

SUFFIELD FACILITIES MASTER PLAN

PBC UPDATE PRESENTATION

SUFFIELD, CT



Agenda

- 1. Recap of Project Goals
- 2. Schedule & Expected Next Steps
- 3. Work Completed to date
- 4. Summary of Findings
- 5. Interactive Discussion





PROJECT GOALS & SCHEDULE MASTER PLAN

Overarching Goals





Create a comprehensive master plan for public buildings that will serve the Town's needs for the next ten years plus! Think generational.

- 1 Assess the condition & programmatic needs
- 2 Discuss the priorities, capital projects & yearly CIP
- Develop Options ~ Be innovative, be creative, be responsible, be nice!
- 4 Together, solidify a Master Plan for <u>Suffield's best future</u>

BUILDING LIST ~ 11 TOTAL BUILDINGS



Town & Public Safety

- FD Station #1 (HQ)
- FD Station #2
- FD Station #3
- FD Station #4
- Police Department
- Town Hall Annex
- Senior Center

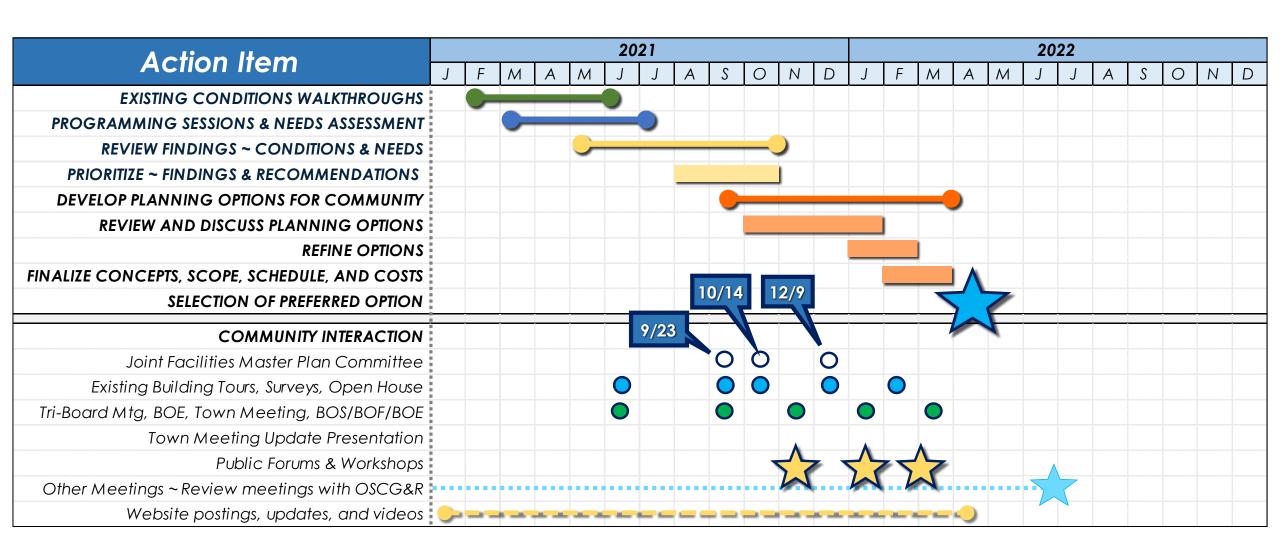
Schools

- A. Ward Spaulding School
- McAlister Intermediate School
- Suffield Middle School
- Suffield High School



UPDATED MILESTONE SCHEDULE







WORK COMPLETED ~ EXISTING CONDITIONS





Areas Studied

- 1. **Site** (Pavement, traffic circulation, signs, parking, curbs, sidewalks)
- 2. Architectural Exterior (Building envelope, roofs, windows, doors, masonry, trim, downspouts)
- 3. Architectural Interior (flooring, ceiling, lighting, wall finishes, doors, frames)
- 4. Code ~ Accessibility / Life Safety (accessible entrances, lifts/ramps, floor clearance, sprinklers, fire alarm)
- **5. Building Systems** (plumbing, heating, ventilation, air conditioning, lighting, electrical systems, technology, fire protection, fire alarms)



WORK COMPLETED ~ PROGRAMMING



- Interviews of principals, facilities, and district leadership
- 2. Questions Included...
 - a. What spaces get the most use? The least? What is missing?
 - b. What affects quality of education of a daily basis?
 - c. What works well, what doesn't?
 - d. How can this facility better support the staff and/or students?
- 3. Benchmarking existing space to industry standards.



WORK COMPLETED ~ COMMUNITY ENGAGEMENT





- 1. Existing Conditions Survey July 2021 Results posted to Town website
- 2. Video Narratives Posted to Town website
 - A. Ward Spaulding Elementary
 - Town Hall Annex
 - (more coming soon)
- 3. Open House Walkthroughs 6/26
 - A. Ward Spaulding Elementary
 - Police Department
 - McAlister Intermediate School
 - Suffield Middle School
 - Fire Station #1 (Headquarters)
- **4. SOTG** 11/12 and 11/13 Presentation boards & handouts, and Parker!



WORK COMPLETED ~ COMMUNITY ENGAGEMENT





- 5. Self-Guided Tours Flyers for Open House Events
 - A. Ward Spaulding 9/9
 - McAlister Intermediate 9/14
 - Suffield Middle School 9/21/2021
- 6. Facilities Committee Meetings
 - Meetings Held ~ 1/7/2020, 1/21/2021, 5/6/2021, 6/2/2021, 8/11/2021, 9/23/2021
 - Upcoming 2021 Mtgs. ~ 10/14, 12/9
- **7. Tri-Board Meeting** ~ 6/14/2021
- 8. BOE Meeting ~ 9/20/2021
- 9. Upcoming Public Meetings
 - Public Forum & Workshops ~ November, January, and February



BOE MEETING ~ SUMMARY COMMENTS



- 1. Schools are well maintained but sees the life of materials issue
- 2. Look at what other towns are doing (Enfield, South Windsor, Simsbury)
- 3. Needs to be palatable to the Town
- 4. Convey the benefits and potential costs of each option, reimbursement
- 5. Town loves preserving buildings. How can we celebrate history and progress beyond? (Examples of past efforts given)
- 6. Look at developing a problem statement. Pair observations / options with the problem statement and provide a vision for how to solve it.
- 7. Diverse town, will get lots of recommendations from the public. Need to find a way to bring people together to solve this.

SURVEY RECAP ~ EXISTING CONDITIONS





Total number of surveys completed!



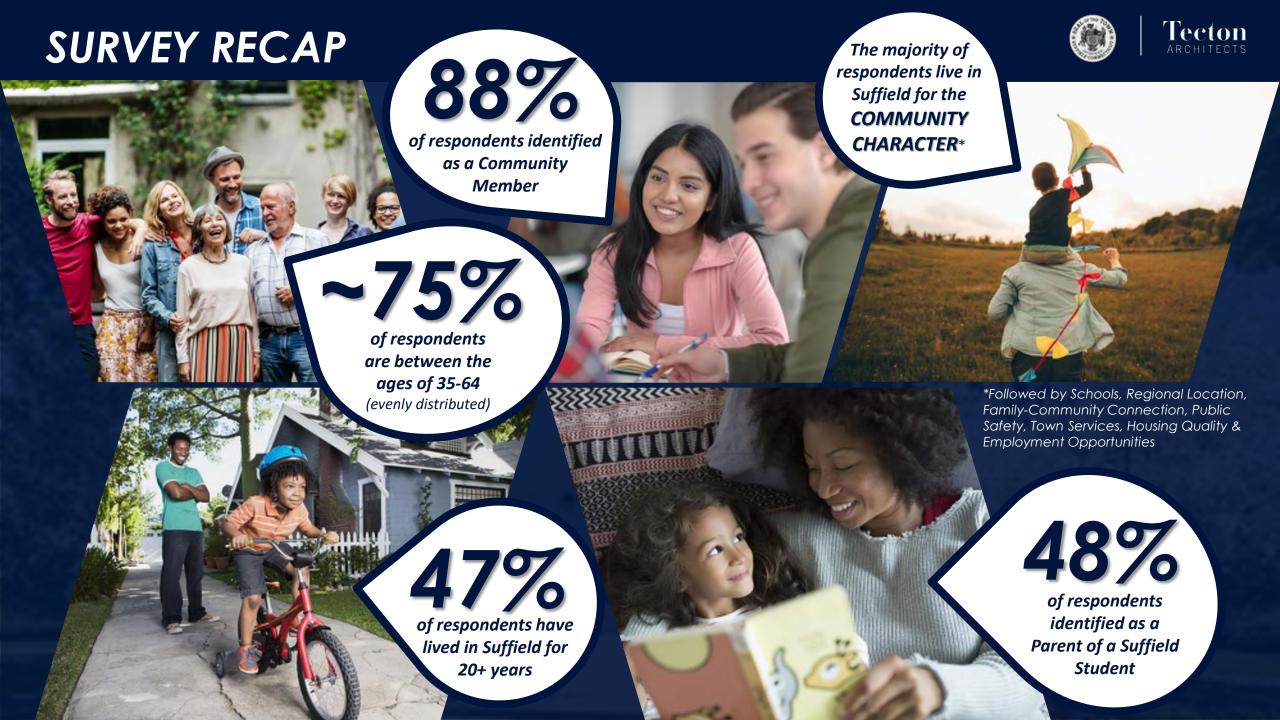
Of respondents feel there is a need to address municipal facilities, but want a comprehensive approach





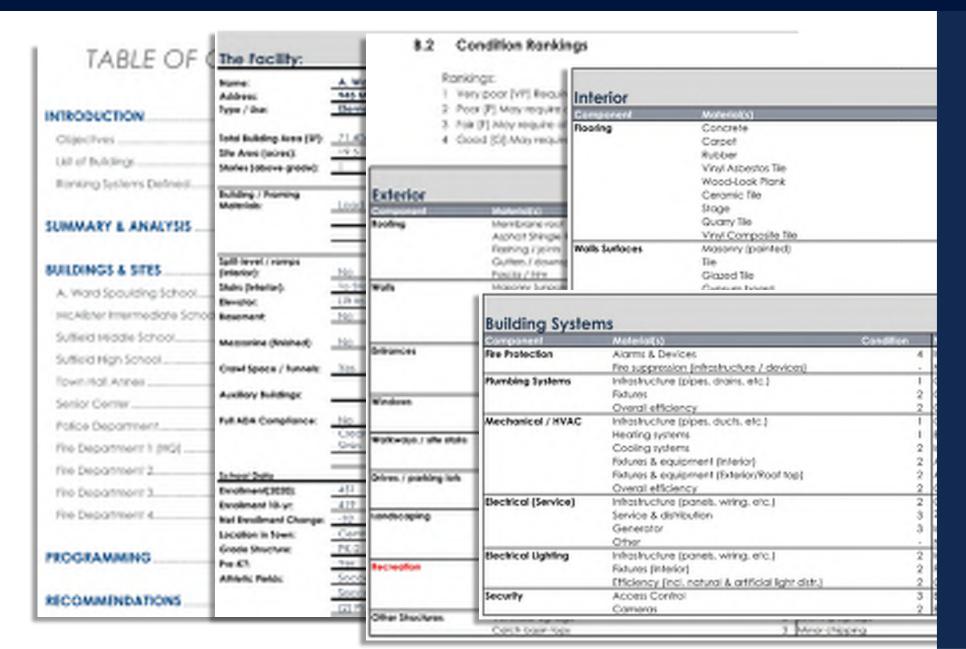


Want to see more informational surveys as options are developed



DRAFT REPORT PREPARED





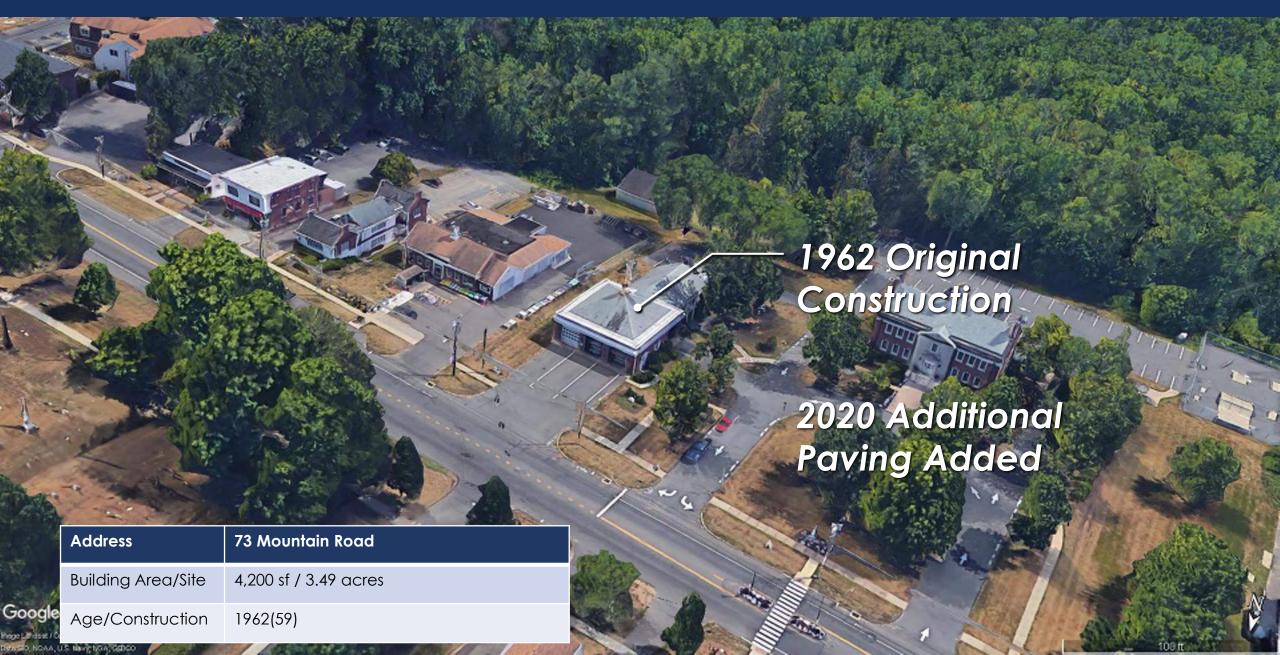
- 1. Report for all 11 Buildings.
- 2. Summary table for each building with key statistics
- 3. Conditions ranking by vintage
- 4. Breakdown list by component
- 5. Comprehensive Building systems

Resource tool for planning projects!













