

A photograph of a school hallway. On the left side, there is a long row of white lockers with silver handles. The hallway extends into the distance, with a doorway visible at the end. On the right side, there is a bulletin board with various papers and notices pinned to it. The ceiling has recessed fluorescent lights.

Tour the FHS Facility

WHO: Everyone is encouraged to attend. Bring a friend!

WHEN: January 22, 2019 at 6:00 PM.

WHERE: Meet at the FHS Auditorium.

WHY: To learn about the needs of the FHS facility.

Stay for the Joint Town Council/ Board of Education meeting at 7:00 PM in FHS Cafeteria.

**Town of Farmington, CT
Office of the Town Manager
Special Town Council Meeting
Joint Town Council and Board of Education Meeting
FARMINGTON HIGH SCHOOL –CAFETERIA**

6:00 P.M. - Public Tour of the Farmington High School Facility

Date: January 22, 2019
(Council Members are asked to call the Town Manager's Office if unable to attend)

Time: 7:00 p.m.

Place: Farmington High School - Cafeteria

- A. Call to Order.
- B. Pledge of Allegiance.
- C. Public Comment.
- D. Consideration of Special Topics.
 - 1. Discussion of the FHS Community Survey Ad Hoc Committee's findings and recommendations.
 - 1) Community Survey Presentation- Beth Kintner, Chair of the Committee, and Jerry Lindsley, Center for Research and Public Policy.
 - 2. Discussion of the FHS Facility and Financial Ad Hoc Committee's findings and recommendations.
 - 1) Findings and Recommendations Presentation by Edward Giannaros, Chair of the Committee, and Kathy Eagen, Town Manager.
 - 3. To accept the reports from the FHS Community Survey Ad Hoc Committee and the FHS Facility and Financial Ad Hoc Committee.
 - 4. To discuss the next steps for the Farmington High School Facility.
- E. Adjournment.

cc: Kathy Greider, Superintendent of Schools
Town Clerk
Press
Nutmeg TV
Main Library
Barney Library
FHS Community Survey Ad Hoc Committee Members
FHS Facility and Financial Ad Hoc Committee Members

MOTION:

Agenda Item D-1

Discussion of the FHS Community Survey Ad Hoc Committee's findings and recommendations.

NOTE:

The FHS Community Survey Ad Hoc Committee was charged with soliciting proposals to hire a consultant to facilitate a citizen survey poll focused on the Farmington High School facility, selecting a consultant, working with the consultant to prepare the survey, and reporting the results of the survey to the Town Council and Board of Education.

The results of the survey and the Findings and Recommendations document created by the committee are attached.

/Attachments



Photo courtesy of Fpsct.org

FARMINGTON HIGH SCHOOL COMMUNITY SURVEY RESULTS

OCTOBER 2018

Prepared for:
Farmington, Connecticut Ad Hoc Committee

Prepared by:
The Center for Research & Public Policy, Inc.



STATEMENT OF CONFIDENTIALITY AND OWNERSHIP

All of the analyses, findings and recommendations contained within this report are the exclusive property of the Farmington, Connecticut Ad Hoc Committee.

As required by the Code of Ethics of the National Council on Public Polls and the United States Privacy Act of 1974, The Center for Research and Public Policy maintains the anonymity of respondents to surveys the firm conducts. No information will be released that might, in any way, reveal the identity of the respondent.

Moreover, no information regarding these findings will be released without the written consent of an authorized representative of the Farmington, Connecticut Ad Hoc Committee.

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Survey Instrument
Composite Aggregate Data

1 INTRODUCTION

The Center for Research & Public Policy (CRPP) is pleased to present the results to a 2018 Farmington, Connecticut High School Community Survey for the Farmington Ad Hoc Committee. The survey was conducted to collect input regarding citizen attitudes towards and willingness to finance a high school renovation in Farmington, CT.

The research study included 400 completed survey responses from Farmington, CT residents.

The survey was conducted October 17 – 25, 2018.

The survey included the following areas for investigation:

- Quality of life living in Farmington;
- Current standard of living;
- Rating Farmington town services;
- Rating Farmington public schools;
- Interest in and perceived importance of Farmington High School upgrades/updates;
- Awareness levels for Statement of Need required high school repairs;
- Overall support or opposition to modifying Farmington High School;
- Support and opposition to new construction / renovation at varied cost levels / tax impact levels;
- Sources for information about the Farmington school system and town;
- Views on the 2017 high school referendum – support or opposition;
- Reasons for 2017 support or opposition in the referendum;
- Understanding of the 2017 associated high school new construction / renovation costs;
- Demographics.

Section 2 of this report discusses the Methodology used in the study, while Section 3 includes Highlights derived from an analysis of the quantitative research. Section 4 is a Summary of Findings from the survey.

Section 5 is an Appendix to the report containing the composite aggregate data, cross tabulations and the survey instrument employed.

METHODOLOGY

Using a quantitative research design, CRPP received 400 completed phone surveys among Farmington, CT residents.

Survey input was provided by the Farmington Connecticut Ad Hoc Committee.

Survey design is a careful, deliberative process to ensure fair, objective and balanced surveys. Staff members, with years of survey design experience, edit out any bias. Further, all scales used by CRPP (either numeric, such as one through ten, or wording such as strongly agree, somewhat agree, somewhat disagree, or strongly disagree) are balanced evenly. Additionally, placement of questions is carefully accomplished so that order has minimal impact.

All telephone interviews were conducted during October 17 – 25, 2018. Residents were contacted between 5:00 p.m. and 9:00 p.m. weekdays and 10:00 a.m. and 4:00 p.m. on the weekend. Respondents qualified for the survey if they were a resident of Farmington and were 18 years of age or older.

All facets of the study were completed and managed by CRPP's senior staff and researchers. These aspects included: survey design, sample plan design, pretest, computer programming, fielding, coding, editing, verification, validation and logic checks, computer analysis, analysis, and report writing.

All population-based surveys conducted by CRPP are approximately proportional to population contributions within states, towns, and known census tract, group blocks and blocks. This distribution ensures truly representative results without significant under-or-over representation of various geographic or demographic groups within a sampling frame.

CRPP utilized a “super random digit” sampling procedure, which derives a working telephone sample of both listed and unlisted telephone numbers. This method of sample selection eliminates any bias toward only listed telephone numbers. Additionally, this process allows randomization of numbers, which equalizes the probability of qualified respondents being included in the sampling frame. A “mixed access” sample of both cell and landline phone numbers was utilized.

Statistically, a sample of 400 completed surveys has an associated margin for error of +/- 4.85% at a 95% confidence level.

Results throughout this report are presented for composite results – all 400 cases.

Cross tabulations of data were developed and are included with this report. These compare core survey questions by demographic subgroups such as: number of years in Farmington, age, residents with /without children, likeliness to vote in new high school referendum, recent high school visits, income, and gender.

Readers of this report should note that any survey is analogous to a snapshot in time and results are only reflective of the time in which the survey was undertaken. Should concerted public relations or information campaigns be undertaken during or shortly after the fielding of the survey, the results contained herein may be expected to change and should be, therefore, carefully interpreted and extrapolated.

Each qualified resident who lives in Farmington had an equal chance for participating in the study. Statistical random error, however, can never be eliminated but may be significantly reduced by increasing sample size.

3 HIGHLIGHTS

ON QUALITY OF LIFE

Impressively, 99.3% of all residents surveyed reported their quality of life living in Farmington as very good (72.8%) or good (26.5%). Just 0.8% reported their quality of life as poor. No resident reported very poor.

A large majority, 90.0%, suggested their standard of living, compared to two years ago, was “improved” (22.0%) or there was “no movement but good” (68.0%). Some suggested their standard of living was “no movement and not so good” (3.0%) or “declined” (5.8%).

Resident ratings of both town services and public schools were strong and positive. The positive rating for town services was 87.9% with poor ratings at 1.8%. On public schools, 82.1% provided positive ratings while 2.8% offered poor ratings.

ON A FRESH START

Interest

There exists strong interest in a renewed planning process for a new or renovated Farmington High School. A large majority, 81.6%, suggested they were either very interested (53.8%) or somewhat interested (27.8%).

The need for changes at the Farmington High School was perceived as important. Over four-fifths (83.5%) suggested changes were either very important (49.5%) or somewhat important (34.0%).

Desired Changes

In an open-end format question, survey respondents were asked to report the changes they would like considered in a new or renovated high school. The most frequently named desired changes, in declining order, included: a new roof, a safe and secure facility, temperature control, code compliance, a facility better designed to educate, enduring ADA handicap accessibility, updates, maintaining accreditation, and ensuring 21st century learning.

Awareness

Respondents were asked how aware they were of several issues cited in a Statement of Need which need addressing in the existing high school facility. Approximately two-thirds of all residents surveyed were aware of most needs listed. Among ten issues measured, awareness was highest for: school safety and security measures, roof repairs required, and space increase needs for the auditorium, library and cafeteria.

GOING FORWARD

Going forward, in any renewed effort to upgrade the Farmington High School, 88.0% agreed (strongly or somewhat) that public communication of a new design should distinguish between required and desired upgrades.

Another 84.3% agreed (strongly or somewhat) that they could be convinced to support new construction or renovation if they clearly understood the need.

A large majority also agreed (strongly or somewhat) that an updated / upgraded high school facility is important to maintaining property values.

Just under one-half of respondents, 48.3%, agreed (strongly or somewhat) that they could support relocating the high school if space is identified.

SUPPORT / OPPOSITION

In an early survey support or opposition question, researchers asked respondents which of three options they were currently most interested in seeing pursued by planners. Costs or tax impacts were not included in this initial question. The highest level of support was recorded for a renovated high school where all required and some desired upgrades are accomplished.

