



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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Matthew Curtis

Burke LaClair

Steve Twitchell

Neil Sullivan

Erin Murray

Sue Homrok – Lemke

Betsy Gunsalus

Katie Wilde

**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 Patrina, Interim Principal

Scott Baker, Principal

Beth Hennessy, Principal

Mike Luzietti, Principal

Meg Evans, Principal

Steve Matyczuk, 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

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

Jeff Wyszynski, AIA

Ed Widofsky, AIA, LEED AP BD+C, MCPPO

Stephen Melingonis, AIA

Alison Fredericks, Assoc. AIA

### **MILONE & MACBROOM**

Demographic Projections

Patrick Gallagher, AICP

### **SZEWCZAK ASSOCIATES**

Structural Engineering

Peter Celella, PE

### **CES**

MEP Engineering

Derek Bride

### **FUSS & O'NEILL**

Site, Civil, Landscape, Planning

Ron Bomengen, PE, LEED AP, Associate

Lauren Mello, PE



# GOALS OF THE PROJECT / MASTER PLAN FOR THE FUTURE

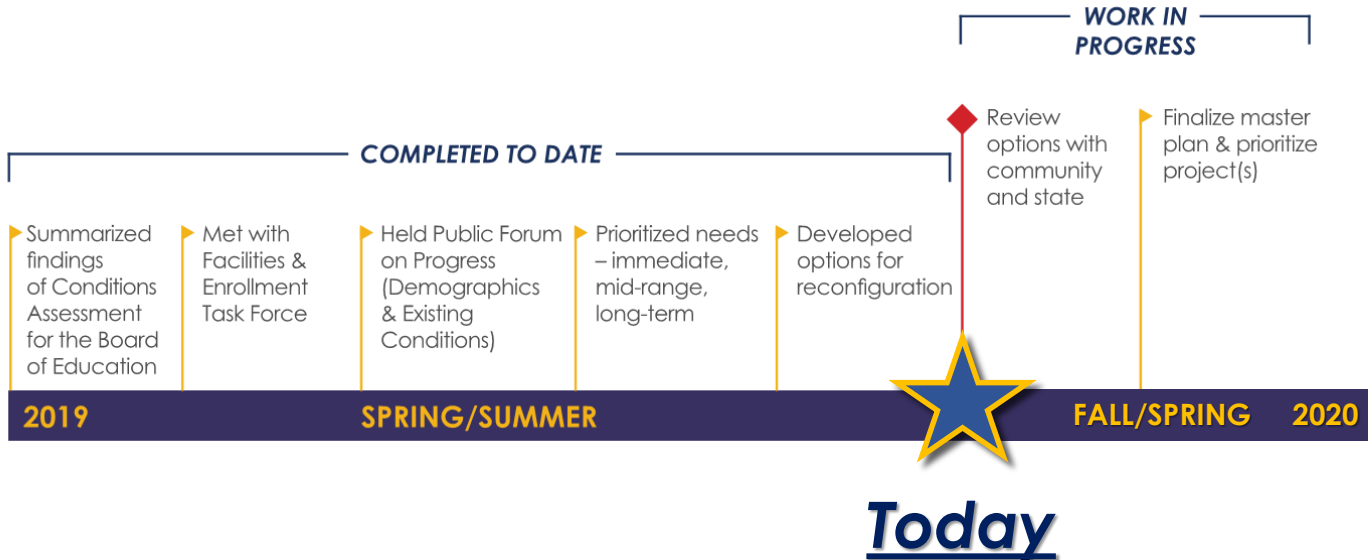
- Analyze existing conditions & assess educational needs
- 10 to 15 year prioritized plan (Capital & Maintenance)
- Employ a sustainable approach to address facility & educational needs of the community
- Explore impact of demographics & population projections
- Develop alternative configurations & options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

