



Tecton  
ARCHITECTS

# SCHOOL FACILITIES

MASTER PLAN & RECONFIGURATION STUDY

PRESENTATION TO  
BOARD OF EDUCATION

11.12.2019

# AGENDA

1. Summary of the goals ~ “THE WHY””

2. Project History & Our Process

## **3. Outlining the Options**

- Brief summary options considered
- Outline the process and effort
- Present the strategy & “best thinking” to date
- Key objectives of the Options
- Solicit Feedback & Comments



# GOALS OF THE PROJECT / MASTER PLAN FOR THE FUTURE

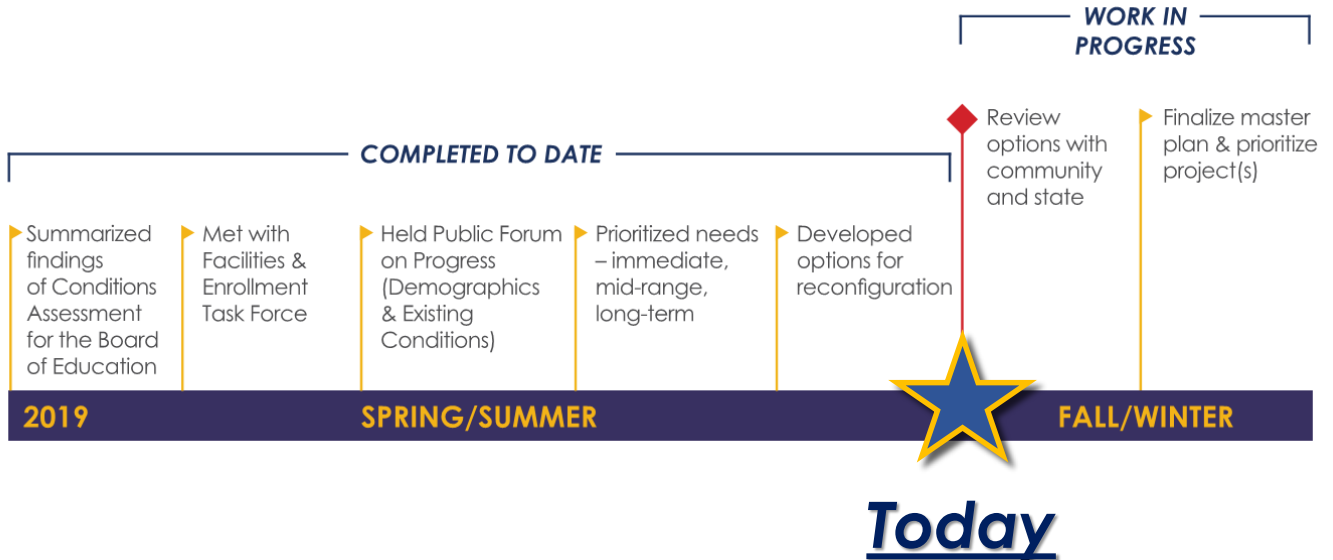
- Analyze existing conditions & assess educational needs
- 10 to 15 year prioritized plan (Capital & Maintenance)
- Employ a sustainable approach to address facility & educational needs of the community
- Explore impact of demographics & population projections
- Develop alternative configurations & options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

