



Tecton  
ARCHITECTS

# SCHOOL FACILITIES

## MASTER PLAN & RECONFIGURATION STUDY

FACILITIES AND ENROLLMENT TASK FORCE COMMITTEE

01.30. 2020

**Note:** This presentation is from a working session of the Facilities and Enrollment Task Force Committee on 1/30/2020 with the intent to review and analyze additional proposed options. The information contained herein is a working draft of materials in preparation for our next public forum on March 4, 2020, 7:00 P.M. at the High School Auditorium

# AGENDA

1. Review **takeaways** from Public Forum No.2
2. Discuss **proposed schedule** moving forward
3. Re-focus on **goals** for the project
4. Determine **revised options**
5. Discuss **survey** questions
6. Priority discussion – **Step 1 Latimer**
7. Next Steps

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.



# Review of Key Takeaways (PUBLIC FORUM NO.2)

- a. Neighborhood Schools, replicate success
- b. Follow POCD, analysis of options needs to consider community impact
- c. Specialized Education, where is it located, can it be distributed, same for PK?
- d. Capacity concerns at growing areas of town
- e. Differing views of where 5th and 6th grade should be located
- f. Analysis of options is needed, more detail as to why? Costs, etc.
- g. More community interaction, feedback, dialogue, improve communications
- h. Discuss latest communications with community

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.

# DISCUSSION

## ADDITIONAL FEEDBACK & CONVERSATIONS

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.



# Schedule of Activities (OPPORTUNITIES FOR INPUT)

- a. FETFC Meetings
- b. BOE, with corresponding updates to the BOS, and BOF
- c. Interactive sessions with each Elementary School/Community/neighborhood (Other groups and organizations?)
- d. Electronic and hard copy survey to solicit feedback
- e. Milestone meetings / key decisions related to master plan
- f. Communicate the flexibility in the plan the deeper/further out you go
- g. Others?

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.



# Schedule of Activities (OPPORTUNITIES FOR INPUT)

## Proposed Milestone Schedule

	January				February				March				April				May				June					
Scope of Work	1/6	1/13	1/20	1/27	2/3	2/10	2/17	2/24	3/2	3/9	3/16	3/23	3/30	4/6	4/13	4/20	4/27	5/4	5/11	5/18	5/25	6/1	6/8	6/15	6/22	6/29
Develop Additional Options																										
Refine and Finalize																										
Regular Meetings																										
FETFC Meetings				1/30				2/26					3/30				4/30									
BOE Meetings			1/21	1/28		2/11		2/25		3/10		3/24			4/14		4/28		5/12		5/26					
BOF Meetings																										
BOS Meetings		1/13		1/27		2/10		2/24		3/9		3/23			4/13		4/27		5/11		5/25					
Community Input Sessions																										
Neighborhood - Central																										
Neighborhood - Latimer																										
Neighborhood - Squadron Line																										
Neighborhood - Tariffville																										
Neighborhood - Tootin' Hills																										
Forum 3 - Revised Options																										
Forum 4 - Refined Options																										
Forum 5 - Final Master Plan																										
Public Communications																										
Post updates to website (weekly)																										
Publish Survey No.1																										
Close Survey No.1																										
Publish Survey No.2																										
Close Survey No.2																										

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.

# Refocus on Goals (LONG RANGE MASTER PLAN)

- a. Operating Efficiencies ~ Are we trying to find operating efficiencies? If so, if we maintain more buildings what advantage does this create? Is it a problem if no efficiency is gained?
- b. Data per school ~ class size, cost per student, faculty/student ratio. Do specials vary per school or are they consistent?
- c. Detailed Data - More in depth capacity analysis of elementary schools – i.e. number of typical classrooms and average size compared to state standard.
- d. Impact of temporary modulars has on the plan, is there one?
- e. Identify the “do nothing” alternatives – cost of capital improvements should a comprehensive plan not be adopted and implemented.
- f. Sustainability, energy efficiency – Does this have a motivated base to support this capital program.
- g. Translate community interaction into support for our plan.

# CONSIDERATION OF OPTIONS

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.





# OPTION 1

## A new 5-6 School

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.

# 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

**\* As presented at Public Forum 11/20/2019**

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	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	Proposed Project Type
HENRY JAMES MIDDLE SCHL.	7-8	633	7-8	735 (27-28)	735	735	735	ETR
NEW SCHOOL @ HENRY JAMES	5-6	-	5-6	-	756	756	756	NEW
LATIMER LANE	PK-6 (+RSG)	445	PK-4 (+RSG)	554 (25-26)	545	408	371	RAN
SQUADRON LINE	K-6	601 (+101 PK)	PK-4	720 (25-26)	545	409	499	NEW
CENTRAL SCHOOL	K-6	376	PK-4	438 (29-30)	545	409	299	RAN
TOOTIN HILLS	K-6 (+RSG)	369	PK-4 (+RSG)	424 (24-25)	-	0 or 409	288	RAN/-
TARIFFVILLE	K-6 (+RSG)	247	PK-4 (+RSG)	255 (29-30)	-	0 or 409	178	RAN/-
SUBTOTAL	2,671			3,126	3,126	3,126	3,126	

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

# **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%**

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.

