

Agenda  
Farmington High School Facility and Financial Ad Hoc Committee  
September 18, 2018  
Farmington High School Library  
7:00 PM

- A. Call to Order.
  - B. Public Comment.
  - C. Minutes.
    - 1) To approve the attached August 21, 2018 minutes. **(Attachment 1)**
  - D. Presentation.
    - 1) Updated Town of Farmington Financial Presentation- Joseph Swetcky, Director of Finance. **(Attachment 2)**
  - E. Old Business
    - 1) Review information requested from Committee at the August 21, 2018 Meeting.
      - 1 Pager on Statement of Needs **(Attachment 3)**
      - Initial draft of Matrix Chart that was requested by Edward Giannaros **(Attachment 4)**
      - Review of Previous School Building Committee Options
  - F. New Business
    - 1. To discuss topics for the October 16, 2018 Meeting.
  - G. Adjournment.
- cc: Committee Members  
Paula Ray, Town Clerk

Minutes are considered "DRAFT" until approved by the committee.

Minutes  
Farmington High School Facility and Financial Ad Hoc Committee  
August 21, 2018

**Present:**

Edward Giannaros, Chair	Kathy Eagen, Town Manager
Bruce Charette	Kathy Greider, Superintendent of Schools
Paul Cianci	Kim Wynne, Assistant Superintendent of Schools
Liz Fitzsimmons	Vince LaFontan, School Business Administrator
Christine Arnold (via phone)	Tim Harris, Director of School Facilities
Sharon Mazzochi	Matt Ross, Director of Technology
Michael Smith	Kat Howroyd, Management Specialist
	Nancy Nickerson, Ex-Officio Member

**A. Call to Order.**

The Chair called the meeting to order at 7:00 p.m.

**B. Public Comment.**

None.

**C. Minutes.**

**1) To approve the attached July 31, 2018 minutes.**

Upon a motion made and seconded (Charette/Mazzochi) it was unanimously VOTED: to approve the June 21, 2018 minutes.

**D. Presentation.**

**1) Farmington High School Facility Presentation- Farmington Public Schools Staff.**

Tim Harris, Director of School Facilities gave a presentation on the Friar K-8 Analysis. He provided an overview of the report and the process of the study, and provided a snapshot of one school, Union Elementary. A copy of the full presentation is attached to these minutes as Attachment 1.

Bruce Charette inquired if Farmington Public Schools had this information in another format to review. Vince LaFontan, School Business Administrator, said he will send an excel of the analysis financials to the committee via email. He explained that this analysis is a snapshot and was current at the time of its completion in December 2017. Since that time there has been work completed and/or funded in the last budget cycle.

Kathy Greider, Superintendent of Schools reviewed the FHS Facility presentation. A copy of this presentation is attached to these minutes as Attachment 2. She explained that there were numerous studies conducted on the facility, and a full summary of each is included in this presentation. The studies include:

Minutes are considered "DRAFT" until approved by the committee.

- Tecton FHS Facility Review (January 2015)
- NEASC Visit (October 2004 and September 2015). Superintendent Greider explained that Farmington High School was put on warning in one standard, as progress was not made since NEASC's 2004 visit.
- Learning Environments for Tomorrow (Harvard Conference, April 2014)
- Office of Civil Rights (OCR) Review and Report (April 2014). Superintendent Greider explained that FHS was put on notice for not complying with ADA, and they are now required to provide regular updates with clear plans for compliance.
- Auditorium Study (November 2013)
- Acentech Acoustic Study (May 22, 2013) and U of H Acoustic Study (May 2015)

Dr. Bill Silva, Farmington High School Principal provided a summary of the Statement of Needs, as the statement of needs prompted the creation of the prior Farmington High School Building Committee and outlines the facility issues. He reviewed each of the needs, emphasizing the following:

- FHS was put on warning for the School Resources for Learning Standard. They are required to submit reports to NEASC addressing the deficiencies. The 3<sup>rd</sup> report is due in October.
- OCR conducted a significant investigation of the facility and gave a priority list of things that need to be addressed. Some of these items have been completed, and FHS continues to update OCR on their progress.
- Safety and Security is a continuing concern. FHS is a sprawling building, and as a result has 23 entrances and exits. There is also a concern that there is a lack of public/private spaces with no clear separation.
- FHS has inefficient mechanical, electrical and plumbing, resulting in many problems each year.
- Undersized facilities include the auditorium, cafeteria, and library. The 2<sup>nd</sup> floor of the library is unable to be used for classroom space due to inaccessibility.
- While there is ample parking available, the layout is not safe for pedestrians.
- The goal of the statement of needs is to provide efficient, flexible, functional learning facility.
- Since the approval of the Statement of needs in 2016, the need has not diminished. Issues, such as the need for a new roof, are identified and addressed as they come up.

Liz Fitzsimmons explained that the building is also hindering educational progress, as students don't learn the way they used to, and the facility is restrictive.

The committee had general discussion about disseminating this information to the public. There was a concern that the statement of needs, while

Minutes are considered "DRAFT" until approved by the committee.

important, is not easy for the public to absorb. Bruce Charette and Edward Giannaros suggested the creation of a 1-2 page document that includes bullet points and buzz words to pinpoint the needs and make the information easy to absorb by the public. Sharon Mazzochi also suggested including the projected enrollment, as we are not experiencing a large decline like other school districts across the State.

Kathy Greider and Kathy Eagen both clarified that everything in the statement of needs was deemed a priority by the previous FHS Building Committee. Because Farmington High School is a sprawling building, the statement of needs encompassed the entire building, leading to an expensive project.

The committee also discussed the impact of the survey results leading to a prioritization of the statement of needs. The committee would also like to see an overview of the previous options and the differences between them.

**E. New Business.**

- 1) To discuss topics for the September 18, 2018 meeting.**
  - a) Presentation of requested financial information.**
  - b) Other.**

The committee decided to hold all meetings at the Farmington High School library. The next meeting will be updated presentations on the financial and facility needs, with follow up information, as requested by the committee.

It was also announced that a resident requested information from Tim Harris regarding a breakdown of instructional space at Farmington High School. A copy of this document was distributed to the committee and is attached to these minutes as Attachment 3.

**F. Adjournment.**

- G. Upon a motion made and seconded (Charette/Mazzochi) the meeting adjourned at 8:14 p.m.

Respectfully Submitted,

Kathryn Howroyd  
Management Specialist



**CODE ANALYSIS AND  
BUILDINGS & GROUNDS SURVEY**

**Farmington Public Schools**

**Friar Architecture**

# Objectives of the Code Analysis and Buildings & Grounds Survey

- ❑ Evaluate the current conditions of each school building (except FHS) and its components in order to identify needs and develop a plan to implement recommended alterations
- ❑ Define improvements to support school programs that meet the needs of Farmington's students and their families
- ❑ Identify potential efficiencies with the physical plant
- ❑ Create buildings that are safe, modern, compliant with Building Codes and able to support their educational programs
- ❑ Maximize the State Grant reimbursements based upon projected population and school size
- ❑ This information will be used to prioritize projects based upon need, ease of construction, and overall cost effectiveness



# Overview

## Study process

Interviews with Tim, principals and custodial staff  
(program and existing conditions)

School visits

Follow up visits to gather missing info

Draft reports

Meetings with Tim & facilities staff to incorporate edits

Meetings with Superintendent, Vince & Tim

Forwarded for Town reviews

# Overview

## Reports

### Report structure



# Overview

## Reports

### Report structure

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# Overview

## Reports

### Report structure

Some sections revised during process

Determination of probable costs

# Overview

## Reports

### Themes

#### Programmatic changes

##### Undersized areas

Cafeteria(IAR); Library (E Farms)

##### Relocating use groups for efficiency

Main office/Nurse @ front entry

Pre-K @ parking lot entrance (IAR)



# Overview

## Reports

### Themes

#### Front entrances

Security measures @ front entry

Stand-off areas for buses; canopy?

Better wayfinding

Accessibility



# Overview

## Next steps (long term expectations)

Master plan

Work with Tim and Town

Analyze potential projects

Comprehensive or piecemeal

Achieve with Town resources or bid out

Adjust estimates for Previous Wage

Integrate into options for 15 / 20 yr Capital Plans







# **EXISTING CONDITIONS**

CODE ANALYSIS and BUILDINGS & GROUNDS SURVEY  
Farmington Public Schools





Connecticut State Department of Education  
Bureau of School Facilities

Long-Term Facility Planning, Maintenance and Implementation

Code	District	Long-Range Building Plan	Building Plan Implementation	Equipment Repair / Replacement	Building Maintenance Plan	Maintenance Plan Implementation
42	EAST HAMPTON	4	3	3	4	3
43	EAST HARTFORD	4	1	2	4	1
44	EAST HAVEN	3	3	4	3	3
45	EAST LYME	3	0	3	3	3
46	EASTON	2	2	2	2	2
47	EAST WINDSOR	3	3	3	4	4
48	ELLINGTON	4	3	3	3	3
49	ENFIELD	3	3	3	3	4
50	ESSEX	2	2	2	3	3
51	FAIRFIELD	4	3	4	4	4
52	FARMINGTON	4	4	3	4	4
53	FRANKLIN	3	1	2	2	2
54	GLASTONBURY	4	4	3	3	3
56	GRANBY	4	4	4	3	4
57	GREENWICH	3	3	3	3	3
58	GRISWOLD	4	3	2	3	3
59	GROTON	3	3	3	3	4
60	GUILFORD	4	3	3	3	3
62	HAMDEN	4	3	3	4	3
63	HAMPTON	4	4	3	3	2
64	HARTFORD	4	3	3	3	3
65	HARTLAND	3	3	3	3	3
67	HEBRON	4	3	4	3	2
68	KENT	4	4	4	4	4
69	KILLINGLY	0	0	1	2	3



## Connecticut State Department of Education Bureau of School Facilities General Building Conditions

District	School Name	Grade Range	Year of Original Construction	Last Major Renovation	Major Code Update Since 1988?	Handicap Accessibility	CO Detection
Farmington	Union School	K-04	1938	1977	No	All Programs	Yes
Farmington	Noah Wallace School	K-04	1904	1977	No	General Area	Yes
Farmington	West District School	K-04	1961	N/R	No	All Areas	Yes
Farmington	East Farms School	K-04	1965	1989	No	All Areas	Yes
Farmington	West Woods Upper Elementary School	05-06	2003	N/R	No	All Areas	Yes
Farmington	Irving A. Robbins Middle School	07-08	1959	1995	No	All Programs	

CT State Department of Education, Report on the Condition of Connecticut's Public School Facilities  
<https://www.csde.state.ct.us/public/dgm/ed050/pickyear.aspx>

## Connecticut State Department of Education Bureau of School Facilities Service Systems

District	School Name	Internal Communications	Technology Infrastructure	Air Conditioning	Heating	Interior Lighting	Exterior Lighting	Roadways & Walkways	Plumbing & Lavatories
Farmington	Union School	3	3	0	4	3	2	3	3
Farmington	Noah Wallace School	3	3	0	4	3	2	3	3
Farmington	West District School	3	4	0	4	3	3	2	3
Farmington	East Farms School	3	4	0	3	3	3	3	3
Farmington	West Woods Upper Elementary School	3	4	4	3	3	3	3	3
Farmington	Irving A. Robbins Middle School	3	4	0	2	3	2	2	3

CT State Department of Education, Report on the Condition of Connecticut's Public School Facilities  
<https://www.csde.state.ct.us/public/dgm/ed050/ViewData.aspx#>

# **FACILITY ANALYSIS SUMMARIES**

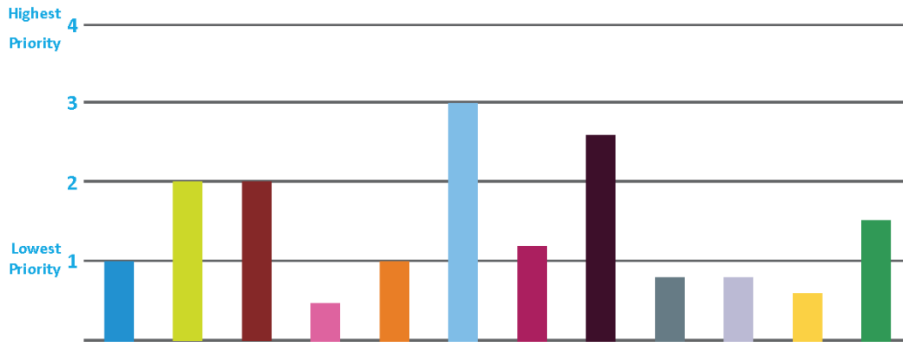


CODE ANALYSIS and BUILDINGS & GROUNDS SURVEY  
Farmington Public Schools



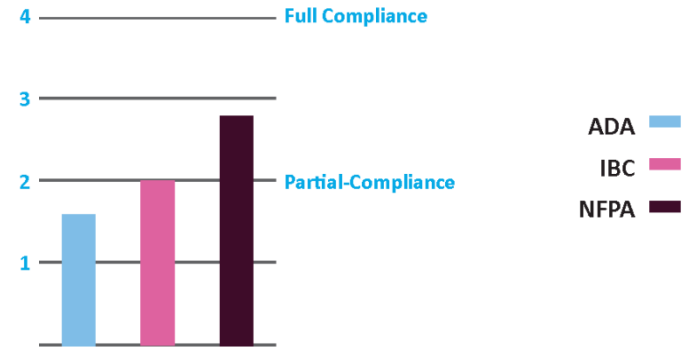
# UNION ELEMENTARY

## Prioritization of Required Work



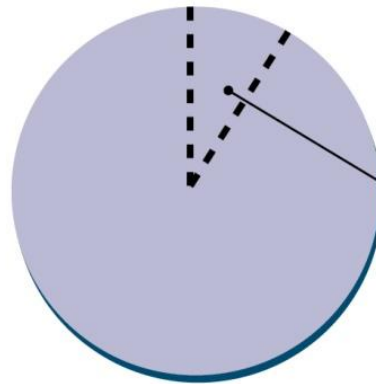
- Enclosure ■
- Roof ■
- Interior ■
- Structural ■
- Mechanical ■
- Electrical ■
- Plumbing ■
- Fire Protection ■
- Lighting ■
- Fire Alarm ■
- Security/Telecom ■
- Site ■

