

SHERMAN BOARD OF EDUCATION
SPECIAL MEETING
MONDAY, JUNE 8, 2020

Vision Statement

**We enable all Sherman Students to become the best possible version of themselves.
We provide an environment where our children develop into empathetic, self-directed,
critical thinkers who don't give up when faced with challenges.**

A Sherman Board of Education Special Meeting was called to order by Mrs. Diotte at 7:02 PM on June 8, 2020. The meeting was held via Zoom.

1. PRESENT:

For the Board:	Dr. Alexander, Mr. Berlandi, Mrs. Diotte, Mr. Laughlin, Mrs. Lenihan, Mr. Neunzig and Mrs. Seeger
Administration:	Dr. Melendez
Town:	Mr. Eric Holub (Treasurer) and Selectman Ostrosky (left 7:45 PM)
Staff:	Mr. Lombardozzi
Presenting:	Tecton Architects J. Wyszynski and J. Hopkins

2. DISCUSSED:

On June 8, 2020 the Sherman Board of Education held a Special Meeting to discuss and act on a recommendation from the Maintenance Committee regarding the conceptual design project. Maintenance Committee Chair, Tim Laughlin, summarized the work of the committee to this point and Justin Hopkins and Jeff Wyszynski (Tecton) presented the final three conceptual design options. Appendix A summarizes these options.

Discussion took place around each of the options as presented, particularly with regard to how each option addresses the K-Wing, potable water, playgrounds, projected enrollment, impact to learning both during construction and beyond, reimbursement, and tax implications.

The Board agreed that while Option 3 is the most forward-looking option that addresses all of the facility, programmatic and enrollment needs well into the future, it is also the largest investment and given the various unknowns with COVID-19 at this time, it would be best not to request that we move this project forward right now.

Kasey Diotte made a motion to formally endorse conceptual design Option 3 as presented by Tecton Architects and to formally engage the Board of Selectmen on next steps to eventually move a project forward. The motion was seconded by Tim Laughlin. The motion passed unanimously 7-0.

3. ADJOURNED

Meeting adjourned at 9:25 PM.