# REFINEMENTS / COSTING OF OPTIONS

Cost Summary Table		
Scope of Work	Cost per unit	Unit
Site Improvements	\$405,250.00	acre
Parking Lot & Vehicular Circ.	\$9,625.00	space
Demolition (+ haz mat, environ.)	\$39.75	sf
Renovate as New	\$365.00	sf
New Construction	\$455.00	sf
Soft Costs (Design, FF&E, Fees, Printing)	19.25%	
Reimbursement Rate - New	24.64%	* 2017-18
Reimbursement Rate - RAN	34.64%	* 2017-18
Ineligibles	4.50%	of TPC
* Cost Escalated to mid point of 2022		

**\* Updated for 1/30/2020 FETFC**

**DRAFT**  
Working Model for Facilities  
and Enrollment Task Force  
Committee Meeting on  
1/30/2020.



# 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 (19.25%)?

Soft Costs (Design, FF&E, Fees, Printing)

Reimbursement Rate - New

Reimbursement Rate - RAN

Ineligibles

\* Cost Escalated to mid point of 2021

**\* Updated for 1/30/2020 FETFC**

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)

# 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

\* As presented at Public Forum 11/20/2019



# BASIS OF OPTIONS ~ Area computations (OSCG&R)

1

## Capacity Analysis

Item Description	Projected Enrollment (2025-26)							
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.

## 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.

**DRAFT**  
Working Materials from Public  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.

# OPTION 1A ~ Order of Magnitude Costs - Summary

## OPTION 1A

**Option 1A - Construct Lower Middle Academy (5-6) at Henry James; Renovate and/or build new to create three PK-4 Elementary Schools; Existing Middle School and Simsbury High School to remain as is.**

New - Henry James Memorial (5-6)

Total Project Costs \$65,517,488

Estimated Total Cost to Simsbury \$52,322,266

1

RAN - Latimer Lane (PK-4)

Total Project Costs \$42,157,524

Estimated Total Cost to Simsbury \$29,451,246

2

New - Squadron Line (PK-4)

Total Project Costs \$47,840,126

Estimated Total Cost to Simsbury \$38,205,125

3

RAN - Central School (PK-4)

Total Project Costs \$43,109,332

Estimated Total Cost to Simsbury \$30,116,179

4

**GRAND TOTAL COST \$198,624,470**

**ESTIMATED TOTAL COST TO SIMSBURY \$150,094,816**

# OPTION 1A ~ Detail Costs for initial projects (2020-2028 +/-)

1

Henry James Memorial (5-6)				
Grade Levels	Proj.	OSCG Standard.		
	Enr. **	Sf/St.	All. Area	
Grade 5	363	148	53,724	
Grade 6	393	148	58,164	
<b>Total</b>	<b>756</b>			
<b>Max. Area Allowed</b>	111,888			
<b>Existing Building</b>	0			
<b>Variance</b>	111,888			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	9.00	Acres	\$405,250	\$3,647,250
Parking Lot & Vehicular Circ.	40	spaces	\$9,625	\$385,000
New Construction	111,888	sf	\$455.00	\$50,909,040
Subtotal		Av g/sf	\$455	\$54,941,290
<b>Soft Costs</b>	19.25%	%		\$10,576,198
Portable Lease Costs (16 Months)	0	mth/CR	\$2,500	\$0
Total Project Costs			\$585.56	\$65,517,488
State Reimbursement			24.64%	(\$16,143,509)
Ineligibles***			4.50%	\$2,948,287
<b>Estimated Total Cost to Simsbury</b>				<b>\$52,322,266</b>

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.

# OPTION 1A ~ Detail Costs for initial projects (2020-2028 +/-)

1

## Henry James Memorial (5-6)

Proj. OSCG Standard.

Grade

2

## RAN - Latimer Lane (PK-4)

	Grade Levels	Proj.	OSCG Standard.		
		Enr.**	Sf/St.	All. Area	
	Kindergarten	109	120	13,080	
	Grade 1	109	120	13,080	
Max. Area Allowed	Grade 2	109	120	13,080	
Existing Building	Grade 3	109	120	13,080	
Variance	Grade 4	109	120	13,080	
	<b>Total</b>	<b>545</b>			
Scope of Work	<b>Max. Area Allowed</b>	65,400			
Site Improvements	<b>PK Classrooms (two)</b>	3,000			
Parking Lot & Vehicular Circ.	<b>Existing Building</b>	45,839			
New Construction	<b>Variance</b>	22,561			
<b>Project Cost Summary</b>					
Scope of work	Amt.	Unit	Cost/Unit	Cost	
Site Improvements	12.50	Acres	\$405,250	\$5,065,625	
Parking Lot & Vehicular Circ.	136.25	spaces	\$9,625	\$1,311,406	
Abatement	37,620	sf	\$24.25	\$912,285	
Demolition (+ haz mat, environ.)	8,219	sf	\$39.75	\$326,705	
New Construction	30,780	sf	\$455.00	\$14,004,900	
Renovate as New	37,620	sf	\$365.00	\$13,731,300	
Subtotal	68,400	Avg/csf	\$516.85	\$35,352,222	
<b>Soft Costs</b>	19.25%	%		\$6,805,303	
Portable Lease Costs (16 Months)	0	month/CR	\$2,500	\$0	
Total Project Costs			\$644.61	\$42,157,524	
State Reimbursement			34.64%	(\$14,603,366)	
Ineligibles***			4.50%	\$1,897,089	
<b>Estimated Total Cost to Simsbury</b>				<b>\$29,451,246</b>	

# OPTION 1B ~ Order of Magnitude Costs - Summary

## OPTION 1B

**Option 1B - Construct Lower Middle Academy (5-6) at Henry James;  
Renovate and/or build new to create four PK-4 Elementary Schools;  
Existing Middle School and Simsbury High School to remain as is.**

New - Henry James Memorial (5-6)

Total Project Costs \$65,517,488

Estimated Total Cost to Simsbury \$52,322,266

1

RAN - Latimer Lane (PK-4)

Total Project Costs \$33,981,833

Estimated Total Cost to Simsbury \$23,739,709

2

New - Squadron Line (PK-4)

