



# Sherman School Building Committee

## Public Meeting # 1

*January 21, 2023*

# How We Got Here

## → BoE Forms Facility Repair and Renovation Committee (FRRC)

*In January, 2022 the Board of Education formed a new committee including members suggested by the Board of Selectmen whom did not have children currently attending the school and whom had substantive professional construction experience to analyze the best path forward to repair and potentially renovate the Sherman School facility and site.*

## → FRRC Recommends BoE Request Formation of Bldg. Cmt. for Major Alteration

*In April, 2022 after touring the school facility and site, analyzing options for how to proceed, and understanding the scale and interconnectedness of required repairs the FRRC recommended the BoE adopt a series of capital planning goals, request the formation of a School Building Committee, and formulate Educational Specifications to fully understand the needs of students and teachers.*

## → Taxpayers Approve Formation of Bldg. Cmt. & Accept Need for Major Alteration

*At the May 26, 2022 Town Meeting taxpayers were presented with the BoE request to form a School Building Committee based on the set of approved capital planning goals adopted by the BoE. As per BoE Policy 7100, such approval by the Town's Legislative Body, signified the Town's formal acceptance of the need for major alteration(s) of the school facility and site.*

## → Taxpayers Approve Funds for Planning Activities Leading to a Referendum

*At the November 10, 2022 Town Meeting taxpayers were presented with the School Building Committee's request for funds totaling an amount not to exceed \$175,000 to engage architects, engineers, and related service providers to plan options to proceed that would ultimately be narrowed and presented to taxpayers for their consideration at a referendum in early summer.*

# Timeline of Next Steps

Activity	December	January	February	March	April	May	June
Verify/Collect Facility and Site Conditions							
Develop Educational Specifications w/ BoE							
Develop Conceptual Design Option(s)							
Community Tours & Feedback							
Prepare Cost Estimate(s)							
Refine Conceptual Design Option(s)							
Validate Cost Estimate(s) & Confirm Staging Option(s)							
Community Presentation To Provide Feedback							
Preferred Option Selected by SBC and Presented to BoE							
Present Preferred Option to BoS							
Town Meeting to Set Referendum Date							
Referendum							
Preparation and Submission of Application for State Assistance if Taxpayers Approve Project Funds							

# Approved Capital Planning Goals



## → Replace Major Infrastructure at End of Useful Life

*Replace major infrastructure that has already, or will soon reach the end of useful life such as roofs, windows, doors, playgrounds, and exterior hardscape elements.*

## → Adaptively Reuse “K-Wing”

*Adaptively reuse and appropriately restore the original 1937 schoolhouse components of the “K-Wing” (closed in 2015 due to environmental health and safety concerns) for non-educational purposes, relocating age appropriate early learning spaces that meet state standards elsewhere within the facility.*

## → Modernize Building Systems & Components

*Modernize and unify aging building systems such as HVAC, plumbing, electrical, and life safety that are scattered in type and vary in functionality.*

## → Enhance Safety & Security

*Enhance safety and security by bringing the site and facility to a modern standard, utilizing deterrence by design within the school facility and the overall site ensuring a welcoming yet more secure educational environment.*

# Approved Capital Planning Goals

## → Create Flexible Educational Spaces Adapting to Changing Needs and Enrollment

*Provide flexible classroom and learning spaces that adapt to changing educational needs, fluctuations in enrollment, and yearly changes in the size of grade level cohorts ensuring the facility can meet the needs of students within a small population for intervention, enrichment, social/emotional support, among other needs, through creative and multi-purpose use of space.*