Site

- 1. Recent expansion to paved site area
- 2. Differential settlement and cracking in existing concrete sidewalks
- 3. Apparatus Bay apron is in good condition

Architectural Exterior

- 1. Masonry restoration required at chimney
- 2. Minor rot repair and repainting at wood trim work, railings, and louvers
- 3. Minor downspout repairs/replacement of downspout clips

Address	73 Mountain Road
Building Area/Site	4,200 sf / 3.49 acres
Age/Construction	1962(61)







Architectural Interior

- 1. Vinyl asbestos tile present in the building
- 2. Wood fiber tile ceilings present throughout

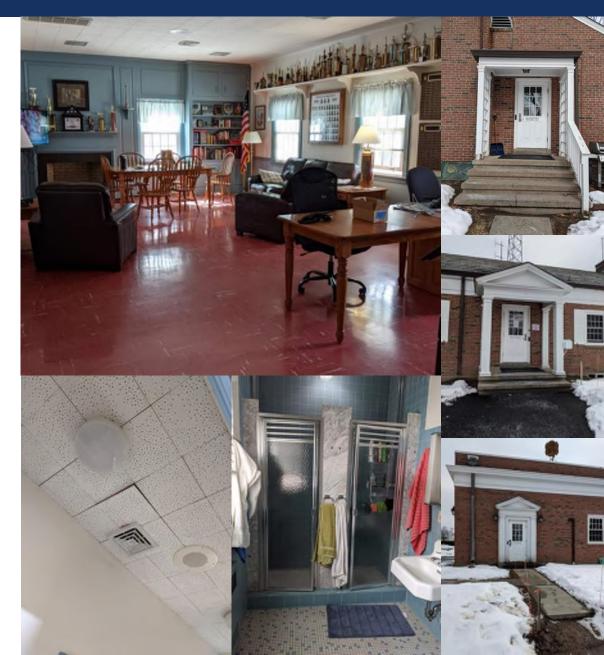
Code ~ Accessibility/Life Safety

- 1. No accessible entrances
- 2. Non-accessible plumbing fixtures
- 3. Step at transition between apparatus bay and other program areas

Building Systems

- 1. All MEP Systems are old and past their useful life.
- 2. Needs full replacement of all systems

Address	73 Mountain Road
Building Area/Site	4,200 sf / 3.49 acres
Age/Construction	1962(61)



FD STATION #1 ~ PROGRAMMING



- 1. No Public Lobby, Entry or restrooms
- 2. Insufficient Training Room, currently use Substation #2 for Training needs
- 3. Insufficient Administrative offices
- 4. Insufficient bunk and living quarters
- 5. Fitness equipment is currently in basement
- 6. Insufficient Apparatus Space and lacking physical training elements
- 7. Insufficient bay storage, decontamination, SCBA per NFPA standards
- 8. Lack of hot/cold transition zones
- 9. No segregated turnout gear storage

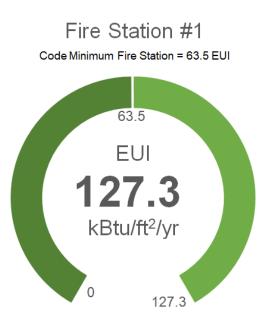
Address	73 Mountain Road
Building Area/Site	4,200 sf / 3.49 acres
Age/Construction	1962(61)



FIRE STATION #1 ~ BENCHMARKING



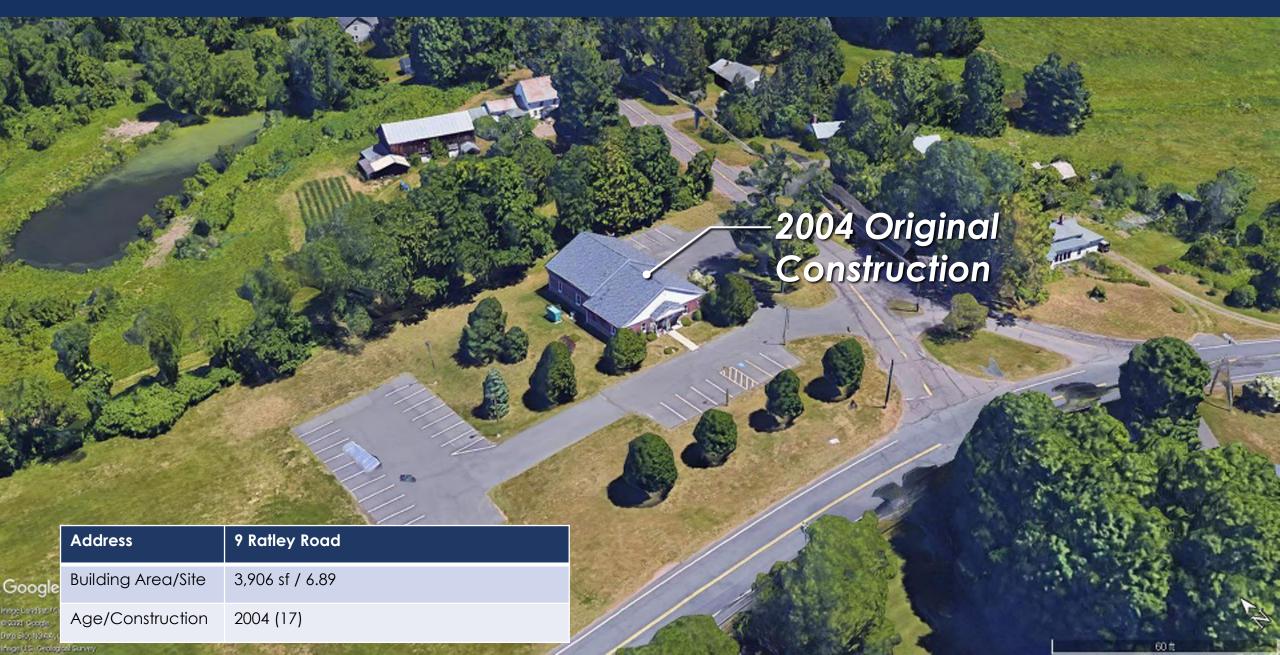
System	Equipment Life Expectancy	Equipment Age	Useful Life Percentage
Fire Protection System	40 Years	N/A	
Plumbing Water Heater	25 Years	10 Years	40%
Plumbing Piping & Fixtures	40 Years	40 Years	100%
Mechanical Boiler Plant	30 Years	10 Years	33%
Mechanical Piping & Equipment	40 Years	40 Years	100%
Mechanical Air Conditioning	25 Years	20 Years	80%
Mechanical Controls	20 Years	N/A	
Electrical Service & Distribution	40 Years	20 Years	50%
Electrical Lighting	30 Years	40 Years	133%
Electrical Generator	40 Years	25 Years	63%
Fire Alarm	20 Years	30 Years	150%















Site

- 1. Newer station, well built, good apparatus space, in relatively good condition
- 2. Some ponding at transition between sidewalk and drive
- 3. Minor rusting at bottom of bollards

Architectural Exterior

- Ice dams present at time of walkthrough, persistent issue for some time. May cause damage elsewhere if not properly addressed.
- 2. Exterior materials are in good condition.

Address	9 Ratley Road
Building Area/Site	3,906 sf / 6.89
Age/Construction	2004 (17)





Architectural Interior

- 1. Signs of moisture infiltration, possibly from ice dam
- 2. Ceiling tiles sagging throughout, possibly due to humidity issue
- 3. Currently used for department training

Code ~ Accessibility/Life Safety

- 1. Kitchen sink is non-accessible
- 2. Step at transition between apparatus bay and other program areas

Building Systems

- 1. Building is newer. All systems in good working condition.
- 2. Building is 15 years old and will need more maintenance in the next 5 10 years.

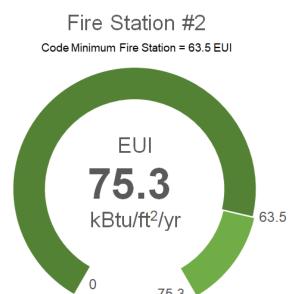
Address	9 Ratley Road
Building Area/Site	3,906 sf / 6.89
Age/Construction	2004 (17)



FIRE STATION #2 ~ BENCHMARKING



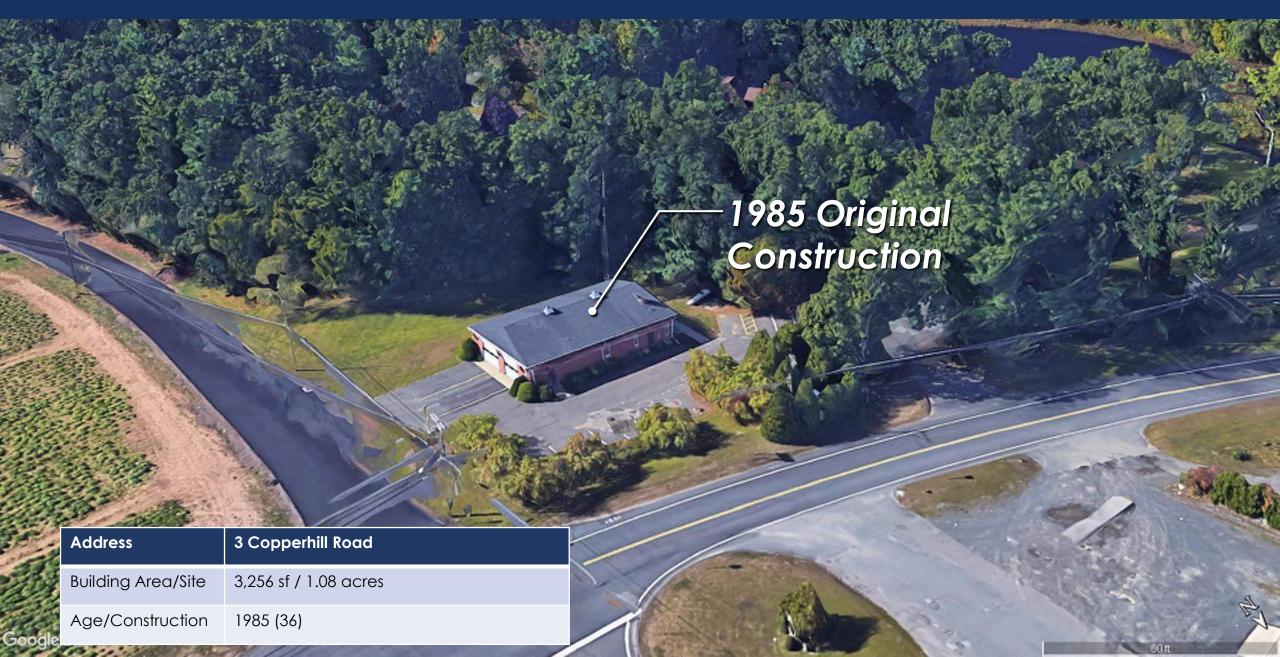
System	Equipment Life Expectancy	Equipment Age	Useful Life Percentage
Fire Protection System	40 Years	15 Years	38%
Plumbing Water Heater	25 Years	15 Years	60%
Plumbing Piping & Fixtures	40 Years	15 Years	38%
Mechanical Furnace	25 Years	15 Years	60%
Mechanical Equipment	25 Years	15 Years	60%
Mechanical Air Conditioning	25 Years	15 Years	60%
Mechanical Controls	20 Years	15 Years	75%
Electrical Service & Distribution	40 Years	15 Years	38%
Electrical Lighting	30 Years	15 Years	50%
Electrical Generator	40 Years	15 Years	38%
Fire Alarm	20 Years	15 Years	75%















Site

- 1. Poor site drainage causing hazardous conditions with ice, grading revisions
- 2. Minor cracking at apparatus bay apron
- 3. Anecdotal reference to storm water infiltrating tight tank

Architectural Exterior

- 1. Older building but in relatively good condition for its age
- 2. Some signs of ice damming present
- 3. Minor staining on brick from water shed
- 4. Recommend preventative maintenance to extend useful life (caulking, sealants, etc.)

Address	3 Copperhill Road
Building Area/Site	3,256 sf / 1.08 acres
Age/Construction	1985 (36)







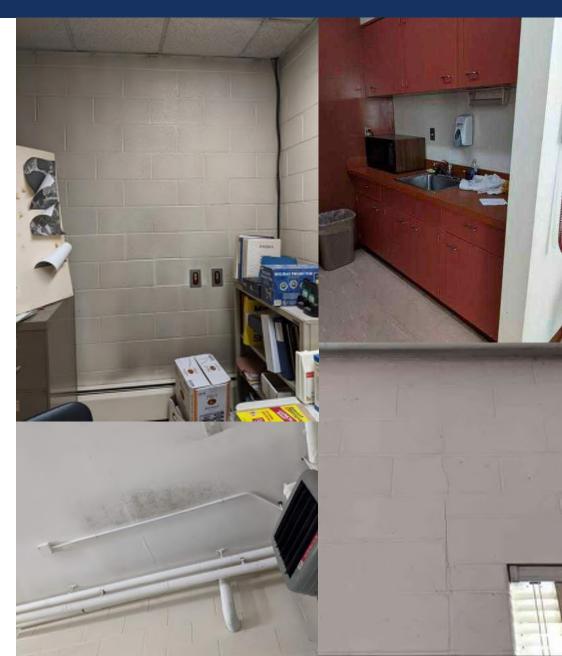
Architectural Interior

- Suspected mold on apparatus bay ceiling, possible condensation buildup
- 2. Possible accumulation of exhaust from vehicles settling on radiant heater resulting in wall staining, lack of hot/cold transition zone

Code ~ Accessibility/Life Safety

- 1. Step at transition between apparatus bay and other program areas
- 2. Lack of pipe insulation below lavatory
- 3. Non-compliant grab bar at toilet
- 4. Non-accessible shower
- 5. Non-accessible sink at kitchenette

Address	3 Copperhill Road
Building Area/Site	3,256 sf / 1.08 acres
Age/Construction	1985 (36)







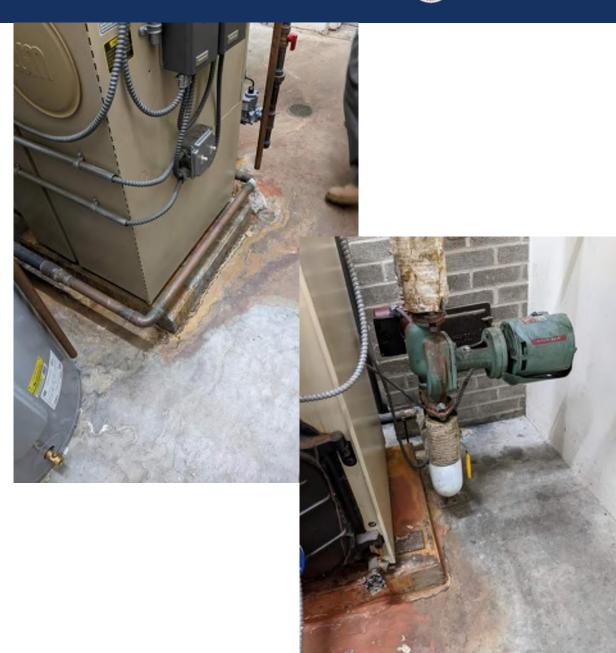
Structural

 Minor cracking on interior side of exterior CMU walls

Building Systems

- 1. MEP systems are in acceptable working condition.
- 2. Nearing the end of their useful life.
- 3. Will need replacement in about 5 10 years.

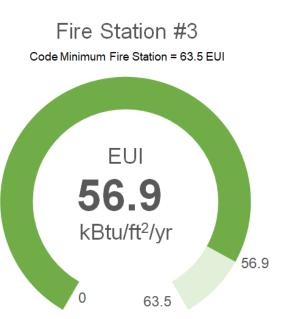
Address	3 Copperhill Road
Building Area/Site	3,256 sf / 1.08 acres
Age/Construction	1985 (36)



FIRE STATION #3 ~ BENCHMARKING

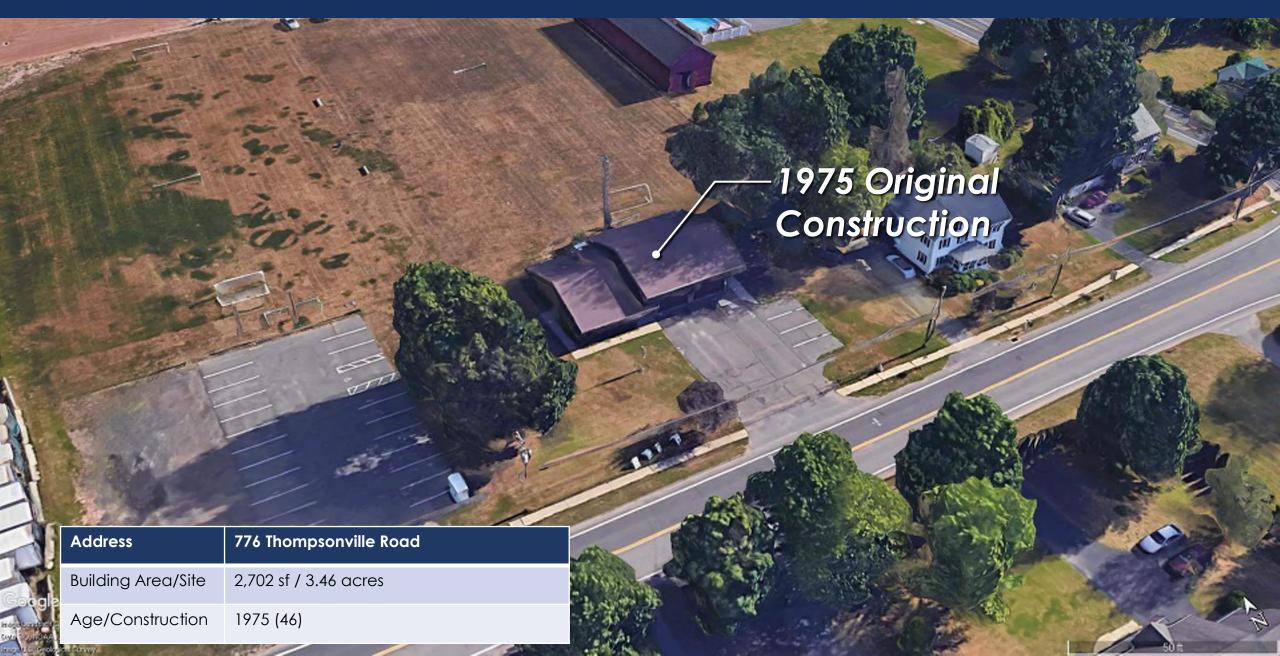


System	Equipment Life Expectancy	Equipment Age	Useful Life Percentage
Fire Protection System	40 Years	N/A	
Plumbing Water Heater	25 Years	2 Years	8%
Plumbing Piping & Fixtures	40 Years	35 Years	87%
Mechanical Boiler Plant	30 Years	35 Years	116%
Mechanical Piping & Equipment	40 Years	35 Years	85%
Mechanical Air Conditioning	25 Years	35 Years	140%
Mechanical Controls	20 Years	N/A	
Electrical Service & Distribution	40 Years	35 Years	87%
Electrical Lighting	30 Years	35 Years	116%
Electrical Generator	40 Years	15 Years	38%
Fire Alarm	20 Years	35 Years	175%













Site

- 1. Minor cracking in asphalt
- 2. Lack of tie-in or splash block at downspout causing soil erosion

Architectural Exterior

- 1. In good condition relative to its age.
- 2. Minor cracking at foundation/sidewalk
- 3. Improper fit of window air conditioning unit and staining of adjacent brick wall.