Total Project Costs \$36,906,158

Estimated Total Cost to Simsbury \$29,473,258

3

RAN - Central School (PK-4)

Total Project Costs \$32,829,208

Estimated Total Cost to Simsbury \$22,934,485

4

RAN - Tootin' Hills (PK-4)

Total Project Costs \$34,337,547

Estimated Total Cost to Simsbury \$23,988,210

5

**GRAND TOTAL COST \$203,572,235**

**ESTIMATED TOTAL COST TO SIMSBURY \$152,457,928**

# OPTION 1C ~ Order of Magnitude Costs - Summary

## OPTION 1C

**Option 1C - Construct Lower Middle Academy (5-6) at Henry James;  
Renovate and/or build new to create five PK-4 Elementary Schools;  
Existing Middle School and Simsbury High School to remain as is.**

New - Henry James Memorial (5-6)

Total Project Costs \$65,517,488

Estimated Total Cost to Simsbury \$52,322,266

1

RAN - Latimer Lane (PK-4)

Total Project Costs \$31,773,800

Estimated Total Cost to Simsbury \$22,197,177

2

New - Squadron Line (PK-4)

Total Project Costs \$43,024,354

Estimated Total Cost to Simsbury \$34,359,249

3

RAN - Central School (PK-4)

Total Project Costs \$33,073,569

Estimated Total Cost to Simsbury \$23,105,195

4

RAN - Toofin' Hills (PK-4)

Total Project Costs \$33,990,343

Estimated Total Cost to Simsbury \$23,745,654

5

RAN - Tariffville (PK-4)

Total Project Costs \$21,774,854

Estimated Total Cost to Simsbury \$15,211,913

6

**GRAND TOTAL COST \$229,154,408**

**ESTIMATED TOTAL COST TO SIMSBURY \$170,941,454**



# OPTION 2

## 6<sup>th</sup> Grade Addition

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.



# OPTION 2A

**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



# OPTION 2B

**Step 1** - Add on to Henry James to accommodate 6th Grade and RAN/New PK 5 at Latimer Lane, reconfigure Elementary Schools to PK 5.

**Step 2** - Renovate and/or rebuild 4 remaining Elementary Schools.

	BUILDING	EXISTING GRADE CONFIG.	CUR. ENROLL.	PROPOSED GRADE CONFIG.	FUTURE ENROLL.	CONSTR.
1	HENRY JAMES	7-8	630	6-8	(695+386) 1,081	RENO/ADD
2	LATIMER LANE	K-6	406	PK-5 (+RSG)	386	RAN or NEW
3	SQUADRON LINE	PK-6	580	PK-5	386	RAN or NEW
4	TOOTIN HILLS	K-6	370	PK-5 (+RSG)	386	RAN or NEW
5	TARIFFVILLE	K-6	248	PK-5 (+RSG)	386	RAN or Add/Reno
	CENTRAL SCHOOL	K-6	377	PK-5	386	RAN or Add/Reno
	Subtotal		2,712		3,111	

- Distribution: spec. ed equally, ready set go into 2 or 3 schools, 2 PK each school
- RAN Renovate as New
- Add/Reno Targeted Additions and/or Renovations

**Note:** Updated for October 2019 enrollment

**\* As presented at meeting on 12/18/2019**

# 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)	ETR
LATIMER LANE	PK-6 (+RSG)	445	PK-5 (+RSG)	554 (25-26)	499	PK-5 (+RSG)	554 (25-26)	399	RAN
SQUADRON LINE	K-6 (+101 PK)	601 (+101 PK)	PK-5	720 (25-26)	499	PK-5	720 (25-26)	399	NEW
CENTRAL SCHOOL	K-6	376	PK-5	438 (29-30)	500	PK-5	438 (29-30)	399	RAN
TOOTIN HILLS	K-6 (+RSG)	369	PK-5 (+RSG)	424 (24-25)	500 or 0	PK-5 (+RSG)	424 (24-25)	400	RAN/-
TARIFFVILLE	K-6 (+RSG)	247	PK-5 (+RSG)	255 (29-30)	500 or 0	PK-5 (+RSG)	255 (29-30)	400	RAN/-
SUBTOTAL		2,671		3,126	3,126		3,126	3,126	

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

# OPTION 2A ~ Order of Magnitude Costs - Summary

OPTION 2A

Option 2A - Construct 6th grade addition at Henry James; Renovate and/or build new to create four PK-5 Elementary Schools; and Simsbury High School to remain as is.		
Henry James Memorial (6-8), 6th Grade Addition Only		
Total Project Costs		\$31,611,075
Estimated Total Cost to Simsbury		\$25,244,604
RAN - Latimer Lane (PK-5)		
Total Project Costs		\$40,684,881
Estimated Total Cost to Simsbury		\$28,422,458
New - Squadron Line (PK-5)		
Total Project Costs		\$46,171,523
Estimated Total Cost to Simsbury		\$36,872,578
RAN - Central School (PK-5)		
Total Project Costs		\$43,540,207
Estimated Total Cost to Simsbury		\$30,417,188
RAN - Tootin' Hills (PK-5) or Tariffville (PK-5)		
Total Project Costs		\$38,624,399
Estimated Total Cost to Simsbury		\$26,983,005
GRAND TOTAL COST		\$200,632,084
ESTIMATED TOTAL COST TO SIMSBURY		\$147,939,834

