

TOWN OF SUFFIELD

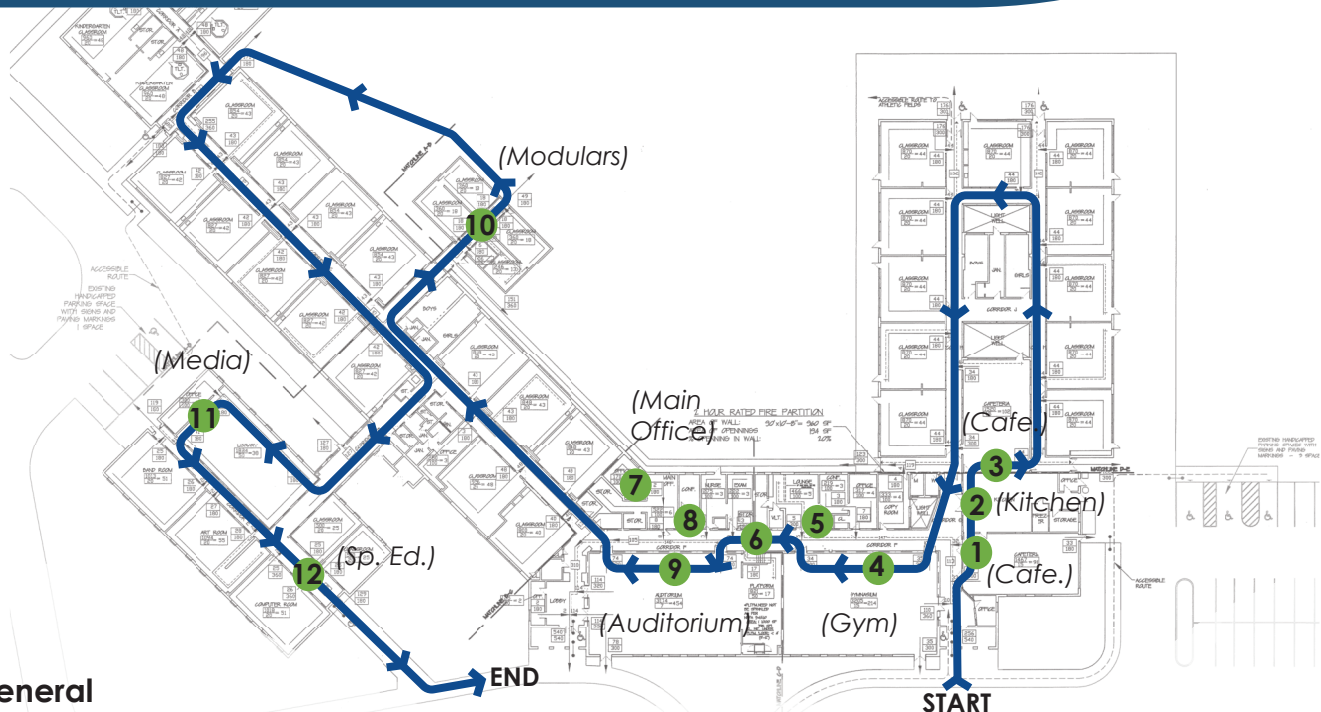
Municipal Facilities Master Plan



Tecton
ARCHITECTS

A. Ward Spaulding School

Grades	Building Area / Site	Age / Construction
PK-2	71,406 SF / 19.5 acres	1954 (67), 1961(60), 1985 (36), 1988 (33)



General

- No sprinkler system

1 Kitchen & Cafeterias:

- 2 • Keep two cafeterias, but separate them
- 3 • Before & After program uses the cafeteria but need their own space
- Food service in fair condition, loading and receiving needs attention

4 Gymnasium:

- Gym is in fair condition
- Original masonry bearing, steel roof joist, truss & wood plank
- Need gross motor space / sensory space
- Acoustics are poor
- Equipment storage is undersized

5 Lounge:

- Minimal space, lack of storage

6 Main Office:

- 7 • Poor visibility to Main Entry
- Need to escort visitors through the building – security concern
- Administrative spaces are small, disjointed and need meeting space

8 Conference:

- Small room - general lack of meeting space

9 Auditorium:

- Auditorium is in fair to good condition
- Original masonry bearing, steel roof joist, truss & wood plank
- Used 3-4 times per year, and sitting empty the rest of the time
- For a better, more daily use of space (and growing need due to COVID) it was re-purposed to a Learning Lab
- Want to continue this use as a Learning Lab for targeted intervention, English language, small group breakout space and online learning