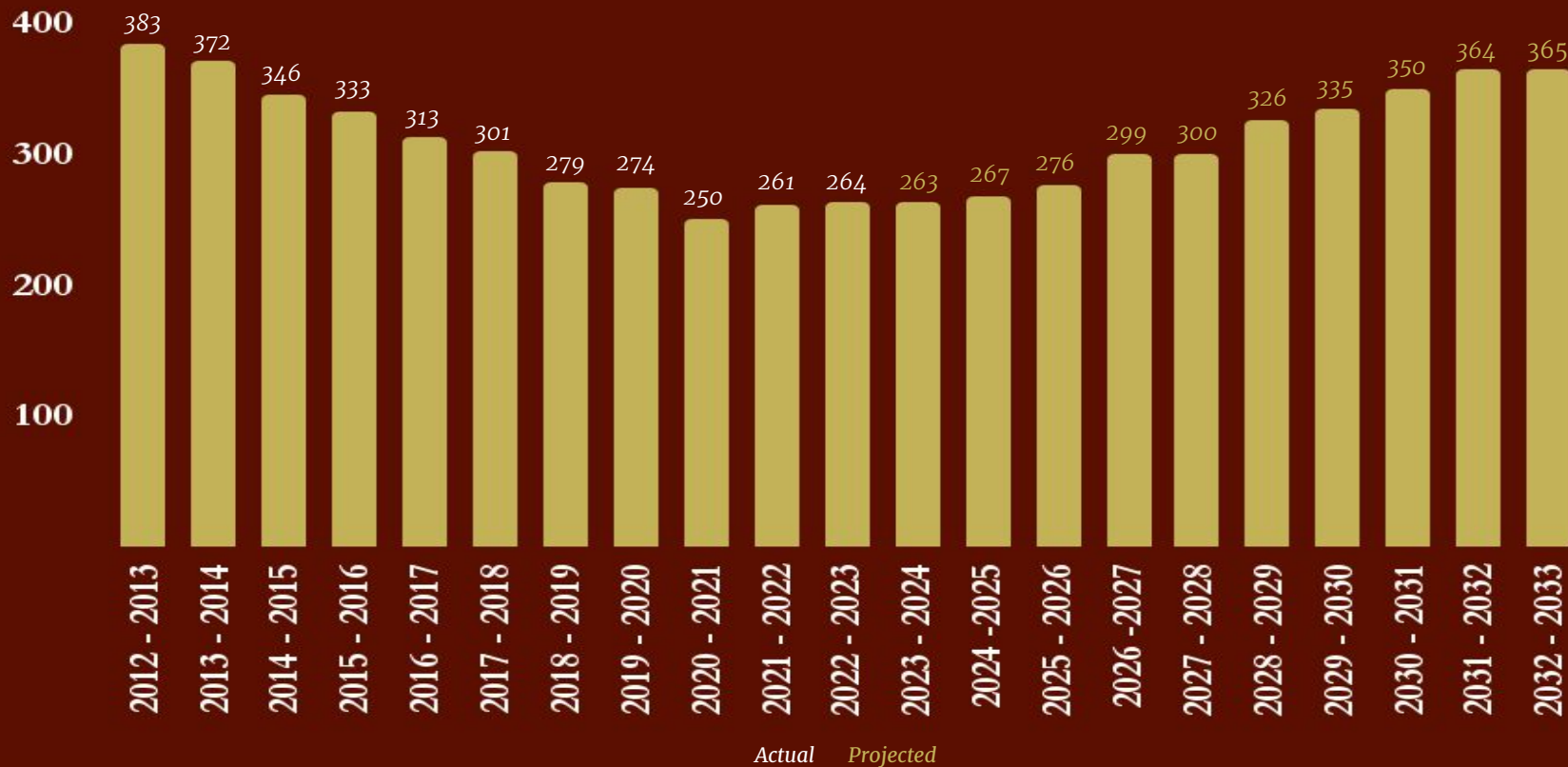
## → Explore Community Uses and Maintain Facility as Designated Emergency Shelter

*Explore the possibility of providing for other community uses before and after school hours inclusive of space for the Sherman Park and Recreation Commission, as well as ensure that a centrally located municipal facility, inclusive of its site and systems are capable of continuous operation during an emergency or weather event.*

