



Tecton
ARCHITECTS

SUFFIELD MIDDLE SCHOOL & FIRE STATION 1 TRI-BOARD MEETING (BOS, BOF, PBC)

SUFFIELD, CT

10.15.2026



Agenda



Interactive Discussion

1

(5 Min.)

Opening Remarks

A collaborative effort from our entire community

2

(10 Min.)

About the Project

Both projects: history & timeline, scope, the Why

3

(10 Min.)

Our Process & the Path Traveled

Development of Options, benefits/challenges, due diligence, analysis & debate options explored

4

(20 Min.)

Arrival to a Preferred Option

Scope, cost, schedule, reimbursement (SMS)

As long as it takes

Discussion

Thank You for Attending



PERMANENT BUILDING COMMISSION

Town of Suffield, CT · Opening Remarks

PROJECT TEAM

Colliers Project Leaders

Tecton Architects

Consulting Engineers
[CES]

BOARDS, COMMISSIONS & COMMUNITY

Permanent Building
Commission

Board of Education

Board of Fire
Commissioners

Board of Selectmen

Board of Finance

Suffield Fire
Department

Superintendent's
Office

Teachers and Staff

Residents

Your Project Team



PERMANENT BUILDING COMMISSION

Town of Suffield, CT · Opening Remarks



COLLIERS PROJECT LEADERS

Owner's Project Manager



TECTON ARCHITECTS

Architect



**Suffield Middle
School**

Scott Pellman
Associate Director

Jeff Wyszynski
Executive Principal



Fire Station 1

Anthony DiLuzio
Associate Director

Jeff McElravy
Executive Principal



About the Project

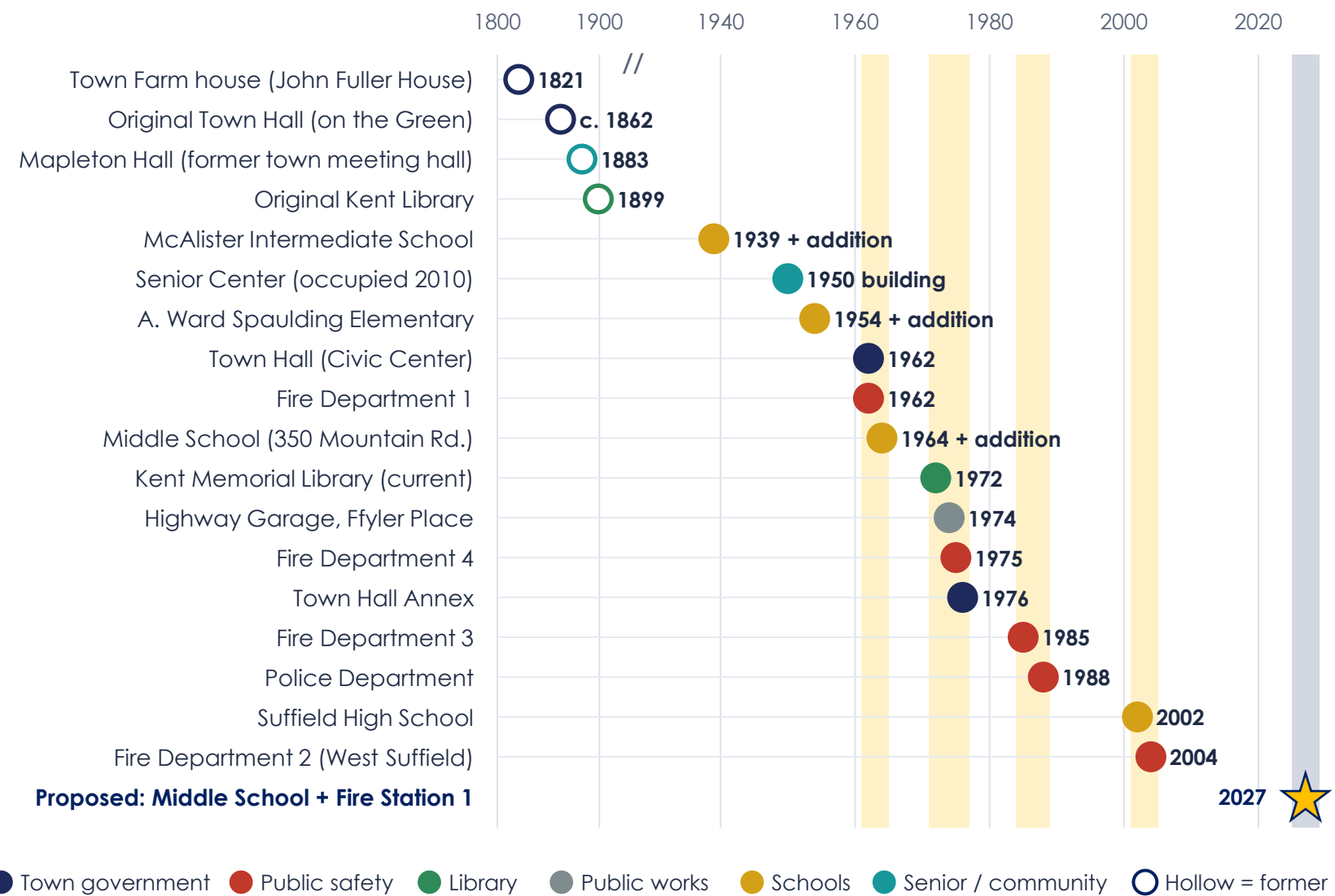
**Suffield Fire
Station No.1**



**Suffield Middle
School**



Suffield Has Always Built in Groups



Building in groups is how Suffield has always done it

1962–1964 3 buildings
Town Hall, Fire Dept. 1, Middle School

1972–1976 4 buildings
Library, Highway Garage, Fire Dept. 4, Town Hall Annex

1985–1988 2 buildings
Fire Dept. 3, Police Department

2002–2004 2 buildings
High School, Fire Dept. 2

2027 2 buildings
Middle School + Fire Station 1, planned together

Project History



PERMANENT BUILDING COMMISSION

Town of Suffield, CT · Opening Remarks

WHY NOW?

Project history: a planned, step-by-step path to today



Facilities Master Plan

Completed Nov. 2023

Town-wide conditions assessment ranks the Middle School and Fire Station 1 as top priorities



PBC Review

Jan. 2024 – Fall 2025

PBC directed to validate the Master Plan; findings confirmed and priorities set



Option Planning

Nov. 2025 – Oct. 2026

Options developed, studied, and narrowed to a preferred option for each project



Staying Connected



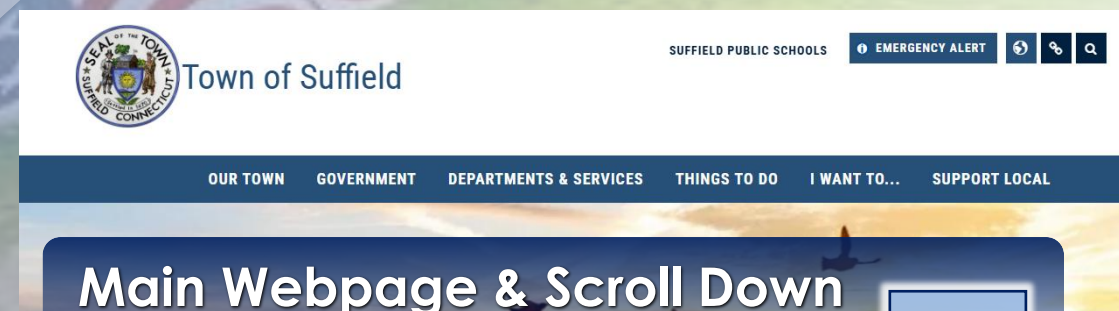
Check the
project webpage
for updates,
presentations,
documents or
reports, and
announcements!



PROJECT EMAIL
kgoff@suffieldcommission.org



VISIT THE WEBSITE
<https://www.suffieldct.gov/our-town/projects>



Tecton
ARCHITECTS



Master Plan Findings



SUFFIELD MIDDLE SCHOOL ~ EXISTING CONDITIONS



SUFFIELD MIDDLE SCHOOL ~ EXISTING CONDITIONS



Site

1. Site conditions are in fair to poor condition ~



SUFFIELD MIDDLE SCHOOL ~ EXISTING CONDITIONS



Architectural Interior

1. Overall, well maintained, original building well built.



SUFFIELD MIDDLE SCHOOL ~ EXISTING CONDITIONS



Code ~ Accessibility/Life Safety

1. While 2002 upgrades addressed some code



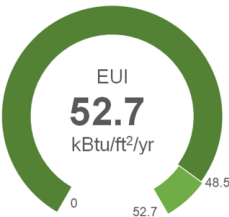
SUFFIELD MIDDLE SCHOOL ~ BENCHMARKING



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%
	20 Years	25 Years	125%

Suffield Middle School

Code Minimum School = 48.5 EUI



FD STATION #1 ~ EXISTING CONDITIONS



FD STATION #1 ~ EXISTING CONDITIONS



Site

1. Recent expansion to paved site area



FD STATION #1 ~ EXISTING CONDITIONS



Architectural Interior

1. Vinyl asbestos tile present in the building



FD STATION #1 ~ PROGRAMMING



1. No Public Lobby, Entry or restrooms



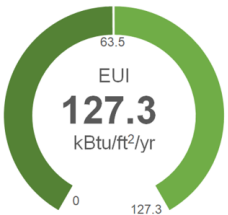
FIRE STATION #1 ~ BENCHMARKING



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%

Fire Station #1

Code Minimum Fire Station = 63.5 EUI



Community Survey Takeaways



Suffield Middle School + Fire Station 1 | Preliminary Survey Feedback

677+

TOTAL RESPONSES

Most responses from residents (55%) and parents (35%), between the ages of 35-64

PLEASE TAKE THE
ONLINE
SURVEY



SCAN ME!