## Code Compliance Evaluation



# UNION ELEMENTARY

## State Space Standards Capacity



### Space Utilization

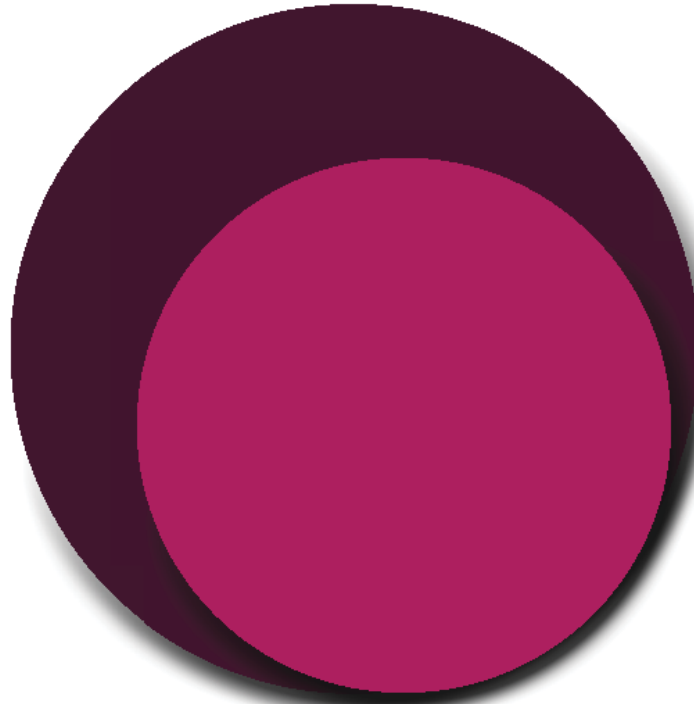
Allowable SF 43,250

SF under allowable 250 (-0.58%)

Unique features SF  
4,000 (9.3% of total s.f.)

**Total SF = 43,000**

# UNION ELEMENTARY

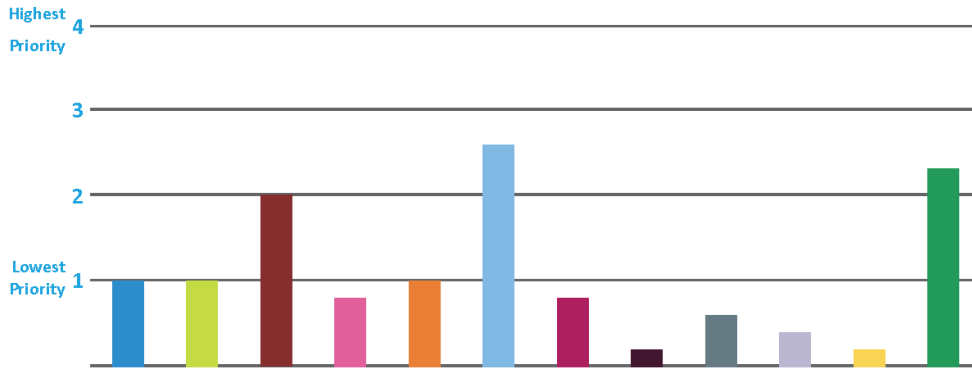


Survey Estimate ■ \$9,573,937  
Renovate Like New ■ \$12,336,500  
Project

CODE ANALYSIS and BUILDINGS & GROUNDS SURVEY  
Farmington Public Schools

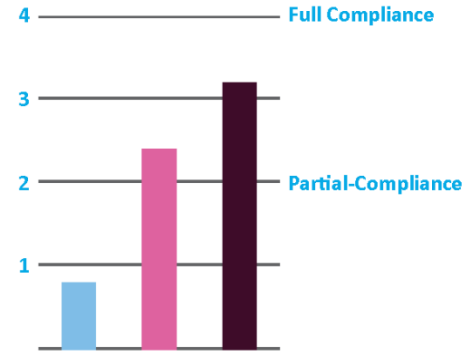
# NOAH WALLACE ELEMENTARY

## Prioritization of Required Work



- Enclosure ■
- Roof ■
- Interior ■
- Structural ■
- Mechanical ■
- Electrical ■
- Plumbing ■
- Fire Protection ■
- Lighting ■
- Fire Alarm ■
- Security/Telecomm ■
- Site ■

## Code Compliance Evaluation



- ADA ■
- IBC ■
- NFPA ■

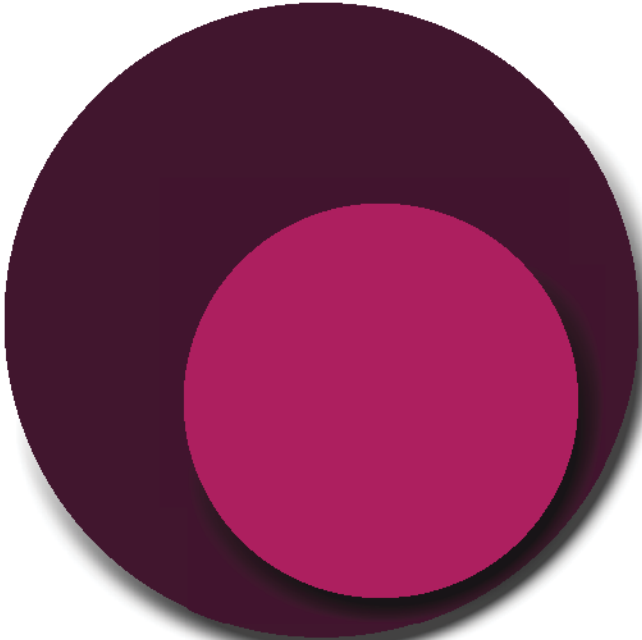


# **NOAH WALLACE ELEMENTARY**

**CODE ANALYSIS and BUILDINGS & GROUNDS SURVEY**  
**Farmington Public Schools**



# NOAH WALLACE ELEMENTARY



Survey Estimate  \$8,887,212  
Renovate Like New  \$14,300,000  
Project

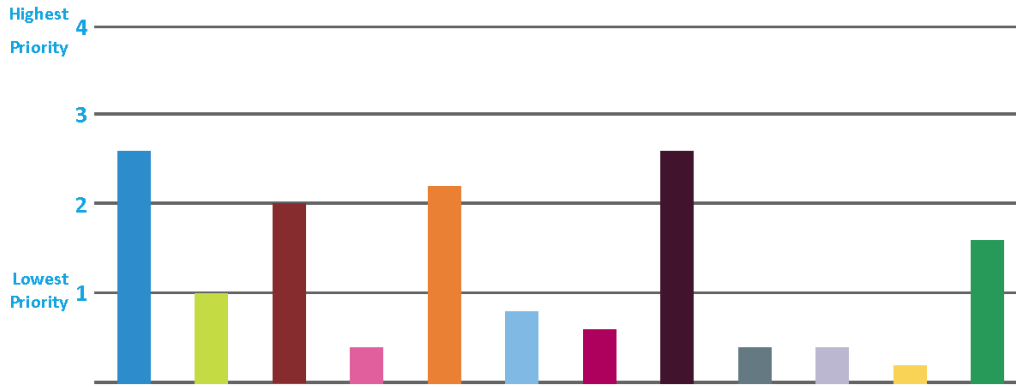


CODE ANALYSIS and BUILDINGS & GROUNDS SURVEY  
Farmington Public Schools

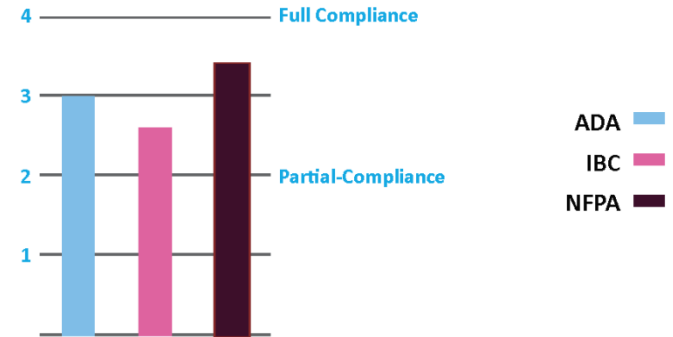


# WEST DISTRICT ELEMENTARY

## Prioritization of Required Work



- Enclosure █
- Roof █
- Interior █
- Structural █
- Mechanical █
- Electrical █
- Plumbing █
- Fire Protection █
- Lighting █
- Fire Alarm █
- Security/Telecom █
- Site █

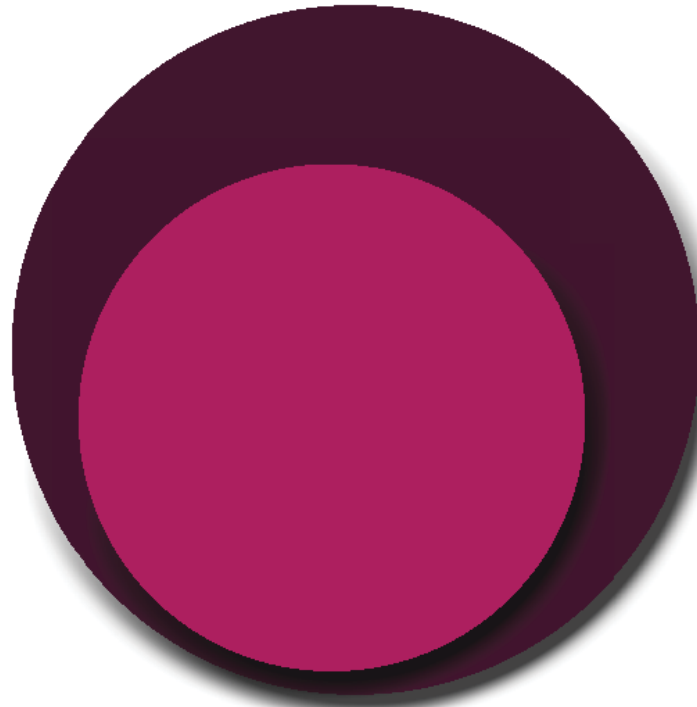


# **WEST DISTRICT ELEMENTARY**

**CODE ANALYSIS and BUILDINGS & GROUNDS SURVEY**  
**Farmington Public Schools**



# WEST DISTRICT ELEMENTARY

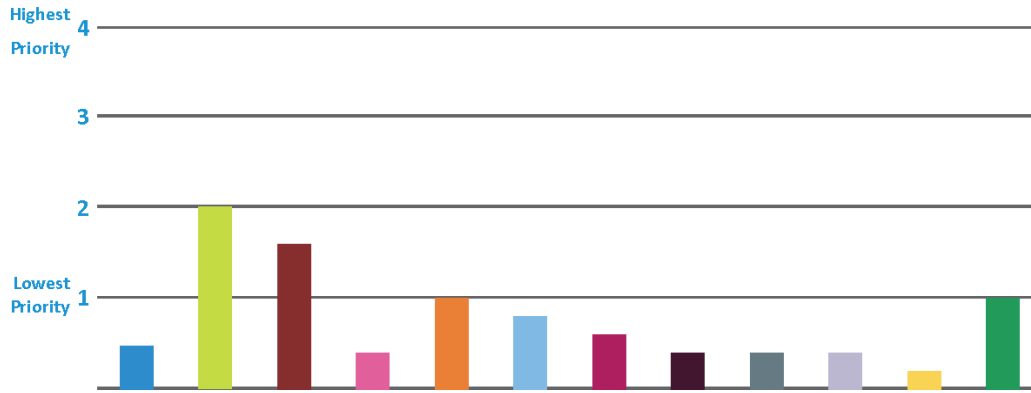


Survey Estimate    \$8,705,513  
Renovate Like New Project    \$11,825,000

CODE ANALYSIS and BUILDINGS & GROUNDS SURVEY  
Farmington Public Schools

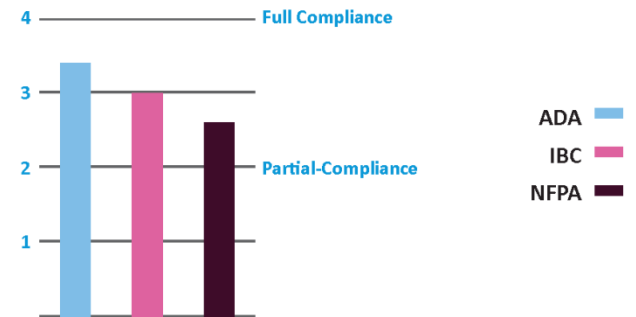
# WEST WOODS ELEMENTARY

## Prioritization of Required Work



- |            |   |                   |   |
|------------|---|-------------------|---|
| Enclosure  | ■ | Mechanical        | ■ |
| Roof       | ■ | Electrical        | ■ |
| Interior   | ■ | Plumbing          | ■ |
| Structural | ■ | Fire Protection   | ■ |
|            |   | Lighting          | ■ |
|            |   | Fire Alarm        | ■ |
|            |   | Security/Telecomm | ■ |
|            |   | Site              | ■ |