Address	776 Thompsonville Road
Building Area/Site	2,702 sf / 3.46 acres
Age/Construction	1975 (46)



FD STATION #4 ~ EXISTING CONDITIONS





Architectural Interior

- 1. Finishes in fair condition considering age of building
- 2. Angle beginning to rust at apparatus bay doors

Code ~ Accessibility/Life Safety

- 1. Non-accessible toilet facilities
- 2. Non-accessible kitchenette

- 1. MEP systems are at the end of their useful life.
- 2. Should think about replacement in near future 2-3 Years.

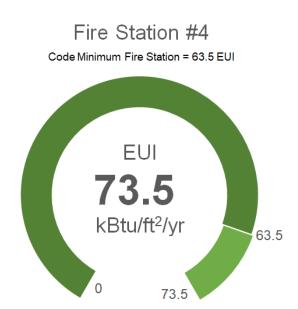
Address	776 Thompsonville Road
Building Area/Site	2,702 sf / 3.46 acres
Age/Construction	1975 (46)



FIRE STATION #4 ~ BENCHMARKING



System	Equipment Life Expectancy	Equipment Age	Useful Life Percentage
Fire Protection System	40 Years	N/A	
Plumbing Water Heater	25 Years	5 Years	20%
Plumbing Piping & Fixtures	40 Years	45 Years	113%
Mechanical Boiler Plant	30 Years	25 Years	83%
Mechanical Piping & Equipment	40 Years	45 Years	113%
Mechanical Air Conditioning	25 Years	45 Years	180%
Mechanical Controls	20 Years	N/A	
Electrical Service & Distribution	40 Years	45 Years	113%
Electrical Lighting	30 Years	45 Years	150%
Electrical Generator	40 Years	45 Years	113%
Fire Alarm	20 Years	45 Years	225%



FIRE SUBSTATIONS~ PROGRAMMING



Common Observations throughout

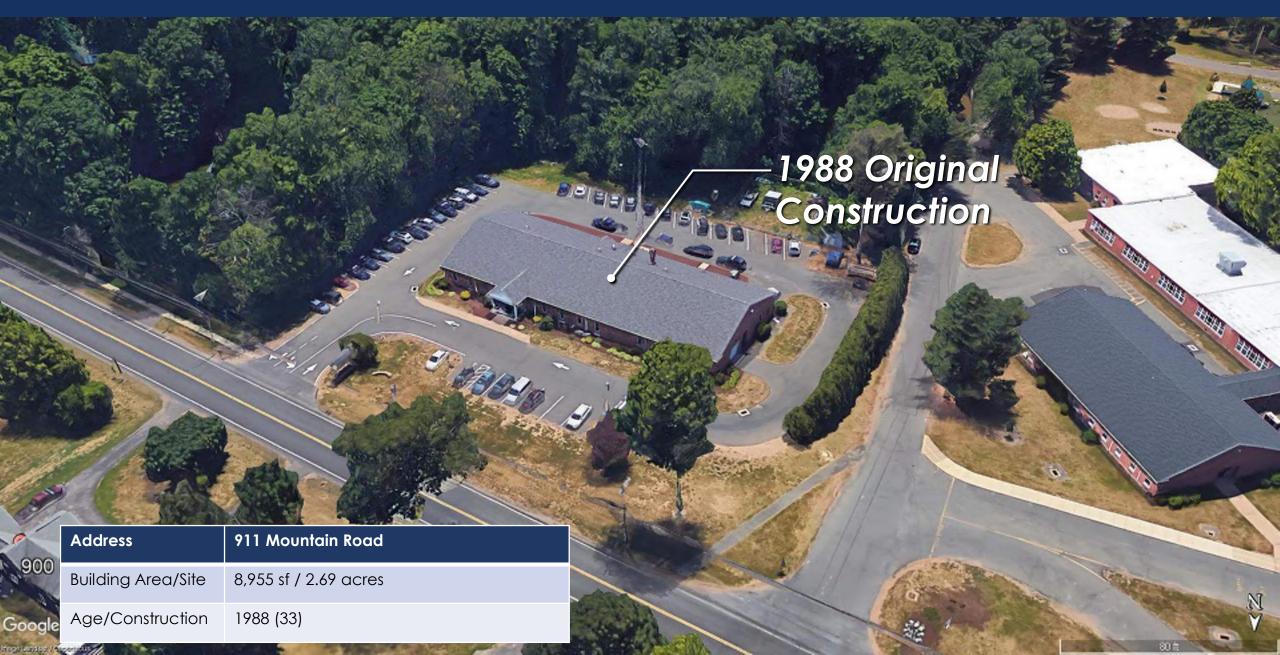
- Lack of storage space throughout all substations
- 2. Lack of hot/cold transition zone in all stations
- 3. All substations are suitable for on-call operations
- 4. Apparatus space is adequate for substations















Site

- 1. Minor cracking at sidewalk control joints
- 2. Rust present at downspout boots
- 3. New paving and fence
- Recommend preventative maintenance program to extend useful life.

Architectural Exterior

- 1. In good condition relative to its age well maintained and built.
- 2. Minor snow build up and possible damming at roof valleys
- 3. Exterior materials have been well maintained
- 4. Snow melt on roof uneven due to super heating of garage spaces

Address	911 Mountain Road
Building Area/Site	8,955 sf / 2.69 acres
Age/Construction	1988 (33)







Architectural Interior

- 1. Drywall cracking present at window lintels
- 2. Discoloration of ceiling tiles due to age.
- 3. Relatively minor cracking at multiple interior CMU walls, non structural issue.

Code ~ Accessibility/Life Safety

- 1. Non-accessible sink at kitchenette
- 2. Non-accessible toilet facilities throughout
- 3. Step down into showers
- 4. Step down into Sally Port

Address	911 Mountain Road
Building Area/Site	8,955 sf / 2.69 acres
Age/Construction	1988 (33)







- 1. MEP Systems all old and need to be upgraded.
- 2. Garage spaces overheating, temperature control issue?
- 3. Almost all systems original to building. 33 years old
- 4. No automatic sprinkler system within building.
- 5. Only 1 boiler. No redundancy. If boiler was to go down for repair or maintenance. No heat.
- 6. No exhaust systems in garages. Required by current code.

Address	911 Mountain Road
Building Area/Site	8,955 sf / 2.69 acres
Age/Construction	1988 (33)



POLICE DEPARTMENT ~ PROGRAMMING



- Undersized training space with access control vulnerabilities at training/lobby doors
- 2. Insufficient evidentiary storage
- 3. Dispatch restroom/break space to comply with NFPA 1221 Standards
- 4. Patrol offices repurposed to support Embedded Social Services
- 5. Patrol storage displaced by Communications Equipment
- 6. Insufficient Administrative Offices
- 7. Staff facilities; locker size and quantity, Arms Cleaning, Fitness facilities
- 8. Prisoner Processing workflow; no padded cell, no ambulance access in Sally Port
- 9. Vehicle Maintenance Bay desired

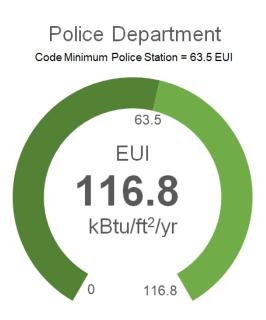
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Age/Construction	1988 (33)



POLICE DEPARTMENT ~ BENCHMARKING



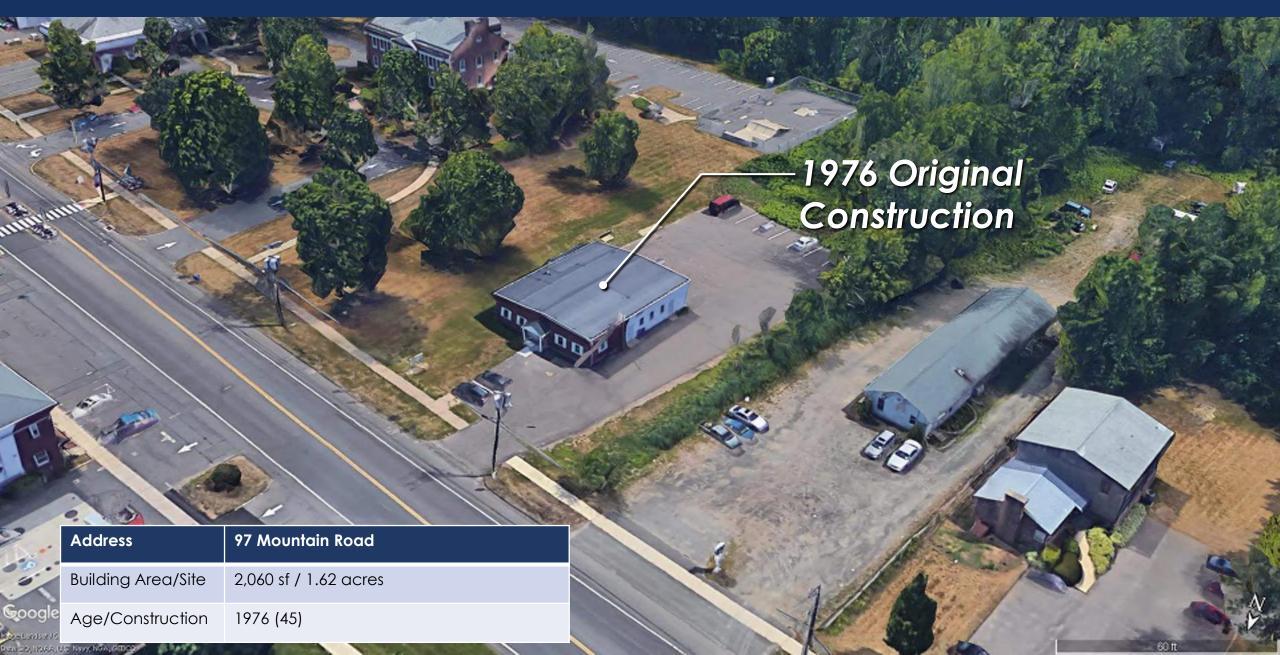
System	Equipment Life Expectancy	Equipment Age	Useful Life Percentage
Fire Protection System	40 Years	N/A	
Plumbing Water Heater	25 Years	15 Years	60%
Plumbing Piping & Fixtures	40 Years	33 Years	83%
Mechanical Boiler Plant	30 Years	15 Years	50%
Mechanical Piping & Equipment	40 Years	33 Years	83%
Mechanical Air Conditioning	25 Years	33 Years	132%
Mechanical Controls	20 Years	N/A	
Electrical Service & Distribution	40 Years	33 Years	83%
Electrical Lighting	30 Years	33 Years	110%
Electrical Generator	40 Years	20 Years	50%
Fire Alarm	20 Years	33 Years	165%















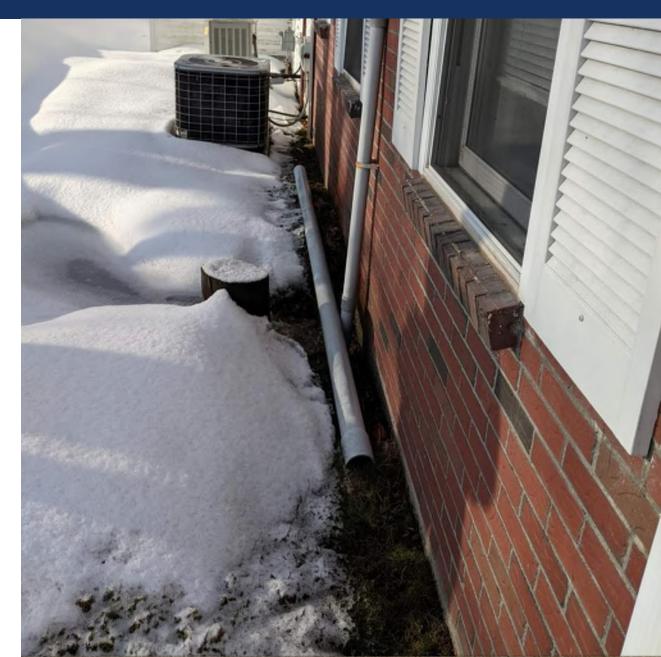
Site

- 1. Pavement cracking throughout parking lot
- 2. Cracking and deterioration at garage door aprons
- 3. Storm water ponding at exterior wall

Architectural Exterior

- 1. Appears to be pre-engineered structure with conventional wall framing
- 2. General cleaning of exterior masonry and foundation walls needed
- 3. Missing trim at joint between brick and siding
- 4. Corrosion of exterior hollow metal door
- Damage to corner trim, trim between garage doors, and siding near grade
- 6. Re-caulk windows and clean up excess sealant

Address	97 Mountain Road
Building Area/Site	2,060 sf / 1.62 acres
Age/Construction	1976 (45)







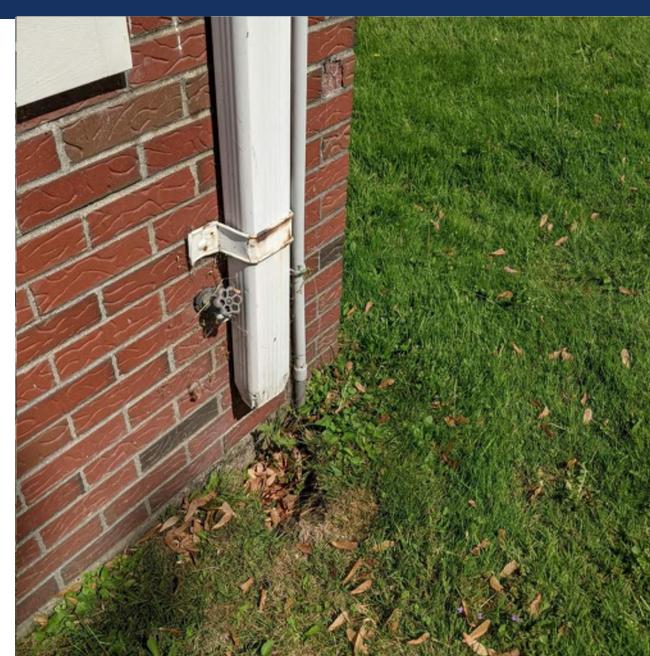
Site

- 1. Pavement cracking throughout parking lot
- Cracking and deterioration at garage door aprons
- 3. Storm water ponding at exterior wall

Architectural Exterior

- General cleaning of exterior masonry and foundation walls needed
- 2. Remove excess sealant and re-caulk windowsills
- 3. Damage to corner trim, trim between garage doors, and siding near grade
- 4. Missing trim board between siding and brick
- 5. Corrosion of exterior hollow metal doors
- 6. Damage to Overhead door
- 7. Downspout damage

Address	97 Mountain Road
Building Area/Site	2,060 sf / 1.62 acres
Age/Construction	1976 (45)







Architectural Interior

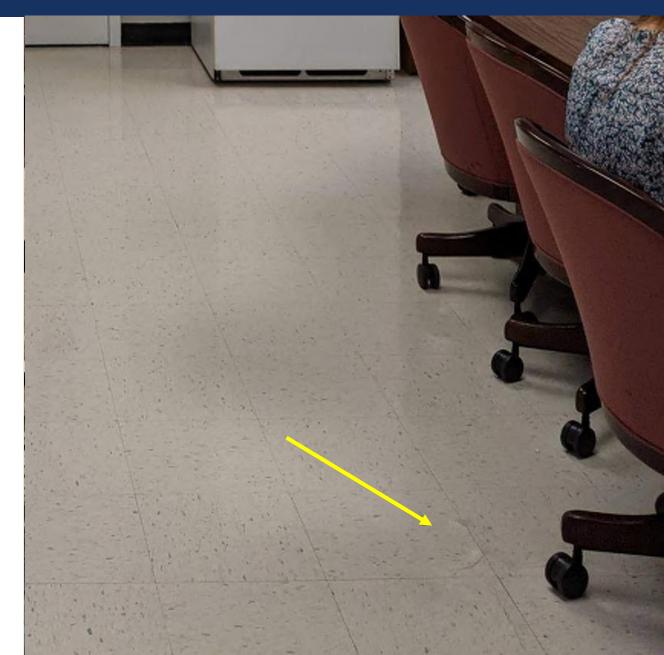
- 1. Ripped insulation lining throughout garage
- 2. Moisture infiltration at exterior garage doors
- 3. Concrete slab chipping along control joint
- 4. Minor cracking in VCT

Code ~ Accessibility/Life Safety

1. Toilet facilities missing grab bar

- 1. No automatic sprinkler system within building.
- 2. Mechanical systems is small furnaces. OK Condition.
- 3. Electrical Older. OK Condition.
- 4. Plumbing Older. OK Condition.