Respectfully submitted,

James Neunzig
Vice Chair, Sherman Board of Education



Tecton
ARCHITECTS

THE SHERMAN SCHOOL

2 ROUTE 37 EAST
SHERMAN, CT 06784

CONCEPTUAL DESIGN PHASE
MAY 25, 2020

INTRODUCTIONS / SHERMAN TEAM

School Administration

Dr. Jeff Melendez, Superintendent-Principal

Mrs. Keri Snowden, Director of Curriculum, Instruction & Innovation

Mr. Brian Kalkreuth, Assistant Principal

Ms. Tracy Edwards, Director of Special Education

Board of Education

Kasey Diotte, Chair

Tim Laughlin

Missy Alexander

Dorinda Lenihan

James Neunzig, Vice Chair

Susan Seeger

Brian Berlandi

CONSULTANT TEAM

TECTON ARCHITECTS

Architecture & Programming

Jeff Wyszynski, AIA

Justin Hopkins, RA, NCARB

Fuss & O'Neill

Site, Civil, Landscape, Planning

Ryan Chmielewski, LA

CES

MEP Engineering

Derek Bride

EDUCATIONAL PROGRAM/CURRICULUM

Dr. Heidi Hayes Jacobs



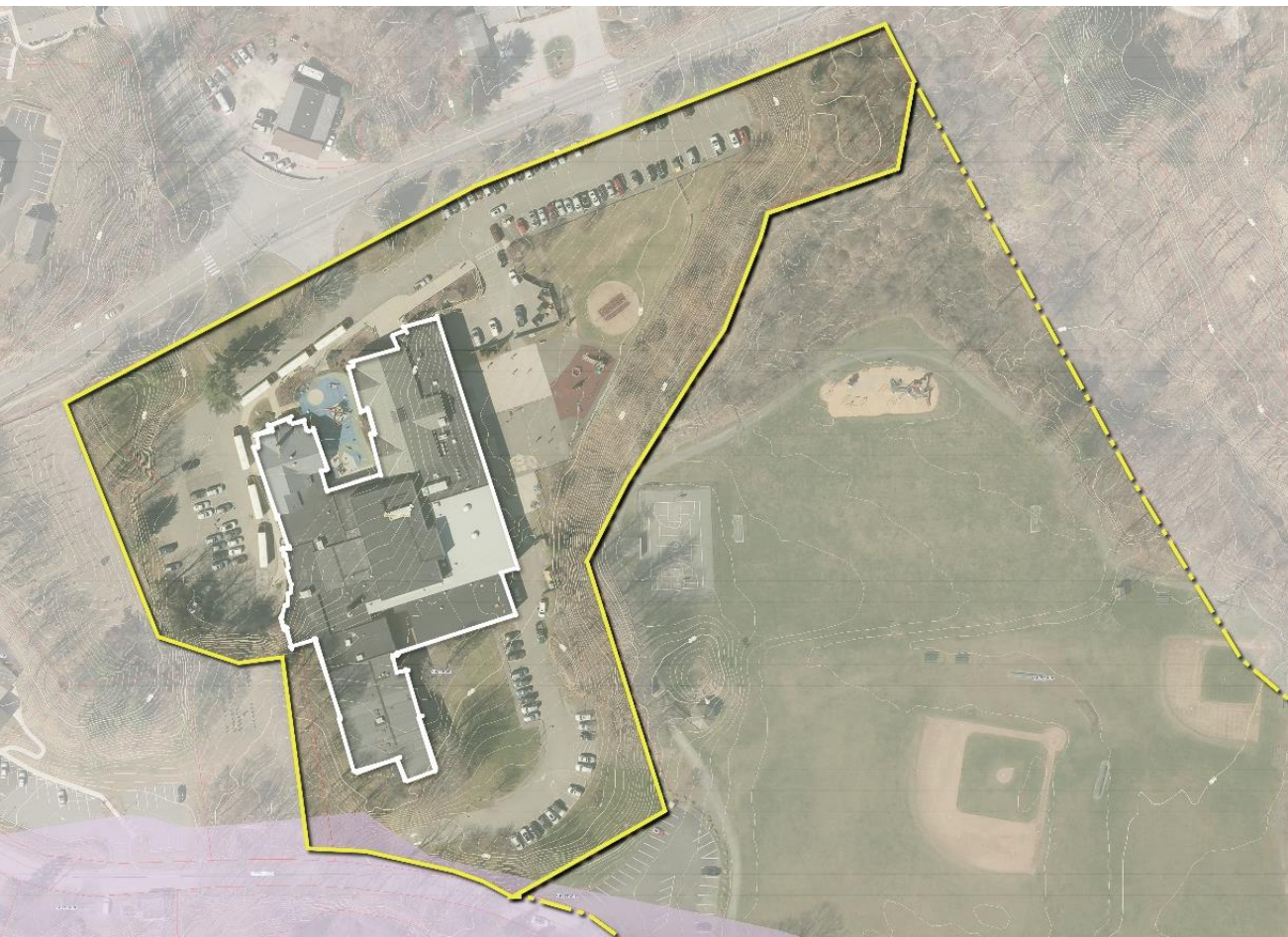
EXISTING CONDITIONS

EXISTING CONDITIONS / BASELINE DATA

Summary Table	
Total Area:	(Upper & Lower Level) 85,745 s.f.
Site:	7.2 Acres
Original Construction:	1937
Addition/Reno.:	1953, 1961, 1971, 1992 & 2000
Grades:	PK – 8, 301 Students
Condition:	Fair (Overall)



