

Town of Colchester

WJJMS/Community Center

Building Committee

Conceptual Study For the WJJ Middle School, Community Center and Senior Center



Prepared by
Tecton Architects, Inc.

August 9, 2012
Value Engineering Revisions - June 20, 2013

01 ACKNOWLEDGEMENTS

Tecton Architects recognizes the members of the William J. Johnston Middle School, Senior Center, Community Center Building Committees and Town Representatives listed below for their support and guidance throughout the project. We also thank the school teachers and staff for their participation in the preparation of the educational specs and space program.

PROJECT TEAM

WJMS/COMMUNITY CENTER BUILDING COMMITTEE

Joseph DeLucia
Irene Malsbenden
Paul Picard
Joseph Ruiz
Pam Scheibelein
Tony Tarnowski
Thomas Tyler, Chairman

Dawn LePage, Clerk

SENIOR CENTER AND COMMUNITY CENTER COMMITTEE

Kate Byroade, Cragin Memorial Library Director
Val Geato, Youth and Social Services Director
Cheryl Hancin, Parks and Recreation Director
Greg Plunkett, Facilities Director
Patti White, Senior Center Director

TOWN OF COLCHESTER REPRESENTATIVES

Greg Schuster, First Selectman
Rosemary Coyle, Selectwoman – Liaison
Ron Goldstein, BOE Chairman

02 EXECUTIVE SUMMARY

Starting in 2007, the Town of Colchester has conducted studies, evaluating and assessing the needs of the Middle School, Senior Center, Youth and Social Services and Parks and Recreation Department, preparing specifications for the related functions and spaces and establishing the following goals:

- Although the enrollment is gradually declining, renovations and additions to the William J. Johnston Middle School, are necessary, due to older facilities in need of upgrades and functional improvements to satisfy the educational curriculum and specifications prepared by the School;
- Expansion and improvements to the Senior Center, which is now located in a +/- 4,000 s.f. building, leased by the town;
- Expansion of the Youth and Social Services Department;
- Expansion of the Parks and Recreation Department;
- Relocation of the Senior Center and consolidation of the above Town Departments (from now on referred to as the Community Center) in a portion of the building and grounds now occupied by the William J. Johnston Middle School. The co-location of these departments in the same building complex, already owned by the town, presents several advantages including savings in capital investment, operation and management.

Tecton Architects, Inc. was hired in March 2012 and charged with the following tasks:

- Verification of the specifications prepared by the School and by the Community Center and Senior Center Building Committee (see Appendix A, B, D, E);
- Definition of space programs on the basis of the specification requirements (see Appendix C, F, G);
- Preparation of conceptual layout options for the utilization/renovation of space and of the new addition(s);
- Upon approval of one option by the Building Committee, development of a schematic design siteplan and floor plan(s) for the allocation of space to reflect the space program of the WJJMS, the Senior Center and the Community Center;
- Preparation of a project cost estimate;
- Preparation of a final report;
- Assistance to the Town with presentations in preparation for a referendum;
- Assistance the Town with the Grant Application to the State.

William J. Johnston Middle School is a +/- 142,500 sq ft facility located on 29 acres at 360 Norwich Avenue and is home to grades 6, 7 and 8. It was originally constructed in 1954 with additions/renovations in 1966, 1991 and 2000 (portable classrooms). The facility contains 54 general classrooms as well as specialized rooms for fine and applied arts, music, computer education, science laboratories, and family and consumer sciences.

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By August 2012, Tecton Architects had issued a draft report, identifying ways in which the facility can be used to accommodate the required programs. Alternatives had been analyzed, the best-value option selected and a schematic design developed. Tecton prepared two renderings of the proposed design. Construction phasing diagram and phasing considerations were developed and also included in this report.

At this point the Building Committee asked Tecton Architects to put on hold the preparation of the cost estimate until comments about the building program and design from town residents and town representatives were received. In the period from September 2012 to early December 2012, the Building Committee held information sessions for town residents, presentations to the Board of Education, Board of Finance and Board of Selectmen. Comments were received, discussed and addressed and a cost estimate developed in December 2012 and later adjusted, based on comparison with another independent cost estimate, for a total project cost of \$74,366,800. The estimated cost of the project was discussed and deemed excessive by the three Boards. They requested the Building Committee and Tecton Architects to develop value engineering options. In April 2013, the Building Committee presented to the three Boards the revised cost estimate of \$56,970,470, which included several cost cutting measures, corresponding to a reduction in cost of \$17,396,330.

As of June 2013, the Board of Education, Board of Finance and Board of Selectmen have accepted the cost cutting measures and have determined to proceed with a town referendum, to be held in early October 2013, and upon approval, followed by grant application to the State of Connecticut DOE for the portion of the project pertaining to the William J. Johnston Middle School, on or before November 30, 2013.

Project Cost Estimate Summary:

• WJJMS		
New Construction	\$ 23,908,230	
Renovations	\$ 16,443,480	
Parking/Driveway	\$ 1,416,260	
Sport fields/equipment restoration	\$ <u>595,660</u>	
Total		\$ 42,363,630
	Estimated State Reimbursable	\$ 18,080,160
	Estimated Town Cost	\$ 24,283,470
• Senior Center		
Renovations	\$ 4,928,750	
Parking/Driveway	\$ <u>781,875</u>	
Total		\$ 5,710,625

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• Community Center		
Renovations	\$ 8,682,135	
Additions	<u>\$ 214,080</u>	
Total		\$ 8,896,215
• Grand total		\$ 56,970,470

See Drawing S-001 (Proposed Site Plan) following this page.

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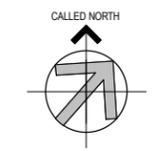
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TOWN OF COLCHESTER

COLCHESTER, CT

Project
**WJJ Middle School,
 Community & Senior
 Centers Colchester, CT
 NORWICH AVENUE**

Key Plan



Seals
 PROGRESS PRINT

Issues

Date	Description

Revisions

No.	Date	Description

Drawing Title
**PROPOSED SITE
 PLAN WITH
 VALUE
 ENGINEERING**

Issue Date: 6/26/2013

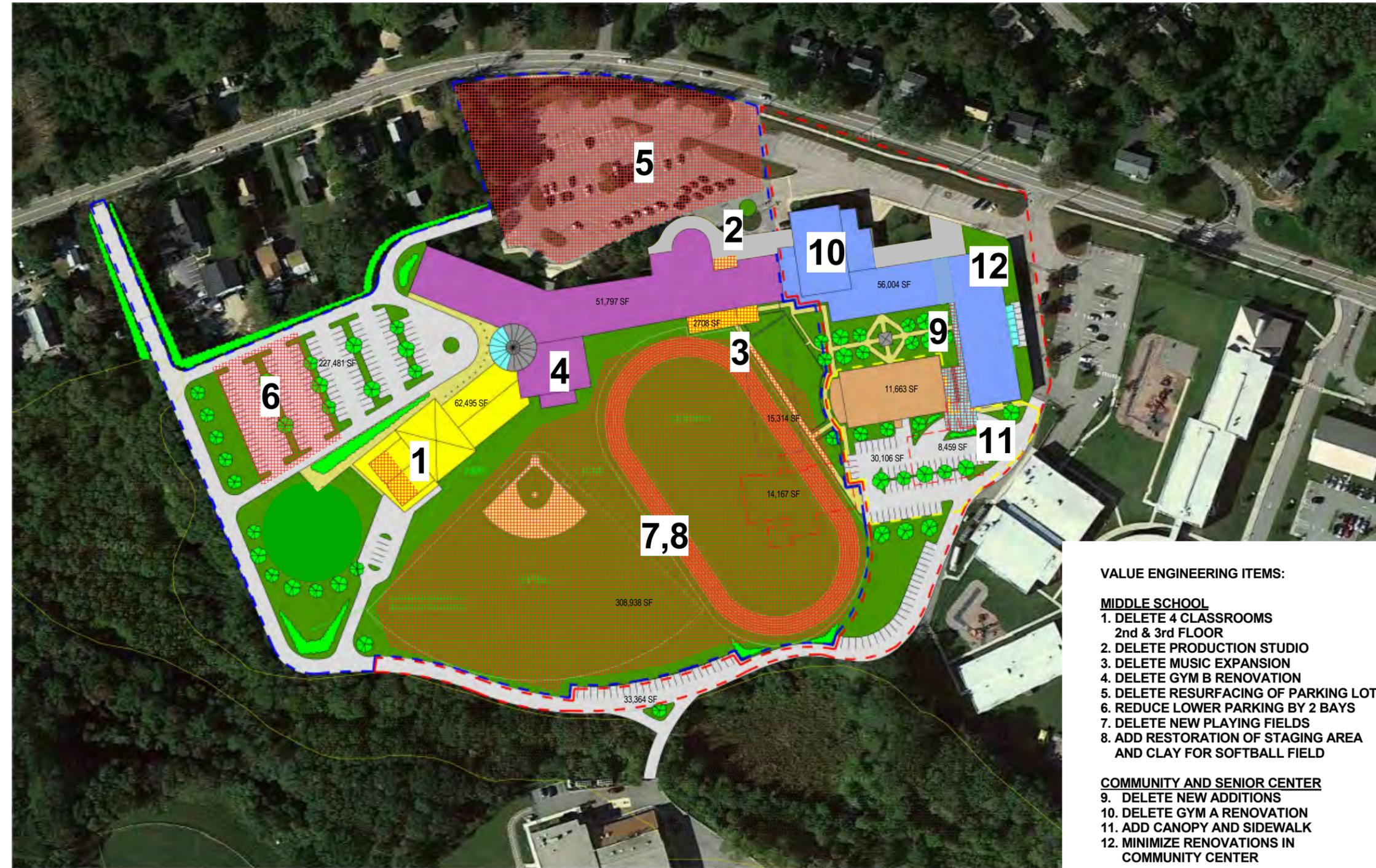
Project No: COL01ar Scale: 1" = 40'-0"

Project Manager: Production Leader:

Project Architect: Peer Reviewer:

Drawing Number

S-001



VALUE ENGINEERING ITEMS:

MIDDLE SCHOOL

1. DELETE 4 CLASSROOMS
2nd & 3rd FLOOR
2. DELETE PRODUCTION STUDIO
3. DELETE MUSIC EXPANSION
4. DELETE GYM B RENOVATION
5. DELETE RESURFACING OF PARKING LOT
REDUCE LOWER PARKING BY 2 BAYS
7. DELETE NEW PLAYING FIELDS
8. ADD RESTORATION OF STAGING AREA
AND CLAY FOR SOFTBALL FIELD

COMMUNITY AND SENIOR CENTER

9. DELETE NEW ADDITIONS
10. DELETE GYM A RENOVATION
11. ADD CANOPY AND SIDEWALK
12. MINIMIZE RENOVATIONS IN
COMMUNITY CENTER

- PROPOSED COMMUNITY CENTER - 56,040 SF
(COLCHESTER INTERMEDIATE SCHOOL BUILT 1962)
- PROPOSED SENIOR CENTER - 11,663 SF
(COLCHESTER INTERMEDIATE SCHOOL BUILT 1966)
- EXISTING MIDDLE SCHOOL
PROPOSED RENOVATION - 51,797 SF
PROPOSED ADDITION - 2,708 SF
- PROPOSED MIDDLE SCHOOL ADDITION (3 STORIES) - 62,495 SF
- RELOCATABLE CLASSROOMS TO BE REMOVED - 22,626 SF
(BUILT 1999)
- EXISTING MIDDLE SCHOOL TO BE REMOVED - 15,314 SF
(BUILT 1954)

- DELETED SCOPE
VALUE ENGINEERING
- WJJMS - PROPOSED PROJECT LIMIT LINE
- COMMUNITY CENTER - PROPOSED PROJECT LIMIT LINE
- SENIOR CENTER - PROPOSED PROJECT LIMIT LINE

PARKING COUNT

	REQUIRED	EXISTING	PROPOSED
WJJMS / EMPLOYEE	158	97	63 (VE)
WJJMS / BUSES	*	14	*
SOCIAL SERVICES	*	16	*
YOUTH SERVICES	*	10	*
PARKS & RECREATION	*	10	50
SENIOR CENTER	*	*	52

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03 EXISTING CONDITIONS (ARCHITECTURAL)

A. WILLIAM J. JOHNSTON MIDDLE SCHOOL

The current Middle School is located at 360 Norwich Avenue, part of the Town of Colchester School Campus, next to the Elementary School and the Intermediate School. The site pertinent to the Middle School includes parking for approximately 130 cars and 14 buses, soccer and softball fields and a large, wooded, undeveloped area of approximately 6.7 acres, of which approximately 1.2 acres is delineated as wetland on available town maps. The site is served by public water and sewer. City gas is not available (See aerial views EX-001 and EX-002)

The sprawling, mostly one-story building, extends linearly approximately 1,200 feet and it is comprised of several parts, each of them built in different periods:

BUILDING	STORIES	FLOOR AREA (SF) (excl. ext. walls)	YEAR BUILT
The original William J. Johnston Middle School, presently the 8 th grade wing and gym A.	1	38,685	1954
The (old) Intermediate School, presently the 6 th grade wing.	1 and 2	33,991	1962
Addition to the Intermediate School, presently part of the 6 th grade wing and the cafeteria.	1 and 2	22,384	1966
Addition to the WJJ Middle School, presently 7 th grade wing, media center and gym B.	1	36,237	1991
Relocatable classrooms (built in three phases) and currently not used.	1	11,203	1998 1999 2000
Total floor area (excluding exterior walls)		142,500	

The oldest portions of the school still do not meet full accessibility code requirements, were not designed with current teaching methods in mind (team system) and the grouping of teams is less than ideal. Also, due to its extended linear development, the circulation is rather inefficient. The student capacity of the facility is 1020. Enrollment is currently 700 and projected to be still in gradual decline for the next five years.

BUILDING STRUCTURE

Except for the portable classrooms, which are built with wood framing and sheathing, the rest of the structures have reinforced concrete foundations and

slabs; concrete blocks (cmu) interior walls; brick veneer and cmu back-up exterior walls; composite concrete over metal deck second floor (in the 6th grade 2 story wing); bar joists and metal deck roofs.



WJJMS - Non compliant door: side clearance



WJJMS - Crack at Masonry Wall



WJJMS - Crack at Door Header

The structure is generally in good conditions. We have noticed only limited diagonal settling cracks in the concrete block walls at the two ends of the 8th grade wing and in the

7th grade wing. These conditions should be corrected, but the cracks are not of immediate structural concern.

BUILDING ENVELOPE

The roof is bituminous type and approximately 20 + years old (except for gym A, replaced in 2000). It is in fair condition and will reach the end of its life in 5 -10 years. We do not know the insulating value of the roof assembly, but we assume that it does not meet current standards. The building walls are brick veneer and block. The walls in the oldest portions of the school are not insulated, while the 1991 addition has insulated cavity walls. Both brick and mortar joints are in good shape. Aluminum windows have single plane glass with no thermal break in the 1964 sections of the building. The newer section (1991) and 8th grade wing have thermally broken aluminum windows, with insulated glass panes, however some of the glass seal has failed and moisture has infiltrated between the glass panes. Exterior doors are insulated hollow metal and glass.

INTERIOR FINISHES, DOORS, CASEWORK, FURNITURE AND EQUIPMENT

In general, ceilings are in good condition, wall paint, wall rubber base and floor vinyl composition tile are in fair conditions, while carpet is in poor condition showing excessive wear and tear. The kitchen and cafeteria are in good condition. Wood interior doors and frames are in fair conditions, however, door side clearances on the two story portion of the building do not comply with ADA accessibility codes. In general casework is in poor condition with missing veneer on cases and counters. The majority of furniture is in poor condition. Typical throughout is the lack of technology. The intercom system is malfunctioning. There is no air conditioning, other than in some office areas and in the media center.



WJJMS - Bathroom Conditions

See drawings EX-001, EX-002, and EX-003 following this page.

B. SENIOR CENTER

The Colchester Senior Services department serves both as a resource center for information on aging, services, and related issues for entire community. Additionally, they serve as a critical source of support for caregivers and family members, providing information and support referral services. Most importantly, the Senior Center provides vital social, recreational, and physical health and wellness activities to support a growing aging population. (Meals on Wheels, Energy Assistance Program, Medicare Information Hub.)

Their current +/- 4,000 s.f. facility is located on Norwich Avenue, near Town Hall and it is undersized: activity, dining, kitchen, office and storage spaces are not sufficient for current needs. The air conditioning system is inadequate. There are approximately 26 parking spaces and residents are often using the street and an adjacent parking lot that is not allocated to the town. In addition, the building will not be available to the Senior Center over the long term, since it is not owned by the Town, but leased.



Senior Center Kitchen



Computer Area

C. PARKS AND RECREATION

The Colchester Parks & Recreation department offices are located in the first floor of the Town Hall. The staff of 4 shares a small and overcrowded office area. The waiting area is inadequate and there is not enough counter space for the public. The majority of storage is offsite and not necessarily at the site(s) where activities take place, which often causes staff to bring equipment to and from the office. Scheduling of gymnasiums is difficult as priority is given to other departments. The department recognizes a need for Pre-k programs and possibly daycare, however, facilities for these programs do not currently exist.

D. SOCIAL SERVICES

The Colchester Social Services Department Offices are located on the second floor of Town Hall. The space consists of one office and a waiting / consultation area and is located adjacent to the Youth Services Offices. Spaces also include a food bank on the second floor and storage space on the top level. The area is considerably smaller than the established need.

E. YOUTH SERVICES

The Colchester Youth Services Department Offices are located on the second floor of Town Hall and consist of two offices and a waiting area, adjacent to the Social Services Offices. The current Youth Center is in a separate stand-alone structure, the converted old town hall, on Norwich Avenue, across from the town's green. It is within walking distance of the (new) Town Hall and the middle school. The building is in good repair, however, it is undersized for current needs. The department has diligently worked to create a fun and exciting atmosphere through interesting decor and furnishings. The town green, across the street, is used for active recreation activities. Indoor sport facilities are not available at the



Youth Center Lounge Area

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Youth Center and extensive after-school and evening use of school gyms by school sponsored activities, athletic teams, youth sports and adult recreation programs make it difficult for youth services to use these facilities for their programs.



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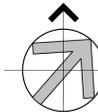
COLCHESTER, CT

Project

WJJ Middle School,
Community & Senior
Centers Colchester, CT
NORWICH AVENUE

Key Plan

CALLED NORTH



Seals

PROGRESS PRINT

Issues

Date	Description

Revisions

No.	Date	Description

Drawing Title

LOCATION MAP

Issue Date:

Project No: COL01ar Scale: NOT TO SCALE

Project Manager: Production Leader:

Project Architect: Peer Reviewer:

Drawing Number

EX-001





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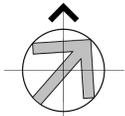
COLCHESTER, CT

Project

WJJ Middle School,
Community & Senior
Centers Colchester, CT
NORWICH AVENUE

Key Plan

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Seals

PROGRESS PRINT

Issues

Date	Description

Revisions

No.	Date	Description

Drawing Title

WJJMS -
EXISTING SITE
PLAN

Issue Date:

Project No: COL01ar Scale: NOT TO SCALE

Project Manager: Production Leader:

Project Architect: Peer Reviewer:

Drawing Number

EX-002



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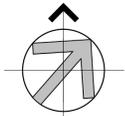
COLCHESTER, CT

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Seals

PROGRESS PRINT

Issues

Date	Description

Revisions

No.	Date	Description

Drawing Title

WJJMS EXISTING
PLAN

Issue Date:

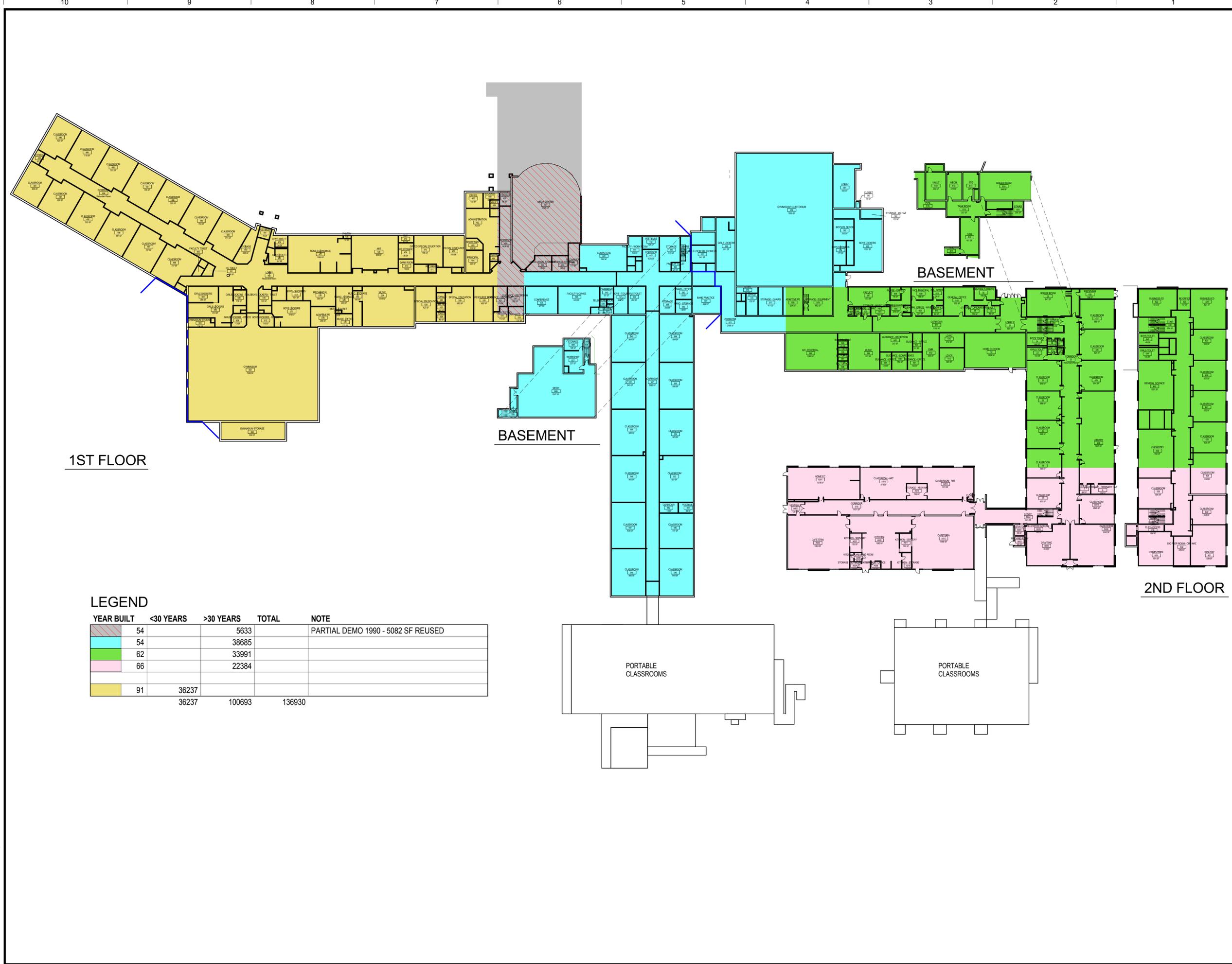
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Project Manager: Production Leader:

Project Architect: Peer Reviewer:

Drawing Number

EX-003



04 SPACE PROGRAM

A. WILLIAM J. JOHNSTON MIDDLE SCHOOL

The +/-142,500 sq ft facility, located on 29 acres at 360 Norwich Avenue, is home to grades 6, 7 and 8. It was originally constructed in 1954 with additions and renovations in 1962, 1966, 1991 and 2000 (portable classrooms). The facility contains 54 general classrooms as well as specialized rooms for fine and applied arts, music, computer education, science laboratories, and family and consumer sciences. The older portions of the school are generally inefficient in layout and size and are not conducive to current curriculum standards, programs and activities. The building complex student capacity is 1020. Current enrollment is 695 and projected enrollment for the year 2013-2014 is 681.

The detailed space program, prepared in 2012, is shown in Appendix C. The 117,000 s.f. total gross floor area of school renovation and new construction matched the gross floor area allowed for reimbursement by the State of Connecticut, based on 700 students enrollment (school year 2011-2012).

Value Engineering Revisions

Due to value engineering revisions in the course of winter and spring 2013, the space program was reduced to 110,000 s.f. and is less than the gross floor area allowed for reimbursement of 114,960 s.f., based on a projected enrollment of 681 students in the year 2013/2014. Reductions include the following:

- Delete four classrooms in the new addition (4,000 s.f.);
- Delete production studio (960 s.f.);
- Delete music expansion (2,040 s.f.);
- Reuse Gym B as-is, without renovation;
- Delete resurfacing of existing parking lot;
- Reduce size of lower parking by two bays (66 pkg. spaces);
- The new sport fields and track are deleted from the work. The remaining scope of work for the open space is limited to the restoration of the existing open space (softball and soccer fields) after construction and the relocation of the outdoor adventure program.

WJJMS Space Program:

Renovation of 1991 portion of WJJMS	51,797 gross s.f.
New Construction	65,203 gross s.f.
<i>Value Engineering Reductions</i>	<u>-7,000 gross s.f.</u>
Total floor area	110,000 gross s.f.

Demolition of 8th Grade Wing 15,314 gross s.f.

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Removal of Portable Classrooms	22,626 gross s.f.
New Parking, Driveway, Open Space	207,481 s.f.
Value Engineering Reduction	<u>-25,000 s.f.</u>
Total	182,481 s.f.

Open Space, Sport Fields, (Soccer, Softball) 308,938 s.f.

- CLASSROOMS/TEAM AREAS - Will be organized by grade and team allowing for flexibility for teachers and team structure changes. The 6th grade will be housed in the existing western wing of the building, while 7th and 8th grades will be located on the 2nd and 3rd floor of the new addition. The existing and new classrooms will receive new finishes and new wood cabinetry with sinks. Each class will have an interactive whiteboard and equipment to access current technology.
- SCIENCE LABS & SPECIALTY SPACES - Science Labs will be located within each grade wing. Existing and new science labs will receive new finishes and new wood cabinetry with sinks and electrical outlets at each work table. Each science lab will have interactive whiteboards and equipment to access current technology. New specialty area finishes, fixtures, furniture, and equipment will be provided per program.
- SUPPORT SERVICES - The majority of support services, including **Health and Wellness, Psychology/Social Work, School Counseling, and English Language Learning** will be located in the new portion of the building adjacent to the administration area and new entrance. Some Special Education facilities will be located in this area and others located throughout the building.
- GENERAL FACILITIES - The General Facilities, including **Administrative Offices, Faculty Dining/Workroom, and Shared Conference Rooms** are located in the new portion of the building, on the 1st floor, adjacent to the new front entrance. The new **Kitchen and Cafeteria** are placed at the west end of the new addition.
- GYMNASIUM - The existing Gymnasium B will be reused as-is.
- LIBRARY/MEDIA CENTER – The library will remain in its current location. Office space will be reconfigured. New finishes and furniture adequate for a circular space will be installed.
- SPECIAL EDUCATION – Special education services will be located throughout the new and existing building, one or two classrooms per grade wing.
- PUPIL SERVICES – The Colchester Pupil Services Department offices will be located in the Community Center portion of the building, adjacent to the Social Services Department offices and have separate entrances from the new lobby and also directly from the parking lot. Space will include **Offices, Waiting Room, Work Room, Pantry, Conference, Tutoring and Storage. A Dedicated Restroom** will also be provided. New finishes, fixtures, furniture, and equipment will be provided per program. New wood casework with sinks and new finishes including flooring, paint, and new ceiling grid and pads will be provided.

B. SENIOR CENTER AND COMMUNITY CENTER

A committee was appointed by the Town to prepare specifications and a space program for the Senior Center, currently located in a free-standing building at 95 Norwich Avenue, and the Community Center, inclusive of Parks & Recreation which currently resides in the Town Hall, the Youth center, which occupies a building at 40 Norwich Avenue and Social Services, which is also located in Town Hall. While there are some opportunities for shared programmatic and facility needs, each department requires space that is exclusive to the conduction of activities of their respective users.

Members of the Senior and Community Center Committee:

- Greg Plunkett, Facilities
- Patti White, Senior Center
- Val Geato, Youth & Social Services
- Cheryl Hancin, Parks & Recreation
- Kate Byroade, Cragin Memorial Library

The proposed site for the consolidated Senior Center and Community Center is the 1964/1966 wing of the Johnston Middle School located at 360 Norwich Avenue, and currently housing the 6th grade classrooms, gym A, the kitchen and cafeteria. The Senior Center and Community Center would also be the designated emergency shelter for the Town of Colchester, so a high-capacity generator to power the kitchen, heating and lighting will be required. The detailed space program for the Senior Center and the Community Center is in Appendix F.

Value Engineering Revisions

Due to value engineering revisions in the course of winter and spring 2013, the space program was reduced as follows:

- Deletion of the new lobby and corridor addition to the community center (2,925 s.f.) and substitute it with a canopy to protect the entrances and a sidewalk in the courtyard;
- Re-use of Gym A as-is, without renovation or upgrades;
- Minimize scope of renovations in the community center (\$50/s.f.);

Senior Center	12,325 gross s.f.
Parks and Recreation	20,638 gross s.f.
Youth Center	6,932 gross s.f.
Social Services	4,645 gross s.f.

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Pupil Services and Special Education	3,442 gross s.f.
Shared Services	22,259 gross s.f
<i>Value engineering reduction</i>	<i>-2,925 gross s.f.</i>
Total	67,317 gross s.f.

Senior Center Parking/Driveway	30,106 s.f.
Parks and Recreation Road/Parking Ext.	33,364 s.f.

- The SENIOR CENTER will be located in the former cafeteria wing of the middle school taking advantage of the existing kitchen, cafeteria, large classrooms and loading dock. The layout is organized around a centrally located living space with fireplace. All supplemental activity spaces will radiate from it. They will include a **Bistro/Café, Gift Shop, Lounge, Counseling Space, Library, Hair Salon, Game Room, Fitness Room, Offices, Restroom and Storage**. With the exception of the kitchen all spaces will receive new finishes including flooring, paint and new ceiling grid and pads. New specialty area finishes, fixtures, furniture, and equipment will be provided per program. Classrooms will be shared amongst community center departments and employees will share a common break area, kitchen, and conference room. **Additional Classrooms** will be shared amongst community center departments and employees will share a **Common Break Area, Kitchen, and Conference Room**. A remote **storage room**, designated for the exclusive use of the Senior Center, is located on the second floor of the building.
- The PARKS AND RECREATION DEPARTMENT offices will be located on the first floor of the two story portion of the former middle school adjacent to Social Services. The department will also be using the existing **Gymnasium A**, with the full complement of **Locker Rooms** and **Storage** formerly used by the middle school and some dedicated classrooms for **Pre-K** and **Dance Programs**. A medical exam room and waiting area will be located directly adjacent to the Parks and Recreation Offices. With the exception of the Gymnasium and Locker Rooms, all spaces will receive new wood casework with sinks and new finishes including flooring, paint, and new ceiling grid and pads. New paint on walls throughout. New fixtures, furniture, and equipment will be provided per program. **Additional Classrooms** will be shared amongst community center departments and employees will share a **Common Break Area, Kitchen, and Conference Room**. A remote **storage room**, designated for the exclusive use of the Park and Recreation Department, is located on the second floor of the building.
- The SOCIAL SERVICES DEPARTMENT offices will be located on the first floor of the two story portion of the former middle school adjacent to the Youth Services Department and Parks and Recreation Department. Social Services include a large **Food-Bank** and **Distribution Area** which will have a walk-in refrigerated area and its own **separate, discreet entrance** directly adjacent to a small parking area. The

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COLCHESTER, CT
JUNE 20, 2013

offices and specialized areas will receive new wood casework with sinks and new finishes including flooring, paint, and new ceiling grid and pads. New fixtures, furniture, and equipment will be provided per program. **Additional Classrooms** will be shared amongst community center departments and employees will share a **Common Break Area, Kitchen, and Conference Room.**

- The YOUTH SERVICES DEPARTMENT offices will be located in the building East of Gym A, adjacent to the specialty areas associated with the department, including a **Game Room, Group Counseling Room, Technology Room, Lounge, and Library.** A remote **storage room**, designated for the exclusive use of Youth Services, is located on the second floor of the building. New specialty area finishes, fixtures, furniture, and equipment will be provided per program. The offices and specialized areas will receive new wood casework with sinks and new finishes including flooring, paint, and new ceiling grid and pads. **Additional Classrooms** will be shared amongst community center departments and employees will share a **Common Break Area, Kitchen, and Conference Room.**

See Drawing A-001 following this page.

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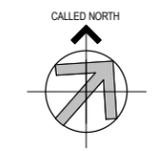
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Owner
TOWN OF COLCHESTER

COLCHESTER, CT

Project
**WJJ Middle School,
 Community & Senior
 Centers Colchester, CT
 NORWICH AVENUE**

Key Plan



Seals
 PROGRESS PRINT

Issues

Date	Description

Revisions

No.	Date	Description

Drawing Title
**PROPOSED SITE
 PLAN WITH
 VALUE
 ENGINEERING**

Issue Date: 6/26/2013

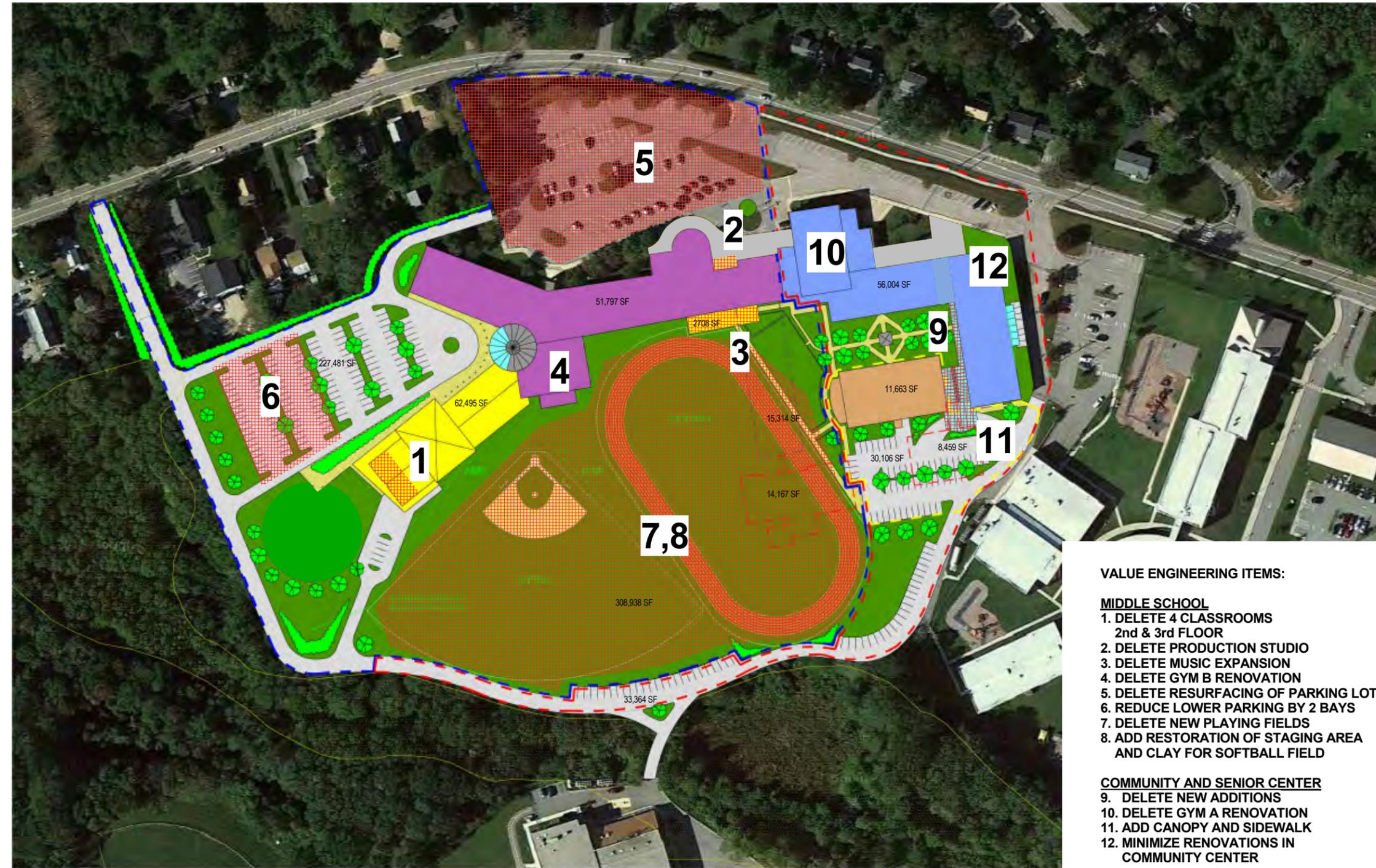
Project No: COL01ar Scale: 1" = 40'-0"

Project Manager: Production Leader:

Project Architect: Peer Reviewer:

Drawing Number

S-001



VALUE ENGINEERING ITEMS:

MIDDLE SCHOOL

1. DELETE 4 CLASSROOMS
2nd & 3rd FLOOR
2. DELETE PRODUCTION STUDIO
3. DELETE MUSIC EXPANSION
4. DELETE GYM B RENOVATION
5. DELETE RESURFACING OF PARKING LOT
REDUCE LOWER PARKING BY 2 BAYS
7. DELETE NEW PLAYING FIELDS
8. ADD RESTORATION OF STAGING AREA
AND CLAY FOR SOFTBALL FIELD

COMMUNITY AND SENIOR CENTER

9. DELETE NEW ADDITIONS
10. DELETE GYM A RENOVATION
11. ADD CANOPY AND SIDEWALK
12. MINIMIZE RENOVATIONS IN
COMMUNITY CENTER

- PROPOSED COMMUNITY CENTER - 56,040 SF
(COLCHESTER INTERMEDIATE SCHOOL BUILT 1962)
- PROPOSED SENIOR CENTER - 11,663 SF
(COLCHESTER INTERMEDIATE SCHOOL BUILT 1966)
- EXISTING MIDDLE SCHOOL
PROPOSED RENOVATION - 51,797 SF
PROPOSED ADDITION - 2,708 SF
- PROPOSED MIDDLE SCHOOL ADDITION (3 STORIES) - 62,495 SF
- RELOCATABLE CLASSROOMS TO BE REMOVED - 22,626 SF
(BUILT 1999)
- EXISTING MIDDLE SCHOOL TO BE REMOVED - 15,314 SF
(BUILT 1954)