## → Minimize Disruptions to Educational Environment & Student Learning

*Minimize disruptions to student learning and the educational environment completing any required construction and/or repairs without the use of portable classrooms.*

# Student Enrollment in Grades PK-8





# **BoE's New Strategic Plan**

**The BoE solicited feedback from taxpayers, both with and without children attending the Sherman School, to inform a new Strategic Plan. This feedback identified the following key priorities for the future, two of which are related to the school facility and site:**

**Preparing students to be ready for the next grade and ultimately college and career ready.**

**Hiring and retaining quality teachers and administrators.**

**Providing a safe environment for students and employees.**

**Ensuring a well-rounded experience for all students.**

**Ensuring facilities can support a modern learning environment.**

# BoE's New Strategic Plan Priorities and Objectives

## Collaboration, Culture, and Communication

- Implement a clear change management process that is purposeful and consistent.
- Build and maintain positive relationships with diverse stakeholders.
- Execute a comprehensive communication strategy that includes all facets of the organization.
- Foster an inclusive culture that appreciates a diversity of perspectives and learning styles.

## Student Achievement and Functional Growth

- Create a systematic approach to student achievement.
- Strengthen interventions and enhance student learning supports.
- Establish the capacity of students to become empowered learners.
- Continuously improve and evaluate the effectiveness of resources and programming.

## Curriculum and Instructional Development

- Cultivate an individualized approach to instruction for students.
- Develop and regularly monitor an innovative curriculum for Grades PK-8.
- Provide strategic and purposeful professional staff development.
- Create a cohesive lesson design cycle to make learning visible.

## Infrastructure and Operational Enhancements

- Partner with the School Building Committee to execute a comprehensive repair and renovation project.
- Adopt transparent and fiscally responsible budgets.
- Develop a long-term capital infrastructure maintenance plan.
- Continuously improve protocols, procedures, and personnel as they relate to finance, operations, and human resources.

## Middle School Reimagined

- Improve student achievement.
- Implement a student-centered approach to teaching and learning.
- Develop a culture that fosters exploration and independence.
- Embrace flexibility and continuous improvement.
- Prepare students for their choice of high school or vocational training experience in Grades 9-12.



# BoE Strategic Planning Survey Feedback

Taxpayers, both with and without children attending the Sherman School, provided the following responses to questions asked about the school facility and site as part of a survey conducted this past summer during the strategic planning process.

**Do you support continuing to maintain a locally controlled school in Sherman for Grades PreK-8, with the option of high school choice?**

*Out of 287 Question Responses*

**83% Agree/Strongly Agree, 9% Neutral, 8% Disagree/Strongly Disagree**

**How would you rate the current overall condition of Sherman School's facility and site?**

*Out of 288 Question Responses*

**46% Poor/Unsatisfactory, 28% Average/Neutral, 24% Good/Excellent**

**Would you support needed repairs and improvements in Sherman School's existing facility and site that have a guaranteed cost, if you paid a similar amount of property taxes as you did in 2018?**

*Out of 285 Question Responses*

**70% Agree/Strongly Agree, 16% Neutral, 14% Disagree/Strongly Disagree**

# Interconnected Challenges Which Must Be Addressed Together

## Failing HVAC System Components

- Multiple systems combined together which are highly inefficient.
- Vast majority of components are at end of useful life and require replacement.
- Current systems do not meet new air quality and acoustic standards.



## Water System Upgrades and Replacements

- Facility wide filtration is required.
- Water quality is degrading pipes, systems, and fixtures that now require replacement.
- Permanent solution needed to allow for potable water to be used with confidence.



## Poorly Engineered and Coordinated Roofing Systems

- Multiple renovations over time result in flat roof types at different heights encouraging water infiltration issues.
- Roofing systems not only require replacement but need to be engineered differently to prevent similar problems from occurring again.