EXISTING CONDITIONS / SITE PLAN



EXISTING CONDITIONS / AERIAL VIEWS

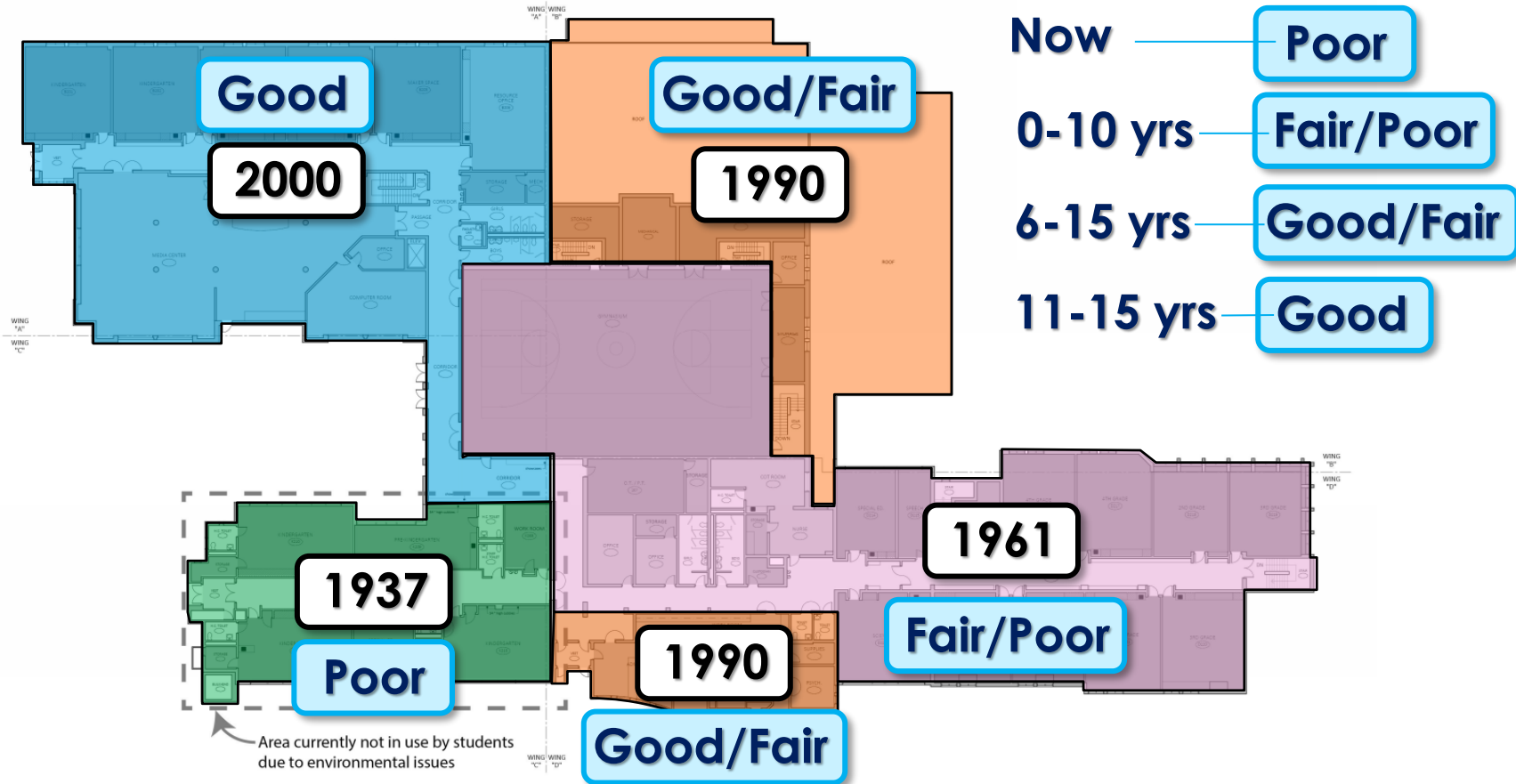


VIEW TO NORTH



VIEW TO SOUTH

EXISTING CONDITIONS / VINTAGE PLAN WITH CONDITIONS



EXISTING CONDITIONS / 2018 STUDY

Facility Survey, Code Analysis
and Buildings & Grounds Survey
& Master Plan

The
Sherman

November 2018

Architectural & Structural Survey Photographs



26. Location:

Former Special Education # 223 (Band Room)

Description:

Typical Damaged Ceiling Tile

Architectural & Structural Survey Photographs



28. Location:

Gymnasium #1208

Description:

An overview of the Gymnasium. The wood floor, painted CMU walls and painted roof structure are all in good condition. The opening to the P.E. Office, Storage Room & Stairwell are shown at the far wall.



29. Location:

Media Center # 1110

Description:

An overview of the Media Center. The carpeted floors, painted gypsum walls, soffits and ceilings are in good condition.



30. Location:

Storage Room # 127

Description:

Overview of Storage Room showing MEP systems.

KEY RECOMMENDATIONS

- Prioritization for Maintenance, Life Cycle, Code (SBC & SFSC), and ADA Compliance.
- Priority 1-4 Items = \$8.95M
- Educational Enhancements = \$7.41M
- Total Recommended Improvements = \$16.36M
- K-Wing Determination
 - Demolition = \$112K
 - Total Renovation = \$1.05M

EXISTING CONDITIONS / CAPACITY ANALYSIS

Capacity Analysis										
Item Description	Current Enrollment (Prowda 2017-18)									
Grade Level	PK	K	1	2	3	4	5	6	7	8
Student Pop. (10/1/18)	13	14	28	31	35	25	39	40	34	42
Subtotal	301									
	Current Space Standard									
SF/Student (Max.)	124	124	124	124	124	124	156	156	180	180
SF/Grade Level (Max.)	1,612	1,736	3,472	3,844	4,340	3,100	6,084	6,240	6,120	7,560

State Standard Space Specifications Grades

Projected Enrollment	Pre-K and K	1	2	3	4	5	6	7	8	9	10	11	12
Allowable Square Footage per Pupil													
0 - 350	124	124	124	124	124	156	156	180	180	180	194	194	194
351 - 750	120	120	120	120	120	152	152	176	176	176	190	190	190
751 - 1500	116	116	116	116	116	148	148	170	170	170	184	184	184
Over 1500	112	112	112	112	112	142	142	164	164	164	178	178	178

Sec. 10-287c-15. Standards (Reference: Section 10-283a)

(a) **State standard space specifications.** The standard space specifications identified in this section shall apply to all school building project grants except code and health violations, roof replacements, site acquisitions, site improvements, leasing projects, plant purchases, vocational agriculture equipment, and administrative facilities. For any building constructed prior to 1950, the standard space specifications identified in this section shall be increased by twenty-five per cent.

AREA ANALYSIS

MAX. ALLOWED

49,320 SF

EXISTING BUILDING

85,745 SF

DELTA

36,425 SF

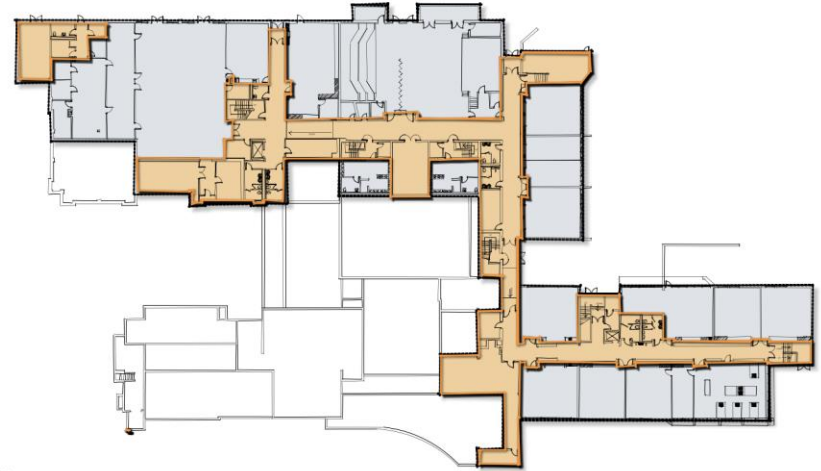
42.5%

EXISTING CONDITIONS / CAPACITY ANALYSIS



48,029 SF ~ GROSS AREA
19,678 SF ~ NON EDUCATIONAL AREA
(4,893 WT + 14,785 ST/CIRC.)