# PROJECT HISTORY

## OUR PROCESS



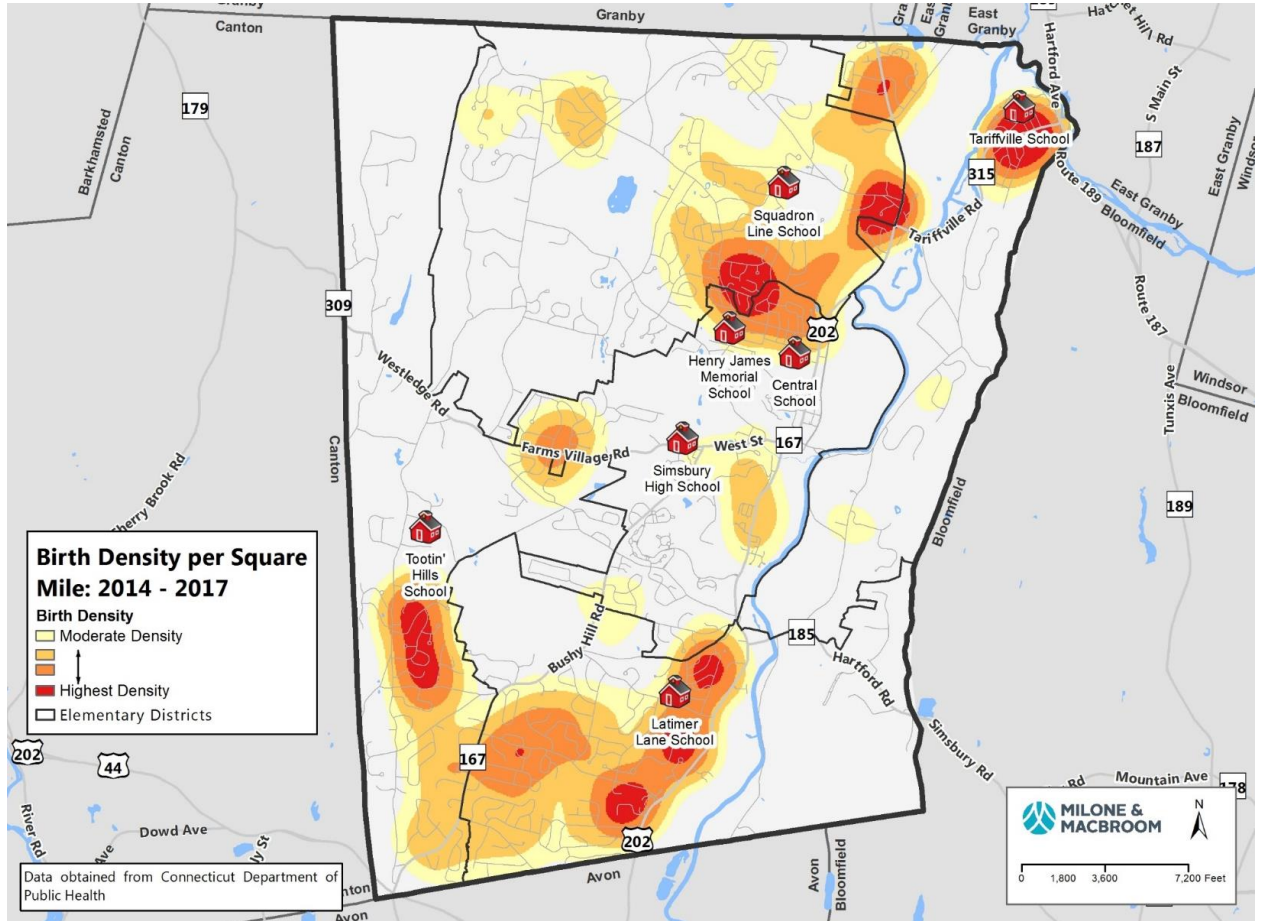
# PROJECT TIMELINE



# Key points from the first Forum

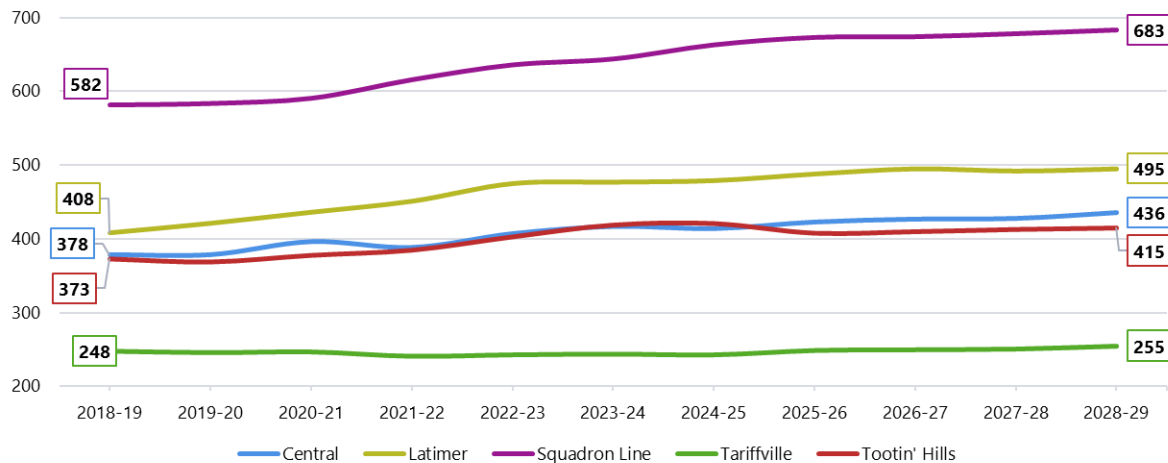
- New housing development was analyzed as a part of the enrollment projections. Findings conclude:
  - A steady increase in elementary enrollment over the next five years (**~300 students in K-6**).
  - **Fastest growth at Latimer Lane (21.3%), Squadron Line (17.4%) and Central (15.3%).**