- A newly constructed high school where about 85% is new and where all required and most of desired upgrades are considered – 32.8%;
- A renovated high school where all required and some of the desired upgrades are accomplished – 41.3%;
- A renovated high school where the minimum required upgrades are accomplished – 15.5%.

Some respondents offered “none of these options” (4.3%) or “unsure/don’t know” (6.3%).

Researchers read the following to all survey respondents: “*The committee, tasked with looking at future upgrades and updates of the Farmington High School facility, will be exploring new construction or renovation that will range in overall cost from \$75 million dollars to \$135 million dollars*”.

Following the introduction, respondents were asked to report their support or opposition to high school construction / renovation at four different cost and personal tax impact levels.

At \$135 million...

Respondents were asked to indicate their support or opposition in a new referendum if the investment in new high school construction or renovation is \$135 million, meaning an average increase of \$511 in taxes per year over 20 years for the average Farmington residential assessment.

Just over one-half of respondents, 51.0%, indicated they definitely (29.0%) or probably would support (22.0%) a renovation plan if it cost \$511, on average, per year.

At \$125 million...

Respondents that indicated they would probably oppose, definitely oppose or were unsure about their support of an additional \$511 in taxes to support a renovation were, in turn, asked to indicate their support or opposition if the investment in new high school construction or renovation is \$125 million, or an average increase of \$435 in taxes per year over 20 years for the average Farmington residential assessment.

An additional 3.5% of respondents indicated they would definitely or probably support the renovation at a cost of additional \$435, on average, per year, bringing the total amount of support to 54.5%.

At \$100 million...

Respondents that indicated they would probably oppose, definitely oppose or were unsure about their support of an additional \$435 in taxes to support a renovation were, in turn, asked to indicate their support or opposition if the investment in new high school construction or renovation is \$100 million, meaning an average increase of \$348 in taxes per year over 20 years for the average Farmington residential assessment.

An additional 7.8% of respondents indicated they would definitely or probably support the renovation if it cost an additional \$348, on average, per year, bringing the total amount of support to 62.3%.

At \$75 million...

Respondents that indicated they would probably oppose, definitely oppose or were unsure about their support of an additional \$348 in taxes to support renovation or new construction were, in turn, asked to indicate their support or opposition if the investment in high school renovation without new construction is \$75 million, meaning an average increase of \$261 in taxes per year over 20 years for the average Farmington residential assessment.

An additional 12.0% of respondents indicated they would definitely or probably support the renovation if it cost an additional \$261, on average, per year, bringing the total amount of support to 74.3%.

In an open-end format question, researchers asked respondents to identify three or four things they would need to see, hear or better understand before they would feel comfortable saying they could “definitely support” either new construction or renovation of the Farmington High School. The most frequently cited responses, in declining order, included: know more about costs / budget, justified required vs desired needs, and understanding of full, detailed plan with on-going updates.

COMMUNICATION

The most frequently cited sources for information about the Farmington school system and town included, in declining order: friends/family/neighbors/co-workers, local print newspapers, Farmington Town newsletter, internet/websites, Farmington town website, Farmington school websites, flyers and brochures.

Social media used by respondents centered mostly on Facebook (55.5%), Instagram (18.3%) and Twitter (12.3%).

ON HISTORY: THE 2017 REFERENDUM

Regardless of whether the respondent voted in the 2017 high school referendum or not, researchers asked each if they supported or opposed the 2017 new construction / renovation plan. A total of 44.3% reported they supported the plan either strongly (34.0%) or somewhat (10.3%) while 42.3% indicated they somewhat (7.5%) or strongly opposed (34.8%) the plan.

In an open-end format question, supporters were asked for their reasons. The most frequent reasons for support included: for the kids/investment in the kids/my kids go there, current building conditions are poor, quality education is important, and need to maintain home and property values.

The most frequently cited reasons for opposition included: price was overblown/costly/tax hikes, not convinced/not enough information/lacked communication of need, no need/not necessary, and don't need the most expensive high school in the state / nation.

Majorities agreed (somewhat or strongly) with a few statements about the 2017 referendum....

- I clearly understood the proposal for the high school that was presented in the referendum – 74.0%;
- I was confident I knew the cost to me of a new high school in additional property taxes – 71.3%;
- I saw the overall cost of the new high school as too high – 67.0%;
- The communication to the public was adequate / I had enough information to make an informed decision – 59.8%;
- Public input was sought in the planning process – 54.3%.

While 41.0% do not recall or were unsure of the cost / price tag in the 2017 referendum ballot, the largest group of respondents, 23.0%, suggested the cost was \$125 - \$150 million dollars. Some, 14.8% suggested the total price was \$175 or more.

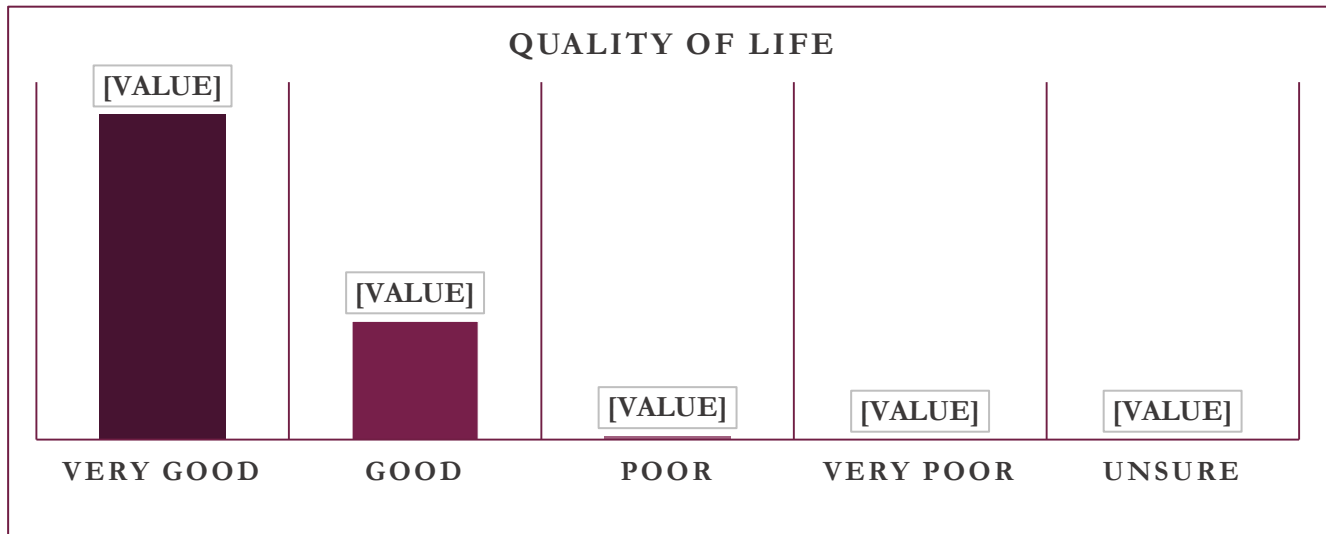
In summary, it appears that the town was evenly divided on the 2017 referendum. However, those opposed identified and turned out their voters. Those opposed prevailed on getting messages out such as the plan would result in one of the most expensive high schools in the state/nation. Voters did not see, but wanted, options presented in the run-up to the vote and had little idea of what the plan would mean to them, personally, in new taxes. Recall of the cost for the 2017 plan was limited with many unsure. Residents felt rushed into the vote at a time when expenditures for both the library and police station were under consideration.

4 SUMMARY OF FINDINGS

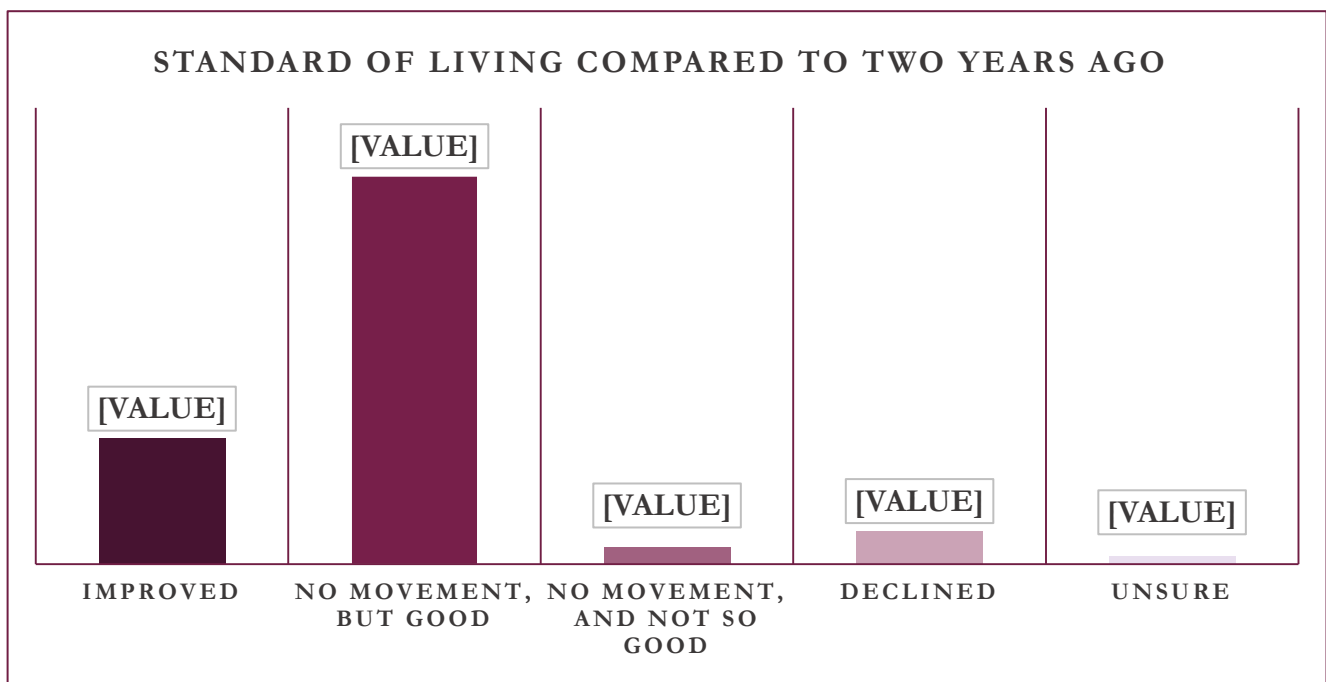
Readers are reminded that the narrative throughout this report refers to composite aggregate data – 400 residents. Text, tables and graphs throughout this report present these composite results.