Upper Level
41% Efficiency Factor



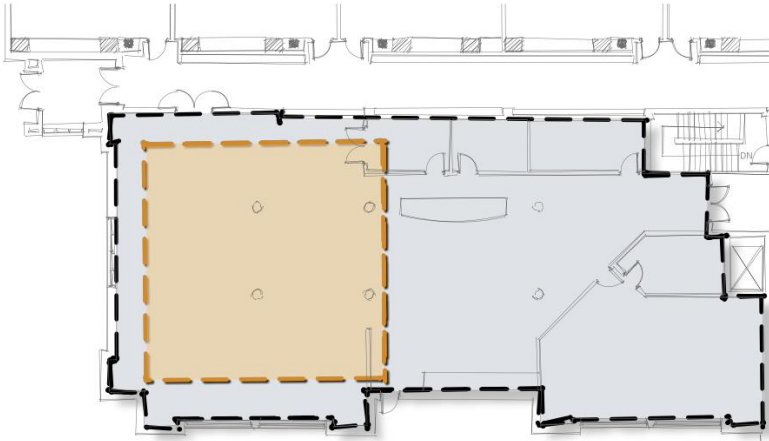
37,716 SF ~ GROSS AREA
18,123 SF ~ NON EDUCATIONAL AREA
(4,730 WT + 14,785 ST/CIRC.)

Lower Level
48% Efficiency Factor

Expected Efficiency =
25% to 30%

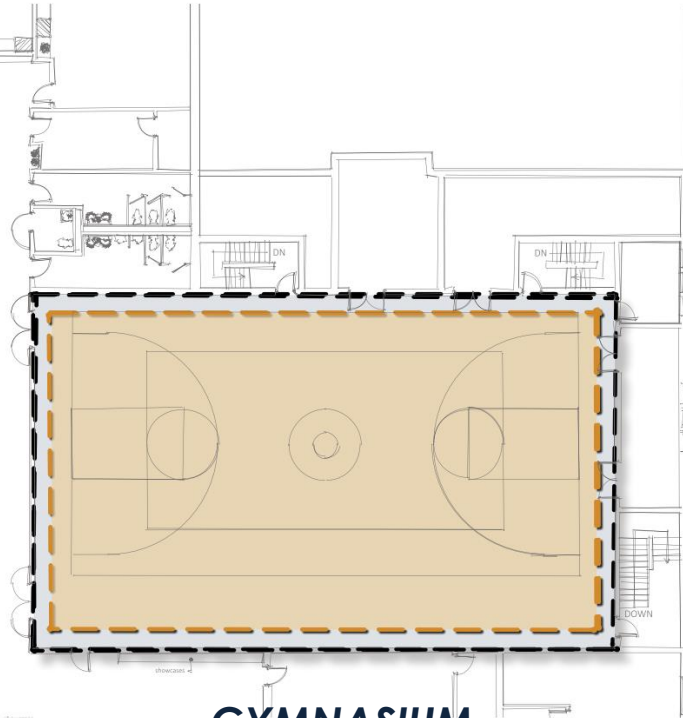
Combined Inefficiency
12,000 to 16,300 GSF