# PROJECT HISTORY

## OUR PROCESS



# PROJECT TIMELINE



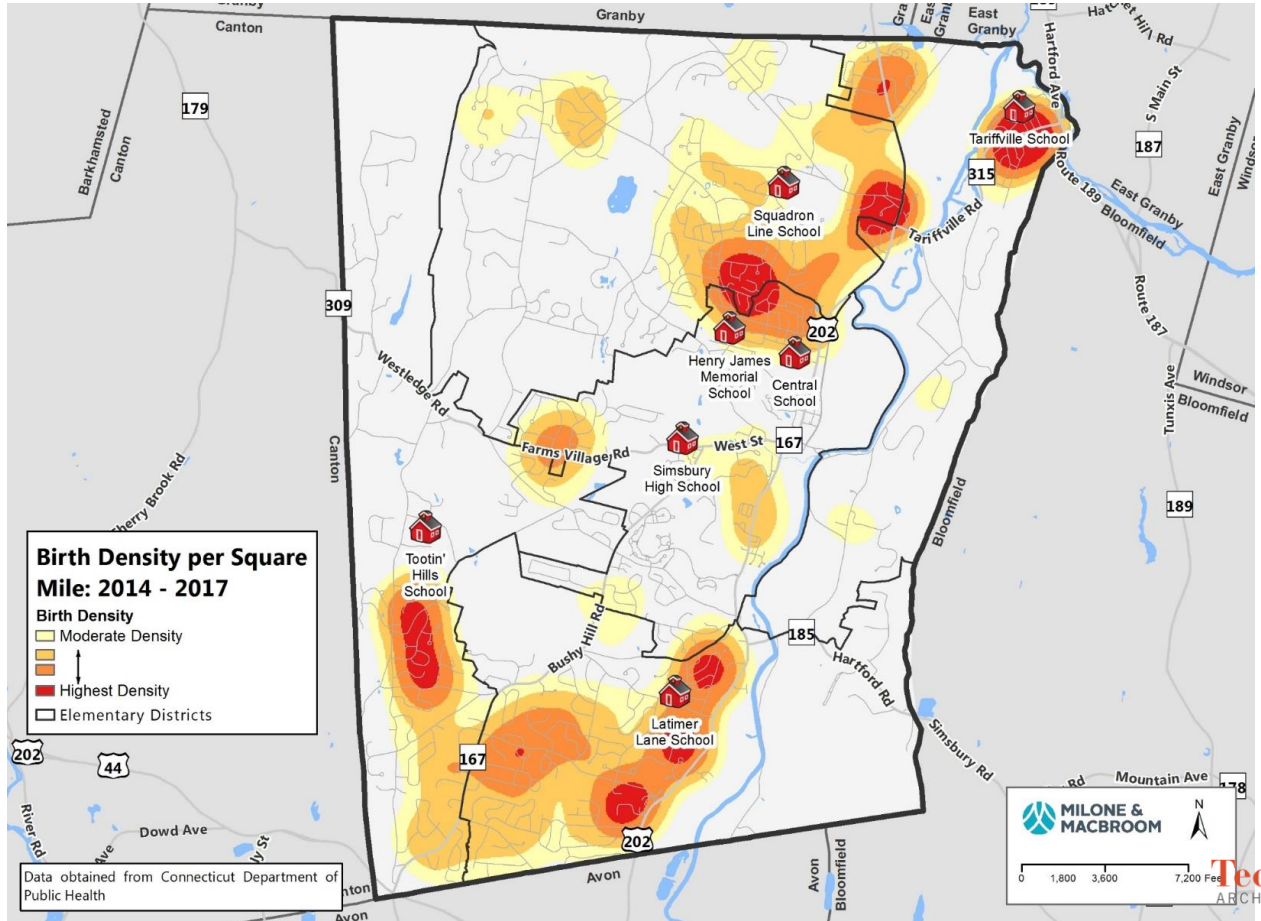
# KEY POINTS FROM THE FIRST FORUM

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

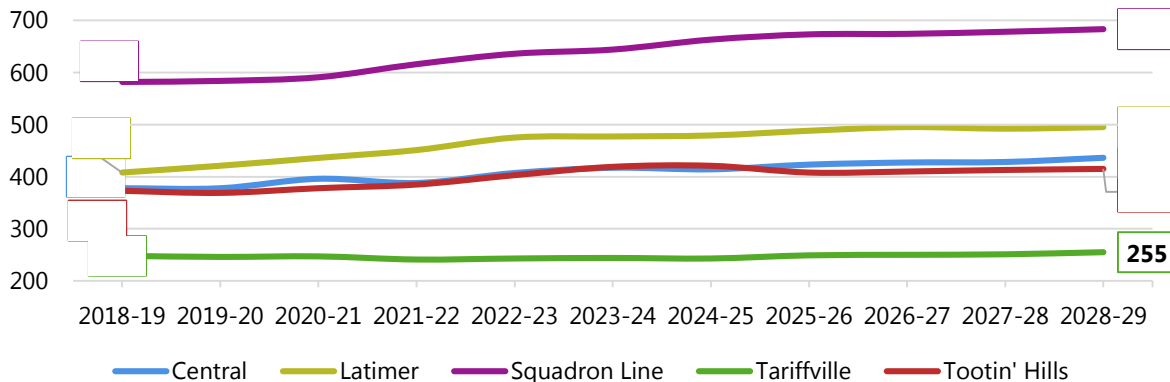
Findings conclude:

- 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): 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.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 & stairs Bituminous walks & stairs
Drives / parking lots	Bituminous pavement Line striping Embedded bituminous
Landscaping	Lawn Planting Mulch beds
Recreation	Playscapes / Structures 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 Stairs



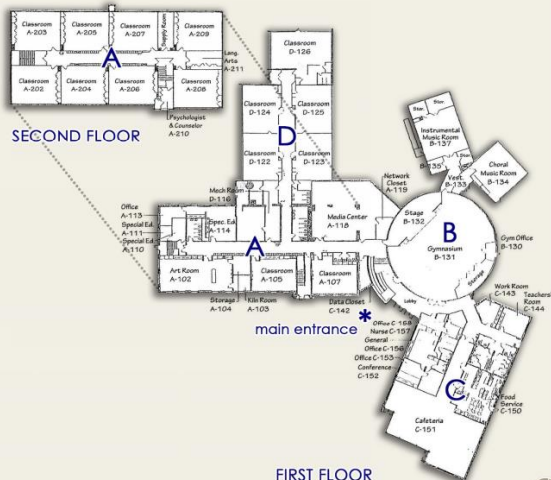
D.2.2: Walkways / Site Stairs

## 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



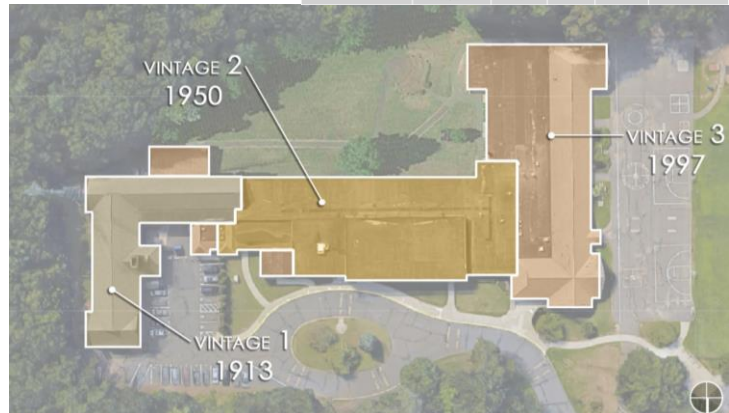
BUILDING	YEAR BUILT	CURRENT AGE	CUR. ENROLL.	GRADE CONFIG.	(E) SF AREA
TOOTIN' HILLS	1954, 1958, 1995, 2000	65, 61, 24, 19	370	K-6	57,184



