

# Simsbury Board of Education Capital Projects 2022





**Tecton**  
ARCHITECTS

# SCHOOL FACILITIES

MASTER PLAN & RECONFIGURATION STUDY

UPDATE PRESENTATION

02.08.2021

# Projected Cost Summary

## Step 1 & Long Range Plan

RAN - Latimer Lane (PK-5)				
Grade Levels	Proj.	OSCG Standard.		
	Enr.**	Sf/St	All. Area	
Kindergarten	64	120	7,680	(2029-30)
Grade 1	68	120	8,160	(2029-30)
Grade 2	70	120	8,400	(2029-30)
Grade 3	73	120	8,760	(2029-30)
Grade 4	77	120	9,240	(2029-30)
Grade 5	83	152	12,616	(2029-30)
<b>Total</b>	<b>435</b>			
<b>Max. Area Allowed</b>	54,856			
<b>PK Classrooms (Temp 6th Grade)</b>	3,600			
<b>Area Subtotal</b>	58,456			
<b>Existing Building</b>	45,839			
<b>Variance</b>	9,017			
Project Cost Summary				
Scope of work	Amt.	Unit	Cost/Unit	Cost
Site Improvements	12.00	Acres	\$405,250	\$4,863,000
Parking Lot & Vehicular Circ.	100	spaces	\$9,625	\$962,500
Abatement	32,151	sf	\$24.25	\$779,657
Demolition (+ haz mat, environ.)	13,688	sf	\$39.75	\$544,106
New Construction	26,305	sf	\$455.00	\$11,968,866
Renovate as New	32,151	sf	\$365.00	\$11,735,042
Subtotal	58,456	Avg/csf	\$527.80	\$30,853,171
<b>Soft Costs</b>	19.25%	%		\$5,939,235
Portable Lease Costs	0mth/CR		\$2,500	\$0
<b>Total Project Costs</b>			\$670.71	\$36,792,406
State Reimbursement			34.64%	(\$12,744,890)
Ineliables**			4.50%	\$1,655,658
<b>Estimated Total Cost to Simsbury</b>				\$25,703,175

1

Updated Projections from October 2020

2

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

3

Adjusted overall square footage and costs

**Note: Costs are based upon a Renovate as New**

**Total Project Costs** \$36,792,406  
**Cost to Simsbury** \$25,703,175



# Proposed Step 1 - What's Included?

New or Renovate as New Latimer Lane

1. Complete new or renovate as new building to last several generations (30 plus years)
2. Will address all capacity, educational space and curriculum needs (today & future)
3. Transforms building to create educational environment that is adaptable, flexible, innovative, with a focus on wellness & health (daylighting, air quality, acoustics)
4. Addresses all existing conditions reported for site, building envelope, interiors, building and life safety systems, accessibility and code.



# Proposed Step 1 - What's Included?

## New or Renovate as New Latimer Lane

**Site** – address all code and ADA Accessibility items, universal access to new playgrounds/play areas, improvements to the bus and parent drop off, parking, and safety upgrades. Upgrades to the landscaping, improved drainage and storm water system and/or replacement of septic.

**Architectural Exterior** – new and upgraded exterior building envelope to include roof (extend warranty), windows, doors, brick, trim caulking, and other related façade materials utilized

**Architectural Interior** – ADA, code, life safety, finishes, building systems, and technology

**Core Spaces** – complete new, upgrades, and/or relocation to the cafeteria, kitchen, media center, gymnasium/multipurpose, stage/platform, and all toilet rooms

**Specialized Educational Spaces** – complete new, upgrades, and/or relocation to all of the required specialized teaching spaces to accommodate current and future needs

**General Classrooms** – both new and complete upgrades to all existing classrooms. Work to include reconfiguration of classrooms, all new finishes, systems, and furniture

**Building Systems** – all new fire protection system required by code, new HVAC systems throughout to properly ventilate and condition space (includes AC throughout), new electrical service and distribution, new LED lighting, generator, plumbing system distribution and fixtures, enhanced security systems, integrated technology throughout the property.



# Communicate the Plan

## Step 1 & Long Range Plan

Step

1

**Latimer Lane**  
Renovate as  
New or New (K-6)

Note: Latimer Lane  
remains K-6 until  
completion of Step 2,  
then becomes PK-5

Ongoing Capital &  
Maintenance Projects  
at all 7 Schools

Step

2

**6<sup>th</sup> Grade  
Addition at  
HJMMS**

Modify all five  
Elementary Schools to  
K-5 (PK TBD)

Ongoing Capital &  
Maintenance Projects  
at all 7 Schools

Step

3

**Squadron  
Line**

Renovate as  
New or New  
(PK-5)

Ongoing Capital &  
Maintenance Projects  
at all 7 Schools

Step

4

**Tootin' Hills**

Renovate as  
New or New  
(PK-5)

Ongoing Capital &  
Maintenance Projects  
at all 7 Schools



# SHS Stadium Bleachers and Press Box Replacement



**Request \$600,000 to replace home side bleachers and press box Holden Field**

**Next Step - create bid document and set timeline for completion**

**\*Renovation to make ADA compliant alone was not recommended by inspecting engineer due to cost estimate upwards of \$400,00**

## GOALS

- **Make ADA compliant (accessibility)**
- **Improve safety/spectator experience**
- **Address longevity**

## CHALLENGES

- **Original 1968 Frame/Structure**
- **Not ADA compliant**
- **Press Box - wood repair/paint 2018 due to rotting/safety concerns**
- **Block House - storage beneath bleachers leaking/poor condition**



# SHS Stadium Bleachers and Press Box Replacement



**Last year's request for \$850,000 included an expansion of the bleachers from 850 seats to 1400 seats.**

**The current \$600,000 request does not significantly increase the seating capacity**





# SHS Stadium Bleachers and Press Box Replacement



## Since the previous request

Bleacher Design Study: 12/11/20



- Site Work: Demo/Disposal & Foundation \$125K
  - Grandstand System: Bleachers & Pressbox \$445K
  - Storage Building Renovation: Reno Existing \$ 30K
- Total \$600K

Bleacher Inspection: 11/17/20



Area's of Concern	
1	STANDS DO NOT MEET CURRENT SAFETY CODES OR ADA REQUIREMENTS
	PHOTOS ATTACHED
2	

RECOMMENDATIONS	
1	REPLACE
2	
3	BLEACHER INSPECTION *** PERFORMED : 11/17/20 TECHNICIAN: HELDER *** RESENDES