Community Investment Philosophy

Greatest long-term community benefit



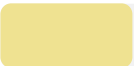
55%

Balanced improvements + managed cost



33%

Low cost solutions addressing essential needs



7%

Direction Emerging From the Project Specific Responses



Suffield Middle School

New construction is the clear leading preference

61%

NEW MIDDLE
SCHOOL

18%

RENOVATIONS/
ADDITIONS TO EXISTING



Fire Station 1

New construction leads, but is more divided

37%

NEW FIRE
STATION

25%

CAPITAL IMPROVEMENTS

22%

NEED MORE INFO



SUFFIELD FIRE STATION 1

Tri-Board Meeting (BOS, BOF, PBC)

Suffield, CT

October 15, 2026

As presented at the Town of Suffield Joint Meeting (BOS, BOF, PBC) on October 15, 2026. All information contained herein is subject to change as further planning and refinements are developed. Copyright Tecton Architects Inc. 2026

Why This Project?



Existing conditions



Built 1962

64 years old and never expanded



End of life

Heating, plumbing, ventilation & generator



Not accessible

No accessible entrance and no sprinkler system



Asbestos

Floor tile and ceilings need abatement

Why This Project?



Emergency service & operations



800+ calls a year

Up from ~500; EMS response added
Oct. 2025



No decontamination

No clean / contaminated separation



Undersized training

Existing room is too small; crews train at
Substation #2



Offices = bunks

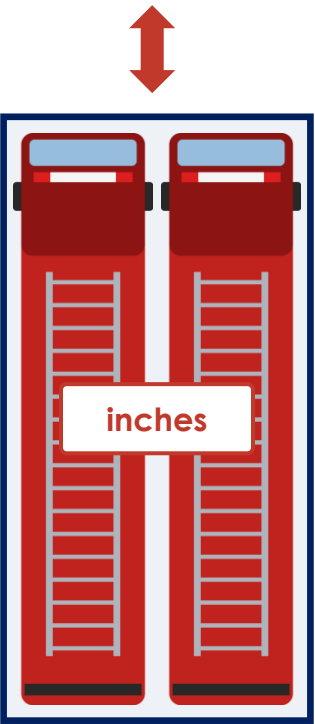
Can't staff up for storms or growth

Operational Safety



TODAY

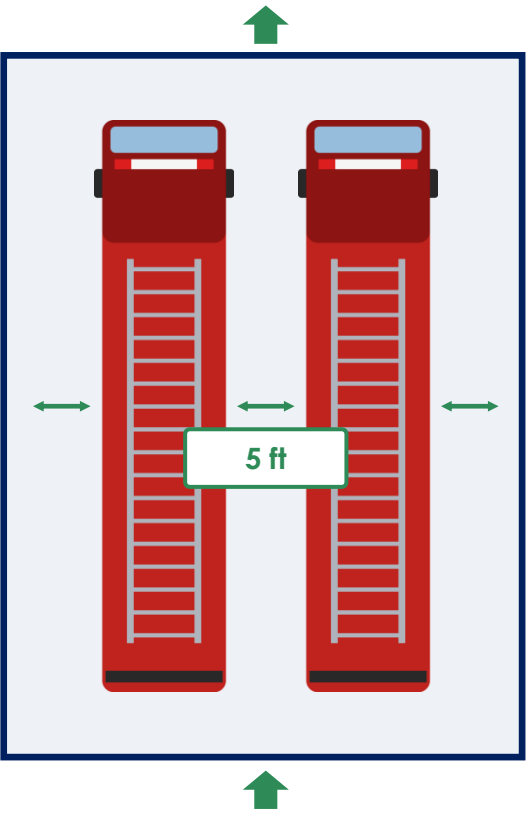
Same trucks – inches to spare



10 ft · both diagrams at the same scale

NEW STATION

Same trucks – 5 ft clear on every side



Drive-through bays: no backing in

< 4 min

Time for a room with modern furnishings to reach flashover, vs. ~29 min for legacy furnishings (UL research)



Faster turnout

Gear rooms open directly to the bays



Safe circulation

3–5 ft clear zones around apparatus per NFPA guidance



Clean / dirty separation

Transition zones keep contaminants out of living areas

Seconds lost getting out of the station are seconds lost at the scene.

Why This Project?



Community and financial



Faster deployment

Drive-through bays and gear next to the trucks



Better-trained crews

On-site training builds consistent response



Mutual aid ready

Room to support neighboring towns and major incidents



Storm resilient

Full-building generator and bunks for long events



Protects millions

Extends the life of trucks and equipment; lowers maintenance



Best long-term value

50+ year building; no service disruption during construction

FACILITY → READINESS → SERVICE

Why This Project?



Protecting our firefighters



Health & safety

Decontamination, ventilation, and clean-zone separation limit exposure



Equipment protection

Organized turnout gear, SCBA, and equipment storage



Workforce wellness

Training, fitness, sleeping, and living spaces reduce fatigue



Recruitment & retention

A professional workplace attracts career and volunteer members

A safer, healthier workforce is better prepared to respond when Suffield needs help

Our Process & Due Diligence



DUE DILIGENCE COMPLETED

3 locations tested

Renovation, rebuild in place, and a new site were each test-fit and priced

Geotechnical borings

5 borings to 51.5 ft; no conditions requiring redesign or a major cost increase

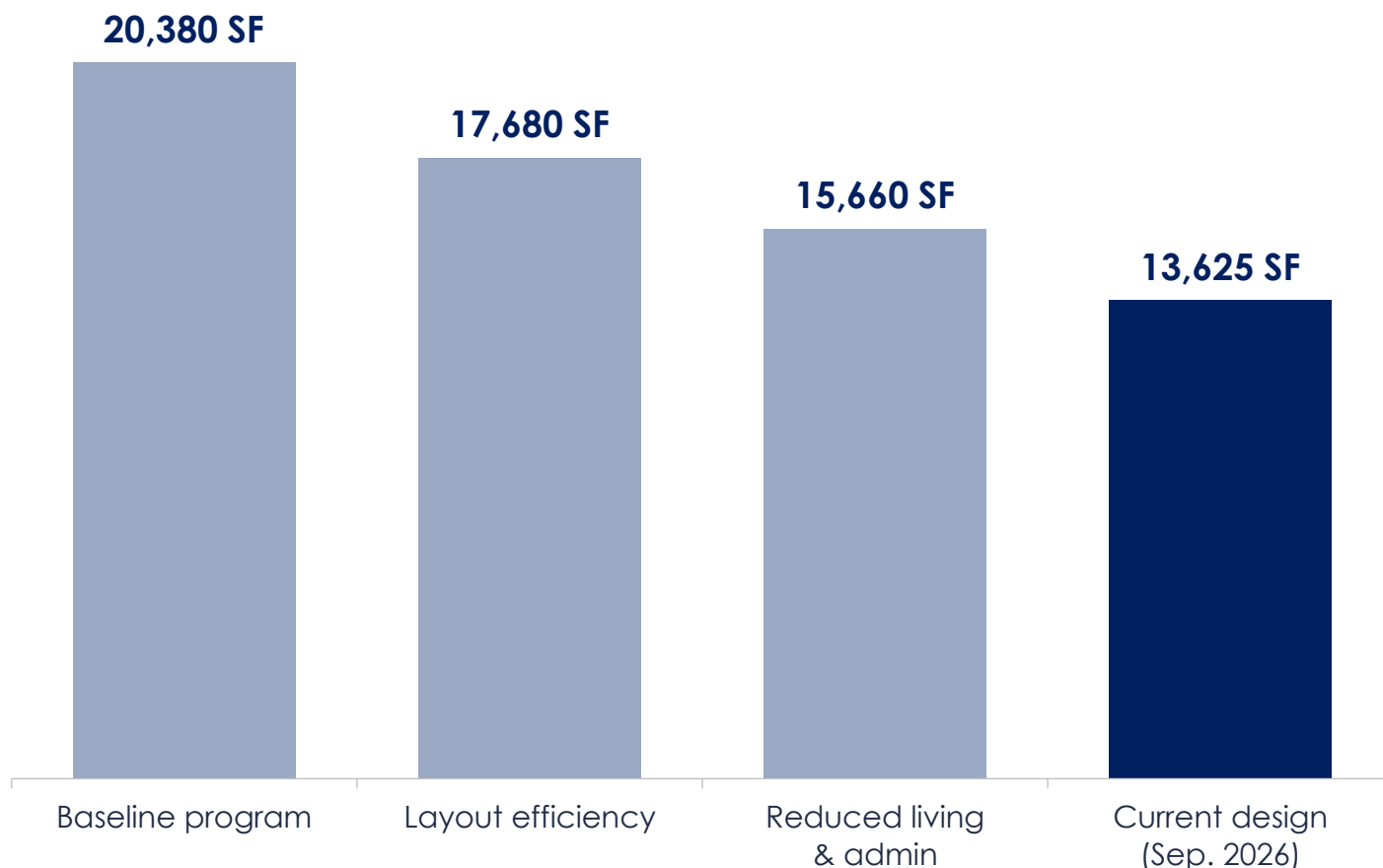
Site survey & utilities

Annex site surveyed and utilities marked (July 2026)

Peer comparison

Program checked against a recent precedent station and NFPA / OSHA guidance

Right-Sized Program



– 33%

Building area: 20,380 → 13,625 SF

– 6,755 SF

Removed from the original program

WHAT WAS REDUCED

- **Single story:** two stairs and an elevator (920 SF) eliminated
- **Apparatus:** 5 bays (5,900 SF) consolidated to 4 drive-through bays (4,800 SF); hose / training tower removed
- **Administration:** shared office, captain's office, and staff support areas removed
- **Living quarters:** study removed; kitchen, fitness, and showers reduced
- **Efficiency:** tighter layout; circulation allowance cut from 30% to 25%

Training space was kept as a community and readiness priority. Priced options in March 2026: 17,680 SF ~\$23.7M; 15,680 SF ~\$21.5M. Current design ~\$17.92M; refinement and a third-party estimate are underway.