- DELETED SCOPE
VALUE ENGINEERING
- WJJMS - PROPOSED PROJECT LIMIT LINE
- COMMUNITY CENTER - PROPOSED PROJECT LIMIT LINE
- SENIOR CENTER - PROPOSED PROJECT LIMIT LINE

PARKING COUNT

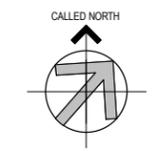
	REQUIRED	EXISTING	PROPOSED
WJJMS / EMPLOYEE	158	97	63 (VE)
WJJMS / BUSES	*	14	*
SOCIAL SERVICES	*	16	*
YOUTH SERVICES	*	10	*
PARKS & RECREATION	*	10	50
SENIOR CENTER	*	*	52

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Owner
TOWN OF COLCHESTER
 COLCHESTER, CT

Project
**WJJ Middle School,
 Community & Senior
 Centers Colchester, CT
 NORWICH AVENUE**

Key Plan



Seals
 PROGRESS PRINT

Issues

Date	Description

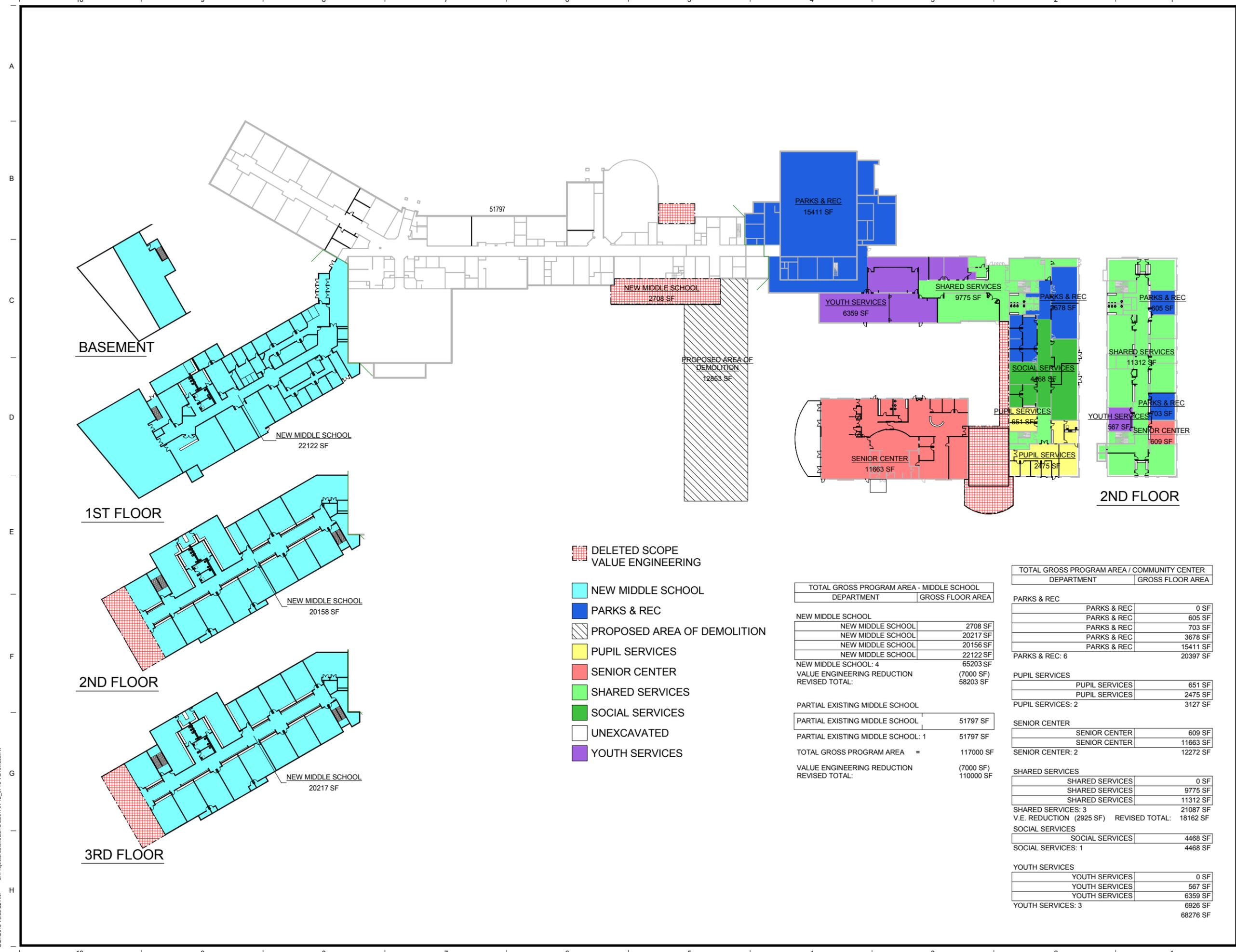
Revisions

No.	Date	Description

Drawing Title
**OVERALL SPACE
 PROGRAM
 WITH
 V.E. REVISIONS**

Issue Date: 6/26/2013
 Project No: COL01ar Scale: 1" = 40'-0"
 Project Manager: Production Leader:
 Project Architect: Peer Reviewer:
 Drawing Number

A-001



-  DELETED SCOPE VALUE ENGINEERING
-  NEW MIDDLE SCHOOL
-  PARKS & REC
-  PROPOSED AREA OF DEMOLITION
-  PUPIL SERVICES
-  SENIOR CENTER
-  SHARED SERVICES
-  SOCIAL SERVICES
-  UNEXCAVATED
-  YOUTH SERVICES

TOTAL GROSS PROGRAM AREA - MIDDLE SCHOOL	
DEPARTMENT	GROSS FLOOR AREA

NEW MIDDLE SCHOOL	
NEW MIDDLE SCHOOL	2708 SF
NEW MIDDLE SCHOOL	20217 SF
NEW MIDDLE SCHOOL	20156 SF
NEW MIDDLE SCHOOL	22122 SF
NEW MIDDLE SCHOOL: 4	65203 SF
VALUE ENGINEERING REDUCTION	(7000 SF)
REVISED TOTAL:	58203 SF

PARTIAL EXISTING MIDDLE SCHOOL	
DEPARTMENT	GROSS FLOOR AREA

PARTIAL EXISTING MIDDLE SCHOOL: 1	51797 SF
TOTAL GROSS PROGRAM AREA =	117000 SF
VALUE ENGINEERING REDUCTION	(7000 SF)
REVISED TOTAL:	110000 SF

TOTAL GROSS PROGRAM AREA / COMMUNITY CENTER	
DEPARTMENT	GROSS FLOOR AREA

PARKS & REC	0 SF
PARKS & REC	605 SF
PARKS & REC	703 SF
PARKS & REC	3678 SF
PARKS & REC	15411 SF
PARKS & REC: 6	20397 SF

PUPIL SERVICES	
PUPIL SERVICES	651 SF
PUPIL SERVICES	2475 SF
PUPIL SERVICES: 2	3127 SF

SENIOR CENTER	
SENIOR CENTER	609 SF
SENIOR CENTER	11663 SF
SENIOR CENTER: 2	12272 SF

SHARED SERVICES	
SHARED SERVICES	0 SF
SHARED SERVICES	9775 SF
SHARED SERVICES	11312 SF
SHARED SERVICES: 3	21087 SF
V.E. REDUCTION (2925 SF)	REVISD TOTAL: 18162 SF

SOCIAL SERVICES	
SOCIAL SERVICES	4468 SF
SOCIAL SERVICES: 1	4468 SF

YOUTH SERVICES	
YOUTH SERVICES	0 SF
YOUTH SERVICES	567 SF
YOUTH SERVICES	6359 SF
YOUTH SERVICES: 3	6926 SF
	68276 SF

05 PROPOSED DESIGN

A. OVERVIEW

The following describes the proposed site, architectural, structural, mechanical, electrical, plumbing and fire protection systems, which will serve the additions and renovations to the existing William J. Johnston Middle School, as well as the conversion of the older portion of the school into Senior Center and Community Center. After additions and renovations, the school will be approximately 117,000 square feet and the attached Senior and Community Center will be approximately 70,242 square feet.

B. APPLICABLE CODES AND STANDARDS

The building systems will be designed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements, including the Department of Construction Services' and the Bureau of School Facilities'.

- 2005 Connecticut State Building Code (2009 Connecticut Amendments)
- 2005 Connecticut State Fire Safety Code (2009 Connecticut Amendments)
- 2003 International Mechanical Code
- 2003 International Plumbing Code
- 2005 National Electrical Code
- 2009 International Energy Conservation Code (2011 Connecticut Amendments)
- State Department of Construction Services Program (DCS)

C. SITE *(See Drawing S-001 following this page)*

The description of this section has been revised to reflect value engineering scope reductions.

Drawing S-001 shows the site development and the project limit lines pertaining to the middle school, the senior center and the community center. The site work includes the development of approximately 13 acres, a portion of the Town-owned parcel which houses the Elementary, Intermediate and Middle Schools Complex. Starting from the west side of the property, the plan shows a new access from Norwich Avenue, *leading to a new 64-car parking lot (reduced in size after value engineering reductions)*, and from there to the new entrance of the school, located at the convergence of the existing

building, gymnasium B and the new addition. The parking lot is tiered, to negotiate the existing slope with a vertical rise of +/- 24 feet. To the immediate south of the parking area, an outdoor recreational area provides opportunities for classes, performances and school gatherings in the open. The adjacent landscaped area will be utilized as bio-filtration and retention system for storm water run-off, before it is released in the nearby wetland. *To the east of the new addition, the existing soccer and softball fields and surrounding area will be restored and the adventure park relocated, after construction has taken place.* The outdoors sport facilities are bordered to the south by a crushed stone-paved driveway and a +/- 50-car linear parking connecting the new entrance to the Senior Center and Community Center. The site work includes also a new asphalt-paved 52-car parking lot dedicated for the Senior Center and the landscaping of the semi-enclosed courtyard bordered on three sides by the Community Center and the Senior Center.

The new school parking will be used by middle school administration personnel, staff and visitors. Buses, teachers and after hours users will continue to park in the existing parking lot, which will operate in the same way as it does now.

The Community Center will use the parking spaces located at the east end of the existing parking lot, as well as 6 parking spaces flanking the building, designated for Social Services and the new linear parking bordering the outdoor sports facilities.

The Senior Center will have dedicated use of the new parking lot adjacent to the facility.

Approvals to be obtained during the design phase of the project include, but are not limited to, DEEP Inland Wetland Resources, State Traffic Commission, Town Planning and Zoning Board.

D. ARCHITECTURAL/STRUCTURAL

WILLIAM J. JOHNSTON MIDDLE SCHOOL (See Drawing A-002 and View of WJJMS New Addition following this page)

The building is organized in three wings, at the intersection of which is the new entrance and Gymnasium B (See Drawing A-002). The south wing, consisting of the proposed 3 story addition, will house a partial basement, with mechanical spaces; the administration offices, special education, guidance, kitchen and cafeteria on the first floor; 7th and 8th grade respectively on the second and third floors. The existing one story school structure, to be renovated, includes 6th grade in the west wing, gymnasium B and fitness, art, design/engineering, FCS, media center and music in the east wing. The middle school facility ends approximately at Gymnasium A and it is physically separated from the adjacent community center facility.

New Addition (South Wing) Building Systems

- Foundations - Reinforced concrete footings and 16" thick foundation walls; concrete slab on grade with welded wire fabric reinforcing.
- Superstructure – Steel frame (columns and beams); Composite steel and concrete floor decks; Steel roof deck.
- Exterior walls – Insulated cavity masonry walls, with 8" concrete masonry units on the inside and exposed brick to the outside; Steel lintels at openings; Pre-cast concrete window sills.
- Roof – Single ply reinforced membrane (TPO or EPDM) over 4" thick rigid insulation (polyisocyanurate).
- Interior walls – 75% concrete masonry units and 25% of metal stud framing, gypsum board and acoustic insulation system.
- Windows – Aluminum windows, thermally broken, operable, with insulated glass.
- Curtain wall system (at new entrance) – aluminum curtain wall system (8" deep mullions) with insulated glass.
- Interior doors and frames – Wood veneer, solid core doors, transparent finish; Painted hollow metal frames.
- Exterior doors and frames – Aluminum storefront systems, thermally broken, with glazed doors, side-lights and transoms.
- Finishes – Floors: 70% VCT; 20% carpet; 5% rubber tiles, tread and risers (at stair enclosures); 5% ceramic tiles (at entrance).
Baseboard: 4" rubber baseboard.
Walls: Latex eggshell paint; ceramic tile at bathrooms.
Ceilings: Suspended acoustical ceiling system.
- Toilet accessories.
- Toilet partitions – Solid plastic or solid reinforced composite.
- Accessories – marker boards, bulletins, directories.
- Elevator – hydraulic or traction.
- A/V equipment - projectors, interactive white boards.
- Computers – 30 laptops per grade (total 90) + 3 carts with chargers.

Renovation (West and East Wings) Building Systems

- Exterior walls infills – Insulated cavity masonry walls, with 8" concrete masonry units on the inside and exposed brick to the outside; Steel lintels at openings; Pre-cast concrete window sills.
- Roof – Single ply reinforced membrane (TPO or EPDM) over 4" thick rigid insulation (polyisocyanurate).
- Interior walls infills – 75% concrete masonry units and 25% of metal stud framing, gypsum board and acoustic insulation system .
- Windows – Aluminum windows, thermally broken, operable, with insulated glass.

- Interior doors and frames – Wood veneer, solid core doors, transparent finish; Painted hollow metal frames.
- Exterior doors and frames – Aluminum storefront systems, thermally broken, with glazed doors, side-lights and transoms.
- Finishes – Floors: 70% VCT; 20% carpet; 5% rubber tiles, tread and risers (at stair enclosures); 5% ceramic tiles (at entrance).
Baseboard: 4” rubber baseboard.
Walls: Latex eggshell paint; ceramic tile at bathrooms.
Ceilings: Suspended acoustical ceiling system.
- Toilet accessories.
- Toilet partitions – Solid plastic or solid reinforced composite.
- Accessories – Marker boards, bulletins, directories.
- Gym accessories – Volleyball floor sleeves, caps, posts and net.
- Elevator – Hydraulic or traction.
- A/V equipment – Projectors, interactive white boards.

CONVERSION OF THE CURRENT 6TH GRADE WING INTO SENIOR CENTER AND COMMUNITY CENTER (See Drawing A-003)

The description of this section has been revised to reflect value engineering scope reductions.

The Community Center will occupy the portion of the current 6th grade wing that includes Gymnasium A and the one and two-story sections of the building east of it. The Senior Center will occupy the cafeteria wing of the building. The design concept of the conversion of this space into Senior Center is to open up rooms within the structure and create a common area at the center of the building, with a fire place, from which various activity rooms and offices radiate. Drawing A-003 shows the color-coded areas assigned to Parks and Recreation, Youth Center, Social Services, Pupil Services and the Senior Center. A multipurpose room on the ground floor and several rooms on the second floor are designated as “shared program spaces”. *A new canopy is created on the south side of the building, in the space between the Senior Center and the Community Center, to protect the entrances and the drop-off area in the parking lot. The protected approach to the buildings takes advantage of new shallow slope walks, to provide handicap access to the existing elevator and to the courtyard beyond, with a sidewalk extending along the exterior wall of the community center, leading past the courtyard to the existing main entrance on the north side of the building.*

Senior Center, Community Center Conversion and NewLobby and Corridor Addition Building Systems

- Foundations (new lobby) - Reinforced concrete footings and 16" thick foundation walls; concrete slab on grade with welded wire fabric reinforcing.
- Superstructure (new lobby and corridor) – Steel frame (columns and beams); Composite steel and concrete floor decks; Steel roof deck.
- Exterior walls infills – Insulated cavity masonry walls, with 8" concrete masonry units on the inside and exposed brick to the outside; Steel lintels at openings; Pre-cast concrete window sills.
- Roof – Single ply reinforced membrane (TPO or EPDM) over 4" thick rigid insulation (polyisocyanurate).
- Interior walls – metal stud framing, gypsum board and acoustic insulation.
- Windows – Aluminum windows, thermally broken, operable, with insulated glass.
- Curtain wall system (at new lobby and corridor) –aluminum curtain wall system (6" deep mullions) with insulated glass.
- Interior doors and frames – Wood veneer, solid core doors, transparent finish; Painted hollow metal frames.
- Exterior doors and frames – Aluminum storefront systems, thermally broken, with aluminum framed, insulated glazing doors, side-lights and transoms.
- Finishes – Floors: 65% VCT; 20% carpet; 5% rubber tiles, tread and risers (at stair enclosures); 10% ceramic tile (at new lobby and corridor).
Baseboard: 4" rubber baseboard.
Walls: Latex eggshell paint; ceramic tile at bathrooms.
Ceilings: Suspended acoustic ceiling system.
- Toilet accessories.
- Toilet partitions – Solid plastic or solid reinforced composite.
- Accessories – Marker boards, bulletins, directories.
- A/V equipment - Projectors, interactive white boards.

E. MECHANICAL, ELECTRICAL, PLUMBING, FIRE-PROTECTION

PLUMBING SYSTEMS:

New Plumbing Utilities

1. Domestic Water Service: The new domestic meter assembly shall be supplied from the existing 4-inch water service main located on site. The new water meter assembly equipment shall include water meter, isolation valves, pressure reducing valve(if needed), reduced pressure backflow preventer, strainer and bypass and shall meet all current code requirements and the requirements of the Regional Water Authority. This new water meter assembly shall meter all water use for the school except the 1999 addition which we remain metered separately, as it currently is.
2. Natural Gas Service: There is no natural gas available in the area.

3. Sanitary Service: The existing sanitary services shall remain. All new buried sanitary waste piping shall be cast iron, push on hub and spigot. All existing buried sanitary piping shall be scoped and video inspected as well as pressure cleaned for reuse.
4. Storm Service: The existing storm service shall remain All new buried storm water piping shall be cast iron, push on hub and spigot. All existing buried storm piping shall be scoped and video inspected as well as pressure cleaned for reuse.

New Plumbing Fixtures and Specialties

1. Water closets and urinals shall be wall hung vitreous china as manufactured by American Standard or approved equal. Sensor activated, battery powered, low consumption flush valves shall be provided with these fixtures and shall be as manufactured by Sloan or approved equal. Fixtures shall be ADA compliant in locations requiring ADA plumbing fixtures.
2. Lavatories in single lavatory locations shall be wall hung vitreous china with concealed arm supports as manufactured by American Standard or approved equal. Sensor activated, solar powered with battery back-up faucets shall be provided with these fixtures and shall be as manufactured by Sloan or approved equal. Fixtures shall be ADA compliant in locations requiring ADA plumbing fixtures.
3. Lavatories in multiple lavatory locations shall be two and three compartment Bradley type wall hung type lavatory, with steel mounting frame, p-trap with tail piece, two flexible stainless steel supply connections, battery powered sensor activated control with thermostatic mixing valve. Fixtures shall be ADA compliant in locations requiring ADA plumbing fixtures
4. ADA sinks in common areas shall be countertop mounted, stainless steel with offset drain fittings as manufactured by Elkay or approved equal. ADA compliant faucet with extra long single lever handle and swing spout shall be provided and shall be as manufactured by Symmons or approved equal.
5. ADA sinks in Art Rooms shall be countertop mounted, stainless steel with offset drain fittings as manufactured by Elkay or approved equal. ADA compliant faucet with extra long single lever handle and gooseneck spout shall be provided and shall be as manufactured by Elkay or approved equal.
6. Non-ADA sinks in Art Rooms shall be countertop mounted, stainless steel with drain fittings as manufactured by Elkay or approved equal. Faucet with single lever handle and swing spout shall be provided and shall be as manufactured by Elkay or approved equal.
7. Plaster traps shall be installed to serve all art room sinks and shall be installed within the millwork. Traps shall J.R.Smith or approved equal.
8. Non-ADA sinks in common areas shall be countertop mounted, stainless steel with drain fittings as manufactured by Elkay or approved equal. Faucet with single lever

handle and swing spout shall be provided and shall be as manufactured by Symmons or approved equal.

9. Electric water coolers shall be Elkay, stainless steel, surface mounted, single bowl and double bowl, ADA compliant and vandal resistant.
10. Janitor's mop sinks shall be Fiat, 24"x24" molded stone, floor mounted with wall mounted faucet & trim, or approved equal.
11. Emergency Eyewash/Shower stations shall be provided in Science Lab, Lab Storage Room and any other areas required per SFU and OSHA and shall be barrier free. Provide floor drains at all emergency stations
12. Science classroom sinks shall be epoxy sinks integral to countertop with gooseneck spout faucets with integral vacuum breakers and hot and cold water supply.
13. Wall hangers for water closets, urinals and lavatories shall be J.R. Smith or approved equal, heavy duty, adjustable height type installed within chase spaces provided behind fixture groups.
14. Cast iron floor drains shall be installed at all gang toilet rooms. Heavy-duty cast iron floor drains shall be installed in all mechanical rooms. Floor drains shall be J.R. Smith or approved equal. Trap primers shall be installed at all floor drains to maintain trap seal.
15. All new roof areas shall have primary and secondary emergency overflow roof drains by J.R. Smith, cast iron, with dome strainer or approved equal.
16. Wall hydrants at toilet rooms and mechanical spaces shall be Woodford, backflow protected, or approved equal.
17. Wall hydrants at building exterior shall be Woodford, freeze-proof, backflow protected, or approved equal, and shall be installed on the exterior walls within lockable boxes.

Plumbing and Piping Systems

1. The existing storm, sanitary and vent piping is believed to be cast iron. All existing storm, sanitary and vent piping buried and above grade shall remain with the exception of piping located in the 1971 addition which will be demolished with that portion of the building.
2. The existing hot, cold and hot water recirculation water piping shall be removed in areas of renovation with the exception of the 1999 addition. New piping shall be provided in the new and renovated areas as described below:
3. New addition: Storm and sanitary waste and vent piping shall be plain end cast iron with stainless steel clamp and shield assemblies conforming to ASTM B 42 for above ground piping. Buried piping shall be ASTM D2665 PVC with solvent cement joints conforming to ASTM D2855 with ASTM D2564 solvent cement. All storm, sanitary

waste and vent piping shall be concealed within chases and walls where ever possible. Storm and waste services shall exit the building below slab at multiple locations to be coordinated with the civil engineer. All sanitary waste and storm water shall be piped to the municipal waste water systems. A secondary storm system consisting of overflow roof drains or roof scuppers shall be provided in the event that the primary roof drain system is blocked. The secondary system shall be separate from the primary system and shall discharge above grade at a visible location. Vent piping shall exit the building through the roof with a 4" diameter pipe and shall extend a minimum of 12" above the finished roofline. All piping shall be installed in accordance with the International Plumbing Code.

4. New addition and 1963 building: Domestic hot water, cold water and hot water recirculation piping shall be Type L copper conforming to ASTM B 88 with sweat fittings using 95/5 solder. All domestic water piping shall be insulated with rigid molded, noncombustible glass fiber insulation conforming to ASTM C335. All domestic water piping throughout the building shall be installed above ceilings and concealed within wall cavities. All piping shall be installed in accordance with the International Plumbing Code.
5. Acid neutralization system, including acid waste piping and dilution tanks shall serve the Science Lab sinks and Lab Storage Room sinks. Buried piping shall be Polypropylene, BlueLine, ASTM D4101, Schedule 40, corrosive waste piping with ASTM D4101, polypropylene fittings and ASTM 1290, hermetically sealed joints. Above ground piping shall be Polypropylene BlueLine, ASTM D4101, Schedule 40, corrosive waste piping with ASTM D4101, polypropylene fittings and ASTM F1412, No hub, plain end joints and ASTM B117 stainless steel no hub coupling.
6. All Science Labs and Lab Storage Rooms that are provided with gas turrets shall incorporate an emergency gas shut-down system. Gas shut-down system shall incorporate a gas solenoid valve located with a recessed cabinet, relay panel; key switch and emergency stop push button located adjacent to the exiting door.
7. Appropriate backflow prevention devices shall be provided at mechanical systems make-up water, all hose end connections, and hot and cold water services into the Science Laboratory as required by the water company.

Domestic Hot Water Systems

1. Existing Domestic Hot Water System: The 1962 building existing domestic hot water is generated by (3) 200 gallon Bock indirect fired storage tanks. The water heater used prior to the Bock water heaters is still installed. The older system should be removed.
2. New Domestic Hot Water System: The existing water heaters should be retasked and relocated to serve the new building configuration

New Grease Interceptor

1. A single 1,000 gallon grease interceptor is anticipated to be installed on site. The waste connection exiting the grease interceptor shall connect to the primary sanitary

sewer on site. The interceptor shall prevent grease from entering the primary sanitary sewer. The exact location of the grease interceptor will be determined during the project and shall be coordinated with the Civil Engineer at that time. The completed installation shall be in accordance with the State of Connecticut's Health Code requirements.

Fire Protection

1. Existing Fire Protection Service: There is no existing full coverage fire protection system. There are several local area sprinklers located in the gym storage rooms.
2. New Fire Protection Service: Two new 6-inch fire services shall be provided (one for the middle school and one for the community center). Each new fire service shall be utilized for middle school and community center fire protection needs. The new service shall enter the building in a location to be coordinated with the civil engineer and shall be supplied from the existing water main located in the street. The new fire service shall conform to the requirements of NFPA 13 and NFPA 24.
3. A new wet pipe fire protection sprinkler system shall be installed throughout all areas of the building as follows:
 - F. The new system shall conform to the requirements of NFPA 13 and the Connecticut Fire Safety Code. The service entrance shall incorporate a new reduced pressure backflow preventer, isolation valves with tamper switches, two alarm check valve risers for different zones, a fire department connection, water motor alarm and test and drain connections.
 - G. We will be scheduling a flow test in the near future to determine the actual water flow and residual pressure available to serve the existing building as well as the new addition.
 - H. The sprinkler system shall provide complete coverage throughout the building and shall be a hydraulically designed system. All storage rooms, boiler room, kitchen and other hazardous areas shall be installed to ordinary hazard occupancy, .15/1500. All other areas shall be installed to light hazard occupancy, .10/1500. Fire protection system will be designed and installed in accordance with the State of Connecticut building code, NFPA 13, NFPA 24 and the City of New Haven Fire Marshal.
 - I. The Sprinkler Contractor shall be responsible for providing complete drawings and calculations as required by NFPA 13. All drawings shall be computer generated. A Professional Engineer shall seal drawings and calculations.
 - J. Seismic bracing shall be provided per NFPA 13 and the State of Connecticut Building Code.
 - K. New sprinklers shall be concealed, fully recessed in finished areas with ceilings. Sidewall exposed extended coverage sprinklers shall be installed where necessary. Upright sprinklers with wire guards shall be installed within all mechanical and storage rooms. Intermediate temperature classification sprinklers shall be installed within the boiler room and other applicable areas. Sprinklers shall have a ½" orifice,

WILLIAM J. JOHNSTON MIDDLE SCHOOL
COMMUNITY CENTER AND
SENIOR CENTER
COLCHESTER, CT
JUNE 20, 2013

165 degree temperature rating, 5.6 K-factor, brass finish. All sprinklers shall meet the above requirements unless noted otherwise, and shall be as manufactured by the Viking Corp. or approved equal.

- L. The new fire service shall be provided with two alarm check valve risers to serve each zone of the building and each shall not exceed a coverage area of 52,000 square feet for light hazard application. Alarm valves shall be check type with divided seat ring, rubber faced clapper to automatically actuate electrically & hydraulically operated devices and alarms, pressure retard chamber and associated trim. Alarm valve shall be as manufactured by the Viking Corp. or approved equal.
- M. A 6-inch reduced pressure zone backflow preventer assembly, bronze body, with two independently operating, spring-loaded check valves, assembled with two gate valves shall be provided at the service entrance.
- N. The new fire service shall be provided with a fire department connection, cast brass construction, polished chrome finish. Caps and chains shall be provided for protection of inlets. The fire department connection shall be provided with raised letters indicating system served.
- O. Piping up to and including 2-inch shall be ASTM A53, black steel pipe with threaded joints. Piping 2-1/2-inch and larger shall be ASTM A53, black steel pipe with grooved joints. Sprinkler piping shall be installed above ceilings and concealed within chases unless noted otherwise.
- P. Fittings up to and including 2-inch shall be threaded. Fittings 2-1/2-inch and larger shall be rolled grooved fittings.
- Q. Tamper switches shall be provided to prevent unauthorized shutdowns of any parts of the fire protection system. Tamper switches shall be provided with two form C contacts; rated 10 amps at 120 volt, and shall be UL and FM approved.
- R. Flow switches shall be installed for zoning of all areas of the building. Flow switches shall be paddle type with two form C contacts; rated 10 amps at 120 volt and shall be UL and FM approved.
- S. All exhaust hoods within the kitchen shall be protected by chemical type fire protection systems provided by kitchen equipment supplier and shall be connected to the fire alarm system. The kitchen equipment consultant shall design and specify these systems.

MECHANICAL SYSTEMS:

Existing Boiler Plant

1. There are 2 separate boiler plants. The boiler plant in the 1962 building consists of (2) HB Smith 640 Mills boilers with double oil fired burners. There are (2) base mounted hot water pumps that serve the hot water loop and they share a third backup boiler. The piping is original to the building and over 50 years old. The rising stem valves can no longer be used for fear of failure.

- a. The entire boiler plant should be removed, including the pumps, piping and valves. The terminal devices should also be removed.
2. The boiler plant in the 1983 addition consists of (2) HB Smith cast-iron sectional boilers and base mounted hot water pumps.
 - a. This boiler plant should be renovated with new boilers and pumps. The piping shall remain.
3. The existing 10,000 gallon underground fuel oil storage tank is of an unknown age and should be replaced.
4. The existing controls are pneumatic and are failing. The old control systems should be removed completely.

Existing Heating, Ventilating, and Air Conditioning

1. The 1962 building:
 - a. The classrooms are heated with perimeter fin-tube radiation and a central exhaust fan system.
2. The 1983 addition:
 - a. The classrooms are heated with perimeter fin-tube radiation and a central exhaust fan system.
 - b. The administrative suite, conference suite, and media center are served by air handling units that provide heating, ventilation and cooling. The cooling comes from DX condensing units located on the roof
3. There are central air handling units with heating and ventilation only that serve the locker rooms and gym.

New Systems for the Community Center

1. Provide roof mounted dedicated outside air systems to serve the old classroom wings. New ductwork distribution shall extend from the units to each classroom, corridor and other occupied spaces. Return air from those spaces and the exhaust air from the toilet rooms shall be connected to the exhaust side of the ERV. The DOAS unit shall have a hot water coil and DX cooling to condition the air.
2. The classrooms and various function spaces, corridors, and smaller spaces and offices shall be served by a heat pump style Variable Refrigerant Flow (VRF) system with air cooled condensing units on the roof and ducted fan-coil style units in the interior spaces.
3. The gymnasium shall be served by (2) new packaged rooftop units with DX cooling and hot water coils. The system shall be constant volume with new ductwork distribution.

4. The cafeteria/kitchen/game room area shall be served by new packaged rooftop units with DX cooling and hot water coils that serves a new VAV distribution system. Each VAV box shall have a reheat coil (no perimeter radiation) and demand control ventilation.
5. Provide (2) new oil fired Buderus boilers, 2500MBH input, with new breeching, controls, primary/secondary pumps, and hot water distribution piping to serve new fin-tube radiation around the perimeter and DOAS units.
6. Provide a new 10,000 gallon buried double wall, fiberglass, oil tank outside the boiler room.

New Systems for the Middle School

1. Boiler Plant

- Provide (2) new oil fired Buderus boilers, 4000MBH input, with new breeching, controls, primary/secondary pumps, and hot water distribution piping to serve new fin-tube radiation around the perimeter and DOAS units.
- Provide a new 20,000 gallon buried double wall, fiberglass, oil tank outside the boiler room.

2. Academic Areas and Administration Areas

- Provide roof mounted dedicated outside air systems to serve the old classroom wings. New ductwork distribution shall extend from the units to each classroom, corridor and other occupied spaces. Return air from those spaces and the exhaust air from the toilet rooms shall be connected to the exhaust side of the ERV. The DOAS unit shall have a hot water coil and DX cooling to condition the air.
- The classrooms and various function spaces, corridors, and smaller spaces and offices shall be served by a heat pump style Variable Refrigerant Flow (VRF) system with air cooled condensing units on the roof and ducted fan-coil style units in the interior spaces.

3. Gymnasium

- Provide new indoor air handling units to replace the existing unit. Connect to the existing ductwork. The units shall have hot water coils served by new piping and a DX cooling coil served by condensing units on the roof.

4. Media Center

- Provide a new indoor air handling unit to serve new ductwork in the media center. The indoor unit shall have DX cooling with an air cooled condensing unit located on the roof and a hot water coil.

5. Kitchen

- Kitchen exhaust hoods shall be designed and specified by the Kitchen Equipment Consultant. Grease exhaust hoods as required shall be installed per NFPA 96 with carbon steel ductwork and up-blast exhaust fans with ventilated curbs.
- Dishwasher exhaust hood shall be designed and specified by the Kitchen Equipment Consultant. A new exhaust fan with welded stainless steel ductwork shall be provided.
- A make up air unit shall serve the Kitchen.

6. Cafeteria

- The cafeteria will be served by a packaged rooftop unit with hot water coil and DX cooling. The unit shall serve new ductwork distribution for a constant volume system with demand control ventilation.

7. Tel/Data rooms

- Data closets will be served by ductless split air handlers.

8. Corridors/Miscellaneous areas

- The stairwells will be served by cabinet unit heaters..
- The entrances and vestibules shall be served by hot water cabinet unit heaters with return air temperature sensors and control valves. All storage areas, mechanical rooms and electrical rooms shall be provided with hot water unit heaters.
- All restrooms, mechanical/electrical rooms and storage areas shall be provided with exhaust systems.

New Building Management System (for each building)

4. A new web internet accessible BACNET Building Management System (BMS) shall be installed to control the mechanical and select electrical systems.
- The system shall include a personal computer with graphics based display, color printer, modem and capabilities for alarming off-site.
 - The BMS shall provide temperature control for all HVAC systems and control select lighting in the building.
 - The system shall be programmed for occupied/unoccupied cycles for the air handling equipment, with an override feature for spaces that would be utilized after-hours.
 - The BMS shall control the variable frequency drives serving fan motors and pumps.

- The BMS shall be accessible from any Web browser, with proper authorization.
- The BMS shall be accessible wirelessly throughout the buildings.
- Each air handling unit will require at minimum the following points: SAT, MAT, CHWS, CHWR, HWS, HWR, FAN status, Filter DP, CO₂, freeze stat, Hot water valve position, Chilled water valve position, Outside air damper position.
- Each pump will require inlet and outlet pressures and amp sensors.

Materials and Methods for New Work

1. Include the following basic materials and methods of construction:

- All motors provided shall be high efficiency or better.
- All ductwork and accessories shall meet SMACNA standards.
- Air distribution shall be accomplished by using sheet metal duct for supply, return and exhaust ductwork, no plenum air will be allowed
- Provide all HVAC equipment with extra set of filters.
- Seismic restraints shall be installed as required per State of Connecticut Building Code and Fire Safety Code. This includes piping, ductwork, equipment, and equipment bases.
- Provide glass fiber insulation for all hydronic piping and ductwork. Insulation shall be installed to meet the Energy Code.
- Provide firestopping around mechanical penetrations in accordance with fire stopping requirements. System shall be capable of maintaining against flame and gases. System shall be UL listed and comply with ASTM E814.
- Provide mechanical identification for mechanical systems. Identification shall comply with ANSI A13.1.
- All pipe connections shall be installed to allow for freedom of movement of the piping during expansion and contraction without springing. Swing joints, expansion loops and expansion joints with proper anchors and guides shall be provided by the Contractor where necessary and/or where shown.
- Provide vibration isolation for hydronic piping, ductwork, and equipment.
- Hydronic piping 2"φ and under shall be Type L copper. Piping 2 1/2-inches and over shall be ASTM A 53; Schedule 40 black steel pipe welded pipe or rolled, grooved fittings and joints.

- All equipment served by hydronic piping shall have isolation valves on the supply and return lines with auto flow balance valves.

PROPOSED ELECTRICAL WORK

Electrical Service

1. The existing main electrical service will be removed back to the utility company point of connection which in this case is a pad mounted utility transformer. The building will be provided with a new 2500 Amp, 480/277 Volt, 3-phase, 4-wire, main electrical service with circuit breaker distribution, CT compartment and integral Surge Protection Device (200,000 AIC per phase L-L, L-N, L-G). The main switchboard will be located in a main electrical room and fed underground from the existing Pad Mounted Utility Transformer location. The utility company will make a determination if the primary feeders and this transformer needs to be replaced. We expect it will need to be replaced along with the primary and secondary underground electrical feeders. The following shall also be included.
 - (2) 4" conduits for primary electrical cables, routed from the utility company point of connection to the pad mount transformer. The primary electric cable will be provided by the local utility company. The underground conduits with pull lines will be provided by the contractor.
 - A concrete transformer pad for a new utility company owned pad mounted transformer.
 - Grounding of the pad mounted transformer per utility company requirements.
 - A weatherproof meter socket on the exterior of the building with a 1 1/2" conduit to the main switchboard CT compartment per the utility company requirements.
 - (8) Sets of 4#350 KCMIL conductors in 4" conduits from the transformer pad to the main switch.
 - (1) #4/0 copper ground wire in 1-inch conduit each from the main switch to the water main, gas main, and sprinkler main.
 - (1) #4/0 copper ground wire in 1-inch conduit each from the main switch to Building Steel.
 - (1) #4/0 copper ground wire from the main switch enclosure to (3) 3/4"x10' ground rods driven at the exterior of the building.
 - Building Steel shall be tested and connected with bonding jumpers where necessary and required buy code for complete grounded system.