EXISTING CONDITIONS / EFFICIENCY ANALYSIS



MEDIA CENTER

(5,976 SF – 1,620 SF = 4,356 SF)
EXISTING – STATE STD. = SURPLUS



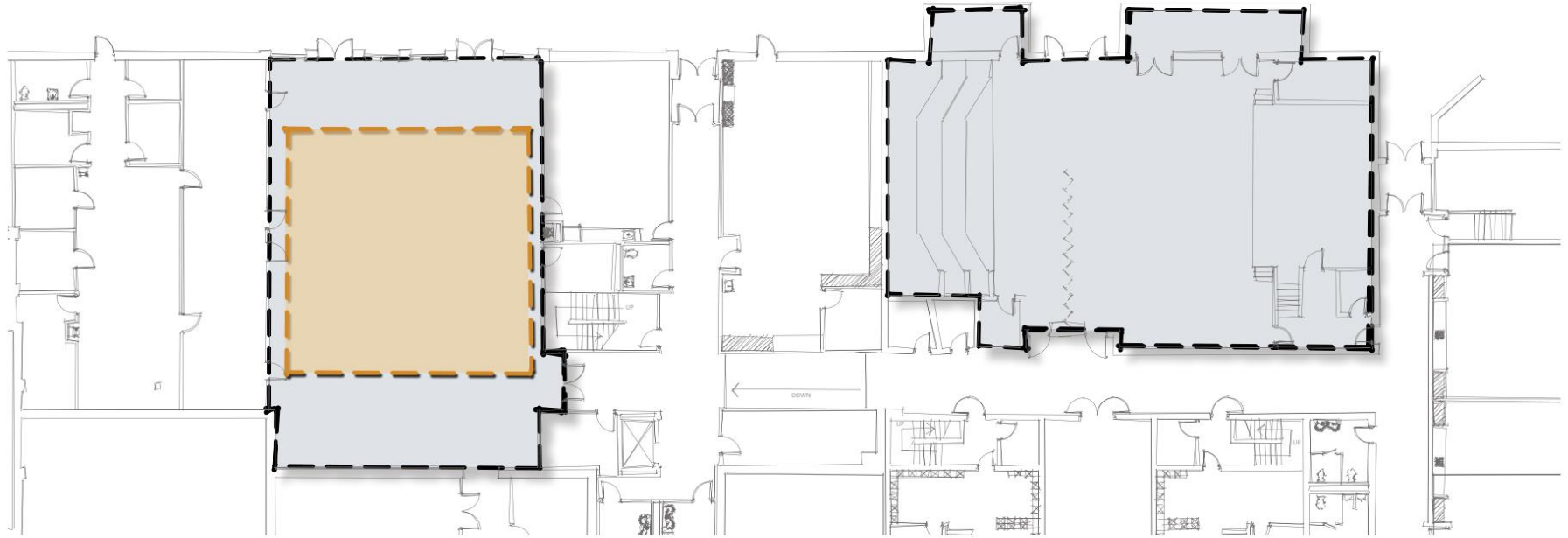
GYMNASIUM

(5,950 SF – 5,000 SF = 950 SF)
EXISTING – STATE STD. = SURPLUS

 EXISTING AREA

 STATE STANDARD

EXISTING CONDITIONS / EFFICIENCY ANALYSIS



CAFETERIA

(3,300 SF – 1,750 SF = 1,550 SF)
EXISTING – STATE STD. = SURPLUS

AUDITORIUM

(4,500 SF – 0 SF = 4,500 SF)
EXISTING – STATE STD. = SURPLUS

 EXISTING AREA

 STATE STANDARD

EXISTING CONDITIONS / CAPACITY ANALYSIS

	EXISTING SPACE	SPACE STANDARD	DELTA
AUDITORIUM	4,500sf	0sf	4,500sf
GYMNASIUM	5,950sf	5,000sf	950sf
MEDIA CENTER	5,976sf	1,620sf	4,356sf
CAFETERIA	3,300sf	1,750sf	1,550sf

SUBTOTAL = 11,356sf

INEFFICIENCY OF EXISTING BUILDING (30% vs 44% EF) = 12,000sf

TOTAL = 23,356sf

AREA ANALYSIS

MAX. ALLOWED

49,320 SF

OVERAGE + INEFFICIENCY

23,356 SF

TOTAL

72,676 SF

EXISTING BUILDING

85,745 SF

DELTA

13,069 SF

15.2%



CONCEPTUAL OPTIONS

CONCEPTUAL OPTIONS / PROCESS & PUBLIC INPUT

CONCEPT PLAN 1 / NEW BUILDING



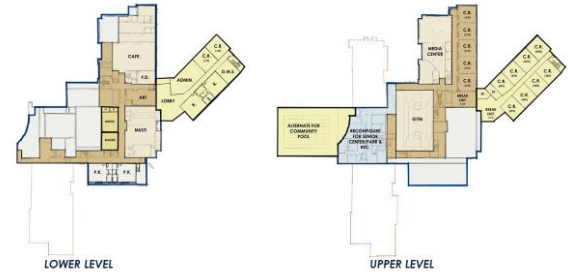
CONCEPT PLAN 3 / RENOVATIONS & ADDITIONS - LINEAR



CONCEPT PLAN 2 / OPTIMIZE EXISTING BUILDING (RAN)



CONCEPT PLAN 4 / RENOVATIONS & ADDITIONS - HILLSIDE



CONCEPT PLAN 5 / RENOVATIONS & ADDITIONS - EMBRACE



CONCEPTUAL OPTIONS / THREE MODELS

1

CAPITAL IMPROVEMENTS

ADDRESS ALL PRIORITY 1-4
ITEMS OVER A 5Y-10Y CYCLE,
NO EDUCATIONAL
ENHANCEMENTS

2

OPTIMIZE EXISTING BUILDING

ADDRESS ALL PRIORITY 1-4
ITEMS & PROVIDE
EDUCATIONAL
ENHANCEMENTS WITHIN
EXISTING BUILDING
FOOTPRINT

3

ADDITIONS & RENOVATIONS

DEMOLISH 1937 & 1961
WINGS, RENOVATE 1990 &
2000 WINGS, CONSTRUCT
ADDITION TO PROVIDE
OPTIMAL EDUCATIONAL
ENVIRONMENT

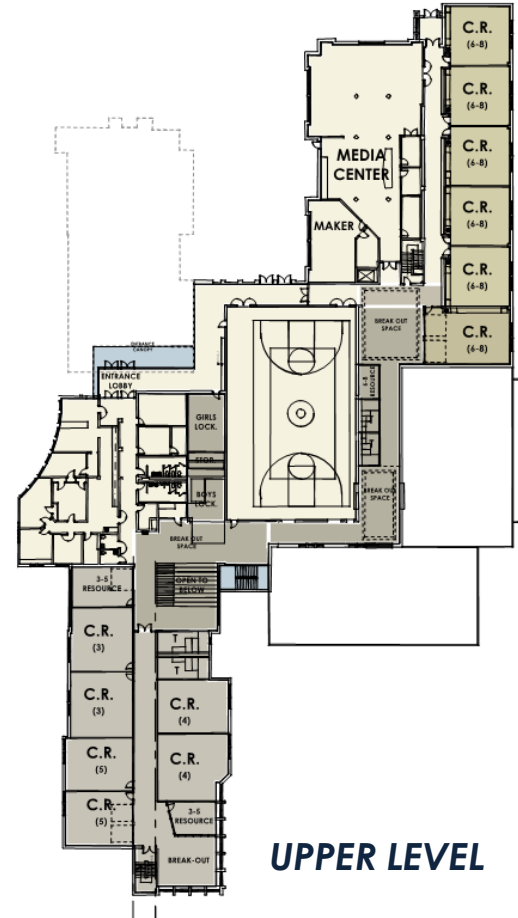
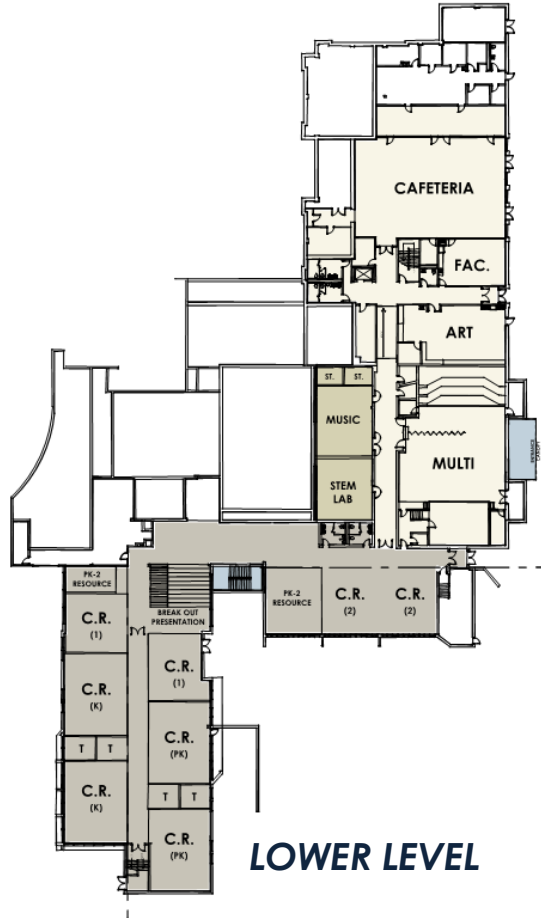
CONCEPTUAL OPTIONS / 1. CAPITAL IMPROVEMENTS