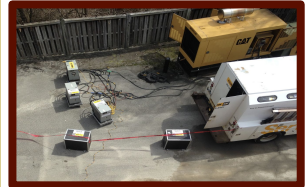
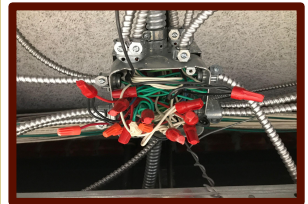
## Multiple "Building Envelope" Issues

- Failing components such as doors, windows, soffits, and siding.
- Prevalent air and water infiltration issues resulting from different types of construction and materials used in each addition over time, many of which have reached the end of useful life.



## Electrical System Upgrades

- Multiple renovations over time have left no "easy path" for repair.
- Electrical amperage upgrade needed.
- Generator requires replacement and new wiring to connect all emergency systems.



# Our Architects and Engineers

## Sherman School Building Committee



# Statutory Mandates & Constraints

## → State Mandated School Construction Standards

*Department of Administrative Services School Construction Standards & Guidelines, 2016*

## → State Mandated Costs Related to Required Use of Prevailing Wage

*Department of Labor (CT Gen. Stat. 31-53), \$1M New Construction, \$100K Alteration*

## → Legally Mandated Accommodations & Facility Requirements for Student Needs

*Federal & State Laws & Implementing Regulations (IEP, 504 & Other Mandates)*

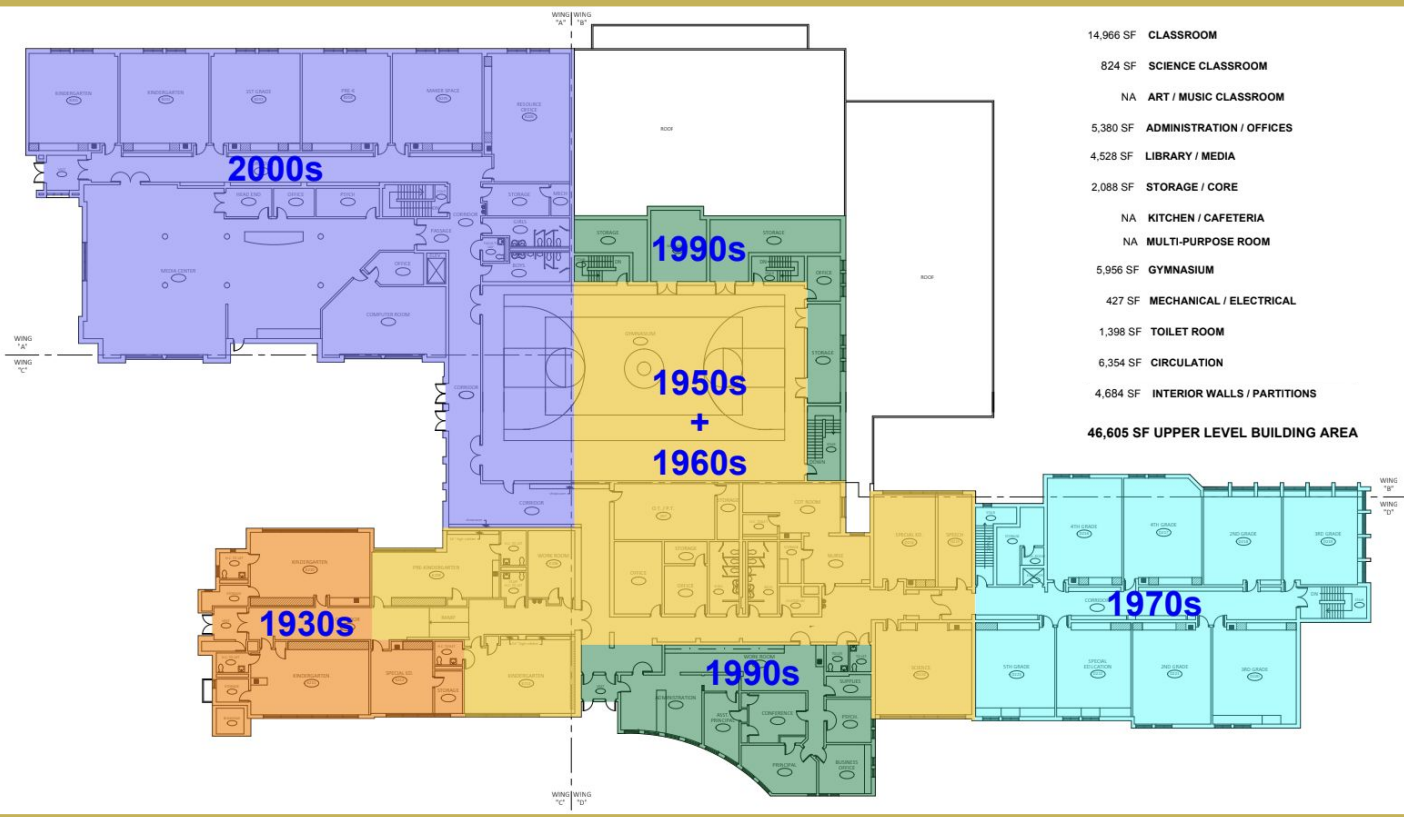
## → Construction Scope Intrusions & “To Standard” Replacements