Community Priorities: What improvements are most important?



(Listed in order of importance)

FIRE STATION 1

- ✓ 1 Firefighter health + safety
- ✓ 2 Fiscal responsibility / cost effectiveness
- ✓ 3 Reliable systems + space for apparatus
- ✓ 4 Helps recruit + retain firefighters

Safe + reliable –
balancing cost and
recruitment goals

Planning Options – Fire Station 1



OPTION 1 Capital Improvements (CIP)



~\$3.8M

5,800 SF (existing)
~2-year implementation

NO PROGRAM ADDED
Repairs only – no training, bays, or operational improvements

- ✗ No operational improvement
- ✗ Not a long-term solution
- ✗ Same undersized bays

OPTION 2 New Construction (New Site)



~\$17.92M

13,625 SF
~14 months of construction

FULL PROGRAM
Includes classroom training space – the basis for comparison

- ✓ Full program, incl. training
- ✓ Station stays open – no temporary quarters
- ✓ Drive-through bays
- ✓ Shortest build: ~14 months

PREFERRED OPTION

OPTION 3 Additions & Renovations (Existing Site)



~\$15.55M

13,410 SF
~18 months of construction

WITH CLASSROOM TRAINING ADDED
~\$17.47M · 15,260 SF

- ✗ Temporary operations needed
- ✗ No drive-through bays – slower response
- ✗ More \$/SF and ~4 months longer (logistics, phasing, conditions)
- ✗ More program on an already tight area of the site

OPTION 4 New Construction (Existing Site)



~\$17.03M

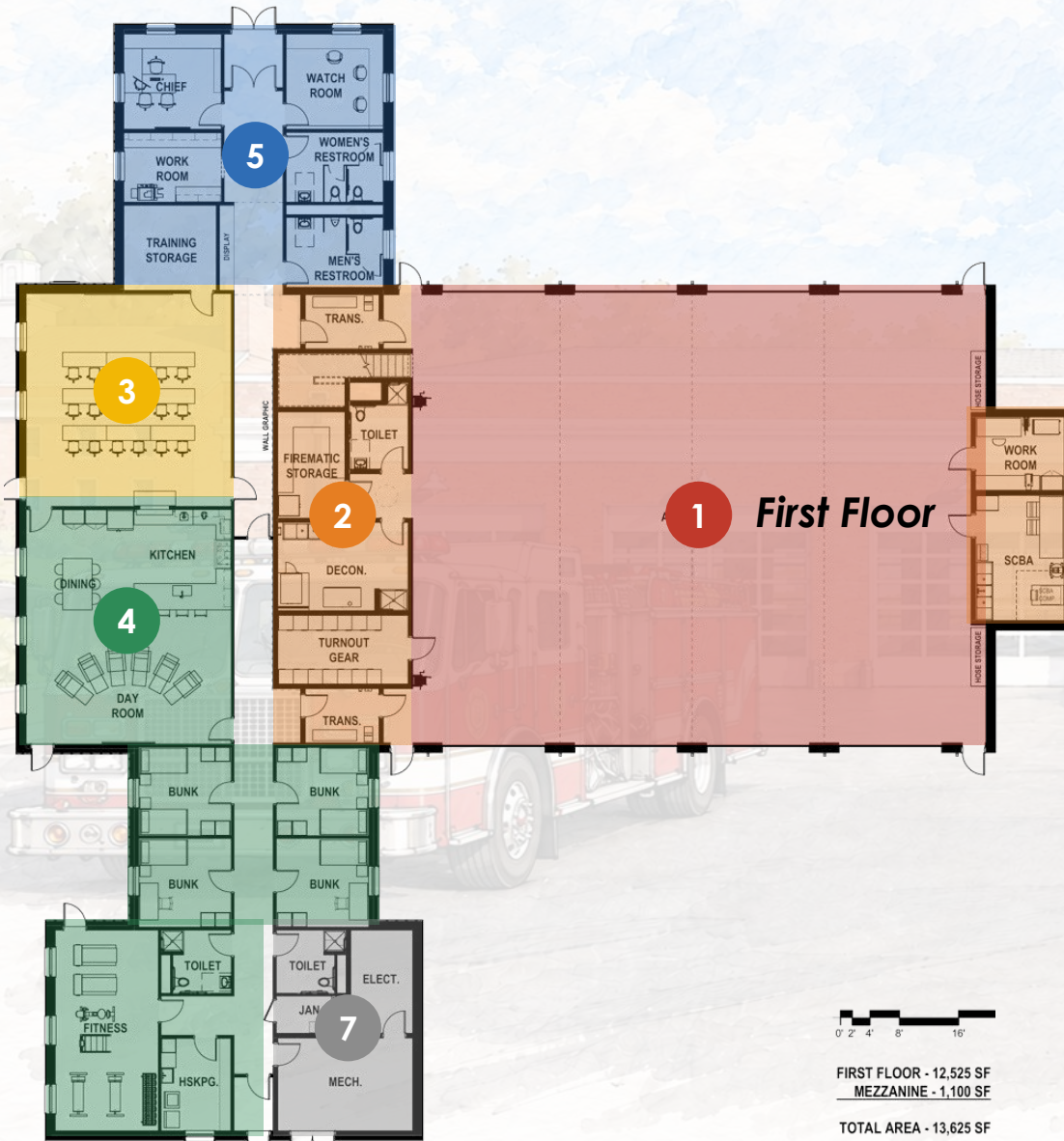
11,860 SF
~18 months of construction

WITH CLASSROOM TRAINING ADDED
~\$18.88M · 13,625 SF

- ✗ Temporary operations needed
- ✗ No drive-through bays – slower response
- ✗ ~4 months longer to build
- ✗ Existing station demolished

Yellow boxes: Options 3 and 4 adjusted to add the same training space as Option 2, for an apples-to-apples comparison. Budgets are Total Project Costs: construction, site work, design, FF&E, technology, testing, contingency, and escalation to mid-construction.

Preferred Option – Station Layout

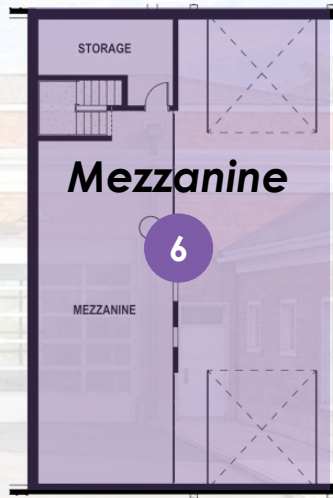


13,625 SF
Total area

~\$17.92M
Project budget

4 bays
Drive-through

- 1 Apparatus bays**
Four drive-through bays
- 2 Firefighter health & safety**
Decon, turnout gear, SCBA, transition zones
- 3 Training community room**
Training room and storage
- 4 Living quarters**
Bunks, day room, kitchen, dining, fitness
- 5 Public & administration**
Entry, restrooms, watch room, Chief
- 6 Mezzanine**
Storage and training areas above the bays
- 7 Building services**
Mechanical and electrical



0' 2' 4' 8' 16'

FIRST FLOOR - 12,525 SF
MEZZANINE - 1,100 SF
TOTAL AREA - 13,625 SF



Town Annex site
Town Hall campus, Mountain Road. Existing station stays in service during construction.

Site Plan – Town Annex Site

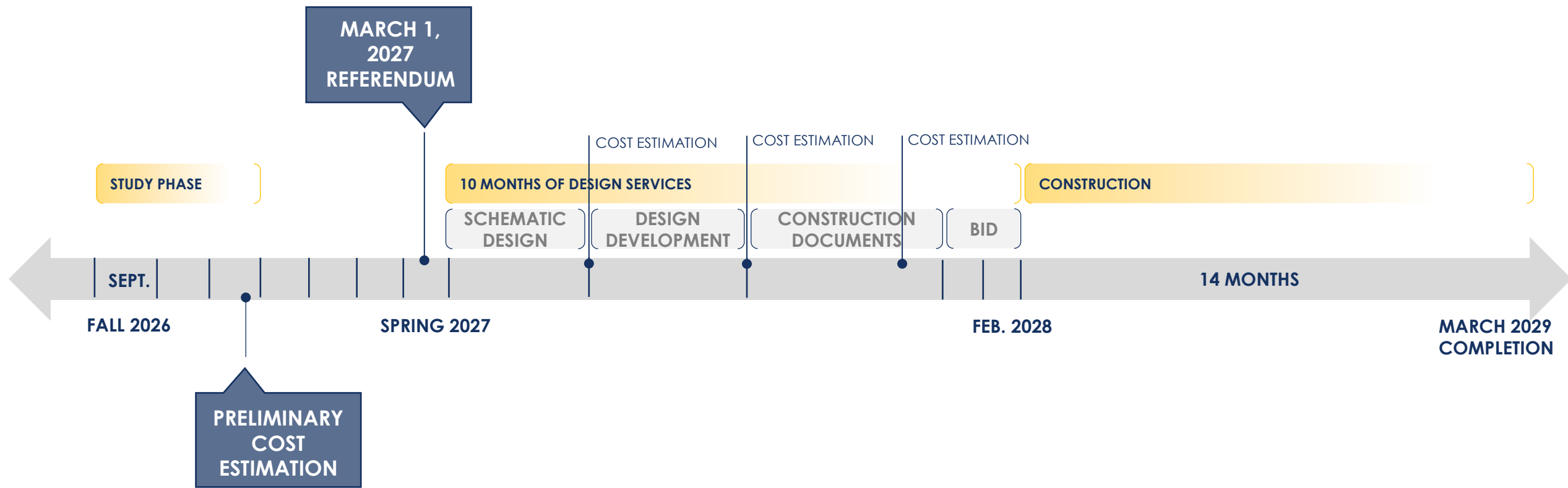


- 1 New Fire Station 1**
Replaces the Town Annex; drive-through bays
- 2 Mountain Road access**
Dedicated station drive and apparatus apron
- 3 Town Hall**
Remains; campus green preserved
- 4 Existing Fire Station**
Stays in service until the new station opens; future use to be planned
- 5 Parking & circulation**
Reorganized parking for the campus and station
- 6 Existing Skate Park**
Remains; community asset preserved

SITE DUE DILIGENCE

- Geotechnical borings show spread footings are feasible; no conditions requiring redesign or a major cost increase
- Modest grading; retaining walls along portions of the site
- No temporary station needed during construction

Cost & Schedule – Fire Station 1



~\$17.92M

Total Project Budget for the current design. Cost refinement is underway; alternates are being priced for committee review.

