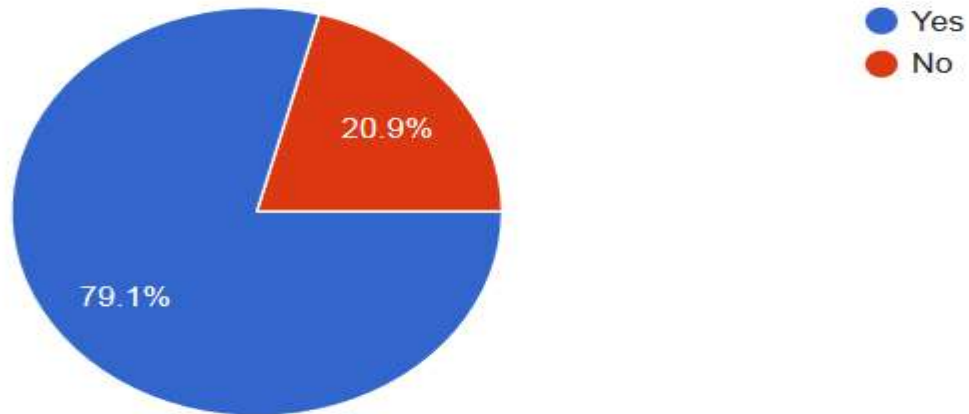
Staff responses = 247

Community responses = 1,180

# Staff Survey

3. Would you support a 6th grade addition to Henry James Memorial School?

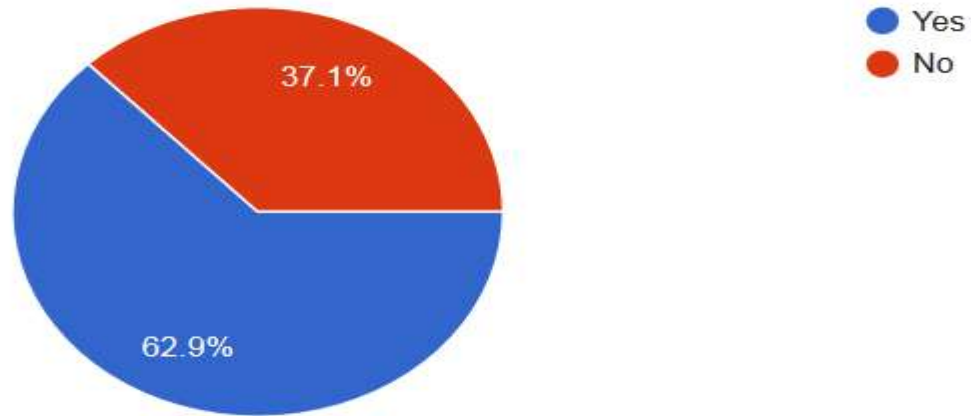
244 responses



# Staff Survey

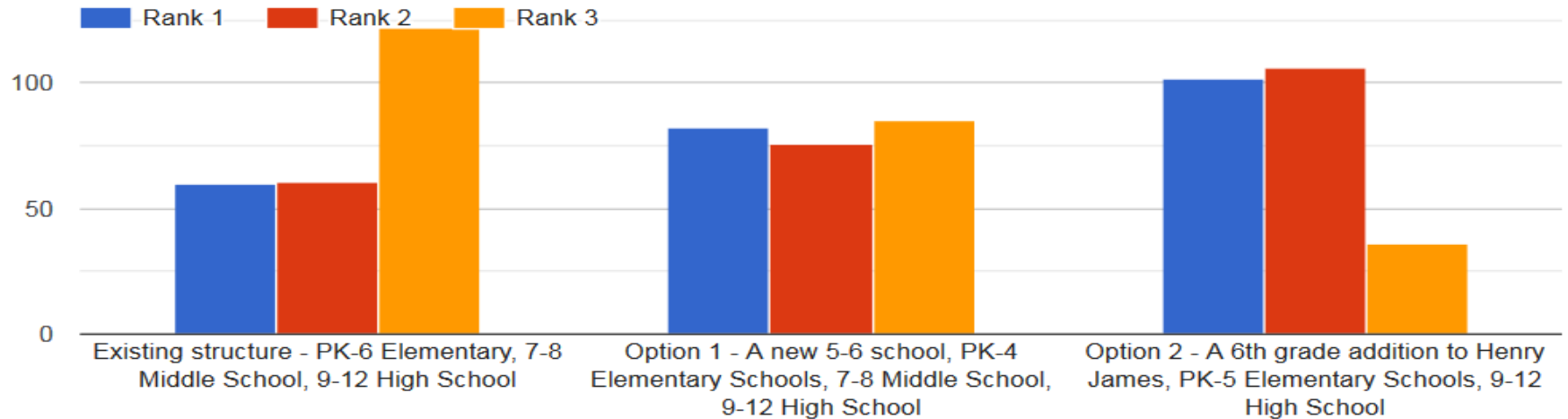
4. Would you support a new 5-6 intermediate school on the Henry James Memorial School site?