*Department of Administrative Services SCG Series 2500 Design Guidelines*

## → State Determined Square Feet Standards, Allowances & Cost Reimbursement

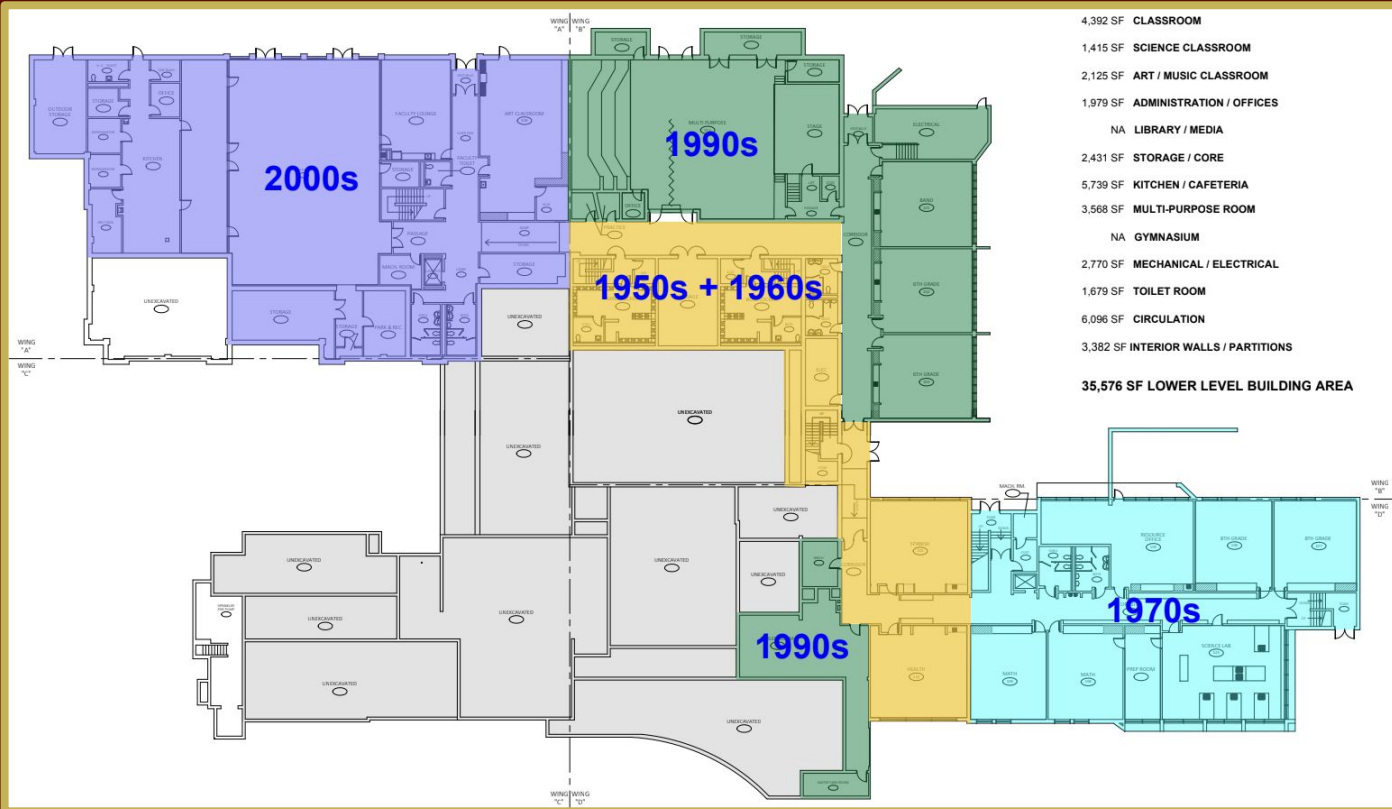
*Department of Education (CT Gen. Stat. 10-283)*