Electrical Distribution

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COMMUNITY CENTER AND
SENIOR CENTER
COLCHESTER, CT
JUNE 20, 2013

1. All existing distribution panelboards, electrical devices, receptacles and associated wiring will be replaced due to its age and condition.
2. The electrical distribution system shall be arranged in order to meter specific electrical loads separately. Therefore there will be separate panelboards dedicated for Lighting, receptacle loads, HVAC equipment, site lighting and the Kitchen. Each of these groupings of panels shall be fed from a dedicated distribution panel that will have its own dedicated digital meter that is connected to the building management system. We anticipate the building will be provided with the following branch circuit panelboards and feeders:
 - Lighting:
 - (1) Distribution panelboard rated 400A, 480/277V, 3 phase feeding (7) 100A, 208/120V, 3 phase, 42 pole panelboards.
 - Distribution panelboard shall have a feeder back to the main switchgear sized at 4#500, #2G, 4" C.
 - Each panelboard will have an associated feeder back to the distribution panelboard of 4#3, #8G, 1-1/2" C.
 - Receptacle:
 - (1) Distribution panelboard rated 1200A, 480/277V, 3 phase feeding (20) 200A, 208/120V, 3 phase, 42 pole panelboards via transformers throughout the building.
 - Distribution panelboard shall have a feeder back to the main switchgear sized at three sets of (4#500, #2G, 4" C).
 - Each panelboard shall have an associated feeder back to the distribution panelboard sized at 4#3/0, #6G, 2" C.
 - Each Panelboard shall have integral Surge protection device rated 100,000AIC per phase (L-N, L-G, L-L).
 - HVAC:
 - (1) Distribution panelboard rated 1200A, 480/277V, 3 phase feeding (6) 200A, 480/277V, 3 phase, 42 pole panelboards.
 - Distribution panelboard shall have a feeder back to the main switchgear sized at three sets of (4#500, #2G, 4" C).
 - (6) 200A, 480/277V, 3 phase, 42 pole panelboards with an associated feeder back to the distribution panelboard sized at 4#3/0, #6G, 2" C.
 - Kitchen:

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COLCHESTER, CT
JUNE 20, 2013

- (1) 600A, 208/120V, 3 phase, 42 pole panelboards with an associated feeder back to the main electrical switchgear of 2 sets of (4#350, #1G, 3" C).
 - Kitchen panel shall be equipped with shunt trip device for all appliances under the kitchen hood. Shunt trip devices shall be wired to emergency power off stations and the Ansul system.
 - Site Lighting:
 - (1) 200A, 480/277V, 3 phase, 42 pole panelboards with an associated feeder back to the main electrical switchgear of 4#3/0, #6G, 2" C. Panelboard shall be provided with an integral contactor and controlled via a timeclock and photocell.
 - Science Classrooms:
 - (1) 100A, 208/120V, 3 phase, 42 pole panelboards with an associated feeder back to the main electrical switchgear of 4#3, #8G, 1-1/2" C. Panelboard shall be provided with an integral contactor for emergency power off.
3. Branch circuits will be installed in EMT conduit where exposed. Type MC cable will be limited to concealed spaces above finished ceilings in classrooms or drywall type partitions. EMT conduit will be used to the first device in a branch circuit and will be used in all masonry or CMU partitions.
4. We anticipate the following receptacles will be provided throughout the building:
- (8) Duplex receptacles per classroom, (2) circuits per classroom.
 - Convenience outlets provided throughout corridors, and assembly or general spaces. Typically on 40ft spacing.
 - (4) Duplex receptacles per office, (1) circuit per office.
 - (12) Floor boxes with power, (6) circuits and data in the Media Lab / Library.
 - (1) Duplex receptacle mounted above sink in each toilet room.
 - GFCI protected receptacles within 6'-0" of a water source, in damp & exterior locations, kitchen and labs.
5. The following additional circuits will be provided throughout the building:
- Circuits for all HVAC equipment as required.
 - Circuits for water coolers throughout the building.
 - Circuits for all kitchen equipment.

- Circuits for all plumbing equipment.
 - Circuits for the Fire Alarm Equipment and Sound Equipment as required.
 - Circuits for office equipment as required (copiers, printers, fax machines, etc.)
 - Circuits for elevator power and associated lighting and control wiring.
6. Boiler emergency shutdown buttons will be located at the door(s) to the boiler room.

Emergency Generation System

1. A Generator is not currently located at the school but is anticipated. There are two options that should be pursued in regards to the size of the generator as follows:
 - Option 1 – Base loads for minimal operation
 - Required Emergency Lighting
 - Building Freeze Protection (Boiler and associated pumps)
 - Telephone/PA System
 - Fire Alarm System
 - Kitchen Refrigeration Equipment
 - Administrative Offices
 - Security Systems
 - Data Systems
 - (2) Elevators
 - It is anticipated that the generator for Option 1 would be 250KW, 480/277V, 3 phase, 4 wire, diesel fired with remote annunciator panel mounted in the main office. The generator size could accommodate a small fire pump if needed. The generator would be located outside in a sound attenuating weatherproof enclosure with a skid mounted fuel tank capable of providing power for 48hours.
 - Option 2 – Emergency Shelter. Under this option we would choose the following loads: All items listed under Option 1 plus the following:
 - Full HVAC for the (2) Gymnasiums and (2) Cafeterias.
 - Full operation of the Kitchen
 - Full operation of gang toilet rooms
 - Full operation of locker and shower areas
 - It is anticipated that the generator for Option 2 would be 450KW, 480/277V, 3 phase, 4 wire, diesel fired with remote annunciator panel mounted in the main office. The generator size could accommodate a small fire pump if needed. The generator would be located outside in a

sound attenuating weatherproof enclosure with fuel tank capable of providing power for 72hours.

Fire Alarm System

1. The building will be provided with an addressable fire alarm system in compliance with code requirements and ADA regulations. Voice evacuation shall be provided throughout the building. The system shall be provided with a fire alarm control panel to contact the local fire department. Manual pull stations shall be installed in the egress paths at exterior doors and at entrances to stairwells. Audible and visual signaling devices shall be installed in classrooms, corridors, toilets, cafeteria, gymnasium, etc. Visual-only signaling devices shall be installed in all conference rooms, work rooms, etc. The system shall include the following equipment:
 - Remote annunciator mounted at main entry door.
 - (1) Horn/15 candela strobe in all classrooms.
 - (2) Horn/30 candela strobes in all spaces occupied by students that are 901 to 1600 square feet.
 - Horn/30 candela strobes within the corridors, 100 feet on center.
 - Speaker/strobe units with voice evacuation equipment shall be provided in all designated places of assembly such as the Gymnasium.
 - (4) Speaker/30 candela strobes in the Cafeteria
 - Monitoring modules for sprinkler tamper and flow switches.
 - (2) Duct smoke detectors for each air-handling unit, (1) in the supply, and (1) in the return duct. Test switches shall be located in accessible locations.
 - Signal to BMS system for fan shut-down, and damper actuation on alarm condition.
 - Magnetic door hold-open devices at all required corridor doors, connected to the FACP.
 - Smoke detector within five feet of both sides of the corridor doors with magnetic hold-opens, where required by building fire separation.
 - Smoke detectors in the Path of Egress.
 - Monitor module for Kitchen hood fire extinguishing system (Ansul System).

- All fire alarm system wiring shall be plenum rated fire alarm MC cable where concealed and EMT conduit with type THHN wire where exposed.
- Smoke damper (smoke detector) connection to the fire alarm system where ductwork passes through smoke rated walls
- Carbon monoxide sensors will be provided in the Kitchen and Mechanical rooms where fossil fuel burning equipment is located.

Lighting Systems

1. Emergency lighting shall be accomplished using emergency battery ballasts integral to lighting fixtures as required.
2. Exit signs will be self-contained, universal mounted, LED illuminated, low energy usage fixtures.
3. Typical illumination levels include:
 - a. 15fc - Corridors, toilet rooms, storage rooms and stairways
 - b. 30fc - Library, offices, cafeteria and utility rooms
 - c. 30fc - Gym
 - d. 35fc – Classrooms, music suite, art suite, technical education, science room and kitchen
4. The following fixtures will be provided:
 - (9) Direct/indirect acrylic lensed 2' x 4' recessed mounted fluorescent fixtures with (3) T-8 lamps typical in each classroom.
 - Direct/indirect acrylic lensed 2' x 2' recessed mounted fluorescent fixtures in office/work areas, and other select locations.
 - Accent and feature lighting shall be provided as selected by the Architect, in areas such as corridors, main lobby etc.
 - All classrooms shall be provided with ceiling mounted dual technology occupancy sensors with wall overrides.
5. Daylight sensors and dimming control shall be provided in all classrooms and other select rooms containing exterior window walls. The light fixture row closest to the window wall will be dimmed via a daylight sensor. The two remaining rows of lights will be able to be manually step-dimmed to 50% light output by the occupants via a momentary pushbutton switch. There will be one master on/off toggle switch for all the lighting in the room. This will allow turning off the lights and overriding the sensors.

6. Emergency powered luminaires shall be provided in all egress paths, kitchen, utility rooms, areas of assembly and other areas where required by code.
7. Occupancy sensors shall be provided in all lit areas except in utility rooms and other rooms exempted by code.
8. Occupancy sensor switches with wall override shall be provided in all small offices, single occupancy toilet rooms, storage rooms and janitors closets.
9. Corridor and stairwell lighting shall remain on during occupied hours, but will be controlled by occupancy sensors during unoccupied times. This will require communication with the building management system.
10. Gymnasium lighting shall be controlled via occupancy sensors.
11. All fluorescent fixtures shall be provided with specified lamps and low harmonic distortion programmed rapid start electronic ballasts.
12. Parking lot lighting shall be accomplished using 15 foot pole mounted, 208V, 150W, HID fixtures on 60 foot centers. Fixtures will be fed from a site lighting contactor panel and shall be controlled by the building management system.
13. All egress doors leading directly to the exterior of the building shall have 2-lamp, 2-ballast fixtures mounted above.
14. Illuminated low level exit signs and handicap accessible exit signs shall be provided where required by code.

Solar Photovoltaics

1. A Photovoltaic system is a viable option available for new school projects. These systems provide a way to manage future electricity costs. The roof of the new addition could easily hold 100KW system. Additional roof areas as well as ground mount or Canopy systems could also be considered. Further life cycle cost analysis would be provided upon request.

Materials and Methods

1. Include the following basic materials and methods of construction:
 - Wiring shall be THHN/THWN copper, installed in EMT conduit for general circuits.
 - Type MC cable shall be used as prescribed in sections above.
 - Devices shall be specification grade, NEMA 5-20R etc.
 - Disconnect switches shall be fusible heavy-duty type. NEMA 1, 3R or 4X as required for locations installed.

- Circuit breakers shall be fixed element, thermal magnetic type.
 - Panelboards shall have copper bussing, with hinged, lockable, door-in-door trim.
 - Branch circuit breakers shall be bolt-on type.
 - All conduits, circuits and devices shall be labeled.
 - Conduits below slabs shall be schedule 40 PVC, with rigid steel conduit sweeps.
2. Include the following miscellaneous items:
- In all single occupant toilet rooms: emergency call light/bell mounted above the doors and associated call switches shall be provided.

Energy Conservation

1. All new equipment specified, shall be designed per the 2006 International Energy Conservation Code.
2. Through the use of the building management system (BMS), occupied/unoccupied cycles shall be established to avoid unnecessary energy consumption.
3. Compliance with CT High Performance Buildings.

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Tenant
TOWN OF COLCHESTER
 COLCHESTER, CT

Project
WJJ Middle School, Community & Senior Centers Colchester, CT
 NORWICH AVENUE

Key Plan



Seals
 PROGRESS PRINT

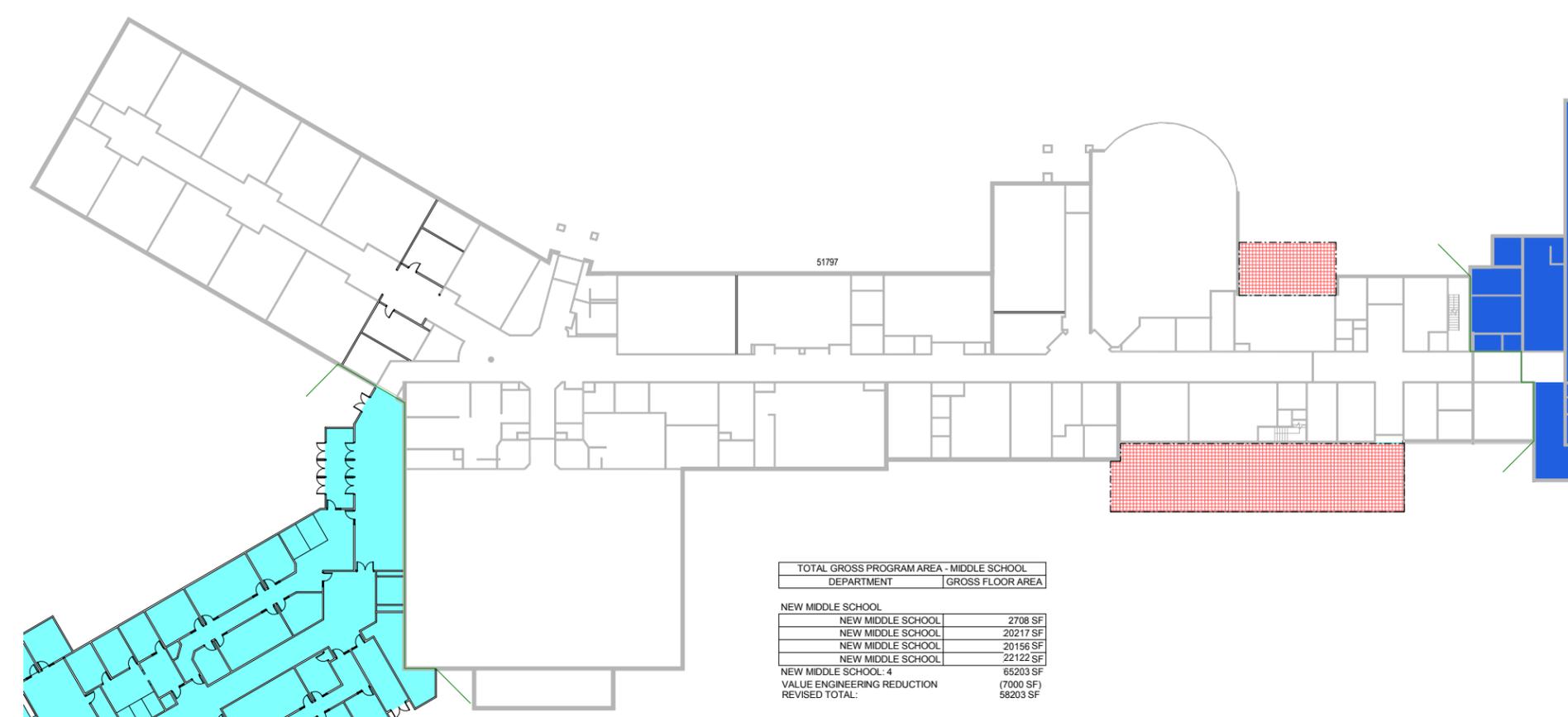
Issues	Date	Description

Revisions	No.	Date	Description

Drawing Title
WJJMS SPACE PROGRAM WITH V.E. REVISIONS

Issue Date: 6/26/2013
 Project No: COL01ar Scale: 1" = 20'-0"
 Project Manager: Production Leader:
 Project Architect: Peer Reviewer:

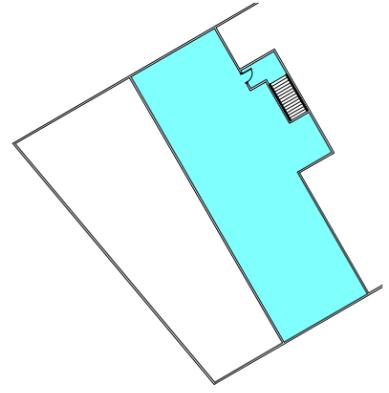
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A-002



1ST FLOOR

TOTAL GROSS PROGRAM AREA - MIDDLE SCHOOL	
DEPARTMENT	GROSS FLOOR AREA
NEW MIDDLE SCHOOL	
NEW MIDDLE SCHOOL	2708 SF
NEW MIDDLE SCHOOL	20217 SF
NEW MIDDLE SCHOOL	20156 SF
NEW MIDDLE SCHOOL	22122 SF
NEW MIDDLE SCHOOL: 4	65203 SF
VALUE ENGINEERING REDUCTION	(7000 SF)
REVISED TOTAL:	58203 SF
PARTIAL EXISTING MIDDLE SCHOOL	
PARTIAL EXISTING MIDDLE SCHOOL	51797 SF
PARTIAL EXISTING MIDDLE SCHOOL: 1	51797 SF
TOTAL GROSS PROGRAM AREA	= 117000 SF
VALUE ENGINEERING REDUCTION	(7000 SF)
REVISED TOTAL:	110000 SF

- NEW MIDDLE SCHOOL
- UNEXCAVATED
- DELETED SCOPE VALUE ENGINEERING



BASEMENT



1ST FLOOR

2ND FLOOR

3RD FLOOR

NEW MIDDLE SCHOOL
22122 SF

NEW MIDDLE SCHOOL
20156 SF

NEW MIDDLE SCHOOL
20217 SF

TOTAL GROSS PROGRAM AREA - COMMUNITY CENTER		
DEPARTMENT		GROSS FLOOR AREA
PARKS & REC		
PARKS & REC		0 SF
PARKS & REC		605 SF
PARKS & REC		703 SF
PARKS & REC		3678 SF
PARKS & REC		15411 SF
PARKS & REC: 6		20397 SF

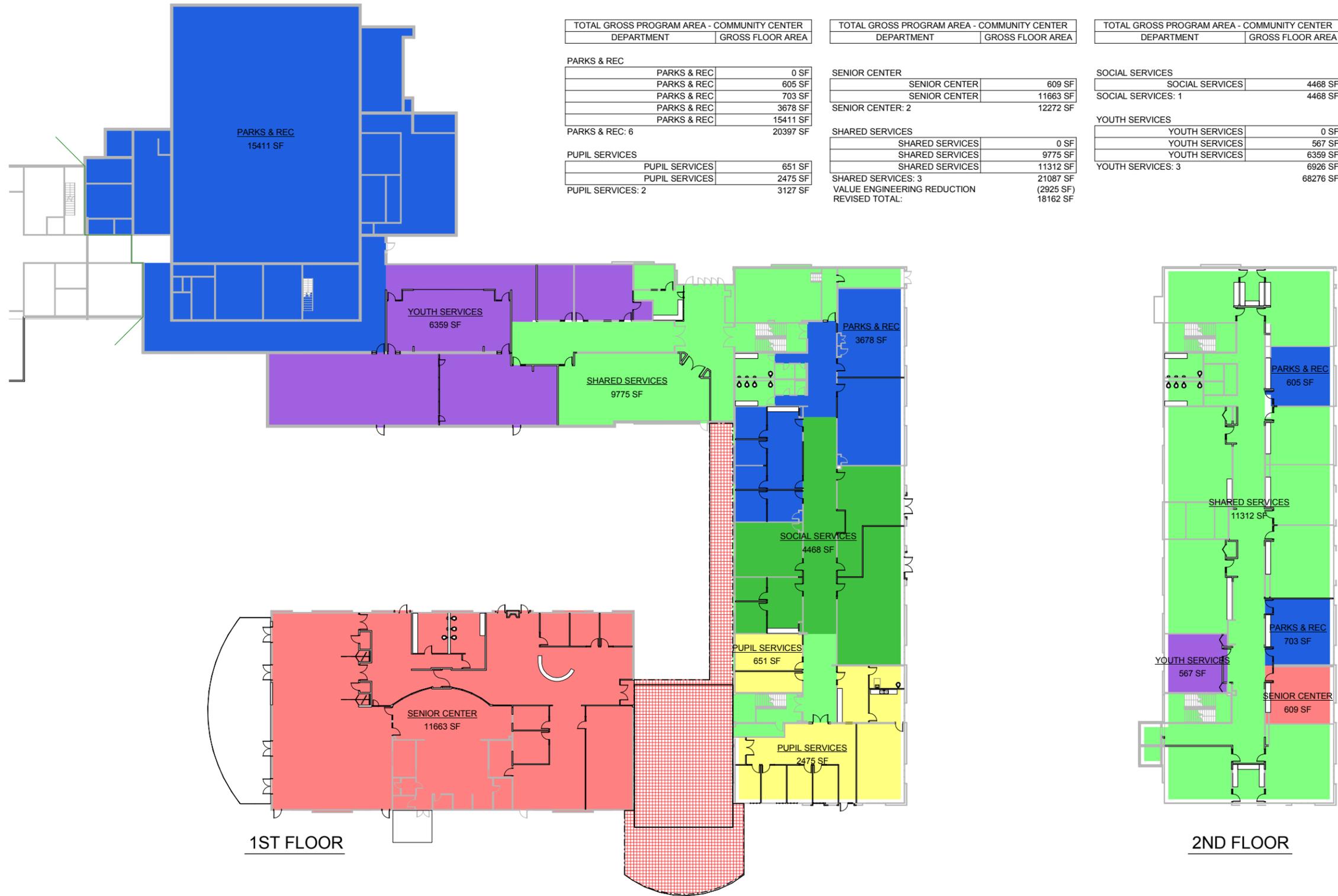
TOTAL GROSS PROGRAM AREA - COMMUNITY CENTER		
DEPARTMENT		GROSS FLOOR AREA
PUPIL SERVICES		
PUPIL SERVICES		651 SF
PUPIL SERVICES		2475 SF
PUPIL SERVICES: 2		3127 SF

TOTAL GROSS PROGRAM AREA - COMMUNITY CENTER		
DEPARTMENT		GROSS FLOOR AREA
SENIOR CENTER		
SENIOR CENTER		609 SF
SENIOR CENTER		11663 SF
SENIOR CENTER: 2		12272 SF

TOTAL GROSS PROGRAM AREA - COMMUNITY CENTER		
DEPARTMENT		GROSS FLOOR AREA
SHARED SERVICES		
SHARED SERVICES		0 SF
SHARED SERVICES		9775 SF
SHARED SERVICES		11312 SF
SHARED SERVICES: 3		21087 SF
VALUE ENGINEERING REDUCTION		(2925 SF)
REVISED TOTAL:		18162 SF

TOTAL GROSS PROGRAM AREA - COMMUNITY CENTER		
DEPARTMENT		GROSS FLOOR AREA
SOCIAL SERVICES		
SOCIAL SERVICES		4468 SF
SOCIAL SERVICES: 1		4468 SF

TOTAL GROSS PROGRAM AREA - COMMUNITY CENTER		
DEPARTMENT		GROSS FLOOR AREA
YOUTH SERVICES		
YOUTH SERVICES		0 SF
YOUTH SERVICES		567 SF
YOUTH SERVICES		6359 SF
YOUTH SERVICES: 3		6926 SF
		68276 SF



1ST FLOOR

2ND FLOOR

- PARKS & REC
- PUPIL SERVICES
- SENIOR CENTER
- SHARED SERVICES
- SOCIAL SERVICES
- YOUTH SERVICES

DELETE COMMUNITY CENTER ADDITION, ADD NEW CANOPY



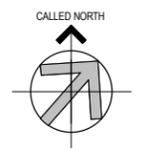
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TOWN OF COLCHESTER

COLCHESTER, CT

Project
**WJJ Middle School,
 Community & Senior
 Centers Colchester, CT
 NORWICH AVENUE**

Key Plan



Seals
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ISSUES	
Date	Description

Revisions		
No.	Date	Description

Drawing Title
**SENIOR & COMMUNITY
 CENTERS SPACE
 PROGRAM WITH V.E.
 REVISIONS**

Issue Date:	6/26/2013
Project No:	COL01ar
Scale:	1" = 20'-0"
Project Manager:	Production Leader:
Project Architect:	Peer Reviewer:

Drawing Number
A-003



TOWN OF COLCHESTER

WJMS 3-STORY ADDITION
NEW ENTRANCE AND PARKING

06 PHASING

The description of this section has been revised to reflect value engineering scope reductions.

We estimate that the project could be built in 4 phases. *See Drawing S-002, following this section.*

Phase 1

Construction of the new 3 story wing of the WJJMS, with adjacent parking, new vehicular west access from Norwich Avenue, outdoor performance area, related storm drainage system and landscaping. During Phase 1, school activity will continue in the existing facilities with limited disturbance. Consideration should be given to the use of the portable classrooms as swing space. If that were the case, the portable classrooms should be renovated as an enabling project, prior to the start of Phase 1 Construction. Cost estimating for this scope has not been included in this study.

In addition, outdoor recreational and sports activities will be impacted by the staging area for the construction of the new addition. Therefore the school should take into account different arrangements to provide these types of services.

Estimated duration: 21-24 months. We assume that the work could start in March or April and will be completed 1-1/2 to 2 years later.

Phase 2

Renovation of WJJMS. This work can be accomplished in the two consecutive summers during which Phase 1 is taking place. The work in the second summer will consist primarily of the tie-ins at the connections of new and existing buildings, mechanical and electrical systems tie-ins, as well as interior renovations not completed during the first summer. At the end of Phase 1 and 2, the new and renovated middle school can open its doors to students and teachers.

Estimated duration: 6 months in two consecutive summers.

Phase 3

It includes the conversion of a portion of school into Community Center and Senior Center, as well as adjacent parking lot, driveway and landscaping of limited open space. Enabling projects to Phase 3 are the demolition of the 8th grade wing and the removal of the portable classrooms.

Estimated duration: 8-9 months. Construction could start immediately after the completion of the middle school, in September or October, and end the following year at the beginning of June.

Phase 4

The sport fields, in an area partially used for staging the construction of the preceding phases, can be restored.

Estimated duration: 3-4 months. The work could be completed by the end of the third consecutive summer since the beginning of Phase 1, with a total estimated duration of all four phases of 30-36 months.

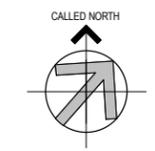
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Key Plan



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ISSUES	
Date	Description

Revisions		
No.	Date	Description

Drawing Title
**PHASING PLAN
 WITH VALUE
 ENGINEERING**

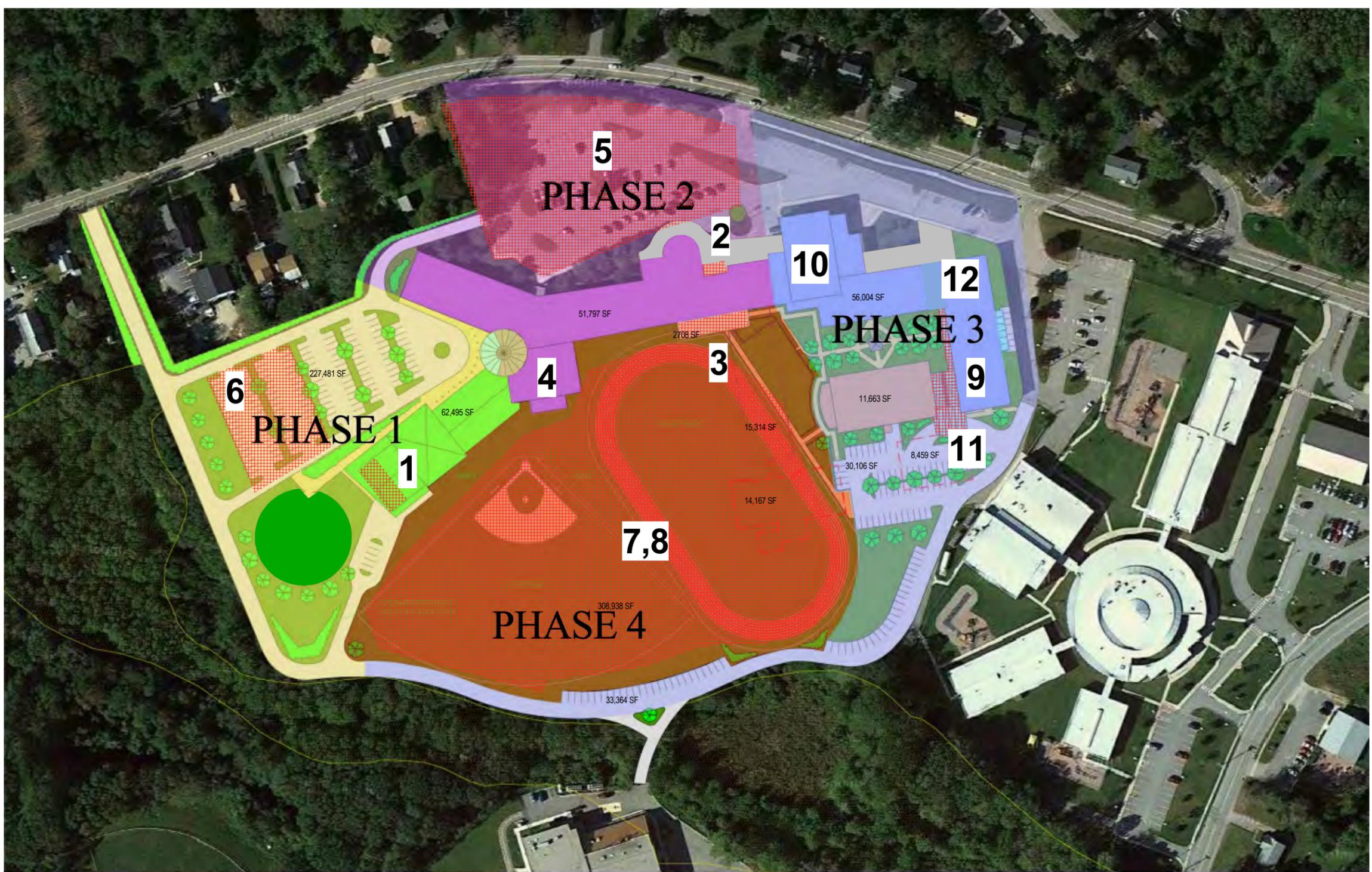
Issue Date: 6/26/2013

Project No: COL01ar Scale: 1" = 40'-0"

Project Manager: Production Leader:

Project Architect: Peer Reviewer:

Drawing Number
S-002



- PHASE 1 - DURATION: 18-20 MONTHS**
 NEW 3 STORY WJJMS ADDITION
 NEW WEST PARKING LOT AND ACCESS FROM NORWICH AVENUE
 - PHASE 2 - DURATION: 6 MONTHS (2 SUMMERS)**
 RENOVATION OF WJJMS
 EXISTING PARKING UPGRADE
 - PHASE 3 - DURATION: 8 MONTHS**
 CONVERSION OF PORTION OF SCHOOL INTO COMMUNITY CENTER AND SENIOR CENTER
 OPEN SPACE
 DEMOLITION OF 8TH GRADE WING WJJMS
 REMOVAL OF PORTABLE CLASSROOMS
 CONSTRUCTION OF SENIOR CENTER PARKING LOT
 CONSTRUCTION OF PERIMETER ROAD AND PARKING
 - PHASE 4 - DURATION: 3 MONTHS (SUMMER)**
 CONSTRUCTION OF SPORTS FIELDS AND TRACK
- DELETED SCOPE VALUE ENGINEERING

VALUE ENGINEERING ITEMS:

- MIDDLE SCHOOL**
1. DELETE 4 CLASSROOMS
2nd & 3rd FLOOR
 2. DELETE PRODUCTION STUDIO
 3. DELETE MUSIC EXPANSION
 4. DELETE GYM B RENOVATION
 5. DELETE RESURFACING OF PARKING LOT
 6. REDUCE LOWER PARKING BY 2 BAYS
 7. DELETE NEW PLAYING FIELDS
 8. ADD RESTORATION OF STAGING AREA
AND CLAY FOR SOFTBALL FIELD

- COMMUNITY AND SENIOR CENTER**
9. DELETE NEW ADDITIONS
 10. DELETE GYM A RENOVATION
 11. ADD CANOPY AND SIDEWALK
 12. MINIMIZE RENOVATIONS IN
COMMUNITY CENTER

07 COST ESTIMATE

The following tables illustrate in more detail the costs associated with the various elements of the project:

- Page 1 includes the original costs estimated for WJJMS;
- Page 2 includes the value engineered items for the WJJMS and revised totals;
- Page 3 includes the original costs of Community and Senior Center;
- Page 4 includes the value engineered items for the Community and Senior Center and revised totals.

The last two rows of the cost estimate tables show estimated state reimbursement and estimated town cost. State reimbursement applies only to selected portions of WJJMS work and in different percentages. *The precise amounts of reimbursement are estimated and will be defined only once the final design is reviewed and approved by the Office of School Facilities of the State of Connecticut.*

Option 1		Middle School Base Project								
Description	New Middle School	Reno Middle School	Reno Gym B	New Lower Parking Lot/Storm Drainage	Resurface Existing Parking Lot	Demo Portables	Demo Classrm Wing	New Playing Fields	Middle School Base Project Total	
Phases	1	2	2	1	2	3	3	4		
Floor Area (sf)	65,203	43,717	8,080	227,481	89,000	22,262	15,314	308,938		
New 3-story middle school with kitchen and cafeteria @ \$227.00/sf	14,801,081								14,801,081	
Reno middle school @ \$199.00/sf, including \$3.50/sf for Haz-Mat		8,699,683							8,699,683	
Reno gym B @ \$50/sf			404,000						404,000	
New lower parking lot for 164 cars, including loop road to kitchen loading dock and storm drainage/vegetated bio-swale system @ \$6.60/sf				1,502,914					1,502,914	
Resurface existing parking lot pertaining to middle school					365,790				365,790	
Demo & dispose of portable classrooms @ \$6.15/sf						136,911			136,911	
Demo & dispose of 8th grade wing @ \$16.35/sf, including \$3.50/sf for Haz-Mat							250,384		250,384	
New playing fields @ \$4.55/sf								1,405,668	1,405,668	
Restoration of Staging Area and Clay for Softball Field										
Reno 1/2 of community center area @ \$200.00/sf and 1/2 @ \$100.00/sf, including \$3.50/sf for Haz-Mat										
Minimize Renovation in Community Center										
Reno gym A @ \$50.00/sf										
Reno senior center @ \$200.00/sf, including \$3.50/sf for Haz-Mat										
New addition to community center @ \$350.00/sf										
New south parking lot @ \$6.33/sf										
New loop road @ \$6.33/sf										
Canopy and Sidewalks										
Total Trade Costs	14,801,081	8,699,683	404,000	1,502,914	365,790	136,911	250,384	1,405,668	27,566,431	
8.75% General Conditions	1,295,095	761,222	35,350	131,505	32,007	11,980	21,909	122,996	2,412,064	
3.00% LEED Silver Certification	482,885	283,827	13,181	49,033	11,934	4,467	8,169	45,860	899,356	
0.03% Building Permit (State)	4,974	2,923	136	505	123	46	84	472	9,263	
0.00% Building Permit (Colchester)	0	0	0	0	0	0	0	0	0	
0.80% General Liability Insurance	132,672	77,981	3,621	13,472	3,279	1,227	2,244	12,600	247,096	
5.00% Contingency-Design	835,835	491,282	22,814	84,871	20,657	7,732	14,139	79,380	1,556,710	
5.00% Contingency-Estimating	877,627	515,846	23,955	89,115	21,689	8,118	14,846	83,349	1,634,545	
3.00% Middle School Escalation to Bid Day April 1, 2015	1,105,810	649,966	30,183	112,285	27,329	10,229	18,707	105,019	2,059,528	
3.50% Comm Center Escalation to Bid Day April 1, 2017	0	0	0	0	0	0	0	0	0	
5.00% Construction Contingency	976,799	574,137	26,662	99,185	24,140	9,035	16,524	92,767	1,819,249	
1.25% Trade Contractors' Bond	256,410	150,711	6,999	26,036	6,337	2,372	4,338	24,351	477,554	
2.50% Construction Manager Fee	519,230	305,189	14,173	52,723	12,832	4,803	8,784	49,312	967,046	
0.65% Pre-Construction Fee	138,482	81,332	3,778	14,057	3,434	1,280	2,373	13,226	257,962	
Total Construction Estimate	21,426,900	12,594,100	584,850	2,175,700	529,550	198,200	362,500	2,035,000	39,906,800	
25.00% Fees for Design, Environmental, Traffic, Survey, Sub-soil , FF&E, LEED Silver Certification, etc.	5,356,801	3,148,500	146,250	544,000	132,450	49,600	90,600	509,000	9,977,201	
Total Project Estimate	26,783,700	15,742,600	731,100	2,719,700	662,000	247,800	453,100	2,544,000	49,884,000	
Estimated State Reimbursable	16,549,649	2,432,232	0	1,680,503	0	0	0	785,842	21,448,225	
Estimated Town Cost	10,234,052	13,310,368	731,100	1,039,197	662,000	247,800	453,100	1,758,158	28,435,776	
Total Project Estimate	26,783,700	15,742,600	731,100	2,719,700	662,000	247,800	453,100	2,544,000	49,884,000	