245 responses



# Staff Survey

6. The current master planning effort contemplates grade reconfiguration. Please rank from 1 (most desirable) to 3 (least desirable) the potential grade structures below:



# Staff Survey

7. Where do you believe the most effective location is for Grade 6?

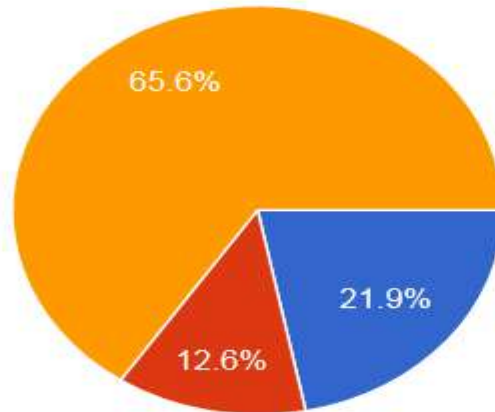
243 responses



# Staff Survey

10. In planning for improvements to the physical condition of the schools, what would you rather see?

247 responses

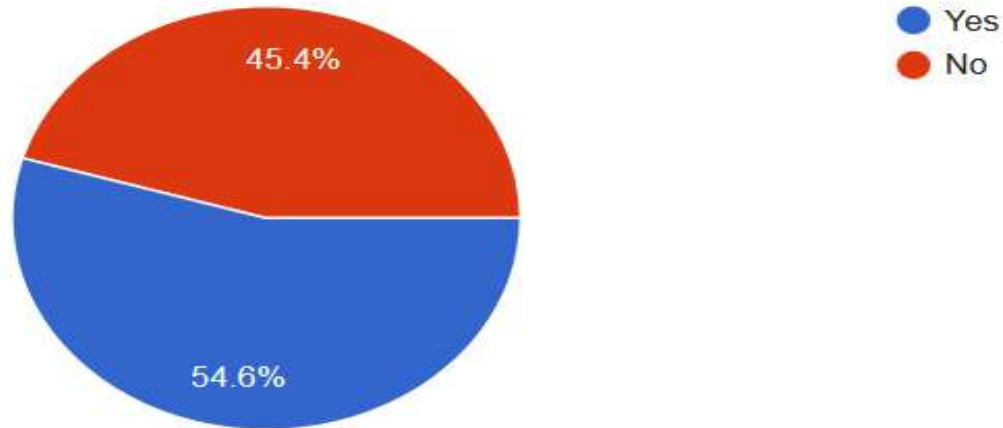


- Additions and renovations
- New School on the same site(s)
- Does not matter as long as needs are addressed