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
SIMSBBURY 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

## SCHOOL FACILITIES MASTER PLAN & RECONFIGURATION STUDY



School	Year Built	Admission	Current Enroll
New School			
Lamar Lane	1962, 86	426	
Sutton Line	1969	583 (+103)	
Central School	1913, 50, 97	377	
Trotter Hills	1964, 68, 95, 00	370	
Fortville	1925, 39, 46, 00	248	
Henry James	1987, 00, 00, 19	610	

### OPTION 1

#### All Existing Elementary Schools Renovated as New

Grade Config.	Future Enroll	Prop. Const.
K-5	495	Renovate/Add
PK-5	683 (+103)	Renovate/Add
K-5	426	Renovate
K-5	415	Renovate
K-5	255	Renovate
7-8	-	-

### 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
-	101	Renovate
7-8	-	-

### OPTION 2B

#### New Lower Middle (5-6) @ Henry James

#### Four K-4 Schools

Grade Config.	Future Enroll	Prop. Const.
5-6	648	New
K-4	409	Renovate/Add
K-4	409	New
K-4	409	Renovate
K-4	409	New
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	491	New
K-5	564	New
K-5	486	Renovate
-	-	Repurpose
PK	101	Renovate
6-8	1032	Renovate/Add

### OPTION 3B

#### Add 6th Grade to Henry James

#### Four K-5 Schools

Grade Config.	Future Enroll	Prop. Const.
-	-	-
K-5	485	New
K-5	485	Renovate
K-5	485	New
PK	101	Renovate
6-8	1032	Renovate/Add

Benefits:

Option 1  
The major advantage of renovating existing schools is that it allows us to maintain the current layout of the schools.

Option 2 (New)  
Grades needed for 5-6 and 7-8. No geographic change. Schools to be not pulled.

Benefits:

Makes use of 4 elementary schools.

Benefits:

Admin costs are better

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

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

Challenges:

Option 1  
Difficult to renovate buildings that require special entry systems. The ADA is a big issue.

Challenges:

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

Challenges:

from 7 buildings to 3

Challenges:

Target all 6th grade moving out of existing schools and into new building.

Challenges:

Option 3 (6-8)  
Add 6th grade to existing schools. Additional space needed for 6th grade.

Challenges:

Option 3 (6-8)  
Add 6th grade to existing schools. Additional space needed for 6th grade.

CONTEMPORARY + NO CHANGES - NO CHANGES

SHALLS CONF 14 NOT 7-11-12 NEIGHBORHOODS

No "option 1"  
No "option 3A"

5/16 @ public not interested in (S) last road  
10/14 @ Traffic  
2 lane road on Firetown (circulation)  
using the fields may be a concern for some parents

3A Too Big

2A + 2 schools affected

Option 3 (6-8)  
Add 6th grade to existing schools. Additional space needed for 6th grade.

Option 3 (6-8)  
Add 6th grade to existing schools. Additional space needed for 6th grade.



# 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 6<sup>th</sup> 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



# 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		
	Changes neighborhoods/traffic patterns		
	May not address enrollment fast enough		
	Schools may become too large		

# 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



May reduce overall operating costs



Provides for more flexibility



Changes neighborhood / traffic patterns



Schools may become too large

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
TOTEM HILLS	3-5	370	389	NEW OR RAN
SQUADRON LINE	3-5	380 (+10)	388	NEW OR RAN
HENRY JONES	3-5	377	389	ADDITION

## 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 6<sup>th</sup> 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 Toofin 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