10 Modulares:

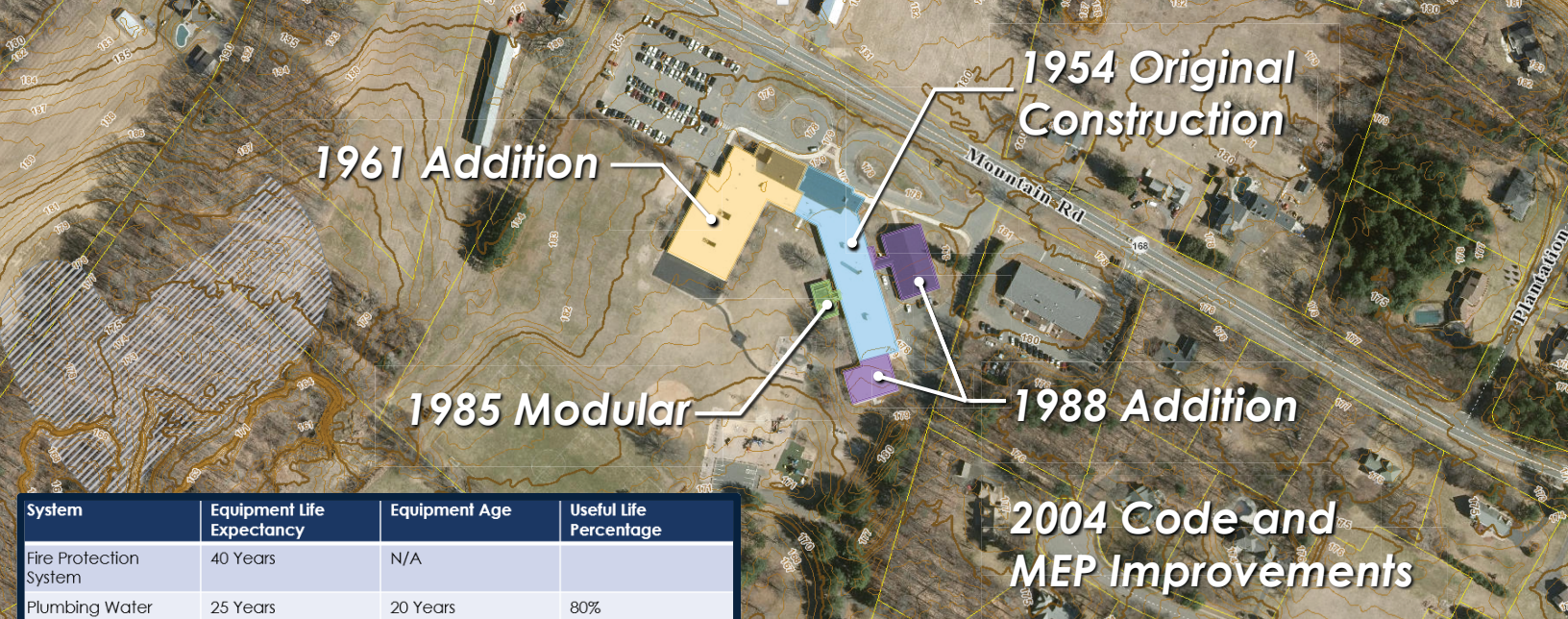
- Modular use is an ongoing concern and expense
- Poor condition – past useful life, but need the space

11 Media Center:

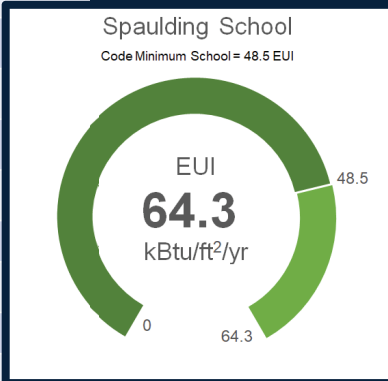
- Poor connection with specials that results in more travel and less educational time
- Specials should be centralized
- Needs reinvention from library to 21st C space

12 Special Education:

- Limited specialized education, intervention, testing areas
- Poorly located, wasted time due to travel
- De-escalation a concern – want de-escalation areas within each classroom
- Ideally adjacent to classroom pods



System	Equipment Life Expectancy	Equipment Age	Useful Life Percentage
Fire Protection System	40 Years	N/A	
Plumbing Water Heater	25 Years	20 Years	80%
Plumbing Piping & Fixtures	40 Years	50 Years	125%
Mechanical Boiler Plant	40 Years	40 Years	100%
Mechanical Piping & Equipment	40 Years	50 Years	125%
Mechanical Air Conditioning	25 Years	10 Years	40%
Mechanical Controls	20 Years	N/A	
Electrical Service & Distribution	40 Years	30 Years	75%
Electrical Lighting	30 Years	30 Years	100%
Electrical Generator	40 Years	30 Years	75%
Fire Alarm	20 Years	20 Years	100%



Energy Efficiency

EUI = Energy Use Intensity

*The higher the number, the less efficient the building.
A code baseline EUI is 48.5, but the lower the better!*

Existing Conditions Summary...

Site

- Insufficient parking for events, parking immediately adjacent to building a safety concern.
- Parent/Bus repaved 2020, remaining parking in fair condition. Remaining parking in need of replacement. Curb and sidewalks are in fair to poor condition overall with some portions recently replaced.
- Poor definition of school boundary, remote/unprotected playground and playscapes.

Architectural Exterior

- Masonry in need of repointing/repair, efflorescence on portions of building.
- Remaining original exterior door, frames, soffits and trim in poor condition.
- Modular addition in poor condition.

Architectural Interior

- Overall, well built, durable and well maintained, recent upgrades to PK classrooms, corridor floors, gym/Aud. floors.

- Several components are past useful life ~ flooring, millwork, some toilet facilities, ceilings, doors, some hardware.
- Modular construction clearly past useful life.

Code ~ Accessibility/Life Safety

- Several accessibility compliance issues related to floor clearances and reach at entranceways, sinks, and millwork.

Structural

- Original masonry bearing, steel roof joist, truss & wood plank gym/Aud. In fair to good condition.
- Addition(s) steel frame superstructure masonry infill.

Building Systems

- No automatic sprinkler system within building.
- Unit Vents are needing lots of repairs. Will all need to be replaced.
- Unit Vents are not ventilation properly and need to be repaired.
- Controls do not work. Town said will be replaced during the Summer of '21.
- Electrical Lighting and Power Distribution are at the end or past their useful life.
- Boiler plant needs to be replaced. At the end of its useful life.

Follow for More!

HAVE A QUESTION?

Submit your questions to the committee via email:
facilities@suffieldct.gov



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