QUALITY OF LIFE

Respondents were asked to describe their overall quality of life living in Farmington. A large majority, 99.3%, suggested their quality of life was very good (72.8%) or good (26.5%).



A large percentage of respondents, 90.0% see their standard of living as improved (22.0%) or no movement but good (68.0%) compared to two years ago. Another 8.8% suggested their standard of living had no movement and not so good (3.0%) or had declined (5.8%). Results are displayed in the following graph.



Respondents were asked to rate their overall impression of the quality of Farmington town services and their overall impression of the quality of Farmington public schools using a scale of one to ten where one is very poor and ten is very good. A strong majority of respondents, 87.9%, indicated the quality of town services were good, while 82.1% of respondents indicated the quality of Farmington public schools was good.

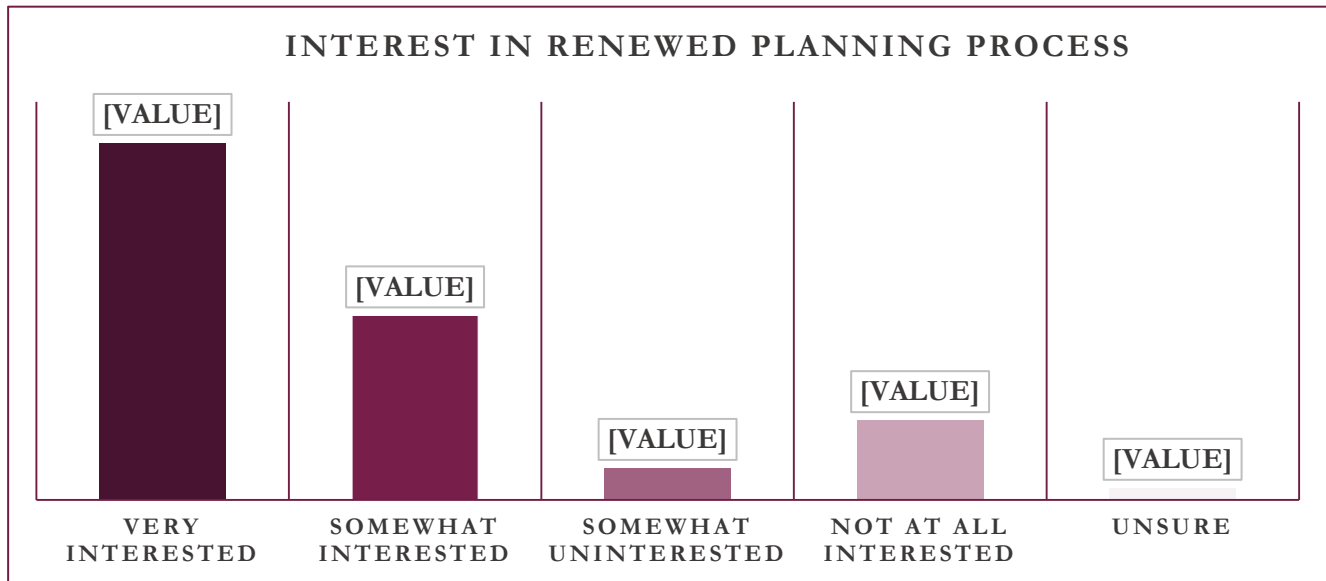
The following table shows the cumulative totals.

RATING	PERCENT GOOD (7-10 RATING)	PERCENT NEUTRAL (5-6 RATING)	PERCENT POOR (1-4 RATING)
Quality of town services	87.9	8.8	1.8
Quality of Farmington public schools	82.1	7.8	2.8

A FRESH START

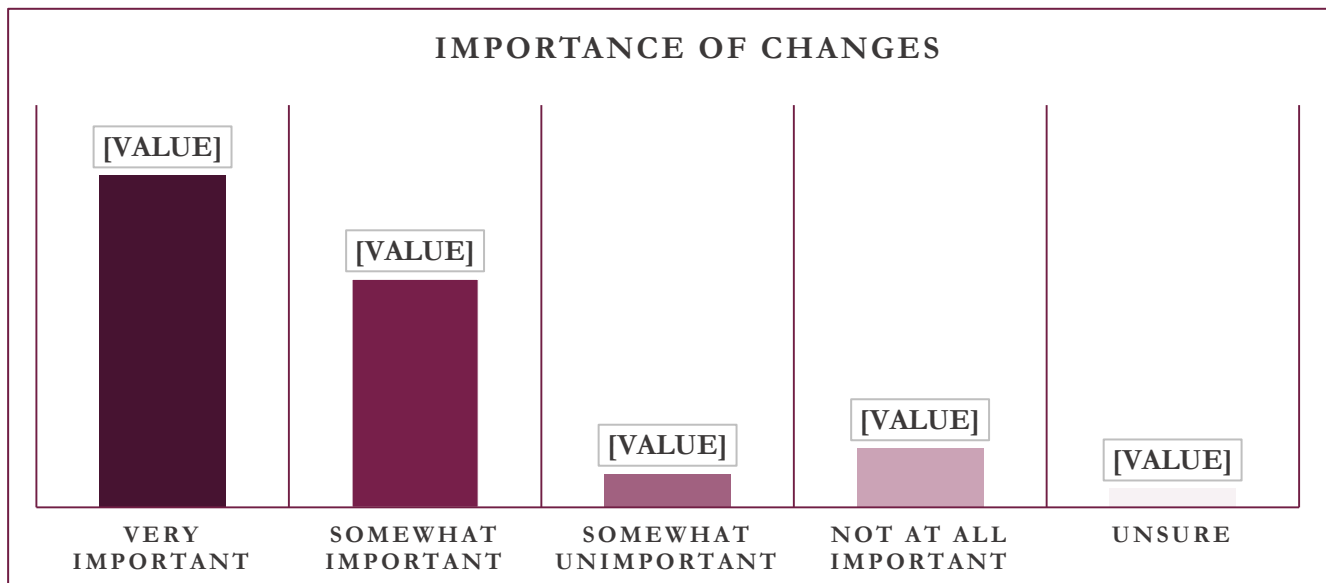
Respondents were asked how interested they were in the renewed planning process for a new or renovated Farmington High School. Over four-fifths of respondents, 81.6%, indicated they were very (53.8%) or somewhat interested (27.8%) in the renewed process.

Results are displayed in the following graph.



Respondents were asked how important it was that changes are made to the Farmington High School. Over four-fifths of respondents, 83.5%, indicated changes to the school were very (49.5%) or somewhat important (34.0%).

Results are displayed in the following graph.



Based on all they know or have heard about the existing high school, respondents were asked what facility changes the town should consider going forward. The most frequently mentioned changes included a new roof (22.3%), a facility that is safe and secure for students, faculty and staff (19.3%), and temperature control (16.5%).

Multiple responses were accepted. The following table holds the cumulative totals in declining order.

FACILITY CHANGES	PERCENT
New roof	22.3
A facility that is safe and secure for students, faculty and staff	19.3
Temperature control	16.5
Unsure/no suggestions	16.5
Code compliance	15.8
A facility that is better designed to educate	14.5
Ensuring ADA: Handicap accessibility	14.2
Update the 1928 building	14.2
Maintaining accreditation	14.0
Ensure 21st century learning is available to our students	14.0
Larger auditorium	13.3
Larger cafeteria	12.3
Improving energy efficiency	12.0
A warm, more comfortable building for visitors, students, faculty and staff	10.8
Gymnasium – upgraded and/or ADA compliant	9.0
High school facility can be used as a Community Shelter	8.5
Improved and ADA accessible athletic fields	8.5
Demolish the 1928 building	7.8
A facility that is better designed to attract new families to town	7.5
Better parking	7.5
Reducing the sprawl	7.5
Adding a second floor	6.8
Maintaining the historic appearance / look	6.3
None – no need for a new or renovated high school	6.3
Preserve the existing high school for other uses	4.5
Tennis courts	3.8
Keep / mothball the 1928 building	3.8
Other...	22.8

Other responses included: Mold removal, addressing drug problems, better seating, bring back programs, build a new school, building is too spread out, don't make a new building but update, improve crowding in high school, redesign classrooms, modernization, add security cameras/personnel, more teachers, new building to reduce maintenance and cost, address athletic fields, fix sewage leaks, update bathrooms, look into elevators, more space for music classes, add a pool and have better access.

AWARENESS

Respondents were asked how aware they were of several issues, based on a **Statement of Needs** for the high school facility, that will require repairs or upgrades at the existing high school.

Respondents were most aware of the need for school safety and security upgrades (68.0%), required roof repairs (67.5%), and increased space to accommodate students and educational needs (67.3%).