What's included

Construction, site work, Annex demolition, design, FF&E, technology, testing, contingency, and 4.25%/yr escalation to mid-construction.

Next steps

Third-party estimate Nov. 2026; PBC final design, cost & feasibility study Nov. 19. Tax impact to be developed by the Board of Finance.



SUFFIELD MIDDLE SCHOOL

Tri-Board Meeting (BOS, BOF, PBC)

Suffield, CT

October 15, 2026

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Why the Middle School?



Priority Project from Master Plan

Part of a proactive plan for educational and facility needs vs. continuing short-term repairs.



Aging Facility

Original building is 62 years old, originally the high school.



Educational Needs

Enhance student wellness, learning environments, and overall educational experience.



Maximize Reimbursement

Leverage special legislation and state reimbursement





Suffield Middle School



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Project goals



Address all the needs!



Resolve both the educational needs & deficiencies in the physical conditions



Consider all options



Consider benefits & challenges for each design option for cost, impact, value, schedule, phasing and implementation... for **BEST SOLUTION**



Identify expected outcomes



Improve educational environment, reduce in maintenance & utility costs, enhance recruitment, retention, provide an asset for the **ENTIRE** community for **GENERATIONS**

Why This Project?



Existing conditions



Built for high schoolers in 1964

The 62-year-old building was converted in 2002 but was never designed for grades 6–8.



Major systems are at or past end of life

Boilers, air handlers, piping, and plumbing are 40–50 years old, with no building automation.



The envelope is failing

Roofs leak, masonry and lintels are deteriorating, and roofs were replaced piecemeal.



Code and health issues remain

Toilets, ramps, and clearances are not ADA compliant, and asbestos tile remains in corridors and classrooms.

Why This Project?



Educational aspects



The layout do not properly support grade-level teams

The new school organizes grades 6, 7, and 8 into their own learning communities.



Classrooms lack daylight and sound control

Decades of additions cut off natural light, and modular infill spaces have poor acoustics.



Repairs alone won't meet program needs

The \$75M repair-only option still doesn't satisfy the educational program.



Classrooms don't get enough fresh air

Classroom ventilation units are at end of life and not ventilating properly. Research ties fresh air to better student performance, which is why code sets minimum rates.

Why This Project?



Community and financial



A campus designed & built for everyone

School and community needs have grown; this project serves both putting the town's investment to work beyond the school day...**an asset for the entire community!**



Safer site and campus

Bus and parent traffic are separated, the perimeter is secured, and community use is kept apart from school hours.



Best long-term value for taxpayers

New construction costs the town ~\$65M, versus \$63M for repairs only and \$73M to renovate. It also has the highest state share (49%) & shortest build (22 months).



The community asked for it
61% of survey respondents prefer a **new Suffield Middle School.**

Why Design Matters



Designing for health and learning...



Well-designed classrooms improve learning.

Students perform 16 -25% better than their peers (fresh air, natural daylight, acoustics)
Barrett et al., 2015 · 3,766 pupils, 153 cr's



Daylight impacts math and reading progress.

20-26% faster progress in math and reading in the most daylit classrooms
Heschong Mahone, 1999 · 21,000+ students



Uncomfortable classrooms reduce learning.

1% less learning for each 1°F hotter school year; air conditioning offsets most of it
Goodman et al., 2020 · 10M+ PSAT takers



Fresh, outdoor air reduces sick-day absences.

1.6% fewer illness absences for each added 1 L/s per person of outdoor air
Mendell et al., 2013 · 162 classrooms



Short breaks & views of nature restore attention.

13% gain in attention after a short break in a room with a view of green space
Li & Sullivan, 2016 · secondary students



Environmental noise delays reading progress.

~2 mo. reading delay linked to each 5 dB of added environmental noise
Stansfeld et al., 2005 · 2,844 children

Why Design Matters



What a better building means for...



STUDENTS

Proud of their school.

- Bright, comfortable rooms to keep them focused
- Safer hallways, arrival and dismissal ~ less stressful travels
- Appropriate music, arts, tech and hands-on learning
- Proper student support spaces (S.E., intervention, counseling, social, emotional needs)



TEACHERS & STAFF

More time teaching.

- Reduces need to continually modify instruction/program to adapt to facility limitations
- Appropriate design for curriculum, equipment and storage needs
- Better air, light, temperature and sound
- Space to plan and collaborate, socialize, mentor
- Allows teachers to teach!



PARENTS & FAMILIES

Peace of mind.

- Enhances drop-off, pick-up and parking, site safety
- Appropriate space for conferences and meetings
- A welcoming place for events, strengthens involvement
- Promotes confidence...a safe, healthy, well-equipped school



TOWN & COMMUNITY

Built for generations.

- Serves Suffield for generations
- Enhances Community Use ~ Shared fields, Auxiliary Gym, stage and meeting rooms
- A long-term plan, not patchwork repairs
- Operational Savings - energy & maintenance
- Commitment to our schools



Planning Options

CIP (Capital Improvements)

RNV (Renovation as New)

New Construction



Hill Street

Sullivan Field

Sacred Heart Church

112 Hill Street Zsczynski

112 Hill Street Zsczynski

Suffield Academy

Suffield Middle School ~ 133,220 GSF
McAlister Inter. School ~ 71,925 GSF
Acres ~ 31.4 Acres

Commercial

Mountain Road

Existing Conditions



1964 Original Construction

1965 Vo-Ag

1972 Additions & Alterations

2002 Conversion from High School to Middle School

* Property Card has 286,843 sf

Grade Level	6-8
Building Area/Site	128,489 sf / 32.4 acres (shared)
Age/Construction	1964, 1965 (Vo-Ag), 1972, 2002

Planning Options – Suffield Middle School



ITEMS IDENTIFIED FROM MASTER PLAN Capital Improvements



\$75M

Est. Probable Budget
Assumes 2-Year Duration

\$63M
Cost to town

Ttl. Area ~ 133,220 GSF
SMS ~ 126,565 GSF
C.O., IT, F. ~ 6,655 GSF

Cost Summary	Budget	Town	State
MS CIP Improvements	\$75M	\$63M	\$12M

Does not address programmatic needs + Cost are \$119.5M

(if implemented over a 20 yrs w/4.25% esc. compounded)

Effective State Reimb. Rate **16%**

* Reduced reimbursement for ineligible costs
Non-Priority projects

RENOVATE AS NEW Additions & Renovations



\$127.2M

Est. Probable Budget
Approx. 38 Mos. Construction

\$73M
Cost to town

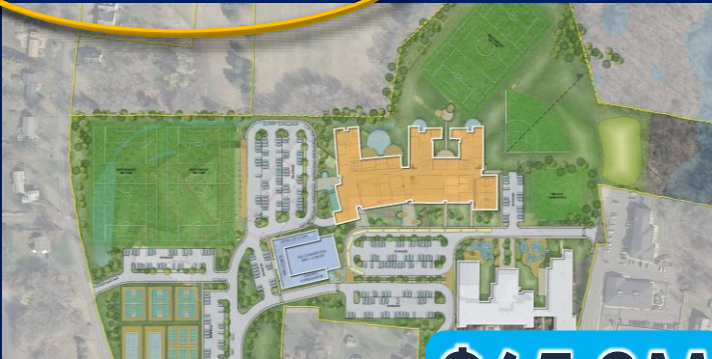
Ttl. Area ~ 133,065 GSF
SMS ~ 126,565 GSF
C.O. ~ 6,500 GSF

Cost Summary	Budget	Town	State
RNV with Add.	\$122.3M	\$69.6M	\$52.7M
Central Off.	\$4.9M	\$3.4M	\$1.5M
Totals	\$127.2M	\$73M	\$54.2M

Estimated State Share **42.6%**

* Risk RNV status due to costs vs. New

EXISTING SITE New Construction



\$128.8M

Est. Probable Budget
Approx. 22 Mos. Construction

\$65.3M
Cost to town

Ttl. Area ~ 138,480 GSF
SMS ~ 115,000 GSF
C.O. ~ 6,500 GSF
Gym ~ 16,980 GSF

Cost Summary	Budget	Town	State
New M.S.	\$119.7M	\$57.7M	\$62M
Central Off.	\$4.7M	\$3.2M	\$1.5M
Comm. Gym.	\$4.4M	\$4.4M	\$0M
Totals	\$128.8M	\$65.3M	\$63.5M

Estimated State Share **49.3%**

PREFERRED OPTION



Planning Options CIP (Capital Improvements)

CIP – Capital Improvement Projects



Updated CIP from Master Plan

Priority Items

If implemented in 2-year window

Site Improvements

- Sidewalks
- Storm drainage
- Paving

Building Exterior

- Sealants
- Repointing

Building Interior

- Finishes & Millwork
- Accessibility

Building Systems

- Fire Protection
- Domestic water distribution
- Heating Plan
- Air Handling Equipment
- Electrical Service & Distribution
- Fire Alarm
- Security
- Lighting