# OPTION 2A ~ Detail Costs for initial projects (2020-2028 +/-)

1

## Henry James Memorial (6-8), 6th Grade Addition Only

Grade Levels	Proj.	OSCG Standard.		
	Enr.**	Sf/St.	All. Area	
Grade 6	393	148	58,164	
Grade 7	372	170	63,240	
Grade 8	363	170	61,710	
Total	1,128			
Max. Area Allowed	183,114			
Existing Building	132,720			
Variance	50,394			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	5.75	Acres	\$405,250	\$2,330,188
Parking Lot & Vehicular Circ.	98.25	spaces	\$9,625	\$945,656
Abatement	12,500	sf	\$24.25	\$303,125
New Construction	50,394	sf	\$455.00	\$22,929,270
Subtotal		Av g/sf	\$526.02	\$26,508,239
Soft Costs	19.25%	%		\$5,102,836
Portable Lease Costs (16 Months)	0	mth/CR	\$2,500	\$0
Total Project Costs			\$627.28	\$31,611,075
Reimbursement Rate - New			24.64%	(\$7,788,969)
Ineligibles***			4.50%	\$1,422,498
Estimated Total Cost to Simsbury				\$25,244,604

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.

# OPTION 2A ~ Detail Costs for initial projects (2020-2028 +/-)

1

## Henry James Memorial (6-8), 6th Grade Addition Only

Grade 2

Proj. OSCG Standard.

### RAN - Latimer Lane (PK-5)

G		Proj.	OSCG Standard.		
G	Grade Levels	Enr.**	Sf/St.	All. Area	
G	Kindergarten	83	120	9,960	
	Grade 1	83	120	9,960	
	Grade 2	83	120	9,960	
Max. Area Allowed	Grade 3	83	120	9,960	
Existing Building	Grade 4	83	120	9,960	
Variance	Grade 5	84	152	12,768	
Project	Total	499			
Scope of Work	Max. Area Allowed	62,568			
Site Improvements	PK Classrooms (two)	3,000			
Parking Lot & Vehicular Circ.	Existing Building	45,839			
Abatement	Variance	19,729			
New Construction	Project Cost Summary				
Subtotal	Scope of work	Amt.	Unit	Cost/Unit	Cost
Soft Costs	Site Improvements	12.50	Acres	\$405,250	\$5,065,625
Portable Lease Costs (16 Months)	Parking Lot & Vehicular Circ.	124.75	spaces	\$9,625	\$1,200,719
	Abatement	36,062	sf	\$24.25	\$874,513
	Demolition (+ haz mat, environ.)	9,777	sf	\$39.75	\$388,620
Reimbursement	New Construction	29,506	sf	\$455.00	\$13,425,048
	Renovate as New	36,062	sf	\$365.00	\$13,162,776
	Subtotal	65,568	Avg/csf	\$520.33	\$34,117,301
	Soft Costs	19.25%	%		\$6,567,580
	Portable Lease Costs	0 mth/CR		\$2,500	\$0
	Total Project Costs			\$650.25	\$40,684,881
	State Reimbursement			34.64%	\$14,093,243
	Ineligibles***			4.50%	\$1,830,820
	Estimated Total Cost to Simsbury				\$28,422,458

# OPTION 2B ~ Order of Magnitude Costs - Summary

Option 2B - Construct 6th grade addition at Henry James; Renovate and/or build new to create five PK-5 Elementary Schools; and Simsbury High School to remain as is.		
OPTION 2B	Henry James Memorial (6-8), 6th Grade Addition Only	
	Total Project Costs	\$31,611,075
	Estimated Total Cost to Simsbury	\$25,244,604
	RAN - Latimer Lane (PK-5)	
	Total Project Costs	\$34,459,698
	Estimated Total Cost to Simsbury	\$24,073,545
	New - Squadron Line (PK-5)	
	Total Project Costs	\$39,078,360
	Estimated Total Cost to Simsbury	\$31,207,979
	RAN - Central School (PK-5)	
	Total Project Costs	\$33,360,514
	Estimated Total Cost to Simsbury	\$23,305,655
	RAN - Tootin' Hills (PK-5)	
	Total Project Costs	\$38,624,399
	Estimated Total Cost to Simsbury	\$26,983,005
	RAN - Tariffville (PK-5)	
	Total Project Costs	\$38,620,983
	Estimated Total Cost to Simsbury	\$26,980,619
	<b>GRAND TOTAL COST</b>	<b>\$215,755,028</b>
	<b>ESTIMATED TOTAL COST TO SIMSBURY</b>	<b>\$157,795,406</b>



An aerial photograph of a town, likely in a rural or semi-rural area, featuring a prominent church tower with a red roof and a steeple. The town is surrounded by trees and fields, with a body of water visible in the distance. The sky is filled with dark, dramatic clouds. The overall image has a blue tint, giving it a professional and somewhat somber appearance.

# OPTION 3

## Elementary Renewal

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.



# Develop Options ~ Continue Neighborhood Schools

## REVISED **OPTION 3A** (12/18/19)

	BUILDING	EXISTING GRADE CONFIG.	CUR. ENROLL.	PROPOSED GRADE CONFIG.	FUTURE ENROLL.	TYPE OF CONST.
1	LATIMER LANE	K-6	406	PK-6 (+RSG)	495	
2	SQUADRON LINE	PK-6	580 (+101)	PK-6	683	
3	TOOTIN' HILLS	K-6	370	PK-6 (+RSG)	415	
4	TARIFFVILLE	K-6	248	PK-6 (+RSG)	255	
5	CENTRAL SCHOOL	K-6	377	PK-6	436	

### Maintain 5 Elementary Schools - Minor redistricting

- Integrate idea of 5-6 academy with each K-6 project
- Distribution: spec. ed equally, ready set go into 2 or 3 schools, 2 PK each school
- RAN = Renovate as New
- Add/Reno = Targeted Additions and/or Renovations