## Code Compliance Evaluation

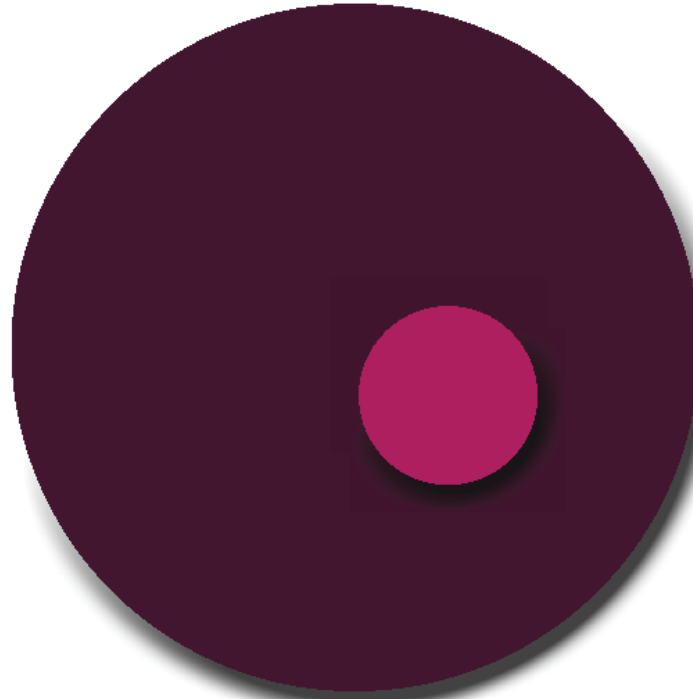


# **WEST WOODS ELEMENTARY**

**CODE ANALYSIS and BUILDINGS & GROUNDS SURVEY**  
**Farmington Public Schools**



# WEST WOODS ELEMENTARY

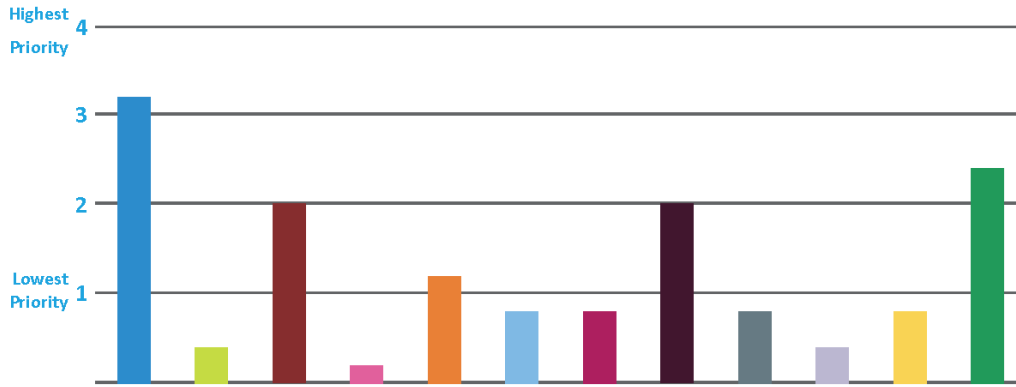


Survey Estimate ■ \$9,430,067  
Renovate Like New ■ \$36,560,000  
Project

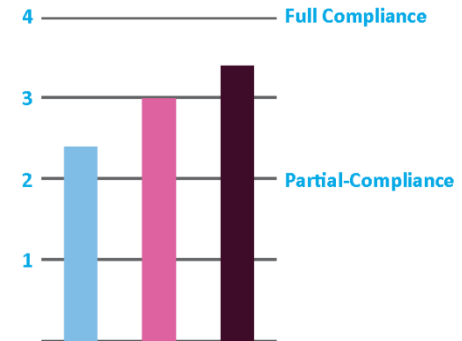


# EAST FARMS ELEMENTARY

## Prioritization of Required Work



- |            |   |                   |   |                            |
|------------|---|-------------------|---|----------------------------|
| Enclosure  | ■ | Mechanical        | ■ | Code Compliance Evaluation |
| Roof       | ■ | Electrical        | ■ |                            |
| Interior   | ■ | Plumbing          | ■ |                            |
| Structural | ■ | Fire Protection   | ■ |                            |
|            |   | Lighting          | ■ |                            |
|            |   | Fire Alarm        | ■ |                            |
|            |   | Security/Telecomm | ■ |                            |
|            |   | Site              | ■ |                            |

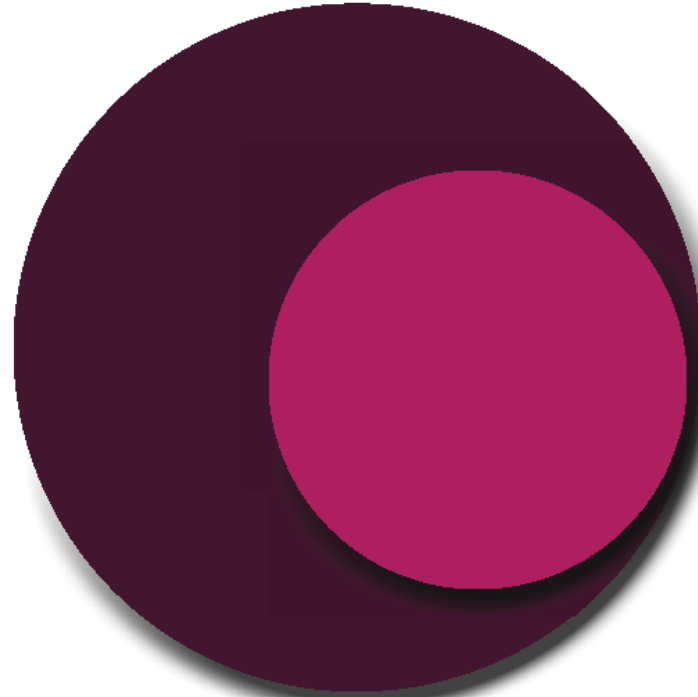


# **EAST FARMS ELEMENTARY**

**CODE ANALYSIS and BUILDINGS & GROUNDS SURVEY**  
**Farmington Public Schools**



# EAST FARMS ELEMENTARY

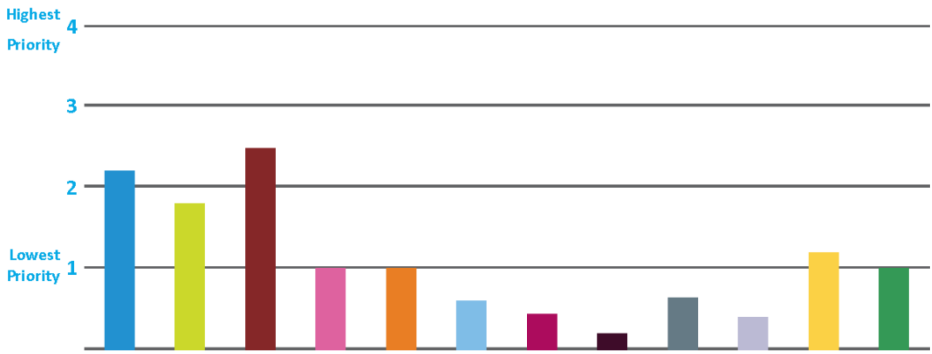


Survey Estimate ■ \$8,413,760  
Renovate Like New Project ■ \$13,821,500

CODE ANALYSIS and BUILDINGS & GROUNDS SURVEY  
Farmington Public Schools

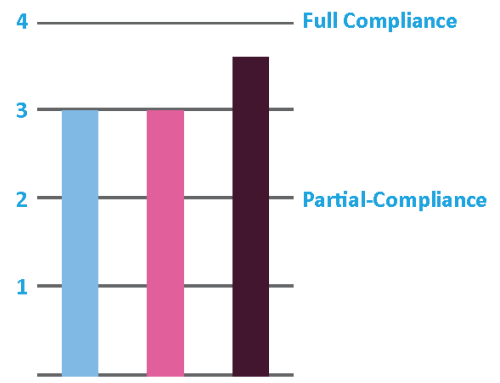
# IRVING ROBBINS MIDDLE SCHOOL

## Prioritization of Required Work



- Enclosure ■
- Roof ■
- Interior ■
- Structural ■
- Mechanical ■
- Electrical ■
- Plumbing ■
- Fire Protection ■
- Lighting ■
- Fire Alarm ■
- Security/Telecomm ■
- Site ■

## Code Compliance Evaluation



- ADA ■
- IBC ■
- NFPA ■

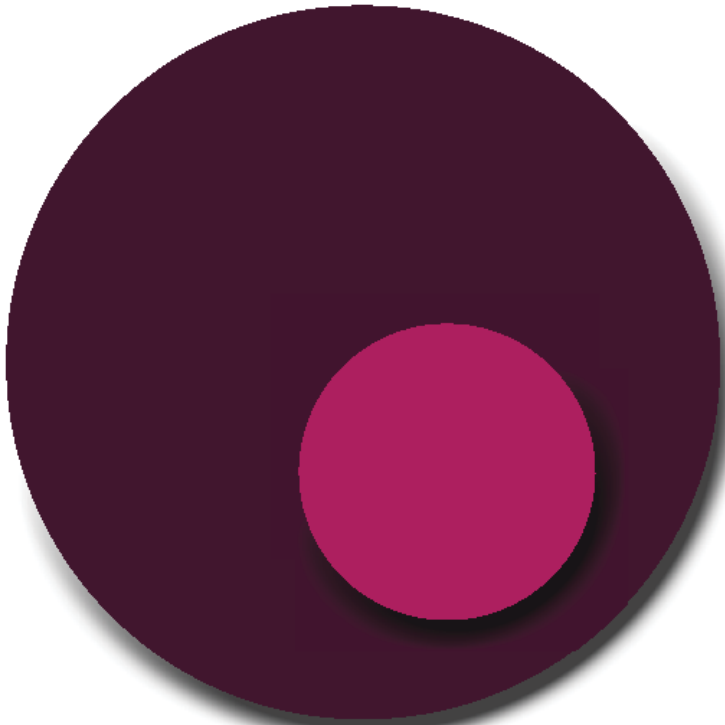


# **IRVING ROBBINS MIDDLE SCHOOL**

**CODE ANALYSIS and BUILDINGS & GROUNDS SURVEY**  
**Farmington Public Schools**



# IRVING ROBBINS MIDDLE SCHOOL



Survey Estimate ■ \$14,772,918  
Renovate Like New ■ \$35,354,000  
Project

CODE ANALYSIS and BUILDINGS & GROUNDS SURVEY  
Farmington Public Schools



# FACILITY & FINANCIAL AD HOC COMMITTEE MEETING PRESENTATION

August 21, 2018



# Facility & Financial Committee Meeting Presentation

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- **Section 1:** *Farmington High School Statement of Needs (May 15, 2018 Presentation)*
- **Section 2:** *Studies, Accreditation and Reviews (For Reference Purposes Only)*



# SECTION 1: FARMINGTON HIGH SCHOOL STATEMENT OF NEEDS

Board of Education Approval: April 7, 2015  
Town Council Approval: Jan. 12, 2016



# Statement of Needs

1. *Whereas, the Farmington Board of Education has engaged in a comprehensive school feasibility study with TECTON that included multiple observations of existing conditions, age of equipment, facility, review of history of site, building and additions, analysis of energy efficiency and options for improvement, review of existing reports (OCR, NEASC, School Safety), focus groups with faculty, administration and students, assessment of education space needs and conceptual solutions to address needs.*

2. *Whereas, the FHS NEASC study summary highlights a need to improve travel distances for faculty and staff, improve circuitous and crowded corridors and intersecting/converging students and faculty, create informal collaboration spaces for students, faculty and staff, address building systems for a controllable interior environment and address accessibility to interior and exterior areas.*

# Statement of Needs

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3. *Whereas, several spaces at FHS do not meet ADA requirements as outlined by the OCR report issued in 2013-2014, including but not limited to the auditorium, stage, music instructional spaces, some classrooms, outdated chair lift in the weight room, media center, bathrooms, portions of 2nd and 3rd floors of 1928 building, culinary space, and outdoor athletic facilities.*
4. *Whereas, the FHS Safety and Security Study highlights accessibility issues (23 separate entry points to building), sight line issues, public/private use of building, inadequate interior and exterior lighting levels, building orientation difficulty and various issues around the multiple additions.*

# Statement of Needs

5. *Whereas, Farmington High School (FHS) has experienced several additions over many years, with an aging 1928 building in need of significant renovation as well as several additions with an inefficient building envelope impacting energy costs and efficiencies (insulation, façade, windows—except for 900 wing) as well as aging mechanical, electrical, plumbing, fire alarm and protection building systems not in code compliance.*
6. *Whereas, Farmington High School system energy performance is lacking with a \$393,000 cost per year and in need of a “Green Design” (new or renovated MEP systems could save an average of 35% of annual costs or 140,000 per year—could realize a 45% savings depending upon solution).*

# Statement of Needs

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7. *Whereas, the auditorium (poor acoustics), cafeteria, and library are undersized, impacting high school scheduling, educational programming as well as state and federal requirements on food services.*
8. *Whereas, the additions have primarily addressed enrollment increases, but have resulted in a very large, inefficient facility footprint impacting not only energy costs, but security, insufficient student classroom space, a need for students to travel outside the building to travel to classes (696 student cross intersection between classes 9 times per day and 1070 feet from one side of the building to another), significant hallway congestion, inadequate use of space (30% unused space), a lack of space for robotics, lack of space for whole school staff professional learning and collaboration as well as constraints on educational programming for students.*

# Statement of Needs

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9. *Whereas, with current and emerging educational requirements and demands on comprehensive high schools, FHS is in need of an efficient, functional, flexible learning facility that meets state and federal requirements and serves the diverse needs of all students.*
10. *Whereas, the current parking is inadequate and requires expansion to accommodate the school and public use of Farmington High School's building.*



# Statement of Needs: PRIORITIES

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- *The Board, therefore, directs administration to begin planning a renovation of appropriate and necessary school space at Farmington High School to accommodate new MEP needs, educational programming needs, Connecticut school safety expectations, NEASC standards and OCR/ADA regulations not currently being addressed in their entirety:*
- *Maximize square footage for educational programming (see #2, #8, #9)*
- *Create multiple levels to the building to address inefficient sprawl and “maze” like building to increase classroom space, space for robotics and other current and emerging learning spaces (see #2, #8, #9)*
- *Undersized auditorium (acoustic issues), stage cafeteria and media center (see #7)*
- *Address multiple ADA compliance issues (see #3)*
- *Address Mechanical, Equipment and Piping (MEP) code compliance issues (see #2, #5, #6)*
- *Address Security compliance issues (see #4)*
- *Address overcrowded Town Hall office space as well as off-site Farmington Alternative High School space needs (#8)*

Questions?