Cost Summary Table - 5Y CIP	
FISCAL YEAR	COST w/ESCALATION
FY '22	\$ 1,994,200.00
FY '23	\$ 2,025,000.00
FY '24	\$ 2,100,000.00
FY '25	\$ 1,947,812.00
FY '26	\$ 1,262,125.00
FY '27	\$ 0.00
FY '28	\$ 0.00
FY '29	\$ 0.00
FY '30	\$ 0.00
FY '31	\$ 0.00
Total	\$ 9,329,137.00

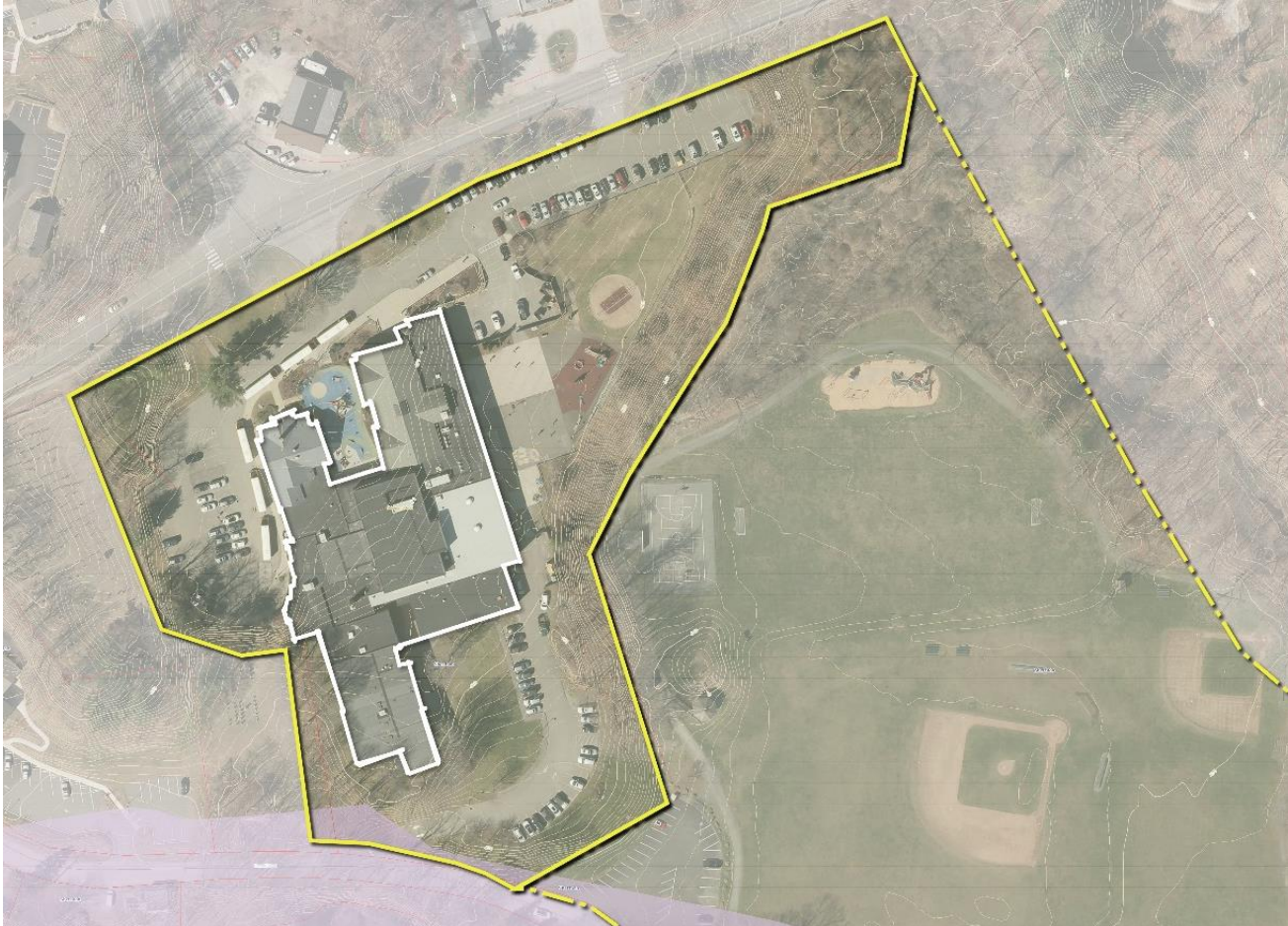
Cost Summary Table - 10Y CIP	
FISCAL YEAR	COST w/ESCALATION
FY '22	\$ 1,042,600.00
FY '23	\$ 2,025,000.00
FY '24	\$ 2,100,000.00
FY '25	\$ 1,061,400.00
FY '26	\$ 634,180.00
FY '27	\$ 603,145.00
FY '28	\$ 640,000.00
FY '29	\$ 625,350.00
FY '30	\$ 552,500.00
FY '31	\$ 453,075.00
Total	\$ 9,737,250.00