The following table holds the cumulative totals, in declining order, for those indicating they were very or somewhat aware of required repairs or upgrades at the existing high school.

REQUIRED REPAIRS OR UPGRADES	VERY OR SOMEWHAT AWARE: PERCENT
School safety and security upgrades	68.0
Roof repairs required	67.5
Increased space for the auditorium, library, cafeteria and classrooms to accommodate students and educational needs	67.3
Meet and maintain high school accreditation requirements	66.8
Improvements - to address environmental issues such as temperature, water, air, noise and light	66.0
Increased space and classroom need for educational programming	64.5
Code compliance including energy efficiency improvements	63.7
Sprawl of the building, after additions, has caused increased internal travel time, hallway congestion, wasted usable space, and the need to cross outside the building during class changes which reduces security	63.7
Meet ADA Handicap Accessibility requirements	62.7
Parking lot improvements such as traffic flow and number of spaces	59.5

GOING FORWARD

Respondents were asked how strongly they agreed or disagreed with several statements related to the Farmington High School.

The following table holds the cumulative totals, in declining order, for those indicating they strongly or somewhat agreed with the statement.

STATEMENTS	STRONGLY OR SOMEWHAT AGREE: PERCENT
Public communication of a new design should distinguish between required and desired upgrades	88.0
I could be convinced to support new construction or renovation if I clearly understood the need	84.3
An updated and upgraded high school facility is important to maintaining home property values	82.8
If space could be identified for purchase, I would support a new high school in a different location	48.3

SUPPORT AND OPPOSITION

Respondents were presented with three different directions for modifications of the Farmington High School facility. Each was asked which direction they would say they are leaning towards today.

Just over two-fifths of respondents, 41.3%, were interested in a renovated high school where all required and some desired upgrades are accomplished. There was less interest in a renovation where the minimum required upgrades are accomplished (15.5%).

Results are displayed in the following table.

STATEMENTS	PERCENT
A newly constructed high school where about 85% is new and where all required and most of desired upgrades are considered	32.8
A renovated high school where all required and some of the desired upgrades are accomplished	41.3
A renovated high school where the minimum required upgrades are accomplished	15.5
None of these options (<i>Response not provided, but accepted</i>)	4.3
Unsure / Don't know (<i>Response not provided, but accepted</i>)	6.3

Respondents were asked to indicate their support or opposition in a new referendum if the investment in new high school construction or renovation is **\$135 million**, meaning an average increase of **\$511 in taxes** per year over 20 years for the average Farmington residential assessment.

Just over one-half of respondents, 51.0%, indicated they definitely (29.0%) or probably would support (22.0%) a renovation plan if it cost \$511, on average, per year.

Over one-half, 54.8% of likely voter respondents indicated they would definitely (31.0%) or probably support (23.8%) the renovation at that tax increase.

Results are displayed in the following chart.

AVERAGE INCREASE OF \$511 / YEAR	RESPONDENTS (PERCENT)		LIKELY VOTERS (PERCENT)	
	n=400	Total support or opposition	n=361	Total support or opposition
Definitely support	29.0	51.0	31.0	54.8
Probably support	22.0		23.8	
Probably oppose	12.0	40.7	11.4	37.7
Definitely oppose	28.7		26.3	
Unsure	8.3	8.3	7.5	7.5

Respondents that indicated they would probably oppose, definitely oppose or were unsure about their support of an additional \$511.00 in taxes to support a renovation were, in turn, asked to indicate their support or opposition if the investment in new high school construction or renovation is **\$125 million**, or an average increase of **\$435 in taxes** per year over 20 years for the average Farmington residential assessment.

An additional 3.5% of respondents indicated they would definitely or probably support the renovation at a cost of additional \$435, on average, per year, bringing the total amount of support to 54.5%.

An additional 3.3% of respondents that would likely vote on the renovation indicated they would definitely or probably support the renovation if it cost an additional \$435, on average, per year, bringing the total amount of support to 58.1%.

Results are displayed in the following chart.

AVERAGE INCREASE OF \$435 / YEAR	RESPONDENTS (PERCENT)		LIKELY VOTERS (PERCENT)	
		Total support		Total support
Definitely support	+1.0	54.5	+1.1	58.1
Probably support	+2.5		+2.2	

Respondents that indicated they would probably oppose, definitely oppose or were unsure about their support of an additional \$435.00 in taxes to support a renovation were, in turn, asked to indicate their support or opposition if the investment in new high school construction or renovation is **\$100 million**, meaning an average increase of **\$348 in taxes** per year over 20 years for the average Farmington residential assessment.

An additional 7.8% of respondents indicated they would definitely or probably support the renovation if it cost an additional \$348, on average, per year, bringing the total amount of support to 62.3%.

An additional 8.6% of respondents that would likely vote on the renovation indicated they would definitely or probably support the renovation if it cost an additional \$348, on average, per year, bringing the total amount of support to 66.7%.

Results are displayed in the following chart.

AVERAGE INCREASE OF \$348 / YEAR	RESPONDENTS (PERCENT)		LIKELY VOTERS (PERCENT)	
		Total support		Total support
Definitely support	+1.3	62.3	+1.4	66.7
Probably support	+6.5		+7.2	

Respondents that indicated they would probably oppose, definitely oppose or were unsure about their support of an additional \$348.00 in taxes to support renovation or new construction were, in turn, asked to indicate their support or opposition if the investment in high school **renovation without new construction** is **\$75 million**, meaning an average increase of **\$261 in taxes** per year over 20 years for the average Farmington residential assessment.

An additional 12.0% of respondents indicated they would definitely or probably support the renovation if it cost an additional \$261, on average, per year, bringing the total amount of support to 74.3%.

An additional 12.2% of respondents that would likely vote on the renovation indicated they would definitely or probably support the renovation if it cost an additional \$261, on average, per year, bringing the total amount of support to 78.9%.

Results are displayed in the following chart.

AVERAGE INCREASE OF \$261 / YEAR	RESPONDENTS (PERCENT)		LIKELY VOTERS (PERCENT)	
		Total support		Total support
Definitely support	+2.5	74.3	+2.5	78.9
Probably support	+9.5		+9.7	

In an open-ended format, respondents were asked to identify three or four things they would need to see, hear or better understand before they would feel comfortable saying they would definitely support either new construction or renovation of the Farmington High School. The most frequently named responses are presented in the following table in declining order.

STATEMENT	PERCENT (N=285)
Know more about costs / budget	24.9
Know detailed plan with on-going updates on proposal and process	17.5
Required vs desired needs to be justified / proved	14.0
Still would not agree / against it	6.3
Only minimum needs to be met in plan	5.3
No opinion / don't know	4.6
Town to seek unbiased / fair bids, be transparent in process	4.6
Need more information overall	3.9
Minimal impact on student life and education	2.8
Better communication / publicized meetings and info	2.1
Safety of students ensured	2.1
Want to know student enrollment / projected	2.1
No new building / construction	1.4
Know how long it would take / timeline	1.1
Need ensured fiscal responsibility	0.7
Has nothing to do with me	0.7
Focus on handicap accessibility	0.7
Know that student needs are met	0.7
Everything is too expensive	0.7
Town comparisons completed	0.7
Build on new land	0.7
More time before vote	0.4
Need tour of school	0.4
New roof	0.4
Understand effects on desire to move to Farmington	0.4
Improved technology in school	0.4
Bring in more skills	0.4
Improved space for special needs	0.4

COMMUNICATION

Respondents were asked to indicate where they usually get information about the Farmington school system and town.

Multiple responses were accepted. The following table holds the cumulative totals in declining order.

RECEIVE FARMINGTON INFORMATION FROM...	PERCENT
Friends/Family/Neighbors/Co-workers	31.5
Local Newspapers: Printed	29.0
Farmington Town newsletter	23.3
Internet / Websites	16.8
Farmington Town Website	14.2
Farmington Schools Website	13.5
Flyers/brochures	12.3
Local Newspapers: Online	11.3
Emails	11.3
Direct mail	10.0
Social media such as Facebook	9.5
Talk of Farmington	9.5
Directly from the schools / school system	8.5
Farmington Public Schools App	4.8
TV	3.8
Other	3.3
State news outlets (papers, radio, TV)	2.8
Everbridge	2.0
Opponents of school facility initiatives	1.5
Employer	1.3
Proponents of school facility initiatives	1.3
Radio	1.0
Blogs	0.8
Front Porch or similar community forum	0.5
Don't know / Unsure	0.5

Other responses included: Board of Education meetings, Farmington Patch, meetings/meeting minutes, discussions with local politicians, patients, school letters, text alerts, Town Hall, community board, building commission and YouTube.

Respondents were asked which, if any, social media they use. Facebook was the most popular social media platform with 55.5% of respondents using it. Multiple responses were accepted. The following table holds the cumulative totals in declining order.

SOCIAL MEDIA USED	PERCENT
Facebook	55.5
Don't Use social media	35.0
Instagram	18.3
Twitter	12.3
YouTube	8.5
Snap Chat	7.2
LinkedIn	7.0
Google Plus+ (not "Google")	6.3
Pinterest	4.3
Yelp	2.0
Other	1.3
Front Porch Forum or similar community forum	1.0
Foursquare	0.3

Other responses included: Reddit.

HISTORY: THE 2017 REFERENDUM

Respondents were asked to think back to the 2017 Farmington High School new construction and renovation referendum.

Respondents were asked, regardless of whether or not they voted in the 2017 referendum or not, to indicate how strongly they supported or opposed the new high school construction and renovation as outlined on the referendum ballot.

Results are displayed in the following chart.