**\* As presented at meeting on 12/18/2019**

# Develop Options ~ Continue Neighborhood Schools

## REVISED **OPTION 3B** (12/18/19)

	BUILDING	EXISTING GRADE CONFIG.	CUR. ENROLL.	PROPOSED GRADE CONFIG.	FUTURE ENROLL.	TYPE OF CONST.
1	LATIMER LANE	K-6	406	PK-6 (+RSG)	455	
2	SQUADRON LINE	PK-6	580 (+101)	PK-6	457	
3	TOOTIN' HILLS	K-6	370	PK-6 (+RSG)	457	
4	TARIFFVILLE	K-6	248	PK-6 (+RSG)	457	
5	CENTRAL SCHOOL	K-6	377	PK-6	456	

### Maintain 5 Elementary Schools - Equalize size, teacher/student ratio

- Integrate idea of 5-6 academy with each K-6 project
- Distribution: spec. ed equally, ready set go into 2 or 3 schools, 2 PK each school
- RAN = Renovate as New
- Add/Reno = Targeted Additions and/or Renovations

**\* As presented at meeting on 12/18/2019**

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)

Building Name	Current Grade Configuration	Current Enrollment	Prop. Grade Configuration	Projected Enrollment	Projected Enrollment	5 PK 5 Elem. Schools, 6 8, 9 12, redistrict	Proposed Project Type
HENRY JAMES MIDDLE SCHL.	7-8	633	7-8	735 (27-28)	735	735	ETR
LATIMER LANE	PK-6 (+RSG)	445	PK-6 (+RSG)	554 (25-26)	554	479	RAN
SQUADRON LINE	K-6 (+101 PK)	601	PK-6	720 (25-26)	720	478	NEW
CENTRAL SCHOOL	K-6	376	PK-6	438 (29-30)	438	478	RAN
TOOTIN HILLS	K-6 (+RSG)	369	PK-6 (+RSG)	424 (24-25)	424	478	RAN/-
TARIFFVILLE	K-6 (+RSG)	247	PK-6 (+RSG)	255 (29-30)	255	478	RAN/-
SUBTOTAL		2,671		3,126	3,126	3,126	

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

# OPTION 3A ~ Order of Magnitude Costs - Detail

1

## RAN - Latimer Lane (PK-6)

Grade Levels	Proj.	OSCG Standard.		
	Enr.**	Sf/St.	All. Area	
Kindergarten	64	120	7,680	
Grade 1	75	120	9,000	
Grade 2	78	120	9,360	
Grade 3	72	120	8,640	
Grade 4	82	120	9,840	
Grade 5	93	152	14,136	
Grade 6	90	152	13,680	
<b>Total</b>	<b>554</b>			
<b>Max. Area Allowed</b>	72,336			
<b>PK Classrooms (two)</b>	3,000			
<b>Existing Building</b>	45,839			
<b>Variance</b>	29,497			
<b>Project Cost Summary</b>				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	12.50	Acres	\$405,250	\$5,065,625
Parking Lot & Vehicular Circ.	138.5	spaces	\$9,625	\$1,333,063
Abatement	41,435	sf	\$24.25	\$1,004,794
Demolition (+ haz mat, environ.)	4,404	sf	\$39.75	\$175,067
New Construction	33,901	sf	\$455.00	\$15,425,046
Renovate as New	41,435	sf	\$365.00	\$15,123,702
Subtotal	75,336	Av g/csf	\$506.10	\$38,127,296
<b>Soft Costs</b>	19.25%	%		\$7,339,505
Portable Lease Costs	0 mth/CR		\$2,500	\$0
Total Project Costs			\$628.55	\$45,466,801
State Reimbursement			34.64%	(\$15,749,700)
Ineligibles***			4.50%	\$2,046,006
<b>Estimated Total Cost to Simsbury</b>				<b>\$31,763,107</b>

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.

# OPTION 3A ~ Order of Magnitude Costs - Detail

1

## RAN - Latimer Lane (PK-6)

Proj. OSCG Standard.

### Grade Levels

2

### New - Squadron Line (PK-6)

Kindergarten	Grade Levels	Proj. Enr.**	OSC Standard. Sf/St.	All. Area	
Grade	Kindergarten	86	120	10,320	
Grade	Grade 1	101	120	12,120	
Grade	Grade 2	105	120	12,600	
Grade	Grade 3	105	120	12,600	
Total	Grade 4	102	120	12,240	
Max. Area Allowed	Grade 5	106	152	16,112	
PK Classrooms (two	Grade 6	115	152	17,480	
Existing Building	Total	720			
Variance	Max. Area Allowed	93,472			
Project	PK Classrooms (two)	3,000			
Scope of work	Existing Building	91,361			
Site Improvement	Variance	5,111			
Parking Lot & Vehicular Circ	Project Cost Summary				
Abatement	Scope of work	Amt.	Unit	Cost/Unit	Cost
Demolition (+ haz mat, environ.)	Site Improvements	10.00	Acres	\$405,250	\$4,052,500
New Construction	Parking Lot & Vehicular Circ.	180	spaces	\$9,625	\$1,732,500
Renovate as New	Demolition (+ haz mat, environ.)	91,361	sf	\$39.75	\$3,631,600
Subtotal	New Construction	96,472	sf	\$455.00	\$43,894,760
Soft Cost	Subtotal		Avg/csf	\$552.61	\$53,311,360
Portable Lease Cost	Soft Costs	19.25%	%		\$10,262,437
	Portable Lease Costs	0	month/CR	\$2,500	\$0
	Total Project Costs			\$658.99	\$63,573,797
	State Reimbursement			24.64%	(\$15,664,583)
	Ineligibles***			4.50%	\$2,860,821
Estimate	Estimated Total Cost to Simsbury				\$50,770,034