Option 1		Middle School VE Items								Middle School VE Total	Middle School Grand Total w/ VE Items
Description	Delete 4 classrooms 2 on 2nd Flr 2 on 3rd Flr	Delete Production Studio	Delete Music Expansion	Delete Gym B Renovation	Delete resurface existing parking lot	Reduce lower parking by 2 bays	Delete New Playing Fields	Add Restoration of Staging Area & Clay for Softball field			
Phases											
Floor Area (sf)	4,000	960	2,040	8,080	89,000	113,741	308,938	308,938			
New 3-story middle school with kitchen and cafeteria @ \$227.00/sf	(908,000)	(217,920)	(463,080)							(1,589,000)	13,212,081
Reno middle school @ \$199.00/sf, including \$3.50/sf for Haz-Mat										0	8,699,683
Reno gym B @ \$50/sf				(404,000)						(404,000)	0
New lower parking lot for 164 cars, including loop road to kitchen loading dock and storm drainage/vegetated bio-swale system @ \$6.60/sf						(720,357)				(720,357)	782,558
Resurface existing parking lot pertaining to middle school					(365,790)					(365,790)	0
Demo & dispose of portable classrooms @ \$6.15/sf										0	136,911
Demo & dispose of 8th grade wing @ \$16.35/sf, including \$3.50/sf for Haz-Mat										0	250,384
New playing fields @ \$4.55/sf							(1,405,668)			(1,405,668)	0
Restoration of Staging Area and Clay for Softball Field								328,938		328,938	328,938
Reno 1/2 of community center area @ \$200.00/sf and 1/2 @ \$100.00/sf, including \$3.50/sf for Haz-Mat											
Minimize Renovation in Community Center											
Reno gym A @ \$50.00/sf											
Reno senior center @ \$200.00/sf, including \$3.50/sf for Haz-Mat											
New addition to community center @ \$350.00/sf											
New south parking lot @ \$6.33/sf											
New loop road @ \$6.33/sf											
Canopy and Sidewalks											
Total Trade Costs	(908,000)	(217,920)	(463,080)	(404,000)	(365,790)	(720,357)	(1,405,668)	328,938	(4,155,876)	23,410,555	
8.75% General Conditions	(79,450)	(19,068)	(40,520)	(35,350)	(32,007)	(63,031)	(122,996)	28,782	(363,639)	2,048,425	
3.00% LEED Silver Certification	(29,624)	(7,110)	(15,108)	(13,181)	(11,934)	(23,502)	(45,860)	10,732	(135,585)	763,770	
0.03% Building Permit (State)	(305)	(73)	(156)	(136)	(123)	(242)	(472)	111	(1,397)	7,867	
0.00% Building Permit (Colchester)	0	0	0	0	0	0	0	0	0	0	
0.80% General Liability Insurance	(8,139)	(1,953)	(4,151)	(3,621)	(3,279)	(6,457)	(12,600)	2,948	(37,252)	209,844	
5.00% Contingency-Design	(51,276)	(12,306)	(26,151)	(22,814)	(20,657)	(40,679)	(79,380)	18,576	(234,687)	1,322,023	
5.00% Contingency-Estimating	(53,840)	(12,922)	(27,458)	(23,955)	(21,689)	(42,713)	(83,349)	19,504	(246,422)	1,388,123	
3.00% Middle School Escalation to Bid Day April 1, 2015	(67,838)	(16,281)	(34,597)	(30,183)	(27,329)	(53,819)	(105,019)	24,575	(310,492)	1,749,036	
3.50% Comm Center Escalation to Bid Day April 1, 2017	0	0	0	0	0	0	0	0	0	0	
5.00% Construction Contingency	(59,924)	(14,382)	(30,561)	(26,662)	(24,140)	(47,540)	(92,767)	21,708	(274,268)	1,544,981	
1.25% Trade Contractors' Bond	(15,730)	(3,775)	(8,022)	(6,999)	(6,337)	(12,479)	(24,351)	5,698	(71,995)	405,559	
2.50% Construction Manager Fee	(31,853)	(7,645)	(16,245)	(14,173)	(12,832)	(25,270)	(49,312)	11,539	(145,790)	821,256	
0.65% Pre-Construction Fee	(8,492)	(2,065)	(4,351)	(3,776)	(3,434)	(6,761)	(13,126)	3,088	(38,916)	219,046	
Total Construction Estimate	(1,314,470)	(315,500)	(670,400)	(584,850)	(529,550)	(1,042,850)	(2,034,900)	476,200	(6,016,320)	33,890,481	
25.00% Fees for Design, Environmental, Traffic, Survey, Sub-soil, FF&E, LEED Silver Certification, etc.	(328,620)	(78,880)	(167,600)	(146,210)	(132,390)	(260,710)	(508,700)	119,060	(1,504,050)	8,473,151	
Total Project Estimate	(1,643,090)	(394,380)	(838,000)	(731,060)	(661,940)	(1,303,560)	(2,543,600)	595,260	(7,520,370)	42,363,631	
										0	
Estimated State Reimbursable	(1,015,265)	(243,687)	(517,800)	0	0	(805,470)	(785,842)	0	(3,368,065)	18,080,160	
Estimated Town Cost	(627,825)	(150,693)	(320,200)	(731,060)	(661,940)	(498,090)	(1,757,758)	595,260	(4,152,305)	24,283,471	
Total Project Estimate	(1,643,090)	(394,380)	(838,000)	(731,060)	(661,940)	(1,303,560)	(2,543,600)	595,260	(7,520,370)	42,363,631	

Detailed Estimate
December 2012
Value Engineering Revisions June 20, 2013

	Option 1	Community & Senior Center Base Project						Community & Senior Center Base Project Total
	Description	Reno Comm. Center, incl Haz-Mat	Reno Gym A	Reno Senior Center, incl Haz-Mat	New Add Comm. Center	New South Pkg Lot	New Loop Road Develop.	
	Phases	3	3	3	3	3	4	
	Floor Area (sf)	44,175	11,829	11,663	2,925	30,106	33,364	
	New 3-story middle school with kitchen and cafeteria @ \$227.00/sf							
	Reno middle school @ \$199.00/sf, including \$3.50/sf for Haz-Mat							
	Reno gym B @ \$50/sf							
	New lower parking lot for 164 cars, including loop road to kitchen loading dock and storm drainage/vegetated bio-swale system @ \$6.60/sf							
	Resurface existing parking lot pertaining to middle school							
	Demo & dispose of portable classrooms @ \$6.15/sf							
	Demo & dispose of 8th grade wing @ \$16.35/sf, including \$3.50/sf for Haz-Mat							
	New playing fields @ \$4.55/sf							
	Restoration of Staging Area and Clay for Softball Field							
	Reno 1/2 of community center area @ \$200.00/sf and 1/2 @ \$100.00/sf, including \$3.50/sf for Haz-Mat	8,030,625						8,030,625
	Minimize Renovation in Community Center							
	Reno gym A @ \$50.00/sf		591,450					591,450
	Reno senior center @ \$200.00/sf, including \$3.50/sf for Haz-Mat			2,532,600				2,532,600
	New addition to community center @ \$350.00/sf				1,023,750			1,023,750
	New south parking lot @ \$6.33/sf					190,571		190,571
	New loop road @ \$6.33/sf						211,194	211,194
	Canopy and Sidewalks							
	Total Trade Costs	8,030,625	591,450	2,532,600	1,023,750	190,571	211,194	12,580,190
	8.75% General Conditions	702,680	51,752	221,603	89,578	16,675	18,479	1,100,767
	3.00% LEED Silver Certification	261,999	19,296	82,626	33,400	6,217	6,890	410,429
	0.03% Building Permit (State)	2,699	199	851	344	64	71	4,227
	0.00% Building Permit (Colchester)	0	0	0	0	0	0	0
	0.80% General Liability Insurance	71,984	5,302	22,701	9,177	1,708	1,893	112,765
	5.00% Contingency-Design	453,499	33,400	143,019	57,812	10,762	11,926	710,419
	5.00% Contingency-Estimating	476,174	35,070	150,170	60,703	11,300	12,523	745,940
	3.00% Middle School Escalation to Bid Day April 1, 2015	0	0	0	0	0	0	0
	3.50% Comm Center Escalation to Bid Day April 1, 2017	1,399,952	103,106	441,500	178,467	33,222	36,817	2,193,063
	5.00% Construction Contingency	569,981	41,979	179,753	72,662	13,526	14,990	892,890
	1.25% Trade Contractors' Bond	149,620	11,019	47,185	19,074	3,551	3,935	234,384
	2.50% Construction Manager Fee	302,980	22,314	95,550	38,624	7,190	7,968	474,627
	0.65% Pre-Construction Fee	80,806	5,914	25,441	10,309	1,915	2,113	126,499
	Total Construction Estimate	12,503,000	920,800	3,943,000	1,593,900	296,700	328,800	19,586,199
	25.00% Fees for Design, Environmental, Traffic, Survey, Sub-soil, FF&E, LEED Silver Certification, etc.	3,125,800	230,200	985,750	398,475	74,175	82,200	4,896,600
	Total Project Estimate	15,628,800	1,151,000	4,928,750	1,992,375	370,875	411,000	24,482,800
	Estimated State Reimbursable	0	0	0	0	0	0	0
	Estimated Town Cost	15,628,800	1,151,000	4,928,750	1,992,375	370,875	411,000	24,482,800
	Total Project Estimate	15,628,800	1,151,000	4,928,750	1,992,375	370,875	411,000	24,482,800

Detailed Estimate
December 2012
Value Engineering Revisions June 20, 2013

Option 1		Community & Senior Center VE Items						
Description	Delete New Additions Community Center	Delete Gym A Renovation	Add canopy and sidewalk	Minimize Renovations in Community Center	Community & Senior Center VE Total	Community & Senior Center Grand Total	PROJECT GRAND TOTAL	
Phases								
Floor Area (sf)	2,925	11,829	1,000	20,397				
New 3-story middle school with kitchen and cafeteria @ \$227.00/sf							13,212,081	
Reno middle school @ \$199.00/sf, including \$3.50/sf for Haz-Mat							8,699,683	
Reno gym B @ \$50/sf							0	
New lower parking lot for 164 cars, including loop road to kitchen loading dock and storm drainage/vegetated bio-swale system @ \$6.60/sf							782,558	
Resurface existing parking lot pertaining to middle school							0	
Demo & dispose of portable classrooms @ \$6.15/sf							136,911	
Demo & dispose of 8th grade wing @ \$16.35/sf, including \$3.50/sf for Haz-Mat							250,384	
New playing fields @ \$4.55/sf							0	
Restoration of Staging Area and Clay for Softball Field							328,938	
Reno 1/2 of community center area @ \$200.00/sf and 1/2 @ \$100.00/sf, including \$3.50/sf for Haz-Mat						8,030,625	8,030,625	
Minimize Renovation in Community Center				(3,569,475)	(3,569,475)	(3,569,475)	(3,569,475)	
Reno gym A @ \$50.00/sf		(591,450)			(591,450)	0	0	
Reno senior center @ \$200.00/sf, including \$3.50/sf for Haz-Mat						2,532,600	2,532,600	
New addition to community center @ \$350.00/sf	(1,023,750)				(1,023,750)	0	0	
New south parking lot @ \$6.33/sf						190,571	190,571	
New loop road @ \$6.33/sf					0	211,194	211,194	
Canopy and Sidewalks			110,000		110,000	110,000	110,000	
Total Trade Costs	(1,023,750)	(591,450)	110,000	(3,569,475)	(5,074,675)	7,505,515	30,916,070	
8.75% General Conditions	(89,578)	(51,752)	9,625	(312,329)	(444,034)	656,733	2,705,157	
3.00% LEED Silver Certification	(33,400)	(19,296)	3,589	(116,454)	(165,561)	244,867	1,008,638	
0.03% Building Permit (State)	(344)	(199)	37	(1,199)	(1,705)	2,522	10,389	
0.00% Building Permit (Colchester)	0	0	0	0	0	0	0	
0.80% General Liability Insurance	(9,177)	(5,302)	986	(31,996)	(45,488)	67,277	277,121	
5.00% Contingency-Design	(57,812)	(33,400)	6,212	(201,573)	(286,573)	423,846	1,745,869	
5.00% Contingency-Estimating	(60,703)	(35,070)	6,522	(211,651)	(300,902)	445,038	1,833,161	
3.00% Middle School Escalation to Bid Day April 1, 2015	0	0	0	0	0	0	1,749,036	
3.50% Comm Center Escalation to Bid Day April 1, 2017	(178,467)	(103,106)	19,176	(622,255)	(884,651)	1,308,412	1,308,412	
5.00% Construction Contingency	(72,662)	(41,979)	7,807	(253,347)	(360,179)	532,710	2,077,692	
1.25% Trade Contractors' Bond	(19,074)	(11,019)	2,049	(66,503)	(94,547)	139,837	545,395	
2.50% Construction Manager Fee	(38,624)	(22,314)	4,150	(134,670)	(191,458)	283,169	1,104,424	
0.65% Pre-Construction Fee	(10,289)	(5,944)	1,106	(35,848)	(50,976)	75,524	294,570	
Total Construction Estimate	(1,593,880)	(920,830)	171,260	(5,557,300)	(7,900,750)	11,685,449	45,575,930	
25.00% Fees for Design, Environmental, Traffic, Survey, Sub-soil, FF&E, LEED Silver Certification, etc.	(398,470)	(230,210)	42,820	(1,389,350)	(1,975,210)	2,921,390	11,394,541	
Total Project Estimate	(1,992,350)	(1,151,040)	214,080	(6,946,650)	(9,875,960)	14,606,840	56,970,470	
Estimated State Reimbursable	0	0	0	0	0	0	18,080,160	
Estimated Town Cost	(1,992,350)	(1,151,040)	214,080	(6,946,650)	(9,875,960)	14,606,840	38,890,311	
Total Project Estimate	(1,992,350)	(1,151,040)	214,080	(6,946,650)	(9,875,960)	14,606,840	56,970,470	

WILLIAM J. JOHNSTON MIDDLE SCHOOL
COMMUNITY CENTER AND
SENIOR CENTER
COLCHESTER, CT
JUNE 30, 2012

APPENDIX A - EDUCATIONAL SPECIFICATIONS

WILLIAM J. JOHNSTON MIDDLE SCHOOL

EDUCATION SPECIFICATIONS

**Completed by the Faculty and Administration
of the
William J. Johnston Middle School**

**Submitted to Superintendent Loiselle
February 2012**

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ABOUT US

COLCHESTER SCHOOL DISTRICT MISSION STATEMENT

Colchester Public Schools are committed to establishing and maintaining strong parent-community-school partnerships to provide a safe, engaging, and effective learning environment to meet the unique needs of individual students. These partnerships are dedicated to promoting student well-being and the highest level of academic excellence measured by established performance standards and real-world applications. We commit to a comprehensive system of support to ensure the success of each and every student.

WILLIAM J. JOHNSTON MIDDLE SCHOOL MISSION STATEMENT

William J. Johnston Middle School is committed to embracing the spirit of the changing adolescent. In a community where respect for self and others is highly valued, each student is empowered to employ high standards in taking responsibility to make good personal and academic choices. The school recognizes the changing needs of Colchester's rapidly growing district and student culture. As the middle school student embarks upon a search for identity, WJMS strives to nurture the whole child. Balance and stability are provided within a safe environment allowing the student to learn to effectively take the risks necessary to realize her/his ultimate potential.

WILLIAM J. JOHNSTON MIDDLE SCHOOL

On May 19, 1990, Central Middle School was renamed the William J. Johnston Middle School in honor of Colchester's World War II Congressional Medal of Honor recipient, William J. Johnston. Mr. Johnston, a native of Colchester, received the nation's highest award for his conspicuous gallantry and intrepidity at risk of life, above and beyond the call of duty, in action against the enemy.

President Franklin D. Roosevelt presented the Medal of Honor to Private First Class Johnston on May 29, 1944. Following his discharge from the Army, Mr. Johnston built a career with the Veterans' Administration as a service officer. He was also a former Selectman of the Town of Colchester and an active member of the American Legion and the Veterans of Foreign Wars.

Mr. Johnson's message for the students of Colchester was to "respect each other" and to respect the right to disagree without being disagreeable, to be decent, and to be willing to accept other people's opinions.

Mr. Johnston died on May 29, 1990, forty-six years after he received his most prestigious honor.

IN THE MIDDLE!

Young people go through more rapid and dramatic changes during the years between ten and fifteen than at any other time in their lives. Early adolescence is a time of tremendous variability among students. They grow at different rates - intellectually, physically, socially, emotionally, and morally. With young adolescents, the achievement of academic success is highly dependent upon their other developmental needs being met.

Education has responded on a national level to the needs of these young adolescents through the creation of an educational structure that responds to this unique developmental level.

(Continued)

Developmentally responsive middle schools provide:

- a curriculum that challenges, integrates, and explores a variety of options
- teaching and learning methods that are varied
- student assessment and evaluation processes that promote learning
- organizational structures that are flexible
- programs and policies that promote health, wellness, and safety
- guidance and support services that are comprehensive

At the middle level, both students and teachers are grouped into teaching "teams." Each team consists of sixty to one hundred twenty-five students with three to five core academic teachers. Within the team structure, the academic areas of mathematics, language arts, social studies, science, and reading skills are taught.

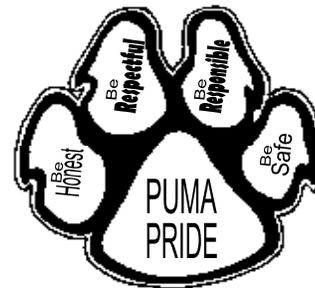
Applied Academics are part of each student's total education. These areas include physical education, health, music, art, world language, design and engineering, family and consumer science, and computers and technology education.

Our school counselors follow the progress of each student closely and conduct activities designed to help each student learn more about how he/she learns. The school psychologist, social worker, reading and math specialists, special education teachers and instructional assistants all contribute to student learning and serve the needs of emerging adolescents.

School Mascot: The Puma

School Colors: Royal Blue and White

Motto: "Puma Pride!"



Ethos: "Embracing the Spirit of the Changing Adolescent!"

Cochester Public Schools began a partnership with the University of Connecticut in 2005 on what is known as

Positive Behavior Interventions & Support, or simply, **PBS**. PBS is a systems approach which focuses on proactive teaching, reinforcing positive behavior and decreasing the less desirable behaviors. Introducing, modeling, practicing and reinforcing positive, social behavior is an important part of a student's educational experience. Teaching behavioral expectations and recognizing students for following them is a much more positive approach than waiting for misbehavior to happen before responding. The purpose of school-wide PBS is to establish a climate in which appropriate behavior is the norm.

William J. Johnston Middle School has been recognized as a Model School in the state of Connecticut for the past two years! We will be in year four of implementation this school year and plan to continue to focus on providing a positive learning environment for the students and adults. During the first days of school, students will be taught the school's four core values: **Be Respectful**, **Be Responsible**, **Be Honest**, **Be Safe**. Students will receive instruction on our matrix focusing on these four school-wide expectations as they occur within the school day. Our matrix specifies the four core values in the classroom, cafeteria, hallway/courtyard, bathroom, on the bus, as well as when in the community, like the Youth Center, Cragin Library, or on field trips. On the following pages, you will find a copy of our matrix which describes what our core values look like in these different school settings. Education and reinforcement on how to be respectful, be responsible, be honest and

be safe will continue throughout the year. This school-wide, common language helps establish consistency throughout the school on what is expected on a day-to-day basis to ensure a positive, safe learning environment.

PBS Matrix: What our core values look like in school

	<i>In the Classroom</i>	<i>In the Hallway/Courtyard</i>	<i>In the Cafeteria</i>
Be Respectful 	<ul style="list-style-type: none"> * Be considerate of others' belongings * Listen when teachers or other students are talking * Enter the room quietly * Treat fellow students, teachers, and other staff/adults in a positive and polite manner * Take care of school property * Recognize personal space/boundaries of others 	<ul style="list-style-type: none"> * Walk to your destination * Use a quiet voice * Take care of school property * Recognize personal space/boundaries of others 	<ul style="list-style-type: none"> * Be considerate of others' belongings * Use a quiet voice * Enter & exit in an orderly manner * Wait turn in serving line * Eat with good table manners * Treat fellow students, café staff and lunch supervisors in a positive and polite manner * Leave lunch area as you found it or better * Take care of school property * Recognize personal space/boundaries of others
Be Responsible 	<ul style="list-style-type: none"> * Use appropriate language * Respond to silent signal immediately * Be on time * Always do your best work * Take pride in your work * Follow all adult directions * Be prepared and ready to learn 	<ul style="list-style-type: none"> * Use appropriate language * Keep area around locker clean and neat * Pick up dropped paper/books * Have a hallway pass at all times 	<ul style="list-style-type: none"> * Use appropriate language * Respond to silent signal immediately * Sit in only designated locations 4 to a table for small and 6 to a table for large * Keep table and floor clean, place trash in barrels, and return trays to counter * Consume food and drink only in the cafeteria
Be Honest 	<ul style="list-style-type: none"> * Be truthful at all times * Report any unsafe or inappropriate behavior * Do your own work * Take responsibility for your actions 	<ul style="list-style-type: none"> * Be truthful at all times * Report any unsafe or inappropriate behavior * Report any acts of vandalism * Take responsibility for your actions 	<ul style="list-style-type: none"> * Be truthful at all times * Report any unsafe or inappropriate behavior * Take responsibility for your actions
Be Safe 	<ul style="list-style-type: none"> * Keep hands, feet, and objects to self * Follow all classroom rules and routines * Understand and follow all fire drill and lockdown procedures 	<ul style="list-style-type: none"> * Keep hands, feet, and objects to self * Walk on right side of hallway * In courtyard, walk on paved areas * Keep locker locked at all times * During fire drills, exit and 	<ul style="list-style-type: none"> * Keep hands, feet, and objects to self * Stay in seat while you eat lunch except for necessary lunch needs * Always walk in a safe manner

		enter the building silently	* Eat your food in a sanitary manner
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	<i>In the Bathroom</i>	<i>On the Bus</i>	<i>Youth Center, Field Trips, Cragin Library</i>
<p>Be Respectful</p> 	<ul style="list-style-type: none"> * Allow others their privacy * Use a quiet voice * Wait your turn * Take care of school property * Recognize personal space/boundaries of others 	<ul style="list-style-type: none"> * Be considerate of others' belongings * Keep voice at appropriate level * Wait patiently to get on and off the bus * Treat fellow students and bus driver in a positive and polite manner * Take care of school property * Recognize personal space/boundaries of others 	<ul style="list-style-type: none"> * Be considerate of others' belongings * Keep voice at appropriate level * Eat and drink in appropriate areas * Enter & exit in an orderly manner * Be gentle with equipment, games, materials, and buildings * Treat fellow students and adults in a positive and polite manner * Recognize personal space/boundaries of others
<p>Be Responsible</p> 	<ul style="list-style-type: none"> * Use appropriate language * Always have a pass * Sign out and return to class with pass * Go directly to lav and return to class immediately * Keep area clean 	<ul style="list-style-type: none"> * Use appropriate language * Be role models to younger children * Respond immediately to quiet signal and bus driver's directions * Keep area clean 	<ul style="list-style-type: none"> * Use appropriate language * Pick up after yourself * Learn, understand, and follow specific rules and routines for each place * Give others a helping hand if needed * You represent WJJMS when you are in the community
<p>Be Honest</p> 	<ul style="list-style-type: none"> * Be truthful at all times * Report any unsafe or inappropriate behavior * Only use the bathroom when necessary * Take responsibility for your actions 	<ul style="list-style-type: none"> * Be truthful at all times * Report any unsafe or inappropriate behavior * Report any acts of vandalism * Take responsibility for your actions 	<ul style="list-style-type: none"> * Be truthful at all times * Stay in order when asked to take turns * When working out a problem with an adult/peer, be truthful no matter what * Use only your things or those you have permission to use from the owner * Take responsibility for your actions
<p>Be Safe</p>	<ul style="list-style-type: none"> * Keep hands, feet, and objects to self * Flush appropriately * Be sanitary: wash and 	<ul style="list-style-type: none"> * Keep hands, feet, and objects to self * Stay seated until the bus stops moving 	<ul style="list-style-type: none"> * Keep hands, feet, and objects to self * Walk at all times * Stay near supervisor or

	dry hands	* Follow all bus safety procedures * Keep your belongings out of the aisle	where the supervisor tells you to be at all times * Use equipment, furniture, and materials for specified purpose only
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ACADEMIC PROGRAMS AND APPLIED ACADEMIC PROGRAMS

APPLIED ACADEMIC PROGRAM

ART

Program Vision/Objective

Our program vision for a high-quality art program includes providing our students with alternative and unique ways to formulate questions and opinions, creatively solve problems, and express meaning and differing points of view. By using technology as an artistic medium, we inform and reform other areas of knowledge through hands-on experiences and utilizing critical evaluative skills. It is our goal to use technology for virtual museum tours and student exploration of world cultures and artistic expression. Through the use of an arts-infused philosophy of education, we strive to help improve self-esteem and improve social awareness.

Description of Current Program

The current program is comprised of drawing, painting, printmaking, color theory, sculpture, and hand built clay constructed work. While the art curriculum is currently being revised, we anticipate a continuation of these instructional units.

Description of Current Program Space

We currently have two art rooms that are adequate in size. Both rooms have an adjacent kiln room as well as a storage room. Both rooms have approximately forty-six feet of counter space and numerous built-in bookcases.

Future Facility Needs

A. Activities to be Housed

The art curriculum is implemented through large and small group instruction and individual projects.

B. Furniture and Equipment

- Display cases
- Display boards
- Six large student work tables with stools
- Teacher desk and chair
- Locking file cabinets
- Whiteboard
- Deep sink
- Planning/demonstration table with a mirror 72”w x30”d x37” h w/ locking storage cabinets
- One double compartment stainless steel sink for every 16 students
- Handicapped accessible tables, height adjustable
- Clock

C. Proposed Space Summary

- Both classrooms need to be spacious, well ventilated with high quality artificial and natural lighting
- Ventilation systems must safely accommodate the use of art materials, chemical techniques and resulting fumes
- Multiple outlets with ground-fault to support studio activities
- Floor area to accommodate eight 4”x6” student worktables and one teacher demonstration table.
- Locking glass display cases for exhibiting artwork to the corridor and accessible from the studio, with three adjustable glass shelves and glass on both corridor and studio sides.
- Seating at counters with leg space and cabinets.
- Large storage closets/cabinets with shelving
- Adequate open classroom shelving

- 1 Kiln room
(Continued)
- Teacher work area
- 1-2 walls with floor to ceiling lockable cabinets with adjustable shelves including counter separating lower cabinets and upper cabinets.

D. Technology & Communications

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access
- See Communication Page

ACADEMIC AREA CHORUS

Program Vision / Objective

Our program vision for a high-quality chorus program includes developing a program where singing and dancing become an integral part of self-expression and where each student has a strong sense of belonging.

Description of Current Program

Our current program consists of chorus at each grade level. Each chorus has approximately 75 members and presents a winter, spring, and adjudicated concert.

Description of Current Program Space

Currently, the chorus is using a large room with chairs and one grand piano. There is a small office area as well as a small storage room. There are no permanent risers in the room

Future Facility Needs

A. Activities to be Housed

The choral music program implemented through both large and small group instruction and rehearsals. Students will learn all aspects of choral singing.

B. Furniture and Equipment

- Permanent tiered floor space to accommodate a 100 member chorus or permanent built-in choral risers
- Chairs to accommodate 100 students
- Grand piano
- Stereo listening equipment
- Storage for choral library

C. Proposed Space Summary

The program will need a 1,700 square foot room with risers and with an office with storage.

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access
- See communication page

APPLIED ACADEMIC PROGRAM GENERAL MUSIC

Program Vision/Objective

Our program vision for a high-quality general music program includes a music technology lab, a recording studio, and a room for classroom guitar.

Description of Current Program

In grade six, students sing, study American composers and practice basic composition. In seventh grade, students learn to play the guitar and study music from world cultures. Grade eight students learn to play the keyboard and basic music theory.

Description of Current Program Space

One room is designated specifically for general music. We have 15 keyboards (stored on counters) and 25 guitars (stored on racks) which are housed in the classroom and used for instruction.

Future Facility Needs

A. Activities to be housed

Guitar, keyboard and general music lessons

B. Furniture and equipment

A classroom designed for guitar, keyboard and general music classes.

- 25 square feet per student
We need space for approximately 25 students or 625 square feet
- 25 keyboards and 25 guitars with storage racks
- Multiple electrical outlets
- Multiple music stands.

C. Proposed Space Summary

The music technology lab and the general music classroom should be either next to each other or connected so that they can be used by all of the music teachers and students.

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access
- See communication page

Music technology lab recording studio

- 45 square feet per student, we need space for approximately 25 students or 1,125 square feet.
- 25 computer/keyboard stations facing the walls and surrounding the classroom with open space in the center

- 25 computer drops/connections for the computer and an additional 3 connections for the teacher. (A connection for the teacher's computer, printer, and interactive white board.)
- Multiple electrical outlets.
- 25 chairs

APPLIED ACADEMIC PROGRAM INSTRUMENTAL MUSIC

Program Vision/Objective

Our vision for a high-quality instrumental music program is to maintain our current high expectations for the performance of all individuals, small ensembles and bands. This will be achieved by continuing our current lesson program where students receive differentiated instruction and are grouped by grade, section and ability, and through maintaining and/or increasing our various ensembles that meet during and after school. Students will receive performance feedback from their own teachers as well as from experts as they travel to various festivals and clinics. Additionally, we envision increasing the use of technology in our program so that students will be able to create musical scores and receive performance assessment and evaluations.

Description of Current Program

Our current program consists of band at each grade level as well as Swing Band, Stage Band, and Jazz Band. Instrumental lessons are given weekly for 150 band students.

Description of Current Program Space

Our instrumental music program room is too small to accommodate the 80+ students who comprise each band. This band room has an adjoining room used as an office, small group instruction, and the storage of instruments. The room is acoustically inadequate and does not contain enough electrical outlets. An auditorium should be considered for musical performances, school assemblies and dramatic productions, as well as for use by the community. Currently, the community orchestra and Jazz band uses our facility for rehearsals. Additionally, there is no space in the middle school large enough to accommodate the gathering of all students and teachers for an instrumental program.

Future Facility Needs

A. Activities to be Housed

Instrumental music lessons, ensembles and band rehearsals.

B. Furniture and Equipment

- Traditional percussion instruments
- Music chairs and stands (approximately 90)
- Baby grand piano
- Locking instrument storage lockers/shelves
- Stereo system, which is currently used frequently in lessons and rehearsals

C. Proposed space summary

This room must be large enough to accommodate a band of 90 members and the storage of their instruments

- 6 individual sound proof practice rooms.
- Separate room for storage of equipment.

D. Technology& Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access
- See communication page

APPLIED ACADEMIC PROGRAM DESIGN AND ENGINEERING

Program Vision and Objectives

Our vision for a high quality Design and Engineering program allows students to participate in authentic hands-on learning experiences. Students will learn about the nature, power, influence, and effects of technology on their world. Additionally, they will design and develop products, systems and environments to solve problems.

Description of Current Program

Our current program exposes students to concepts and activities focusing on transportation, construction, communications and manufacturing. Students use technology to learn how to design products/systems pertaining to these core areas.

Description of Current Program Space

The current space consists of two classrooms separated by a windowed wall and door. This permits student movement between the two rooms without leaving the Design and Engineering area. One room has approximately twenty-five computer stations and student work tables and chairs. The second room contains workbenches and machine tools. Neither room has a dust collection system. There is an office area, sink, and storage area contained within this space.

Future Facility Needs

A. Activities to be Housed

This activity-based program has two distinct areas. In one area, students will use current technology to design a variety of products. In the other classroom area, students will use power equipment and hand tools to manipulate materials and construct their products. Classroom instruction will take place in both rooms, utilizing work tables and chairs.

B. Furniture and Equipment

- Each clean lab needs to be equipped with a computer projector and interactive white board.
- List of equipment needed for Design lab
 - Computers (30 with wireless connection)
 - Student desks
- List of equipment for Construction Lab
 - Computers (10 with wireless connection)
 - Drill press
 - Air Compressors
 - Hand Tools

C. Proposed Space Summary

Two classrooms divided by a glass partition. Each classroom should include the following:

- The storage area should be near the classroom and the lab
- The material storage area needs to be near an outside delivery area.
- A cleanup area including sinks and restrooms should be near the lab
- These classes should be near other noisy classes/areas
- These classes should not be near any quiet classes/areas

Utilities

- Plumbing should be positioned or dampened to minimize noise.
(Continued)
- A drinking fountain should be installed in the lab away from machinery
- An eye wash and emergency shower should be located in the lab.

HVAC

- The HVAC system needs to be of sufficient size to keep the instructional space at a comfortable temperature, taking into consideration heat from computers.
- The system needs to have a fresh air exchange system to provide high air quality.
- The general classroom supply and exhaust ducts need to be positioned to minimize any drafts in the room.
- The HVAC controls need to be designed to allow individuals the ability to modify the classroom temperature for the instructional requirements of classroom activities.
- The controls need to be positioned so that the room temperature is not “misread” (e.g., not too close to a door, window, or vent).

Electrical

- Electrical supply outlets need to be sufficient to meet the electrical equipment needs of the power equipment used.
- Electrical supply outlets need to be placed on each stationary wall and at the counters in each classroom.
- Each classroom should have occupancy sensors installed for lights.
- The perimeter of the design lab will need extra outlets, both duplex and four-plex.
- Drop down overhead power is needed in multiple locations of the construction lab, particularly at the center worktables.
- A master switch should be installed controlling all equipment.
- Power needs to be provided to the dust collection system.
- Electrical supply should be oversized to accommodate future growth.
- When planning lighting placement, consider computer screen glare.
- Electrical supplies should be oversized for future expansion.

Lighting

- Lighting needs to be even across the classroom.
- The lighting controls need to accommodate an instructor’s need to vary the light intensity for different instructional tasks.
- The construction lab will require 80-100 foot candles of light.
- Natural lighting should be provided wherever practical.
- The lighting needs to be higher than a normal classroom in both labs.

Surfaces

- Vinyl composition tile should be installed in all areas
- Zoned striping should be provided where appropriate

Walls

- A 4' x 16' white board with friction clips needs to be provided.
- Windows need to be of double pane glass and have operable integral blinds where practical to prevent dust buildup
- Place interior windows between the 2 labs
- All windows should have safety glass installed
- Tackable wall space should be provided in the classroom and clean lab.

Ceilings

- The ceiling should be a durable, suspended ceiling with acoustical tile.

Doors

- Each general classroom should have a standard sized exit door.
- Each general classroom door should have a small narrow window.
- Double doors should be installed between the labs.

(Continued)

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access
- See communication page
- The design lab should have 30 data drops for student computers (around the perimeter of the lab). Two data drops should be provided for the instructor's computer. The instructor's data drops need to be placed in different spots in the room to allow the teacher's desk to be moved periodically.
- Data drops may be needed in the storage room and tool room.
- The construction lab will need ceiling data drops to the worktables.
- Some fixed equipment may need data drops
- Phone jacks should be placed near the door to the classroom and near the teacher area.
- The phone system should be programmed to enable outgoing calls directly from the classroom but incoming calls allowed only after going through the main office.
- Each classroom should be equipped with an integrated clock, intercom and bell system.
- Each classroom should be equipped with a TV, DVD player, computer projector, interactive white board connected to the teacher computer.
- The area should be wired with data cable to enable the connection of a local area network and a wide area network.

ACADEMIC AREA FAMILY AND CONSUMER SCIENCE

Program Vision/Objective

In an increasingly diverse and ever-changing world, students need to be prepared to adapt. The vision of the Colchester Public Schools' Family and Consumer Sciences Program (FCS) is to empower students to effectively manage emerging life issues by applying knowledge and skills while problem solving and collaborating with others through an interrelated curriculum. The ultimate goal of this program is to help individuals become productive and contributing members of society who are able to achieve self-sufficiency, participate in lifelong learning, and adapt to change.

The use of current methodology, technology, and equipment will prepare students for real-life experiences while pursuing and exploring their related passions, interests, and talents. Through the integration of academic and occupational content, as well as community partnerships, the Colchester FCS program provides a coherent, rigorous, and practical education, emphasizing the higher-order thinking skills necessary for pursuing further education and/or entering the workforce.

Our vision for a high quality Family and Consumer Sciences middle school program is to promote self-sufficiency by developing our students' skills in the areas of textiles, culinary arts, nutrition, consumerism, and careers. The utilization of current technologies will enable students to demonstrate skills and produce projects. Students will have multiple opportunities to reinforce their reading, writing, and mathematics skills through authentic tasks that include non-fiction reading, recipe preparation, textile project construction, and self-evaluation.

Description of Current Program

All students in grades six and seven participate in FCS. In grade eight, students may select FCS as an elective. Students master introductory standards in the areas of textiles and culinary arts into which nutrition, consumerism, and careers are interwoven as appropriate.

Description of Current Space

Our existing space consists of two classrooms. The foods lab is approximately 1600 square feet and houses four domestic kitchens, a teacher demonstration area, two teacher desks, two computer stations at a counter, and four student tables. Each kitchen has a sink, microwave oven, and a stove. Kitchens # 2 and #3 are too small. There are two refrigerator/freezers, one dishwasher, a demo table w/power from the ceiling, and a washing machine and dryer. Storage consists of a pantry, cabinets in the kitchen area, under-counter cabinets in the general classroom space, and four 8 foot tall cabinets.

The textiles lab has approximately 1344 square feet and houses twenty regular sewing machines, three embroidery machines, six cutting tables, a teacher desk, four student tables, and two computer stations w/desks. Space is very tight.

(Continued)

Future Facility Needs

A. Activities to be Housed

The curriculum will be implemented through full group instruction, small group activities, and independent projects. Current technologies will enhance teaching and learning, as will the integration of mathematics, reading, and writing.

B. Furniture and Equipment

- Five domestic kitchens, one that is ADA compliant (stove, microwave, vent, sink, cabinets, etc.)
- Demonstration table with power and water
- Dishwasher
- Washing machine and dryer
- 20 regular sewing machine stations
- 3 embroidery machine stations
- 6 cutting tables with cutting mats
- Changing room with 3-way mirror
- Locking storage cabinets
- One hundred student storage cubbies
- Large book case
- Nine tables and chairs for general classroom (2 adjustable for handicap) 4-sewing, 5-cooking
- Two computer stations with desks

C. Proposed Space Summary

- In order to fully implement the FSC curriculum, space should include a two-room suite of adjacent classrooms and an office with connecting doors.
- One classroom to be fully equipped with five kitchens, a teacher demonstration area, large pantry, and a student instruction area.
- One classroom to be fully equipped with 20 sewing stations, three embroidery stations, a cutting area, and an instructional area.
- Two-six computer stations with desk in each classroom.
- Direct access to the parking lot to facilitate the delivery of groceries is an important consideration.

- No carpet to be used in either room.
- Teacher desks; two per classroom

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access
- See communication page

ACADEMIC AREA LANGUAGE ARTS

Program Vision / Objective

Our vision for a high quality language arts program is to develop self-motivated, lifelong learners who are prepared to meet the literacy demands of a diverse society. We strive to promote literacy through authentic and meaningful activities integrated throughout the curriculum and designed to meet the unique needs and interests of our students.

Description of Current Program

The language arts curriculum focuses on thinking, listening, reading, and communicating with others through speaking and writing using the English language conventions. In grades six, seven and eight Language Arts is taught for 90 minutes per day. Our reading center provides reading instruction to students who are in need of additional support.

Description of Current Program Space

Our current program space consists of eleven classrooms and a reading room along with office space. The small size of the sixth, seventh, and eighth grade classrooms inhibits flexible grouping, partner teaching and a full range of curricular activities. The reading center consists of two rooms with one central room and additional instructional spaces shared with other instructors. The classrooms have built-in cabinets and shelving for storage.

Future Facility Needs

A. Activities to be Housed

The curriculum is implemented through large and small group instruction as well as individual support. There are independent and collaborative projects, peer and teacher conferencing with the integration of technology.