# BIRTH HOT SPOTS



# ELEMENTARY PROJECTIONS / BASED ON MEDIUM

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): 260  
Net enrollment change: +12  
Location (in town): northeast end

#### The Facility:

Total Building Area (SF): 39,398 SF  
Site Area (acres): 4.41 acres  
Stories (above grade): 2  
Building / Framing Materials: masonry, steel, concrete, wood  
Split-level / ramps (interior): ramp, ADA  
Stairs (interior): yes  
Elevator: no  
Basement: no  
Mezzanine (mechanical): no  
Crawl Space / Tunnels: yes  
Modulars (classrooms): yes, 2, 564 SF  
Auxiliary Buildings: yes, storage  
Full ADA Compliance: no

Athletic Fields: baseball (back), soccer

## 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 Poor (P) May require attention  
3 Fair (F) May require attention  
4 Good (G) May require attention  
5 Very Good (VG) Does not require action

#### Exterior

Component	Material(s)
Roofing	EPDM membrane PVC membrane Flashing / joints Aluminum gutters / fascia / trim
Walls	Masonry - brick Cladding - vinyl siding Trim (Building or exterior) Wall mounted fixtures Foundations - exposed
Entrances	Aluminum Doors & Frames Hollow Metal Doors Soffits / Canopies
Windows	Aluminum, thermal Window Screens / Louvers
Walkways / site stairs	Concrete walks & curbs Bituminous walks & curbs
Drives / parking lots	Bituminous pavement Line striping Embedded bituminous
Landscaping	Lawn Planting Mulch beds
Recreation	Playscapes / Shrubs Paved play surface Paved play surface Diamond fields Soccer fields
Other Structures	Auxiliary Building(s) 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