# OPTION 3A ~ Order of Magnitude Costs - Summary

Option 3A - Renovate and/or build new to create five PK-6 Elementary Schools; and Henry James Middle School (7-8) and Simsbury High School to remain as is. Elementary districts remain as is today.		
OPTION 3A	RAN - Latimer Lane (PK-6)	
	Total Project Costs	\$45,466,801
	Estimated Total Cost to Simsbury	\$31,763,107
	New - Squadron Line (PK-6)	
	Total Project Costs	\$63,573,797
	Estimated Total Cost to Simsbury	\$50,770,034
	RAN - Central School (PK-6)	
	Total Project Costs	\$43,362,301
	Estimated Total Cost to Simsbury	\$30,292,903
	RAN - Tootin' Hills (PK-6)	
	Total Project Costs	\$34,876,704
	Estimated Total Cost to Simsbury	\$24,364,866
	RAN - Tariffville (PK-6)	
	Total Project Costs	\$30,309,137
	Estimated Total Cost to Simsbury	\$21,173,963
	<b>GRAND TOTAL COST</b>	<b>\$217,588,739</b>
	<b>ESTIMATED TOTAL COST TO SIMSBURY</b>	<b>\$158,364,873</b>

# OPTION 3B ~ Order of Magnitude Costs - Summary

OPTION 3B	<b>Option 3B - Redistrict to level elementary school population, Renovate and/or build new to create five PK-6 Elementary Schools; and Henry James Middle School (7-8) and Simsbury High School to remain as is.</b>		
	RAN - Latimer Lane (PK-6)		
	Total Project Costs	\$40,309,372	1
	Estimated Total Cost to Simsbury	\$28,160,127	
	New - Squadron Line (PK-6)		
	Total Project Costs	\$45,681,535	2
	Estimated Total Cost to Simsbury	\$36,481,274	
	RAN - Central School (PK-6)		
	Total Project Costs	\$43,477,079	3
	Estimated Total Cost to Simsbury	\$30,373,087	
	RAN - Tootin' Hills (PK-6)		
	Total Project Costs	\$38,129,537	4
	Estimated Total Cost to Simsbury	\$26,637,294	
	RAN - Tariffville (PK-6)		
	Total Project Costs	\$36,879,926	5
	Estimated Total Cost to Simsbury	\$25,764,316	
	<b>GRAND TOTAL COST</b>	<b>\$204,477,448</b>	
	<b>ESTIMATED TOTAL COST TO SIMSBURY</b>	<b>\$147,416,099</b>	



# OPTION 4

Status quo

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.

# 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

# COMPARE & DEBATE OPTIONS

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.

# COMPARISON OF OPTIONS

SIMSBURY SCHOOLS MASTER PLAN

Option	Cost Category	Costs (2022)	Scope Summary	Step/Phase 1	Scope Step/Phase 1
1A	Grand Total Cost	\$198,624,470	New 5-6, (3) PK-4 Elem.	\$65,517,488	New 5-6
	Cost to Simsbury	\$150,094,816		\$52,322,266	
1B	Grand Total Cost	\$203,572,235	New 5-6, (4) PK-4 Elem.	\$65,517,488	New 5-6
	Cost to Simsbury	\$152,457,928		\$52,322,266	
1C	Grand Total Cost	\$229,154,408	New 5-6, (5) PK-4 Elem.	\$65,517,488	New 5-6
	Cost to Simsbury	\$170,941,454		\$52,322,266	
2A	Grand Total Cost	\$200,632,084	6th Grade Addition @ HJ (4) PK-5 Elem.	\$72,295,956	6th Grade Addition & RAN Latimer
	Cost to Simsbury	\$147,939,834		\$53,667,062	
2B	Grand Total Cost	\$215,755,028	6th Grade Addition @ HJ (5) PK-5 Elem.	\$66,070,773	6th Grade Addition & RAN Latimer
	Cost to Simsbury	\$157,795,406		\$49,318,149	
3A	Grand Total Cost	\$217,588,739	ETR 7-8, (5) PK-6 no redistrict	\$109,040,597	RAN Latimer & New Squadron
	Cost to Simsbury	\$158,364,873		\$82,533,141	
3B	Grand Total Cost	\$217,588,739	ETR 7-8, (5) PK-6 redistrict	\$85,990,908	RAN Latimer & New Squadron
	Cost to Simsbury	\$147,416,099		\$64,641,402	

# COMPARISON OF OPTIONS

SIMSBURY SCHOOLS MASTER PLAN

Category	1A New 5-6, (3) PK-4 Elem.	1B New 5-6, (4) PK-4 Elem.	1C New 5-6, (5) PK-4 Elem.	2A 6 <sup>th</sup> Grade Add. @ HJ, (4) PK-5 Elem.	2B 6 <sup>th</sup> Grade Add. @ HJ, (5) PK-5 Elem.	3A ETR 7-8, (5) PK-6, no redistrict	3B ETR 7-8, (5) PK-6, redistrict	4 Phased / Targeted Renos
<b>Community Impact</b> (Alignment with POCD)								
<b>Equity of Educational Setting</b> (System-wide)								
<b>Grade Configuration</b> (Transitions, age groups)								
<b>Improves Educational Environment</b>								
<b>Operating Costs</b> (Total number of Facilities)								
<b>Disruption</b> (Students, faculty)								
<b>Potential Overall Cost</b> (State reimbursement)								
<b>Extent of Redistricting</b> (Modify neighborhoods)								
<b>Flexibility of Plan</b> (Future demographics, needs)								
<b>Ability to Phase/Implement</b> ("Swing Space")								
<b>Meets Immediate Need</b> (Space/condition)								
<b>Sustainable long-range plan</b>								

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.