# Facility Age & Use Map – Upper Level





# Facility Age & Use Map – Lower Level





# K-Wing Investigation Outcomes

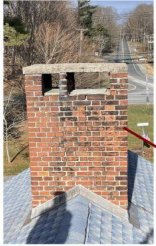
The first step in the planning process was to investigate the potential causes of odor issues leading to the closure of the K-Wing in 2015.

Foster Lyons Building Science was specifically retained to conduct this investigation which determined, in summary, the following:

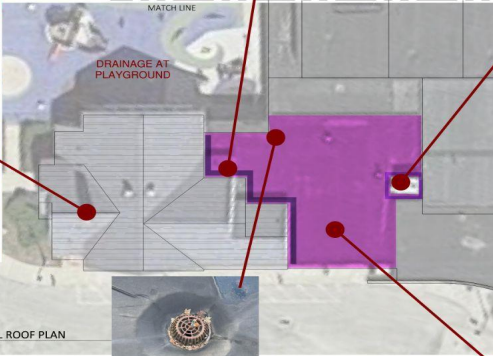
- *The original 1937 section of the facility can be remediated and restored under the auspices of the State Historic Preservation Office given its inclusion in a nationally recognized historic district.*
- *The flat roof connecting addition constructed in the 1950's requires substantive repair, and likely needs to be replaced.*
- *Water penetrating the flat roof area is a result of improper construction when originally installed.*
- *HVAC system requires replacement, updates will improve air flow and provide fresh air intake and exhaust, this will also allow for better control of temperature and humidity levels.*