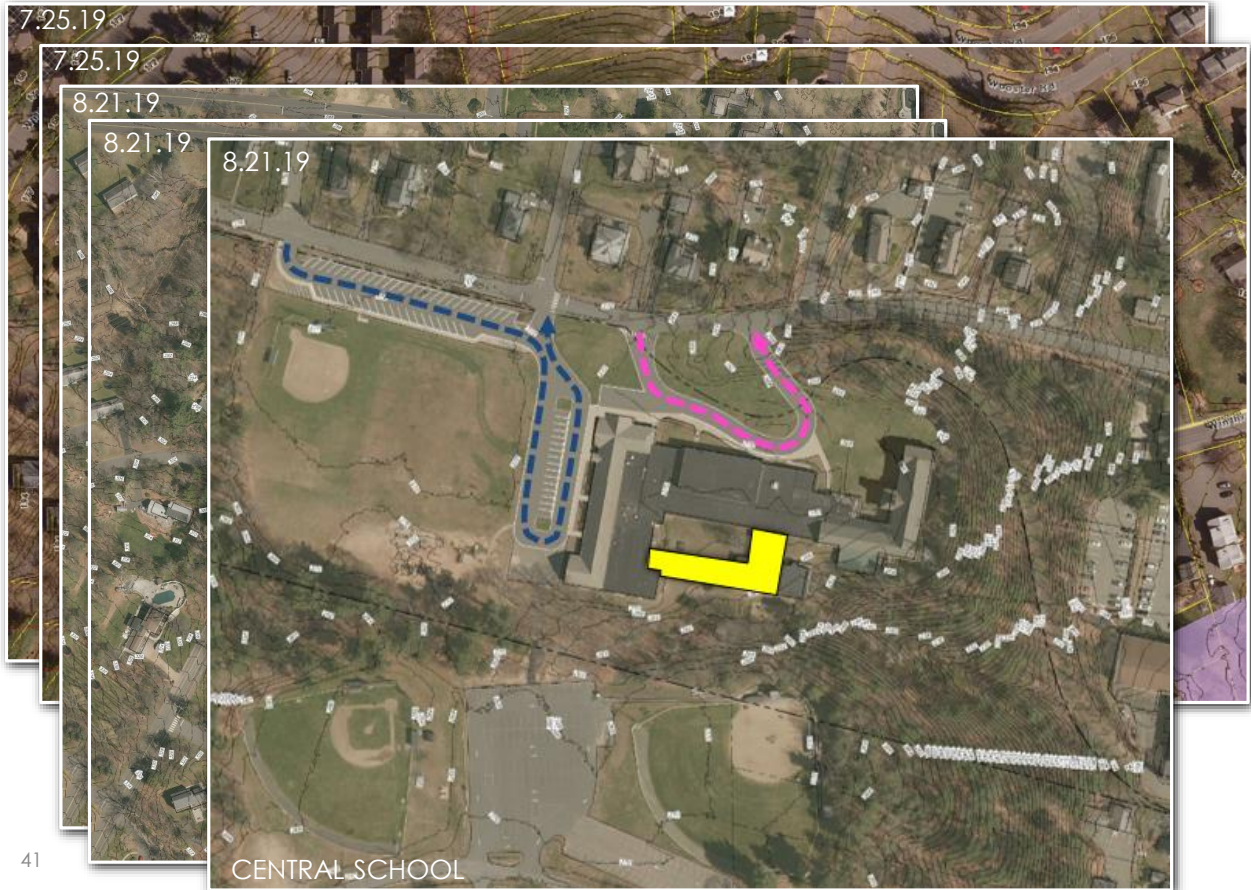
SQUADRON LINE

# REFINEMENTS / 7.25.19 THROUGH 9.18.19

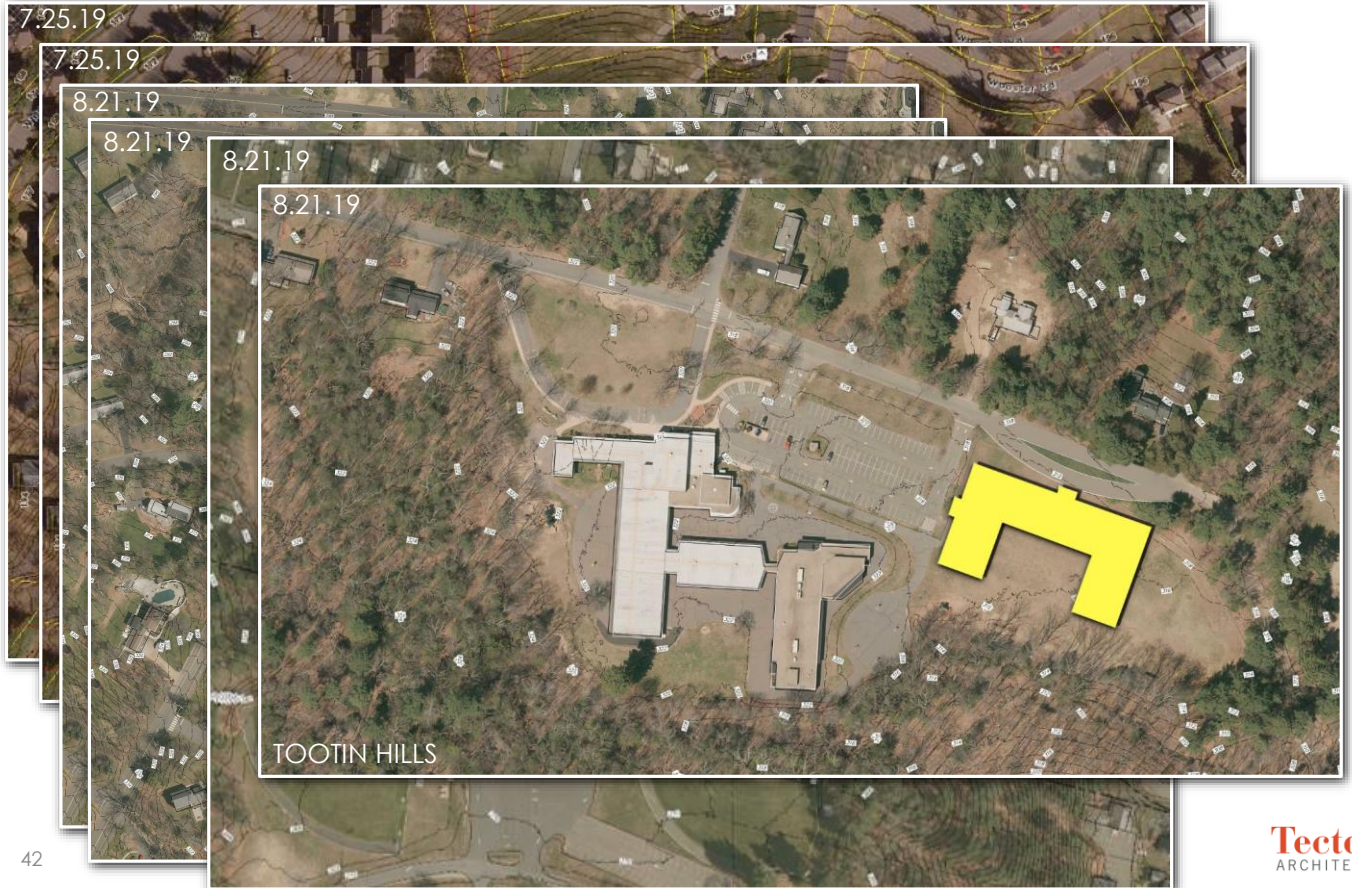




# REFINEMENTS / 7.25.19 THROUGH 9.18.19



# REFINEMENTS / 7.25.19 THROUGH 9.18.19



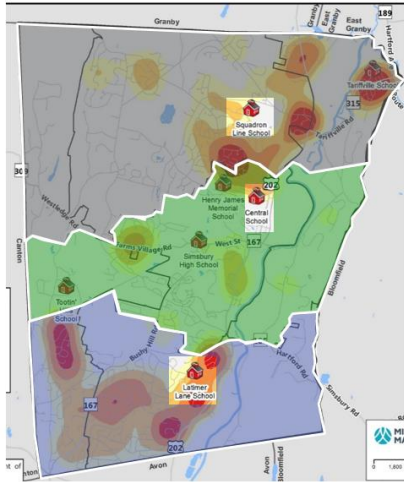


# REFINEMENTS / 7.25.19 THROUGH 9.18.19



# REFINEMENTS / 7.25.19 THROUGH 9.18.19

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



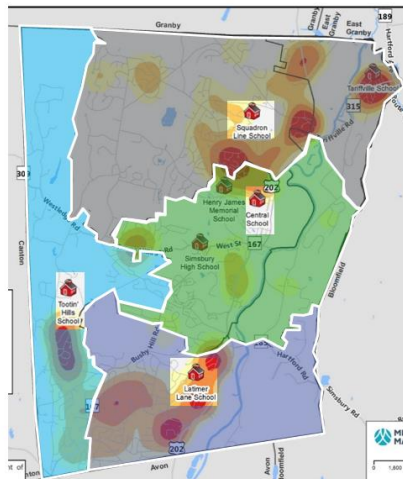
9.18.19

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ARCHITECTS

# REFINEMENTS / 7.25.19 THROUGH 9.18.19

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

## OPTION 4B / FOUR K-6 SCHOOLS



9.18.19

9.18.19

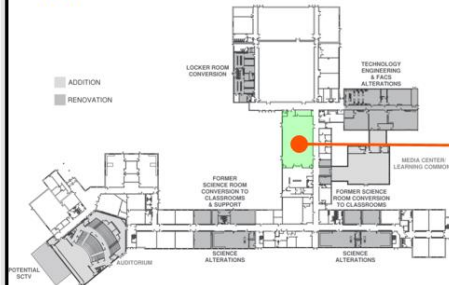
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# REFINEMENTS / 7.25.19 THROUGH 9.18.19

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