Thank you!



# End of May 15, 2018 Presentation

Section 2 of this presentation provides summaries of the reviews, Accreditation reports and studies utilized throughout the FHS Building Committee's process.

## SECTION 2: **STUDIES, ACCREDITATION AND REVIEWS**

- ✓ Tecton FHS Facility Review (January, 2015)
- ✓ NEASC Visit (October, 2004 AND September, 2015)
- ✓ Learning Environments for Tomorrow (Harvard Conference, April 2014)
- ✓ Office of Civil Rights (OCR) Review and Report (April, 2014)
- ✓ Auditorium Study (November, 2013)
- ✓ Acentech Acoustic Study (May 22, 2013) and U of H Acoustic Study (May, 2015)

# FARMINGTON HIGH SCHOOL FACILITY REVIEW January, 2015



# WHY?

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- Built in 1928 with renovations occurring in 1952, 1964, 1969, 1974, 1978, 1996, and 2003
- During 2014-2015 budget approval process, a recommendation was made to take a comprehensive look at Farmington High School
- Multiple renovations due to enrollment created a sprawling facility (See OCR and NEASC Reports)
- ADA non-compliance (See OCR Report)
- Facility limiting educational programming (need for more learning space)
- Facility drives schedule and impacts programming and opportunities (undersized cafeteria, library, learning commons areas, etc.)
- Pervasive issues with student and faculty comfort (heating and cooling)
- Limited Air Conditioning (facility used as an emergency shelter for the Town of Farmington)
- TECTON conducted this review

# FINDINGS/RECOMMENDATIONS

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Review included deep review of history, conditions, energy efficiency, review of all reports, focus groups and on-site observations.

- **Security:** 23 separate entry points, sightlines, lack of private/public separation, inadequate lighting (interior and exterior, difficult building orientation even with signage)
- **ADA:** Music spaces, media center, some classrooms, bathrooms, weight room, auditorium, stage, orchestra pit, 2<sup>nd</sup>/3<sup>rd</sup> floors of 1928 building, outdoor athletic facilities, culinary spaces, various spaces throughout the building
- **Existing Conditions:** Well maintained building, aging building, building envelope needs improvement (insulation, façade, windows etc.)

# FINDINGS/RECOMMENDATIONS

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- **Undersized Spaces:** The media center, cafeteria and auditorium are undersized creating issues with scheduling as well as maximum use of these spaces
- **Facility Sprawl** Several additions since 1952 creating sprawling building, 30% “unused” hallway space, and crowded hallways (need to use circle to get students to class on time), and lack of space to add educational programming. The additions have primarily addressed enrollment increases, but have resulted in a very large, inefficient facility footprint impacting not only energy costs, but security, insufficient student classroom space, a need for students to travel outside the building to travel to classes (696 student cross intersection between classes 9 times per day and 1070 feet from one side of the building to another), significant hallway congestion, inadequate use of space (30% unused space), a lack of space for robotics, lack of space for whole school staff professional learning and collaboration as well as constraints on educational programming for students (FHS Statement of Need)

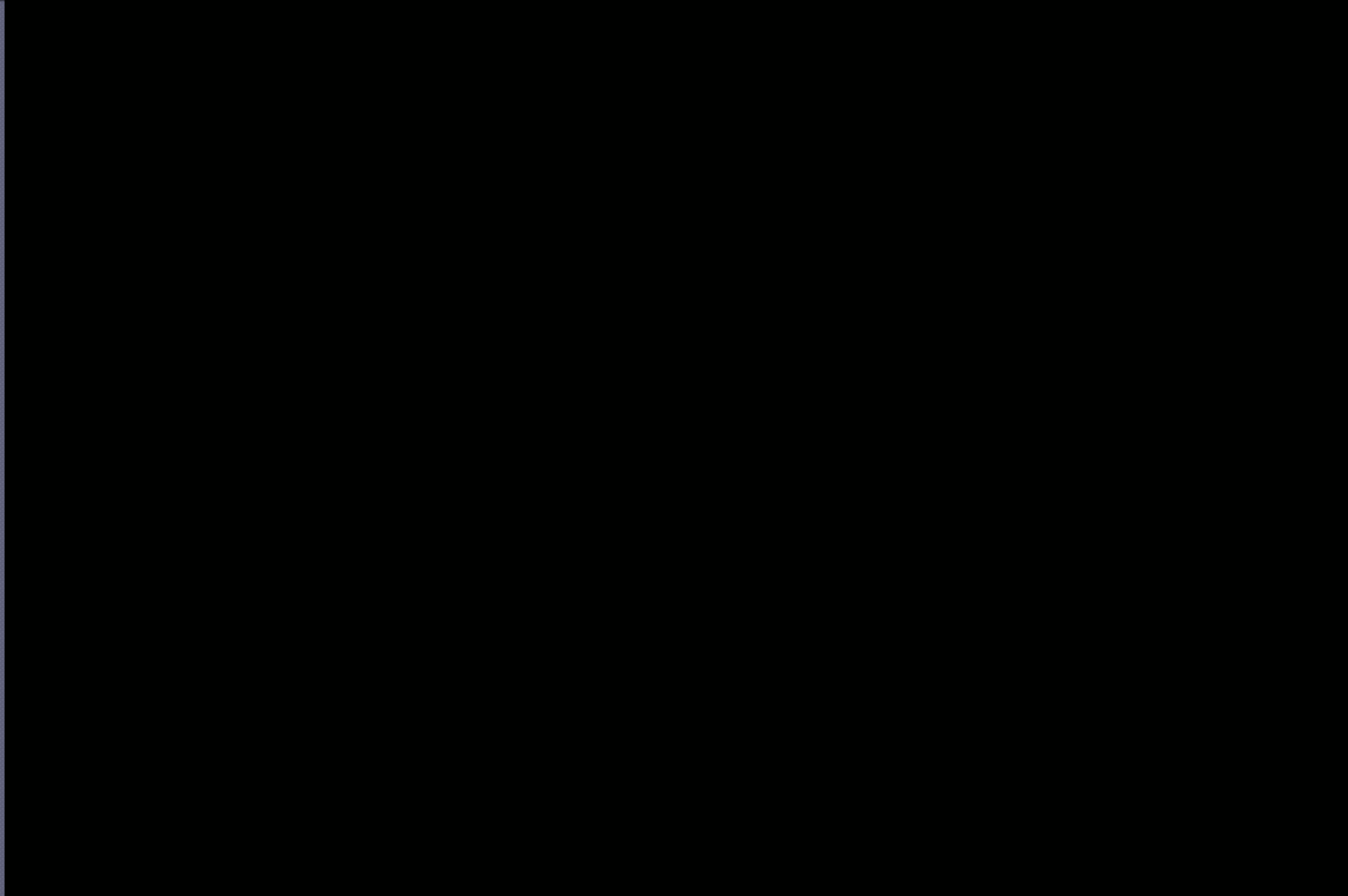
# FINDINGS/RECOMMENDATIONS

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- **MEP** (replace a majority of MEP systems except 900 building): Age (some systems are approaching end of useful life), code compliance concerns (comfort/controls, improve compliance with Life Safety and energy efficiency)—Could save \$140,000 per year with updates to electrical systems
- **Parking:** Inadequate parking for the size and use of the building
- **Educational Programming:** With current and emerging educational requirements and demands on comprehensive high schools, FHS is in need of an efficient, functional, flexible learning facility that meets state and federal requirements and serves the diverse needs of all students.

# CLASS TRANSITION

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This occurs 9 times a day



# Renovations 1952-2003



# SPRAWLING BUILDING



# LEARNING ENVIRONMENTS FOR TOMORROW (HARVARD, APRIL 2014)

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Harvard Graduate School of Education and the Harvard School of Design: Architects, educators (including FPS) and facilities personnel came together to explore four key themes emerging as defining elements of 21st century educational environments –

- Collaboration;
- Technology;
- Engagement; and
- Sustainability.

# IDEAL LEARNING ENVIRONMENTS

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The following design qualities emerged as essential elements of the ideal learning environment:

1. **Light** – open spaces, visibility, connection to the outdoors, and natural light;
  2. **Flexibility** – furniture and spaces that are multi-purpose, adaptable, moveable;
  3. **Independence** – space that fosters persistence, self-direction, choice and curiosity;
  4. **Collaboration** – places where students can interact and spontaneously work together, share ideas and work products
  5. **Reflection** – furniture and spaces that offer quiet places for contemplation and introspection;
  6. **Creativity** – a technology rich, imagination rich environment to foster a maker mindset;
  8. **Exhibition** – public places for work in progress and final products to be displayed and presented for feedback and critique; and
  9. **Joyous** – a school that is safe, warm, welcoming and nurturing of all learners
- These design qualities may be used to guide our thinking as we look forward into the future of our school facilities here in Farmington.



# FARMINGTON HIGH SCHOOL NEASC REPORT

October, 2004  
September, 2015



New England Association of  
Schools and Colleges (NEASC)

# WHY?

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- The New England Association of Schools and Colleges conducts an accreditation visit to Farmington High School every ten years for accreditation purposes.

# FINDINGS/RECOMMENDATIONS

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October 7 – 20, 2004

- Decrease/improve travel distances (loss of instructional time)
- Improve crowded corridors
- Create informal collaboration spaces
- Address building systems
- Address accessibility to exterior/interior areas

# FINDINGS AND RECOMMENDATIONS

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September 27 - 30, 2015 (Warning Status on 1 Accreditation Standard)

- Address all facility issues that hinder full implementation of the curriculum
- Identify and address the limitations of the library media facility on furthering development of program delivery
- Remedy all facility issues to ensure compliance with all state and federal laws and regulations, including those related to ADA compliance issues, and to fully support the educational program



# FARMINGTON HIGH SCHOOL OFFICE OF CIVIL RIGHTS (OCR) REPORT

April, 2014



# WHY?

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- Connecticut's Office of Civil Rights conducted this site visit (Completed every 10 years)
- The facility reviews were conducted pursuant to Section 504 at CFR Part 104 and the regulation implementing the ADA at 28 CFR Section 35.149.

# FINDINGS

- Showers: Equal Athletic Opportunity
- Fields: Equal Athletic Opportunity
- Choral Room: Accessibility Issues\*
- Band Room: Accessibility Issues \*
- Cafeteria: Accessibility Issues \*
- Field Hockey, Football Fields and Football Seating: Accessibility Issues \*
- Photography Program: Accessibility Issues \*
- General Art Program: Accessibility Issues \*
- Ceramics Program: Accessibility Issues \*
- Library Program: Accessibility Issues\*
- Physical Education Program Accessibility Issues \*
- Auditorium Program: Accessibility Issues \*
- Non-compliant science room fume hoods

\*Highlighted in Auditorium Study and FHS Review Accessibility Issues

# FARMINGTON HIGH SCHOOL AUDITORIUM STUDY November, 2013



# WHY?

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- Built in 1978
- Significant accessibility and code issues\*
- Seating aging and in disrepair
- Low seating count
- Acoustic issues impacting performances\*
- Loud mechanical systems impacting performances
- Sightlines
- House and theatrical lighting
- Inadequate lobby restrooms with ADA issues
- Inadequate storage\*
- Inadequate pre-function space
- Quisenberry Arcari conducted this study

*\*Auditorium and Music Instructional Spaces*

# FINDINGS/RECOMMENDATION

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## FUNCTIONALITY CONCERNS

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## CODE CONCERNS

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- Poor Acoustics
- Condition of Seating
- Sightlines
- Sound & Light Lock at Doors
- Lighting
- Projection Booth HC Accessibility
- Projection Booth Acoustical Separation
- Mechanical Systems
- Low Proscenium Height
- Lobby Restrooms
- Inadequate Pre-function Space

- Stage Fire & Building Code Egress
- Stage HC Accessibility
- Orchestra Pit Guardrails
- Orchestra Pit HC Accessibility
- Auditorium HC Accessibility
- Projection Booth HC Accessibility
- Accessibility at Band & Chorus

# FINDINGS/RECOMMENDATION

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## ACOUSTICS & FUNCTIONALITY

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- Acoustics Short Reverberation Time
- Absorptive Rear Wall
- Side Wall Configuration
- Sound & Light Lock at Doors
- Absorptive Ceiling Materials
- Projection Booth HC Accessibility
- Projection Booth Acoustical Separation
- Mechanical Systems Noise
- Proscenium Height
- Condition of Seating