Est. Probable
Budget
\$75M

Estimated
State Share
\$12M

Estimated.
Town Share
\$63M

SYSTEM / LINE ITEM DESCRIPTION	Include	Amount	Unit	Unit Price	Current Replacement Cost	General Conditions	Design, Inv., Permit	Temporary Facilities and Controls	Subtotal - Line Item	Facilities, Materials, Provision	Total Projected project cost 2025	Projected 1-3 Year Line Item Cost 2025	Unallocated	1-3 Yr	3-5 Yr	5-10 Yr	10+ Yr
Site Improvements						38%	5.55%	5.85%		38%	\$ 1,996,032.00						
Repairing of existing drives	☐	6,272	SF	\$	50	\$ 544,972	\$ 34,409	\$ 5,175	\$ 17,249	\$	\$	\$					
Repairing of existing parking areas	☐	3,224	SF	\$	40	\$ 145,083	\$ 14,508	\$ 2,176	\$ 7,253	\$	\$	\$					
Gravel curbing	☐	3,800	LF	\$	50	\$ 190,000	\$ 18,000	\$ 2,700	\$ 9,300	\$	\$	\$					
Concrete sidewalks	☒	5,787	SF	\$	14	\$ 80,718	\$ 8,074	\$ 1,211	\$ 4,037	\$ 94,800	\$ 38,812	\$ 132,877	\$ 889				
Aluminum sidewalks	☐	2,738	SF	\$	40	\$ 109,520	\$ 10,952	\$ 1,643	\$ 5,750	\$	\$	\$					
Storm water drainage	☒	128,489	LF	\$	10	\$ 1,284,890	\$ 128,489	\$ 19,273	\$ 64,245	\$ 1,496,807	\$ 291,429	\$ 1,796,236	\$ 889				
Parking lot lighting	☒	5	EA	\$	5,000	\$ 25,000	\$ 2,500	\$ 413	\$ 1,375	\$ 31,038	\$ 6,448	\$ 38,445	\$ 889				
Play area surface	☒	0	SF	\$	0	\$	\$	\$	\$	\$	\$	\$					
Handball/tennis lighting	☒	10	EA	\$	5,000	\$ 50,000	\$ 5,000	\$ 750	\$ 2,375	\$ 40,775	\$ 8,155	\$ 48,930	\$ 889				
Playground Equipment	☐	0	EA	\$	65,000	\$	\$	\$	\$	\$	\$	\$					
Seating (all vinyl coated chain link)	☒	0	EA	\$	0	\$	\$	\$	\$	\$	\$	\$					
Exterior Improvements	☐																
Brick Repair/Repointing	☒	128,489	SF	\$													
Window Replacement	☒	13,893	SF	\$													
Security Window Film (Aluminum)	☐	7,843	SF	\$													
Caulking & Sealant Replacement	☒	128,489	SF	\$													
Exterior Doors	☒	29	EA	\$	5,000	\$ 145,000	\$ 14,500	\$ 2,176	\$ 7,253	\$	\$	\$					
Paint, repair, paint trim	☒	128,489	SF	\$													
Roof, canopy repair (retiling)	☒	2,738	SF	\$													
Roof Replacement	☒	128,489	SF	\$													
Interior Improvements	☐																
Door, frames, and hardware replacement	☒	138	EA	\$	1,200	\$ 165,600	\$ 16,560	\$ 2,484	\$ 8,292	\$	\$	\$					
Door Hardware	☐	384	EA	\$	40	\$ 153,600	\$ 15,360	\$ 2,304	\$ 7,776	\$	\$	\$					
Reconfiguration of door for ADA	☒	51	EA	\$	5,000	\$ 255,000	\$ 25,500	\$ 3,825	\$ 12,675	\$	\$	\$					
Flooring	☒	150,345	SF	\$													
Demolition Floor Replacement	☐	8,300	SF	\$													
Ceilings	☒	128,489	SF	\$													
Toilet Room reconfiguration/reconstruction	☒	3,433	SF	\$													
Millwork	☒	1,403	SF	\$													
Caulking and Painting	☒	128,489	SF	\$													
Interior glazing	☒	500	SF	\$													
Drinking Fountains replacements	☒	7	EA	\$	6,500	\$ 45,500	\$ 4,550	\$ 683	\$ 2,275	\$	\$	\$					
Chair lift (ADA access lift)	☐	0	EA	\$	60,000	\$											
Elevator	☐	2	STOP	\$	60,000	\$											
Misc. Kitchen Equipment	☐	128,489	SF	\$													
Division 21 - Fire Protection	☐																
Fire Protection Distribution Systems	☒	128,489	SF	\$													
Fire Pump	☒	128,489	SF	\$													

Division 22 - Plumbing	Include	Amount	Unit	Unit Price	Current Replacement Cost	General Conditions	Design, Inv., Permit	Temporary Facilities and Controls	Subtotal - Line Item	Facilities, Materials, Provision	Total Projected project cost 2025	Projected 1-3 Year Line Item Cost 2025	Unallocated	1-3 Yr	3-5 Yr	5-10 Yr	10+ Yr
Water Distribution and Drainage Systems	☒	128,489	SF	\$	10	\$ 1,284,890	\$ 128,489	\$ 19,273	\$ 64,245	\$ 1,496,807	\$ 291,429	\$ 1,796,236	\$ 889				
Plumbing Fixtures / Equipment	☒	128,489	SF	\$													
Water Heaters	☒	128,489	SF	\$	1.50	\$ 192,734	\$ 19,273	\$ 2,891	\$ 9,637	\$ 224,535	\$ 44,907	\$ 269,442	\$ 889				
Water / Sanitary Slab Cutting, Floor Repair	☒	128,489	SF	\$													
Division 23 - Mechanical	☐																
Heating Plant (Boilers, Pumps, etc.)	☒	128,489	SF	\$													
Terminal Units	☒	128,489	SF	\$													
Air Handling Systems	☒	128,489	SF	\$	7	\$ 899,423	\$ 89,942	\$ 13,491	\$ 44,971	\$ 1,047,828	\$ 208,546	\$ 1,256,374	\$ 889				
Control Systems	☒	128,489	SF	\$	8	\$ 1,037,912	\$ 103,791	\$ 15,419	\$ 51,396	\$ 1,197,517	\$ 238,503	\$ 1,436,020	\$ 889				
Air Conditioning	☒	128,489	SF	\$													
HVAC Modernization Premium	☒	128,489	SF	\$	40	\$ 5,139,560	\$ 513,956	\$ 77,093	\$ 256,978	\$ 5,897,587	\$ 1,197,517	\$ 7,095,104	\$ 889				
Division 26 - Electrical	☐																
Electrical Service / Distribution	☒	128,489	SF	\$	25	\$ 3,212,225	\$ 321,223	\$ 48,183	\$ 160,611	\$ 3,742,242	\$ 748,448	\$ 4,490,690	\$ 889				
Generator	☒	128,489	SF	\$	1.50	\$ 192,734	\$ 19,273	\$ 2,891	\$ 9,637	\$ 224,535	\$ 44,907	\$ 269,442	\$ 889				
Lighting - General	☒	128,489	SF	\$	8	\$ 1,037,912	\$ 103,791	\$ 15,419	\$ 51,396	\$ 1,197,517	\$ 238,503	\$ 1,436,020	\$ 889				
Fire Alarm System	☒	128,489	SF	\$	7	\$ 899,423	\$ 89,942	\$ 13,491	\$ 44,971	\$ 1,047,828	\$ 208,546	\$ 1,256,374	\$ 889				
Technology Infrastructure	☒	128,489	SF	\$	12	\$ 1,543,868	\$ 154,387	\$ 23,158	\$ 77,693	\$ 1,796,276	\$ 358,255	\$ 2,154,531	\$ 889				
Security Alarms and control devices	☒	128,489	SF	\$													
Subtotal for CIP Items											\$ 37,037,345	\$ 3,703,735	\$ 505,566	\$ 1,851,867	\$ 40,605,525	\$ 6,123,185	
Cost Per Square Foot											\$ 288.25	\$ 28.81	\$ 4.02	\$ 14.41	\$ 158.83	\$ 63.21	

BUILDING VINTAGE SUMMARY	AREA	% TO TH
BUILDING VINTAGE ~ 1964	89,078	V1 69.33%
BUILDING VINTAGE ~ 1965	9,280	V2 7.22%
BUILDING VINTAGE ~ 1972	80,131	V3 23.45%
TOTAL	128,489	100.00%



Planning Options

Additions and Renovations

(Renovate as New)

Additions & Renovation (RNV) (Updated 9/10/2026)

