

TOWN OF SUFFIELD

Municipal Facilities Master Plan



Tecton
ARCHITECTS

Suffield Middle School

Grades

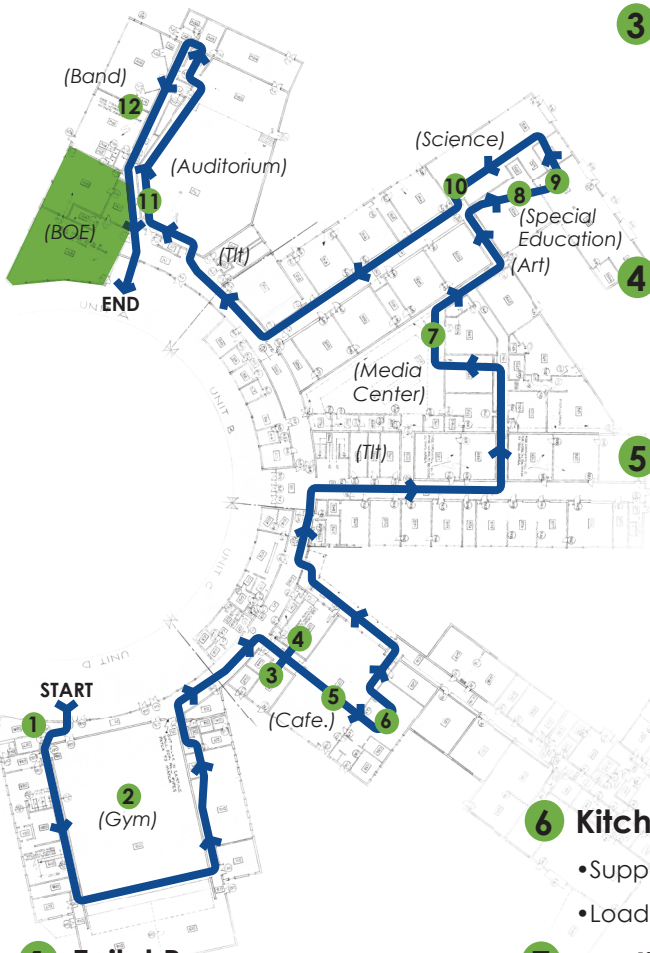
6-8

Building Area / Site

128,489 SF / 32.4 acres (shared)

Age / Construction

1964 (57), 1965 (Vo-Ag) (56),
1972 (49), 2002 (19)



3 Electric Room:

- Electrical system has many vintages – while service is newer, it feeds back into original systems
- Overall mechanical, electrical and plumbing need a complete overhaul

4 Boiler Room:

- No central domestic hot water plant. Have several distributed boilers which leads to more maintenance and repairs

5 Cafeteria:

- Poor acoustics and queuing
- Ceiling is too low – volume level is intense
- Closed serving line does not allow for grab & go. Takes time away from eating as students wait in the queue/line to be served
- There are no bathrooms in close proximity to the Cafeteria

6 Kitchen

- Support space (kitchen/freezer) is adequate
- Loading/receiving is problematic

7 Media Center:

- This addition blocked natural daylight from two wings of classrooms
- Should be the heart of the school but currently hidden
- Need designated spaces for collaboration and project-based learning
- Lacks access to the outdoors

8 Art:

- Want a Fine Arts wing
- Outdated for future of art - focused on graphic or modern art, spray paint room
- Art wants to collaborate with Media and Tech, but current location prevents this

9 Special Education

- Poorly located - currently have to circulate through classrooms to attend special education
- Too spread out – would like to centralize and share these spaces to save on travel time and reinvest in the students' experience
- OT/PT needs a designated space – currently takes place in the Gym
- Need office space and small meeting areas for Special Education teachers
- Reading specialist currently uses a mobile cart, needs dedicated space
- Need Special Education office and educational space

10 Science:

- Inefficient rooms – they were not built for middle school students
- Not outfitted with the wiring required for today's STEM classrooms