Address	97 Mountain Road
Building Area/Site	2,060 sf / 1.62 acres
Age/Construction	1976 (45)







Architectural Interior

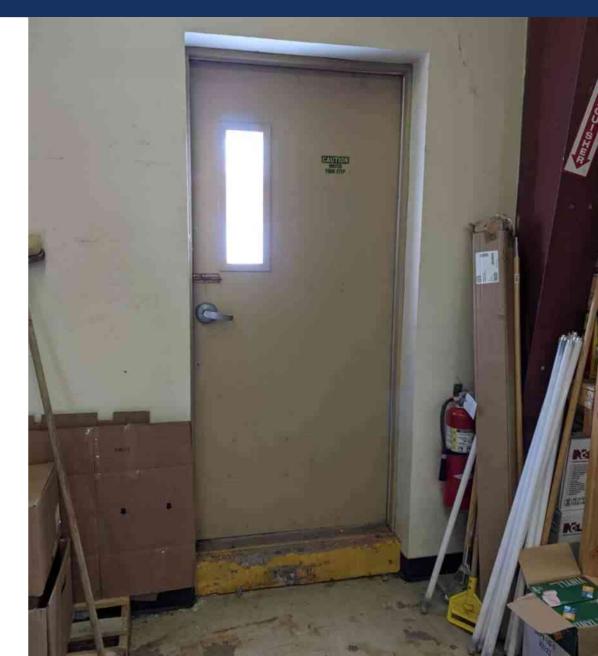
- 1. Ripped insulation lining throughout garage
- 2. Moisture infiltration at exterior garage doors
- 3. Concrete slab chipping along control joint
- 4. Minor cracking in VCT

Code ~ Accessibility/Life Safety

- 1. Toilet facilities missing grab bar
- 2. Steps into garage storage areas

- 1. No automatic sprinkler system within building.
- 2. Mechanical systems is small furnaces. OK Condition.
- 3. Electrical Older. OK Condition.
- 4. Plumbing Older. OK Condition.

Address	97 Mountain Road
Building Area/Site	2,060 sf / 1.62 acres
Age/Construction	1976 (45)







Architectural Interior

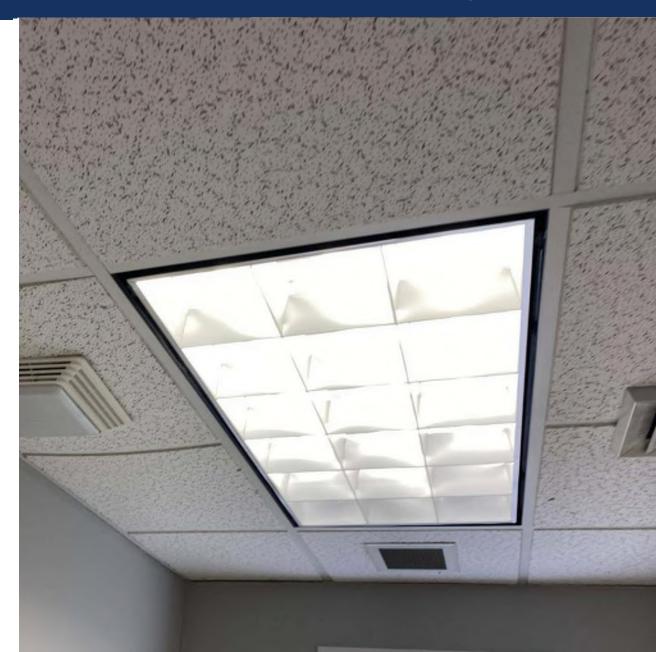
- 1. Ripped insulation lining throughout garage
- 2. Moisture infiltration at exterior garage doors
- 3. Concrete slab chipping along control joint
- 4. Minor cracking in VCT

Code ~ Accessibility/Life Safety

1. Toilet facilities missing grab bar

- 1. No automatic sprinkler system within building.
- 2. Plumbing, Older. Fair Condition.
- Mechanical systems is small furnaces. Fair Condition.
- 4. Electrical, Older. Fair Condition.

Address	97 Mountain Road
Building Area/Site	2,060 sf / 1.62 acres
Age/Construction	1976 (45)



TOWN HALL ANNEX ~ PROGRAMMING



- Need to identify possible future uses and/or discarded
- 2. Potential for centralized storage location to serve town needs
- 3. Could be removed to make room for higher priorities to possibly create "campus"



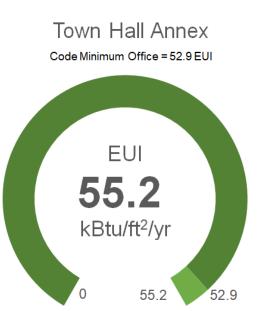
Address	97 Mountain Road
Building Area/Site	2,060 sf / 1.62 acres
Age/Construction	1976 (45)



TOWN HALL ANNEX ~ BENCHMARKING



System	Equipment Life Expectancy	Equipment Age	Useful Life Percentage
Fire Protection System	40 Years	N/A	
Plumbing Water Heater	25 Years	5 Years	20%
Plumbing Piping & Fixtures	40 Years	10 Years	25%
Mechanical Furnace	40 Years	10 Years	25%
Mechanical Equipment	40 Years	10 Years	25%
Mechanical Air Conditioning	25 Years	15 Years	60%
Mechanical Controls	20 Years	N/A	
Electrical Service & Distribution	40 Years	15 Years	38%
Electrical Lighting	30 Years	15 Years	50%
Electrical Generator	40 Years	15 Years	38%
Fire Alarm	20 Years	15 Years	75%













Site

- 1. Cracking in pavement throughout
- 2. Uneven brick patio in courtyard

Architectural Exterior

- 1. Recent renovations (2009) in good condition.
- 2. Lack of gutters at large hip roof and main entrance
- 3. Brick staining at windows
- Exterior wood windows may need replacement within 5-10 years
- 5. General brick cleaning needed
- 6. Lack of gutter causing ice building up at exterior wall

Address	145 Bridge Street
Building Area/Site	11,702 sf / 3.27 acres
Age/Construction	1950 (71)







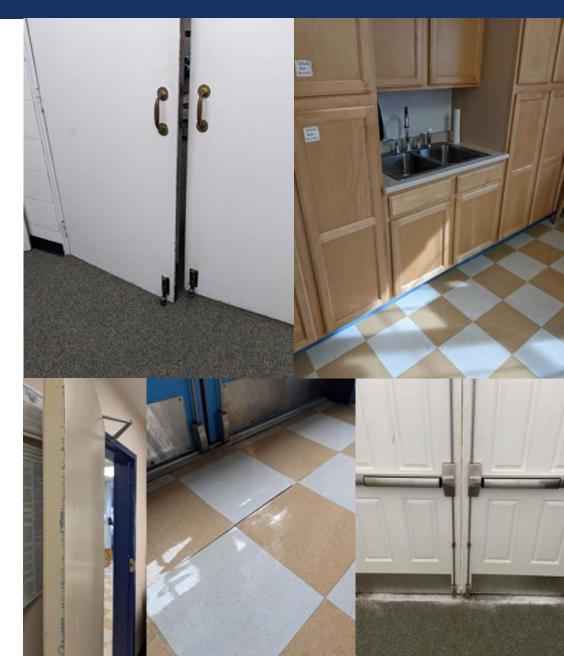
Architectural Interior

- 1. Hollow metal doors rubbing on frames, causing paint damage
- 2. Movement of VCT flooring near exterior door threshold causing separation
- 3. Lack of weatherstripping at chapel exterior door causing air infiltration

Code ~ Accessibility/Life Safety

- 1. Youth Services and Parks & Rec do not have accessible entrances from exterior
- 2. Non-accessible sink at Youth Services
- 3. Damaged VCT at Youth Services

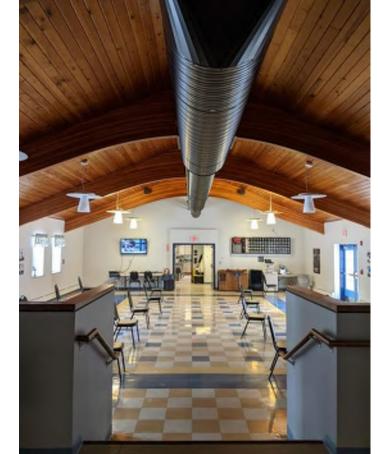
Address	145 Bridge Street
Building Area/Site	11,702 sf / 3.27 acres
Age/Construction	1950 (71)







- 1. No Automatic Sprinkler System.
- 2. Renovated recently.
- 3. Most MEP in good condition.
- 4. Will start to need more maintenance in the next 5 10 years.
- 5. Perimeter radiant heating units leaking, causing damage to flooring





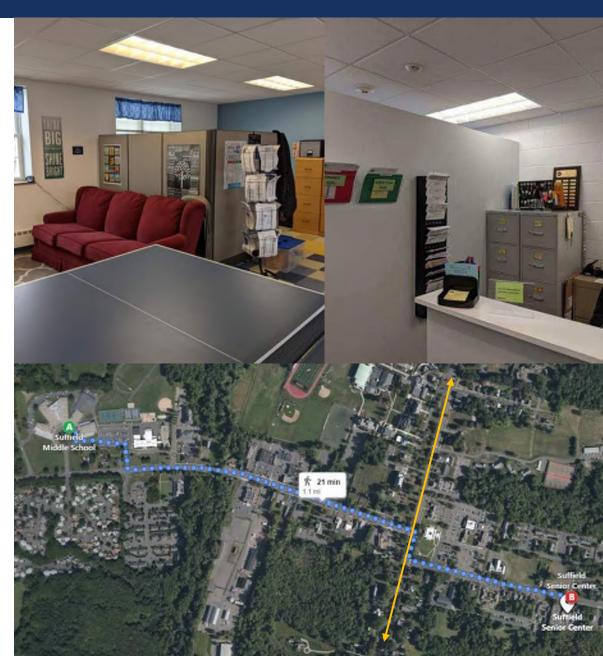
Address	145 Bridge Street
Building Area/Site	11,702 sf / 3.27 acres
Age/Construction	1950 (71)

SENIOR CENTER ~ PROGRAMMING



- 1. Youth Services current location remote from schools, must cross main road. Possible connection to Bridge Street property?
- 2. Youth Services offices co-mingled with activity space
- 3. Parks and Recreation prefer proximity to play fields and gymnasium resources
- 4. Parks and recreation prefers sound isolation between offices (walls do not extend to ceiling)
- 5. Senior Center has adequate space to meet current programming needs
- 6. Youth Services and Parks & Rec do not have accessible entrances from exterior

Address	145 Bridge Street
Building Area/Site	11,702 sf / 3.27 acres
Age/Construction	1950 (71)



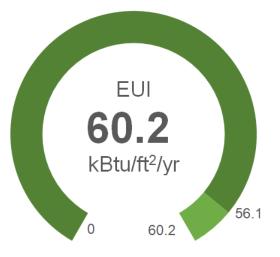
SENIOR CENTER ~ BENCHMARKING

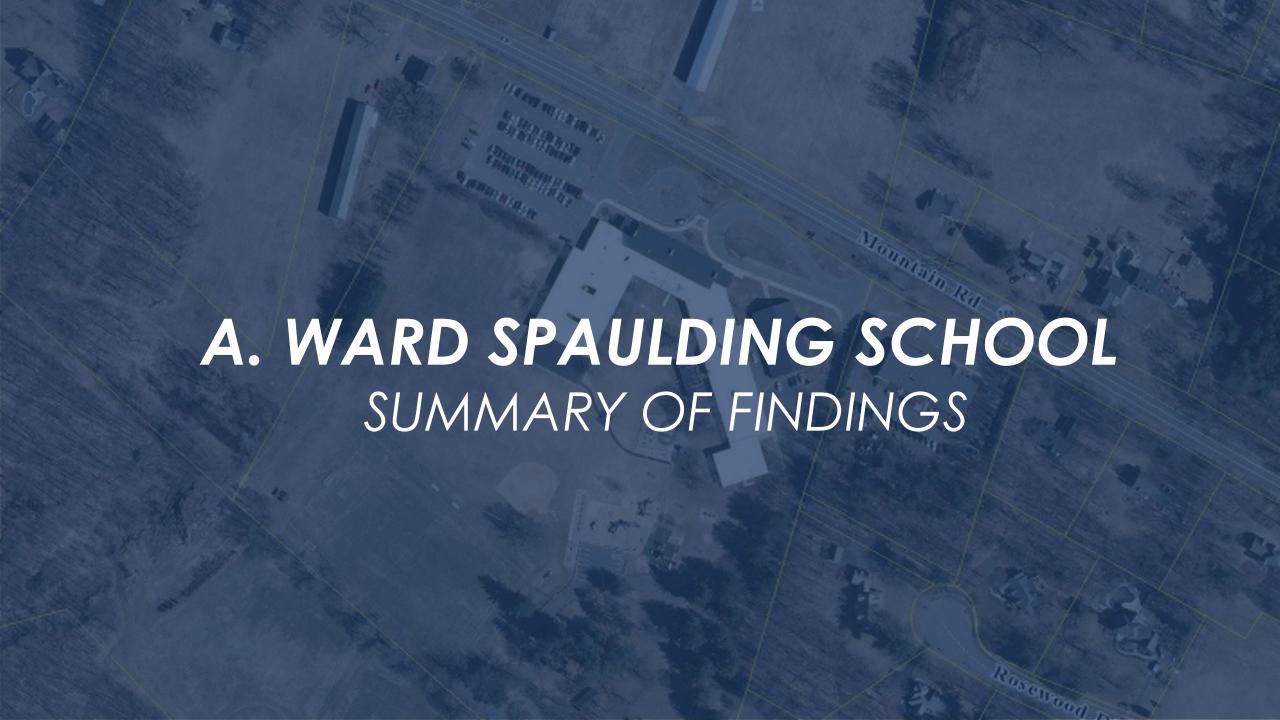


System	Equipment Life Expectancy	Equipment Age	Useful Life Percentage
Fire Protection System	40 Years	10 Years	25%
Plumbing Water Heater	25 Years	10 Years	40%
Plumbing Piping & Fixtures	40 Years	10 Years	25%
Mechanical Boiler Plant	30 Years	10 Years	33%
Mechanical Piping & Equipment	40 Years	10 Years	25%
Mechanical Air Conditioning	25 Years	10 Years	40%
Mechanical Controls	20 Years	10 Years	50%
Electrical Service & Distribution	40 Years	10 Years	25%
Electrical Lighting	30 Years	10 Years	33%
Electrical Generator	40 Years	10 Years	25%
Fire Alarm	20 Years	10 Years	50%