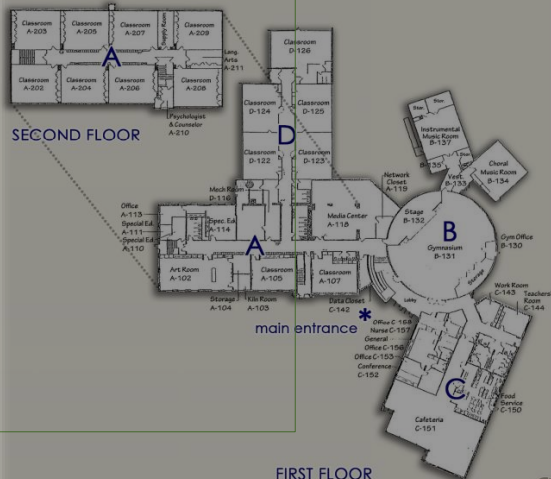
D.2.2: Walkways / Site

## EXISTING CONDITIONS INVENTORY & ANALYSIS

### TARIFFVILLE SCHOOL (TS) K-6

#### E. APPENDIX

##### E.1 PLAN DIAGRAMS



FIRST FLOOR

# 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



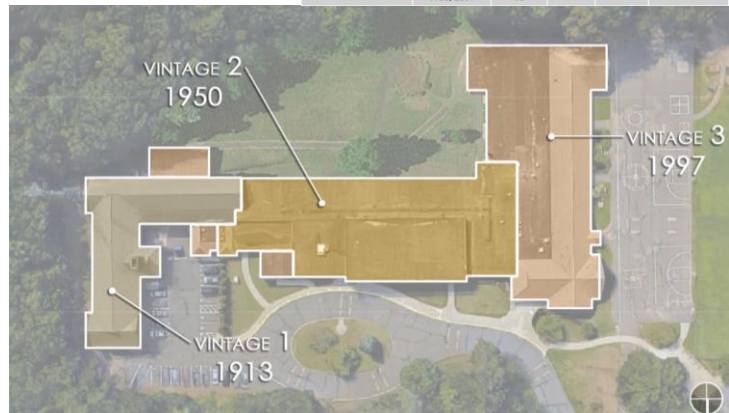
BUILDING	YEAR BUILT	CURRENT AGE	CUR. ENROLL.	GRADE CONFIG.	(E) SF AREA
TOOTIN' HILLS	1954, 1958, 1995, 2000	65, 61, 24, 19	370	K-6	57,184



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



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

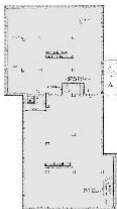


BUILDING	YEAR BUILT	CURRENT AGE	CUR. ENROLL.	GRADE CONFIG.	(E) SF AREA
CENTRAL SCHOOL	1913, 1950, 1997	106, 69, 22	375	K-6	60,909



# 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
<b>Efficiency Factor</b>	<b>40.62%</b>	
<b>Typ. Eff. Factor</b>	<b>25-30%</b>	
<b>Loss of Ed. Space</b>	<b>4,800 - 7,300 sf</b>	



# 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**

The image shows three yellow sticky notes with handwritten content:

- Sticky Note 1 (Left):** Contains the number '2' in the top-left cell, '6' in the bottom-left cell, and '3' in the top-right cell. The bottom-right cell contains a symbol resembling a stylized 'B' or a vertical line with a loop. There is a small mark in the bottom-left corner.
- Sticky Note 2 (Middle):** Contains 'A' in the top-left cell, '3' in the bottom-left cell, and 'B' in the top-right cell. The bottom-right cell contains the number '11'. The number '2' is written below the bottom-right cell.
- Sticky Note 3 (Right):** Contains '2A' in the top-left cell, '9' in the bottom-left cell, and '7' in the top-right cell. The bottom-right cell contains '10'. There are additional small marks and symbols around the numbers.

A's:  
2 schools  
changed so  
we don't  
get weighed out

OPTION 2A		
New Lower Middle (5-6) @ Henry James		
Three K-4 Schools		
Grade Config.	Future Enroll.	Prop. Const.
5-6	648	New
K-4	490	New
K-4	672	New
K-4	474	Renovate
-	-	Repurpose
PK	101	Renovate
7-8	-	-

OPTION 3A		
Add 6th Grade to Henry James Three K-5 Schools		
Grade Config.	Future Enroll.	Prop. Const.
K-5	591	New
K-5	565	New
K-5	556	Renovate
-	-	Supurpose
PK	191	Renovate
6-8	1032	Renovate/Add

Benefits:

Grade Config	Future Enroll	Prop. Const
K-5	485	New
K-5	485	New
K-5	485	Renovate
K-5	485	New
PK	101	Renovate
5-6	1032	Renovate/Add

athletic needs  
are sufficient  
converting former  
buildings to new  
fields may be a  
selling point

Should Canton  
be the hub for  
a diff. purpose  
because of its  
location

Benefits:

- One major advantage of... (illegible)
- Another... (illegible)
- ... (illegible)

- Graphs needed
- Graph space
- For demographic change

... und 7.8  
... 4.6 und 4.7

Prüfung über  
4 elementare Stoffe

Admin costs  
are better

6-8 together  
is good, for  
6 to be w/  
older students

in-kind  
Dollar size

SAME  
CONFLY  
NOT  
SAME  
NEIGHBORHOOD

CONCENTRATES +  
NO CHANGES  
- NO CHANGES

Challenges.

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

2A  
2B  
2 lane  
road on  
Firetown  
(circulation)

goes from -  
7 buildings  
to 8

Tough sell is  
add the grade among  
and even additions  
with other people.