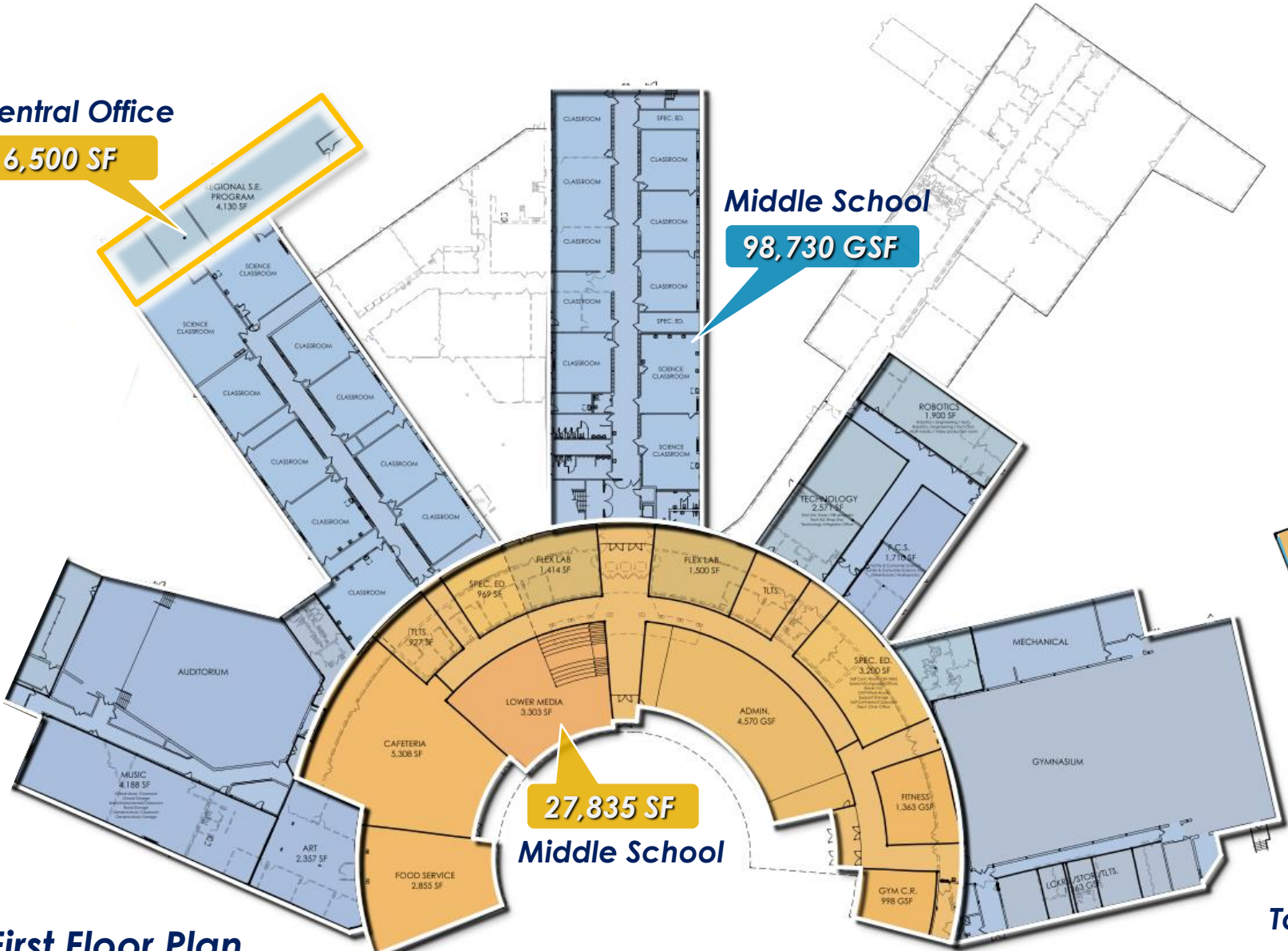


Central Office

6,500 SF

Middle School

98,730 GSF



First Floor Plan

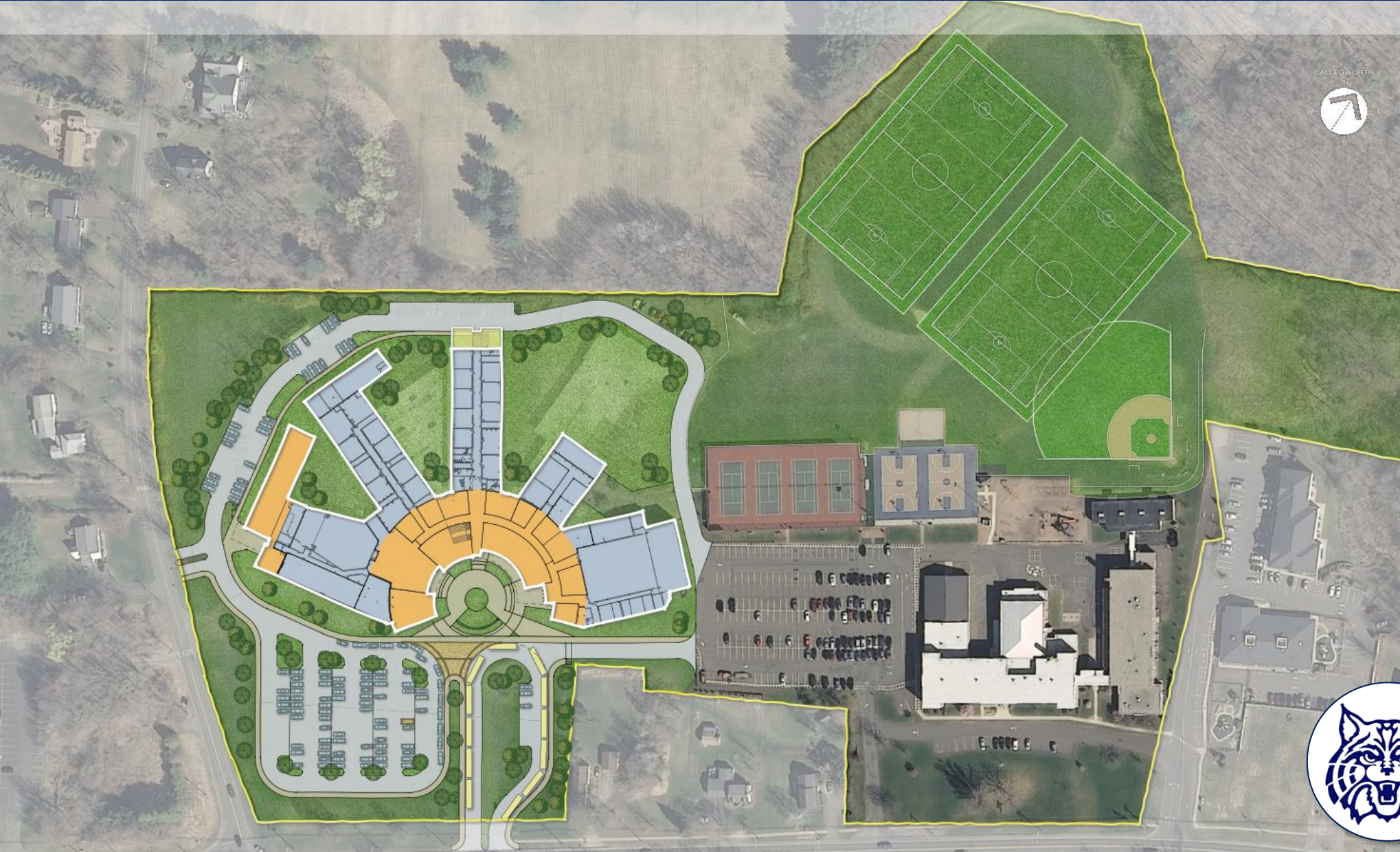
Second Floor Plan

Reno. 98,730 GSF

New 27,835 GSF

Total SMS 126,565 GSF

Additions & Renovation (RNV) (Revised 4/16/2026)

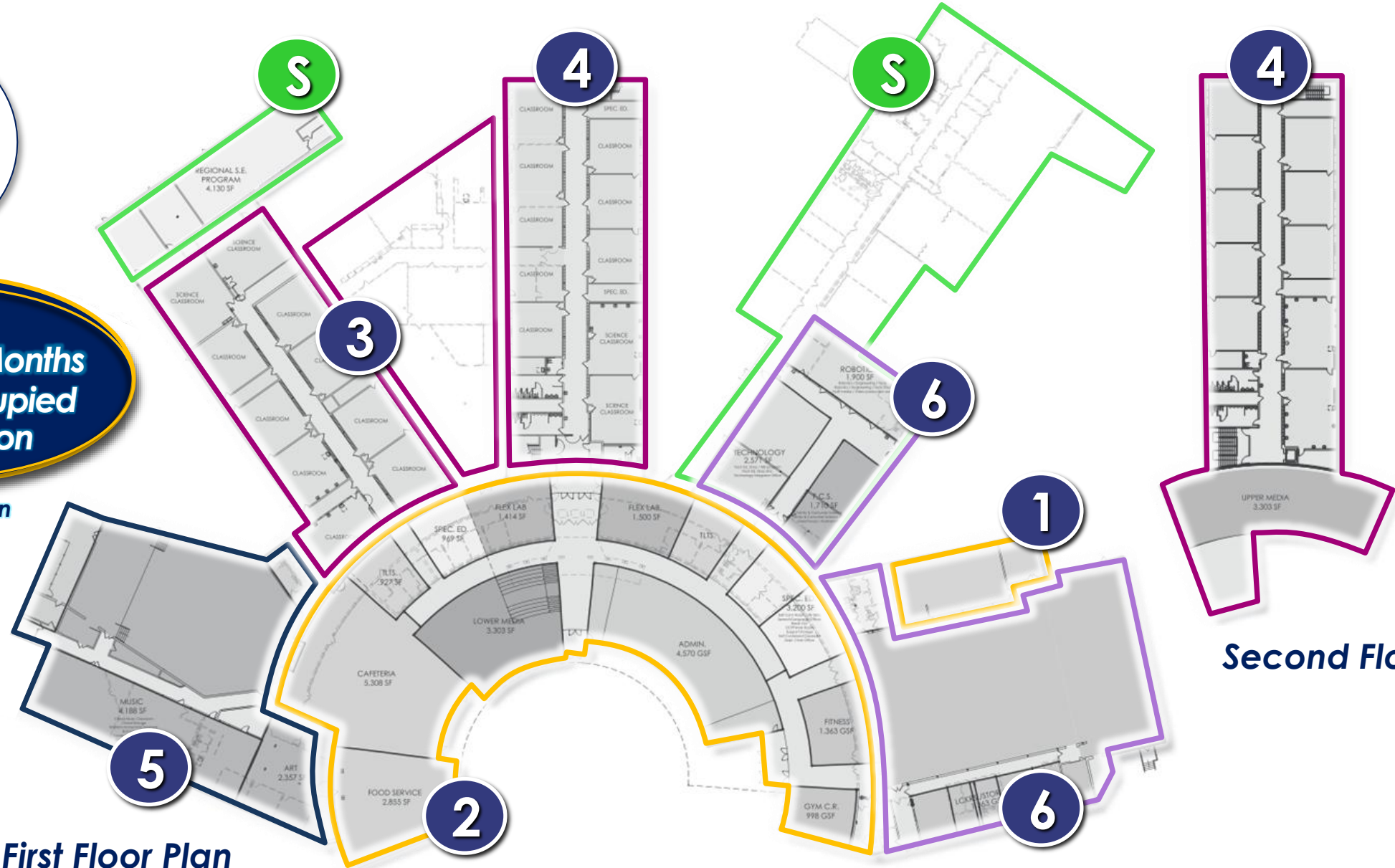


Additions & Renovation (RNV) Phasing & Logistics



38-40 Months
Phased Occupied
Construction

5-6 Construction
Phases



First Floor Plan

Second Floor Plan



Planning Options New Construction (Multiple Options Considered)