B. Furniture and Equipment

- Student desks and stackable student chairs
- Foldable work tables with docking station
- Teacher work area
- Whiteboards
- Display boards
- Student friendly accessible open shelving for storage and displaying of books
- Storage closet or cabinets
- File cabinet
- Sink

C. Proposed Space Summary

- Classroom with movable walls to create small group work areas.
- Each classroom needs to be spacious enough to accommodate approximately 25-28 student desks and chairs, worktables, teacher desk and sufficient technology area.
- Stadium Pod Seating Area – for team lessons/assembly with attached computer lab for each team with power stations.
- The reading center needs large group space for approximately 12-15 students at tables. A separate technology area for computers is essential. Additionally, private space for testing and (continued)
individual instruction will need to be incorporated into the design. Book shelves from wall to wall, and floor to ceiling are necessary. Finally, office space for consulting, computer communications and secure files is critical.

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- See communication page
- Elmo/document camera, projector

ACADEMIC AREA LIBRARY/MEDIA CENTER

Program Objective/Vision

Our vision for a high quality Library/Media Center program is to provide a facility that offers equitable access to information, ideas, and resources for learning. Our goal is to maintain a climate in the media center that is conducive to learning. We strive to teach our students how to become independent, competent, and confident users of information and technology.

Description of Current Program Space

Approximate Dimensions of LMC 72' x 54' (this measurement does not include the two storage closets or the entryway. Storage room #1 – 15' x 12'. Storage room #2 14'x12'.

- The current space houses enough bookshelves for our collections:
 - 6 double sided bookshelves (books on either side) 60" x 225" The length is broken into 6 columns with 4 adjustable shelves. (Used for fiction)
 - 27 single sided bookshelves 60" x 37" with 4 adjustable shelves (used for nonfiction)
 - 5 single sided shelves 36" x 37" with 2 adjustable shelves (used for Jenn's corner)
 - single sided shelf 60" x 37" with 4 adjustable shelves (used for Jenn's corner)
 - 4 single sided shelves 36" x 27" with 2 adjustable shelves for references
 - 7 single sided shelves 60" x 37" with 4 adjustable shelves for references
 - Wall mounted shelving in work area to house book buddy books
 - 9 75" x 37" single sided shelves used to house videos, summer reading, reference material, software, etc. inside a storage area

- Display case for William J. Johnston Tribute

- 3 cushioned chairs
- 1 coffee table
- 2 love seat couches
- 8 tables for classes,
- 28 Zero Clients for student use, 1 computer for student use,
- 2 circulation desk computers, office computer,
- a reading corner,
- an area for small group instruction (this contains one of the tables mentioned above),
- a circulation desk,
- two storage closets,
- an office.
- Student and teacher artwork is displayed through the media center.

Future Facility Needs:

A. Activities to be Housed

- Access to information from a variety of resources (print and digital)
- Study center where students can go to complete projects, read and conduct research.
 - Tables with charging stations/docking stations for electronic devices
- Work station near circulation desk for repairing and processing books
- Closet to store technology/equipment for school and media center and for decoration, book carts, displays, etc.
(Continued)
- Digital Showcase with basic showcase as part of the area for student and teacher artwork and work
- Large group meeting area (Faculty, Board of Education, Community Groups)
- Book Fair space
- Office w/storage for smaller electronic items, files, notes, office supplies, etc.

B. Furniture and Equipment

- Wireless capability for the current 30 computers plus other personal digital devices / laptops
- Computer tables/stations for computer use at appropriate height for proper ergonomics. These need to be in closer proximity for class instruction
- Chairs for computer tables @32 – need to endure wear from students and adjust for proper ergonomics
- Work tables and 48 chairs. Either 8 tables with 6 chairs per table or 10 tables with 4 or 5 chairs per table
- Ceiling mounted/forward facing drop screen (currently available but needs to be relocated for adequate viewing ability)
- Circulation desk
- Book Shelves – to house over 16, 400 books
 - in addition to current shelves, add 1 60” x 225” double sided shelf (identical to ones above) that has 6 columns with 4 adjustable shelves
 - 2 more 60” x 37” bookshelves for nonfiction/Jenn’s corner materials
 - Book shelves should be no taller than 60”

C. Proposed Space Summary

- Office with equipment
- Reading corner with furniture
- Projector for displaying electronic media

- Bathroom for community staff/student use while in media center
- Interactive whiteboard for class instruction on wheels or located near computer stations where it can be viewed by a class of 30
- Windows to the outside world for natural light
- Printing station(so all printers/copiers are in one area)
- Exterior door for book fair deliveries, etc.

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access.
- See communication page

ACADEMIC PROGRAMS MATHEMATICS

Program vision and objectives:

Our program vision for a high-quality Mathematics program includes:

- Developing mathematical problem solvers through the application of mathematical concepts.
- Developing highly interactive mathematical experiences.
- Developing teaching strategies that involve discovery based hands-on application of real-world investigations.
- Developing connections with the real world and other disciplines.
- Using technology as a tool to gather, organize, and analyze data and as a tool for instruction.

Description of current program

Our current program uses a traditional mathematics text combined with a standards based discovery, investigative program. Currently, we utilize technology to gather, organize and analyze data and we have one interactive whiteboard. We have some school wide activities such as ‘Pi’ Day and Math Night.

Description of Current program space

Currently, seven math teachers have a standard (23’ x 28’) classroom, waist high counter with cabinets underneath. About half of the classrooms have whiteboards, on one wall. Each classroom has at least two

desktop computers with one internet connection. The math specialist has a classroom which is also a math resource room for small group instruction.

Future facility need

A. Activities to be Housed

Academic classroom to support math instruction

B. Furniture and equipment

- Tables instead of desks.
- Wireless laptop carts.
- White boards on two walls
- 2- person student tables (promote flexibility in groupings/seating arrangements)
- Enough tables for students and work stations and classroom materials
- No cubbies
- Printer/copier in each classroom
- Permanent coordinate plane (wall-mounted)
- One wall with ample storage and adjustable shelving
- 1 classroom set (30) of laptop computers with wireless technology
- 1 classroom set (30) of graphing calculators
- Sink

Suggested room layout (attached).

- Sliding white board wall covering storage/shelves
- Small room off to the side for testing/individualized instruction (a few computers) – note window into room so students are visible at all times.

(Continued)

C. Proposed Space Summary

Larger classrooms (30' x 30') to accommodate small group work and instruction.

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access.
- See communication page

ACADEMIC PROGRAMS PHYSICAL EDUCATION/HEALTH

Program Vision/Objective

Our vision for a high quality Physical Education and Health program is to develop a set of skills and beliefs that will foster both positive decision-making and create a desire to stay fit for life. We are committed to providing all students with multiple opportunities to participate in variety of physical activities ranging from traditional group sports to individual challenge activities.

Description of Current Program

Our current indoor and outdoor facilities provide the space to accommodate physical education classes, adventure programming, clubs, after-school interscholastic and intramural athletics as well as town wide activities and sports programming.

Description of Current Program Space

Our current indoor space consists of two gymnasiums each with retractable bleachers, one adaptive PE room, 1 health class, 3 office areas, 2 female locker rooms, 2 male locker rooms, and 5 storage areas. Our current outdoor field space consists of 1 soccer field and 1 softball field. Additionally, our outdoor adventure program equipment (high and low ropes course), and is located along the western side of the soccer field.

Future Facility Needs

A. Activities to be housed-

Two gymnasiums will allow for two large teaching stations or four small teaching stations each period. An indoor climbing facility will allow the adventure program experience to be extended year round (not weather dependent) incorporated into PE classes.

B. Furniture and Equipment

- Four fully functional locker rooms, equipped with lockers, toilets, and showers
- Physical education equipment to facilitate up to four concurrent classes
- Indoor climbing facility
- Indoor health and wellness equipment

C. Proposed Space Summary

- Two gymnasiums
- Health and wellness center (cardio and strength training equip.)
- Two male locker rooms
- Two female locker rooms
- Four office areas with computer access and phone service
- One health class room
- One regulation soccer field
- One regulation softball field
- Track and field space
- Outdoor field space to accommodate four physical education classes (approximately 100 students, 25 per class)
- Indoor and outdoor storage space

(Continued)

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access.
- See communication page

ACADEMIC PROGRAM

SCIENCE

Program Vision/Objective

Our vision for a high quality science program is to develop self-motivated, lifelong learners who develop an understanding of the scientific method and concepts through an inquiry hands-on approach to learning. We are committed to providing all students with multiple opportunities to demonstrate their understanding and skills through authentic performance based assessments.

Description of Current Program

Our current middle school science curriculum consists of three sequential, but distinct science programs. In 8th grade students study Physical Science with an emphasis on answering essential questions such as “How do machines help us do work? How do the forces that act on objects determine their motion? How can we organize and categorize the various materials we find on earth?” etc. In 7th grade students study Life Science with a focus on ecology, cells, reproduction, and the human body. Our 6th grade students study Earth Science with a concentration on water, soil, landforms, and the composition of the earth.

Description of Current Program Space

Our current science facilities vary from room to room. There are eight science rooms in total. The three science rooms in the 8th grade hallway are equipped science classrooms with counters, sinks and tiled floors, the two science rooms in the 7th grade hallway are general classrooms with tiled floors and no access to water, and two of the science rooms in the 6th grade hallway are science type classrooms with tiled floors and access to water, and the other in the 6th grade hallway is carpeted with water access. All classrooms have TV monitors linked to computers. Available storage varies by room, as does student desk/lab table configurations.

Future Facility Needs

A. Activities to be Housed

We envision equipped science classrooms with facilities to fully implement our science curriculum both as a classroom (lecture style with desks and chairs) and a lab area with student work stations. These should be housed in a larger classroom with science laboratory-based work stations in the back of the room and an area for student tables and chairs at the front of the room.

B. Furniture and Equipment

- 2 person chemical resistant black lab tables and chairs for 30 students at the front of the classroom (15 tables)
- Six free standing (not wall-attached) laboratory work stations in the back of the room
Stations should be large enough for a minimum of 4 students to work at.
Each equipped with working sink with both hot and cold water access.
Each equipped with electrical outlets mounted in the side of the table (not at the top of the table).
Each equipped with a student-use computer with necessary lab software installed.
Stools for 30 students
- Teacher demo station with document camera, water, electricity and mirror to be at the front of the classroom.
- Locking teacher storage space for chemicals and other science-related equipment
- Science only microwave and refrigerator
- Windows

- High open cupboard one side to be open for storage of tall science-related objects and the other side to have shelving for storage of classroom materials.
(Continued)

- White boards at the front of each classroom.
- All science classrooms should have tiled floors.

C. Proposed Space Summary

We envision each of the science classrooms to be larger than traditional classrooms to support the configuration of student tables and chairs and a teacher desk and demo table in the front part of the room and free standing lab tables with electricity and water access in the back of the room. There should be locking teacher storage space between classrooms. We envision classrooms having shared storage space (a locked closet between two rooms). All science room should be equipped with windows, phones, wireless network access and tiled floors. Rooms should have a mounted projector connected to a interactive white board, a teacher computer and a DVD player.

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access.
- See communication page

APPLIED ACADEMIC PROGRAM

SOCIAL STUDIES

Program Vision/Objective

Our program vision for a high quality social studies program includes helping students become life-long learners and active and conscientious citizens who contribute on a local, national, and global level. Promoting and recognizing diversity in the world around us is a key theme throughout our social studies program. We challenge students by striving to meet their individual, educational needs while helping them to understand the past in relationship to the present and future. Our program incorporates technology through the use of the internet for research and examining primary source documents.

Description of Current Program

Our sixth grade students study World History while our seventh and eighth grade students learn about U. S. History. Our curriculum is implemented through large and small group instruction. Independent and collaborative projects, as well as the integration of technology, support student learning.

Description of Current Program Space

We currently have eight social studies classrooms, one per academic team. Each classroom has some storage. The small size of the sixth grade classrooms inhibits flexible grouping for a full range of curricular activities.

Future Facility Needs

A. Activities to be Housed

Curriculum implementation in classrooms large enough to support flexible grouping

B. Furniture and Equipment

- Student desks and chairs
- Work tables
- Teacher desk and chair
- Whiteboards
- Display boards
- Accessible shelving
- Storage closet
- File cabinet
- Sink
- Wall or ceiling mounted maps

C. Proposed Space Summary

- Classrooms, one per academic team
- Classrooms need to be spacious enough to accommodate up to 30 student desks and chairs, worktables, technology and a teacher work area.

D. Technology & Communication

To be determined but should include

- Teacher and student computers

- Interactive white board with projector
- Wireless access.
- See communication page

ACADEMIC AREA

World Languages

Program Vision / Objective

Our vision for a high quality world language program is to develop competency in French or Spanish in the five skill areas of reading, writing, listening, speaking and culture. An appreciation for the language and culture will be enhanced through large group instruction, small group activities and independent projects. Current technologies will support the curriculum.

Description of Current Program

Currently, approximately eighty percent of our seventh and eighth graders participate in the Spanish curriculum with the remaining twenty percent of students engaging in the French program. The curriculum is implemented through large group instruction and small cooperative group activities. Students participate in role-playing oral activities, independent and group projects as well as authentic assessments.

Description of Current Space

Our current space consists of four general classrooms each equipped with student desks and chairs, a teacher's desk and chair, file cabinet and bookcase. All classrooms have projectors and SmartBoards.

Future Facility Needs

A. Activities to be Housed*

Whole-class direct instruction, partnered and small-group work, independent work including assessments. Students also perform partnered and small-group skits, act out scenes in a restaurant, and walk the runway for a Fashion Show. From time to time, we also host guest speakers.

B. Furniture and Equipment

- A teacher desk and chair.
- Counter space or large tables at which students can work in the back or on the sides.
- Bulletin boards.
- Student desks and chairs.
- A SmartBoard and projector (or current technology), and whiteboards in the front/presentation area.
- A telephone to the office in the front/presentation area.
- Closed bookcases and closed storage cabinets.
- A locking file cabinet.
- Small tables or desks for a radio and student computers/tablets.
- Some carrels as quiet work areas.

C. Proposed Space Summary

The World Language classrooms house a variety of activities, from seated individual work to presentations and skits that require standing or movement. The space needs to be large and the furniture moveable enough to change as learning needs require. As with any other academic class, instructional,

display and work surfaces are needed, as well as ample storage. Also, the room should have adjustable lighting, including windows that can be obscured and that open.

*A Break-out room between World Language classrooms is needed. This space would be designed to accommodate 1 to 6 people and would provide an acoustically separated space from the adjacent classrooms, but with some visual control. Activities that occur in the breakout room could be individual studying/test taking, small group meetings, tutorial work sessions, practicing of presentations, and one-on-one teacher/student. Furniture should include a whiteboard and student desks and chairs.

(Continued)

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access.
- See communication page

SUPPORT SERVICES

SUPPORT SERVICES

ENGLISH FOR SPEAKERS OF OTHER LANGUAGES

Program Vision/ Objective

Our program vision for a high-quality ESOL program includes learning the fundamentals of the English language while supporting cultural development, and academic support for students.

Description of Current Program

The current program is comprised of small group instruction, one-on-one instruction and assessment of students based on their individual academic needs.

Description of Current Program Space

One classroom is shared between the ESOL program and another classroom teacher. The classroom has 5 large tables, and 5 computers for students to use.

Future Facility Needs

A. Activities to be Housed

Small group instruction, one-on-one instruction, and assessment of students based on their individual academic needs

B. Furniture and Equipment

- Oval conference table
- 5-7 student chairs
- Secure File Cabinet
- Telephone
- SmartBoard
- A minimum of 5 computers for students use
- Teacher desk and chair
- Bookcase
- Storage cabinet

C. Proposed Space Summary

- One large conference room to comfortably fit up to 10 students with movement around the room.
- Locking closet

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access.
- See communication page

SUPPORT SERVICES HEALTH AND WELLNESS CENTER

Facility Vision / Objective

Our vision is to provide school nursing services as well as promote healthy behavior and support student understanding of health issues.

Description of Current Facility

One poorly designed room with a private bathroom.

Future Facility Needs

A. Activities to be Housed

Provide for the health needs of the student body. This includes: illness and injury assessment and treatment; vision, hearing, and postural screenings; health and wellness counseling; medication administration; consultation with parents and physicians; and sports physicals. Additionally, the nurse and health paraprofessional are responsible for maintaining student health records.

B. Furniture and Equipment

- Two desks and chairs
- Two built-in lateral file cabinets
- Computer
- Laser copier
- Telephone
- Secure storage cabinet/closet
- Six chairs for waiting area
- Three beds
- Double locking medication cabinets
- Scale
- Wheelchair

C. Proposed Space Summary

- Glass enclosed office space

- Reception / waiting area
- Two handicapped accessible bathrooms
- Private areas for examinations and physicals
- Three beds surrounded by curtains
- Medication administration area
- Storage closet
- Coat closet
- Refrigerator with freezer
- Eye-wash station

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access.
- See communication page

SUPPORT SERVICES SOCIAL WORK AND PSYCHOLOGY

Program Vision / Objective

Our vision is to provide high quality support services to our students. These services include individual counseling, therapeutic group counseling, mediation and psychological evaluations.

Description of Current Program

Individual and small group counseling sessions occur in the office areas. Slightly larger group counseling sessions occur in two specific special education classrooms (intellectually disabled, emotionally disturbed). Psychological evaluations are individually administered. Both counselors frequently meet with parents and consult to student assistance and academic teams.

Description of Current Program Space

Both the social worker and the psychologist have offices. The size of these offices is adequate enough to provide therapeutic group counseling or parent meetings.

Future Facility Needs

A. Activities to be Housed

Both counselors will provide individual and small group counseling to students. Individual psychological evaluations will be conducted as well as meetings with parents. Additionally, homework assistance is offered as well as PBS activities.

B. Furniture and Equipment

Each office should contain:

- One round conference table that accommodates 8-10 people
- 8-10 chairs
- 2 upholstered chairs & couch (plastic)
- Bookcase x 2
- Wall mounted storage supply cabinets

- Teacher desk, chair
- Wall-size whiteboard
- Display board
- Closet room storage for old files
- Locking file cabinet
- Coffee table
- Lockers for 10 students

C. Proposed Space Summary

Both offices should include counseling space and a separate private work space for each counselor. The counseling space should have a table and chairs for students, as well as more comfortable chairs for parent meetings. The work space should be large enough to accommodate a desk, chair, file cabinet and current technology, located in suite setting with counselors centrally located near the main office.

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access.
- See communication page

SUPPORT SERVICES SCHOOL COUNSELING/GUIDANCE

Program Vision/Objective

Our program vision for a high quality Developmental Guidance Program is to provide all students with a planned program of experiences to assist with their academic, personal/social and career needs.

Description of Current Program

The school counselors provide instruction in career exploration, violence prevention and management of social/emotional issues. Counselors also provide individual planning, responsive services and are an overall support system for all students, parents, and staff.

Description of Current Program Space

- Three offices – two with built in shelves/cabinets
- Three computers
- Three desks/chairs
- One table with four chairs
- Two file cabinets
- Two bookshelves
- One classroom
- Access to a conference room

Future Facility Needs

A. Activities to be Housed

- Counseling – Students, Parents and Staff
- Group Instruction and Counseling
- STAT Meetings/Team Meetings
- Parent and community programs

B. Furniture and Equipment

- Office desks and chairs (one for each counselor)
- File cabinets
- Soft seating in reception area
- Conference table
- Office equipment
- Locked key cabinet
- Storage room
- Small round tables with soft chairs for each office

C. Proposed Space Summary

- Individual office for each counselor that is large enough to accommodate small group sessions
- Conference room that will seat at least 12 people
- Classroom large enough to accommodate 30 students with an area to display resources for parents and students

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access.
- See communication page

SUPPORT SERVICES SPECIAL EDUCATION

Program Vision / Objective

Our vision for a high quality special education program includes the ability to offer a continuum of options for our students. All of our students with disabilities will have the opportunity to learn in the least restrictive environment appropriate to their individual needs.

Description of Current Program

Our programs include specialized programs for students with emotionally disturbance and intellectual disabilities. Additionally, student support and instruction is offered in resource room settings, the reading lab and general education classrooms.

Description of Current Program Space

Our current program space consists of two classrooms for the specialized programs. The classroom for students with emotional disturbance has two small rooms adjacent to the classroom. These small spaces are used as a student lounge and student reflection room. The classroom for students with intellectual disabilities is a small classroom with lockers and built in shelving. Our reading lab consists of five rooms with one central room and four small office/instructional spaces. Resource rooms vary in size, each with adequate storage.

Future Facility Needs

A. Activities to be Housed

While the majority of instruction will occur in the general classroom setting, there will still be a need for a classroom to have space available for small group instruction and individual evaluations.

B. Furniture and Equipment

- Student desks and chairs
- Work tables
- Two teacher desks and chairs
- Whiteboard
- Display boards
- Accessible open shelving for storage and displaying of books
- Storage closet or cabinets
- File cabinet
- Sinks and handicapped bathroom

C. Proposed Space Summary

- Three classrooms for small group instruction, project work, individual evaluations and teacher preparation
- Two classrooms for specialized programs
- Classrooms should have excellent storage space.
- The reading lab space has been included in the language arts section of this document.

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access

- See communication page

SUPPORT SERVICES SPEECH AND LANGUAGE

Program Vision / Objective

Our vision for a high quality Speech and Language program is to provide students with appropriate speech, language, voice, and articulation therapy as determined by their individual needs.

Description of Current Program

Students receive speech and language services in a variety of settings including general classrooms, special education classrooms, counseling offices and the speech and language classroom. In addition to providing therapy, the speech and language pathologist is responsible for evaluation as well as the management of students' hearing aids, FM systems and equipment.

Description of Current Program Space

The speech and language classroom is adequate in size, but is not centrally located. Additionally, the classroom is not carpeted.

Future Facility Needs

A. Activities to be Housed

The speech and language pathologist provides students with individual and small group therapy as well as individual testing.

B. Furniture and Equipment

- One locking storage cabinet, large
- Two filing cabinets
- One oval shaped tables
- Student chairs
- Teacher desk and chair
- Whiteboard
- Display boards
- Carpeting to diminish noise level
- Several electrical outlets
- Bookcase

C. Proposed Space summary

The speech and language classroom needs to be a carpeted area that is adequate for small group instruction and contains a sound-proof area designated for testing. There needs to be several electrical outlets for charging equipment.

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access.
- See communication page

GENERAL FACILITIES

GENERAL FACILITIES ADMINISTRATIVE OFFICES

Facility Vision / Objective

Our vision is to provide a welcoming and centralized administrative office area that supports and develops a positive learning environment for our students, families and staff.

Description of Current Facility

Our current office space consists of 3 administrative offices, a combined secretarial area, a unisex bathroom, a coat closet, a storage closet with an interior secured closet and a 5' x 5' room that houses a file cabinet and staff telephone. Additionally, a satellite administrative office is located in the main hallway near the sixth grade classrooms.

Future Facility Needs

A. Activities to be Housed

General administrative functions will be housed in this area.

B. Furniture and Equipment

- Office desks and chairs
- Work station partitions
- Office equipment (telephones, copiers, fax, shredder, etc.)
- Bookcases in each office
- Vault
- Built-in vertical file cabinets in each office and main office area
- Shelving in storage area
- Worktables for copy/work room
- Computer stations
- Small conference tables and chairs in each office
- Public address system
- Telephone system with voice mail
- Locked display case
- Digital display board
- Staff mailboxes
- Coat closet
- Seating for reception
- Seating for discipline
- Student desks with partitions and chairs for Student Support Room

C. Proposed Space Summary

- Reception area with a counter
- Offices for three administrators
- Secretarial space for three work stations with partitions
- Secretarial area and offices to each contain closets, storage space and windows
- Conference room (*see separate page*)
- Student Support Room
- In-school suspension room
- Student discipline seating that is separate from reception area

- Kitchenette area
(Continued)
- Supply/storage closet
- Records/file room
- Male and female bathrooms
- Copy and work area
- Storage cabinets

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access.
- See communication page

GENERAL FACILITIES CAFETERIA AND KITCHEN

Facility Vision / Objective

Our vision is to provide students with nutritious meals in a cafeteria that is both efficient and inviting. This area would serve a dual purpose as it would also be used as a multi-purpose room and community room. This would allow for large group gatherings, providing the space for grade level meetings, team events, and community functions.

Description of Current Space

Presently, we have two eating areas separated by a central kitchen and serving area. There is a snack window in each eating area. Both eating areas have the capacity to seat approximately 131 students. A classroom is used for any overflow of students. Students purchasing lunch stand in a line that extends into the hallway, thus impacting teaching and learning in nearby classrooms. There are no bathrooms in the immediate area and no intercom system.

Future Facility Needs

A. Activities to be Housed

This area would provide the space for meal planning, food preparation, serving, seating, and eating. Food supplies and associated dry goods would be ordered, received and stored in this area. Students would be served in multiple lunch waves.

B. Furniture and Equipment

- Seating for approximately 275 students
- Standard kitchen equipment to include stoves, griddles, refrigerators, freezers, etc.
- Multiple serving areas and cash registers
- Water fountains
- LED display board
- Display cases and boards
- Public address system
- Storage closet and approximately 300 folding chairs
- Outside picnic tables and seating area

C. Proposed Space Summary

- This large, aesthetically pleasing space should be centrally located permitting easy access by students and the public.
- The design of the kitchen area will allow adequate room for food preparation and associated tasks.
- Ample storage space
- The serving areas should be configured for efficiency as more than 250 students need to select their food and eat in a short amount of time.
- Ideally, this area should include a small outdoor eating area.

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access.
- See communication page

GENERAL FACILITIES COMMUNICATIONS

Program Vision/Objective

Our vision is to provide all staff members with the means to conveniently and efficiently communicate with the main office, each other, and the community.

Description of Current Space

Currently, our ability to communicate with others varies from room to room. In building B all classrooms have a two-way intercom connection to the main office, but teachers/staff are unable to make or receive phone calls from their classrooms. Each room does however have an Internet connection that allows for email to be sent and received. All of the office areas have phones available to teachers/staff. In building A, each classroom has a two-way intercom connection with the main office.

Future Facility Needs

A. Activities to be Housed

We envision continuous two-way communication within our school and to the outside community. Additionally, we envision having equipment available to us to take advantage of distance learning opportunities.

B. Furniture and Equipment

- Phones for each room and area (including storage areas)
- Two-way intercom system in each room
- Computers in each classroom with Internet connections
- Public address system in large group areas
- Portable distance learning equipment
- Production Studio (see attached ED SPEC)

C. Proposed Space Summary

We envision each classroom and office area to be equipped with the technology (phones, intercom, email) needed to effectively communicate with other areas in the school and with the community. Additionally, all large group areas should include a permanent public address system.

D. Technology

To be determined

GENERAL FACILITIES CONFERENCE ROOM

Facility Vision / Objective

Our vision is to provide an inviting and comfortable meeting space that will accommodate groups of up to twenty people.

Description of Current Space

A former file room has been converted into a conference room. This space, located in the main office, is approximately 9'x 15'. Two file cabinets are located in this room as well as a small conference table that comfortably seats six. Ventilation is poor and space is inadequate.

Future Facility Needs

A. Activities to be Housed

This room will provide meeting and work space for parent conferences as well as team leader, PPT, 504, Student Assistance Team, ELL and PTO meetings.

B. Furniture and Equipment

- Conference table
- 20 upholstered chairs
- Storage Cabinets
- File cabinets
- Sink with counter space
- Book shelves for parent literature
- Whiteboard
- Display boards
- Mounted projection screen
- Mounted TV monitor connected to computer

C. Proposed Space Summary

Located within or adjacent to the administrative office space, the conference room should be able to comfortably accommodate up to twenty people. In addition to providing meeting space, this room can house parent literature. It should be wired for use of multiple laptop computers. A sink and adequate secure storage and file space should be included in the design.

Consider small conferences rooms throughout the building.

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector

- Wireless access.
- See communication page

GENERAL FACILITIES COPIER / STORAGE ROOMS

Facility Vision / Objectives

Our vision is to provide staff with easy access to a copier and supply storage rooms. These rooms will be located in each grade level area as well as the applied academics area.

Description of Current Facility

There are currently three storage areas, one located off the lobby of the main gymnasium, one in the eighth grade hallway, and one in the main hallway located between rooms 13 and 15. The storage area in the eighth grade hallway is approximately 12' x 12' and used for paper storage. The storage area in the gymnasium lobby is small, not ventilated, has limited shelving, and houses a copier. The storage area between the classrooms is the size of a closet.

Building A: Storage closet on the 2nd floor near the faculty bathroom. There is a classroom on the first floor with a copy machine and laminator.

Future Facility Needs

If in pods, one room per team/grade level and one for Applied Academics.

One room per team (or grade level) and one room for Applied Academics

A. Activities to be Housed

Storage of paper, supplies and materials in one area of the room and a small teacher work space with a copier in another area.

B. Furniture and Equipment

- Shelving
- Copier
- Work table and chairs
- Laminator
- Paper cutter

C. Proposed Space Summary

This secure well-ventilated space will provide storage for teaching supplies and materials. It will also house a small teacher work area with a copier and have interactive communication with the administrative office area. The space also requires a clock, telephone and intercom system.

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access.
- See communication page

GENERAL FACILITIES

EXTERIOR STORAGE/BATHROOM FACILITIES

Program Vision/Objective

Our vision is to provide enough secured exterior storage space so that our Physical Education teachers, coaches, and community members can access needed teaching supplies and materials without having to transport these materials in and out of the building. The space would also allow personnel to contact emergency services if needed and would provide limited bathroom facilities for night and weekend activities when access to the inside of the building may not be possible.

Description of Current Space

Currently, we have an 8'x14' exterior wooden storage shed located at the southeastern corner of the soccer field. This shed is used to house the climbing gear for our high ropes adventure program and is only marginally secure. It was broken into last year. The shed is of adequate size for its current purpose, but does not have enough space for storing physical education or athletic equipment. Additionally, there is no way for personnel to contact the office or emergency services and no bathroom facilities are available.

Future Facility Needs

A. Activities to be Housed

We envision this space to be used to store all outdoor physical education equipment (balls, bats, ropes, harnesses, roller blades, snowshoes, etc.) so that it does not need to be carried outside for each class. The space would also be used by our coaches and the town recreational league to store and secure athletic equipment. This space would allow athletes to retrieve equipment without having to remove their cleats (no damage to gym floor) and it would also allow teachers to supervise both their class and the students retrieving equipment for them. The space would also store first aid equipment and have an intercom or phone system located inside so that the office or emergency services could be contacted as needed. This would also allow coaches and supervisors from the town to contact emergency personnel without having to enter the building. Additionally, the space would allow staff and participants access to bathroom facilities when the main building is secured.

B. Furniture and Equipment

- Security doors with deadbolt locks
- Adjustable interior shelving
- Adequate interior lighting
- Two way communication system with the capacity to contact main office
- Phone system with 911 capabilities

- Interior dividers/fencing to separate and secure school equipment from town equipment
- Bench seating for 25
- Handicapped accessible unisex bathroom facilities
- Sink, water, first aid equipment
- HVAC

C. Proposed Space Summary

- Two secured exterior storage spaces and bathroom facilities located near each gymnasium with a minimum of 200 square feet

D. Communication

- Phone

GENERAL FACILITIES

FACULTY DINING ROOM / TEACHER WORK AREA

Facility Vision / Objective

Our vision is to provide the staff a pleasant dining and lounge area with an adjacent work room.

Description of Current Facility

Our current faculty room is approximately 675 square feet with an attached copy/work room as well as a telephone room. The large room contains four two rectangle tables with seating for approximately 24 adults. There is an upholstered sofa, loveseat and chair located in this room. Additionally, there is limited counter space with a sink, a few cabinets, two refrigerators and one beverage machines located in the room. The small workroom has a storage closet, copy machine and table. While the telephone room is small, it does offer privacy.

Future Facility Needs

A. Activities to be Housed

This area will serve as a faculty dining and lounge area. The adjacent faculty work area will house a copy machine, work tables and computers. Two telephone rooms will allow teachers to make private, work related calls to parents, vendors, etc.

B. Furniture and Equipment

- Five round tables with seating for six adults
- Deep double sink
- Two refrigerators
- Counter and cabinets
- Stove
- Coffee maker
- Built-in microwave
- Dishwasher
- Display boards
- Whiteboard
- Copy machine
- Work tables
- Four computer stations

- Two telephones
- Upholstered furniture
- Coffee table

C. Proposed Space Summary

This space should be centrally located next to the student cafeteria, It should contain

- A kitchen area with a sink, stove, microwave, coffee maker, cabinets and two refrigerators
- An eating area
- A sitting area with upholstered furniture
- An adjacent work area with a supply closet
- Adjacent telephone rooms
- A coat closet

(Continued)

D. Technology & Communication

To be determined but should include

- Teacher computers
- Wireless access.
- See communication page

ACADEMIC SPACE FIELD AND OUTDOOR SPACE

Facility Vision / Objective

Our vision is to provide appropriate field and outdoor space in order to accommodate a comprehensive physical education program, interscholastic and intramural athletics and outdoor adventure education. Additionally, the field space will be used by the community's athletic teams.

Description of Current Space

Our current space is limited to one soccer field and one softball field. The outdoor adventure education structures include high and low rope elements and are located at the edge of the property.

Future Space Needs

A. Activities to be Housed

We envision enough field space to hold four physical education classes concurrently. Athletic offerings will include boys' and girls' soccer, track, softball and baseball. We will continue to utilize our outdoor adventure education structures.

B. Equipment

- Goal posts for soccer
- Student and field equipment for baseball
- Student and field equipment for softball
- Scoreboard

C. Proposed Space Summary

- Track
- Regulation Soccer field
- Regulation Softball/Baseball field

D. Technology & Communication

To be determined but should include

- Outdoor speakers/PA

GENERAL FACILITIES

LOCKERS

Program Vision/Objective

Our vision is to provide secured locker storage space for our entire student body.

Description of Current Space

Currently, we have lockers located near both our 6th and 8th grade homerooms, but do not have lockers located near our 7th grade homerooms. Students in this area use cubbies located inconveniently inside their classrooms. The location of our lockers is less than ideal as they are located in our main hallways and often cause traffic flow issues as students using their lockers inadvertently block the path of passing students.

Future Facility Needs

A. Activities to be Housed

We envision this space to be used to securely store all student materials (books, backpacks, PE clothes, winter coats, etc.) when not in use.

B. Furniture and Equipment

- Numbered secure lockers large enough to store a backpack, coat, books, and student materials with programmable combination locks or locks controlled by student ID cards.
- Outlets to charge electronic devices.

C. Proposed Space Summary

We envision banks of secure lockers located near each homeroom. Ideally, all lockers would be located out of any main hallways or heavily traveled areas.

GENERAL FACILITIES

PARKING/TRAFFIC FLOW/EXTERIOR LIGHTING

Program Vision/Objective

Our vision is to provide our students (busses), staff, parents, and visitors with a safe and orderly flow of traffic both in and out of our parking facilities. The parking spaces available should be numerous enough to provide well lit spaces for our busses, staff, and visitors during the school day as well as during large group (whole school) functions.

Description of Current Space

Currently, our parking lot allows for adequate staff parking, but minimal slots for visitors. Our existing design does not allow for efficient traffic flow.

Future Facility Needs

A. Activities to be Housed

We envision a design and facilities that allow for the separation of bus and car traffic while permitting for safe pedestrian movement. The space available should be large enough to accommodate morning drop-off without forcing cars to back up onto Norwich Avenue. This design should also include a designated area for parents to drop-off/pick-up students as well as several visitor spots located conveniently near the main entrance for use during school hours. The parking lot should have enough spaces to accommodate approximately 100 staff members, 30 school busses, and ??? visitors. Entrances and exits should be clearly marked so visitors unfamiliar with our traffic flow/pattern can easily and safely navigate our parking facilities. Each and every space should be well illuminated. Crosswalks and pedestrian walkways should be designed to separate students and visitors from moving traffic.

B. Furniture and Equipment

- Traffic flow signs
- Manually operated (on-demand) crosswalk light
- Marked (painted) parking spaces and crosswalks
- Exterior parking lot lighting fixtures
- Traffic islands and curbing
- Landscaping

C. Proposed Space Summary

A beautifully landscaped parking facility designed for safety and ease of use.

D. Communications

Outdoor Public Address Speakers

GENERAL FACILITIES

PUPIL SERVICES AND SPECIAL EDUCATION ADMINISTRATIVE OFFICES

Program Vision/Objective

Our vision is to provide a welcoming and centralized administrative office area that supports and develops a positive learning environment for student, families and staff.

Description of Current Facilities

The current special education office space consists of eleven rooms. One centralized room houses 2 office professionals with a waiting area for visitors, one office space for the director of pupil services, one for the educational evaluator, one for an assistant director or office professional, one tutoring room, one work room (copier, postage machine, shredder, etc.), one file room for active files, one file room for inactive files, one conference room, one lavatory, and one kitchen area.

Future Facility Needs

A. Activities to be Housed

General administrative functions will be housed in this area. Additionally, individual and small group tutoring, student evaluation, staff meetings, and parent conferences will occur in this space.

B. Furniture and Equipment

- 6 office desks and chairs (2 office professional stations (to include cabinets, storage, filing drawers), 1 desk in each of the 3 offices, 1 desk in tutoring station area)
- 8 upholstered chairs, 2 end tables, 1 coffee table, 1 information pamphlet rack for reception area
- Office equipment (8 telephones, 1 copier with fax/scanning capabilities, shredder, etc.)
- 27 five-drawer lateral file cabinets with locks for record storage (15 for active, 12 for inactive)
- 5 two-drawer lateral file cabinets with locks for 3 offices (2 outside each administrative office and 1 in evaluator's office)
- Small conference tables and four upholstered chairs in each office (3 tables, 12 chairs)
- Large conference table to accommodate 18 people and 18 chairs
- Additional side table in conference room for materials for meetings
- Display boards/whiteboards, interactive white board (or latest board available) for conference room
- Two desktop computers
- Eight laptop computers (2 administrators, 1 evaluator, 1 conference room, 1 tutor, 3 for student stations)
- One table for group classes with 4 chairs for tutor room.
- Eight telephones
- Three tutoring stations with privacy panels/partitions
- Refrigerator, sink, small wall oven, microwave
- Small table with 4 chairs for kitchen area if space allows

C. Proposed Space Summary

- Reception area with counter, privacy wall

- One office area for two office professional stations with privacy dividers, closets/cabinets/storage space, windows, and 2 bookcases, preferably built-in
- Two offices for one administrator and one administrator assistant with closets/cabinets/storage space and windows
- (Continued)
- One office for evaluator with closets/cabinets/storage space and windows
- 4 bookcases for administrator and administrator assistant offices (2 each) preferably built-in
- One conference room - large for 18 people
- One room for tutor and three tutoring stations
- One workroom with counter, shelves/cabinets with locks, large enough to room copier, postage machine, shredder, etc.
- Two secure and fireproof records storage rooms with counters- see # of file cabinets (in list above) needed to determine space
- Storage closet with shelving
- Coat Closet
- **One lavatory – handicapped accessible, storage and electrical outlets
- Kitchenette area with refrigerator, sink, small wall oven, microwave, counter, cabinets
- Separate entrance, handicapped accessible with excellent lighting
- Separate parking (8-10 spaces)
- Separate alarm system
- Separate signs – large, permanent

**Lavatory must be adjacent to tutoring area and within the administrative office to prevent tutored students from accessing other areas of the building.