Senior Center

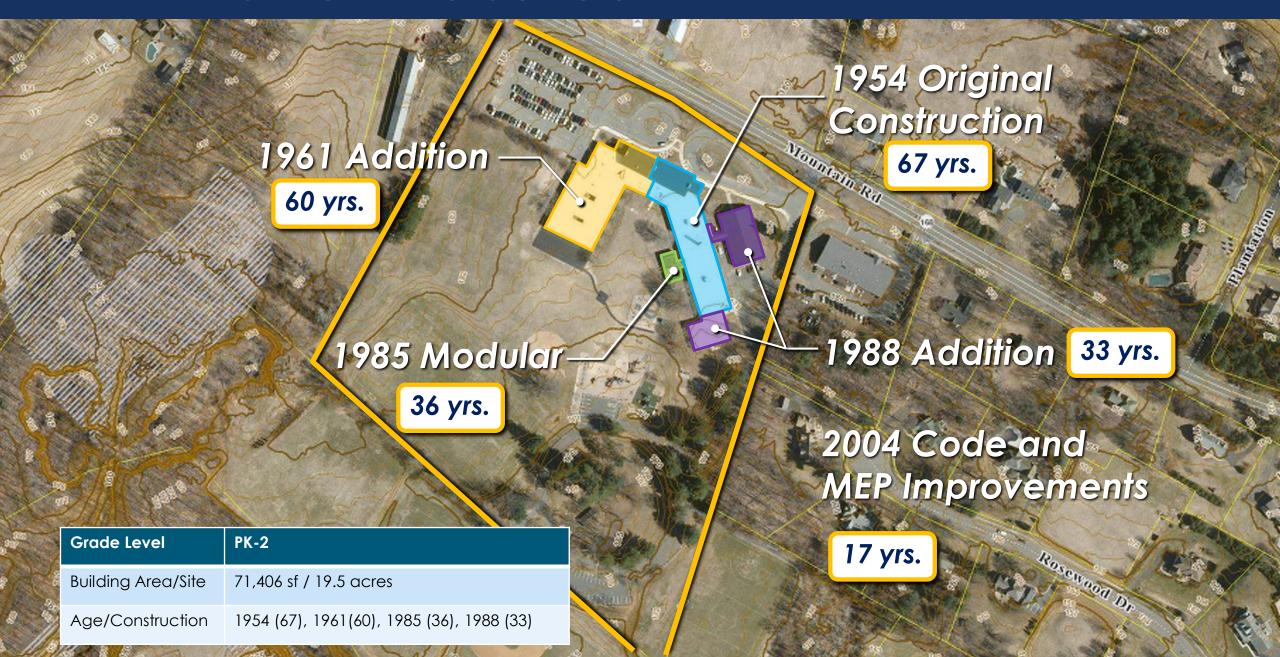
Code Minimum Social/Meeting Hall = 56.1 EUI















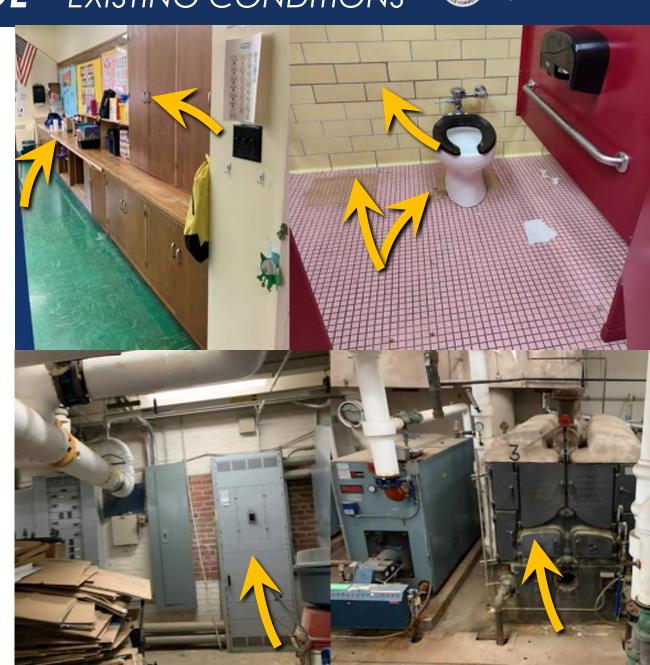
Site ~ Insufficient parking for events, parking immediately adjacent to building a safety concern, over 50% of paved areas and sidewalk in need of replacement, poor definition of school boundary, remote/unprotected playground and playscapes

Architectural Exterior ~ Masonry in need of repointing/repair, efflorescence on portions of building, windows approach 20 years, modular addition in poor condition

Architectural Interior ~ Overall well built, some replacement of finishes, ACM removal program, majority of finishes past useful life (millwork, floors, doors, ceilings)

Code/Accessibility/Life Safety ~ Several accessibility compliance issues, floor clearances/reach at entranceways, sinks, and millwork, lift at stage.

Building Systems ~ No automatic sprinkler system within building, majority of plumbing systems and fixtures are past their useful life, unit vents not functioning (fresh air), no BMS, electrical lighting and power distribution end/ past useful life.







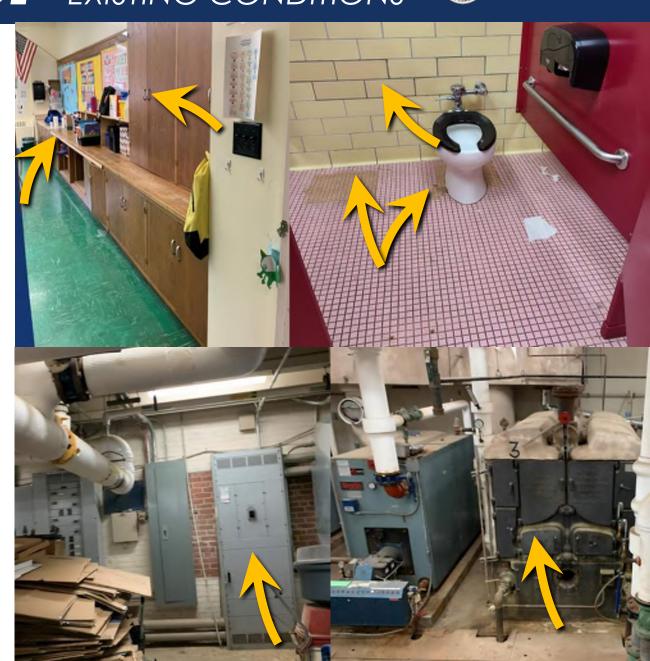
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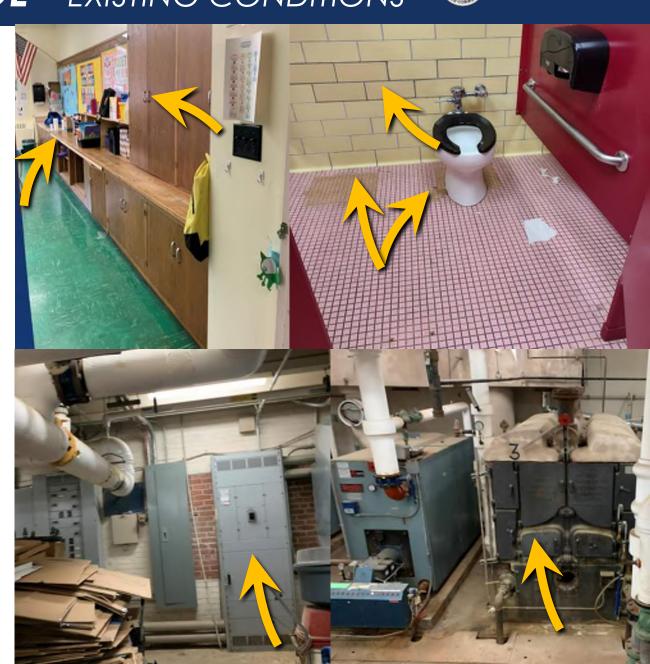
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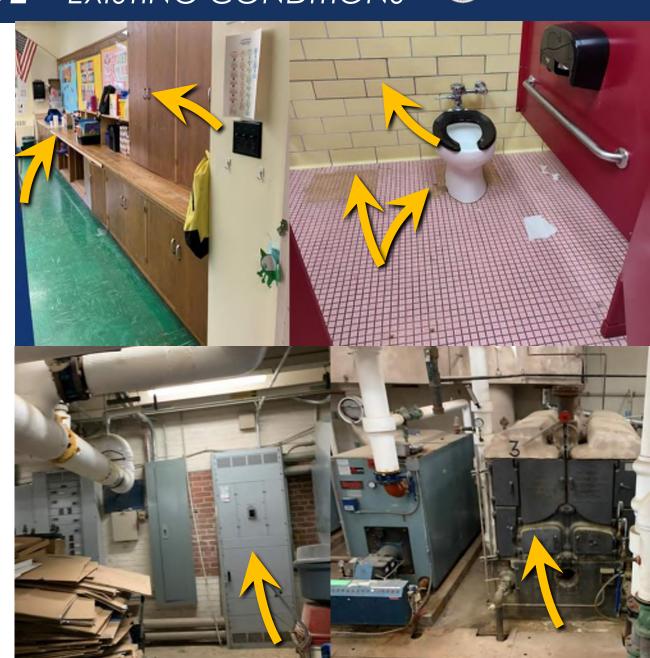
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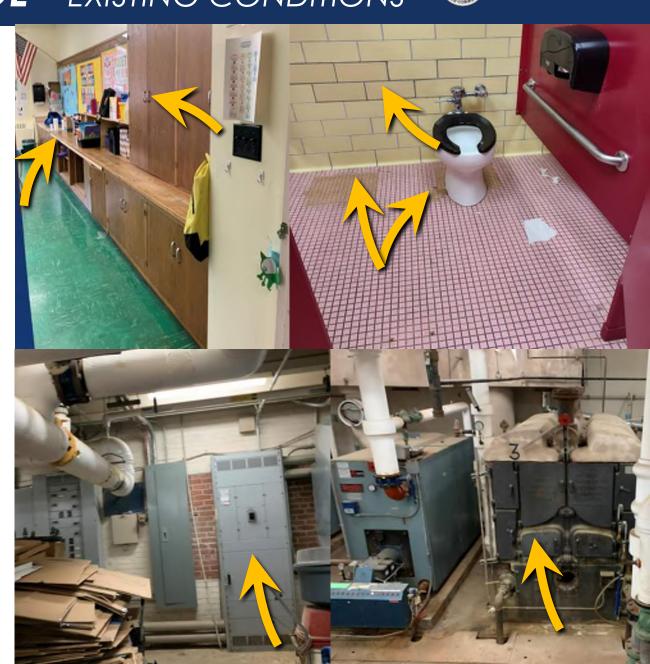
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A. WARD SPAULDING SCHOOL ~ PROGRAMMING





What's Existing

- Admin removed from Main Entrance, have to be escorted
- Specials are disjointed, too far away
- Auditorium only used a few times per year
- Summer program is growing, Before & After uses Cafeteria – no dedicated entry
- Special Education too far from Sensory Rooms, program needs more space

Understanding the impact of your Building

"The gift of time"

What's Desired

- Admin relocated close to Main Entry
- Improved flow to Specials, bring to Main Hall
- Convert Auditorium to Learning Lab
- Dedicated amenity space for Summer Program and Before & After care
- Improved flow to Special Education and Sensory Rooms
- Connections to Exterior, outdoor learning





MCALISTER INTERMEDIATE ~ EXISTING CONDITIONS





Original — 1939 82 yrs.

1987—Addition

34 yrs.

1972 Modifications and Updates (High School to Middle School) 49 vrs.

2001 Code Alterations
(Middle School to Intermediate School)

1992

Elevator Addition & Chair Lift @ Stage

1988 & 1990 Code & Building Upgrades

Grade Level	3-5
Building Area/Site	72,263 sf / 32.4 acres (shared)
Age/Construction	1939 (82), 1956 (65), 1987 (34), 1994 (27)

Modular Building

1956 Addition

65 yrs.





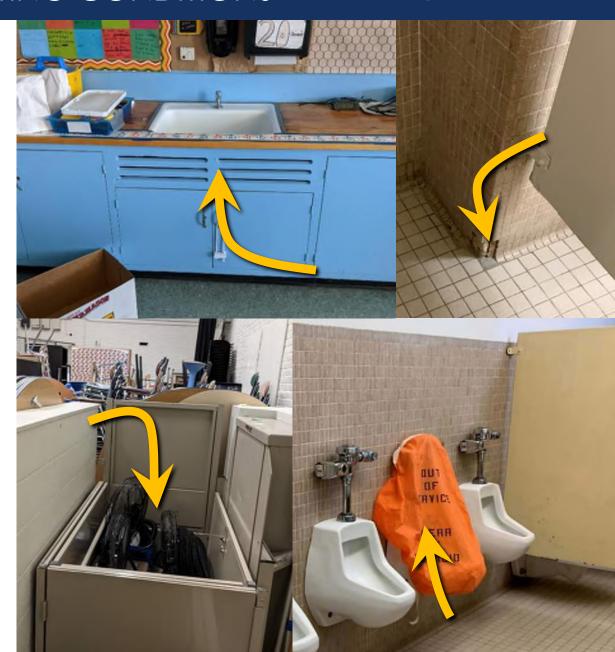


Site ~ Site traffic, parking and perimeter security major concerns for site (pedestrian and vehicular safety), play areas exposed, no definition of school boundary, pavement & site lighting are in poor condition

Architectural Exterior ~ Several improvements over time, many poorly functioning windows, persistent water infiltration/leaks at windows, doors, roofs

Architectural Interior ~ Overall well built, some replacement of finishes, majority of finishes past useful life (millwork, floors, doors, ceilings), gym, lockers, toilets all poor. Significant noise transfer in original wood plank floors/struct.

Code/Accessibility/Life Safety ~ Many toilet areas non accessible, Several compliance issues at floor clearances/reach at entranceways, sinks, and millwork, lift at stage.