## OPTION 4B / FOUR K-6 SCHOOLS

## OPTION 3 / THREE K-5 SCHOOLS, ADD 6<sup>TH</sup> 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,  $1,032/30 \sim 34.4$  students per class

Total # of existing general + science classrooms

Ground Floor = 16 (13 + 3)

Second Floor = 20 (17+3)

Total = 36,  $1,032/36 \sim 28.6$  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

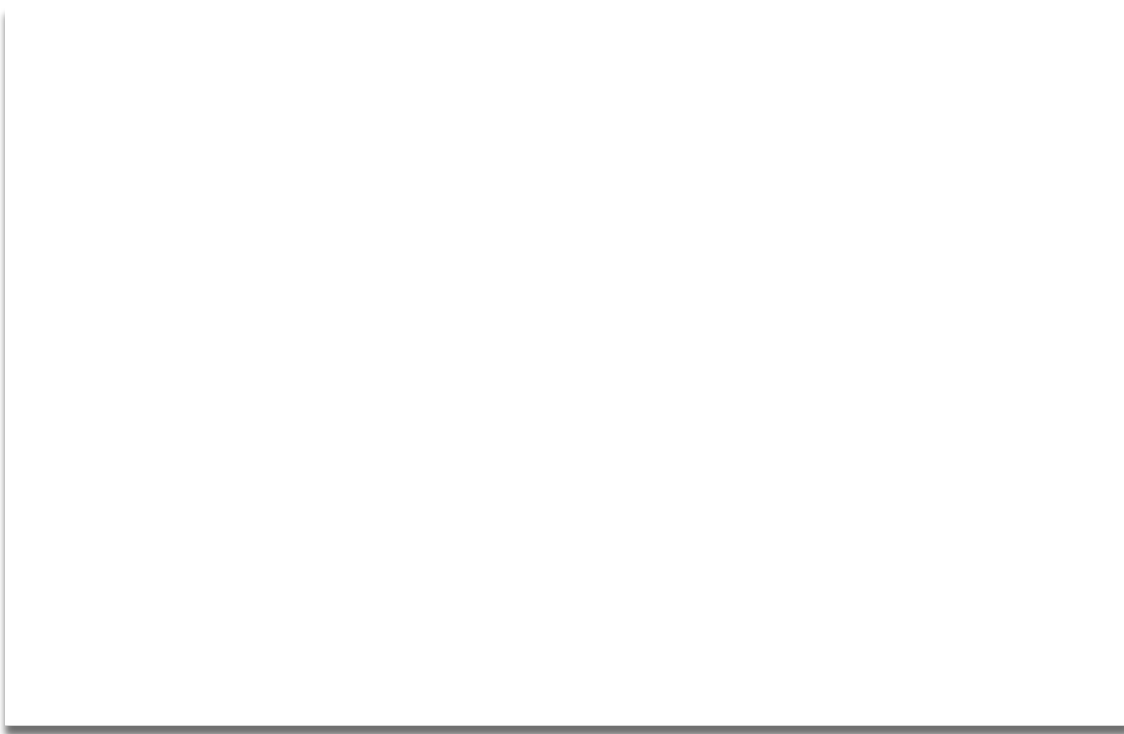
1. Costs are based upon mid range of historical averages
2. Costs are escalated to mid point of 2022, or the potential mid point of construction for Step 1 of the plan options
3. Adjustments shall be made once a preferred option is selected
4. Does not include impact for operational costs or premium 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. 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	
<b>Total</b>	<b>495</b>			
<b>Max. Area Allowed</b>	63,768			
<b>Existing Building</b>	45,839			
<b>Variance</b>	17,929			