SUPPORT OR OPPOSITION	RESPONDENTS (PERCENT)	
		Total support or opposition
Strongly supported	34.0	44.3
Somewhat supported	10.3	
Somewhat opposed	7.5	42.3
Strongly opposed	34.8	
Had no opinion / no interest	6.5	6.5
Unsure / Don't know	7.0	7.0

Respondents who indicated they **supported** (strongly or somewhat) the 2017 new high school construction and renovation referendum were asked to provide a few reasons.

Results are displayed in the following chart.

STATEMENT	PERCENT (N=157)
For the kids, investment in the kids, my kids go there	16.0
Current building conditions are poor, need repairs, bad shape	12.1
Quality education is important, education is a top priority	9.0
Need to maintain home and property values	9.0
Need a NEW building (not renovation)	5.7
Needs renovation, updates, upgrades, modernization	5.7
It's currently dangerous, safety reasons	5.1
High School reputation does not keep up with Town's	4.5
It was a good plan, well thought out, would benefit town	3.8
Not at code	2.5
Needs to be attractive to new residents	2.0
Not convinced on price, need an investment but not that much	0.6
Need a pool	0.6

Respondents who indicated they **opposed** (strongly or somewhat) the 2017 new high school construction and renovation referendum were asked to provide a few reasons.

Results are displayed in the following chart.

STATEMENT	PERCENT (N=162)
Price was overblown, costly, taxes will increase, excessive expense	52.0
Not enough information, not convinced, lacked communication, handled poorly	8.0
No need, not necessary, fine as is	7.0
Don't need fancy new building, most expensive school in the state/nation	7.0
Renovate yes, build new no	5.0
Disagree with the plan, changes planned	4.0
Only offered one plan, no less expensive options offered, no wish list	4.0
No trust in board, lack honesty, lied, taken by surprise	4.0
Kids would be living in construction	2.0
Want new, not renovation	2.0
Waste	1.0
Debt incurred	1.0
New library and police station recently in town, same year	1.0
State budget not trustworthy	1.0

PERCEPTIONS OF THE 2017 REFERENDUM

Respondents were asked how strongly they agreed or disagreed with several statements related to the 2017 Farmington High School referendum process.

Almost three-quarters of respondents, 74.0%, agreed that they clearly understood the proposal for the high school that was present in the referendum, however, just over half of respondents agreed that public input was sought in the planning process.

The following table holds the cumulative totals, in declining order, for those indicating they strongly or somewhat agreed with the statement.

STATEMENTS	STRONGLY OR SOMEWHAT AGREE: PERCENT
I clearly understood the proposal for the high school that was presented in the referendum	74.0
I was confident I knew the cost to me of a new high school in additional property taxes	71.3
I saw the overall cost of the new high school as too high	67.0
The communication to the public was adequate – I had enough information to make an informed decision	59.8
Public input was sought in the planning process	54.3

Respondents were asked to recall the amount of the total proposed cost for the Farmington High School new construction and renovation as presented in the 2017 referendum ballot.

Over two-fifths of respondents, 41.0%, were unsure or couldn't recall the proposed cost presented on the 2017 referendum ballot.

Results are displayed in the following chart.

PROPOSED COST	PERCENT
Under 50 million	1.8
50 to under 75 million	1.3
75 to under 100 million	3.3
100 to under 125 million	10.0
125 to under 150 million	23.0
150 to under 175 million	5.0
175 to under 200 million	10.0
200 million or more	4.8
Don't know / Unsure / Don't recall	41.0

RESIDENT DEMOGRAPHICS

YEARS LIVED IN FARMINGTON	PERCENT
Less than 20 years	44.5
20 years or more	55.5
AVERAGE	25 years

AGE	PERCENT
18 to 24	5.5
25 to 34	7.0
35 to 44	17.8
45 to 54	21.3
55 to 64	21.3
65 or older	23.5
Refused	3.8

ON CHILDREN	PERCENT
No children	21.0
Have children not yet of school age (pre-school or younger)	5.8
Have children of school age currently attending Farmington schools	32.5
Have children of school age not attending Farmington schools (private school, etc.)	3.3
Have children who started in the Farmington schools but left for private or other schools	1.5
Have older (over 18) children who attended Farmington schools in the past	32.5
Have older (over 18) children who did not attend Farmington schools (such as didn't live in Farmington / attended private)	9.0
Unsure / Don't know / Refused	1.3

LIKELINESS TO VOTE IN NEW REFERENDUM	PERCENT
Very likely	79.5
Somewhat likely	10.8
Somewhat unlikely	2.0
Not at all likely	5.8
Unsure	2.0

VISITS TO FHS (IN PAST TWO YEARS)	PERCENT
Have not been in FHS over the past two years	33.3
Once	9.5
Two to five times	20.3
Six or more times	34.8
Unsure	2.3

ANNUAL TOTAL FAMILY INCOME (BEFORE TAXES)	PERCENT
Under \$50,000	3.0
\$50,000 to less than \$75,000	10.0
\$75,000 to less than \$100,000	12.0
\$100,000 to less than \$175,000	21.3
\$175,000 to less than \$200,000	7.2
\$200,000 to less than \$225,000	4.0
\$225,000 to less than \$250,000	2.0
\$250,000 to less than \$300,000	2.5
\$300,000 or more	7.5
Unsure	30.5

GENDER (BY OBSERVATION)	PERCENT
Male	43.0
Female	57.0

5 APPENDIX

INTERPRETATION OF AGGREGATE RESULTS

The computer processed data for this survey are presented in the following frequency distributions. It is important to note that the wordings of the variable labels and value labels in the computer-processed data are largely abbreviated descriptions of the Questionnaire items and available response categories.

The frequency distributions include the category or response for the question items. Responses deemed not appropriate for classification have been grouped together under the “Other” code.

Each frequency distribution includes the absolute observed occurrence of each response (i.e. the total number of cases in each category). Immediately adjacent to the right of the column of absolute frequencies is the column of relative frequencies. These are the percentages of cases falling in each category response, including those cases designated as missing data. To the right of the relative frequency column is the adjusted frequency distribution column that contains the relative frequencies based on the legitimate (i.e. non-missing) cases. That is, the total base for the adjusted frequency distribution excludes the missing data. For many Questionnaire items, the relative frequencies and the adjusted frequencies will be nearly the same. However, some items that elicit a sizable number of missing data will produce quite substantial percentage differences between the two columns of frequencies. The careful analyst will cautiously consider both distributions.

The last column of data within the frequency distribution is the cumulative frequency distribution (Cum Freq.). This column is simply an adjusted frequency distribution of the sum of all previous categories of response and the current category of response. Its primary usefulness is to gauge some ordered or ranked meaning.

Farmington High School Community Survey Ad Hoc Committee
Survey Results- Findings & Recommendations
November 27, 2018

SUMMARY

The Farmington High School Community Survey Ad Hoc Committee selected the Center for Research and Public Policy (CRPP) to collect input regarding citizen attitudes towards and willingness to finance a high school project. Using a qualitative research design, CRPP received 400 completed phone surveys among Farmington, CT residents from October 17-25, 2018. Survey design was a careful, deliberative process to ensure fair, objective and balanced surveys. The FHS Community Survey Ad Hoc Committee provided survey input and CRPP staff, with years of survey design experience, edited out any bias. All scales used by CRPP (either numeric, such as one through ten, or wording such as strongly agree, somewhat agree, somewhat disagree, or strongly disagree) were balanced evenly, and the placement of questions was carefully accomplished so that order has minimal impact.

The survey included the following areas for investigation:

- Quality of life living in Farmington;
- Current standard of living;
- Rating Farmington Town services;
- Rating Farmington Public Schools;
- Interest in and perceived importance of Farmington High School upgrades/updates;
- Awareness levels for Statement of Need required high school repairs;
- Overall support or opposition to modifying Farmington High School;
- Support and opposition to new construction/renovation at varied cost levels/tax impact levels;
- Sources for information about the Farmington school system and town;
- Views on the 2017 high school referendum-support or opposition;
- Reasons for 2017 support or opposition in the referendum
- Understanding of the 2017 proposed high school project costs;
- Demographics.

The survey conducted by CRPP is approximately proportional to population contributions of Farmington, without significant over-or-under representation of various geographic or demographic groups within a sampling frame. A "super random digit" sampling procedure was utilized to derive a working telephone sample of both listed and unlisted telephone numbers. In addition, a "mixed access" sample of both cell and landline phone numbers was utilized. Each qualified resident who lives in Farmington had an equal chance for participating in the study.

Statistically, the sample of 400 surveys had an associated margin for error of +/- 4.85% at a 95% confidence interval.

COMMITTEE FINDINGS

High Quality of Life

- 99.3% of residents surveyed reported their quality of life living in Farmington as very good (72.8%) or good (26.5%).

Satisfaction with Town services and Farmington Public Schools

- The positive rating for Town services was 87.9% and 82.1% on public schools.

Friends/Family/Neighbors/Co-workers, Printed Local Newspapers, and Farmington Town Letter are the 3 main ways people get information about the school system and Town.

- Friends/Family/Neighbors/Co-workers- 31.5%
- Local Newspapers: Printed- 29.0%
- Farmington Town newsletter- 23.3%
- 9.5% use social media for information (Facebook is the most popular)

Residents are aware of the needs of the FHS facility as outlined in the Statement of Needs

- Approximately two-thirds of all residents surveyed were aware of most of the needs
- Respondents were most aware of the needs for school safety and security upgrades (68.0%), required roof repairs (67.5%), and increased space to accommodate students and educational needs (67.3%)

There is support for a project

- 82.8% of respondents agree that an updated and upgraded high school facility is important to maintaining home property values
- 51.0% support at least a \$135M project
- 54.5% support at least a \$125M project
- 62.3% support at least a \$100M project
- 74.3% support at least a \$75M project

Nearly three quarters (74.1%) of respondents support a project that accomplishes more than the minimum requirements

- 32.8% support a new (at least 85% new) FHS where all required and most desired upgrades are considered; 41.3% support a renovated FHS where all required and some desired upgrades are accomplished.
- There was less interest in a renovation where the minimum required updates are accomplished (15.5%)
- 84.3% agreed that they could be convinced to support if they clearly understood the need.