# K-Wing Investigation Outcomes

EXISTING CHIMNEY  
REPAIR RECOMMENDED



OVERALL ROOF PLAN



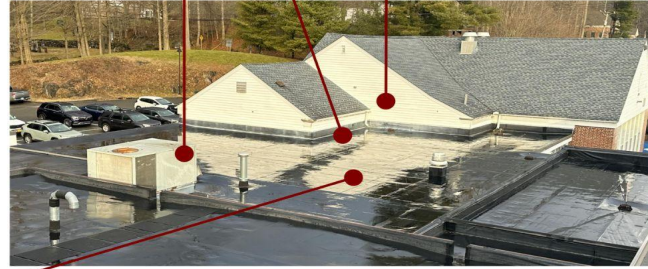
DRAINAGE AT  
PLAYGROUND



POOR ROOF DRAINAGE

VULNERABLE INTERSECTION BETWEEN  
PROBLEMATIC LOW-SLOPE ROOF AND  
1937 WALLS & GABLE ENDS

POSSIBLE SOURCE OF WATER  
INFILTRATION:  
AGING MECHANICAL EQUIPMENT  
SERVING K-WING



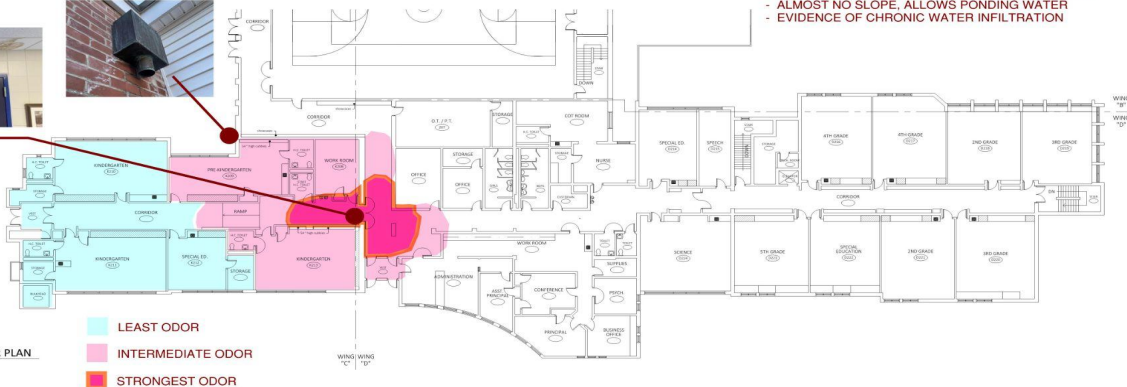
MULTIPLE OPENINGS IN GABLED  
ROOF END RE-SIDED WITH NO  
SHEATHING OR BACKUP INSIDE



WATER DAMAGE AT CEILING



LOW SLOPED ROOF NEXT TO 1937 STRUCTURE:  
- BEYOND SERVICE LIFE, FAILING TO RESIST WATER  
- ALMOST NO SLOPE, ALLOWS PONDING WATER  
- EVIDENCE OF CHRONIC WATER INFILTRATION



MAIN LEVEL FLOOR PLAN

- LEAST ODOR
- INTERMEDIATE ODOR
- STRONGEST ODOR

# Options We Will Consider

## Repair & Renovate Existing Built Space

*Repair and renovate existing square feet totaling ~ 82,000 square feet.*

*Minimize space efficiency re-configuration.*

*No demolition of any portion of existing structure.*

## Repair & Renovate Modified Built Space

*Repair and renovate modified square feet that will be determined in the next steps of the planning process.*

*Maximize space efficiency re-configuration.*

*Consider selective demolitions of excess square feet not required for educational purposes.*

## Repair & Renovate Modified Built Space Including Additional Community Uses

*Repair and renovate modified square feet that will be determined in the next steps of the planning process.*

*Maximize space efficiency re-configuration.*

*Consider adaptive re-use of excess square feet not required for educational purposes.*

## Next Steps

### → School Building Committee Will Complete Outlined Planning Process

*Meetings are open to the public and typically scheduled every other Tuesday. For more information about meeting times, locations, and agendas please visit [shermanschool.com](https://shermanschool.com), About Us, School Building Committee.*

### → Continue To Ask Questions and Share Your Feedback!

*You can reach all members of the School Building Committee by emailing [sbc@shermanschool.com](mailto:sbc@shermanschool.com), we encourage you to reach out to us at anytime!*

### → Save the Date for the Next Public Meeting on April 15, 2023

*The next public meeting will review the outcomes of the outlined planning process and the options that will be considered. At this meeting all options will be presented in detail in addition to their verified costs and the impacts they would have on property taxes should one option be approved. This will be another opportunity to provide feedback before the School Building Committee selects a preferred option for taxpayers to consider at an early summer referendum.*