# Renovate as New (K-6)

1

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
<b>Soft Costs</b>	18.25%	%		\$5,423,427
Portable Lease Costs (16 Months)	27	mth/CR	\$2,500	\$1,080,000
<b>Total Project Costs</b>			\$568.01	\$36,220,837
State Reimbursement			34.64%	(\$12,546,898)
Ineligibles***			4.00%	\$1,448,833
<b>Estimated Total Cost to Simsbury</b>				<b>\$25,122,773</b>

# 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		
Grade 6	74	148		
<b>Total</b>	<b>495</b>			
<b>Max. Area Allowed</b>	63,768			
<b>Existing Building</b>	45,839			
<b>Variance</b>	17,929			



# Renovate as New (K-6)

- 1 Highest projected enrollment (8-year period)
- 2 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
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Ineligibles***			4.00%	\$1,448,833
<b>Estimated Total Cost to Simsbury</b>				<b>\$25,122,773</b>

# REFINEMENTS / COSTING OF OPTIONS

## Latimer Lane (K-6)

Grade Levels	Proj. Enr.**	OSCG Standard. Sf/St.	All. Area
Kindergarten	65	120	7,800
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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
<b>Total</b>	<b>495</b>		
<b>Max. Area Allowed</b>	63,768		
<b>Existing Building</b>	45,839		
<b>Variance</b>	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
New Addition	17,929	sf	\$440.00	\$7,888,760
Subtotal		Avg/csf	\$466.02	\$29,717,410
<b>Soft Costs</b>	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
<b>Estimated Total Cost to Simsbury</b>				<b>\$25,122,773</b>

# 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
<b>Total</b>	<b>495</b>		
Max. Area Allowed	63,768		
Existing Building	45,839		
Net Increase	17,929		

4

4

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
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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
<b>Estimated Total Cost to Simsbury</b>				<b>\$25,122,773</b>

## 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. 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
<b>Total</b>	<b>495</b>		
<b>Max. Area Allowed</b>	63,768		
<b>Existing Building</b>	45,839		
<b>Variance</b>	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
<b>Soft Costs</b>	18.25%	%		\$5,423,427
Portable Lease Costs (16 Months)	27	mth/CR	\$2,500	\$1,080,000
<b>Total Project Costs</b>			\$568.01	\$36,220,837
<b>State Reimbursement</b>			34.64%	(\$12,546,898)
<b>Ineligibles***</b>			4.00%	\$1,448,833
<b>Estimated Total Cost to Simsbury</b>				<b>\$25,122,773</b>

5



# 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 & ineligibles

# 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
<b>Total</b>	<b>495</b>		
<b>Max. Area Allowed</b>	63,768		
<b>Existing Building</b>	45,839		
<b>Variance</b>	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
<b>Soft Costs</b>	18.25%	%		\$5,423,427
Portable Lease Costs (16 Months)	27	mtH/CR	\$2,500	\$1,080,000
<b>Total Project Costs</b>			\$568.01	\$36,220,837
<b>State Reimbursement</b>			34.64%	(\$12,546,898)
<b>Ineligibles***</b>			4.00%	\$1,448,833
<b>Estimated Total Cost to Simsbury</b>				\$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 & ineligibles
- 6 Cost to Simsbury Community

6



# REFINEMENTS / COSTING OF OPTIONS

## Latimer Lane (K-4)

Grade Levels	Proj. Enr.**	OSCG Standard. 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	
<b>Total</b>	<b>490</b>			
<b>Max. Area Allowed</b>	<b>58,800</b>			
<b>Existing Building</b>	<b>45,839</b>			
<b>Variance</b>	<b>12,961</b>			

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
<b>Soft Costs</b>	18.25%	%		\$6,099,479
Portable Lease Costs (16 Months)	0	mth/CR	\$2,500	\$0
<b>Total Project Costs</b>			\$672.13	\$39,521,280
<b>State Reimbursement</b>			24.64%	(\$9,738,043)
<b>Ineligibles***</b>			4.00%	\$1,580,851
<b>Estimated Total Cost to Simsbury</b>				<b>\$31,364,088</b>

## 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

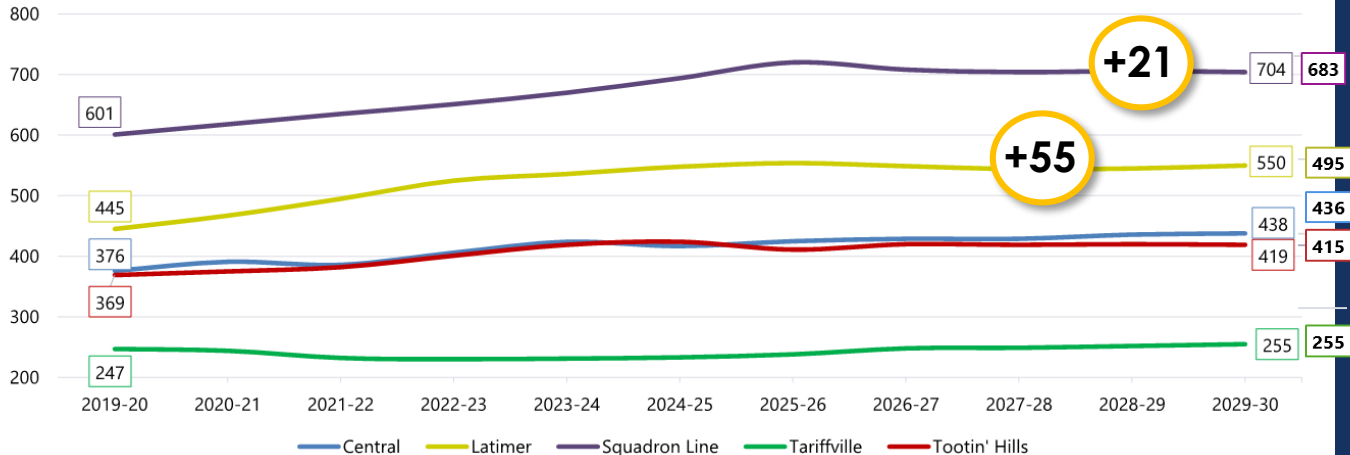
# THE NEED **CONDITION & CAPACITY**

# 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)							
Grade Level	K	1	2	3	4	5	6	Subtl.
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

