General:
- No sprinkler system

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

2 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

4 Lounge:
- Minimal space, lack of storage

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

7 Conference:
- Small room - general lack of meeting space

8 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 Modulars:
- 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
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.

Existing Conditions Summary...

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!

Spaulding School
Code Minimum School 48.5 EUI

EUI = 64.3
kBTU/ft²/yr

1954 Original Construction

1961 Addition

1985 Modular

1988 Addition

2004 Code and MEP Improvements

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.

HAVE A QUESTION?
Submit your questions to the committee via email: facilities@suffieldct.gov

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