Section 3 (a-k)

part 3  
and support

No<sup>n</sup> option  
①  
No<sup>n</sup> option  
3A

5/16 (2)  
Public not interested  
in (5) lost  
round

10A -  
Stanger  
work

3A  
Too Big



2A/3A+  
2 schools affected

# INTERACTIVE SESSIONS (FETFC & 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

# **REFINING THE OPTIONS**

## ANALYZING THE NEED

# Capacity Analysis – Latimer Lane

1

## Capacity Analysis

Item Description	Projected Enrollment (2026-27)							
Grade Level	K	1	2	3	4	5	6	Subtl.
Student Pop. (10/1/18)	62	66	64	74	70	79	80	495
SF/Student (Max.)	120	120	120	120	120	152	152	156
SF/Grade Level (Max.)	7,440	7,920	7,680	8,880	8,400	12,008	12,160	64,488

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.

## 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**  
(64,488 SF    45, 839 SF)

3

**DELTA**  
18,649 SF

**Existing Building needs to expand by 40.7%**

# 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	64,488	<u>18,649</u>
SQUADRON LINE	PK-6	580 (+101)	683 (+101) (Yr. 2028-29)	91,361	100,800	<u>9,439</u>
CENTRAL SCHOOL	K-6	377	436 (Yr. 2028-29)	60,909	70,880*	<u>9,971</u>
TARIFFVILLE	K-6	248	255 (Yr. 2028-29)	39,398	42,285*	<u>2,287</u>
TOOTIN' HILLS	K-6	370	421 (Yr. 2024-25)	57,184	54,936	2,248

\* Increase allowable by 25% for buildings constructed prior to 1950



# 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	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%																		



# 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	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
Footin' 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
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Existing (2019-20)	1,998																		
Delta	286																		
Highest Projected (28-29)	14.3%																		

**In 3 Years... +166 Students, 8 to 9 classrooms**  
**In 4 Years... +203 Students, 10 to 11 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 Lower Middle Academy (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/renovate/rebuild all 4 remaining Elementary Schools.

BUILDING	GRADE CONF.	CUR. ENROLL.	FUTURE ENROLL.	CONSTR.
NEW LOWER MS @ 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
TARIFFVILLE	PK	248	101	RENO/ DEMO

BUILDING	GRADE CONF.	CUR. ENROLL.	FUTURE ENROLL.	CONSTR.
NEW LOWER MS @ 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/ DEMO
TOOTIN HILLS	K-4	370	409	NEW
TARIFFVILLE	PK	248	101	RENO/ DEMO

# 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	610	1,039	RENO/ADD
LATIMER LANE	K-5	406	485	NEW
SQUADRON LINE	K-5	580 (+101)	486	NEW
CENTRAL SCHOOL	K-5	377	485	RENOVATE
TOOTIN HILLS	K-5	370	485	NEW
TARIFFVILLE	PK	248	101	RENO/DEMO

# PROPOSED OPTIONS – STEP 1

## Option 1

Construct a New Lower Middle Academy(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

6<sup>th</sup> Grade Addition: 344 Students (1,039)  
Addition: 35,152 sf, Site Development 8 acres  
New School @ Latimer: 485 Students  
Area: 60,440 sf