New Construction – Options Studied



Reviewed Several Options

Building placement, geotechnical, wetlands, existing site improvements, adjacent property, impacts of existing buildings, setbacks, future expansion,

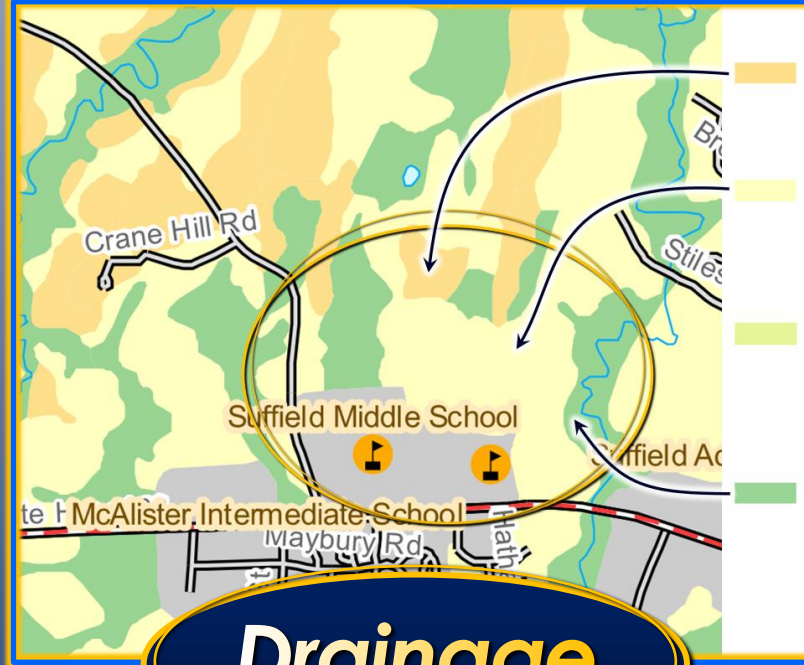


New Construction – Options Studied



Soil Borings

Determines suitability for building foundations, parking, etc.



Drainage

Determines subsurface drainage needs and structural fill



Wetlands

Identifies setbacks and non-buildable area + educational opportunities

Due Diligence Analysis

Building placement, geotechnical, wetlands, existing site improvements, adjacent property, impacts of existing buildings, setbacks, future expansion,



New Construction (Preferred Option – No Land Acquisition)



New Construction (Preferred Option – No Land Acquisition)



New Construction (Preferred Option – No Land Acquisition)



Parking Summary
335 ~ Existing spaces removed
400 ~ Total spaces provided

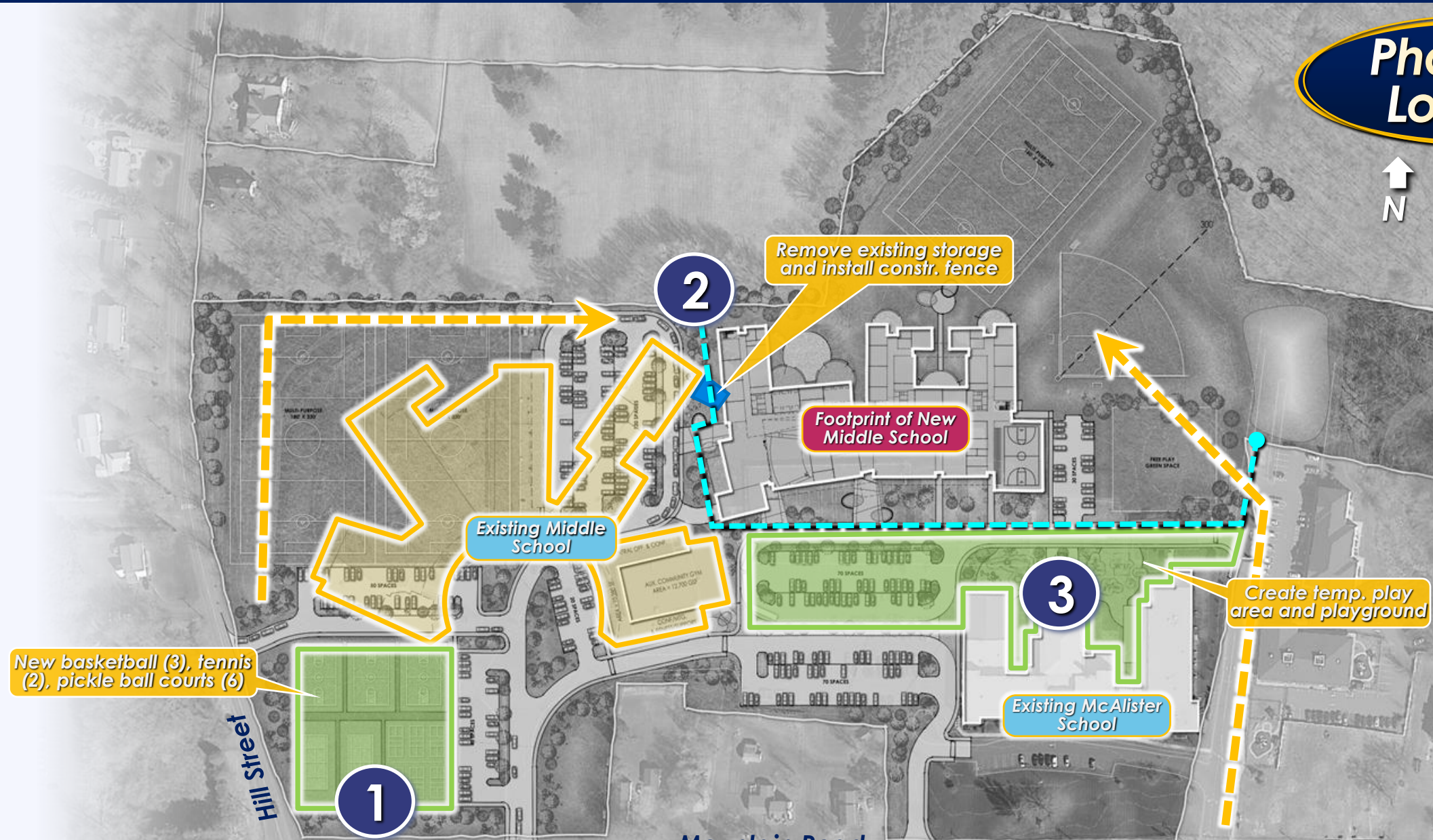
Site Circulation



New Construction (Preferred Option – No Land Acquisition)



Phasing & Logistics



New Construction

Considerations

1. Centralizes buildings, **limits wetland** impact, respects **geotechnical** analysis & findings.
2. Allows new construction while schools are **occupied**.
3. Improves **traffic** circulation & drop off sequence.
4. Reinforces separation of community from school use, **allows safe simultaneous use**.
5. Enhances relationship & **potential use between buildings**
6. **Preserves** existing auxiliary gym, **future proofs** campus for future





Summary & Costs

Planning Options

CIP (Capital Improvements)
RNV (Renovation as New)
New Construction

Community Priorities: What improvements are most important?



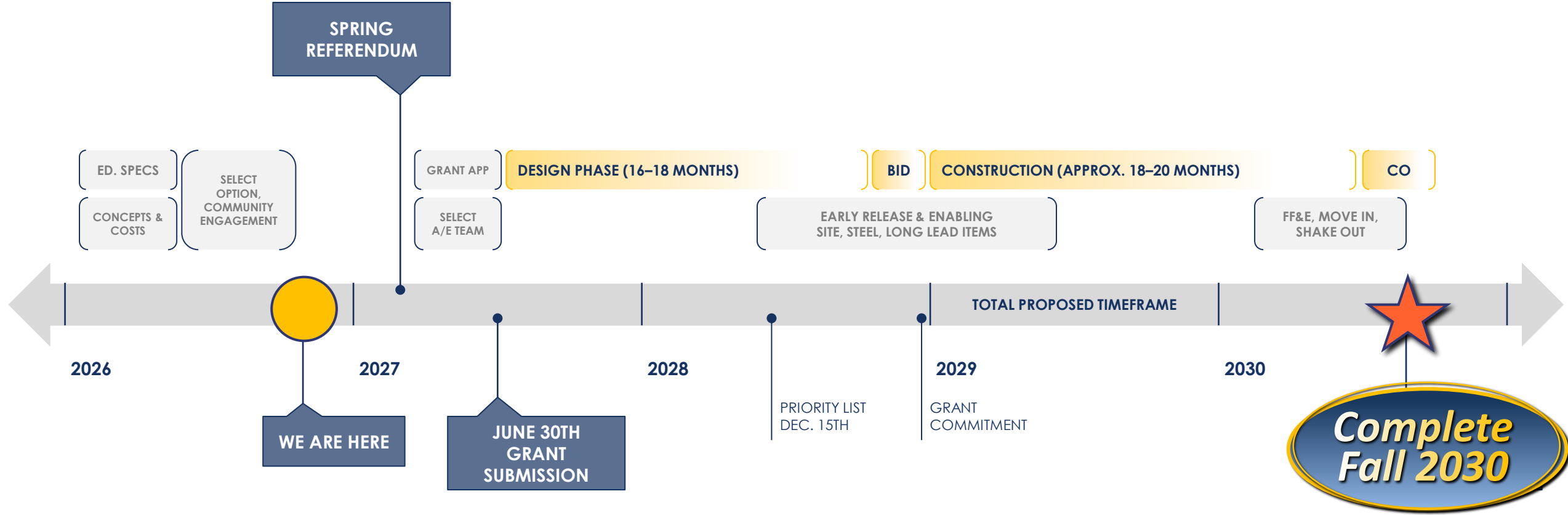
(Listed in order of importance)

MIDDLE SCHOOL

*Safe + modern + reliable
– with recreational /
community benefit*

- ✓ 1 Student safety + security
- ✓ 2 Modern classrooms + learning spaces
- ✓ 3 Reliable building systems
- ✓ 4 Athletic and extracurricular spaces

Putting it in Perspective – Possible Macro Schedule



Fall 2030

Proposed project completed Fall 2030. Fields and demo into Fall.