COMMITTEE RECOMMENDATIONS

Focused, Clear, and Concise communication is necessary to build support of a Project.

- **Understand how people get their information**
 - Friends/family/neighbors/co-workers is how most of those surveyed get their information (31.5%)
- **Encourage more public participation**
 - Over half (54.3%) think public participation was sought in the planning process
 - Need to get people inside the FHS facility (cross tabulations indicate increased support, awareness of needs, and understanding of project proposal for those that have been in the facility recently)
- **Show the public how the committee arrived at the proposed project**
 - 59.8% said they had enough information to make an informed decision
 - 17.5% said they would definitely support a project if they know the detailed plan with on-going updates on proposal and process
- **Communicate the required vs. desired upgrades**
 - 88% of those surveyed agreed that this should be distinguished in public communication
- **Communicate the Facility Project Cost**
 - Clearly articulate & justify the price of the project (show residents what they are getting, distinguish between required vs. desired needs)
 - 41% of those surveyed do not recall/know the price of the last project
 - 52% of those that opposed the project believe the price was overblown, costly, excessive, etc.

A new building committee should use the survey results throughout their process.

CONSULTANT OBSERVATIONS

Findings:

- It appears that the opposition identified and turned out their opposition vote
- The opposition prevailed with their messages (ex: that the new plan would create the most expensive new high school in the state/nationally)
- Residents felt that the options were not presented in the process leading up to the vote
- There is little recall of what the total cost was in 2017 (41% said they were unsure)
- Residents felt rushed, pushed into the vote

Recommendations:

- Marketing- communication must focus on 4-5 messages
- The survey found that there is significant awareness of the needs for the high school facility in community, aim to increase awareness to 75-80%

MOTION

Agenda Item D-2

Discussion of the FHS Facility and Financial Ad Hoc Committee's findings and recommendations.

NOTE:

The FHS Facility and Financial Ad Hoc Committee was charged with developing and presenting options to the Farmington Town Council and Board of Education on next steps for the Farmington High School facility utilizing the following information:

- The previous FHS Building Committee information and data;
- Town of Farmington Financials (Present and Forecasted)
- Community input/public informational meetings;
- Results of the citizen survey poll focused on the FHS facility; and
- Information from experts in school construction.

The Committee's Findings & Recommendations document is attached (Attachment A), along with the documents that are referenced throughout:

Attachment B: Chapter 53 "Public Buildings" of the Town of Farmington Code

Attachment C: K-8 Facilities Assessment Report (Executive Summary). The full reports for each building can be accessed online [here](#)

Attachment D: Matrix document created by the FHS Facility and Financial Committee

Attachment E: Guilford Matrix Document/ includes the "do nothing option"

Attachment F: Statement of Needs one page document created by the FHS Facility and Financial Committee

Attachment G: Guilford's Map Document

Attachment H: Debt Presentation dated 7-31-2018

Attachment I: Debt Presentation dated 9-18-2018

/Attachments

Findings & Recommendations Presentation

Joint Town Council and Board of Education Meeting
January 22, 2019

Charge of the Committee

Such committee shall develop and present options to the Farmington Town Council and Board of Education on next steps for the Farmington High School facility utilizing the following information:

1. The previous FHS Building Committee information and data
2. Town of Farmington Financials (Present and Forecasted);
3. Community input/ public informational meetings;
4. Results of the citizen survey poll focused on the FHS facility; and
5. Information from experts in school construction.

Findings and Recommendations





Process

Findings & Recommendations

Process Findings

The Town Code, Chapter 53, is similar to the process in other municipalities and is an effective process for public building projects



An amendment to Chapter 53 of the Town Code is not necessary, as the ordinance clearly outlines the process

- It has been determined that Chapter 53 is consistent with the building project process in other communities
- In order to generate competition, explore engaging multiple firms in the design process and project cost to address the statement of needs (Option A and Option B)
- Include a new building option and determine the cost on the existing FHS site and other locations
 - According to the survey, 48.3% of respondents agree that they would support a new high school in a different location if space could be identified for purchase

Although 74.1% of survey respondents support a project with more than the minimum requirements, 88% of those surveyed agreed that required vs. desired needs should be distinguished in public communications



Show and clearly communicate the project's required vs. desired upgrades to the public



Clearly define "required" and "desired"

- Refer to the K-8 Facilities Assessment Report



Refer to the matrix document created by the FHS Facility and Financial Committee as a sample to prioritize the Statement of Needs



Highlight and communicate the benefits of the proposed project to the public



Process Findings

The previous committee did not include options of “the cost of doing nothing” or a renovation in the existing FHS footprint, which would be helpful in determining a baseline price and the required upgrades



Although the previous building committee’s process was effective in vetting options that ranged from a “renovate as new,” “renovation/addition,” and “new building” to meet the Statement of Needs and the Educational Specifications, they did not effectively communicate those options to the public.



Process Recommendations

Require the architect to include a cost for the “do nothing option” (physically maintaining FHS in its current form for a 30 year period) as well as the option for renovation in the existing footprint of FHS to determine a baseline price for the required upgrades

- Refer to Guilford’s “do nothing option”

The next building committee should show the public how they arrived at the proposed project

- Prioritize the options
- Refer to the Guilford matrix document



Process Findings

According to the survey, the previous building committee's process was effective in communicating the needs of the FHS facility

- Approximately two-thirds of all residents surveyed were aware of most of the needs of the FHS facility

Process Recommendations

Use the survey results and the previous building committee data as references throughout the process

Engage the community through the process through surveying and other methods to receive feedback

Engage the State legislative delegation to maximize State reimbursement





Communication

Findings & Recommendations

Communication Findings

Friends/Family/Neighbors/Co-workers, Printed Local Newspapers/Farmington Patch and the Farmington Town Letter are the 3 main ways people get information about the school system and the Town

Outside of the box thinking is necessary to encourage public participation

Communication Recommendations



Increase the number of Town Newsletters

Review the capabilities of the architect to support marketing efforts throughout the project

Communicate to the public that the Town's dedicated web page on the project can be distributed and reproduced

Run bus trips from Senior Center/Senior Housing/New Horizons to FHS for tours

Coffee with the committee (i.e. Coffee with a cop program)

Chair Report with bullet points after each meeting to distribute to public via e-newsletter/post on website

Research project engagement platform to sync to website

Engage civic groups/diverse demographics in the public participation to reach a broader audience (ex: Exchange Club, Rotary Club, Booster Clubs, Youth Sports, Tunxis Seniors, Chamber of Commerce, Religious Organizations, etc.)

Hold as many meetings a possible in the FHS facility

Communication Findings

The previous building committee's communication was complex and difficult to understand



The previous building committee did not use data/information to their full advantage to support the message



Successful large-scale building projects generally have a strong interest group attached to it

Communication Recommendations

Use clear and concise communication

- Refer to the updated Statement of Needs one page document created by the FHS Facility and Financial Committee

Present data and information to strengthen the committee's message

- Refer to Guilford's Map document illustrating funding for school projects in Connecticut
- Reference other building project costs
 - Compare on a cost per square footage basis
 - Find comparable projects with similar design
- Include timelines and impact
- Have Elections Enforcement present to the building committee early in the process

Communicate overall timeline of project to the public

- Phasing timelines and impact on students



Financial Findings & Recommendations

Financial Findings

The survey has determined that there is support for a large-scale building project

- According to the survey, 74.1% of respondents support a project that is more than the minimum requirements
- A project budget from the beginning of the process is beneficial for both marketing the project and knowing the financial impact on the residents
- The cost of the project was not determined until late in the process and the referendum occurred soon thereafter, therefore making it difficult to communicate information to the public
 - To communicate your message effectively people need to hear the message at least 7 times

Financial Recommendations

Before establishing a new building committee, a project's financial impact should be evaluated by the Town Council by reviewing the long-term forecasting that was presented to the Committee

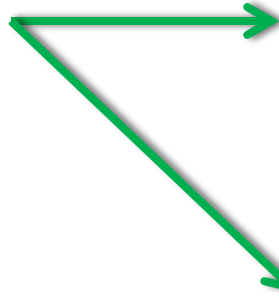
The Town Council should set the range of the net municipal cost of the project for the committee

- Refer to Debt Presentations dated 7-31-2018 and 9-18-2018

In the charge of the committee, The Town Council should require periodic reports from the building committee throughout the process (including financial projections)

Financial Findings

The cost of the previous project and the tax impact was perceived as too complicated and inconsistent



Financial Recommendations

The cost of the project should be communicated early and often

- According to the survey, 41% of respondents could not recall/did not know the price of the last project

The financial information needs to be presented and communicated in a clear and consistent manner

- Refer to marketing materials from successful projects in other municipalities
- Refer to best practices on municipal bonding

When issuing debt for the project, consideration should be given to various financing options such as principal skips.

- An example of a principal skip is a debt repayment option whereby the pay down of principal on a debt obligation is postponed until the second year of the repayment schedule. Interest on the debt obligation is paid in the first year of the repayment schedule but the first payment due on the amount borrowed (the principal) is delayed until the second year of the repayment schedule.
- Refer to the Debt Presentation dated 9-18-2018

Chapter 53. Public Buildings

[HISTORY: Adopted by the Town Council of the Town of Farmington as indicated in article histories. Amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. 83.