### Combined Costs

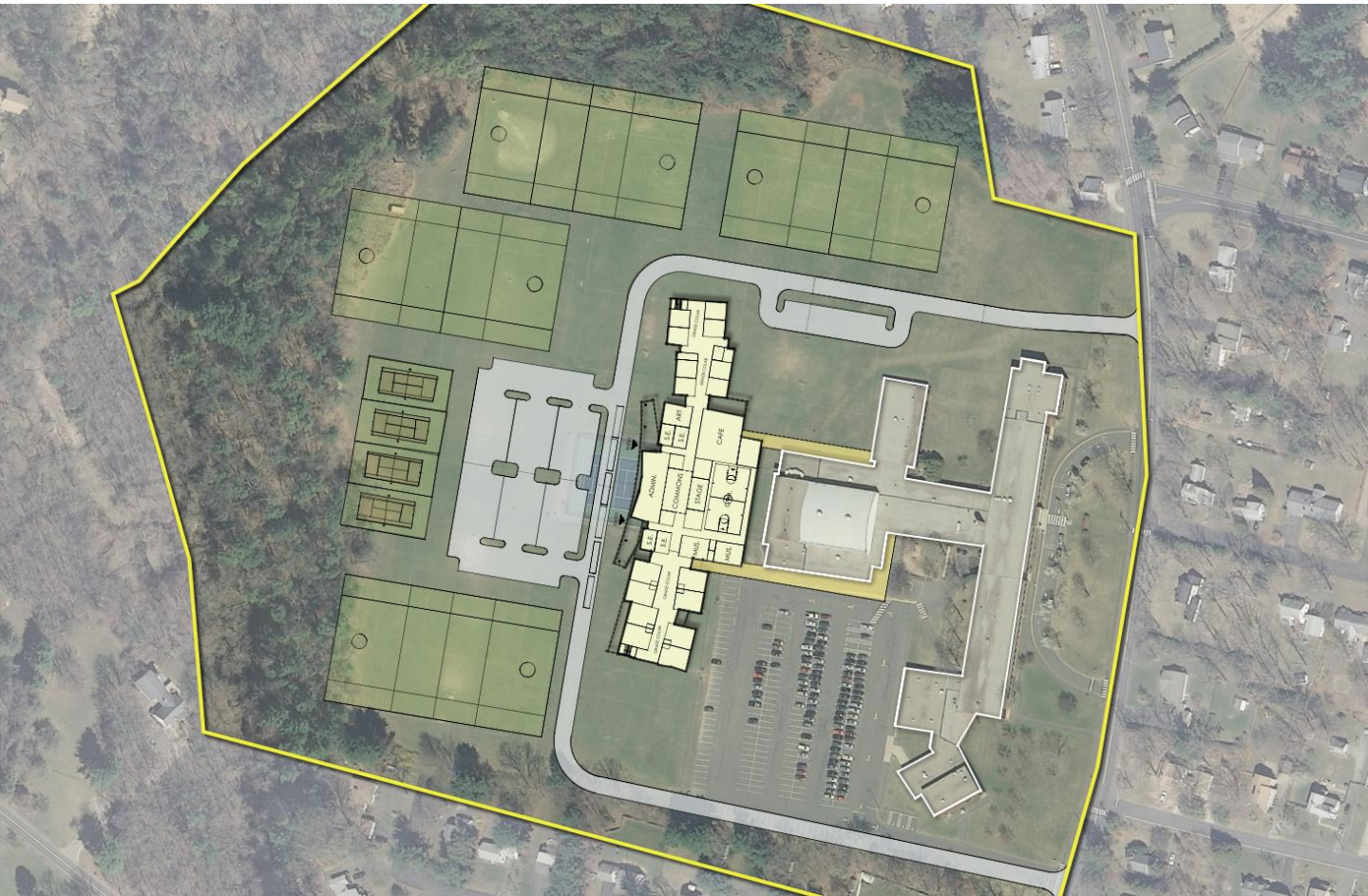
Site & Building	\$52,886,922
Soft Costs:	\$9,651,863
Total Project Costs	\$62,538,785