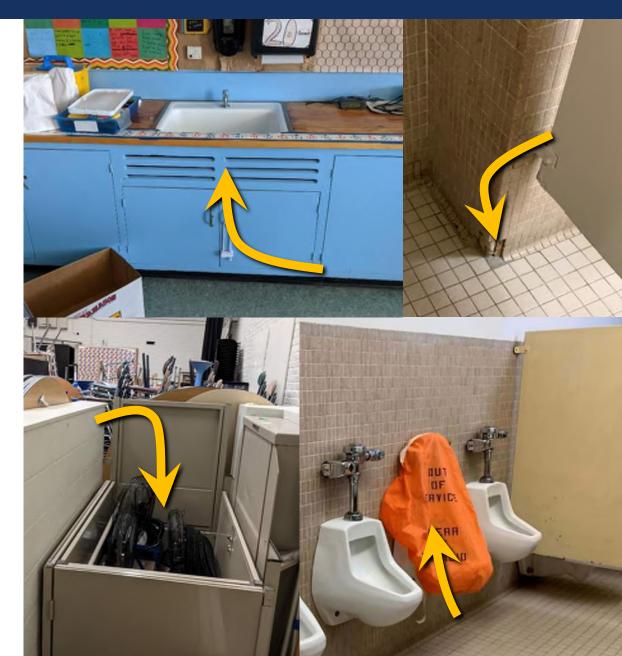


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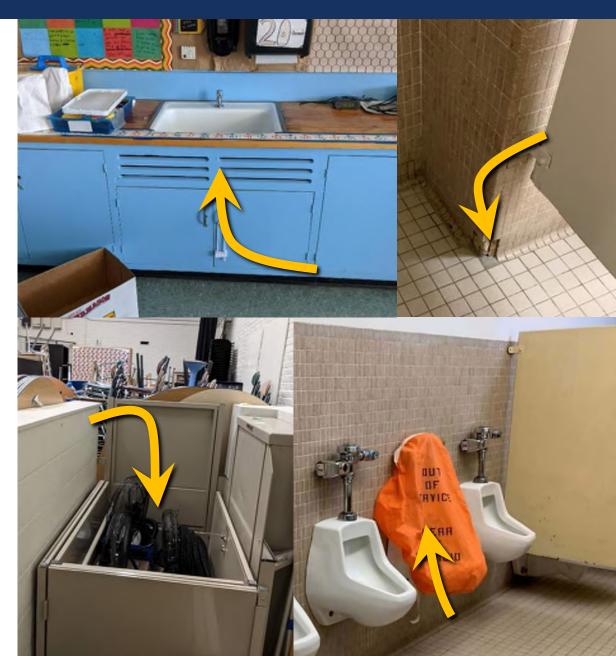


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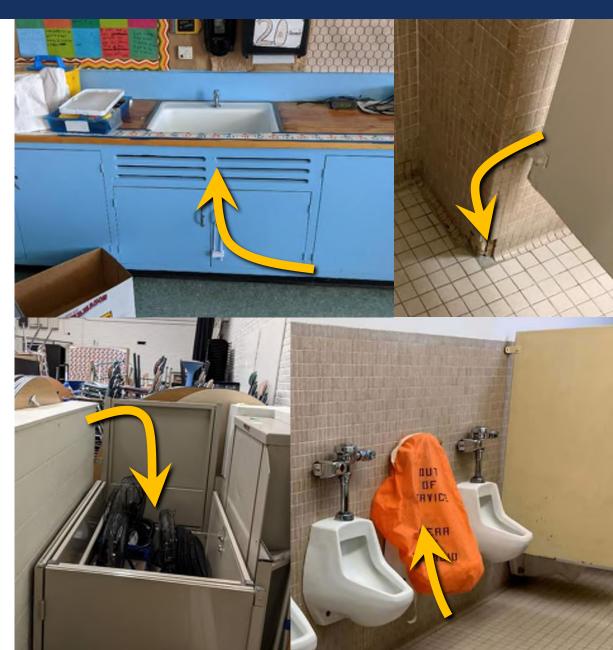


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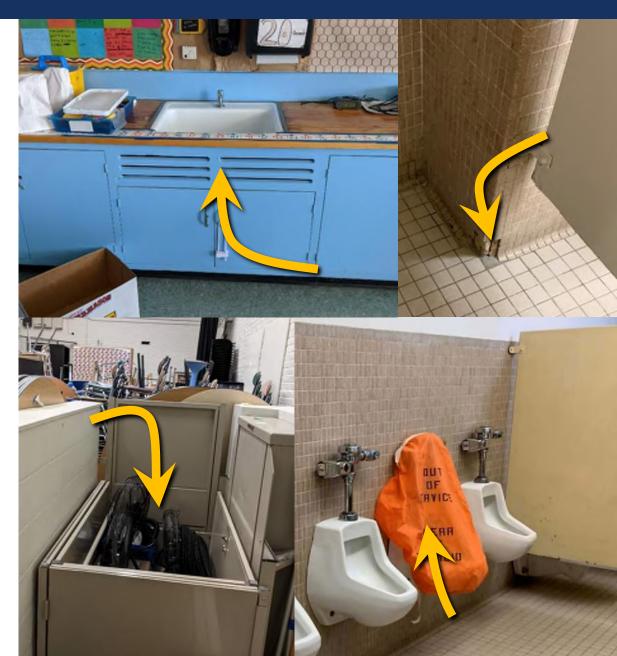


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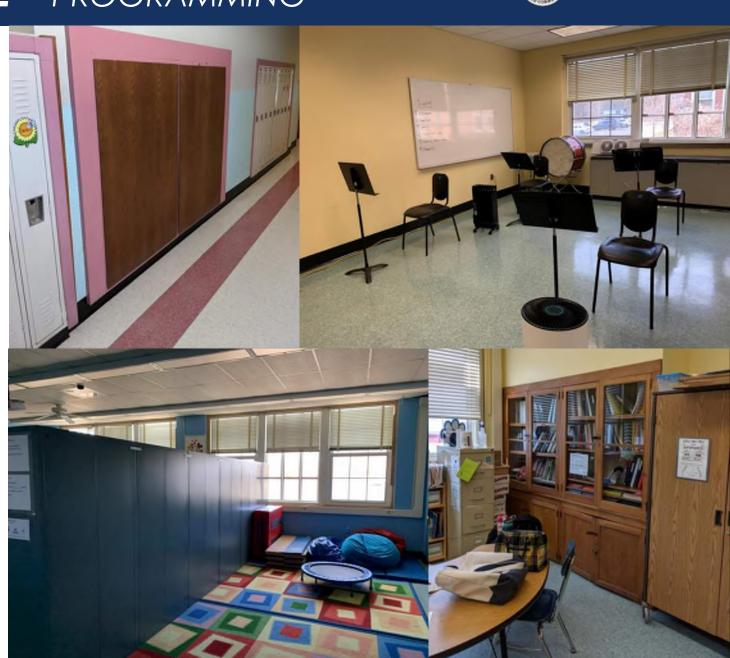


MCALISTER INTERMEDIATE ~ PROGRAMMING



Programmatic Observations

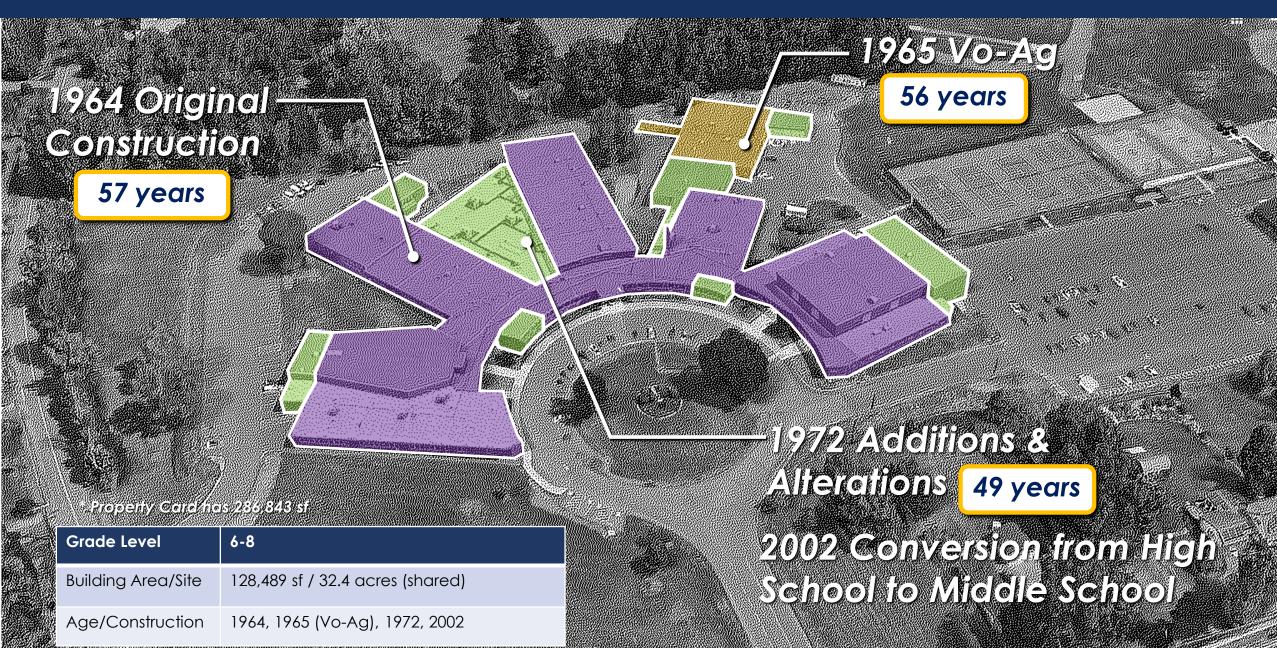
- 1. Some classrooms are appropriate size, meet educational needs, although limited flexibility for grade level "pods", considering mixed grade pods
- 2. Good location for Admin Suite, Specials Classrooms (Music, Art, STEM), need appropriately size space
- 3. Noise/Acoustical transmission from 2nd floor
- 4. Lack of general classroom space on 1st floor, small footprint overall
- 5. Poor location and setup for Media Center, should be the "heart" center of school
- 6. One cafeteria proves to be difficult scheduling
- 7. Building reinvented so many times it becomes inefficient
- 8. Limited space for conference/small group, specialized education, teacher prep, large group
- Site security, parking, & boundary ongoing concern, limited opportunity for outdoor classrooms













Site ~ Site conditions are in fair to poor condition for; sidewalks, curbs, paving, drainage issues, site traffic flow, parking, security major concerns. Areas of poor drainage on west/southwest side of site.

Architectural Exterior ~ Consistent roof leaks, roof replaced in phases by different contractors, majority of brick in fair to good condition, lintels are in fair to poor condition.

Architectural Interior ~ Overall, well maintained, original building well built, other areas poorly constructed. Significant inefficiencies due to additions/renovations ove time, noise/Acoustical concerns (70's modular). Lack of natural daylight creates poor educational environment.

Code/Accessibility/Life Safety ~ 2002 upgrades addressed some code issues, accessibility compliance issues remain, floor & push/pull clearances & reach req.

Building Systems ~ Many renovations and varying vintages of systems makes for complex infrastructure, difficult to maintain, inefficient system, most major mechanical systems past or at the end of their useful life.





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Code/Accessibility/Life Safety ~ 2002 upgrades

Building Systems ~ Many renovations and varying







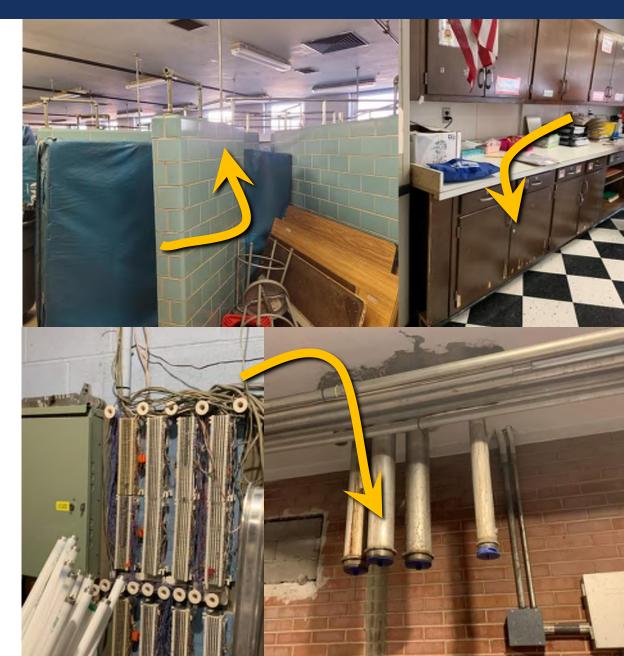
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Programming Discussions

- 1. Some classrooms are decent size throughout school although many of the specialized classrooms are not sized nor do they function correctly (ex. World language)
- 2. Flow of the overall building a concern, tough to implement team model, share spaces, promote collaboration ~ important for this demographic.
- Specialized teaching rooms & core facilities biggest concern – band, cafeteria acoustics & queuing, media center, family & consumer science outdated, limited space for tech ed., many poorly located
- 4. Lack of efficiency in the layout affects quality of education, time in class, and programs offered.
- 5. Currently circulate through classroom to attend special education classes, would like to centralize and share, save on time & reinvest into student
- 6. Several areas underutilized due to age/condition, discontinued and/or change of original use











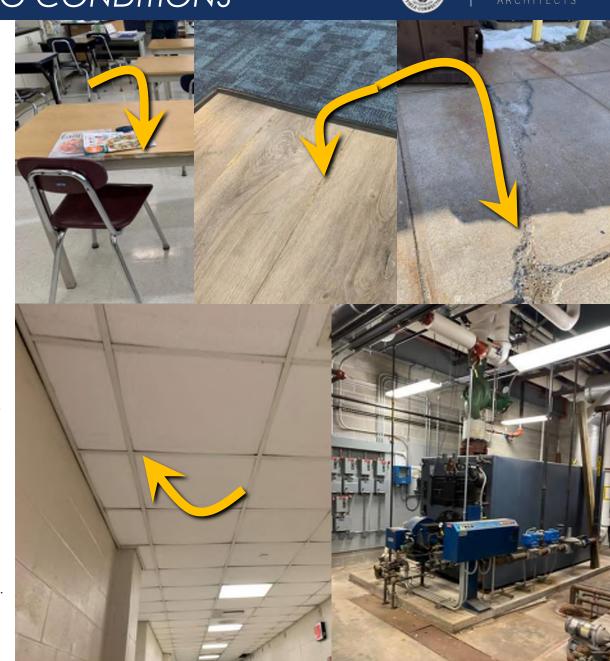




Site ~ Site circulation concerns – separation of bus, parent, and student. Pavement, sidewalks in fair condition overall, areas deteriorating, cracking, spalling. (Differential settlement at bollards ~ a representative indication of poor soils and/or moisture migration) Site walls show efflorescence/water infiltration

Architectural Exterior ~ Generally good to fair condition. Durable and well maintained. Recommend prev. maintenance (caulking/sealants), gaps in perimeter roof flashing lead to loss of energy and wildlife, 15 year roof design, 4 years out of warranty.

Architectural Interior ~ Overall, well maintained, some areas of questionable quality of original construction. Building has worn faster than anticipated. Slab cracking with possible water/vapor infiltration, persistent issue, finishes/glue to bubble, curious curling ceiling tiles HVAC balancing issue. Fairly significant deterioration of furniture in areas, in some cases it is mismatched.



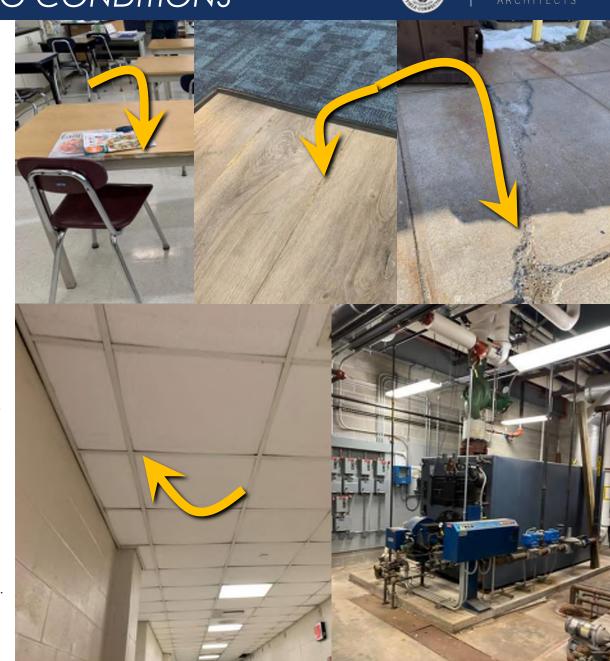




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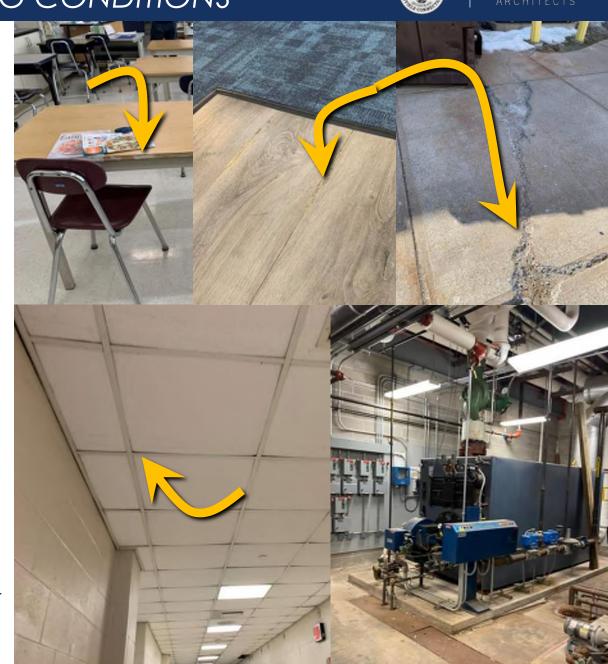