Design Phase

16–18 months, followed by bid. Early release & enabling packages: site, steel, long lead items.

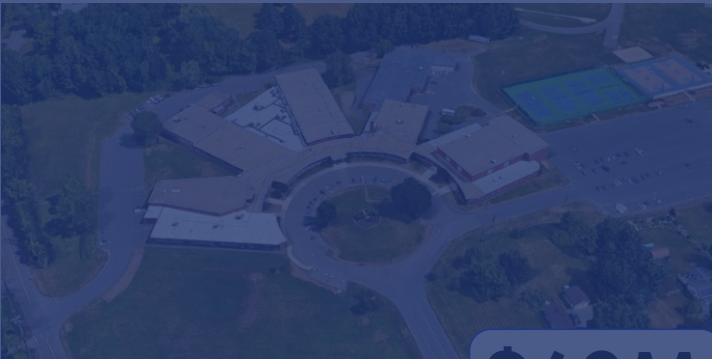
Construction Phase

Approximately 18–20 months, followed by FF&E, move-in and shake-out, then CO.

Planning Options – Suffield Middle School



ITEMS IDENTIFIED FROM MASTER PLAN Capital Improvements



\$75M

Est. Probable Budget
Assumes 2-Year Duration

\$63M
Cost to town

Ttl. Area ~ 133,220 GSF
SMS ~ 126,565 GSF
C.O., IT, F. ~ 6,655 GSF

Cost Summary	Budget	Town	State
MS CIP Improvements	\$75M	\$63M	\$12M

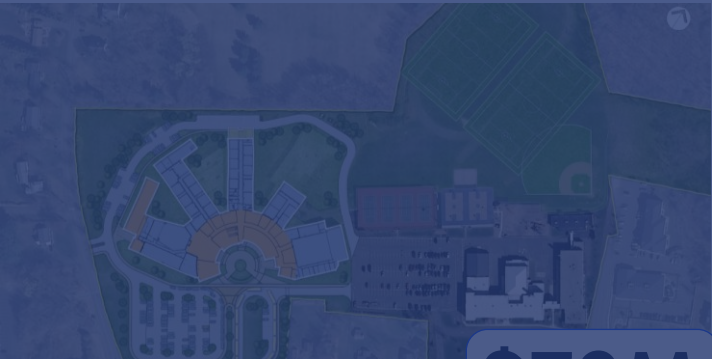
Does not address programmatic needs + Cost are \$119.5M

(if implemented over a 20 yrs w/4.25% esc. compounded)

Effective State Reimb. Rate **16%**

* Reduced reimbursement for ineligible costs
Non-Priority projects

RENOVATE AS NEW Additions & Renovations



\$127.2M

Est. Probable Budget
Approx. 38 Mos. Construction

\$73M
Cost to town

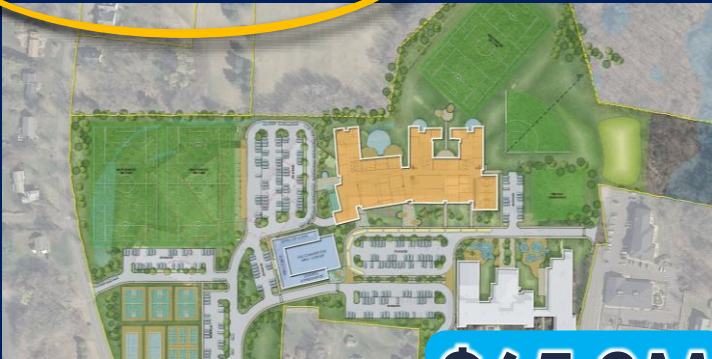
Ttl. Area ~ 133,065 GSF
SMS ~ 126,565 GSF
C.O. ~ 6,500 GSF

Cost Summary	Budget	Town	State
RNV with Adds.	\$122.3M	\$69.6M	\$52.7M
Central Off.	\$4.9M	\$3.4M	\$1.5M
Totals	\$127.2M	\$73M	\$54.2M

Estimated State Share **42.6%**

* Risk RNV status due to costs vs. New

EXISTING SITE New Construction



\$128.8M

Est. Probable Budget
Approx. 22 Mos. Construction

\$65.3M
Cost to town

Ttl. Area ~ 138,480 GSF
SMS ~ 115,000 GSF
C.O. ~ 6,500 GSF
Gym ~ 16,980 GSF

Cost Summary	Budget	Town	State
New M.S.	\$119.7M	\$57.7M	\$62M
Central Off.	\$4.7M	\$3.2M	\$1.5M
Comm. Gym.	\$4.4M	\$4.4M	\$0M
Totals	\$128.8M	\$65.3M	\$63.5M

Estimated State Share **49.3%**

PREFERRED OPTION

State Reimbursement – Strategies to Maximize



Scope of Work	Total Project Cost	Ineligible Cost (Est. Allow.)	Est. Eligible Costs	Base State Reimb. Rate	S.L. Increase (May 2026 Session)	Reduction Ratio (Over Allow. Area)	Subtotal Cost to Town	Space Waiver (Spec. Leg.)	Spec. Ed. (1.5% S.E. Area only)	Inc. Housing 10-285a. (k) and P.A. 25-1
	\$	-3%	\$	52.14%	10%	86.11%	\$	\$	2%	5%
New SMS	\$119.7M	(\$3.6M)	\$116.1M	(\$60.5M)	(\$11.6M)	\$10.1M	\$57.7M	(10.1M)	(\$2.3M)	(\$5.8M)
Central Office	\$4.7M	(\$70K)	\$4.6M	(\$2.4M)	(\$400K)	\$1.4M	\$3.2M			(\$200K)
Gym Reno.	\$4.4M	\$0	\$0	\$0	\$0	\$0	\$4.4M			
Subtotal	\$128.8M	(\$3.7M)	\$120.7M	(\$62.9M)	(\$12M)	\$11.5M	\$65.1M	\$55M	\$52.7M	\$46.7M

NEW CONSTRUCTION

EXISTING SITE/CAMPUS

Approx. 22 Mos. Construction

New Building: 115,000 GSF

Central Office: 6,500 GSF

Aux. Gym: 16,890 GSF

Site Area: 47.7 acres, shared



State Reimbursement – Strategies to Maximize



Scope of Work	Total Project Cost	Ineligible Cost (Est. Allow.)	Est. Eligible Costs	Base State Reimb. Rate	S.L. Increase (May 2026 Session)	Reduction Ratio (Over Allow. Area)	Subtotal Cost to Town	Space Waiver (Spec. Leg.)	Spec. Ed. (15% S.E. Area only)	Inc. Housing 10-285a. (k) and P.A. 25-1
	\$	-3%	\$	52.14%	10%	86.11%	\$	\$	2%	5%
New SMS	\$119.7M	(\$3.6M)	\$116.1M	(\$60.5M)	(\$11.6M)	\$10.1M	\$57.7M	(10.1M)	(\$2.3M)	(\$5.8M)
Central Office	\$4.7M	(\$70K)	\$4.6M	(\$2.4M)	(\$400K)	\$1.4M	\$3.2M			(\$200K)
Gym Reno.	\$4.4M	\$0	\$0	\$0	\$0	\$0	\$4.4M			
Subtotal	\$128.8M	(\$3.7M)	\$120.7M	(\$62.9M)	(\$12M)	\$11.5M	\$65.1M	\$55M	\$52.7M	\$46.7M

NEW CONSTRUCTION

EXISTING SITE/CAMPUS

Approx. 22 Mos. Construction

New Building: 115,000 GSF

Central Office: 6,500 GSF

Aux. Gym: 16,890 GSF

Site Area: 47.7 acres, shared



Est. Probable cost to Suffield based upon State Reimbursement Options
(Requires Additional Spec. Legislation)

Note:

Estimated Utility Rebates
~ (\$0.8 – 1M)

Estimated Direct Pay/Fed.
~ (\$2-2.4M)

**+ \$3-3.5M
Rebates**

Preferred Options – Cost to the Town



SUFFIELD MIDDLE SCHOOL

New Construction – Existing Site



EST. COST TO THE TOWN

\$65.3M

Total project: **\$128.8M**
\$63.5M state share (49.3%)

~22 months of construction
Completion: Fall 2030

PREFERRED OPTION

FIRE STATION 1

New Construction – New Site



EST. COST TO THE TOWN

~\$17.92M

Total project: **~\$17.92M**
No state reimbursement
(Town-funded)

~14 months of construction
Completion: March 2029

PREFERRED OPTION

Combined estimated cost to the Town

Middle School \$65.3M + Fire Station 1 ~\$17.92M

~\$83.2M



Thank you!



Tecton
ARCHITECTS



Tecton
ARCHITECTS

SUFFIELD MIDDLE SCHOOL

TRI-BOARD MEETING

(BOS, BOF, PBC)

SUFFIELD, CT

10.15.2026