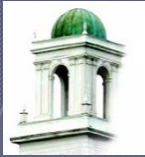
## DESIGN IMPERATIVES

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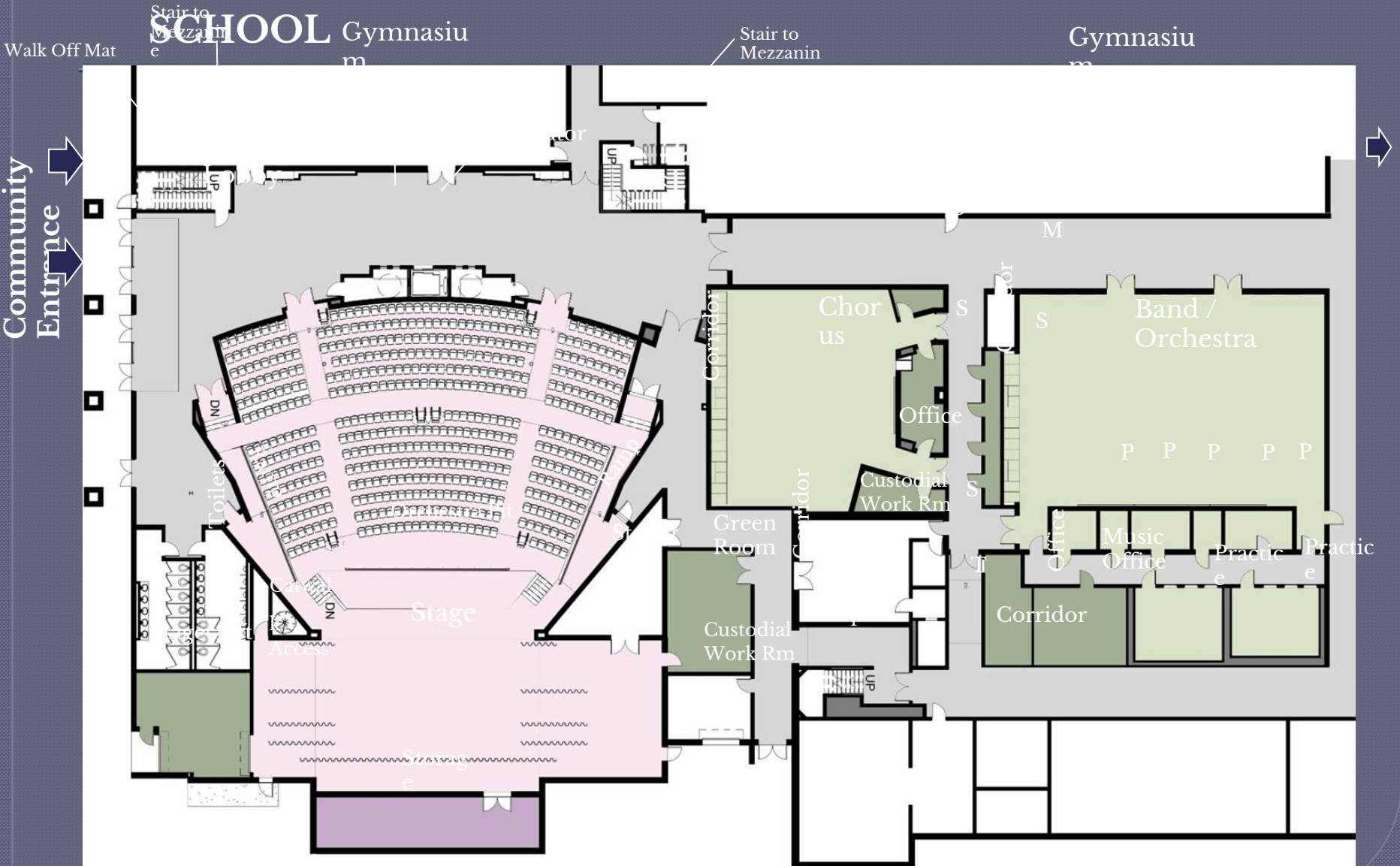
- Meet Code & Accessibility
- Acoustics Addressed
- Seating Replaced
- Sightlines Improved
- Sound & Light Control Improved
- New Lighting & Acoustic Clouds
- Projection Booth HC Accessible
- Projection Booth Acoustically Separated
- Mechanical System Replaced
- Proscenium Height Increased
- Lobby & Restrooms Expanded
- Adequate Pre-function Space



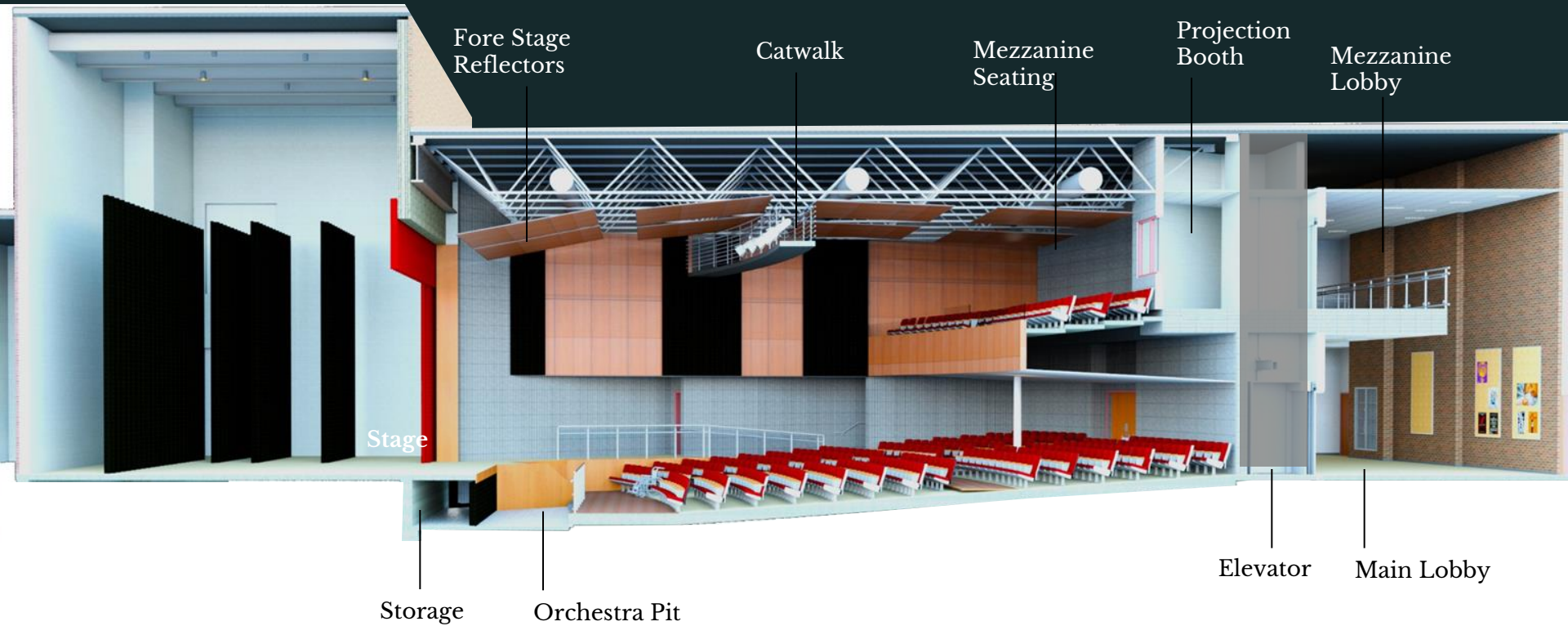


# FARMINGTON HIGH SCHOOL

## PROPOSED DESIGN – MAIN LEVEL FLOOR PLAN with MEZZANINE









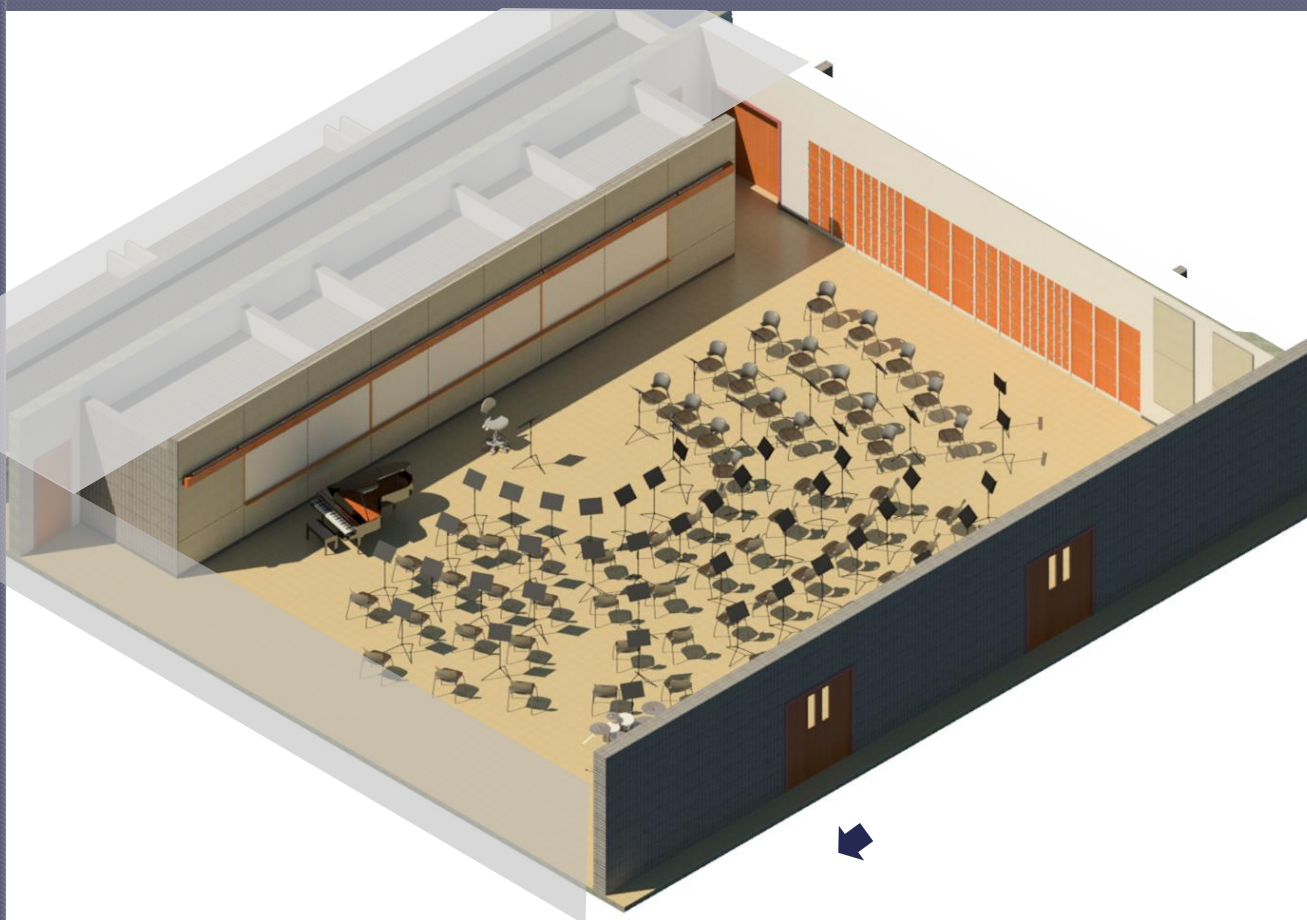








## PROPOSED DESIGN – BAND REHEARSAL ROOM

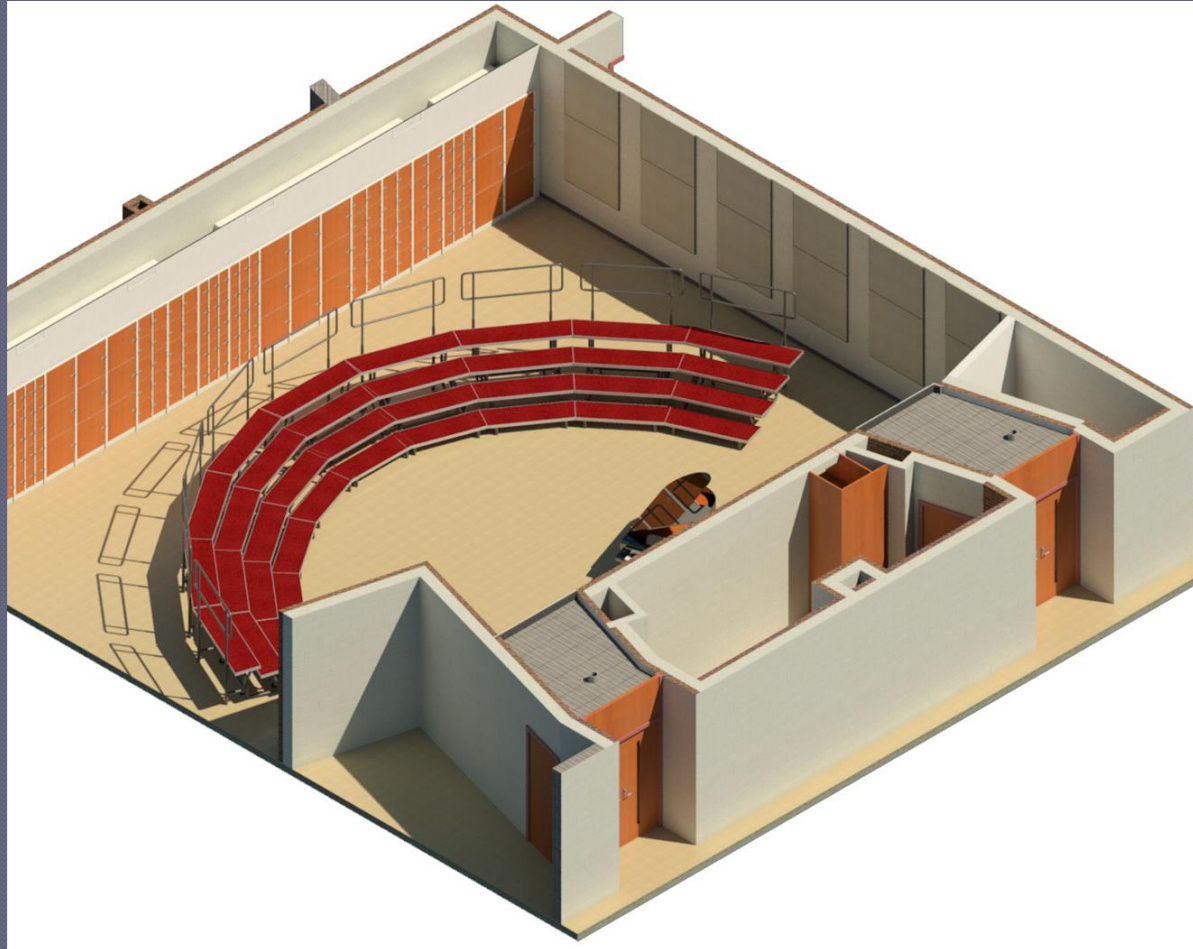


1. Meet Code & Accessibility
2. Acoustics Addressed
3. Efficient Instrument Storage
4. Increased Usable Instructional Area



# FARMINGTON HIGH SCHOOL

## PROPOSED DESIGN – CHORUS REHEARSAL ROOM



### DESIGN

1. Meet Code & Accessibility
2. Acoustics Addressed
3. Efficient Instrument Storage
4. Increased Usable



# ACOUSTIC STUDY

May 22, 2013

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# WHY?