GENERAL FACILITIES SCHOOL STORE

Program Vision/Objective

Our vision is to provide our students, staff, and parents with a place to purchase needed school supplies. These facilities would also be used to teach students about running a retail business.

Description of Current Space

Currently, we have a school store that is located in the hallway on a folding table or rolling cart. There is no space designed to store and secure the items that are displayed and available for purchase.

Future Facility Needs

A. Activities to be Housed

We envision this space to be used as a fully functional school store that has the space necessary to display and offer for purchase a variety of needed school supplies.

B. Furniture and Equipment

- Secured display case located outside store with access from inside the store.
- Security doors with deadbolt locks/code key.
- Service window or half door opening
- Adjustable interior shelving
- Adequate interior lighting
- Two way communication system with the capacity to contact main office
- Phone system with 911 capabilities
- Sink and water
- HVAC system
- Safe for money storage
- Cash register –lined to student accounts like lunch money

C. Proposed Space Summary

A secured interior space that could be used to house all activities associated with the running of a school store.

- Room with minimum of 144 square feet with security door and service window.

D. Technology & Communication

To be determined but should include

- Teacher computers
- Wireless access.
- See communication page

GENERAL FACILITIES

STUDENT AND STAFF LAVATORIES

Facility Vision / Objective

Our vision is to provide well designed bathroom facilities that are located throughout the building and adequate in number to meet the needs of the student population.

Description of Current Facility

Male and female student lavatories are located throughout the building, but in areas that are difficult to supervise. Additionally, lavatories are located in the locker rooms of the gymnasiums. Staff lavatories are located throughout the building.

Future Facility Needs

A. Activities to be Housed

Toileting and hand washing

B. Furniture and Equipment

- Auto-flushing toilets and urinals
- Automated sinks
- Built-in soap and paper towel dispensers
- Smoke detectors

C. Proposed Space Summary

The square footage and number of lavatories should be adequate to meet the needs of the student and staff population. Lavatories should be located in each grade level area, the applied academic area and in close proximity to the cafeteria. Bathroom entrances should be designed so that they offer privacy to students and staff. Infrared automated flushing and hand washing systems should be included in the design.

D. Communications

- Emergency office contact.

GENERAL FACILITIES CUSTODIAL NEEDS FOR NEW BUILDING

Facility Vision / Objective

Our vision is to provide well designed custodial facilities to provide a clean and safe building for all users.

Description of Current Facility

Custodial closets locked throughout the building.

Future Facility Needs

A. Activities to be Housed Custodial Equipment

B. Equipment

- Larger custodial closets
- Slop & regular sink in custodian closets
- New carpet cleaning equipment
- New cafeteria furniture (fold up)
- Back splash for serving walls
- New buffer/stripper
- Large capacity wet vacuums
- 30" X 60" flat carts for moving furniture & supplies
- Large storage area for supplies & equipment
- Emergency eye wash in custodian closets
- First aid kits in custodian closets
- Faucet on kitchen loading dock
- Centralized area for trash
- Zamboni machine
- Common areas keyed the same (faculty lavatories, multipurpose room, and computer room)
- Pallet jack
- Motorized bleachers
- Furniture movers (teacher's desk, file cabinets)
- Large fans (to aid in drying floors)
- Self dumping Polly hoppers for trash
- Drain snakes
- Surveillance cameras at all exit doors

- Fitted respirators for each custodian

C. Proposed Space Summary
Custodial Closets in all wings.

OTHER COMMUNITY CONSIDERATIONS AUDITORIUM

Program/Vision/Objective

Our vision is to have a space available in our building that would provide both our student population as well as members of the larger community with an area in which they can gather or meet for performances, public activities, and large group gatherings, like academic “Town Meetings.” Not only can this space be used for performances and community addresses, but we see it having larger implications for the community by allowing the opportunity for art shows and exhibits, community plays and musicals, reward ceremonies, promotion activities, and even film festivals. With the connection between the middle school and the proposed Senior Center, the seniors would have regular access to this facility as well for their endeavors.

Description of Current Space

Currently, we do not have a space as described above. Despite this fact, our building is used regularly by community groups for orchestra, choir, jazz, and drama. These groups congregate in the current building’s chorus and band rooms for rehearsals. In addition, not having a space for large group gatherings has impacted our students’ education. Team gatherings currently occur in the hallways or in the cafeteria if the time is available before or after our three lunch waves. In order to have our students gather as a whole school for a concert, we have to bus our students to and from the high school, which takes up a portion of our academic time and funding. Other assemblies, such as our Positive Behavioral Support assemblies, are held in our school’s gymnasium, which is not a setting conducive for learning activities (poor acoustics, no chairs, poor lighting, etc).

Future Facility Needs

A. Activities to be Housed

Please see above under program/vision/objective

B. Furniture and Equipment

- Seating for approximately 800-900 people
- Ancillary rooms for changing, staging, and storage
- Acoustical tiles
- Additional chairs for stage area
- Music stands, microphone stands
- Choir risers and platforms
- Piano

C. Proposed Space Summary

State of the art auditorium that includes:

- Stage with curtains
 - Male and Female changing rooms with bathroom facilities
 - Pit area for the band
 - Instrument storage area
 - Storage area
 - Sound and lighting control area/booth
 - Oversized access to stage from exterior of building (with covered drop-off area)
 - Moveable acoustic shell
 - Ticket booth & refreshments area (possibly tied in with school store/could be used in conjunction with gymnasium)
 - Large foyer area outside of auditorium entrance (within the school)
- (Continued)

D. Technology & Communication

To be determined but should include

- Teacher and student computers
- Interactive white board with projector
- Wireless access.
- Sounds and lighting equipment
- Electronic board/wiring for computer compatibility
- Wireless microphone and public address system
- Microphones, microphone wires, lighting wires, moveable lights/spot lights
- Drop down screen/projector
- See communication page

OTHER COMMUNITY CONSIDERATIONS PRODUCTION STUDIO

Program Vision/Objective

Our vision is to be able to produce and broadcast high quality video and audio presentations for both in-school and community use. An in-school studio would allow us to broadcast daily announcements to each classroom. Guest speakers could be seen throughout the school or to select classrooms. This studio could be used to have live debates for the whole school to view. Additionally, students would have the opportunity to practice and hone their public speaking skills.

Description of Current Space

Currently, our only means to produce a video presentation is to use a hand-held camcorder and there is no means to broadcast this into classrooms.

Future Facility Needs

A. Activities to be Housed

We envision live daily broadcasts into each classroom.

B. Furniture and Equipment

- Video and audio production studio with equipment
- Portable distance learning broadcasting equipment
- Desk or counter space similar to TV anchor desk
- Table and chairs for informal interviews
- Ability to connect/broadcast to the cable public access channel

C. Proposed Space Summary

We envision being able to display live broadcasts in each classroom. Additionally this space could be used by the community to broadcast programs and information on our local cable TV channel.

D. Technology & Communications

To be determined

**OTHER COMMUNITY CONSIDERATIONS
TRACK**

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APPENDIX B
WILLIAM J. JOHNSTON MIDDLE SCHOOL – INTERVIEW NOTES

Interviews with teachers and staff were conducted by Marco Tommasini, of Tecton Architects, Inc. and took place on April 18, 2012 and on April 25, 2012 at the William J. Johnston Middle School.

April 18, 2012

Period 1 – Math and Science

Interviewed Teachers: Chris Bartles, Pauline Hyla

Period 4 – Math and Science

Interviewed teachers: Frank Newman (math specialist), Magdalena....., Nactoria Provost

Period 5 – Math and Science (6th and 7th grade)

Interviewed teachers: Heather DeFosses, Amanda Lasaracina, Cynthia Ryordan, Les Kershner, Larry Paterno, DJ Kelly, Olga Walker

The Ed Spec and Space Program were validated, with the following comments:

General:

Windows with mini blinds in glass air space for light control.

Air conditioning desirable.

Flexibility in the configuration of classroom tables.

Classrooms: 2 person tables.

Heating system controls.

Cubbies/lockers 12”(w) x 12”(d) x 2 tiers.

Math:

Technology Equipment: One set of 30 laptops with cart per team, stored in team space, is desirable.

A small room would be desirable, to be shared between two math classrooms for testing, tutoring, small group work.

Science:

Lab space: Water and electricity at the lab tables and teacher’s desk; no gas.

Lab space: Free standing (island) configuration.

Period 2 – World Languages

Interviewed teachers: Gale Hathaway, Natalie Pelletier-Horton

The Ed Spec and Space Program were validated, with the following comments:

World language classrooms possibly grouped together or 2 + 2.
No special teaching needs: group work; tall storage cabinets within classrooms;
use of computers is very limited. If needed, the world language teachers use the
computer room.

Period 3 – Library/Media, Health Center

Interviewed teachers: Michelle Lane, Cindy Danko, Cindy Nonowicz (nurse)

The Ed Spec and Space Program were validated, with the following comments:

Library:

Ideally library is to be centrally located within school.

Space adequate but not configured to maximum efficiency, i.e. location of
projection screen and lack of computer outlets.

Office equipped with sink.

Possibly provide bathroom within library space, i.e. carved from storage space.

Reorganize layout of office/storage.

Provide A/C in library/media space.

Health Care Center:

Space need +/- 1,000 s.f.

Natural light.

Close to admin. offices/visitors and guidance counselors.

Waiting area for 10-15 students.

Sound proof exam room.

Bathroom with lift.

Reception:

Counter space;

Nurse Office:

1 phone line;

1 computer;

1 under-counter refrigerator;

Privacy;

Nurse Assistant Office:

1 phone line;

1 computer;

Sliding window at reception area;

Triage Area:

3 beds with curtain separation;

Storage;

Sink;

Counter space with double and single lock cabinets.

Period 6 – Administration

Interviewed staff: Kathy Hustus, Sandra Miller, Annette Eifler

The Ed Spec and Space Program were validated, with the following comments:

General: Effective HVAC controls.
Student support room requirements:
 Separate from office for privacy;
 Away from visitors;
 Natural light.

Period 7 – Maintenance, Gifted Students;

Interviewed staff: Joe Coccomo; Laura Bennett;

The Ed Spec and Space Program were validated, with the following comments:

Maintenance:
Larger custodial closets;
Slop and regular sink with backsplash at wet walls in custodial closets;
Large storage area for supplies and equipment;
Emergency eye wash in custodial room;
Faucet on kitchen loading dock;
Centralized area for trash (dumpster);
Containers for recyclables at cafeteria;
Common areas keyed the same;
Surveillance cameras at all exit doors.

Existing building information:

Day-shift: 2 custodians; small mech. repairs;
Night-shift: 7 custodians – night activities; cleaning;
Building A – 2 oil fired boilers, one of which not operating; Oil fired hot water heater with 3 tanks;
Building B – 2 oil fired boilers, both operational; Dual fuel (oil/electric) hot water heater for sinks only.

Gifted Students:

Small areas within team space desirable for support of gifted students;
Small rooms shared between classrooms with line of sight from classrooms.

Period 8 – FCS, PE

Interviewed staff: FCS: Barbara Free, Kathy Purtell; PE: Jen Karcich, Steve Petty

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The Ed Spec and Space Program were validated, with the following comments:

FCS General:

Adjacent classrooms with shared office in between;

Near a delivery area/parking to bring in groceries;

100 cubbies (18"x12");

Storage;

New equipment and furnishings;

Washer and dryer area;

Kitchen:

20 students, 5 dining tables, 5 kitchens;

Half walls partitions between the 5 kitchens;

Activities: cooking, baking, microwaving;

Group refrigerator;

Demo table with water, power located between kitchens and classroom areas;

Sewing classroom:

20 students; 20 sewing machines; 3 embroidery machines;

Changing room desired;

Future needs i.e. adult education;

6 4'x6' cutting tables;

Mirrors;

Classroom section in cutting area;

Deep or slop sink;

PE:

Gym and Lockers:

175 + 175 Small lockers 12"x12"x15";

1 M & 1 W indiv. toilets and showers;

Locker room with 30 lockers;

Locker room toilets; 3 stalls each;

Gym continuously used at every period;

Technology in gym;

Full gym desirable;

Adapt. PE:

Classroom size;

High ceiling;

Office:

Visibility to gym;

Storage:

Cages.

Outside storage accessible both from gym and from outside.

Sport fields:

Softball field not used by PE program;

Other sports: large lawn for multi-sport use.

End of April 18 session.

April 25, 2012

Period 1 – Social Studies; Language Arts

Interviewed teachers: Sharon Duffy, Jennifer DelSesto

The Ed Spec and Space Program were validated, with the following comments:

Possibility of joining classes or meeting as a team (130 students);

Book storage (compact shelving) and book cases;

Use of computer lab for testing and composition research;

Media center: used for research and movies;

Team storage;

Period 2 – Social Studies

Interviewed staff: Edward Donnelly, Laura Kaenicki

The Ed Spec and Space Program were validated, with the following comments:

Theater group consisting of 70 students;

Period 3 – Art

Interviewed staff: Kathy Brandon, Chris Taylor

The Ed Spec and Space Program were validated, with the following comments:

Co-locate 2 art classrooms;

Acoustics – sound absorbing materials;

Share kiln, storage;

Technology: animation; photography;
Daylight; Light control with blinds;
Track lighting and general fluorescent lighting;
Perimeter counter with storage;
Flatwork storage 36" deep;
3D storage +/- 2' deep x 1'-6" high.
Shelves;
Storage under tables;
HC accessible desk;

Period 4 – Design and Engineering; Chorus, General Music, Band

Interviewed staff: Scott O'Brien, Bob Lapolt; Lynn Goodwin, Michael Gowdy;

The Ed Spec and Space Program were validated, with the following comments:

D&E:

Existing space is of adequate size;
Classrooms next to each other;
Ventilation and dust collection very important;
Storage space in each classroom;
Window wall desirable;
Computers along perimeter;
Smooth concrete or VCT floor;
Drinking fountain;
Sink in construction lab;
AC in computer space;

Music:

Possibly co-locate music rooms;
Acoustics and sound absorption;
Band: One large space with practice rooms along one side of perimeter; flat floor
+ percussion platforms in the back;

Chorus:

Pull-out platforms, 3 to 4 tiers;
Storage room/book storage;
1 office for 3 teachers;
Choral cabinets;
Piano space;

General Music:

Music lab with keyboards along perimeter;

Storage;
Close to bathrooms.

Period 5 – Language Arts

Interviewed staff: Lisa Allocoa, Laura Hamlan; Kathy Jesmonth, Virginia
Goncalo

The Ed Spec and Space Program were validated, with the following comments:

Need for storage;
Book share;

Period 6 – History; Language Arts;

Interviewed staff: Eva White, Susanne Windsor, Marcy Lavoie, Penny Zurowski,
Elise Graber

The Ed Spec and Space Program were validated, with the following comments:

VCT flooring, not carpet;
Proper storage;
Bookcases;
With 5 teachers team, it would be desirable to have movable dividers between two
classrooms;

Period 6 – Pupil Services (Special Ed)

Interviewed staff: Kathie Shaughnessy, Kathy Kutia

The Ed Spec and Space Program were validated, with the following comments:

No relationship to Middle School operation.
Occupancy: 16 to 20 people at the same time.
Staff of 4: 2 individual offices + 2 work stations for admin. assistants in reception
area.
Waiting area in separate room with 5 or 6 seats;
Kitchen: counter, base and wall cabinets, sink, microwave, coffee machine, under
counter refrigerator, no stove.
1 file storage room, lockable and fire proof, adequate size;
Tutoring space;
Toilet;
Storage closet;
Large conference room for up to 22 people (32' x 14')
Table with 16 seats;

Projector and screen; marker board;
Security access, separate from school;
Directional signage.

Period 7 – Language Arts; Social Studies

Interviewed teachers: Rachel Finkelstein, Tracy Butterick, Kristen Magoun, Jason Lucas

The Ed Spec and Space Program were validated, with the following comments:

Adequate classroom size;
Lockers close to classrooms/team area;
Lockers dimensions: 12” x 12” x 6’-0” tall.
Full height book shelves;
Counter space;
Acoustics: no noise/sound transmission from room to room.

Period 8 – Cafeteria Staff

Interviewed staff: Sharon Floyd, Dorothy Gardner

The Ed Spec and Space Program were validated, with the following comments:

Existing kitchen well configured and well equipped;
Larger refrigeration units (walk-in refrigerators) desirable;
One tray return room and one (larger) dishwashing room better than existing set up (2);
Snack vending machines next to tray return window;
1 office in kitchen with window into kitchen space;
1 office in nearby area, not necessary to be within kitchen space;
Existing loading dock functions very well;
Larger storage;
Warmers opening from front and back;
Storage for tables and chairs;
Daylight;
Screen doors to loading dock.

After School – Special Education

Interviewed teachers: Mark Haney, Scott Cohn, Becky Nadeau, Danielle King, Jennifer Olsen, Sylvia Gilberto, Kelly Zachas

The Ed Spec and Space Program were validated, with the following comments:

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Maximum group size: 10 students, maybe divided into two sub-groups;
“Bump-out rooms” would be desirable;
Intensive reading classroom with computer space off main classroom (bump-out room);
Storage closet in each classroom;
Accessible individual toilet in proximity of classrooms;
Occupational therapy space with kitchen;
Guidance counselor, social worker, psychologist, speech and language should be close or part of central administration office suite.

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APPENDIX C – WJMS SPACE PROGRAM

	EXST QTY	EXISTG SPACE	EXISTG S.F.	CURRENT NUMBER OF STUDENTS	FUTURE NEEDS	PROP. S.F.	PROP NUMBER OF Students	EXISTG STUD/ CLSRM @ SF/STUD	PROP STUD/ CLSRM @ SF/STUD	FURN & EQUIP NEEDS	Tecton-STANDARD SF/STUD		
											SF/Student	#of Students /Room	S/F Room
ACADEMIC PROGRAMS AND APPLIED ACADEMIC PROGRAMS													
Rm 20 (Depending on Tech in class)			720	25	? Comp Lab	900	30	<u>25@29</u>	<u>30@30</u>	Y			
Rm 113 (Depending on Tech in cl)			672	25	? Comp Lab	900	30	<u>25@27</u>	<u>30@30</u>	Y			
Design and Engineering:													
		2 rms off area stor area			2 Rms Office area Storage area					Y			
Design Lab Rm 107			1120	25	Design Lab	1200	25	<u>25@45</u>	<u>25@48</u>		48	25	1200
Construction Lab Rm 109			1176	25	Constr. Lab	1200	25	<u>25@47</u>	<u>25@48</u>		40	30	1200
Office			50	2 TCHR	Office	100	2 TCHR						
Storage			70		1 Storage	100							
Family and Consumer Science													
Food Lab FCS B		1 rm 4 kitchens stor	1568		1 Rm 5 Kitchens Storage					Y			
Storage Closet		1	36		1 Storage								
Kitchen 1		1	110	5	1 Kitchen	100	4	<u>5@22</u>	<u>4@25</u>				
Kitchen 2		1	90	5	1 Kitchen	100	4	<u>5@18</u>	<u>4@25</u>				
Kitchen 3		1	90	5	1 Kitchen	100	4	<u>5@18</u>	<u>4@25</u>				
Kitchen 4		1	100	5	1 Kitchen	100	4	<u>5@20</u>	<u>4@25</u>				
Kitchen 5 (Proposed)			N/A	0	1 Kitchen	100	4	N/A	<u>4@25</u>				
Classroom area			1210	20	1 Class area	1200	20	<u>20@60</u>	<u>20@60</u>				
Textile Lab FCS A		1 rm	1344	20	1 CL Room	1200	20	<u>20@67</u>	<u>20@60</u>	Y			
Language Arts													
Classrooms		11 CL Rms			12 CL Rms					Y			
Language Arts (8th)													
Rm 23			864	25	1 CL Rm	750	30	<u>25@35</u>	<u>30@25</u>	Y	25	30	750
Rm 32			875	25	1 CL Rm	750	30	<u>25@35</u>	<u>30@25</u>	Y	25	30	750
Rm 406			1796	25	1 CL Rm	750	30	<u>25@72</u>	<u>30@25</u>	Y	25	30	750
Additional LA rm for 2012-13			N/A new tm	N/A	1 CL Rm	750	30	N/A	<u>30@25</u>	Y			
Language Arts (7th)													
Rm 2			800	25	1 CL Rm	750	30	<u>25@32</u>	<u>30@25</u>	Y	25	30	750
Rm 6			800	25	1 CL Rm	750	30	<u>25@32</u>	<u>30@25</u>	Y	25	30	750
Rm 9			800	25	1 CL Rm	750	30	<u>25@32</u>	<u>30@25</u>	Y	25	30	750
Rm 12			800	25	1 CL Rm	750	30	<u>25@32</u>	<u>30@25</u>	Y	25	30	750
Language Arts (6th)													
Rm 203			672	25	1 CL Rm	750	30	<u>25@27</u>	<u>30@25</u>	Y	25	30	750
Rm 205			672	25	1 CL Rm	750	30	<u>25@27</u>	<u>30@25</u>	Y	25	30	750
Rm 213			672	25	1 CL Rm	750	30	<u>25@27</u>	<u>30@25</u>	Y	25	30	750
Rm 214			768	25	1 CL Rm	750	30	<u>25@31</u>	<u>30@25</u>	Y	25	30	750
Language Arts Specialist Office			192	TCHR/PAR	1 Office	400	TCHR/PAR						
Reading Ctr		4	910	15						Y		current	

	EXST QTY	EXISTG SPACE	EXISTG S.F.	CURRENT NUMBER OF STUDENTS	FUTURE NEEDS	PROP. S.F.	PROP NUMBER OF Students	EXISTG STUD/ CLSRM @ SF/STUD	PROP STUD/ CLSRM @ SF/STUD	FURN & EQUIP NEEDS	Tecton-STANDARD SF/STUD		
ACADEMIC PROGRAMS AND APPLIED ACADEMIC PROGRAMS											SF/Student	#of Students /Room	S/F Room
Classroom areas (4 rms)			798	15	2 Rms	800	15	15@53	15@53				
Office Space			112	TCHR/PAR	1 Office	120	TCHR/PAR			Y			
SRBI Language Arts													
Rm 103 Language Arts Lab			672	10	1 CL Rm	750	15	10@67	15@50	Y			
Rm 116 Language Arts Lab			1152	5	1 CL Rm	750	15	5@230	15@50	Y			
Library/Media													
Library/Media Ctr		1 Lib/Med	3780	120 (1 Team)	1 Lib/Media	4000	120 (1 Team)		120@33	Y			
Stor 1		1	180		1 Storage	200				Y			
Stor 2		1	168		1 Storage	200				Y			
Office		1	220	TCHR/PAR	1Office	120	TCHR/PAR			Y			
Mathematics		7 rms	644		6 CL Rms			30(?) @21	30 @30	Y		Suggest ed room layout not attached (1 rm w/ small test rm)	
Mathematics (8th)													
Rm 25		1	864	25	1 CL Rm	750	30	25@35	30@25				
Rm 26		1	864	25	1 CL Rm	750	30	25@35	30@25				

	EXST QTY	EXISTG SPACE	EXISTG S.F.	CURRENT NUMBER OF STUDENTS	FUTURE NEEDS	PROP. S.F.	PROP NUMBER OF Students	EXISTG STUD/ CLSRM @ SF/STUD	PROP STUD/ CLSRM @ SF/STUD	FURN & EQUIP NEEDS	Tecton-STANDARD SF/STUD		
											SF/Student	#of Students /Room	S/F Room
ACADEMIC PROGRAMS AND APPLIED ACADEMIC PROGRAMS													
Rm 31		1	864	25	Not Needed	0	0	25@35	N/A				
Mathematics (7th)													
Rm 4		1	800	25	1 CL Rm	750	30	25@32	30@25				
Rm 5		1	800	25	1 CL Rm	750	30	25@32	30@25				
Mathematics (6th)													
Rm 201		1	896	25	1 CL Rm	750	30	25@36	30@25				
Rm 211		1	896	25	1 CL Rm	750	30	25@36	30@25				
Math Specialist Office/classrm			616	10	Office/CL	600	10 Stud/Par	10@61	10@60				
SRBI Math Lab													
Rm 105 Math			672	15	1 CL Rm	750	15	15@48	15@50				
Phys Ed/Health													
Gym A		1	7300	50	1 Gym	7300		50@146	50@146			With indoor climbing facility	
Locker rm A		1+1			1+1								
Girls A		1	1064	50	1 Locker Rm								
Boys A		1	1680	50	1 Locker Rm								
Gym B		1	7000		1 Gym	7000		50@140	50@140				
Locker rm B		1+1			1+1								
Girls		1	1280	50	1 Locker Rm	1280	50	50@26	50@26				
Boys		1	1200	50	1 Locker Rm	1200	50	50@24	50@24				
Adapt PE rm		1		2	1 Adpt PE		5						
Health classrm 215		1	1024	30	1 CL Rm	750	30	30@34	30@25				
Office Areas		3		4 TCHRs	4 Offices	400	1 Tchr each						
Stor Area 1		5			1 Storage								
Stor Area 2					1 Storage								
Stor Area 3			800		1 Storage								
Stor Area 4			800		1 Storage								
Stor Area 5			800		1 Storage								
Outdoor Softball Field		1		30	1 Regulation		30			Regulation			
Outdoor Soccer Field		1		50	1 Regulation		50			Regulation			
Outdoor Adventure Progr		1		50	Adventure Sp		50			Existing			
Track and Field Space					1 Regulation		100			Regulation			
Field Space for PE classes					Field Space		50		50@540	27000			
Outdoor Stor Areas					1 Storage	400							
Auxiliary PE Space (proposed if gym space is lost)			N/A	0	Aux Gym		25						

	EXST QTY	EXISTG SPACE	EXISTG S.F.	CURRENT NUMBER OF STUDENTS	FUTURE NEEDS	PROP. S.F.	PROP NUMBER OF Students	EXISTG STUD/ CLSRM @ SF/STUD	PROP STUD/ CLSRM @ SF/STUD	FURN & EQUIP NEEDS	Tecton-STANDARD SF/STUD		
ACADEMIC PROGRAMS AND APPLIED ACADEMIC PROGRAMS											SF/Student	#of Students /Room	S/F Room
Science		7 CL Rms			6 CL Rms						60	30	1800
Science rms (8th) w/stor area		3 CL Rm/Lab			2 CL Rm/Lab				30@60	Y		Prop. classrm/lab combined with shared prep/stor rms.	1800
Rm 21		1 CL Rm/Lab	864	25	1 CL Rm/Lab	1800			30@60	Y	60	30	1800
Rm 22		1 CL Rm/Lab	864	25	1 CL Rm/Lab	1800			30@60	Y	60	30	1800
Rm 24		1 CL Rm/Lab	864	25	Not Needed	n/a			30	Y			
Shared Storage Area					1 Storage								
Science rms (7th) w/stor area		2 CL Rm/Lab			2 CL Rm/Lab				30@60	Y	60	Prop. classrm/lab combined with shared prep/stor rms.	1800
Rm 1		1 CL Rm/Lab	800	25	1 CL Rm/Lab	1800			30@60	Y	60		1800
Rm 8		1 CL Rm/Lab	800	25	1 CL Rm/Lab	1800			30@60	Y	60		1800
Shared Storage Area					1 Storage								
Science rms (6th) w/stor area		2 CL Rm/Lab			2 CL Rm/Lab		30		30@60	Y	60	Prop. classrm/lab combined with shared prep/stor rms.	1800
Rm 206		1 CL Rm/Lab	1120	25	1 CL Rm/Lab	1800	30		30@60	Y	60		1800
Rm 210		1 CL Rm/Lab	896	25	1 CL Rm/Lab	1800	30		30@60	Y	60		1800
Shared Storage Area					1 Storage								
Social Studies rms w/stor area		7			6 rms +stor areas			30	30	Y	25	30	750
Soc. Stud. rms (8th) w/stor area													
Rm 27		1	864	25	1 CL Rm	750	30	25@35	30@25				

	EXST QTY	EXISTG SPACE	EXISTG S.F.	CURRENT NUMBER OF STUDENTS	FUTURE NEEDS	PROP. S.F.	PROP NUMBER OF Students	EXISTG STUD/ CLSRM @ SF/STUD	PROP STUD/ CLSRM @ SF/STUD	FURN & EQUIP NEEDS	Tecton-STANDARD SF/STUD		
											SF/Student	#of Students /Room	S/F Room
ACADEMIC PROGRAMS AND APPLIED ACADEMIC PROGRAMS													
Rm 28		1	864	25	1 CL Rm	750	30	<u>25@35</u>	<u>30@25</u>				
Rm 29		1	864	25	N/A	0	N/A		N/A				
Soc. Stud. rms (7th) w/stor area													
Rm 3		1	800	25	1 CL Rm	750	30	<u>25@32</u>	<u>30@25</u>				
Rm 7		1	800	25	1 CL Rm	750	30	<u>25@32</u>	<u>30@25</u>				
Soc. Stud.rms (6th) w/stor area													
Rm 200		1	704	25	1 CL Rm	750	30	<u>25@28</u>	<u>30@25</u>				
Rm 209		1	672	25	1 CL Rm	750	30	<u>25@27</u>	<u>30@25</u>				
World Languages													
		4 rms			4 + grp inst rm					Y			
Rm 10		1	800	25	1 CL Rm	750	30	<u>25@32</u>	<u>30@25</u>				
Rm 101		1	672	25	1 CL Rm	750	30	<u>25@27</u>	<u>30@25</u>				
Rm 106		1	672	25	1 CL Rm	750	30	<u>25@27</u>	<u>30@25</u>				
Rm 108		1	672	25	1 CL Rm	750	30	<u>25@27</u>	<u>30@25</u>				
SUPPORT SERVICES													
			1800										
ELL													
		1 shared rm	616	5	1 CL Rm w/stor clos	750	10	<u>5@123</u>	<u>10@75</u>	Y		conferen ce table for 10	
Health and Wellness (Nurse)													
		1 rm w/ bathrm	1002		1 off rec/wait 2 HC bathr exam rm(s) 3 beds stor cl coat cl					Y			
Psychology/Social Work													
		1 s.w. off 1 p. off			same as existing	240	2		<u>1@120</u>	Y			
School Counseling													
		3 off 1 classrm			3/ off 1 classrm 1 conf rm				4 each 30 12 min	Y		Access to conferen ce rm	
Office 1		1 Office		1 Counselor	1 Office	200	1 Counselor						
Office 2		1 Office		1 Counselor	1 Office	200	1 Counselor						

	EXST QTY	EXISTG SPACE	EXISTG S.F.	CURRENT NUMBER OF STUDENTS	FUTURE NEEDS	PROP. S.F.	PROP NUMBER OF Students	EXISTG STUD/ CLSRM @ SF/STUD	PROP STUD/ CLSRM @ SF/STUD	FURN & EQUIP NEEDS	Tecton-STANDARD SF/STUD		
ACADEMIC PROGRAMS AND APPLIED ACADEMIC PROGRAMS											#of Students /Room	S/F Room	
Office 3		1 Office		1 Counselor	1 Office	200	1 Counselor						
Classroom 110		1 CL Rm	616	25	1 CL Rm	750	30						
Conference Room (Proposed)		Conf.	N/A	N/A	1 Conf. Rm	400		N/A					
Special Education		Various Classrooms and office space			3 small group rms 2 classrms w/ stor					Y		Reading lab shared with language arts	
Rm 11			800	15	1 CL Rm	750	15	<u>15@53</u>	<u>15@50</u>				
Rm 15			616	15	1 CL Rm	750	15	<u>15@41</u>	<u>15@50</u>				
Rm 13 PT Support Services			476	15	1 PT Rm	750	15	<u>15@32</u>	<u>15@50</u>				
Rm 18			476	15	1 CL Rm	750	15	<u>15@32</u>	<u>15@50</u>				
Rm 30			864	15	1 CL Rm	750	15	<u>15@58</u>	<u>15@50</u>				
Rm33 (Hanney)			1088	15	1 CL Rm	750	15	<u>15@73</u>	<u>15@50</u>				
Rm 114 (Enrichment)			616	15	1 CL Rm	750	15	<u>15@41</u>	<u>15@50</u>				
Rm 207			672	15	Not needed		15	<u>15@45</u>	<u>15@50</u>				
Speech and Language		1 rm	90	3	1 Office/Rm	400	10	<u>3@30</u>	<u>10@40</u>	Y		Services provided in other spaces as well. Existing size adequate.	
GENERAL FACILITIES													

	EXST QTY	EXISTG SPACE	EXISTG S.F.	CURRENT NUMBER OF STUDENTS	FUTURE NEEDS	PROP. S.F.	PROP NUMBER OF Students	EXISTG STUD/ CLSRM @ SF/STUD	PROP STUD/ CLSRM @ SF/STUD	FURN & EQUIP NEEDS	Tecton-STANDARD SF/STUD		
ACADEMIC PROGRAMS AND APPLIED ACADEMIC PROGRAMS												#of Students /Room	S/F Room
Administrative Offices		3 off secr area uni bath coat closet storage cl satell off	1674		3 off 3 secr area stud sup rm susp rm disc seat kitchen M&W toil work area					Y			
Conference off Faculty Rm	1		575										
Cafeteria/Kitchen		Kitchen serving 2 dining	131		Kitchen storage serving dining outdoor dine							2 seating areas; new construction	
Café A			2112	131	1 Café	2600	130	131@16	130@20				
Café B			2112	131	1 Café	2600	130	131@16	130@20				
Kitchen			2016	700									
Lunch Detention Rm (Proposed)			N/A	N/A	Det. Rm	400	15	N/A	15@27				
Communications					Production studio							Prod studio ed specs anre not attached	
Conference Room ?		1 rm	700		1 Conf Rm	1000				Y		Consider small conf rms throughout bldg	
Copier and Storage Rooms										Y		Storage rm to include small work area	
Copier Rm 112			616										

	EXST QTY	EXISTG SPACE	EXISTG S.F.	CURRENT NUMBER OF STUDENTS	FUTURE NEEDS	PROP. S.F.	PROP NUMBER OF Students	EXISTG STUD/ CLSRM @ SF/STUD	PROP STUD/ CLSRM @ SF/STUD	FURN & EQUIP NEEDS	Tecton-STANDARD SF/STUD		
											SF/Student	#of Students /Room	S/F Room
ACADEMIC PROGRAMS AND APPLIED ACADEMIC PROGRAMS													
Storage RM (8th gr)			144										
Storage RM (gym)			closet size		1rm/team/g								
Storage RM (2nd fl)			closet size		aca								
Storage Rm (13/15)			closet size		r1rm/app								
Exterior Storage		1 shed	112		1 bldg w/M&W toil 2 stor sheds					Y			
Faculty Dining Room/Work Area		1 rm 1 work area	1012/675		1 kit area 1 eat area 1 sitting 1 work area 1 coat cl	1700		24 seats		Y		To be located near cafeteria	
Field and Outdoor Space		1 soccer 1 softball 1 advent str			1 soccer 1 softball 1 baseball 1 advent str 1 track					Y		4 classes concurrently	
Lockers		6th, 7th, 8th homerm corridors			banks of lockers not in main corr					Y			
Parking/Traffic Flow/Ext Lighting									30 busses ? Visitors Stacking	Y		Lighting, landscaping	
Pupil Services and Special Ed Office		11 rms	2640		Rec 2 work st 1 off adm 1 off asst 1 off eval 1 conf rm 1 tutor 1work rm 2 stor rms 1 uni toil 1 kitch					Y		Prop separate entrance, 8-10 pkg spaces,	

	EXST QTY	EXISTG SPACE	EXISTG S.F.	CURRENT NUMBER OF STUDENTS	FUTURE NEEDS	PROP. S.F.	PROP NUMBER OF Students	EXISTG STUD/CLSRM @ SF/STUD	PROP STUD/CLSRM @ SF/STUD	FURN & EQUIP NEEDS	Tecton-STANDARD SF/STUD		
ACADEMIC PROGRAMS AND APPLIED ACADEMIC PROGRAMS											SF/Student	#of Students /Room	S/F Room
School Store		Folding table			1 rm	144				Y			
Student and Staff Lavs										Y		Through out; easy to supervise	
Handicapped Lav			70										
Boys Lav 8th			240										
Girls Lav 8th			336										
Staff Lavs 8th x2		x?	144										
Girls Lav 6th			240										
Boys Lav 6th													
Staff Lavs 6th x2			108										
Custodial										Y		Through out bldg;	
Office			448										
Circulation/Mech Space			405										
MISC													
Lunch detention Rm 404			1056										
Multi purpose Rm 216			784										
OTHER COMMUNITY CONSIDERATIONS													
Auditorium					Stage/curt house dress rms w/toilets orch pit instr stor stor control rm acoust shell ticket booth foyer					800-900 @7	5600-6300 house only		

	EXST QTY	EXISTG SPACE	EXISTG S.F.	CURRENT NUMBER OF STUDENTS	FUTURE NEEDS	PROP. S.F.	PROP NUMBER OF Students	EXISTG STUD/ CLSRM @ SF/STUD	PROP STUD/ CLSRM @ SF/STUD	FURN & EQUIP NEEDS	Tecton-STANDARD SF/STUD		
											SF/Student	#of Students /Room	S/F Room
ACADEMIC PROGRAMS AND APPLIED ACADEMIC PROGRAMS													
Production Studio					TV studio edit rm	800						Min 12' clear height, possibly 14'.	
Track					Track								

SF/Total
1200
1200
9500
750
750
750
750
750
750
750
750
750
750
750

SF/Total
10,800
3600
1800
1800
3600
1800
1800
3600
1800
1800
4500

SF/Total

WILLIAM J. JOHNSTON MIDDLE SCHOOL
COMMUNITY CENTER AND
SENIOR CENTER
COLCHESTER, CT
JUNE 30, 2012

APPENDIX D
SENIOR CENTER AND COMMUNITY CENTER SPECIFICATIONS

Town of Colchester Specifications for Multi-Purpose Community Center December 22, 2011

Introduction:

This document is the work of a committee of several department heads, three of whom would move with their departments to the proposed multi-purpose community center should it be built. This overview highlights facility priorities, as identified by the department heads, followed by a detailed spreadsheet identifying specific capacities, furnishings, surfaces, adjacency and supervisory needs of the facility. Specific details will be fleshed out by working with an architect. The detailed spreadsheet includes many more “wish-list” items than identified in this overview document.