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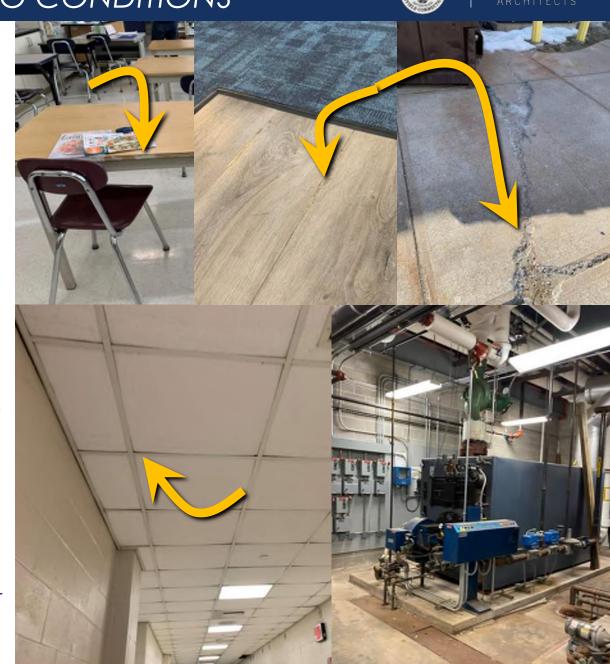




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SUFFIELD HIGH SCHOOL ~ PROGRAMMING





- Would like to integrate more collaborative spaces, working toward this @ media center
- 2. Ideally reinvent antiquated program space (dark room area, computer, material lab)
- Investigate possibility of new classroom furniture to promote collaboration, flexibility, adaptable space ~ less "owning" of room
- 4. Integrate idea of a campus setting, more progressive approach to program layout
- 5. Rethink utilizing areas in multiple ways (ex. auditorium for "lecture hall" setting)
- 6. Distribute specialized & social emotional / wellness to be more integrated into daily routine, "be there"
- 7. Create Innovation Hub (Manufacturing), Career Center, Education & Health Service Career & College Ready
- 8. Modify existing underutilized space for flexible space with progressive furniture and technology infrastructure





Summary of Findings ~ School Buildings 🚳





- Most buildings have been well maintained yet, No building has received comprehensive, like new, renovations.
- 2. Reuse, modification, and past adaptations affect building use
- With exception of the High School, the majority of building systems (MEP) are at or near end of useful life.
- 4. Recommend district further define school boundaries, security, and traffic flow/safety.
- Accessibility concerns throughout, uneven attempts at compliance.
- Limited ability to introduce progressive programs
- 7. Lack flexible/adaptable space for 21st century learning.

Round Table Discussion



- 1. Do any of the findings surprise you?
- 2. Have we successfully communicated the magnitude of the needs?
- 3. What do you see as a priority?
- 4. What works well now? What should be preserved in any plan?
- 5. Is more information needed? If so, what?



Future Considerations ~ All buildings

- Well maintained over years, but original infrastructure need upgrades ~ (debatable what is first ~ Middle School, McAlister, Fire Station HQ, AW Spaulding)
- 2. Not about capacity, nor is it easy to consolidate
- 3. Need to find "Swing Space" for any renovation/addition
- 4. Adaptive reuse of any obsolete structures (if in plan)
- 5. Fiscal responsibility
- 6. Scale buildings that are befitting of Suffield (3 vs. 4 schools, or a school within a school, i.e. student population)

Future Considerations ~ All buildings

- 7. Importance of Modernizing Environment
- 8. Interdisciplinary education, creation of campus style
- 9. Consider shared use with town/schools (i.e. professional development, training, IT, tech, BOE, athletics/community use, central storage, parks & recreation)
- 10. Engage the community
- 11. Commitment to Sustainability
- 12. Plan is a combination of yearly improvements & capital projects

WELL MAINTAINED BUT.... NEED WORK, WHICH ONE FIRST





FUTURE CONSIDERATIONS ~ CAPACITY ANALYSIS



Enrollment Projections, by Grad	: 2020-21 to 2030-31 (Medium)
---------------------------------	-------------------------------

School Year	ж.	1	2	3	4	5	6	7	8	9	10	-11	12	PK	PK-2 Total	3-5 Total	6-8 Total	9-12 Total	PK-12 Total
15-050	134	137	142	127	129	137	142	143	155	503	176	211	196	41	454	393	440	786	2,073
021-22	143	147	145	144	129	134	139	144	145	171	500	176	198	50	485	407	428	745	2,065
022-23	124	150	150	143	541	130	136	143	146	160	168	200	165	50	474	414	455	693	2,003
023-24	131	130	153	148	540	142	132	137	142	161	158	168	188	50	464	430	411	675	1,980
1024-25	135	137	133	151	145	141	144	133	139	156	159	158	158	50	455	437	416	631	1,939
	_		-		_													414	1.000

Enrollment Projections, by Grade: 2020-21 to 2030-31 (High Model)

					_																	
3 1,97	603	1 1	PK-12	9-12	6.8	3-5	98/2	***			- 10				- 1							
5 1,93	605	8	Total		Total	Total	Total	PK	12	- 11	10	,			•		•		ž	٠.	к	School Year
2 1,93	612	7	2,073		440	353	454	41	196	211	176	203	155	143	142	137	129	127	142	137	134	2020-21
6 1,93	626	7	2,089	758	429	409	493	50	203	173	205	177	145	145	139	133	130	145	144	149	150	2021-22
_	647	I.	2,043	711	424	419	489	50	166	201	179	165	147	142	135	130	145	144	150	159	130	2022-23
		1	2,042	784		438	487	50	193	175	167	168	144	136	131	145	143	150	161	138	136	2021-24

2025-26	142	149	1-6.7		3 1				V		6	IT					430	651	2,017
2026-27	135	150	150	•			G	u,			9				e.	J .	4	639	2,020
2027-28	137	143	151	130	146	136	165	134	190	173	155	158	157	30	481	434	461	643	2,024
2028-29	138	145	144	151	149	546	143	165	156	171	175	152	152	50	477	446	461	650	2,034
2029-30	140	145	146	144	150	149	148	143	167	178	173	172	146	50	482	443	458	669	2,052
2030-31	142	148	147	145	143	150	151	151	145	190	180	170	168	50	487	439	447		2,078

2024-25

Doesn't appear to be a growth or consolidation.

Data from SLR Report April 2021

FUTURE CONSIDERATIONS ~ CAPACITY ANALYSIS



MEDIUM PROJECTION*

BUILDING	GRADE CONFIG.	CUR. ENROLL. (Sept. 2021)	FUTURE ENROLL.	EXISTING AREA	AREA PER STATE STD. (BASED UPON FUTURE ENROLL)	DELTA
AW SPAULDING ELEMENTARY	PK-2	464	485 (Yr. 2021-22)	69,670	58,200	11,470
McALISTER INTERMEDIATE SCHOOL	3-5	400	437 (Yr. 2024-25)	69,548	56,952	<u>12,623</u>
SUFFIELD MIDDLE SCHOOL	6-8	437	448 (Yr. 2027-28)	117,236 (4,031 BOE, 10,530 IT)	75,224	42,012
SUFFIELD HIGH SCHOOL	9-12	727 (Agriscience 165)	786 (Yr. 2021-2022)	182,025	143,742	38,283**

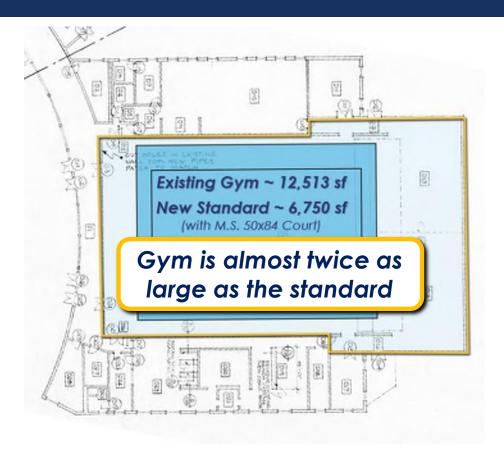
^{*} BASED UPON MEDIUM PROJECTIONS FROM SLR REPORT APRIL 2021

Yes, there is "extra" space but, its not that simple! Let us explain.

^{**} DOES NOT INCLUDE INCREASE FOR AGRISCIENCE, FURTHER REVIEW OF ORIGINAL GRANT IS REQUIRED

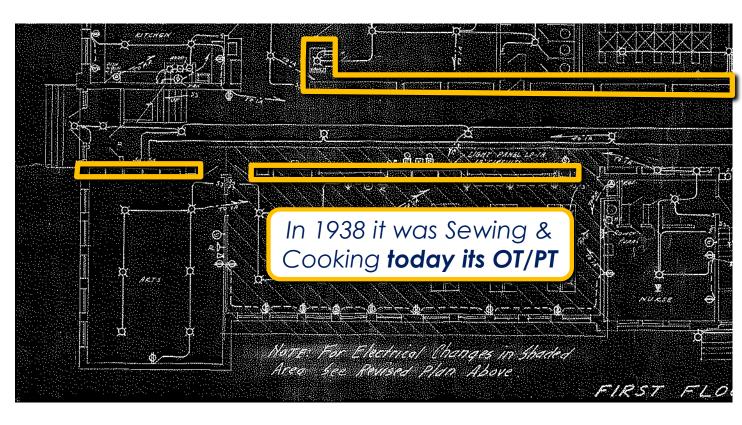
FUTURE CONSIDERATIONS ~ IS THE "EXTRA" USEABLE?







- Oversized Gym for a Middle School
- Former High School Lockers difficult to adapt and reuse for educational purposes



McAlister Intermediate School

- Multiple adaptations have led to variances in room size for current programs (both large and small) and inappropriate space for specialized education.
- Walls are thicker with obsolete built-ins rendering portions of the building "unusable"

FUTURE CONSIDERATIONS ~ IS THE "EXTRA" USEABLE?



Defining the "USEABLE" area of your building.

Yellow Outline

Area ~ 73,764 SF

Blue Area

Basement ~ 2,548 SF Grade Level ~ 12,833 SF Upper Level ~ 9,016 SF + Chases, wall thickness, etc (3.5%)...

Blue Area (25,250 sF)
Yellow Outline (73,764 sF)
34.2%

Typical Efficiency Factor ~ 25-30%

Loss of Education Space
is 2.800 - 6.500 sf



FUTURE CONSIDERATIONS ~ FISCAL RESPONSIBILITY & STRATEGY





	2019 GENERAL CONST.	2019 NEW CONST.	2020 GENERAL CONST.	2020 NEW CONST.	2021 GENERAL CONST.	2021 NEW CONST.
SUFFIELD	51.79%	41.79%	53.57%	43.57%	55%	45%
OXFORD	37.5	27.5	37.14	27.14	38.57	28.57
TOLLAND	50.71	40.71	50.36	40.36	48.93	38.93
ELLINGTON	57.14	47.14	57.5	47.5	56.43	46.43

State School Reimbursement

Have seen a moderate increase in last few yrs.

"Renovate Like New" 🖊

Renovation Status – maximum demolition of existing structure: The OSCG&R has revised its policy regarding maximum allowable demolition of an existing school building for renovation status. Effective 7/1/2018, districts can demolish whatever portion or percentage of the existing building they want, but at least 55% of the total project at time of completion must be original construction.

Consider This...

- Keep/Renovate 55%
- Construct 45% New
- 10% higher reimbursement
- 0% for maintenance

EXPLORING POSSIBLE SYNERGIES WITH TOWN...



WELLNESS

FITNESS ROOM

GYM

LOUNGE / LOCKERS

HEALTH & WELLNESS ROOM

FOOD PANTRY

KITCHEN

PROGRAMS

BEFORE & AFTER CARE
SUMMER CAMPS
CONTINUING EDUCATION
BUSINESS INCUBATOR / START-UP
TECH ED / R&D
SHOP / MAKERSPACE

TRAINING - CONFERENCE

DYNAMIC CONFERENCING CENTER

FLEX WORKSPACE
INFORMAL MEETING / TRAINING
CAFÉ & BISTRO
BUSINESS TECH CENTER
COMMUNITY LIVING ROOMS

OUTDOOR

COMMUNITY GARDEN
AMPITHEATER
SPORTS FIELDS
NATURE TRAILS
RAINWATER COLLECTION
PLAYGROUNDS
DOG PARK

EXPLORING POSSIBLE SYNERGIES WITH TOWN...







EXPLORING POSSIBLE SYNERGIES WITH TOWN...



























Why It Matters ~

On average, children spend...

7 m IN UNSTRUCTURED PLAY OUTDOORS
7 hr IN FRONT OF A SCREEN

Child Mind Institute https://childmind.org/article/why-kids-need-to-spend-time-in-nature/

90%
OF THEIR TIME INDOORS

EPA https://www.epa.gov/iaq-schools/what-you-can-do-improve-academic-performance

THE PHYSICAL ENVIRONMENT IMPACTS
STUDENT LEARNING PROGRESS BY

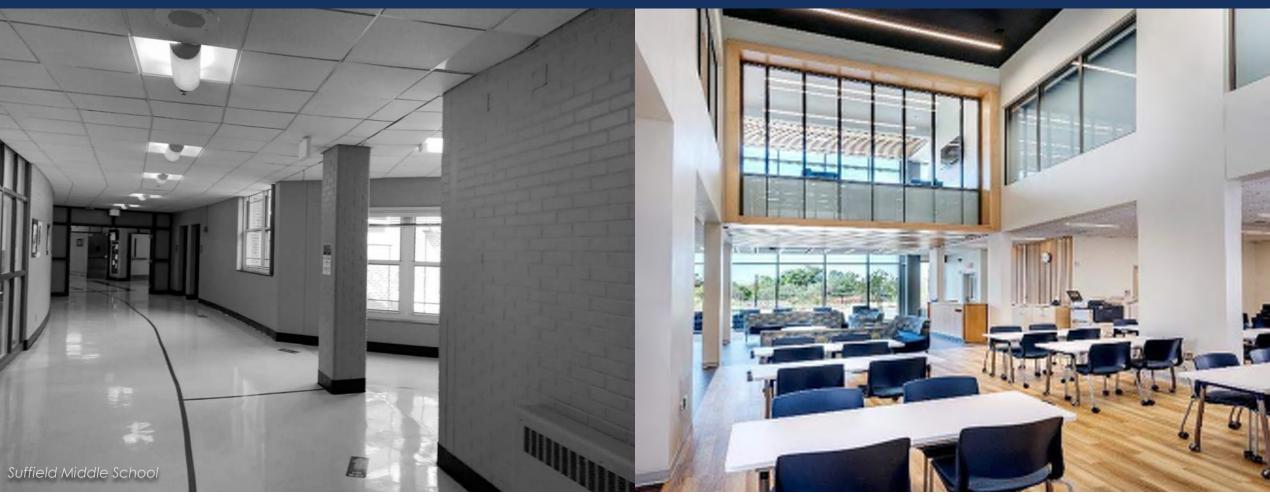
25%

Building and Environment Journal

https://www.sciencedirect.com/science/article/abs/ pii/\$0360132312002582







Collaboration Areas & Circulation Zones~

STUDENTS IN CLASSROOMS
WITH MORE NATURAL
DAYLIGHT PROGRESSED...

20% + 26%

FASTER ON MATH TESTS

FASTER ON READING TESTS

Daylight...







Typical Classrooms ~

Flexible space, adaptable & reconfigurable furniture...