11 Auditorium/Support Space:

- Function is obsolete
- Backstage needs renovation – the electrical and sprinkler systems are poorly constructed
- Finishes are poor condition

12 Band:

- Specials and core facilities are a major concern
- Band room is inappropriate space for middle school students, does not support program
- Need instrument storage space
- Need practice rooms

1 Toilet Rooms:

- Poor condition due to age and use, some abandoned in place and/or functionally obsolete (typical)

2 Gymnasium:

- Adequate size but lacks functionality
- Under utilized space in locker areas
- Need yoga/workout room and storage
- Auxiliary Gym lacks flexibility for multiple functions
- Need a classroom for Health
- Need appropriate offices for Gym teachers

1964 Original Construction

1965 Vo-Ag

1972 Additions & Alterations

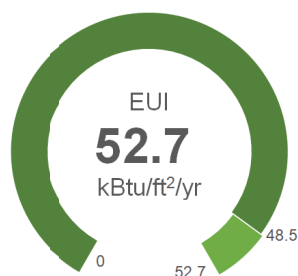
2002 Conversion from High School to Middle School

* Property Card has 286,843 sf

System	Equipment Life Expectancy	Equipment Age	Useful Life Percentage
Fire Protection System	40 Years	20 Years	50%
Plumbing Water Heater	25 Years	25 Years	100%
Plumbing Piping & Fixtures	40 Years	40 Years	100%
Mechanical Boiler Plant	40 Years	25 Years	63%
Mechanical Piping & Equipment	40 Years	40 Years	100%
Mechanical Air Conditioning	25 Years	10 Years	40%
Mechanical Controls	20 Years	5 Years	25%
Electrical Service & Distribution	40 Years	20 Years	50%
Electrical Lighting	30 Years	30 Years	100%
Electrical Generator	40 Years	30 Years	75%
Fire Alarm	20 Years	25 Years	125%

Suffield Middle School

Code Minimum School = 48.5 EUI



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

- Site conditions are in fair to poor condition ~ sidewalks, curbs, paving, drainage issues,
- Site traffic flow, parking, security major concerns. Unsecured perimeter access & parking a security concern.
- Fields are remote from building with limited outdoor opportunities for education. Areas of poor drainage on west/southwest side of site.

Architectural Exterior

- Consistent roof leaks, roof replaced in phases by different contractors, various warranties, other envelope concerns ~ pointing of masonry, doors, etc.
- Majority of building contain brick veneer in fair to good condition with areas of isolated spalling at base of wall/ exposed concrete foundation wall. Existing lintels are in fair to poor condition.

Architectural Interior

- Overall, well maintained, original building well built, but many areas poorly constructed.

- Observed significant inefficiencies due to additions/renovations over time.

- Noise/Acoustical concerns in 70's additions renovations due to "modular" wall construction.

- Various additions eliminated natural daylight to educational space creating poor conditions for educating students.

- Overall condition of finishes are generally in poor condition. However yearly improvements have been made to isolated areas, science labs, finishes in media center, tech education planned.

- Majority of toilet cores are in poor condition due to age and use. In some instances, are not used/obsolete

Code ~ Accessibility/Life Safety

- While 2002 upgrades addressed some code issues, some accessibility compliance issues remain related to floor & push/pull clearances and reach requirements
- Egress stairwells appear to meet current codes for both guard and handrail requirements.

Structural

- Structural system of original building steel frame superstructure with brick/block infill. Traditional slab on grade with concrete infill metal deck slab for second floor.

- No observed structural conditions with building.

Building Systems

- Many renovations and varying vintages of systems. Some newer, some original.
- No central domestic Hot Water Plant. Lots of distributed water heaters. Leads to more maintenance and repairs.
- Electrical systems has many vintages. While service is newer it back feeds original vintage systems.
- Most major mechanical systems past or at the end of their useful life.
- No natural ventilation/windows to many classrooms/educational spaces.
- Overall MEP systems need a complete overhaul.

HAVE A QUESTION?

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



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