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- Built in 1978
- Lacks sound volume
- Uneven distribution of sound
- Poor intelligibility and volume
- Acoustic issues impacting performances
- Acentech conducted the study



# FINDINGS & RECOMMENDATIONS

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- Reverberation time is too short to support
- Fanned walls impact performances
- Box in fanned walls
- Raise proscenium height
- Inadequate stage shelf needs upgrading
- Loud mechanical system requires upgrading
- Add retractable curtains (front of sidewall boxes)
- Add rear wall absorption
- Add hand reflectors on ceiling



# FARMINGTON HIGH SCHOOL ACOUSTIC STUDY

May, 2015



## UNIVERSITY OF HARTFORD ACOUSTICS

A Division of  
The Engineering Applications Center  
College of Engineering, Technology, & Architecture



# WHY?

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- Built in 1978
- Lacks sound volume
- Uneven distribution of sound
- Poor intelligibility and volume
- Acoustic issues impacting performances
- University of Hartford Acoustics conducted this study

# FINDINGS/RECOMMENDATIONS

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- Add a band shell for use on stage
- Add band shell and replace ceiling above audience with acoustic clouds
- Streamline side walls, add doors to eliminate side wall vestibules

*(See Auditorium Review for all other recommendations)*

Questions?

Thank you!

## Instructional Space at Farmington High School

### Generic Classrooms – 38

Rooms 201, 202, 203, 205, 206, 207, 209, 213, 402, 404, 414, 502, 510, 610, 612, 613, 614, 616, 702, 705, 706, 707, 708, 709, 710, 808, 810, 811, 812, 901, 903, 905, 906, 907, 908, 909, 911, 913

### Dedicated Instructional Space – 38 *(Due to specialized equipment or room configuration, these rooms cannot be used as generic classrooms)*

Science labs – 500, 503, 505, 506, 508, 511, 515, 517, 523, 615, 704, 711, 717 (13)

Fine Arts rooms – 301, 302, 303, 304, 306, 309 (6)

Amphitheater – 701 (1)

Performing Arts (music and theater) – 171, 172, 192 (3)

Applied Arts (transportation, construction, engineering) – 520, 522, 524 (3)

AVID program – 162 (1)

World Language Lab – 208 (1)

Business Lab – 608 (1)

Special Education programming (excludes generic classrooms used by Special Ed, but includes STEP, SAILS, Friends, and Job Readiness programs) – 406, 410, 412, 516, 601 (5)

Library Media Classroom – 805 (1)

Gymnasium and work-out spaces – Gym A, Gym B, Weight Room (3)

### Tutorial Space – 4

Science tutorial – ½ size classroom 804

Math tutorial – ½ size classroom 806

World Language tutorial – ¼ size classroom 211

Writing tutorial – ¼ size classroom 802A

### Maker Space – 2

Science and Engineering maker space – ½ size classroom 715

Fine and Applied Arts maker space – ¼ size classroom 305

### Production Space – 2

Audio-visual workspace – 809

Edge Media Lab – 807

**TOWN OF FARMINGTON**  
**DEBT PRESENTATION**  
**SEPTEMBER 18, 2018**

**COMPARISON OF VARYING DEBT MATURITY SCHEDULES  
\$75 MILLION PROJECT**

	<b>75.0 Million 20 Year Issue</b>	<b>75.0 Million 25 Year Issue</b>	<b>75.0 Million 30 Year Issue</b>	<b>Difference 20 vs 25</b>	<b>Difference 20 vs 30</b>
Year 1	\$ 1,237,500	\$ 1,102,500	\$ 1,010,000	\$ (135,000)	\$ (227,500)
Year 2	4,513,125	4,022,400	3,688,000	(490,725)	(825,125)
Year 3	5,248,750	4,683,700	4,300,610	(565,050)	(948,140)
Year 4	5,143,125	4,596,600	4,226,830	(546,525)	(916,295)
Year 5	5,887,500	5,269,500	4,853,050	(618,000)	(1,034,450)
Year 6	5,764,375	5,168,000	4,767,043	(596,375)	(997,332)
Year 7	5,641,250	5,066,500	4,681,035	(574,750)	(960,215)
Year 8	5,518,125	4,965,000	4,595,028	(553,125)	(923,097)
Year 9	5,395,000	4,863,500	4,509,020	(531,500)	(885,980)
Year 10	5,271,875	4,762,000	4,423,013	(509,875)	(848,862)
Year 11	5,148,750	4,660,500	4,337,005	(488,250)	(811,745)
Year 12	5,025,625	4,559,000	4,250,998	(466,625)	(774,627)
Year 13	4,902,500	4,457,500	4,164,990	(445,000)	(737,510)
Year 14	4,779,375	4,356,000	4,078,983	(423,375)	(700,392)
Year 15	4,656,250	4,254,500	3,992,975	(401,750)	(663,275)
Year 16	4,533,125	4,153,000	3,906,968	(380,125)	(626,157)
Year 17	4,410,000	4,051,500	3,820,960	(358,500)	(589,040)
Year 18	4,286,875	3,950,000	3,734,953	(336,875)	(551,922)
Year 19	4,163,750	3,848,500	3,648,945	(315,250)	(514,805)
Year 20	4,040,625	3,747,000	3,562,938	(293,625)	(477,687)
Year 21	3,167,500	3,645,500	3,476,930	478,000	309,430
Year 22	1,068,750	3,544,000	3,385,923	2,475,250	2,317,173
Year 23	535,000	3,442,500	3,295,085	2,907,500	2,760,085
Year 24	517,500	3,341,000	3,209,418	2,823,500	2,691,918
Year 25	-	3,239,500	3,118,750	3,239,500	3,118,750
Year 26	-	2,538,000	3,033,265	2,538,000	3,033,265
Year 27	-	856,600	2,947,780	856,600	2,947,780
Year 28	-	428,800	2,862,295	428,800	2,862,295
Year 29	-	414,400	2,776,810	414,400	2,776,810
Year 30	-	-	2,691,325	-	2,691,325
Year 31	-	-	2,105,840	-	2,105,840
Year 32	-	-	707,355	-	707,355
Year 33	-	-	354,090	-	354,090
Year 34	-	-	342,045	-	342,045
Year 35	-	-	-	-	-
<b>Total</b>	<b>\$ 100,856,250</b>	<b>\$ 107,987,500</b>	<b>\$ 114,860,255</b>	<b>\$ 7,131,250</b>	<b>\$ 14,004,005</b>

<b>COMBINED DEBT SERVICE COMPARISON</b>					
<b>\$75.0 Million Issue with and without Principal Skip</b>					
		<b>\$75.00</b>		<b>\$75.00</b>	
		<b>Million</b>		<b>Million</b>	
		<b>Issue</b>		<b>Issue</b>	
		<b>No Principal Skip</b>		<b>1st Yr Principal Skip</b>	<b>Difference</b>
Year 1	\$	1,237,500		\$ 487,500	(750,000)
Year 2		4,513,125		2,537,500	(1,975,625)
Year 3		5,248,750		4,838,125	(410,625)
Year 4		5,143,125		5,248,750	105,625
Year 5		5,887,500		5,493,125	(394,375)
Year 6		5,764,375		5,887,500	123,125
Year 7		5,641,250		5,764,375	123,125
Year 8		5,518,125		5,641,250	123,125
Year 9		5,395,000		5,518,125	123,125
Year 10		5,271,875		5,395,000	123,125
Year 11		5,148,750		5,271,875	123,125
Year 12		5,025,625		5,148,750	123,125
Year 13		4,902,500		5,025,625	123,125
Year 14		4,779,375		4,902,500	123,125
Year 15		4,656,250		4,779,375	123,125
Year 16		4,533,125		4,656,250	123,125
Year 17		4,410,000		4,533,125	123,125
Year 18		4,286,875		4,410,000	123,125
Year 19		4,163,750		4,286,875	123,125
Year 20		4,040,625		4,163,750	123,125
Year 21		3,167,500		4,040,625	873,125
Year 22		1,068,750		3,167,500	2,098,750
Year 23		535,000		1,068,750	533,750
Year 24		517,500		535,000	17,500
Year 25		-		517,500	517,500
Year 26		-		-	-
Year 27		-		-	-
<b>Total</b>	<b>\$</b>	<b>100,856,250</b>		<b>\$ 103,318,750</b>	<b>\$ 2,462,500</b>



10 Year Bonding Forecast  
Based on FY2018/2019 Adopted CIP and BOE Friar report

Project	Appropriation	Issue date:												Totals
		May-19	May-20	May-21	May-22	May-23	May-24	25-May	May-26	May-27	May-28	May-29		
<b>Road 2015</b>														
Issue		750,000												750,000
<b>Roads 2019</b>	<b>2,000,000</b>													
Issue		1,000,000	1,000,000											2,000,000
<b>Roads 2021</b>	<b>2,000,000</b>													
Issue				500,000	750,000	750,000								2,000,000
<b>Roads 2023</b>	<b>2,000,000</b>													
Issue								750,000	750,000	500,000				2,000,000
<b>Roads 2025</b>	<b>2,000,000</b>													
Issue										250,000	750,000	750,000	250,000	2,000,000
<b>Roads 2027</b>	<b>2,000,000</b>													
Issue													500,000	500,000
<b>Engine 2</b>	<b>650,000</b>													
Referendum April 2018														
Bid	Dec-18													
Award	Feb-19													
Deposit	Mar-19													
Issue		325,000	325,000											650,000
<b>Ladder 1</b>	<b>1,500,000</b>													
Referendum	Apr-19													
Bid	Dec-19													
Award	Feb-20													
Deposit	Mar-20													
Issue			750,000	750,000										1,500,000
<b>Engine 8</b>	<b>750,000</b>													
Referendum	Apr-20													
Bid	Dec-20													
Award	Feb-21													
Deposit	Mar-21													
Issue				375,000	375,000									750,000
<b>Engine 5 &amp; Engine 9</b>	<b>1,500,000</b>													
Referendum	Apr-21													
Bid	Dec-21													
Award	Feb-22													
Deposit	Mar-22													
Issue						750,000	750,000							1,500,000
<b>Fire Station Renovations</b>	<b>9,000,000</b>													
Referendum	Apr-20													
Bid	Oct-20													
Award	Dec-20													
Issue				2,000,000	2,500,000	2,500,000	1,500,000	500,000						9,000,000

10 Year Bonding Forecast  
Based on FY2018/2019 Adopted CIP and BOE Friar report

Project	Appropriation	Issue date: May-19	May-20	May-21	May-22	May-23	May-24	25-May	May-26	May-27	May-28	May-29	Totals
School Roofs	1,995,000												
Referendum	Apr-18												
Issue		444,475	1,250,000										1,694,475
School Roofs	1,650,000												
Referendum	Apr-20												
Issue					315,000	840,000							1,155,000
School Security & Infrastructure	1,935,000												
Referendum	Apr-18												
Issue		685,000	1,250,000										1,935,000
School Mechanical	24,800,000												
Issue				1,125,000	1,125,000	1,125,000	1,125,000	1,125,000	1,125,000	1,125,000	1,125,000	1,125,000	10,125,000
School Structural	24,800,000												
Issue				1,125,000	1,125,000	1,125,000	1,125,000	1,125,000	1,125,000	1,125,000	1,125,000	1,125,000	10,125,000
<b>Totals</b>			<b>3,204,475</b>	<b>4,575,000</b>	<b>5,875,000</b>	<b>6,940,000</b>	<b>7,090,000</b>	<b>4,500,000</b>	<b>3,500,000</b>	<b>3,000,000</b>	<b>3,000,000</b>	<b>3,000,000</b>	<b>47,684,475</b>

