



**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)      |
| <b>Total</b>                            | <b>435</b> |                |           |                |
| <b>Max. Area Allowed</b>                | 54,856     |                |           |                |
| <b>PK Classrooms</b> (Temp 6th Grade)   | 3,600      |                |           |                |
| <b>Area Subtotal</b>                    | 58,456     |                |           |                |
| <b>Existing Building</b>                | 45,839     |                |           |                |
| <b>Variance</b>                         | 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   |
| <b>Soft Costs</b>                       | 19.25%     | %              |           | \$5,939,235    |
| Portable Lease Costs                    | 0mth/CR    |                | \$2,500   | \$0            |
| <b>Total Project Costs</b>              |            |                | \$670.71  | \$36,792,406   |
| State Reimbursement                     |            |                | 34.64%    | (\$12,744,890) |
| Ineliables <sup>kick</sup>              |            |                | 4.50%     | \$1,655,658    |
| <b>Estimated Total Cost to Simsbury</b> |            |                |           | \$25,703,175   |

1

Updated Projections from October 2020

2

Allowed for 6<sup>th</sup> Grade conversion to PK after 6<sup>th</sup> 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

**6<sup>th</sup> 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