# Review of Survey Questions

January 30, 2020

## Facility Condition Assessment & Master Planning Services – Simsbury Public Schools Questionnaire / Survey

Over the past year and half, dating back to the fall of 2018, the Board of Education has been working with Tecton Architects, the Town of Simsbury, the Facilities and Enrollment Task Force Committee, representatives of the various public Town Boards, user groups, faculty, staff and the community to develop a Long Range Master Plan for the Simsbury Public Schools. The goal was to assess the existing conditions of the schools, assess the educational needs, engage the public in the exploration of responsive solutions and ultimately develop a long-range master plan to address the facility and educational needs of the community for future generations.

There have been two Public forums, dozens of committee meetings, and a significant amount of work completed to date. We continue to receive input from a solid cross section of the community on this effort and hope to strengthen this interaction through this survey. The information and feedback you provide will help to shape and assess the various planning options presented as the next community forum. Thank you for your help as we work towards identifying the best plan for the future of our community, its schools, and the students we serve.

### Demographic Information:

1. Parent of Simsbury Public School Student? Y/N
2. District Employee? Y/N
3. Community Member? Y/N
4. Alumni of Simsbury Public Schools? Y/N
5. How long have you resided in Simsbury?
  - a. Less than 5 years
  - b. 5-10 years
  - c. 10-20 years
  - d. 20 years +
  - e. Employee/Non-Resident
6. If you have lived in Simsbury for less than 20 years, were the schools a major deciding factor in your decision to move here? Y/N

### Questionnaire/Survey:

1. How satisfied are you with the physical condition of the school facilities?
  - a. Very satisfied, good shape
  - b. Satisfied, well maintained but needs work
  - c. Not satisfied, poor condition affecting quality of education

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.

# Review of Survey Questions

January 30, 2020

## Facility Conditions Questionnaire /

Over the past year, the Enrollment Task Force, user groups, faculty, and the Simsbury Public Schools, assess responsive solutions for facility and educational

There have been a significant amount of work on this section of the survey. The various planning groups, your help as well as its schools, and

## Demographic Information

1. Parent or guardian
2. District Employee
3. Community member
4. Alumni or former student
5. How long have you lived in the district?
  - a. Less than 1 year
  - b. 1-5 years
  - c. 6-10 years
  - d. 11-20 years
  - e. 21 years or more
6. If you have moved, how often do you decide to move?
  - a. Very often
  - b. Sometimes
  - c. Never

## Questionnaire /

1. How satisfied are you with the current physical conditions of the school?
  - a. Very satisfied
  - b. Satisfied
  - c. Not satisfied

2. Do you feel there is a need to address the current physical conditions of the school?
  - a. Immediate concern, act now
  - b. Concerned, but requires comprehensive approach
  - c. Not concerned, do not see a need
3. How important are the conditions of the Simsbury school facilities to you (ie condition of classrooms, gymnasiums, equipment, etc.)
  - a. Very important
  - b. Important
  - c. Does not affect me
4. Rank from 1 (most) to 5 (least), which areas you consider with the most need:
  - a. General Classrooms
  - b. Special Education, intervention and social emotional
  - c. Core spaces – gym, cafeteria, library, music, art
  - d. Restrooms and support spaces
  - e. Administration & Office areas
5. The current master planning effort contemplates grade reconfiguration, please rank from 1 (most desirable) to 3 (least desirable) grade structure below:
  - a. Existing structure – PK-6, 7-8, 9-12
  - b. Option 1 – PK-4, 5-6, 7-8, 9-12
  - c. Option 2 – PK-5, 6-8, 9-12
  - d. Does not matter
6. Where do you believe the most effective location is for Grade 6?
  - a. Elementary School
  - b. Middle School
  - c. Part of a new intermediate school (Grade 5-6)
  - d. Does not matter
7. Would you support a consolidation of the elementary schools from a total of 5 to 4 schools as part of a comprehensive building renovation program? Y/N
8. In your opinion, which is more important:
  - a. Current elementary school districts as currently defined or,
  - b. Redistricting to achieve similar size elementary school populations.
9. Prioritize from 1 (most important) to 5 (least important), the following items:
  - a. Grade configuration
  - b. Total Project Cost / Tax Impact
  - c. Physical Condition of Schools
  - d. Improving Energy Efficiency
  - e. Innovative Learning Environments

**DRAFT**  
Working Materials from Facilities  
and Enrollment Task Force  
Committee meeting on  
1/30/2020.



# Review of Survey Questions

January 30, 2020

## Facility Condition Questionnaire /

Over the past year, the Enrollment Task Force, user groups, faculty, and the Simsbury Public Schools, assess responsive solutions for facility and educational needs.

There have been a significant amount of work on this section of the survey. The various planning groups have your help as we address its schools, and

## Demographic Information

1. Parent or guardian of a child attending school in Simsbury
2. District Employee
3. Community Member
4. Alumni of Simsbury Public Schools
5. How long have you lived in Simsbury?
  - a. Less than 1 year
  - b. 1-5 years
  - c. 6-10 years
  - d. 11-20 years
  - e. 21 years or more
6. If you have decided to move, where will you move?
  - a. Within Simsbury
  - b. Outside Simsbury
  - c. Not sure

## Questionnaire /

1. How satisfied are you with the current physical conditions of the school?
  - a. Very Satisfied
  - b. Satisfied
  - c. Not Satisfied

## 2. Do you feel there is a need to address the current physical conditions of the school?

- a. Immediate concern, act now
- b. Concerned, but requires comprehensive approach
- c. Not concerned, do not see a need

## 3. How important are the conditions of the Simsbury school facilities to you (ie condition of classrooms, gymnasiums, equipment, etc.)