**TOWN OF FARMINGTON  
TEN YEAR DEBT SERVICE FORECAST**

		<b>FY18/19</b>	<b>FY19/20</b>	<b>FY20/21</b>	<b>FY21/22</b>	<b>FY22/23</b>	<b>FY23/24</b>	
		<b>Adopted</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	
		<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>
<b>Existing Debt Service</b>		6,142,458	5,930,370	5,195,971	4,238,833	2,601,935	2,571,294	
<b>CWF Loan # 1</b>	<b>34,000,000</b>	1,808,448	2,044,534	2,044,534	2,044,534	2,044,534	2,044,534	
<b>CWF Loan # 2</b>	<b>7,320,000</b>		406,475	444,367	444,367	444,367	444,367	
<b>CWF Loan # 3</b>	<b>7,065,000</b>			499,538	428,888	428,888	428,888	
<b>Issue of 2019</b>	<b>3,200,000</b>		260,800	255,760	250,720	245,680	240,640	
<b>Issue of 2020</b>	<b>4,575,000</b>			375,028	367,737	360,446	353,155	
<b>Issue of 2021</b>	<b>5,875,000</b>				483,000	473,560	464,120	
<b>Issue of 2022</b>	<b>6,940,000</b>					574,162	562,857	
<b>Issue of 2023</b>	<b>7,100,000</b>						585,750	
<b>Issue of 2024</b>	<b>4,500,000</b>							
<b>Issue of 2025</b>	<b>3,500,000</b>							
<b>Issue of 2026</b>	<b>3,000,000</b>							
<b>Issue of 2027</b>	<b>3,000,000</b>							
<b>Issue of 2028</b>	<b>3,000,000</b>							
<b>ESCO Lease</b>	<b>4,821,593</b>	79,438	81,899	84,433	87,043	89,732	92,501	
<b>Streetlight Lease</b>	<b>1,000,000</b>	152,690	152,690	152,690	152,690	152,690	152,690	
<b>Issuance Cost</b>		125,000	175,000	250,000	200,000	200,000	250,000	
<b>Totals</b>		<b>\$ 8,308,034</b>	<b>\$ 9,051,768</b>	<b>\$ 9,302,321</b>	<b>\$ 8,697,812</b>	<b>\$ 7,615,994</b>	<b>\$ 8,190,796</b>	

**TOWN OF FARMINGTON  
TEN YEAR DEBT SERVICE FORECAST**

		<b>FY24/25</b>	<b>FY25/26</b>	<b>FY26/27</b>	<b>FY27/28</b>	<b>FY28/29</b>	
		<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	
		<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>	
<b>Existing Debt Service</b>		2,489,969	2,413,360	1,501,456	1,466,294	1,030,169	
<b>CWF Loan # 1</b>	<b>34,000,000</b>	2,044,534	2,044,534	2,044,534	2,044,534	2,044,534	
<b>CWF Loan # 2</b>	<b>7,320,000</b>	444,367	444,367	444,367	444,367	444,367	
<b>CWF Loan # 3</b>	<b>7,065,000</b>	428,888	428,888	428,888	428,888	428,888	
<b>Issue of 2019</b>	<b>3,200,000</b>	235,600	230,560	225,520	220,480	215,440	
<b>Issue of 2020</b>	<b>4,575,000</b>	345,864	338,573	331,282	323,991	316,700	
<b>Issue of 2021</b>	<b>5,875,000</b>	454,680	445,240	435,800	426,360	416,920	
<b>Issue of 2022</b>	<b>6,940,000</b>	551,552	540,247	528,942	517,637	506,332	
<b>Issue of 2023</b>	<b>7,100,000</b>	574,213	562,675	551,138	539,600	528,063	
<b>Issue of 2024</b>	<b>4,500,000</b>	372,150	364,793	357,435	350,078	342,720	
<b>Issue of 2025</b>	<b>3,500,000</b>		290,500	284,725	278,950	273,175	
<b>Issue of 2026</b>	<b>3,000,000</b>			249,900	244,905	239,910	
<b>Issue of 2027</b>	<b>3,000,000</b>				250,500	245,475	
<b>Issue of 2028</b>	<b>3,000,000</b>					251,100	
<b>ESCO Lease</b>	<b>4,821,593</b>	95,353	98,852	103,560	106,677	109,887	
<b>Streetlight Lease</b>	<b>1,000,000</b>	76,345					
<b>Issuance Cost</b>		250,000	250,000	250,000	250,000	250,000	
<b>Totals</b>		<b>\$ 8,363,515</b>	<b>\$ 8,452,589</b>	<b>\$ 7,737,547</b>	<b>\$ 7,893,261</b>	<b>\$ 7,643,680</b>	

**TAX AND BUDGET WORKSHEET  
10 YEAR FORECAST**

		<b>FY18/19</b>	<b>FY19/20</b>	<b>FY20/21</b>	<b>FY21/22</b>
		<b>Adopted</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
		<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>
<b><u>EXPENDITURES</u></b>					
Education		65,799,897	67,787,054	69,834,223	71,943,216
Town		29,573,654	30,407,631	31,265,126	32,146,803
Debt Service		8,399,011	9,051,768	9,302,321	8,697,812
Capital Improvements		2,519,000	3,217,394	3,312,050	3,383,635
	<b>Total</b>	<b>106,291,562</b>	<b>110,463,847</b>	<b>113,713,720</b>	<b>116,171,466</b>
<b><u>GRAND LIST</u></b>					
Real Estate		3,193,799,380	3,199,548,219	3,223,224,876	3,250,944,610
Personal Property		228,781,599	246,397,782	255,144,903	272,443,728
Motor Vehicles		232,795,485	238,731,770	241,620,424	243,939,980
	<b>Total</b>	<b>3,655,376,464</b>	<b>3,684,677,771</b>	<b>3,719,990,203</b>	<b>3,767,328,318</b>
<b><u>REVENUES</u></b>					
Other Property Taxes		1,265,000	1,265,000	1,265,000	1,265,000
Licenses and Permits		648,000	658,498	669,165	680,006
Fines and Penalties		39,000	29,000	29,000	29,000
Interest		335,000	375,000	375,938	376,877
Grants		4,039,095	4,638,000	4,623,000	4,673,000
Service Charges		1,313,790	1,290,000	1,303,558	1,317,258
Other		51,500	51,500	51,500	51,500
Westwoods Contribution		335,030	325,000	325,000	325,000
	<b>Total</b>	<b>8,026,415</b>	<b>8,631,998</b>	<b>8,642,161</b>	<b>8,717,641</b>
<b><u>TAX &amp; MILL RATE</u></b>					
Tax Levy		\$ 98,973,147	\$ 102,539,849	\$ 105,779,560	\$ 108,161,825
Mill Rate		27.18	27.94	28.55	28.83
Mill Rate Change		0.51	0.76	0.61	0.28
% Change		1.90%	2.78%	2.18%	0.97%
Avg Residential Assessment		\$ 226,777	\$ 226,777	\$ 226,777	\$ 226,777
Real Estate Taxes		\$ 6,164.88	\$ 6,336.26	\$ 6,474.40	\$ 6,537.03
Dollar Increase		(26.66)	171.37	138.14	62.62
Percent Increase		-0.43%	2.78%	2.18%	0.97%

**TAX AND BUDGET WORKSHEET  
10 YEAR FORECAST**

		<b>FY22/23</b>	<b>FY23/24</b>	<b>FY24/25</b>	<b>FY25/26</b>
		<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
		<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>
<b><u>EXPENDITURES</u></b>					
Education		74,115,902	76,354,202	78,660,099	81,035,634
Town		33,053,343	33,985,447	34,943,837	35,929,253
Debt Service		7,615,994	8,190,796	8,363,515	8,452,589
Capital Improvements		3,443,557	3,555,913	3,659,024	3,762,524
	<b>Total</b>	<b>118,228,795</b>	<b>122,086,358</b>	<b>125,626,474</b>	<b>129,180,000</b>
<b><u>GRAND LIST</u></b>					
Real Estate		3,261,997,821	3,317,451,784	3,323,423,197	3,348,016,529
Personal Property		282,796,589	291,478,445	313,863,989	325,006,161
Motor Vehicles		246,550,138	245,835,143	252,103,939	255,154,397
	<b>Total</b>	<b>3,791,344,549</b>	<b>3,854,765,372</b>	<b>3,889,391,126</b>	<b>3,928,177,087</b>
<b><u>REVENUES</u></b>					
Other Property Taxes		1,265,000	1,265,000	1,265,000	1,265,000
Licenses and Permits		691,022	702,216	713,592	725,152
Fines and Penalties		29,000	29,000	29,000	29,000
Interest		377,820	378,764	379,711	380,660
Grants		4,583,000	4,683,000	4,683,000	4,585,000
Service Charges		1,331,103	1,345,093	1,359,229	1,373,515
Other		51,500	51,500	51,500	51,500
Westwoods Contribution		325,000	325,000	325,000	325,000
	<b>Total</b>	<b>8,653,444</b>	<b>8,779,573</b>	<b>8,806,033</b>	<b>8,734,828</b>
<b><u>TAX &amp; MILL RATE</u></b>					
Tax Levy		\$ 110,283,351	\$ 114,014,785	\$ 117,528,441	\$ 121,153,172
Mill Rate		29.21	29.70	30.34	30.97
Mill Rate Change		0.38	0.49	0.64	0.63
% Change		1.32%	1.68%	2.16%	2.07%
Avg Residential Assessment		\$ 226,777	\$ 230,632	\$ 230,632	\$ 230,632
Real Estate Taxes		\$ 6,623.02	\$ 6,848.94	\$ 6,997.16	\$ 7,141.74
Dollar Increase		86.00	225.92	148.22	144.58
Percent Increase		1.32%	3.41%	2.16%	2.07%

**TAX AND BUDGET WORKSHEET  
10 YEAR FORECAST**

		<b>FY26/27</b>	<b>FY27/28</b>	<b>FY28/29</b>
		<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
		<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>
<b><u>EXPENDITURES</u></b>				
Education		83,482,910	86,004,094	88,601,417
Town		36,942,458	37,984,235	39,055,390
Debt Service		7,737,547	7,893,261	7,643,680
Capital Improvements		3,844,887	3,956,448	4,059,015
	Total	132,007,802	135,838,037	139,359,502
<b><u>GRAND LIST</u></b>				
Real Estate		3,376,809,471	3,388,290,623	3,445,891,564
Personal Property		347,041,579	360,229,159	371,288,194
Motor Vehicles		257,603,879	260,360,240	259,605,196
	Total	3,981,454,929	4,008,880,022	4,076,784,954
<b><u>REVENUES</u></b>				
Other Property Taxes		1,265,000	1,265,000	1,265,000
Licenses and Permits		736,900	748,838	760,969
Fines and Penalties		29,000	29,000	29,000
Interest		381,612	382,566	383,522
Grants		4,535,000	4,635,000	4,733,000
Service Charges		1,387,951	1,402,538	1,417,279
Other		51,500	51,500	51,500
Westwoods Contribution		325,000	325,000	325,000
	Total	8,711,963	8,839,442	8,965,270
<b><u>TAX &amp; MILL RATE</u></b>				
Tax Levy		\$ 124,003,839	\$ 127,706,596	\$ 131,102,232
Mill Rate		31.27	31.98	32.29
Mill Rate Change		0.30	0.71	0.30
% Change		0.98%	2.28%	0.95%
Avg Residential Assessment		\$ 230,632	\$ 230,632	\$ 234,553
Real Estate Taxes		\$ 7,211.96	\$ 7,376.50	\$ 7,573.10
Dollar Increase		70.23	164.54	196.60
Percent Increase		0.98%	2.28%	2.67%

**TAX AND BUDGET WORKSHEET**  
**10 YEAR FORECAST WITH \$75.0M PROJECT (PRINCIPAL SKIP)**

		<b>FY18/19</b>	<b>FY19/20</b>	<b>FY20/21</b>	<b>FY21/22</b>
		<b>Adopted</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
		<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>
<b><u>EXPENDITURES</u></b>					
Education		65,799,897	67,787,054	69,834,223	71,943,216
Town		29,573,654	30,407,631	31,265,126	32,146,803
Debt Service		8,399,011	9,051,768	9,302,321	8,697,812
HS 75.0M w/Skip		-	487,500	2,537,500	4,838,125
Capital Improvements		2,519,000	3,217,394	3,312,050	3,383,635
	<b>Total</b>	<b>106,291,562</b>	<b>110,951,347</b>	<b>116,251,220</b>	<b>121,009,591</b>
<b><u>GRAND LIST</u></b>					
Real Estate		3,193,799,380	3,199,548,219	3,223,224,876	3,250,944,610
Personal Property		228,781,599	246,397,782	255,144,903	272,443,728
Motor Vehicles		232,795,485	238,731,770	241,620,424	243,939,980
	<b>Total</b>	<b>3,655,376,464</b>	<b>3,684,677,771</b>	<b>3,719,990,203</b>	<b>3,767,328,318</b>
<b><u>REVENUES</u></b>					
Other Property Taxes		1,265,000	1,265,000	1,265,000	1,265,000
Licenses and Permits		648,000	658,498	669,165	680,006
Fines and Penalties		39,000	29,000	29,000	29,000
Interest		335,000	375,000	375,938	376,877
Grants		4,039,095	4,638,000	4,623,000	4,673,000
Service Charges		1,313,790	1,290,000	1,303,558	1,317,258
Other		51,500	51,500	51,500	51,500
Westwoods Contribution		335,030	325,000	325,000	325,000
	<b>Total</b>	<b>8,026,415</b>	<b>8,631,998</b>	<b>8,642,161</b>	<b>8,717,641</b>
<b><u>TAX &amp; MILL RATE</u></b>					
Tax Levy		\$ 98,973,147	\$ 103,027,349	\$ 108,317,060	\$ 112,999,950
Mill Rate		27.18	28.07	29.23	30.12
Mill Rate Change		0.51	0.89	1.16	0.88
% Change		1.90%	3.27%	4.14%	3.01%
Avg Residential Assessment		\$ 226,777	\$ 226,777	\$ 226,777	\$ 226,777
Real Estate Taxes		\$ 6,164.88	\$ 6,366.38	\$ 6,629.71	\$ 6,829.43
Dollar Increase		(26.66)	201.50	263.33	199.72
Percent Increase		-0.43%	3.27%	4.14%	3.01%