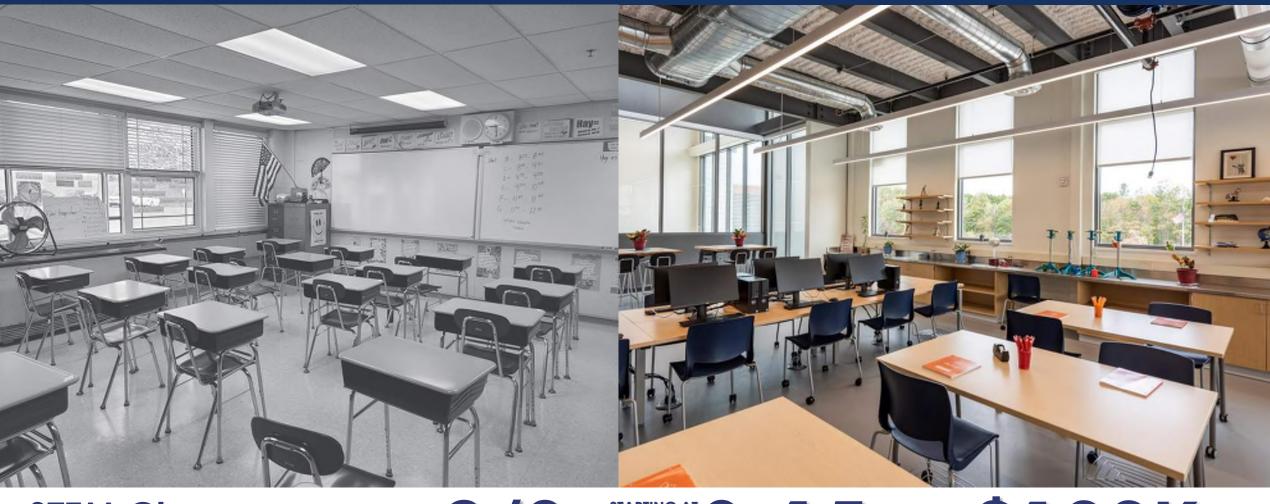
WITH SOFT SEATING, FLEXIBLE SEATING, SEATING CHOICE... 5%
BETTER GRADUATION RATE THAN THE STATE

8%
REDUCTION IN DROPOUT RATE

10Y
OUTPERFORMED THE STATE IN

MATH, SCIENCE & READING





STEM Classrooms ~

Fully Integrated Technology and what it supports...

2/3
WANT TO DO ENGINEERING

STARTING AT AGE 9 - 15

THEY ARE FASCINATED BY SCIENCE

~\$100K

GREEN SCHOOL SAVINGS ANNUALLY (BUYS 200 NEW COMPUTERS)







Personalization ~

Student Work, Neighborhoods, & Wayfinding...

"Do I Belong?"

The Greater Good Science Center at the University of California, Berkeley
https://greatergood.berkeley.edu/article/item/how_to_help_students_feel_a_sens
e_of_belonging_during_the_pandemic

THE ANSWER IS LINKED TO WHETHER STUDENTS SUCCEED & THRIVE SOCIALLY, EARN HIGHER GRADES AND OPT INTO AND SUCCEED IN MORE DIFFICULT COURSES







Nature & Outdoor Learning ~

Nature, natural sounds, natural materials and natural patterns...

REDUCES STRESS LEVELS IN JUST

20s

VIEWS TO NATURE FOR 40S

LED TO FEWER MISTAKES ON FOCUSED TASKS









Nature & Outdoor Learning ~

Nature, natural sounds, natural materials and natural patterns...

REDUCES STRESS LEVELS IN JUST

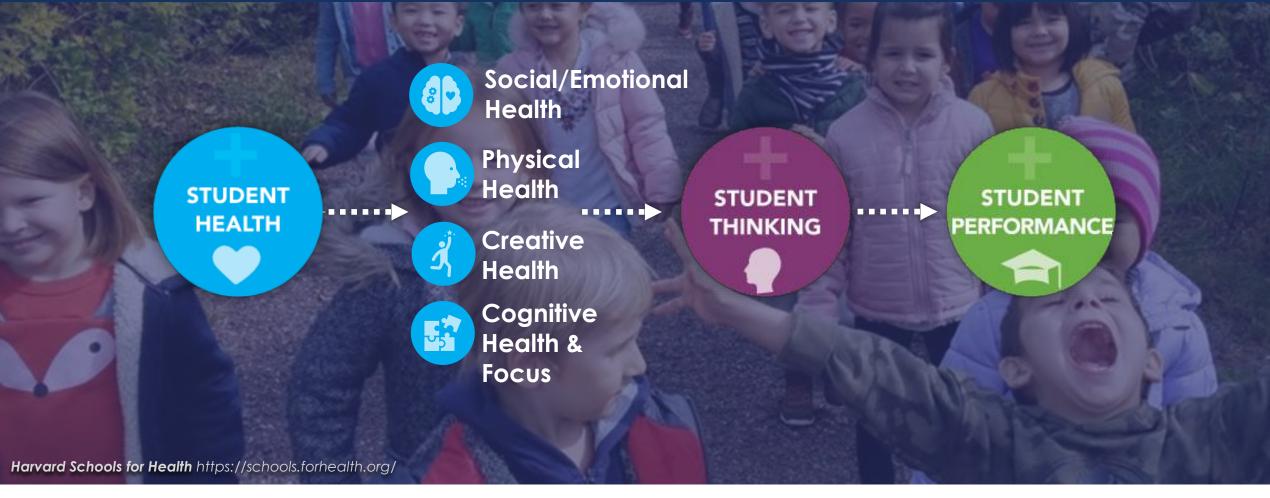
20s

VIEWS TO NATURE FOR 40S

LED TO FEWER MISTAKES ON FOCUSED TASKS







Whole Child Wellness~

WELL is for people...

BUILDING COMPONENTS

AND THEIR EFFECTS
ON

HUMAN HEALTH

INITIAL OPTIONS FOR CONSIDERATION



Pairing Observations/Options with Problem Statement

- A. Understanding the Problem/Challenge
- B. Develop a vision for the solution
- C. Lack of input threatens success

OPTION 1 ~ STATUS QUO, "DO NOTHING"



vision...

prioritized need

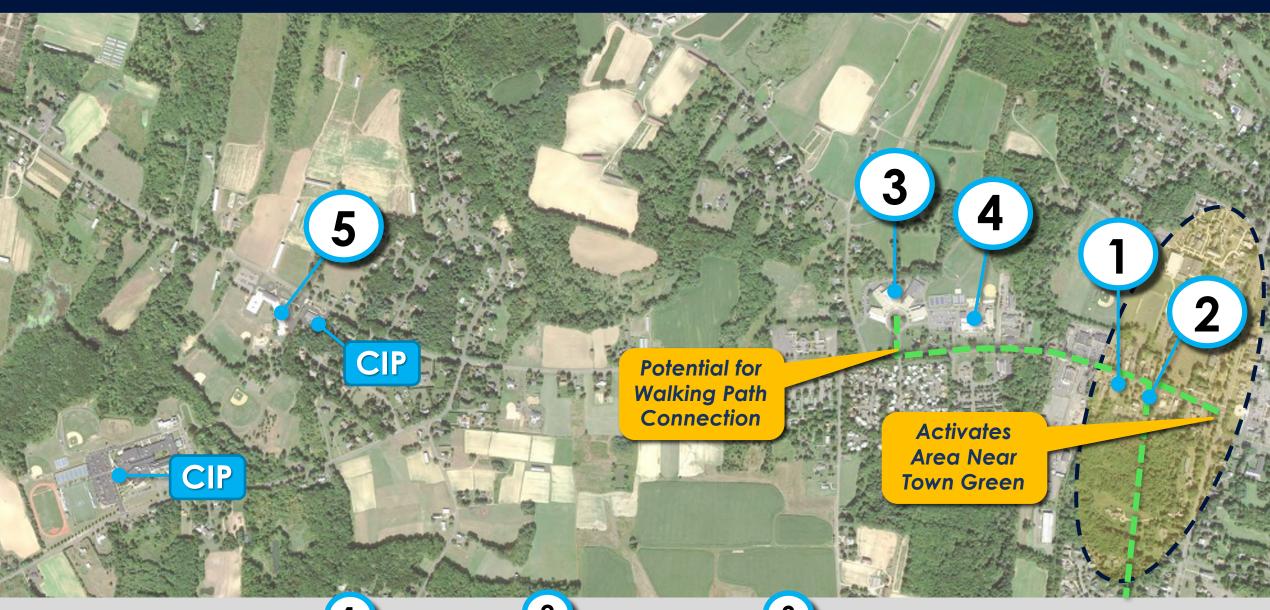


existing sites

OPTION 2 – NEW FIRE HQ, MTG. CENTER, RENO. 3 SCH.

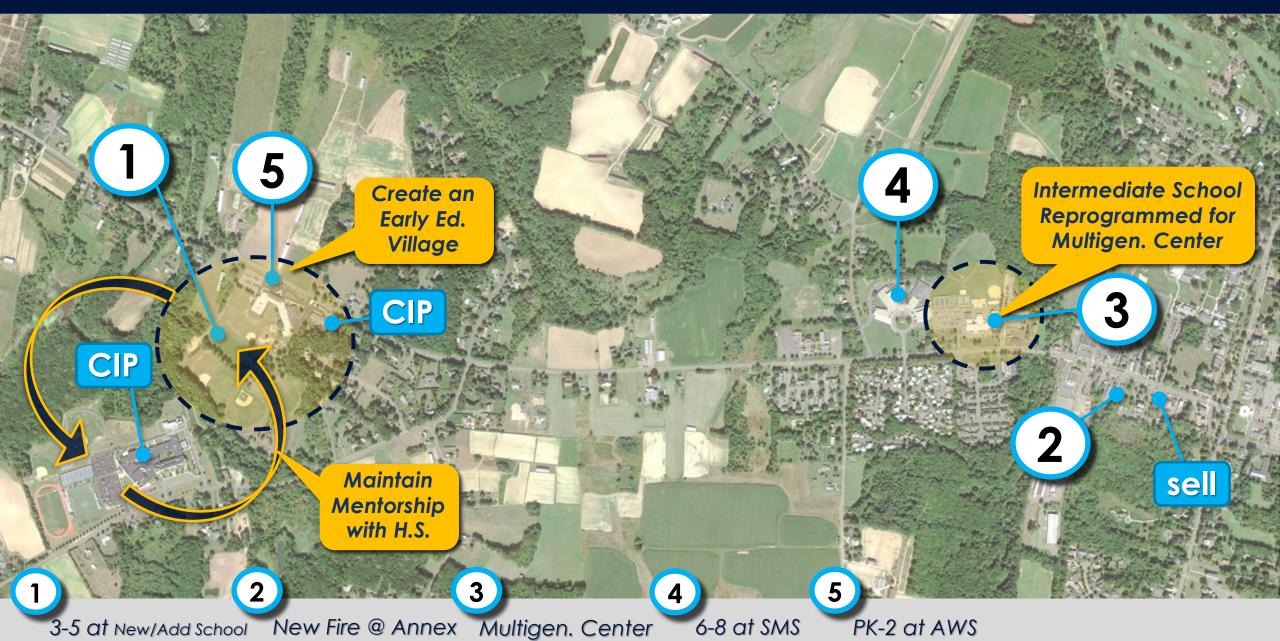






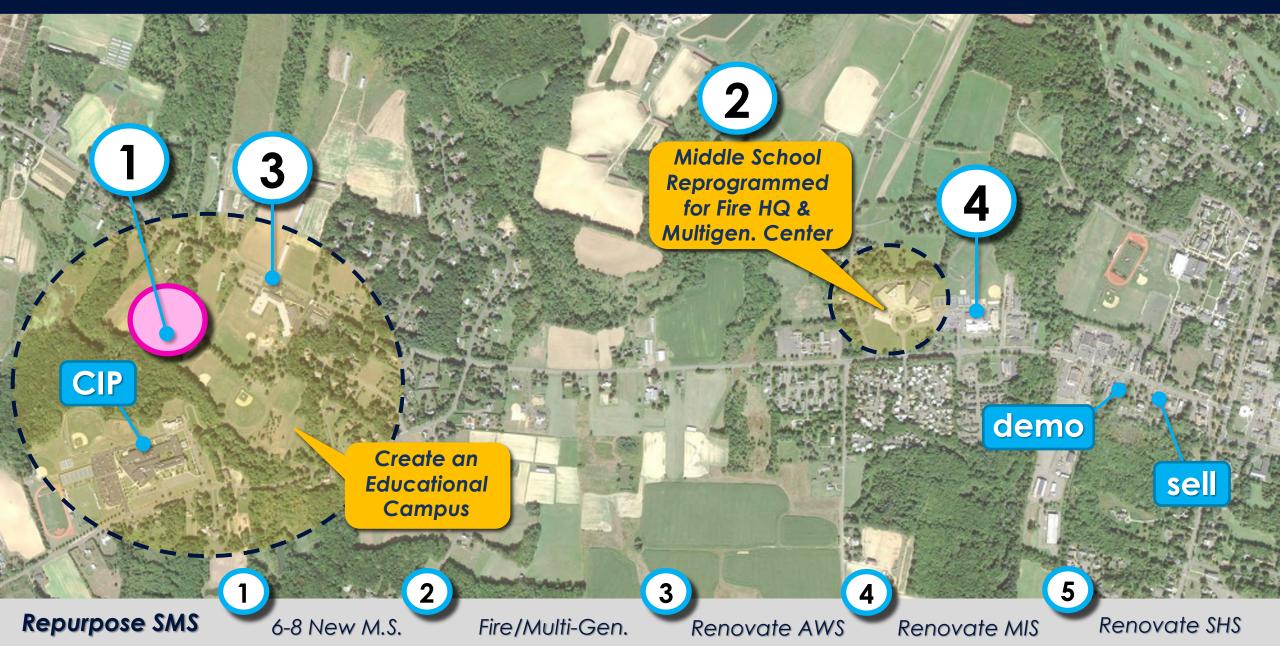
OPTION 3 – REPURPOSE MIS (EARLY ED. VILLAGE)





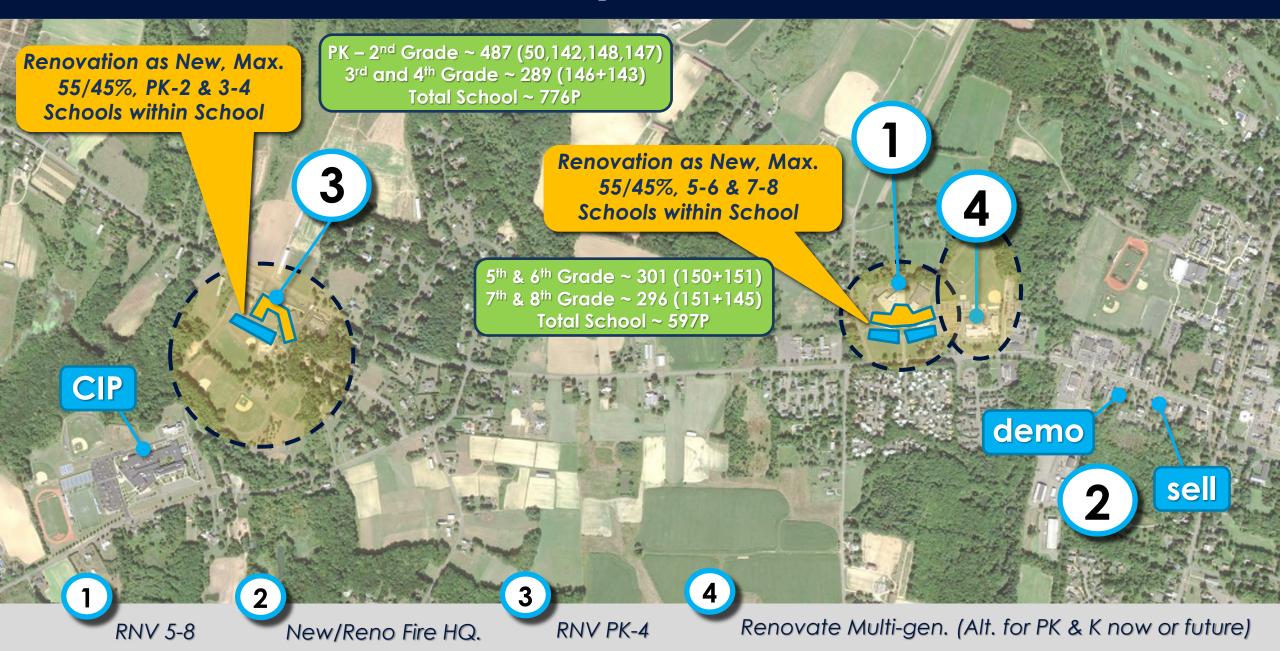
OPTION 4— REPURPOSE SMS (CAMPUS MODEL)





OPTION 5-4 TO 3 & FIRE HQ







SUFFIELD FACILITIES MASTER PLAN

PBC UPDATE PRESENTATION

SUFFIELD, CT