Article I. Construction Procedures

[Adopted 2-28-1995; amended in its entirety 5-14-2002]

§ 53-1. Purpose.

The purpose of this article is to establish procedures to plan, approve and construct public buildings in an orderly and cost-effective manner, including giving clear direction and course of action to the appointed building committee or designated person or persons. This article shall apply to all pending public building projects in progress on the effective date of this article.

§ 53-2. Statement of needs.

- A. The Town department or agency initiating a request for the construction or renovation of a public building shall submit to the Town Manager a statement of needs which justifies the requested construction. The Town Manager shall review the statement of needs critically and shall, when satisfied that the statement is complete, submit the statement to the Town Council along with a recommendation for approval or disapproval of nonschool proposed construction.
- B. The Board of Education, being responsible under C.G.S. § 10-220 for making a study of the needs for school facilities and of a long-term school building program, shall, as part of a statement of needs, make recommendations to the Town Council for new school construction, additions or renovations based upon such study.
- C. Town Council approval of a statement of needs shall be required before any further action is taken. The Town Council may hold hearings or take any other action it deems appropriate to obtain information prior to approving a statement of needs.
- D. Each Town department or agency, including the Board of Education, shall, at the time of submitting annual budget requests, submit an estimate of expenditures for capital improvements for the next five years. The Town Manager, at the time of submitting the proposed annual budget to the Town Council, shall submit a five-year capital improvements program with a recommendation of what, if any, project or projects should be undertaken in the ensuing fiscal year. The Council shall consider and act on the projects, either approving, disapproving or approving at a revised estimate of costs.

§ 53-3. Building committee or other designated person or persons.

- A. Upon approval of a statement of needs, the Town Council shall appoint a building committee for all school buildings, including at least one member of the Board of Education, and may appoint a building committee for all other Town buildings.
- B. If a building committee is appointed, the Town Council shall define the scope of the responsibilities of such committee. The Town Council shall seek to include persons experienced in design and construction (such as an architect and/or construction engineer) to be building committee members.
- C. If a building committee is not appointed for Town buildings other than schools, the Town Council shall specifically designate the person or persons responsible for planning and supervising the construction of such building and shall define the scope of responsibilities of such person or persons.
- D. Hereinafter, the building committee or designated person or persons shall be referred to as the "committee."
- E. The Town Manager shall provide the committee with qualified and adequate staff support on building, financial, administrative and clerical matters. The role and scope of staff shall be clearly defined by the Town Manager and shall be described by the Town Manager to the committee. The Town Manager shall stay in close touch with the committee and keep the Town Council advised on material developments as they occur.

§ 53-4. Planning and construction process for building projects.

- A. Project initiation. The Town Council shall, upon recommendation of the Town Manager:
 - (1) Select a site for the construction. If a school site is involved, the site shall be approved by the Board of Education and the State Commissioner of Education prior to the start of construction.
 - (2) Develop and incorporate into the committee's charge a clear description of the nature, size and purpose of the proposed building based on the approved statement of needs.
- B. Preliminary plan development. The committee shall:
 - (1) Solicit proposals from qualified architects to prepare schematic drawings and project cost estimates, including costs of construction, engineering, finance, legal, contingency, independent construction monitoring and oversight, and other appropriate costs.
 - (2) Negotiate a contract or contracts with the selected architect. The architectural work will be contracted for in two phases. Phase one will consist of preresult services, including the preparation of schematic drawings and cost estimates, including structural site work, grading and drainage, presentations to Town boards and commissions and other services and costs as determined by the committee. Phase two services will complete the project through Town acceptance and final payment to the contractor(s). The phase two contract will include the architectural fees and expenses to take the project through the design development, contract document and administrative services phases during construction, including the preparation of bid documents and contract documents, the evaluation of bids and the determination of

appropriate bonding, insurance and other soft costs. The contract(s) shall provide that the architect will not proceed beyond phase one services until the committee has issued a notice to proceed after the approval of funding for the entire project; and that the Town has no financial obligation beyond phase one fees and expenses if the project funding is not approved.

- (3) Obtain from the architect a certificate attesting to the architect's errors and omissions insurance coverage that will be valid throughout the duration of the project.
 - (4) Request sufficient funds from the Town Council to pay for the architect's phase one services. Upon approval of such funding, the committee shall execute the contract with the architect for such services.
 - (5) Decide what type of owner's representative to use (if other than the architect) such as a clerk of the works, construction manager or general contractor. If a construction manager is to be used, the committee shall solicit proposals from qualified firms and negotiate services and fees for the pre- and post-referendum phases.
 - (6) Submit the completed schematic drawings to the Town Plan and Zoning Commission for informal review and recommendation and make such changes as appropriate in accordance with the contract for architectural services.
 - (7) Submit the completed schematic drawings and project cost estimates to the Town Council for approval.
 - (8) Upon Town Council (and Board of Education for school projects) approval of the schematic drawings and project cost estimates, request that the Town Council:
 - (a) Set a Town meeting (and referendum if necessary) for the total project cost based on the cost estimates prepared by the architect and/or construction manager; and
 - (b) Refer the project to the Town Plan and Zoning Commission for a report under C.G.S. § 8-24.
- C. Final plan development. If the project is approved at the Town meeting (or referendum, if necessary) the committee shall:
- (1) Issue a notice to proceed to the architect to complete final plans, working drawings and specifications, bid documents and contract documents. The committee and its consultants shall review the design documents at each design phase to evaluate, refine and update cost estimates and verify that the plans fulfill the purpose of the proposed building in a reasonable manner. The committee shall submit a copy of the final plans, working drawings, specifications, bid documents and contract documents to an independent, qualified engineering firm for a comprehensive review as to accuracy, clarity and completeness. The engineering firm shall submit comments to the committee. The committee shall direct the architect to make such changes as it deems appropriate.
 - (2) Submit the final plans to the Town Plan and Zoning Commission for site plan approval. Upon receipt of the architect's changes and approval of the Town Plan and Zoning Commission, and approval of the Board of Education for school projects, the committee shall put the project out to bid and award the construction contract. The Town Manager and a person designated by the committee shall execute the construction contract on behalf of the Town.
 - (3) Meet with the architect, general contractor or construction manager to reconcile any differences between the parties. The committee shall approve the final plans, working drawings and specifications, bid documents and contract documents.

D. Construction initiation. The committee shall:

- (1) Establish an oversight team consisting of the architect, Town staff members and/or consultants to assure regular and knowledgeable in-the-field monitoring of construction and evaluation of change orders and to keep the committee up-to-date on a regular basis on all material developments. The committee shall contract for additional independent monitoring of the construction process, if deemed necessary.
- (2) Authorize the start of construction.
- (3) Monitor the construction process to include meetings with the architect, project manager and construction contractor as necessary to resolve any differences.
- (4) Establish liaisons and/or other means of communication to keep the Town Manager, Town Council and other interested parties up-to-date on project developments.
- (5) Consider and act promptly on change orders, making certain that any increase in the cost involved in any change order is within the amount appropriated for the project.
- (6) Monitor the preparation by the architect of a list of items (punch list) which are not fully completed or which require further attention when the architect has certified that the building is substantially complete. The committee shall accept the building as substantially complete and make certain that the punch list items are completed promptly and properly.
- (7) Review the certification by the architect that construction has been completed in full compliance with contract documents or review the list of items that are not yet satisfactorily completed.
- (8) Authorize the release of funds that had been withheld or designate those funds to be withheld pending completion of any unfinished work or for any other appropriate reason.

§ 53-5. Town Manager's responsibility for coordination of process.

Throughout the planning and construction process, the Town Manager shall be responsible for coordinating the process and working with the committee and making full use of the Town staff and appropriate outside services as required. The Town Manager shall attend meetings as necessary between the architect and general contractor or construction manager and/or subcontractors. In the event of a conflict precluding the Town Manager's attendance at any such meetings, the Town Manager shall designate an alternate to attend in his/her absence and promptly after the meeting shall confer with the alternate and be briefed on significant developments. Within budgetary limits, the Town Manager is authorized to obtain such outside services as he/she believes are needed.

§ 53-6. Execution of contracts.

The Corporation Counsel shall review all contracts before they are entered into by the Town or the committee and shall oversee the execution of such contracts and compliance with appropriate bonding and insurance requirements.

§ 53-7. Approval by State Commissioner of Education.

In the case of the construction of school buildings, the Town Council may by resolution authorize the

Board of Education to apply to the State Commissioner of Education for a state grant-in-aid for the project. The Board of Education and Superintendent of Schools shall be responsible for having the State Commissioner of Education approve the plans and other matters relating to such application and for obtaining school construction grants from the state.

K-8 Code Analysis and Buildings & Grounds Survey

Farmington Public Schools

Farmington, Connecticut

January 2018



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Introduction

The background features a dark gray field with several overlapping, light gray geometric lines. A vertical line runs down the right side, a horizontal line runs across the middle, and a thick, L-shaped line forms a frame in the upper right quadrant.

6 Introduction

Overview

Long-range planning

In accordance with the Farmington Public Schools' goals of enabling all students to achieve academic excellence, exhibit persistent effort, and live as resourceful, inquiring, and contributing global citizens, Friar Architecture has worked with the Superintendent of Schools and her executive staff to evaluate and propose enhancements to the existing school facilities to better serve their needs.

Following up on the work completed by the Farmington Board of Education's Capital Improvement Ad Hoc Committee (CIAHC), Friar Architecture was engaged to perform a facility assessment at all schools within the district, except the High School. The purpose of this assessment was to review the existing conditions of each facility and prepare a comprehensive report that will assist the district in determining short and long term capital maintenance planning and expenditure allocation.