*CIP Values Based on \$8.4M FY '21 Dollars

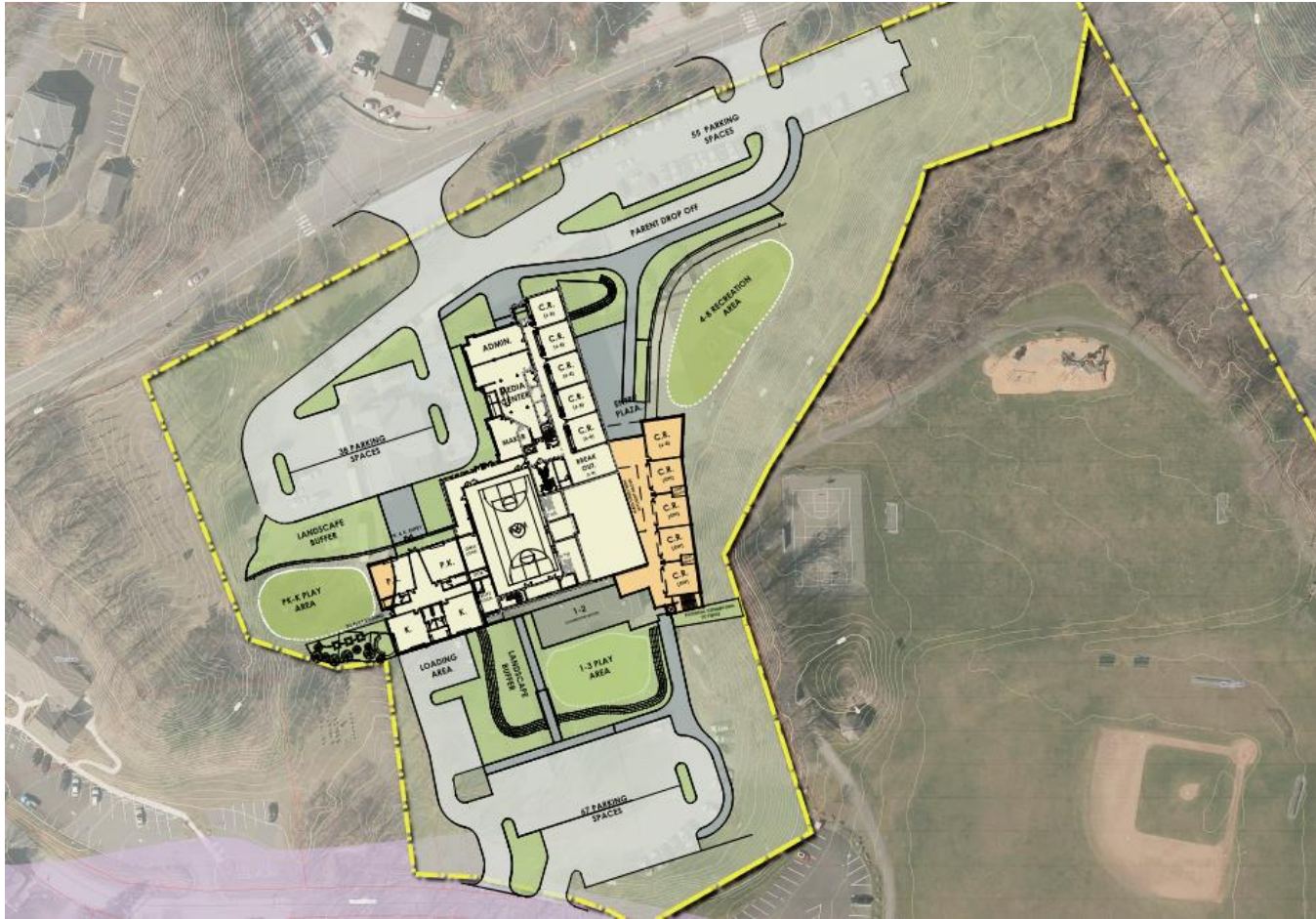
CONCEPTUAL OPTIONS / 2. OPTIMIZE EXISTING BUILDING



CONCEPTUAL OPTIONS / 2. OPTIMIZE EXISTING BUILDING







CONCEPTUAL OPTIONS / THREE MODEL COMPARISON

<i>Area Calculations</i>	<i>1. Capital Improvements Plan</i>	<i>2. Optimize Existing Building</i>	<i>3. Renovations & Additions</i>
<i>New Construction</i>	0	518	18,301
<i>Renovations - Modernization</i>	0	29,173	8,860
<i>Renovations - Enhanced</i>	0	7,043	19,741
<i>Renovations - Selective</i>	75,740	35,234	22,491
<i>Existing, No Work</i>	10,005	4,806	4,965
<i>Total</i>	85,745	76,774	74,356
<i>Existing Demolition</i>	0	6,530	30,737
<i>Approximate Project Cost</i>	~\$9.3M	~\$25.5M	~\$27.9M