Basic assumptions:

A multi-purpose community center comprising the staff and services of the Colchester Senior Center, Colchester Parks & Recreation, and Colchester Youth & Social Services departments. The proposed site is the 1964-construction side of the Johnston Middle School located on Norwich Avenue. The existing space already has a commercial kitchen, two cafeteria spaces, a gym, locker rooms, and classroom space facilities, which may or may not be suitable for repurposing. The new community center would serve Senior citizens ages 50+, youth ages 8-13 after school, parks & recreations users of all ages including summer day camp attendees, and social services clients including food bank clients. In addition, community organizations and residents would use some of the space for meetings, parties, or other functions, which could provide some income to offset the costs of the facility. The community center would also be the designated emergency shelter for the Town of Colchester, so a high-capacity generator to power the kitchen and light rooms would be required.

General Building Requirements:

- ADA compliant, including elevator to reach all levels
- Covered drop-off/pick-up area to accommodate buses
- Custodial space
- Drop-Off/pick-up loop for program participants
- Energy efficiency
- Generator
- HVAC & Mechanical spaces as determined by the architect
- Parking
- Private office suite, including a conference room, break room, and restrooms
- Public restrooms

- Public staff areas for assisting residents
- Site plan to allow for separate traffic flow for community center apart from traffic associated with schools.
- Storage throughout the facility, see listing at end

Shared Programmatic Spaces:

This list comprises spaces that would be shared, although they may appear again as specific high priority needs for individual departments.

- Cafeteria/Kitchen Facility
- Classroom sized spaces
- Multi-purpose rooms that can open up to one large space
- Display Cases
- Game Room
- Gymnasium
- Lobby/Reception Area
- Smaller rooms for small groups
- Technology Lab

Senior Center Space:

Although the activities of the Senior Center would expand into other areas of the shared facility, the following spaces are core to the daily program of services and activities of the Senior Center, generally operating from 8:30 am to 3:00 pm. Entrance to the facility should be at ground level or gently ramped.

- Multipurpose room for recreational activities including, but not limited to: exercise, dancing, tai chi, yoga, bingo, arts and crafts, card playing, etc.
- Kitchen and dining space to prepare and serve 150 meals.
- Private space for medical/counseling provider services, usually 1:1.
- Library/Computer/Classroom space
- Gift shop

Youth Services Space:

Youth Services has identified the following facilities as core to its program and mission and would expect to expand into shared spaces for after school programming, generally 2:30 to 6:00 pm.

- Game Room with pool table, air hockey, etc.
- Youth lounge
- Outdoor/Playground space for outdoor programming
- Group counseling rooms, usually working with 12-18 people

Social Services Space:

Social Services' priority requirements center on the need for privacy and for operating the food bank. Dedicated, ground-level access for the food bank is critical as contributions are heavy and awkward to transport into and around the building.

- Private social services offices for clients to meet with social services staff or counselors from outside agencies, usually 1:1 or in very small groups.
- Food Bank facility including separate storage and shopping areas
- Private entry, with loading/unloading zone for deliveries

Parks & Recreation Space:

The number of shared rooms available to the Parks & Recreation department will vary over the course of the day and will be the single biggest limiter of programming opportunities for all ages. This list identifies priority specialized spaces for this department.

- Gym
- Elevated track
- Fitness/Dance classroom
- Activity rooms

Storage:

Professionals in other communities all agreed that storage was an ongoing critical need and that lack of storage was a constant struggle in facilities of all ages. Secure storage has a direct impact on the ability to make each space as flexible as possible, allowing a room to be turned over many times in the course of a day. Realistically, all available storage will be filled up in time. With that in mind, the following types of storage are high priorities for the facility.

- Storage room(s) for tables and chairs
- Closets/storage cabinets throughout the facility, in classroom spaces
- One large closet for each department for program supplies
- Large cabinets for groups regularly using the facility (~ 4' tall, 3' wide, and 30" deep)
- Storage closets for multiple users of shared programming space such as art/pottery studio, gym, music

Members of the committee:

Greg Plunkett, Facilities
Patti White, Senior Center
Val Geato, Youth & Social Services
Cheryl Hancin, Parks & Recreation
Kate Byroade, Cragin Memorial Library

Detail Program Colchester Community Center Senior Center
Committee Meeting-5/10/12

Shared Programmatic/Facility Needs										
Purpose	QTY	Capacity	Unit	Est. Square Footage Req. /Unit	Unit	Total SF exterior	Total SF est interior	Equipment and Furnishings	Adjacency or Distance	Supervisory Requirements
Multipurpose Rooms: Flexible space to accommodate a wide array of programming and purposes. Available for rent/use by local residents and organizations for meetings.	1	120	ppl	15	sf		1,800	Subdividable into two or three spaces with permanent, flexible, floor-to-ceiling dividers. Technology-friendly.		Depends on group/purpose.
Classroom(s): Classroom-sized spaces for general classes. Available for rent/use by local residents and organizations	10	25	ppl	20	sf		5,000	Tables and Chairs. Closets or cabinets. Mirrored wall to accommodate additional dance/fitness instruction.		Depends on group/purpose.
Covered Drop-Off: To allow safe pick up and discharge of bus passengers and youth by parents.	1	n/a	bus	600	sf	600		Ramped sidewalk, covered entryway.	Close to Senior Center Entrance	None
Small kitchen: For instructional programming, for youth services to use for programming, to support community groups such as boy and girl scouts.	1	20	ppl	40	sf		800	2 sinks, 2 refrigerators, 2 stoves, counters, locking cabinets, tables, dishwasher, microwave	Near multipurpose rooms	By instructional staff when in use
Screening Room: for educational and entertainment programs.	0	150	ppl	15	sf		0	Screen, projection and audio systems, seating.	Close to multipurpose rooms	Equipment must be secure when not in use.
Art activities: ceramics, pottery, crafts, textiles	1	20	ppl	45	sf		900	Tables, art sink, handwashing sink, storage cabinets, drying rack, easels, stools, ceramic kiln	Close to multipurpose rooms	By instructional staff when in use.
Restrooms: dedicated senior and shared public.	2	1	ppl	250	sf		500	As architect determines.	As architect determines.	None
Coat Room: areas for seniors: For seniors: coats, boots and raingear. (Youth: reported elsewhere coats, backpacks, musical instruments, sporting equipment)	1	150	ppl	2	sf		300	Seniors: Open closet space with hangers. Youth: Coat hooks, and bins/cubbies for other items.	Senior: Close to Senior Center Entrance Youth: Close to Youth Services Entrance	None

Detail Program Colchester Community Center Senior Center
Committee Meeting-5/10/12

Office Suite: Offices for department heads, offices for 4 social services coordinators, shared office space for up to 10 admin & general employees, conference room(s), break room, restroom	15	1	ppl	150	sf		2,250	Desks, cubicles, chairs, computer workstations, some file cabinets, conference table & chairs, copier/printer,	Separate from programming and counseling areas.	Locked, accessible to staff via key or other control system.
Childcare Room: Space to care for young children while parents/cargivers attend programming, parent mentoring, or counseling.	1	20	ppl	45	sf		900	Toy Storage, Changing table, handwashing sink, chair(s) for infant feeding, carpeting. NOT intended as classroom space.	Close to multipurpose rooms	Staff
Reception/Counter/ lounge area(s) for staff to connect with residents.	1	12	ppl	15	sf		180	Reception desk/Counter, task chair, guest chairs	Possibly "public" face of shared office suite.	Secure when not staffed.
Fields for outdoor sports: Soccer	0	n/a	fields	8400	sf		0	To allow for differing use, possibly and outdoor track.		As needed.
Fields for outdoor sports: Baseball	0	n/a	fields	160000	sf		0	To allow for differing use, possibly and outdoor track.		As needed.
Fields for outdoor sports: Track	0	n/a	fields	42240	sf		0	To allow for differing use, possibly and outdoor track.		As needed.
Outdoor sign: Programmable announcements to alert visitors and passersby to events.	1	n/a	unit	0	sf		0		Close to road.	None
Parking: for seniors and other users.	75	n/a	cars	350	sf		26,250	Permeable paving? Parking stalls with easiest accessibility.	Close to Senior Center Entrance. Away from school children/youth.	None
Generator: for power outages, to support use of facility as a shelter for up to 10 days.	0	n/a	unit	200	sf		0	Generator	Near Mechanical space.	As needed.

Detail Program Colchester Community Center Senior Center
Committee Meeting-5/10/12

Gardening: for all ages	0	n/a	ppl	45	sf	0				None
Storage Room(s): One large dedicated storage room for each department to hold seasonal equipment and general programming supplies.	4	1	dept	400	sf		1,600	Shelving, cabinets, drawers, storage for specific equipment.	Between staff suite and multipurpose rooms.	Locked, accessible to departmental staff.
Storage Room(s): for chairs and tables	1	1	unit	400	sf		400	Movable racks for tables and chairs.	Close to multipurpose rooms	None
Locked Storage: Large locking cabinets to allow organizations to store basic equipment for their meetings & programs.	4	4	dept	20	sf		320	Cabinets	Close to multipurpose rooms	None
Break Room: Shared	1	12	ppl	35	sf		420			
Conference Room: Shared	1	12	ppl	35	sf		420			
Future Pool: Swimming instruction, general recreational use, and water exercise.	0	1	unit	800	sf		0	Zero-depth entry for multipurpose pool including three lap lanes.	Close to locker room shower space.	Certified Lifeguards at all times.

TOTAL SQUARE FOOTAGES - SHARED							26,850	15,790		
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Detail Program Colchester Community Center Senior Center
Committee Meeting-5/10/12

Parks & Recreation										
Purpose	Capacity		Equipment and Furnishings					Adjacency or Distance	Supervisory Requirements	
Elevated track: Walking & Running for all ages	0	20	ppl	0	sf		0	lanes, clock	Elevated above gym or around gym area	General
Fitness/dance class room: Aerobics, Ballet, Social Dance, Yoga, etc.	1	20	ppl	45	sf		900	Mirrored Wall, bar, smooth flooring	Close to multipurpose rooms	By instructional staff when in use.
Gym: Basketball, volleyball, Badminton, diverse organized athletic activities for all ages	1	200	ppl	25	sf		5,000	1 full legal basketball court subdivided into 2 practice courts, bleachers, volleyball stands, scoreboard, wood flooring	Close to kitchen for concessions or food	Depends on group
Locker room: Shower and changing area for all facility users, including teams. Showers for general public when facility is used as a shelter.	1	60	ppl	30	sf		1,800	Lockers, benches, sinks, showers	Close to gym; accessible to potential future pool area	Depends on group
Storage Room: Storage for equipment to be used in the gym.	1	1	unit	300	sf		300	Balls, nets, cones, etc.	Directly off gym	Staff only
Pre-K programming room: For young children and parents together.	1	20	ppl	45	sf		900	Soft flooring. Storage closet for program supplies.	Close to multipurpose rooms	By instructional staff.
Climbing wall: Interior	0	4	lines	0	sf		0	As determined by architect	Close to Gym	By instructional staff when in use.
Fitness Equipment Room:	1	20	ppl	40	sf		800	Stationary exercise equipment: treadmills, elliptical, step, rowing, etc.	Centrally located	Depends on group, assume one instructor.
Exam Room: Community area Well child visits for grant programs. First Aid for everyone.	1	1	ppl	125	sf		125			
TOTAL SQUARE FOOTAGES - PARKS & REC							9,825			

Detail Program Colchester Community Center Senior Center
Committee Meeting-5/10/12

Senior Center									
Purpose	Capacity			Equipment and Furnishings			Adjacency or Distance	Supervisory Requirements	
Reception/Counter/ lounge area(s)	1	10	ppl	20	sf	200	Tables and chairs. These should be easy for those with physical limitations to use.	Gift shop, Hair salon	
Bistro/Café: Dining for Seniors, Concessions for P&R, and designated snack area for YS	1	150	ppl	15	sf	2,250	Tables and chairs. These should be easy for those with physical limitations to use.	Next to Large Kitchen. Close to a building entrance.	General
Gift shop: common feature of senior centers	1	4	ppl	100	sf	400	Sales counter, glass display cases, slatwall retail display, clothing rack.	Within Senior Center - close to lobby area	Locked when not in use.
Large Kitchen: For Senior Center: Ability to prepare 150 meals. Ability to serve those using facility as a shelter. Banquets.	1	1	ppl	1200	sf	1,200	Commercial kitchen equipment as needed to support daily meals.	Adjacent to Cafeteria.	As needed.
Senior Lounge: Conversation and small informal group seating.	1	20	ppl	40	sf	800	Comfortable supportive seating that is easy to get up from. May incorporate small library area with bookshelves.	Within Senior Center	Minimal
Counseling Space: Dedicated, private counseling/ examination/ treatment space for medical professionals.	5	1	ppl	120	sf	600	Examination table, dental chair, medical supplies cabinet, scale.	Within or close to Senior Center space.	Locked when not in use.
Library: Library/ Computer/ Classroom for quiet reading, computer use.	1	10	ppl	50	sf	500	Study tables & chairs, bookshelves. Computers	Within Senior Lounge	
Hair Salon: To serve 2 individuals	1	2	ppl	200	sf	400	4 salon chairs, sinks, cabinets	Within Senior Center	
Game Room: Pool table	1	10	ppl	100	sf	1,000	Billiards, card games	Close to art/craft space, Senior Center area.	By instructional staff
Fitness Room: Dedicated fitness center/room for Seniors only	1	10	ppl	70	sf	700			
Restrooms: dedicated senior	2	1	ppl	250	sf	500	As architect determines.	As architect determines.	None
Storage Room: Veterans space	1	1	unit	300	sf	300	Mtg/Storage/Display space		

Detail Program Colchester Community Center Senior Center
Committee Meeting-5/10/12

Offices: - 3, and 2 cubicles	1	5	ppl	100	sf	500	Offices for Patti, Donna, Priscilla, and 2 cubicles		
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TOTAL SQUARE FOOTAGES - SENIOR CENTER	9,350
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Detail Program Colchester Community Center Senior Center
Committee Meeting-5/10/12

Social Services										
Purpose	Capacity						Equipment and Furnishings	Adjacency or Distance	Supervisory Requirements	
Food Bank: Food Storage for donated food and other donations, plus "shopping" area for clients to pick up food.	Very large, 6,000 - 7,000 sq. ft.					7,000	Shelving for donated food, including shelving, refrigerators, freezers, bins for other donated items such as coats.	Shopping area should be separate from volunteer stocking area.	Staff	
Social Services Offices: Private counseling for social services intake and residents receiving services.	4 per office					700	Desk, chair, sofa or comfortable chairs, bookcases	Discreet entry from rest of facility	By social services staff as needed	
Separate, discreet entrance and waiting areas for recipients of food						500				
TOTAL SQUARE FOOTAGES - SOCIAL SERVICES							8,200			

Detail Program Colchester Community Center Senior Center
Committee Meeting-5/10/12

Youth Services

Purpose	Capacity						Equipment and Furnishings	Adjacency or Distance	Supervisory Requirements
Game room: Billiard tables, Fooseball table, ping-pong, air hockey, etc.	10 seniors, 40 youth						1,000 Game tables and equipment, as listed under purpose.	Close to multipurpose rooms	Depends on group.
Group Counseling: Comfortable, private group counseling space.	8-12 clients						300 chairs, tables, comfortable ounge seating.	Youth Services area	By staff, with corridor window.
Technology Room: Technology instruction and access for homework	20						2,000 Workstations, chairs, smartboard, projection, fully wired.	Close to multipurpose rooms, youth services library space.	By instructional staff.
Youth lounge: Informal group programming, large group discussion, study, waiting, conversation area	50						1,200 Possibly stepped, carpeted amphitheatre space with cushions for informal lounging.	Youth Services area	Line of sight with Youth Services staff
Library/Quiet Study: for quiet study, tutoring, reading.	20						600 Study tables & chairs, book shelves. Computers	Adjacent to youth lounge/technology room	Line of sight with Youth Services staff
Outdoor/Playground: For children attending after school youth services programming and summer day camp program	As determined by architect.						Controlled dedicated outdoor playspace for youth programming, including free play. Basketball, outdoor games.	Close to youth services.	As needed.

TOTAL SQUARE FOOTAGES - YOUTH SERVICES							5,100		
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GRAND TOTAL - ALL GROUPS							26,850	0	
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- Additional Notes from 3/30/12 meeting -**
1. put sinks in various classrooms to extend potential useability for different functions.
 2. All classrooms should have projection/technology
 3. Social Services should have a discreet entrance for privacy/confidentiality of food recipients
 4. Wireless throughout building
 5. Veteran space needed (small room, plus storage for flags)

Detail Program Colchester Community Center Senior Center
Committee Meeting-5/10/12

Comments	Tecton comments
Town Hall meeting rooms 1-3 as an example.	Divide into 3 possible spaces. 7 SF -for auditorium, 15 SF for dining
Corridor walls should have windows for exterior monitoring	8-10 - Boy Scouts, Girl Scouts. All should have project screens.
	Two separate spaces.
May simply be equipment present in a multipurpose room.	Place av equipment in multi-purpose as well as most educational/classrooms
Separate materials storage for different programs.	Sinks
One directly accessible from cafeteria space.	Exceed code - A3 - 1/125- Men, 1/65 Women. Lavs- 1/200. 1/500-DF, 1 Service sink. B-1/25/50 for toilets. Lavs-1/40/80. DF-1/100, and 1 service sink.Ed- 1/50, 1/50 Lavs, DF-1/100, 1 Service sink. Senior Men: 2 toil; 2 lavs; Senior women: 2 toil; 2 lavs; Youth Boys: 2 toil; 2 lavs; Youth Girls: 2 toil; 2 lavs;

Detail Program Colchester Community Center Senior Center
Committee Meeting-5/10/12

Private (non-programmatic) office areas are a national accreditation requirement for Senior Centers.	Will separate office needs by department. Staff break room and conference room should be centralized. Dept. Heads - 3 @150, 2 SS @ 120, 10 Admin @ 42, Conf room 330 SF, Break room 120, Restrooms - 150 SF for two units. 1560 + 30% circulation =
Room should have large window to allow for proper supervision of adults working with young children.	2 rooms, adjacent. One for "Mommy and Me" programs. Exclusive use for Comm. Ctr
Outstanding question: Will these spaces be adjacent to the shared office suite or distributed throughout the building for specific program areas?	Minimum sq footage required. "Welcome" area.
Not needed if school fields are easily accessible and available for programming.	
Not needed if school fields are easily accessible and available for programming.	
Not needed if school fields are easily accessible and available for programming.	
See Newington High School or Rocky Hill FD for examples.	Electronic sign and Flat screens
Site plan should allow for separate traffic flow to facility separate from school traffic.	Define actual parking need.
	Need pad away from bldg. 40ft x 10 minimum for pad, plus tank for fuel

Detail Program Colchester Community Center Senior Center
Committee Meeting-5/10/12

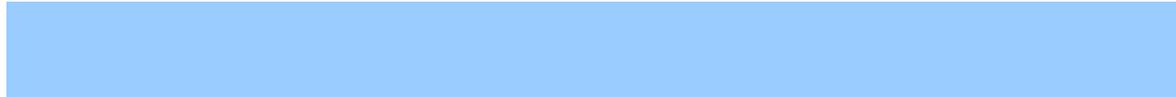
This does not need to be designed, but should be part of the vision of the site plan.	
	4 Departments - Parks & Rec, Social Services, Senior, Youth. Each should have their own storage within dept.
Multiple closets, but total capacity should meet all needs.	Within multipurpose room. 300 chairs & 24 tables
Approx. 24" x 36" x 42" each cabinet, Organizations would rent on annual basis	Large, lockaable cabinets
Overall design should allow for future addition of pool.	



Comments	
	Existing gym is available for use for some of these functions prior to 2:30.
Should be dividable. Priority for Parks & Rec after 2:30	Existing gym is available for use for some of these functions after 2:30.
1 Male (25 ppl), 1 Female (25 ppl), plus 1 family room (10 ppl)	What is available in gym area?
	Large existing storage room in gym.
This may be a general multipurpose room, but should be carpeted and safe for very young children.	2 adjoining classrooms.
Separate from gym	Existing in gym.

Comments	
Heavy use by other groups/community can be anticipated.	Research bistro type service. Serves lunch and continental breakfast.
Possible source of revenue/fundraising.	What is being sold?Crafts, cards. Misc.
Priority for Senior Center during daytime hours.	
Must be separate from Youth Lounge	Can we put in a fireplace?
2-Medical offices, 1- Private counseling office, 1 massage room?	May need two separate spaces.
	This would be chair rental
Attractive to male users, useful rental opportunity for evenings.	
	Get list of suitable fitness equipment - Wii, bicycle,
	Exceed code - A3 - 1/125- Men, 1/65 Women. Lavs- 1/200. 1/500-DF, 1 Service sink. B-1/25/50 for toilets. Lavs-1/40/80. DF-1/100, and 1 service sink.Ed- 1/50, 1/50 Lavs, DF-1/100, 1 Service sink. Senior Men: 2 toil; 2 lavs; Senior women: 2 toil; 2 lavs; Youth Boys: 2 toil; 2 lavs; Youth Girls: 2 toil; 2 lavs;
One directly accessible from cafeteria space.	

	Near other community center offices.
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Comments

How about perishable food?	Need freezer/refrigerator for perishables. Currently have 3 freezers, 2-refrigerators. Minivans deliver food to space.
Privacy is a high priority.	How many offices?



Comments

Centrally located, lots of windows.	
May serve as a training space for teachers or adult ed students.	
Must be separate from Senior Lounge	
Not needed if school grounds are easily accessible and available for youth services.	



William J. Johnston Middle School (6th, 7th, and 8th Grade)
Program Summary

	EXISTG S.F.	PROP. S.F.	PROP NUMBER OF Students	EXISTG STUD/ CLSRM @ SF/STUD	PROP STUD/ CLSRM @ SF/STUD	REMARKS
ACADEMIC PROGRAMS AND APPLIED ACADEMIC PROGRAMS						
Art	#REF!					
Music	#REF!					
Computer Technology	#REF!					
Design and Engineering:	#REF!					
Family and Consumer Science	#REF!					
Language Arts	#REF!					
SRBI Language Arts	#REF!					
Library/Media	#REF!					
Mathematics	#REF!					
SRBI Math Lab	#REF!					
Phys Ed/Health	#REF!					
Science	#REF!					
Social Studies rms w/stor area	#REF!					
World Languages	#REF!					
SUPPORT SERVICES	#REF!					
ELL	#REF!					
Health and Wellness (Nurse)	#REF!					
Psychology/Social Work	#REF!					
School Counseling	#REF!					
Special Education	#REF!					
Speech and Language	#REF!					
GENERAL FACILITIES						
Administrative Offices	#REF!					
Cafeteria/Kitchen	#REF!					
Communications	#REF!					
Conference Room	#REF!					
Copier and Storage Rooms	#REF!					
Faculty Dining Room/Work Area	#REF!					
Lockers	#REF!					
Pupil Services and Special Ed						
Office	#REF!					
School Store	#REF!					
Student and Staff Lavs	#REF!					
Custodial	#REF!					
MISC						
Lunch detention Rm 404	#REF!					

William J. Johnston Middle School (6th, 7th, and 8th Grade)
Program Summary

Multi purpose Rm 216 #REF!
Field and Outdoor Space #REF!
Exterior Storage #REF!

Parking/Traffic Flow/Ext Lighting #REF!

OTHER COMMUNITY CONSIDERATIONS

Auditorium #REF!
Production Studio #REF!
Track #REF!

800-900
@7

Total #REF!
25% circulation/mech, etc.
Grand Total

#REF!

**Community Center Needs Assessment
Draft Merged Specifications Current Version 1.3**

Shared Programmatic/Facility Needs									
Purpose	Capacity	Est. Square Footage Req. PP	Total SF exterior	Total SF est interior	Equipment and Furnishings	Adjacency or Distance	Supervisory Requirements	Comments	Tecton comments
Multipurpose Rooms: Flexible space to accommodate a wide array of programming and purposes. Available for rent/use by local residents and organizations for meetings.	Seated capacity of 120, subdividable	7 SF -for auditorium, 15 SF for dining		2,400	Subdividable into two or three spaces with permanent, flexible, floor-to-ceiling dividers. Technology-friendly.		Depends on group/purpose.	Town Hall meeting rooms 1-3 as an example.	Divide into 3 possible spaces.
Classroom-sized spaces for general classes. Available for rent/use by local residents and organizations	25	20 sf pp- traditional classroom		4,800	Tables and Chairs. Closets or cabinets. Mirrored wall to accommodate additional dance/fitness instruction.		Depends on group/purpose.	Corridor walls should have windows for exterior monitoring	8-10 - Boy Scouts, Girl Scouts. All should have project screens.
Covered Drop-Off: To allow safe pick up and discharge of bus passengers and youth by parents.	1 bus	50 x 12	600		Ramped sidewalk, covered entryway.	Close to Senior Center Entrance	None		
Small kitchen: For instructional programming, for youth services to use for programming, to support community groups such as boy and girl scouts.	20			800	2 sinks, 2 refrigerators, 2 stoves, counters, locking cabinets, tables, dishwasher, microwave	Near multipurpose rooms	By instructional staff when in use		Two separate spaces.
Screening of educational and entertainment programs.	50-150				Screen, projection and audio systems, seating.	Close to multipurpose rooms	Equipment must be secure when not in use.	May simply be equipment present in a multipurpose room.	Place av equipment in multi-purpose as well as most educational/classrooms
Art activities: ceramics, pottery, crafts, textiles	20 people	45 SF pp (750-990 SF)		850	Tables, art sink, handwashing sink, storage cabinets, drying rack, easels, stools, ceramic kiln	Close to multipurpose rooms	By instructional staff when in use.	Separate materials storage for different programs.	Sinks
Childcare Room: Space to care for young children while parents/cargivers attend programming, parent mentoring, or counseling.	20 people	35 SF per child		700 sf	Toy Storage, Changing table, handwashing sink, chair(s) for infant feeding, carpeting. NOT intended as classroom space.	Close to multipurpose rooms	Staff	Room should have large window to allow for proper supervision of adults working with young children.	2 rooms, adjacent. One for "Mommy and Me" programs. Exclusive use for Comm. Ctr.
General restrooms for the public.	As determined by architect.	A3 - 1/125- Men, 1/65 Women. Lavs- 1/200. 1/500-DF, 1 Service sink. B- 1/25/50 for toilets. Lavs-1/40/80. DF- 1/100, and 1 service sink.Ed- 1/50, 1/50 Lavs, DF-1/100, 1 Service sink.		Senior Men: 2 toil; 2 lavs; Senior women: 2 toil; 2 lavs; Youth Boys: 2 toil; 2 lavs; Youth Girls: 2 toil; 2 lavs;	As architect determines.	As architect determines.	None	One directly accessible from cafeteria space.	Exceed code -
Coatroom areas for seniors and youth: For seniors: coats, boots and raingear. Youth: coats, backpacks, musical instruments, sporting equipment	150/150			600	Seniors: Open closet space with hangers. Youth: Coat hooks, and bins/cubbies for other items.	Senior: Close to Senior Center Entrance Youth: Close to Youth Services Entrance	None		
Office Suite: Offices for department heads, offices for 4 social services coordinators, shared office space for up to 10 admin & general employees, conference room(s), break room, restroom	13-15	Dept. Heads - 3 @150, 2 SS @ 120, 10 Admin @ 42, Conf room 330 SF, Break room 120, Restrooms - 150 SF for two units. 1560 + 30% circulation =		2,028	Desks, cubicles, chairs, computer workstations, some file cabinets, conference table & chairs, copier/printer,	Separate from programming and counseling areas.	Locked, accessible to staff via key or other control system.	Private (non-programmatic) office areas are a national accreditation requirement for Senior Centers.	Will separate office needs by department. Staff break room and conference room should be centralized.
Reception/Counter/ lounge area(s) for staff to connect with residents.	?			200	Reception desk/Counter, task chair, guest chairs	Possibly "public" face of shared office suite.	Secure when not staffed.	Outstanding question: Will these spaces be adjacent to the shared office suite or distributed throughout the building for specific program areas?	Minimum sq footage required. "Welcome" area.
Fields for outdoor sports: soccer, baseball, etc.	3 fields	120 x 70 - Soccer field, Baseball - 400 x 400, Outdoor track - 32 ft. x 1320 ft			To allow for differing use, possibly and outdoor track.		As needed.	Not needed if school fields are easily accessible and available for programming.	
Outdoor sign: Programmable announcements to alert visitors and passersby to events.	1 unit					Close to road.	None	See Newington High School or Rocky Hill FD for examples.	Electronic sign and Flat screens
Parking for seniors and other users.	75 cars	300-400 SF per car	26,250		Permeable paving? Parking stalls with easiest accessibility.	Close to Senior Center Entrance. Away from school children/youth.	None	Site plan should allow for separate traffic flow to facility separate from school traffic.	Define actual parking need.
Generator for power outages, to support use of facility as a shelter for up to 10 days.	200?				Generator	Near Mechanical space.	As needed.		Need pad away from bldg. 40ft x 10 minimum for pad, plus tank for fuel.
Gardening for all ages	NA						None	This does not need to be designed, but should be part of the vision of the site plan.	
One large dedicated storage room for each department to hold seasonal equipment and general programming supplies.	As determined by architect.	400 SF per department		1,600	Shelving, cabinets, drawers, storage for specific equipment.	Between staff suite and multipurpose rooms.	Locked, accessible to departmental staff.		4 Departments - Parks & Rec, Social Services, Senior, Youth. Each should have their own storage within dept.
Storage for chairs and tables	300 chairs & 24 tables			400	Movable racks for tables and chairs.	Close to multipurpose rooms	None	Multiple closets, but total capacity should meet all needs.	Within multipurpose room

**Community Center Needs Assessment
Draft Merged Specifications Current Version 1.3**

Large locking cabinets to allow organizations to store basic equipment for their meetings & programs.	10-20 cabinets			200	Cabinets	Close to multipurpose rooms	None	Approx. 24" x 36" x 42" each cabinet, Organizations would rent on annual basis	Large, lockaable cabinets
Central Break Room	10-12 people			400					
Central Conference Room	10-12 people			400					
Future Pool: Swimming instruction, general recreational use, and water exercise.	?				Zero-depth entry for multipurpose pool including three lap lanes.	Close to locker room shower space.	Certified Lifeguards at all times.	Overall design should allow for future addition of pool.	
TOTAL SQUARE FOOTAGES - SHARED			26,850	14,678					

**Community Center Needs Assessment
Draft Merged Specifications Current Version 1.3**

Parks & Recreation								
Purpose	Capacity				Equipment and Furnishings	Adjacency or Distance	Supervisory Requirements	Comments
Elevated track: Walking & Running for all ages	20				lanes, clock	Elevated above gym or around gym area	General	
Fitness/dance class room: Aerobics, Ballet, Social Dance, Yoga, etc.	20-30?			900	Mirrored Wall, bar, smooth flooring	Close to multipurpose rooms	By instructional staff when in use.	Existing gym is available for use for some of these functions prior to 2:30.
Gym: Basketball, volleyball, Badminton, diverse organized athletic activities for all ages	Collapsible bleachers for 200			5,000	1 full legal basketball court subdivided into 2 practice courts, bleachers, volleyball stands, scoreboard, wood flooring	Close to kitchen for concessions or food	Depends on group	Should be dividable. Priority for Parks & Rec after 2:30 Existing gym is available for use for some of these functions after 2:30.
Locker room: Shower and changing area for all facility users, including teams. Showers for general public when facility is used as a shelter.	25/25/10			1,800	Lockers, benches, sinks, showers	Close to gym; accessible to potential future pool area	Depends on group	1 Male, 1 Female, plus 1 family room What is available in gym area?
Storage for equipment to be used in the gym.	?			300	Balls, nets, cones, etc.	Directly off gym	Staff only	Large existing storage room in gym.
Pre-K programming room: For young children and parents together.	40			900	Soft flooring. Storage closet for program supplies.	Close to multipurpose rooms	By instructional staff.	This may be a general multipurpose room, but should be carpeted and safe for very young children. 2 adjoining classrooms.
Climbing wall	4 lines				As determined by architect	Close to Gym	By instructional staff when in use.	Separate from gym Existing in gym.
Fitness Equipment Room	20			800	Stationary exercise equipment: treadmills, elliptical, step, rowing, etc.	Centrally located	Depends on group, assume one instructor.	
Exam room in Community area	1			125				
TOTAL SQUARE FOOTAGES - PARKS & REC				9,825				

**Community Center Needs Assessment
Draft Merged Specifications Current Version 1.3**

Senior Center									
Purpose	Capacity				Equipment and Furnishings	Adjacency or Distance	Supervisory Requirements	Comments	
Reception/Counter/ lounge area(s)				200	Tables and chairs. These should be easy for those with physical limitations to use.	Gift shop, Hair salon			
Bistro/Café: Dining for Seniors, Concessions for P&R, and designated snack area for YS	150	30		3,600	Tables and chairs. These should be easy for those with physical limitations to use.	Next to Large Kitchen. Close to a building entrance.	General	Heavy use by other groups/community can be anticipated.	Research bistro type service. Serves lunch and continental breakfast.
Gift shop: common feature of senior centers	4			400	Sales counter, glass display cases, slatwall retail display, clothing rack.	Within Senior Center - close to lobby area	Locked when not in use.	Possible source of revenue/fundraising.	What is being sold?Crafts, cards. Misc.
Large Kitchen: For Senior Center: Ability to prepare 150 meals. Ability to serve those using facility as a shelter. Banquets.	As determined by architect.			1,200	Commercial kitchen equipment as needed to support daily meals.	Adjacent to Cafeteria.	As needed.	Priority for Senior Center during daytime hours.	
Senior Lounge: Conversation and small informal group seating.	20			750	Comfortable supportive seating that is easy to get up from. May incorporate small library area with bookshelves.	Within Senior Center	Minimal	Must be separate from Youth Lounge	Can we put in a fireplace?
Private counseling/examination/treatment space for medical professionals. Well child visits for grant programs. First Aid for everyone.	As determined by architect.			600	Examination table, dental chair, medical supplies cabinet, scale.	Within or close to Senior Center space.	Locked when not in use.	2-Medical offices, 1- Private counseling office, 1 massage room?	May need two separate spaces.
Library/Computer/Classroom for quiet reading, computer use.	10			500	Study tables & chairs, bookshelves. Computers	Within Senior Lounge			
Hair Salon: To serve 2 individuals	2 salon chairs			400	4 salon chairs, sinks, cabinets	Within Senior Center			This would be chair rental
Pool table, game room	12			1,000	Billiards, card games	Close to art/craft space, Senior Center area.	By instructional staff	Attractive to male users, useful rental opportunity for evenings.	
Fitness center/room for Seniors only	10			700					Get list of suitable fitness equipment - Wii, bicycle,
Toilet rooms				300					Exceed code
Veterans space				300	Mtg/Storage/Display space				
Offices - 3, and 2 cubicles				500	Offices for Patti, Donna, Priscilla, and 2 cubicles				
TOTAL SQUARE FOOTAGES - SENIOR CENTER				10,450					

**Community Center Needs Assessment
Draft Merged Specifications Current Version 1.3**

Social Services									
Purpose	Capacity				Equipment and Furnishings	Adjacency or Distance	Supervisory Requirements	Comments	
Food Bank: Food Storage for donated food and other donations, plus "shopping" area for clients to pick up food.	Very large, 6,000 - 7,000 sq. ft.			7,000	Shelving for donated food, including shelving, refrigerators, freezers, bins for other donated items such as coats.	Shopping area should be separate from volunteer stocking area.	Staff	How about perishable food?	Need freezer/refrigerator for perishables. Currently have 3 freezers, 2-refrigerators. Minivans deliver food to space.
Social Services Offices: Private counseling for social services intake and residents receiving services.	4 per office			700	Desk, chair, sofa or comfortable chairs, bookcases	Discreet entry from rest of facility	By social services staff as needed	Privacy is a high priority.	How many offices?
Separate, discreet entrance and waiting areas for recipients of food				500					
TOTAL SQUARE FOOTAGES - SOCIAL SERVICES				8,200					

**Community Center Needs Assessment
Draft Merged Specifications Current Version 1.3**

Youth Services									
Purpose	Capacity				Equipment and Furnishings	Adjacency or Distance	Supervisory Requirements	Comments	
Game room: Billiard tables, Fooseball table, ping-pong, air hockey, etc.	10 seniors, 40 youth			1,000	Game tables and equipment, as listed under purpose.	Close to multipurpose rooms	Depends on group.	Centrally located, lots of windows.	
Group Counseling: Comfortable, private group counseling space.	8-12 clients			300	chairs, tables, comfortable ounge seating.	Youth Services area	By staff, with corridor window.		
Technology Room: Technology instruction and access for homework	20			2,000	Workstations, chairs, smartboard, projection, fully wired.	Close to multipurpose rooms, youth services library space.	By instructional staff.	May serve as a training space for teachers or adult ed students.	
Youth lounge: Informal group programming, large group discussion, study, waiting, conversation area	50			1,200	Possibly stepped, carpeted amphitheatre space with cushions for informal lounging.	Youth Services area	Line of sight with Youth Services staff	Must be separate from Senior Lounge	
Library/Quiet Study: for quiet study, tutoring, reading.	20			600	Study tables & chairs, book shelves. Computers	Adjacent to youth lounge/technology room	Line of sight with Youth Services staff		
Outdoor/Playground: For children attending after school youth services programming and summer day camp program	As determined by architect.				Controlled dedicated outdoor playspace for youth programming, including free play. Basketball, outdoor games.	Close to youth services.	As needed.	Not needed if school grounds are easily accessible and available for youth services.	
TOTAL SQUARE FOOTAGES - YOUTH SERVICES				5,100					
GRAND TOTAL - ALL GROUPS				26,850					48,253

Additional Notes from 3/30/12 meeting -

1. put sinks in various classrooms to extend potential useability for different functions.
2. All classrooms should have projection/technology
3. Social Services should have a discreet entrance for privacy/confidentiality of food recipients
4. Wireless throughout building
5. Veteran space needed (small room, plus storage for flag)

Medical Room		
Purpose: Private counseling/examination/treatment space for medical professionals		
Equipment		
Examination table, dental chair, medical supplies cabinet, scale, chairs, desk.		
Priority	Capacity	Share
1--Senior Center	?	?
Adjacency	Supervision	
Senior Center Area	Locked when not in use.	