State Reimb. @24.64%	(\$15,409,557)
Ineligibles	\$2,501,551

**Cost to Simsbury** **\$49,630,780**



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





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



# OPTION 2/ 6<sup>TH</sup> 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 ~ 240+/-**

# 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

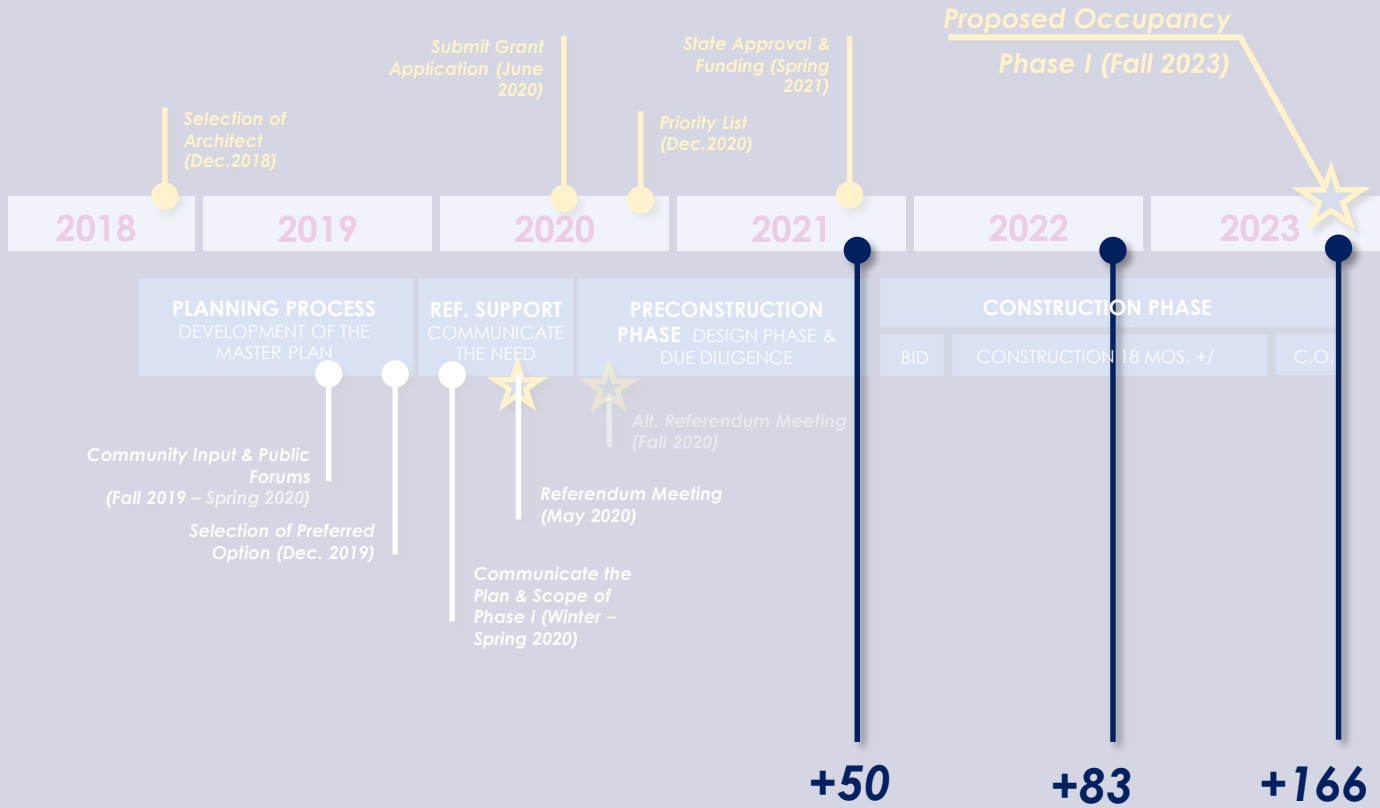
Proposed  
Occupancy  
Fall 2039

4 ½ - 5 Years Total

# MILESTONE SCHEDULE PHASE 1



# MILESTONE SCHEDULE PHASE 1



Based upon M&M  
**Medium** Projection

# MILESTONE SCHEDULE PHASE 1



**ALTERNATE  
OPTION**



# MILESTONE SCHEDULE PHASE 1

**+1 Year**

**+/- 1 to 1.5 Million Inflation**

Selection of  
Architect  
(Dec. 2018)

Submit Grant  
Application (June  
2021)

Priority List  
(Dec. 2020)

State Approval &  
Funding (Spring  
2021)

*Proposed Occupancy*  
*Phase I (Fall 2023)*

2018

2019

2021

2022

2023

2024

PLANNING PROCESS  
DEVELOPMENT OF THE  
MASTER PLAN

REF. SUPPORT  
COMMUNICATE  
THE NEED

PRECONSTRUCTION  
PHASE DESIGN PHASE &  
DUE DILIGENCE

CONSTRUCTION PHASE

BID

CONSTRUCTION 18 MOS. +/-

C.O.

Community Input & Public  
Forums  
(Fall 2019 – Spring 2020)

Selection of Preferred  
Option (Dec. 2019)

Communicate the  
Plan & Scope of  
Phase I (Winter –  
Spring 2020)

Referendum Meeting  
(May 2020)

Alt. Referendum Meeting  
(Fall 2020)

+83

+166

+203

Based upon M&M  
**Medium** Projection



# 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 to Town

**Thank You!**

Questions?





**Tecton**  
ARCHITECTS

# SCHOOL FACILITIES

MASTER PLAN & RECONFIGURATION STUDY

PRESENTATION TO  
BOARD OF EDUCATION

11.12.2019