6<sup>th</sup> 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

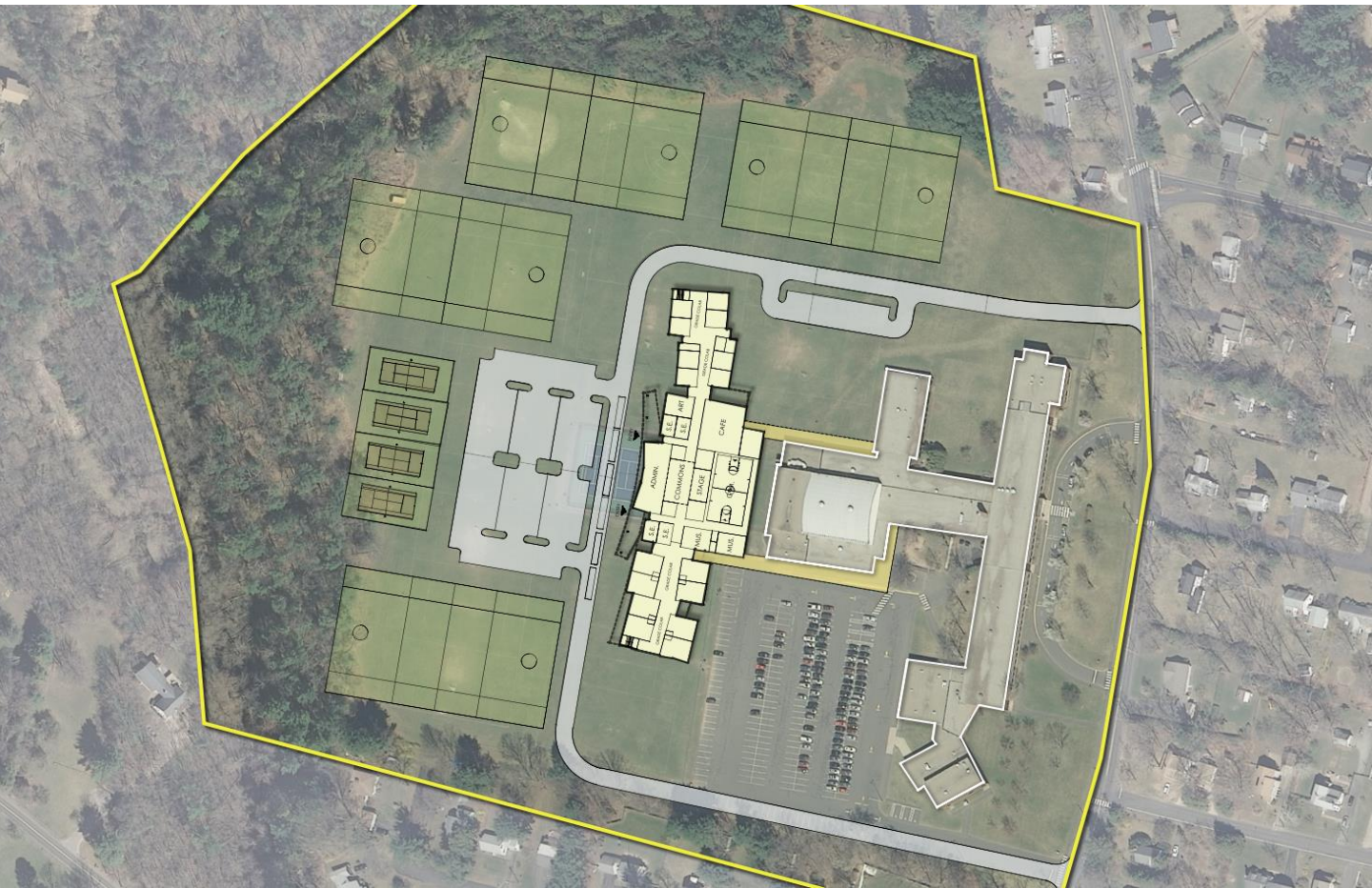
Site & Building	\$56,755,597
Soft Costs:	\$10,357,896
Total Project Costs	\$67,113,493

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 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 ~ 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 6<sup>th</sup>)
- 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**