**TAX AND BUDGET WORKSHEET**  
**10 YEAR FORECAST WITH \$75.0M PROJECT (PRINCIPAL SKIP)**

		<b>FY22/23</b>	<b>FY23/24</b>	<b>FY24/25</b>	<b>FY25/26</b>
		<b>Projected</b>	<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
		<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Budget</u></b>
<b><u>EXPENDITURES</u></b>					
Education		74,115,902	76,354,202	78,660,099	81,035,634
Town		33,053,343	33,985,447	34,943,837	35,929,253
Debt Service		7,615,994	8,190,796	8,363,515	8,452,589
HS 75.0M w/Skip		5,248,750	5,493,125	5,887,500	5,764,375
Capital Improvements		3,443,557	3,555,913	3,659,024	3,762,524
	<b>Total</b>	<b>123,477,545</b>	<b>127,579,483</b>	<b>131,513,974</b>	<b>134,944,375</b>
<b><u>GRAND LIST</u></b>					
Real Estate		3,261,997,821	3,317,451,784	3,323,423,197	3,348,016,529
Personal Property		282,796,589	291,478,445	313,863,989	325,006,161
Motor Vehicles		246,550,138	245,835,143	252,103,939	255,154,397
	<b>Total</b>	<b>3,791,344,549</b>	<b>3,854,765,372</b>	<b>3,889,391,126</b>	<b>3,928,177,087</b>
<b><u>REVENUES</u></b>					
Other Property Taxes		1,265,000	1,265,000	1,265,000	1,265,000
Licenses and Permits		691,022	702,216	713,592	725,152
Fines and Penalties		29,000	29,000	29,000	29,000
Interest		377,820	378,764	379,711	380,660
Grants		4,583,000	4,683,000	4,683,000	4,585,000
Service Charges		1,331,103	1,345,093	1,359,229	1,373,515
Other		51,500	51,500	51,500	51,500
Westwoods Contribution		325,000	325,000	325,000	325,000
	<b>Total</b>	<b>8,653,444</b>	<b>8,779,573</b>	<b>8,806,033</b>	<b>8,734,828</b>
<b><u>TAX &amp; MILL RATE</u></b>					
Tax Levy		\$ 115,532,101	\$ 119,507,910	\$ 123,415,941	\$ 126,917,547
Mill Rate		30.59	31.13	31.86	32.44
Mill Rate Change		0.48	0.53	0.73	0.58
% Change		1.59%	1.74%	2.35%	1.82%
Avg Residential Assessment		\$ 226,777	\$ 230,632	\$ 230,632	\$ 230,632
Real Estate Taxes		\$ 6,938.24	\$ 7,178.92	\$ 7,347.67	\$ 7,481.54
Dollar Increase		108.81	240.68	168.76	133.86
Percent Increase		1.59%	3.47%	2.35%	1.82%

**TAX AND BUDGET WORKSHEET**  
**10 YEAR FORECAST WITH \$75.0M PROJECT (PRINCIPAL SKIP)**

		<b>FY26/27</b>	<b>FY27/28</b>	<b>FY28/29</b>
		<b>Projected</b>	<b>Projected</b>	<b>Projected</b>
		<b>Budget</b>	<b>Budget</b>	<b>Budget</b>
<b><u>EXPENDITURES</u></b>				
Education		83,482,910	86,004,094	88,601,417
Town		36,942,458	37,984,235	39,055,390
Debt Service		7,737,547	7,893,261	7,643,680
HS 75.0M w/Skip		5,641,250	5,518,125	5,395,000
Capital Improvements		3,844,887	3,956,448	4,059,015
	<b>Total</b>	<b>137,649,052</b>	<b>141,356,162</b>	<b>144,754,502</b>
<b><u>GRAND LIST</u></b>				
Real Estate		3,376,809,471	3,388,290,623	3,445,891,564
Personal Property		347,041,579	360,229,159	371,288,194
Motor Vehicles		257,603,879	260,360,240	259,605,196
	<b>Total</b>	<b>3,981,454,929</b>	<b>4,008,880,022</b>	<b>4,076,784,954</b>
<b><u>REVENUES</u></b>				
Other Property Taxes		1,265,000	1,265,000	1,265,000
Licenses and Permits		736,900	748,838	760,969
Fines and Penalties		29,000	29,000	29,000
Interest		381,612	382,566	383,522
Grants		4,535,000	4,635,000	4,733,000
Service Charges		1,387,951	1,402,538	1,417,279
Other		51,500	51,500	51,500
Westwoods Contribution		325,000	325,000	325,000
	<b>Total</b>	<b>8,711,963</b>	<b>8,839,442</b>	<b>8,965,270</b>
<b><u>TAX &amp; MILL RATE</u></b>				
Tax Levy		\$ 129,645,089	\$ 133,224,721	\$ 136,497,232
Mill Rate		32.69	33.37	33.62
Mill Rate Change		0.25	0.67	0.25
% Change		0.78%	2.06%	0.75%
Avg Residential Assessment		\$ 230,632	\$ 230,632	\$ 234,553
Real Estate Taxes		\$ 7,540.05	\$ 7,695.24	\$ 7,884.75
Dollar Increase		58.52	155.18	189.51
Percent Increase		0.78%	2.06%	2.46%

## DRAFT: Farmington High School Building Summary of Needs

<p style="text-align: center;"><b>Urgent Requirements</b></p>	<p><b>High School Accreditation:</b> The New England Association of Schools and Colleges has placed FHS on “warning” status for “serious facilities deficiencies, including Americans with Disabilities Act (ADA) access, heating and ventilation problems, leaky roof, inadequate science, cafeteria, auditorium, and library and media facilities, and other facilities issues that limit educational opportunities for students.”</p> <p><b>ADA Compliance:</b> FHS must adhere to an Office of Civil Rights report indicating multiple areas of the school that do not meet ADA (Americans with Disabilities Act) requirements. Examples include music spaces, bathrooms, some classrooms, and outdoor athletic facilities.</p>
<p><b>Facility Challenges</b></p>	
<p><b>SECURITY COMPLIANCE</b></p> 	<p><i>There have been 7 additions / renovations to FHS when heightened security expectations were not a consideration.</i></p> <ul style="list-style-type: none"> <li>✓ 23 separate entry points, sightline issues, lack of private/public separation, inadequate lighting (interior and exterior, difficult building orientation even with signage)</li> <li>✓ Current parking lot configuration does not provide for clear pedestrian traffic pathways which is a safety concern</li> </ul>
<p><b>SPRAWLING LAYOUT</b></p> 	<p><i>FHS is a large, mostly one floor inefficient facility with too many long and narrow hallways.</i></p> <ul style="list-style-type: none"> <li>✓ Built in 1928 with renovations/additions in 1952,1964,1969,1974, 1978, 1996, and 2003</li> <li>✓ Hallway congestion and lengthy passing time for students to get to classes on time</li> <li>✓ 30% of the square footage is used for hallways instead of instructional space</li> <li>✓ Sprawling building is associated with increased energy costs</li> </ul>
<p><b>EDUCATIONAL PROGRAMMING</b></p> 	<p><i>FHS is reaching its limits for providing 21<sup>st</sup> Century programming and learning spaces that prepare today’s learners for the future.</i></p> <ul style="list-style-type: none"> <li>✓ Inadequate classroom space to accommodate all programmatic offerings and active vs. passive learning</li> <li>✓ Overcrowded study halls</li> <li>✓ Undersized library at capacity every period of the school day</li> <li>✓ Inadequate space for robotics, special education, science labs and performance spaces</li> <li>✓ Lack of collaborative work spaces that reflect the way students learn in today’s educational setting</li> <li>✓ Auditorium and cafeteria are undersized for the population, impacting scheduling, educational programming, and state and federal requirements for food services.</li> </ul> <p>Education today requires:</p> <ul style="list-style-type: none"> <li>✓ Open, flexible spaces to promote independence, collaborative spaces to mirror real world work environments, public spaces to showcase learning and display work, and quiet places for reflection</li> <li>✓ Technology and imagination rich environments to foster a maker mindset</li> </ul>
<p><b>BUILDING ENVELOPE CODE COMPLIANCE (MEP) ENERGY EFFICIENCY</b></p>  <p>Empowering you to make smart energy choices</p>	<p><i>FHS is currently an inefficient building from an energy standpoint and also has code compliance issues.</i></p> <ul style="list-style-type: none"> <li>✓ An inefficient building envelope impacts energy costs and efficiencies (insulation, façade, windows-except for 900 wing)</li> <li>✓ Mechanical, electrical, plumbing, fire alarm and building-protection systems are out-of-date and not in code compliance</li> <li>✓ Farmington High School energy system performance is inefficient, with a \$393,000 cost per year</li> <li>✓ A “Green Design” (new or renovated MEP systems) could save 35-45% of annual costs per year depending upon design</li> </ul>

**Facility & Financial Ad-Hoc Committee  
Farmington Public Schools  
Draft Working Matrix**

			GOALS					
number	Breakdown of FHS Statement of Needs	Statement of Needs Description	1	2	3	4	5	6
			Successfully Maintain FHS Accreditation to Advance Educational	Create Flexible Learning Facility	Meet Compliance for State of CT Safety Code / Security Standards	Meet OCR/ADA Compliance	Community Shelter and Use	Long-term Budget Efficiency/Savings/Cost Avoidance
1	<b>Security Compliance</b>	Address accessibility issues, sight line issues, separate public/private use of building, increase parking spots to accommodate for the school and public use of FHS and increase pedestrian safety on the parking lot.						
2	<b>Reduce Sprawl</b>	Reduce travel distance for faculty and staff, maximize instructional space by reducing hallway square footage, improve circuitous and crowded corridors and intersection/converging students and faculty.						
3	<b>Improve Building Envelope and Mechanical, Electrical and Plumbing Needs (Energy Efficient Building)</b>	Address building envelope including aging roof and insufficient insulation to ensure a safe learning environment. Address inefficient MEP systems impacting energy costs, code compliance, efficiencies and comfort. Update inefficient, aging heating system, expand air conditioning, and minimize plumbing and sewer issues. Comply with current building codes.						
4	<b>Address Undersized and Inadequate Auditorium</b>	Provide space for the standard of two full grades in the auditorium and improve acoustics and ADA compliance.						
5	<b>Address Undersized Cafeteria</b>	Improve school scheduling as well as state and federal requirements on food service.						
6	<b>Address Undersized and Inadequate Media Center</b>	Improve educational programming by increasing space for collaborative student work, study space and student supports.						
7	<b>Increase Classrooms for Academic Programming Needs</b>	Improve school scheduling, educational programming, and student supports by increasing classrooms to accommodate FHS academic programming.						
8	<b>Address Handicap Accessibility Needs</b>	Address accessibility issues within the Office of Civil Rights report in all learning spaces for students and community members.						
9	<b>Move Board of Education Office to FHS</b>	Address overcrowding at Town Hall.						
10	<b>Move Alternative High School to FHS</b>	Provide space within the high school for the alternative high school program instead of an off-site location.						

<b>SINGLE POINT RUBRIC: Impact Level Descriptors reflect a level "3" impact</b>	
<b>3: Full Impact 2: Partial Impact 1: Minimal Impact</b>	
1	<p><b>Successfully Maintain FHS Accreditation to Advance Educational Excellence</b></p> <p><b>Fully address all elements of the NEASC Community Resources Standard by:</b>            *Address all facility issues that hinder full implementation of the curriculum (more classroom space, address undersized areas, overcrowded hallways, minimize student travel time, address MEP issues that are impacting student, faculty and community comfort)            *Identify and address the limitations of the library media facility on furthering development of program delivery            *Remedy all facility issues to ensure compliance with all state and federal laws and regulations, including those related to ADA compliance issues, and to fully support the educational program  <b>Fully advance educational excellence by:</b> Creating open spaces, flexibility with furniture and spaces to promote independence, collaborative spaces to mirror real world work environments, spaces to showcase learning, technology and imagination rich environments to foster maker mindset. Safe, warm, and nurturing school that welcomes <u>all</u> children.  <b>Maintain FHS Accreditation:</b> Farmington High School is on warning for one standard for accreditation due to the lack of improvement related to ADA compliance and issues with the facility impacting educational programming needs and requirements.</p>
2	<p><b>Create Flexible Learning Facility</b></p> <p>Create a learning environment that meets state and federal requirements and serves the diverse needs fo all students providing collaborative and active learning spaces for students that reflect work environments of today and tomorrow.</p>
3	<p><b>Meet Compliance for State of CT Safety Code / Security Standards</b></p> <p><b>Fully meet State of CT fire alarm and protection building systems for safety and code compliance</b> throughout the school building (MEP) and fully achieve all new CT Security Standards including but not limited to heating, cooling, mechanicals, facade, windows, plumbing, sewer and insulation needs  <b>Fully address CT security standards</b> through reducing entry points, creating separation between public and private use, and through adherence to pedestrian safety standards in the parking lot as outlined in the new CT security standards for school buildings</p>
5	<p><b>Meet OCR/ADA Compliance</b></p> <p><b>Fully address OCR/ADA requirements</b> in the following identified areas: Music spaces, media center, gymnasium, some classrooms, bathrooms, weight room, auditorium, stage, orchestra pit, 2nd/3rd floors of 1938 building, outdoor athletic facilities, culinary spaces, various spaces throughout the building</p>
5	<p><b>Community Shelter and Use</b></p> <p><b>Fully address ADA, MEP, CT Security Standards, private/public separation and undersized parking lot</b></p>
6	<p><b>Long-term Budget Efficiency/Savings/Cost Avoidance</b></p> <p><b>Fully achieve long-term budget efficiencies, savings and cost avoidance with specific benchmarks overtime:</b> Replace aging equipment, mechanicals and infrastructure with energy efficient equipment and systems--- MEP, boilers, building envelope/insulation, mechanicals, windows, and less square footage for roof replacement projects in the future</p>