Tecton
ARCHITECTS

THE SHERMAN SCHOOL

2 ROUTE 37 EAST
SHERMAN, CT 06784

CONCEPTUAL DESIGN PHASE
MAY 25, 2020

END OF PRESENTATION

OPTION 1A - Maintenance Over Time - 5 Year Capital Plan
Overall Square Feet = 85,745
Efficiency (Gross) Factor = 44% - (37,801 SF Non-Educational Area)
Allowable Square Feet Per Standard = N/A
Requested Space Waiver = N/A
Number of Classrooms = 24
New Construction Square Feet = 0
Renovation - Modernization Square Feet = 0
Renovation - Enhanced - Square Feet = 0
Renovation - Selective - Square Feet = 75,740
Hard Cost Total = \$7,463,310
Soft Cost Total = \$1,865,828
Project Cost Total = \$9,329,138
Anticipated State Reimbursement Total = TBD
Required New Bonding Amount = TBD
Projected Property Tax Increase = TBD
Projected Annual Increase on \$210K AV = TBD
Projected Annual Increase on \$280K AV = TBD
Projected Annual Increase on \$350K AV = TBD

Option 1A contemplates an accelerated capital improvement plan addressing in defined phases required areas of remediation outlined in the Friar facility analysis. This plan contemplates no educational enhancements and will require future investment in facility elements outside of these defined costs. It is also important to note that some work will be repetitive given the nature of this phased approach. Furthermore, no K-Wing replacement is proposed in this scope.

OPTION 1B - Maintenance Over Time - 10 Year Capital Plan
Overall Square Feet = 85,745
Efficiency (Gross) Factor = 44.1% - (37,801 SF Non-Educational Area)
Allowable Square Feet Per Standard = N/A
Requested Space Waiver = N/A
Number of Classrooms = 24
New Construction Square Feet = 0
Renovation - Modernization Square Feet = 0
Renovation - Enhanced - Square Feet = 0
Renovation - Selective - Square Feet = 0
Hard Cost Total = \$7,789,800
Soft Cost Total = \$1,947,450
Project Cost Total = \$9,737,250
Anticipated State Reimbursement Total = TBD
Required New Bonding Amount = TBD
Projected Property Tax Increase = TBD
Projected Annual Increase on \$210K AV = TBD
Projected Annual Increase on \$280K AV = TBD
Projected Annual Increase on \$350K AV = TBD

Option 1B contemplates a longer length capital improvement plan addressing in defined phases required areas of remediation outlined in the Friar facility analysis. This plan contemplates no educational enhancements and will require future investment in facility elements outside of these defined costs. It is also important to note that some work will be repetitive given the nature of this phased approach. Furthermore, no K-Wing replacement is proposed in this scope.

OPTION 2 - Optimize Existing Built Space
Overall Square Feet = 76,774
Efficiency (Gross) Factor = 32.5% - (24,970 SF Non-Educational Area)
Allowable Square Feet Per Standard = 49,320
Requested Space Waiver = 8,049
Number of Classrooms = 23
New Construction & Renovate As New Square Feet = 28,667
Renovation - Modernization Square Feet = 1,024
Renovation - Enhanced - Square Feet = 7,043
Renovation - Selective - Square Feet = 35,234
Hard Cost Total = \$20,175,018
Soft Cost Total = \$5,302,990
Project Cost Total = \$25,478,008
Anticipated State Reimbursement @ 25.71% Total = \$5,649,665
Required New Bonding Amount = \$19,828,344
Projected Property Tax Increase = 6.93% Current
Projected Annual Increase on \$210K AV = \$278.23/Y - \$23.19/M
Projected Annual Increase on \$280K AV = \$370.98/Y - \$30.92/M
Projected Annual Increase on \$350K AV = \$463.72/Y - \$38.64/M

Option 2 contemplates optimizing and utilizing existing built space to create new education spaces. Demolition and replacement of K-Wing early learning spaces are envisioned that bring these spaces to grade as required by code. Additional improvements are made to optimize the existing structure that will require temporary re-location of students. Limited facade enhancements and site work is included that attempt to the greatest extent possible improve elements of existing built space.

OPTION 3 - Renovations & Additions
Overall Square Feet = 74,356
Efficiency (Gross) Factor = 32.6% - (24,271 SF Non-Educational Area)
Allowable Square Feet Per Standard = 49,320
Requested Space Waiver = 6,840
Number of Classrooms = 24
New Construction Square Feet = 18,301
Renovation - Modernization Square Feet = 8,860
Renovation - Enhanced - Square Feet = 19,741
Renovation - Selective - Square Feet = 22,491
Hard Cost Total = \$22,812,881
Soft Cost Total = \$5,090,780
Project Cost Total = \$27,903,661
Anticipated State Reimbursement @ 25.71% Total = \$6,219,856
Required New Bonding Amount = \$21,683,804
Projected Property Tax Increase = 7.58%
Projected Annual Increase on \$210K AV = \$304.27/Y - \$25.36/M
Projected Annual Increase on \$280K AV = \$405.69/Y - \$33.81/M
Projected Annual Increase on \$350K AV = \$507.12/Y - \$42.26/M

Option 3 contemplates demolition of the oldest and poorly rated portions of the facility. Additions and adaptive re-use of the facility are proposed. Elements include educational enhancements and facility wide improvements that have a 20 year or greater estimated useful life. No additional work would be anticipated in this scenario outside of initial investment. Site work, facade unification and security are all enhanced in this scenario.