# Community Survey

3. Would you support a 6th grade addition to Henry James Memorial School?

1,158 responses

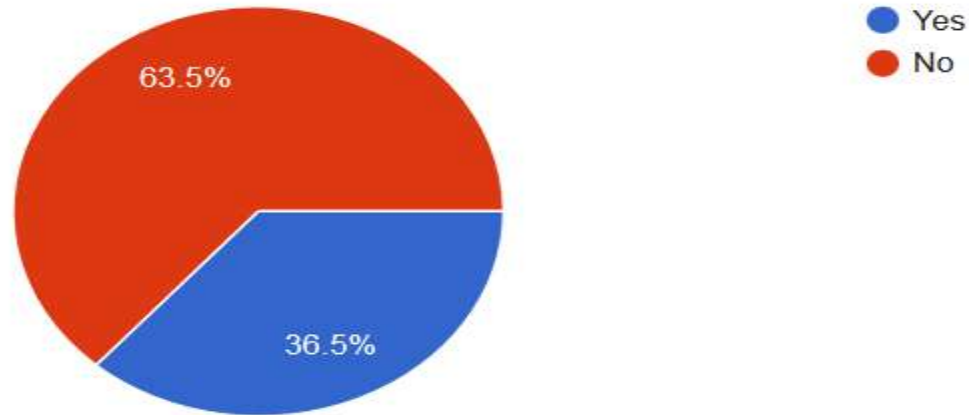




# Community Survey

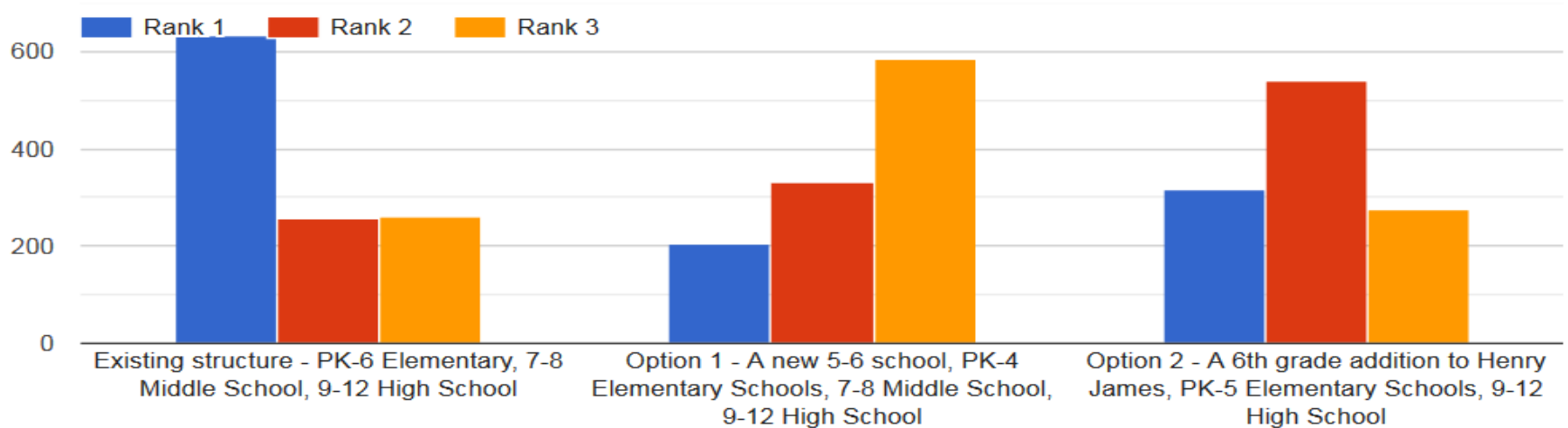
4. Would you support a new 5-6 intermediate school on the Henry James Memorial School site?

1,162 responses



# Community Survey

6. The current master planning effort contemplates grade reconfiguration. Please rank from 1 (most desirable) to 3 (least desirable) the potential grade structures below:



# Community Survey

7. Where do you believe the most effective location is for Grade 6?

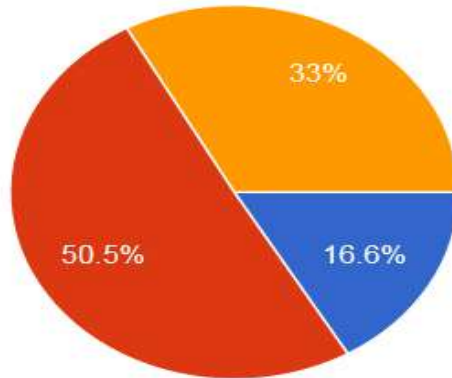
1,162 responses



# Community Survey

11. Would you support a long range capital improvement program to address the physical and educational needs of the elementary schools if it meant an increase to your taxes?

1,171 responses



- Yes, the need is clear
- Yes, but needs to be a phased approach to mitigate the tax impact
- No, taxes are too high now