- a. Very important
- b. Important
- c. Does not affect me

## 4. Rank from 1 (most) to 5 (least), which areas you consider with the most need:

- a. General Classrooms
- b. Special Education, intervention and social emotional
- c. Core spaces – gym, cafeteria, library, music, art
- d. Restrooms and support spaces
- e. Administration & Office areas

## 5. The current master planning effort contemplates grade reconfiguration, please rank from 1 (most desirable) to 3 (least desirable) grade structure below:

- a. Existing structure – PK-6, 7-8, 9-12
- b. Option 1 – PK-4, 5-6, 7-8, 9-12
- c. Option 2 – OK-5, 6-8, 9-12
- d. Does not matter

## 6. Where do you believe the most effective learning environment is?

- a. Elementary School
- b. Middle School
- c. Part of a new intermediate school
- d. Does not matter

## 7. Would you support a consolidation of 4 schools as part of a comprehensive plan?

- a. Yes, I support a consolidation of 4 schools
- b. No, I do not support a consolidation of 4 schools

## 8. In your opinion, which is more important?

- a. Current elementary school district
- b. Redistricting to achieve similar enrollment

## 9. Prioritize from 1 (most important) to 5 (least important):

- a. Grade configuration
- b. Total Project Cost / Tax Impact
- c. Physical Condition of Schools
- d. Improving Energy Efficiency
- e. Innovative Learning Environments

## 10. Provided that improvements to the physical conditions of the school are needed, what would you rather see?

- a. Additional and renovations
- b. New School on the same site(s)
- c. Does not matter as long as needs are addressed

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

- a. Yes, the need is clear
- b. Yes, but needs to be a phased approach to mitigate the tax impact
- c. No, taxes are too high now
- d. No, taxes are too high, and we spend enough on schools already.

F:\Projects\Simsbury CT\Sim01mp - PS Facilities MP\01 Project Management\08 Correspondence\20 01 30 - Survey Questions - DRAFT.docx



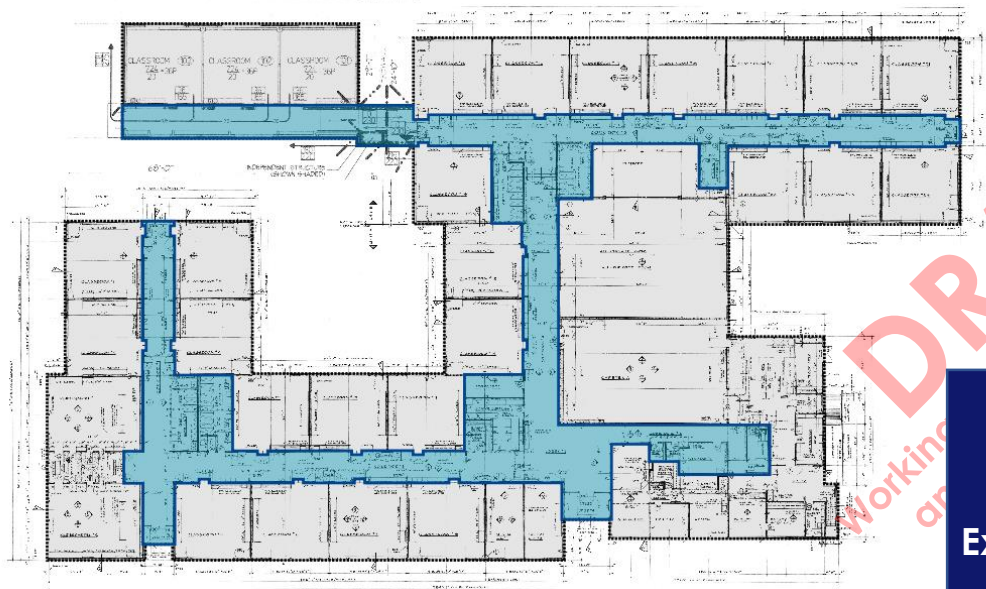
# Immediate Capacity Concerns (Latimer Lane)



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>	

(E) Pop. = 445  
Proj. Pop. 2025 – 26 = 554

**+109 Students**  
**25% Increase in 5 years**



**MAX. ALLOWED = 72,336 SF**

**EXISTING BUILDING 45,839 SF**

**AFTER EFF. ANALYSIS = 39,789 SF**

**DELTA**  
**32,547 SF**

**Existing Building needs  
to expand by +70%**

## NEXT STEPS / MEETINGS, MILESTONES, AND DECISIONS

1. Neighborhood Meetings: Tariffville 12/18/19, Tootin Hills 2/6, Latimer 2/7
2. Issue Survey: 2/1/2020
3. BOE Update: 2/11/2020
4. BOS/BOF Update: Reports Only? Attend Meetings?  
What is desired?
5. FETFC: 2/26/2020
  - a) Discuss Feedback
  - b) Decide on number of Options for Public Forum No.3
  - c) Discuss Public Forum Format
6. Public Forum No.3: 3/4/2020 at High School Aud.



**Tecton**  
ARCHITECTS

# SCHOOL FACILITIES

MASTER PLAN & RECONFIGURATION STUDY

FACILITIES AND ENROLLMENT TASK FORCE COMMITTEE

01.30. 2020

**Note:** This presentation is from a working session of the Facilities and Enrollment Task Force Committee on 1/30/2020 with the intent to review and analyze additional proposed options. The information contained herein is a working draft of materials in preparation for our next public forum on March 4, 2020, 7:00 P.M. at the High School Auditorium