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

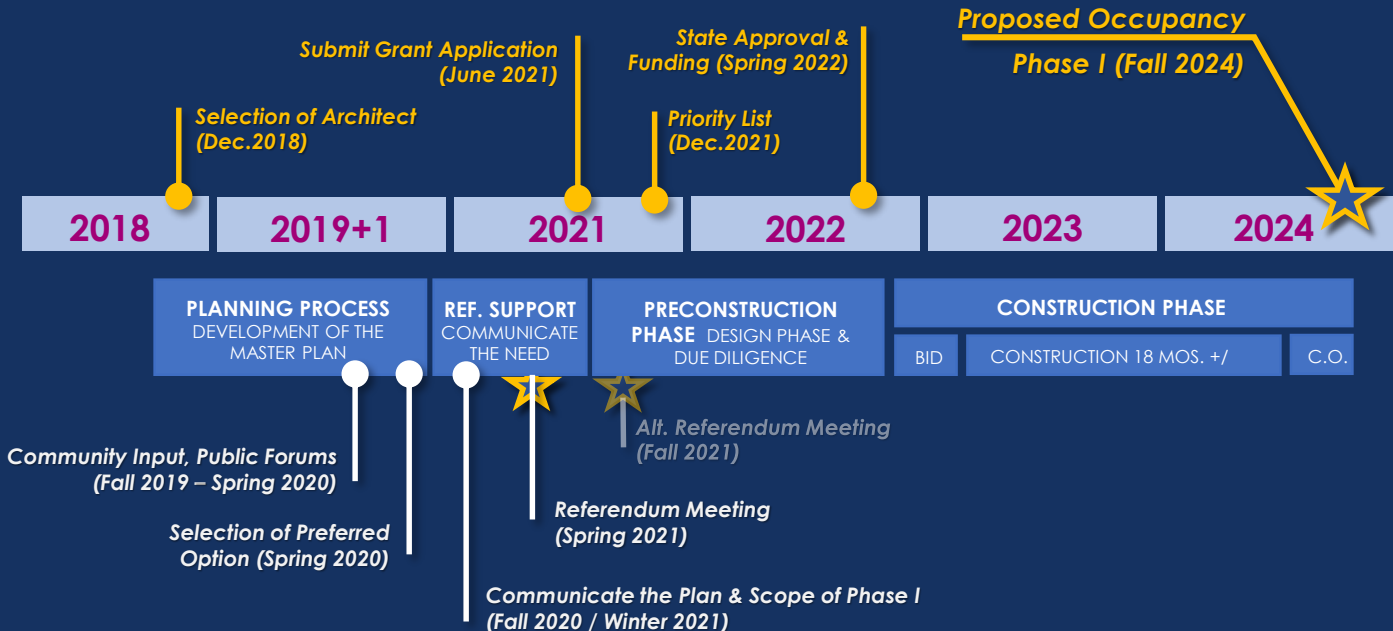
**Start**

**15 Years**

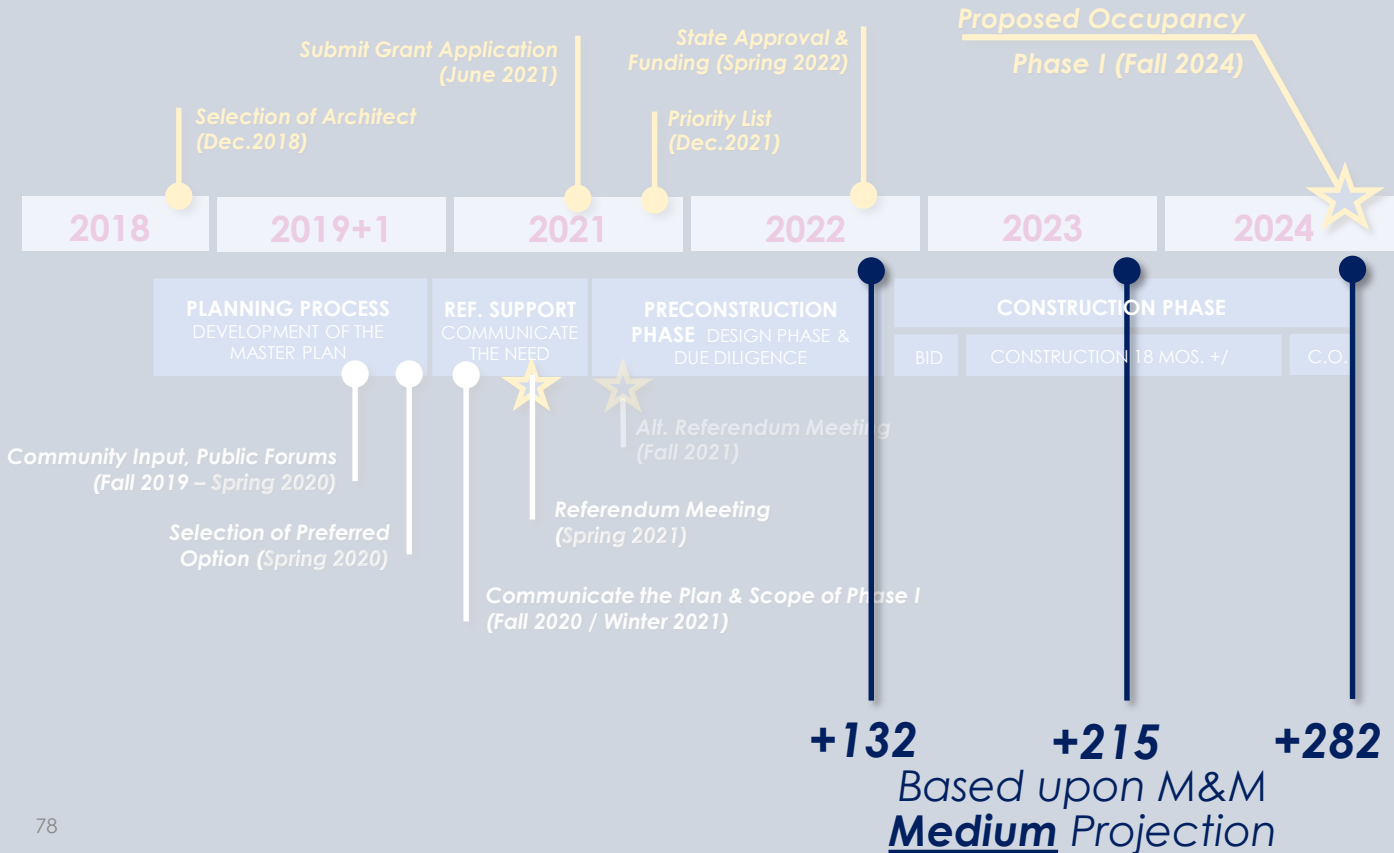
**Over 260,000 square feet**



# 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](mailto:study@simsbury.k12.ct.us)

**THANK YOU!**



**Tecton**  
ARCHITECTS

# SCHOOL FACILITIES

MASTER PLAN & RECONFIGURATION STUDY

PUBLIC FORUM NO.2

11.20. 2019