Lounge--Senior Center		
Purpose: Conversation and small informal group seating.		
Equipment		
Comfortable supportive seating that is easy to get up from. May incorporate small library area with bookshelves.		
Priority	Capacity	Share
1--Senior Center	20	No
Adjacency	Supervision	
Senior Center Area	Minimal	

WILLIAM J. JOHNSTON MIDDLE SCHOOL
COMMUNITY CENTER AND
SENIOR CENTER
COLCHESTER, CT
JUNE 30, 2012

APPENDIX E
SENIOR CENTER AND COMMUNITY CENTER – MEETING NOTES

WILLIAM J. JOHNSTON MIDDLE SCHOOL
COMMUNITY CENTER AND
SENIOR CENTER
COLCHESTER, CT
JUNE 30, 2012

Final review meetings with department heads were conducted by Marco Tommasini, of Tecton Architects, Inc. and took place on May 31, 2012 and June 4, 2012 at the Colchester Town Hall.

May 31, 2012

Attendees:

Patti White – Senior Center
Cheryl Hancin – Parks and Recreation
Kate Byroade – Librarian (group facilitator)
Greg Plunkett – Director of Facilities, Operations and Grounds

June 4, 2012

Attendees:

Valerie Geato – Social Services, Youth Services
Greg Plunkett – Director of Facilities, Operations and Grounds

The purpose of these meetings was to obtain final approval of the conceptual space program layouts and areas allocated to the Senior Center, Parks and Recreation, Social Services and Youth Services. The Department Heads approved the allocation and configuration of their respective departments' space with the following comments:

General:

Tecton shall verify the space program against the floor plan layout for consistency.
Designate storage space for Senior Center, Parks and Recreation, Social Services and Youth Services in 4 classrooms on the 2nd floor of the existing 6th grade wing.

Senior Center:

As requested during the Building Committee meeting of May 24, 2012 a door will be shown, separating the Senior Center program spaces from the dining/multi-purpose room and kitchen. This will allow the use of the kitchen and dining facilities for events after the Senior Center is closed.

Parks and Recreation:

The fitness area that is part of Parks and Recreation space program is not shown in the floor plan layout. It can be shown on the second floor of the existing 6th grade wing, directly above the Parks and Recreation Yoga/Dance space.

Youth Services:

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Show 2 offices in the space designated for Youth Center, in lieu of shared office.
The reception area can be allocated also to youth services, instead of shared
space.

Social Services:

No comments.

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COMMUNITY CENTER AND
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COLCHESTER, CT
JUNE 30, 2012

APPENDIX F
SENIOR CENTER AND COMMUNITY CENTER – SPACE PROGRAM

Community Center Needs Assessment
Draft Merged Specifications Current Version 1.3

Shared Programmatic/Facility Needs									
Purpose	Capacity	Est. Square Footage Req. PP	Total SF exterior	Total SF est interior	Equipment and Furnishings	Adjacency or Distance	Supervisory Requirements	Comments	Tecton comments
Multipurpose Rooms: Flexible space to accommodate a wide array of programming and purposes. Available for rent/use by local residents and organizations for meetings.	Seated capacity of 120, subdividable	7 SF -for auditorium, 15 SF for dining		2,400	Subdividable into two or three spaces with permanent, flexible, floor-to-ceiling dividers. Technology-friendly.		Depends on group/purpose.	Town Hall meeting rooms 1-3 as an example.	Divide into 3 possible spaces.
Classroom-sized spaces for general classes. Available for rent/use by local residents and organizations	25	20 sf pp- traditional classroom		4,800	Tables and Chairs. Closets or cabinets. Mirrored wall to accommodate additional dance/fitness instruction.		Depends on group/purpose.	Corridor walls should have windows for exterior monitoring	8-10 - Boy Scouts, Girl Scouts. All should have project screens.
Covered Drop-Off: To allow safe pick up and discharge of bus passengers and youth by parents.	1 bus	50 x 12	600		Ramped sidewalk, covered entryway.	Close to Senior Center Entrance	None		
Small kitchen: For instructional programming, for youth services to use for programming, to support community groups such as boy and girl scouts.	20			800	2 sinks, 2 refrigerators, 2 stoves, counters, locking cabinets, tables, dishwasher, microwave	Near multipurpose rooms	By instructional staff when in use		Two separate spaces.
Screening of educational and entertainment programs.	50-150				Screen, projection and audio systems, seating.	Close to multipurpose rooms	Equipment must be secure when not in use.	May simply be equipment present in a multipurpose room.	Place av equipment in multi-purpose as well as most educational/classrooms
Art activities: ceramics, pottery, crafts, textiles	20 people	45 SF pp (750-990 SF)		850	Tables, art sink, handwashing sink, storage cabinets, drying rack, easels, stools, ceramic kiln	Close to multipurpose rooms	By instructional staff when in use.	Separate materials storage for different programs.	Sinks
Childcare Room: Space to care for young children while parents/cargivers attend programming, parent mentoring, or counseling.	20 people	35 SF per child		700 sf	Toy Storage, Changing table, handwashing sink, chair(s) for infant feeding, carpeting. NOT intended as classroom space.	Close to multipurpose rooms	Staff	Room should have large window to allow for proper supervision of adults working with young children.	2 rooms, adjacent. One for "Mommy and Me" programs. Exclusive use for Comm. Ctr.
General restrooms for the public.	As determined by architect.	A3 - 1/125- Men, 1/65 Women. Lavs- 1/200. 1/500-DF, 1 Service sink. B- 1/25/50 for toilets. Lavs-1/40/80. DF- 1/100, and 1 service sink.Ed- 1/50, 1/50 Lavs, DF-1/100, 1 Service sink.		Senior Men: 2 toil; 2 lavs; Senior women: 2 toil; 2 lavs; Youth Boys: 2 toil; 2 lavs; Youth Girls: 2 toil; 2 lavs;	As architect determines.	As architect determines.	None	One directly accessible from cafeteria space.	Exceed code -
Coatroom areas for seniors and youth: For seniors: coats, boots and raingear. Youth: coats, backpacks, musical instruments, sporting equipment	150/150			600	Seniors: Open closet space with hangers. Youth: Coat hooks, and bins/cubbies for other items.	Senior: Close to Senior Center Entrance Youth: Close to Youth Services Entrance	None		
Office Suite: Offices for department heads, offices for 4 social services coordinators, shared office space for up to 10 admin & general employees, conference room(s), break room, restroom	13-15	Dept. Heads - 3 @150, 2 SS @ 120, 10 Admin @ 42, Conf room 330 SF, Break room 120, Restrooms - 150 SF for two units. 1560 + 30% circulation =		2,028	Desks, cubicles, chairs, computer workstations, some file cabinets, conference table & chairs, copier/printer,	Separate from programming and counseling areas.	Locked, accessible to staff via key or other control system.	Private (non-programmatic) office areas are a national accreditation requirement for Senior Centers.	Will separate office needs by department. Staff break room and conference room should be centralized.
Reception/Counter/ lounge area(s) for staff to connect with residents.	?			200	Reception desk/Counter, task chair, guest chairs	Possibly "public" face of shared office suite.	Secure when not staffed.	Outstanding question: Will these spaces be adjacent to the shared office suite or distributed throughout the building for specific program areas?	Minimum sq footage required. "Welcome" area.
Fields for outdoor sports: soccer, baseball, etc.	3 fields	120 x 70 - Soccer field, Baseball 400 x 400, Outdoor track - 32 ft. x 1320 ft			To allow for differing use, possibly and outdoor track.		As needed.	Not needed if school fields are easily accessible and available for programming.	

Community Center Needs Assessment
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Outdoor sign: Programmable announcements to alert visitors and passersby to events.	1 unit					Close to road.	None	See Newington High School or Rocky Hill FD for examples.	Electronic sign and Flat screens
Parking for seniors and other users.	75 cars	300-400 SF per car	26,250		Permeable paving? Parking stalls with easiest accessibility.	Close to Senior Center Entrance. Away from school children/youth.	None	Site plan should allow for separate traffic flow to facility separate from school traffic.	Define actual parking need.
Generator for power outages, to support use of facility as a shelter for up to 10 days.	200?				Generator	Near Mechanical space.	As needed.		Need pad away from bldg. 40ft x 10 minimum for pad, plus tank for fuel.
Gardening for all ages	NA						None	This does not need to be designed, but should be part of the vision of the site plan.	
One large dedicated storage room for each department to hold seasonal equipment and general programming supplies.	As determined by architect.	400 SF per department		1,600	Shelving, cabinets, drawers, storage for specific equipment.	Between staff suite and multipurpose rooms.	Locked, accessible to departmental staff.		4 Departments - Parks & Rec, Social Services, Senior, Youth. Each should have their own storage within dept.
Storage for chairs and tables	300 chairs & 24 tables			400	Movable racks for tables and chairs.	Close to multipurpose rooms	None	Multiple closets, but total capacity should meet all needs.	Within multipurpose room
Large locking cabinets to allow organizations to store basic equipment for their meetings & programs.	10-20 cabinets			200	Cabinets	Close to multipurpose rooms	None	Approx. 24" x 36" x 42" each cabinet, Organizations would rent on annual basis	Large, lockable cabinets
Central Break Room	10-12 people			400					
Central Conference Room	10-12 people			400					
Future Pool: Swimming instruction, general recreational use, and water exercise.	?				Zero-depth entry for multipurpose pool including three lap lanes.	Close to locker room shower space.	Certified Lifeguards at all times.	Overall design should allow for future addition of pool.	
TOTAL SQUARE FOOTAGES - SHARED			26,850	14,678					

**Community Center Needs Assessment
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Parks & Recreation									
Purpose	Capacity				Equipment and Furnishings	Adjacency or Distance	Supervisory Requirements	Comments	
Elevated track: Walking & Running for all ages	20				lanes, clock	Elevated above gym or around gym area	General		
Fitness/dance class room: Aerobics, Ballet, Social Dance, Yoga, etc.	20-30?			900	Mirrored Wall, bar, smooth flooring	Close to multipurpose rooms	By instructional staff when in use.		Existing gym is available for use for some of these functions prior to 2:30.
Gym: Basketball, volleyball, Badminton, diverse organized athletic activities for all ages	Collapsible bleachers for 200			5,000	1 full legal basketball court subdivided into 2 practice courts, bleachers, volleyball stands, scoreboard, wood flooring	Close to kitchen for concessions or food	Depends on group	Should be dividable. Priority for Parks & Rec after 2:30	Existing gym is available for use for some of these functions after 2:30.
Locker room: Shower and changing area for all facility users, including teams. Showers for general public when facility is used as a shelter.	25/25/10			1,800	Lockers, benches, sinks, showers	Close to gym; accessible to potential future pool area	Depends on group	1 Male, 1 Female, plus 1 family room	What is available in gym area?
Storage for equipment to be used in the gym.	?			300	Balls, nets, cones, etc.	Directly off gym	Staff only		Large existing storage room in gym.
Pre-K programming room: For young children and parents together.	40			900	Soft flooring. Storage closet for program supplies.	Close to multipurpose rooms	By instructional staff.	This may be a general multipurpose room, but should be carpeted and safe for very young children.	2 adjoining classrooms.
Climbing wall	4 lines				As determined by architect	Close to Gym	By instructional staff when in use.	Separate from gym	Existing in gym.
Fitness Equipment Room	20			800	Stationary exercise equipment: treadmills, elliptical, step, rowing, etc.	Centrally located	Depends on group, assume one instructor.		
Exam room in Community area	1			125					
TOTAL SQUARE FOOTAGES - PARKS & REC				9,825					

**Community Center Needs Assessment
Draft Merged Specifications Current Version 1.3**

Senior Center									
Purpose	Capacity				Equipment and Furnishings	Adjacency or Distance	Supervisory Requirements	Comments	
Reception/Counter/ lounge area(s)				200	Tables and chairs. These should be easy for those with physical limitations to use.	Gift shop, Hair salon			
Bistro/Café: Dining for Seniors, Concessions for P&R, and designated snack area for YS	150	30		3,600	Tables and chairs. These should be easy for those with physical limitations to use.	Next to Large Kitchen. Close to a building entrance.	General	Heavy use by other groups/community can be anticipated.	Research bistro type service. Serves lunch and continental breakfast.
Gift shop: common feature of senior centers	4			400	Sales counter, glass display cases, slatwall retail display, clothing rack.	Within Senior Center - close to lobby area	Locked when not in use.	Possible source of revenue/fundraising.	What is being sold?Crafts, cards. Misc.
Large Kitchen: For Senior Center: Ability to prepare 150 meals. Ability to serve those using facility as a shelter. Banquets.	As determined by architect.			1,200	Commercial kitchen equipment as needed to support daily meals.	Adjacent to Cafeteria.	As needed.	Priority for Senior Center during daytime hours.	
Senior Lounge: Conversation and small informal group seating.	20			750	Comfortable supportive seating that is easy to get up from. May incorporate small library area with bookshelves.	Within Senior Center	Minimal	Must be separate from Youth Lounge	Can we put in a fireplace?
Private counseling/examination/treatment space for medical professionals. Well child visits for grant programs. First Aid for everyone.	As determined by architect.			600	Examination table, dental chair, medical supplies cabinet, scale.	Within or close to Senior Center space.	Locked when not in use.	2-Medical offices, 1- Private counseling office, 1 massage room?	May need two separate spaces.
Library/Computer/Classroom for quiet reading, computer use.	10			500	Study tables & chairs, bookshelves. Computers	Within Senior Lounge			
Hair Salon: To serve 2 individuals	2 salon chairs			400	4 salon chairs, sinks, cabinets	Within Senior Center			This would be chair rental
Pool table, game room	12			1,000	Billiards, card games	Close to art/craft space, Senior Center area.	By instructional staff	Attractive to male users, useful rental opportunity for evenings.	
Fitness center/room for Seniors only	10			700					Get list of suitable fitness equipment - Wii, bicycle,
Toilet rooms				300					Exceed code
Veterans space				300	Mtg/Storage/Display space				
Offices - 3, and 2 cubicles				500	Offices for Patti, Donna, Priscilla, and 2 cubicles				
TOTAL SQUARE FOOTAGES - SENIOR CENTER				10,450					

**Community Center Needs Assessment
Draft Merged Specifications Current Version 1.3**

Social Services									
Purpose	Capacity				Equipment and Furnishings	Adjacency or Distance	Supervisory Requirements	Comments	
Food Bank: Food Storage for donated food and other donations, plus "shopping" area for clients to pick up food.	Very large, 6,000 - 7,000 sq. ft.			7,000	Shelving for donated food, including shelving, refrigerators, freezers, bins for other donated items such as coats.	Shopping area should be separate from volunteer stocking area.	Staff	How about perishable food?	Need freezer/refrigerator for perishables. Currently have 3 freezers, 2-refrigerators. Minivans deliver food to space.
Social Services Offices: Private counseling for social services intake and residents receiving services.	4 per office			700	Desk, chair, sofa or comfortable chairs, bookcases	Discreet entry from rest of facility	By social services staff as needed	Privacy is a high priority.	How many offices?
Separate, discreet entrance and waiting areas for recipients of food				500					
TOTAL SQUARE FOOTAGES - SOCIAL SERVICES				8,200					

**Community Center Needs Assessment
Draft Merged Specifications Current Version 1.3**

Youth Services									
Purpose	Capacity				Equipment and Furnishings	Adjacency or Distance	Supervisory Requirements	Comments	
Game room: Billiard tables, Fooseball table, ping-pong, air hockey, etc.	10 seniors, 40 youth			1,000	Game tables and equipment, as listed under purpose.	Close to multipurpose rooms	Depends on group.	Centrally located, lots of windows.	
Group Counseling: Comfortable, private group counseling space.	8-12 clients			300	chairs, tables, comfortable ounge seating.	Youth Services area	By staff, with corridor window.		
Technology Room: Technology instruction and access for homework	20			2,000	Workstations, chairs, smartboard, projection, fully wired.	Close to multipurpose rooms, youth services library space.	By instructional staff.	May serve as a training space for teachers or adult ed students.	
Youth lounge: Informal group programming, large group discussion, study, waiting, conversation area	50			1,200	Possibly stepped, carpeted amphitheatre space with cushions for informal lounging.	Youth Services area	Line of sight with Youth Services staff	Must be separate from Senior Lounge	
Library/Quiet Study: for quiet study, tutoring, reading.	20			600	Study tables & chairs, book shelves. Computers	Adjacent to youth lounge/technology room	Line of sight with Youth Services staff		
Outdoor/Playground: For children attending after school youth services programming and summer day camp program	As determined by architect.				Controlled dedicated outdoor playspace for youth programming, including free play. Basketball, outdoor games.	Close to youth services.	As needed.	Not needed if school grounds are easily accessible and available for youth services.	
TOTAL SQUARE FOOTAGES - YOUTH SERVICES				5,100					
GRAND TOTAL - ALL GROUPS			26,850	48,253					

Additional Notes from 3/30/12 meeting -

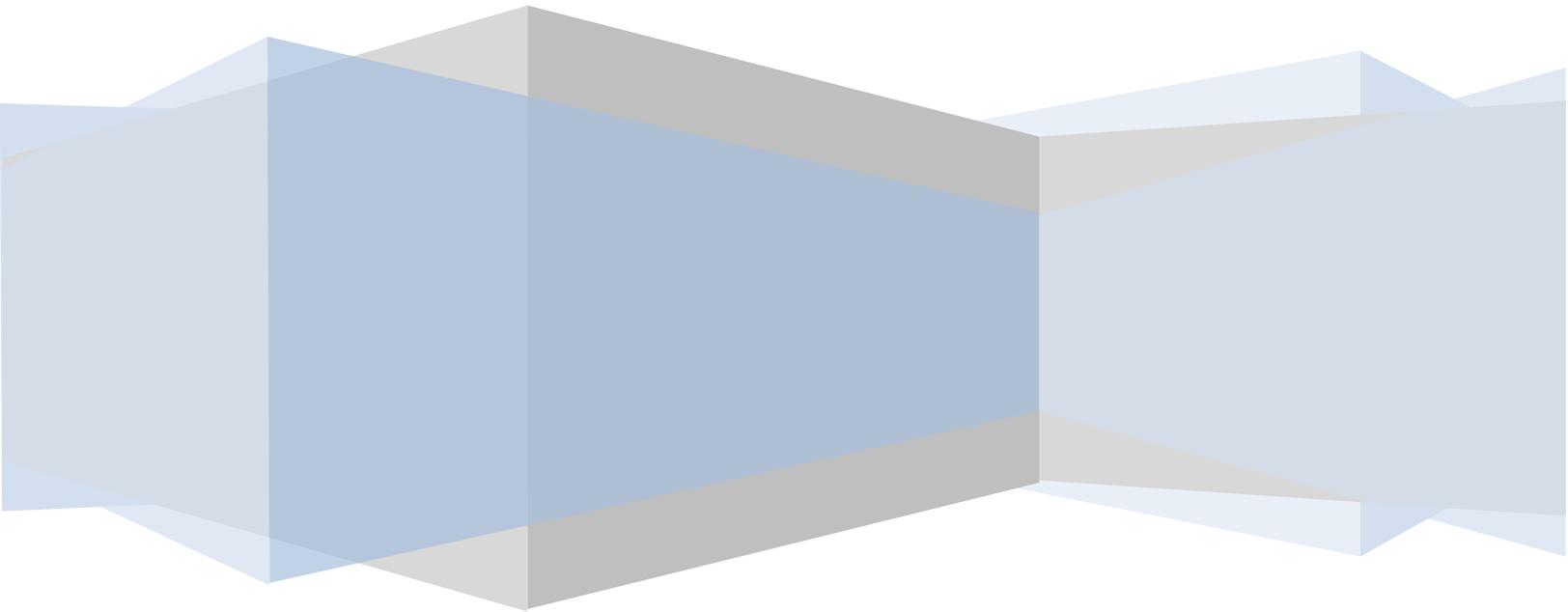
1. put sinks in various classrooms to extend potential useability for different functions.
2. All classrooms should have projection/technology
3. Social Services should have a discreet entrance for privacy/confidentiality of food recipients
4. Wireless throughout building
5. Veteran space needed (small room, plus storage for flag

WILLIAM J. JOHNSTON MIDDLE SCHOOL
COMMUNITY CENTER AND
SENIOR CENTER
COLCHESTER, CT
JUNE 30, 2012

APPENDIX G
SENIOR CENTER AND COMMUNITY CENTER – REPORT TO THE BOARD
OF SELECTMEN

Colchester Senior Center Study Group

Report to the Board of Selectmen



Colchester Senior Center Study Committee Report

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April 1, 2011

The Honorable Gregg Schuster, First Selectman
Town of Colchester
127 Norwich Avenue
Colchester, CT 06415

Dear First Selectman Schuster,

It has been my honor to serve as the Senior Center Study Committee Chair alongside nine other dedicated appointees. The members of the study committee gave willingly of their time and talents, extending their participation beyond their initial commitment to ensure that we reviewed all available options with the same vigor. I am pleased to inform you that we met our charge on behalf of the residents of Colchester.

On behalf of the Senior Center Study Committee, I ask that you accept this report as a summary of our work and thoughtfully consider the recommendations it contains for the new facility and enhanced services. Assuming that we can adequately address parking and traffic safety issues and guarantee a separate, dedicated space, the committee supports the use of the William J. Johnston Middle School for the new senior center.

This decision is consistent with the preference expressed by Colchester residents through a community survey conducted in November. In an additional recommendation, the study group would ask that I (or my designee) serve on any related planning and development activities as this important work moves forward.

Again, thank you for the opportunity to serve on the Senior Center Study Committee. I look forward to your feedback and would be happy to respond to any questions you may have. Please feel free to contact me should you need any additional information to fully consider our recommendations.

Best Regards,

Theresa Hendricksen

Theresa Hendricksen, Chair
Colchester Senior Center Study Committee

Colchester Senior Center Study Group Membership

Theresa Hendricksen, Chair

Norm Dupuis, Vice Chair

Jody Barr

Jack Faski

Goldie Liverant

Michelle Kormoroski

Pat Nardella

Pam Scheibelein

Winnie Standish

Selectwoman Rosemary Coyle, BOS Liaison

Donna Skawinski, Alternate

Study Group support provided by:

Patti White, Senior Center Director

Executive Summary

The Town of Colchester, like many towns across Connecticut, is struggling with ways to best address the needs of its senior citizens. This has become a more daunting task in recent times in light of competing demands within the context of reduced revenues and tightening budgets due to the economic recession.

A small, passionate group of residents were asked to come together and form the Senior Center Study Group. The group began meeting in late 2009 to examine which of the following three options - a new stand alone center, a joint/multi-purpose center and/or housing the senior center in existing facilities - would be the best way to proceed. They were also asked to identify a set of core services that should be offered to seniors and to recommend what populations should be served by the senior center. After months of vigorous discussion and extensive information gathering, the Senior Center Study Committee has come to a thoughtful and responsive decision.

With regard to the core senior services, the study group is recommending that a variety of programs, activities and services should be available. The results of a community survey showed that residents as a whole support an array of services including health and nutrition, recreation and leisure, as well as educational and social services. With regard to the population(s) to be served the group focused exclusively on meeting the needs of seniors in the community, with the majority of survey respondents indicating that services should be provided to those 55 and older.

With regard to the facility and its location, several options were considered. The Town Planner generated a list of vacant parcels and discussions were held with the Bacon Academy Board of Trustees on options for renovating or purchasing the building that currently houses the senior center. The study group visited several senior centers in the region as well as the William J. Johnston Middle School.

After sixteen months of deliberations, the study group is recommending that a separate dedicated space for the new senior center be included in the plans to renovate the William J. Johnston Middle School, provided that parking and traffic safety concerns are a priority in the planning process, and adequately addressed in the final design.

Further, the study group recommends that the chair (or her designee) be appointed to serve on any subsequent committees that are charged with planning or implementing this recommendation.

Background and Introduction

Colchester, like many communities across Connecticut, is struggling to balance meeting the needs of seniors with other special populations during difficult fiscal times. Demographic trends suggest that Colchester's senior population, like most of Connecticut, will continue to grow as more residents join the 55 and older age cohort, reduce their involvement in the workforce, prepare for retirement and have more opportunity for leisure activities.

While an array of discussions and recommendations for the senior center had been evolving over the last decade, the Colchester Senior Center Study Group was established last year to assess how the town could best prepare to meet the changing needs of its growing senior population.

Motivated by a combination of factors, including the deteriorating condition of the existing senior center building and changes in senior center staffing and local leadership, the study group was formed in December, 2009.

Selectman Gregg Schuster met with the appointees to discuss the study committee charge and members were instructed to "think outside the box" when exploring options and were cautioned that funding should be an essential factor in their deliberations.

Theresa Hendricksen was elected the Chair and Norm Dupuis was elected Vice Chair. The study group agreed to move forward and gather information on Colchester's senior population and their needs. In meeting their charge, the members explored what other towns had done to address similar needs, examined the advantages and disadvantages of each senior center option, and analyzed funding considerations for each of those options.

Meeting almost monthly, the study group reviewed all relevant materials provided by the Board of Selectman, was briefed on previous discussions about the senior center, reviewed town-owned land parcels, explored a variety of funding mechanisms, made several site visits to regional senior centers, met with a range of content experts, toured the William J. Johnston School and analyzed various space needs assessments previously commissioned by the town.

The Board of Selectman charged the Senior Center Study Group with the following objectives:

- 1) Developing a recommendation on whether a new Senior Center should be a new stand alone center, a joint/multi-purpose center, and/or housed in existing facilities;***
- 2) Developing a recommendation on what populations the Senior Center should and/or could serve for all options; and***
- 3) Developing a recommendation on what services should and/or could be provided at the Senior Center for all options.***

Summary of Information Gathering

The study committee approached its charge in a thoughtful manner, choosing to gather the information they needed in a variety of ways and from several sources over the sixteen months that they met. The three primary methods of information gathering used by the study group included site visits, a written survey of community members, and presentations by content experts. The information itself was challenged, discussed, debated and synthesized by members at their regular meetings.

Site Visit Key Findings

Six site visits to area senior centers were scheduled between February and April, 2010 so that group members could see and experience services and facilities serving seniors in communities similar to Colchester. The members had an opportunity to visit three (3) stand alone senior centers, two (2) community centers that included separate dedicated space for seniors, and one (1) community center model with senior activities interwoven throughout the building. Seven members of the Senior Center Study Committee participated in the site visits that were conducted in Coventry, East Lyme, Glastonbury, Groton, Lebanon and Tolland.

Staff at each of the senior centers that were visited confirmed that the planning process for renovating or building a new facility took several years and that funding sources varied for the construction or renovation of the six centers visited. However, it should be noted that all centers receive town operating funds.

Some important facility requirements were identified during the site visits and were discussed by the study group for applicability in Colchester. These considerations included, but were not limited to:

- ensuring adequate storage and parking space;
- making the building accessible through automatic door openers with a design that does not increase a draft in the entryway or building;
- having a large open room for exercising and dance programs, making the space more versatile through installation of room dividers;
- maintaining private space for medical and counseling services; and
- ensuring an adequate kitchen size and design to meet the needs of the population and the scheduled activities.

In most of the centers visited, outdoor space is not widely used by seniors, and high ceilings presented both heating and cooling challenges as well as acoustical and budgetary issues. It was also noted that most centers have a computer lab on site. In East Lyme, for example, the senior center and the library are in the same building and share a variety of resources, including the computer lab. Counts of participant and program usage varied by town as do age, residency requirements, funding and policies for shared space.

These site visits left the study group members with the sense that Colchester's seniors were not receiving comparable services in comparable facilities to seniors living in similar communities. Yet, they served as a reminder of the many creative and flexible options to be considered in determining recommendations to best meet the needs of Colchester's seniors in the current fiscal climate.

The study group held one of its fall meetings at the William J. Johnston School. The agenda included a presentation by the Superintendent and a tour of the facility to review the planned renovation. The members discussed the benefits and challenges of recommending the inclusion of a new, dedicated space for seniors as a component within the re-design and renovation of the WJJ school building.

Community Survey Results

The study group developed and conducted a community survey to gather additional information, help them make the best recommendations possible and to test whether their thinking was consistent with the general public. The survey questions focused on the following key concepts:

- Does the community agree that the current center no longer meets the need of Colchester's seniors?
- Does a separate senior center, a community center model or a joint/multi-purpose model best meet Colchester's needs?
- Does the community have a preference for renovating/utilizing the current center site?
- Has the study group identified the right mix of "core" services?

The survey was open to all adults in the community with its release in November, 2010. Attention was given to creating a broad appeal with several options for participation to assure a credible survey return rate. As such, the survey was available electronically via Survey Monkey on the town website, handed out by volunteers at polling places, distributed through the public schools, and was available in hard copy for pick-up and drop-off at the library, town offices, and the senior center. The survey was also publicized in the local media to improve public awareness. A copy of the written survey appears in Appendix 2.

Highlights of the Survey Results:

- ***86% agree that the current Senior Center is inadequate.***
- ***68% think moving the Senior Center to a new location is the best option.***
- ***89% agree that core Senior Center services should include health and nutrition, recreation and leisure, education programs and social services.***
- ***A majority of respondents prefer a separate, dedicated space within a multi-purpose community center.***
- ***A majority of the respondents feel that Senior Center services should be available for residents 55 and older.***

The survey contained a brief introduction on the Senior Center Study Group and included the committee charge. Ten key questions were offered for reflection by the public, followed by a few simple demographic questions. The survey was designed to be anonymous unless respondents chose to self-identify. Residents with questions on the study committee or the survey were directed to the Senior Center Director.

The survey response rate exceeded expectations with 411 residents participating – 123 through Survey Monkey and 288 in the paper format. Of the nearly 400 responses analyzed, 79% were familiar or somewhat familiar with the services available through the senior center and more than a quarter (27%) reported having family members who used the center weekly in the last six months. Sixty-five per cent (65%) of the respondents were female with a significant majority (90%) age 40 or older. Over half of the respondents (52%) reported living in Colchester for more than 20 years.

Perspectives from Content Experts

As the need arose, content experts from the state and local level were called upon to provide their perspectives, data, information and additional resources to the study committee. Those who made presentations at study group meetings included Bruce Sheridan, from the Department of Economic Development who provided an overview of potential funding options available through the Small Cities Block Grant and STEAP (Small Town Economic Assistance Program); Maggie Cosgrove, Town CFO who educated the group on the town bonding process and relevant financial considerations, Adam Turner, Town Planner, who provided an overview of potential locations for a new senior center and members of the Bacon Academy Board of Trustees, who provided an overview of the current lease and further considerations for renovation or purchase of the existing senior center facility. The group also met with Ron Goldstein, BOE Chairman, Karen Loiselle, Superintendent of Schools and other officials from the Board of Education to learn more about the William J. Johnston project.

Recommendations and Considerations

Core Senior Center Services

Based on the results of the community survey and anecdotal observations, the group concluded that overall, the seniors who frequent the current senior center are pleased with the services they receive. Recognizing this, the following considerations should be met in any future senior center facility:

Special Considerations:

- The environment must be safe, welcoming and comfortable.
- The facility must provide both formal and informal opportunities for socialization.
- On-site programs should be supplemented with off-site and outdoor activities.
- Services should be expanded to help seniors access town, state and federal programs.

- Transportation services and adequate parking must be available.
- More specialized programming should be available for senior men and for senior couples.
- Space must adequately address service needs.

The list of core services generated by the study committee is aligned with their consensus decision to provide a range of education, leisure, health and nutrition services along with special events and support services. These programs and services are comparable to the range identified during senior center site visits in other communities and are consistent with the public sentiment expressed in the community survey. General considerations and examples follow.

Education Services:

- Provide a range of classes to promote life-long learning
- Offer technology classes

Leisure Services:

- Music
- Crafts
- Exercise Classes
- Cards and Games
- Day Trips

Health Services:

- Space to confidentially discuss individual medical concerns
- Specialized Health Clinics
- On-site medical services (i.e. blood pressure)

Nutrition Services:

- Meals (lunch)
- “Shared Bounty” Program

Support Services:

- Transportation
- Help with finding and applying for services

Special Events:

- “Volunteer Luncheon”
- Meeting Space
- Information Sessions

**Senior
Center Services**

*Offer enhanced
programming in the
following core service
areas:*

- **Education**
- **Leisure**
- **Health**
- **Nutrition**
- **Support Services**
- **Special Events**

Senior Center Recommendations

The November 2010 study group meeting was dedicated to an intentional analysis of the three options identified in the charge. Group members were assigned to one of the three small groups and then asked to identify the strengths, weaknesses, opportunities and tensions of each option. The critical issues identified by the study group members during the SWOT analysis included the current economic situation created by the recession, the desire to maximize funding opportunities to offset costs to Colchester residents, the viability of a potential referendum vote and concerns about the timeframes and locations for building a new senior center facility. A more detailed summary of the SWOT Analysis appears in Appendix 1.

Special Considerations for the New Senior Center

- *Creating a safe, welcoming facility with services deserving of Colchester's Seniors*
- *Maximizing funding opportunities through grants, bonding and cost-sharing*
- *Concern regarding new construction vs. renovation timeframes*
- *The current fiscal climate, public support and future affordability*
- *Utilize the WJJ School Renovation project to create a dedicated space for the new senior center*

Given these key considerations, the study group voted at its March 2011 meeting to recommend the William J. Johnston Middle School as the best option available for a new senior center, providing the renovation plans address concerns about parking and traffic safety and the need for a dedicated space with a separate entrance.

Further, the study group recommends that the chair (or her designee) be appointed to serve on any subsequent committees that are charged with planning or implementing this recommendation.

Supporting Materials and Attachments

Appendix 1 - SWOT Analysis Summary

	Joint/Multi Purpose Option	Stand Alone Option	Existing Facility Option
Strengths – What are the advantages?	<ul style="list-style-type: none"> • Serves more of the population • Keeps services together • Can share gym, etc. • Already have a building (WJJS) • Integrates seniors with others in the community 	<ul style="list-style-type: none"> • Unique for seniors only • Dedicated resource • Perceived “value” of seniors in the community 	<ul style="list-style-type: none"> • Less construction needed so may generate more public support • Time element – already available to satisfy pressing needs • Larger facility than current space
Weaknesses – What are the disadvantages?	<ul style="list-style-type: none"> • Least support from seniors who already use the current center • Sharing facilities and time slots (competition) • Parking lot congestions w/ busses/kids/teens • Who would have primary/priority use of the facility 	<ul style="list-style-type: none"> • Funding • Cost – no shared resources 	<ul style="list-style-type: none"> • Present center limited by physical structure, ownership & condition • Work with restrictions – may be another facility not in the town center • Lack of public support • A suitable existing facility might not be available
Opportunities - What opportunities exist?	<ul style="list-style-type: none"> • Shared maintenance • Possible grant \$\$\$ available • Good bond rating in Colchester • Can take advantage of existing WJJS building 	<ul style="list-style-type: none"> • Aging population • Grants • Public support 	<ul style="list-style-type: none"> • Existing facility could be modified to house a new senior center @ reduced cost vs. new construction (WJJS) • Take advantage of federal and state funding/grant
Tensions – What are the political & financial tensions?	<ul style="list-style-type: none"> • Affordability • Defeated by referendum • Economic situation • Town may not understand needs of 1 group (seniors) compared to youth 	<ul style="list-style-type: none"> • Economic downturn • Amount of time to build a stand alone • Priority list relating to budget 	<ul style="list-style-type: none"> • New construction could get better funding • Lack of public support • For WJJS, failure of BoE to get funding and public support • No existing facility available to meet the present needs of seniors • Questionable status of federal and state

**Appendix 2
Community Input Survey**

The Board of Selectman appointed several town residents to serve on the Colchester Senior Center Study Group last December. The Study Group has been charged with:

- 1) Developing a recommendation on whether a new Senior Center should be a new stand alone center, a joint/multi- purpose center, and/or housed in existing facilities;
- 2) Developing a recommendation on what populations the Senior Center should and/or could serve for all options; and
- 3) Developing a recommendation on what services should and/or could be provided at the Senior Center for all options.

The Study Group has been meeting regularly to explore programming, service and facility options that best meet the needs of our senior citizens. The Study Group is currently seeking input from town residents through this survey and invites you to respond to the following questions.

Please circle the response that best represents your viewpoint:

1. How familiar are you with the services available through the Senior Center?

Not Familiar Somewhat Familiar Familiar

2. How often have you or a family member used the Senior Center or its services in the past six months?

Never Weekly Monthly

Please rate the following options being considered by the Study Group:

3. A new Senior Center is needed because the current facility is inadequate to meet the demand for services.

Agree Somewhat Agree Somewhat Disagree Disagree

4. Renovating a facility for a new Senior Center is the best option for Colchester.

Agree Somewhat Agree Somewhat Disagree Disagree

5. Moving the Senior Center to a new location is the best option for Colchester.

Agree Somewhat Agree Somewhat Disagree Disagree

6. The Senior Center should provide a variety of:

Health & nutrition services	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Recreational & leisure activities	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Educational programs	Agree	Somewhat Agree	Somewhat Disagree	Disagree
Social services	Agree	Somewhat Agree	Somewhat Disagree	Disagree

Please circle your preference among the choices given.

7. Services at the Senior Center should be available for residents:

50 and older 55 and older 60 and older

8. Which of the options below do you prefer for the new Senior Center?

- a) A separate, dedicated facility for the Senior Center
- b) A separate, dedicated Senior Center within a multi-purpose community center
- c) An integrated part of a multi-purpose community center

*Appendix 2: Colchester Senior Center Study Group Community Input Survey
Continued*

Please tell us about little about yourself:

9. Gender: Male Female
10. Age: 18-25 26-39 40 – 54 55- 69 70 or older
11. How long have you lived in Colchester?
 0-5 years 6-10 years 11-20 years more than 20 years

Additional comments:

Optional Information

Name: _____ Phone Number: _____

Thank you for your time. Please mail or drop off your survey at the Senior Center (95 Norwich Ave.) or use any of the drop boxes at the Library or Town Hall. Your input is needed by Monday, November 15th.

For questions or more information on the Senior Center Study Group call the Senior Center at 860-537-3911 or visit the town website.