Through these existing conditions studies, this group has explored the feasibility of improving school buildings to support appropriately sized schools with programs that would meet the needs of Farmington students and their families. This would insure that all Farmington children are able to attend a school that is safe, modern, compliant with current building codes and able to support its educational programs.

This work included a verification that facilities are in compliance with all applicable codes, are watertight and secure, and noted any deficiencies of mechanical systems that would bring them up to standards and possible alternatives to improve efficiencies and lower operation costs. All K-8 buildings are compliant with the codes that were in effect at the time they were constructed, but most would require some level of upgrades to be compliant with the current State Building Code (2012).

While the facilities and maintenance staff have done an outstanding job of preserving and maintaining the buildings under their care, like most districts, budget constraints have resulted in some deferred maintenance and the postponement of necessary, but cost-prohibitive improvements.

Time since last renovations

As indicated on the State Department of Education's (DOE) website in the areas of General Building Conditions, only one of the six school facilities have had significant improvements in the past 25 years. While all six buildings are in need of work to bring the buildings in line with current Building Codes, only one requires ADA upgrades of some significance.

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>

All of Farmington's school buildings have dated mechanical systems that are nearing the end of their useful life. While these conditions may not pose a safety concern for the students, teachers and community groups that utilize the buildings, they could be upgraded or replaced with more efficient, energy-saving systems, including air conditioning. And while the schools are in compliance with the Fire Code, most buildings do not have a complete fire protection (sprinkler) system; this is recommended for consideration, but would likely only be considered with a Renovate Like New project.

School capacity and portable classrooms

When school enrollments and populations peaked across the state in the late 1990s, many districts added badly needed space to their facilities in the form of temporary, portable classrooms and modular construction. However, through careful planning, Farmington continues to be free of leased facilities.

Connecticut State Department of Education Bureau of School Facilities Building Size and Capacity by School

District	School Name	Square Footage	Acreage	General Classrooms	Portable Classrooms	Portable Classrooms in Use Since
Farmington	Union School	43,000	10.0	18		
Farmington	Noah Wallace School	52,000	4.6	21		
Farmington	West District School	44,860	40.0	19		
Farmington	East Farms School	50,260	19.6	22		
Farmington	West Woods Upper Elementary School	132,444	25.8	32		
Farmington	Irving A. Robbins Middle School	128,560	27.1	38		
	Total	451,127	127.1	150		

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#>

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Along with academic or grade level classrooms, all schools have the following spaces:

- Classrooms for music, art, library (larger assembly space), physical education (gymnasium)
- Two or more special education resource rooms (ex. one or more academic resource classrooms and one or more social emotional learning resource rooms)
- Tutoring/intervention: half-sized classrooms
- Office spaces for a school nurse and administrators as well as Literacy and Math Specialists, School Social Workers, Psychologists, Counseling (Grades 5-7), English Language Tutors and Speech and Language Pathologists to meet with children
- Custodial offices and storage spaces for supplies and materials.

Farmington Schools Facility Assessment

	Irving A Robbins MS	West Woods Upper ES	East Farms ES	Noah Wallace ES	Union ES	West District ES
Grades Housed	7-8	5-6	K-4	K-4	K-4	K-4
Current Student Population	672	688	423	378	300	292
Square Footage (SF)	128,560	132,944	50,260	52,000	43,000	44,860
Allowable SF (per OSCG)	95,337	94,866	52,226	47,250	41,125	36,500
Square Feet per Student	191.31	193.23	118.82	137.57	130.70	153.63
Reimbursement adjustment	-25.84%	-28.64%	0.00%	-9.13%	-4.36%	-18.64%

As evidenced by the State's new formulas for the calculation of each school building's capacity, and with current school enrollments decreasing, this has resulted in most of the schools being considered by the State as oversized for the population they serve. Overall the six schools in this study (FHS not included) have a capacity of over 3,436 students and accommodate 2,782 students.

This shortfall will have an effect on State School Construction Grant reimbursement with any planned renovation projects.

In each individual report, listed are the Unique School Features which go beyond the typical program of standard academic or grade level classrooms and support spaces. These areas are listed in the Architectural Existing Conditions section, and accounted for in the Space Standards Capacity graphic within each Executive Summary. While critical to the curriculum and success of the Farmington Public Schools, these spaces may be perceived as contributing a building being considered "oversized".

Investment

The quality of learning environments directly affects a student's level of achievement. While one of the five facilities has had considerable upgrades in the past 25 years, program and space needs have changed significantly over the past half century. However, Farmington Public Schools has worked to create teaching environments with modern technologies which enhance the learning experiences to better prepare Farmington's students for their continued education.

Again, as evidenced by another report by the DOE on Farmington's school facilities, the infrastructure of each building was graded from 0-4, with 4 being the highest grade. While each school has averaged a 3 or "good" grade in each category, this is not entirely consistent with the conditions observed with the recent facility evaluations.

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#>

The FPS Facilities Department has acted prudently to protect the community investment. In fact, some pictures in the reports are labeled "Not Used" because the documented issues had been corrected between the time of investigation and final report. Current improvements include:

- All plumbing fixtures are in process of being switched to "low flow" models
- All lighting fixtures are in process of being changed to LED bulbs
- Have implemented a long- range plan for replacement of roofs and mechanical equipment.

Additionally, the FPS Facilities Department's partnership with the Town of Farmington has allowed them to take advantage of State and Utility grants for joint ventures. This has facilitated enhancements to buildings' Security systems, and implemented the installation of LED site lighting at the schools.

Community Use

Town of Farmington programs supported by the Farmington Public Schools through the shared use of the facilities includes, but is not limited to:

- Farmington Highway and Grounds Dept.
- Farmington Library

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- Farmington Parks & Rec. Dept.
- Farmington Police Department
- American Red Cross
- Boy Scouts
- College Board
- CT Science Olympiad
- Dance Connection
- Farmington Future
- Farmington Village Condo Assoc.
- FHS Booster Clubs
- Girl Scouts
- Legacy Church
- Mud Hogs Cheerleading
- Olympic Taekwondo Academy
- Project Graduation
- PTO
- Red Supreme Production
- Registrar of Voters
- Relay for Life
- St. Joseph College
- Tumble Bunnies
- Tunxis Hose: Carnival
- Unionville Village Improvement: Unionville Festival

Recommendations

Having verified the existing conditions of the facilities, including an assessment of compliance with the Building Code, Fire Code and Americans with Disabilities (ADA) regulations, Friar has analyzed the needs and priorities of each building and use group. This information is summarized in the following sections.

After reviewing this data with the Superintendent of Schools and her executive staff, Friar has generated Opinions of Probable Costs for the recommended needs over the next 5 - 10 years in the form of Alteration projects.

That work will be compared to a comprehensive, Renovate Like New project, which would address all needs at the facility to refurbish it and provide it with a useful life comparable to that of a new facility.

Additionally, the costs for a similarly constructed new building, without Site acquisition or development costs, is also provided for comparison.

Union Elementary School Executive Summary

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Building Information

This section contains the executive summary, which provides an overview of the building and summarizes the survey results. Graphs are included to represent current conditions of the building's components and conformity with IBC, NFPA and ADA requirements. Photographs of various elevations of the building are provided for reference. This section also provides a summary of the opinion of probable costs, presenting a graphic comparison of the work required to address the deficiencies uncovered during the survey versus the cost of replacing the structure. At the end of Section 2, a chart provides an overview of the required work addressed by the building survey and potential replacement costs.

Union Elementary School

Stories	Two + Basement
Area	43,000 s.f.
Address	173 School Street, Farmington
Original Construction	1938
Addition(s)	1977
Grades	Kindergarten - Fourth Grade
Condition	Fair to Good
Description	School

Please note that the building is compliant with the Codes that were in effect at the time of its construction, however, this report analyzes the existing conditions of the facility against the current Codes in effect at the time of the report. While the current conditions do not pose an immediate safety concern for the students, teachers and community groups that utilize the building, any updates would be required to be addressed with a comprehensive renovation. And while the school is in compliance with the Fire Code, the building does not have a complete fire protection (sprinkler) system; this is recommended for consideration, but would likely only be considered with a "Renovate Like New" project.

Architectural Survey

The exterior skin of Union Elementary is brick, which is in fair condition. The roofs are built-up roofing and EPDM, which are in fair condition.

Typical windows consist of aluminum frames, double pane insulated glass and limestone sills. The windows are in fair to good condition. Exterior doors are a mix of hollow metal and wood doors and frames. The doors are in fair condition. The exterior sealants of the doors and windows are in fair to good condition.

The building interior is in fair to good condition.

The work recommended to address architectural conditions includes:

- Brick re-pointing is required especially at window sills and door lintels
- Replace deteriorated limestone cornice
- Refinish or replace steel window and door lintels
- Replace sealant at windows and doors
- Install proper drainage on roof to eliminate ponding
- Gymnasium doors and windows need to be inspected to prevent further water damage to floor
- Ceiling tiles need to be replaced where water damage is present. The kitchen and cafeteria should be considered the highest priority
- Ceramic floor tiles need to be cleaned in all locations.
- Grout in ceramic floor tiles need to be re-sealed.
- Install a new elevator

Structural Survey

The original building's basement is constructed of a reinforced concrete; basement floor, pipe tunnel, foundation wall construction and partial first floor construction. Brick masonry bearing walls at the exterior walls and the corridor walls support wood floor and roof framing. Steel lintels and beams are most likely used for larger spans and for additional structural support. The roof over the gymnasium is a pitched roof probably consisting of wood frame trusses, steel tension cables and steel bolted connecting plates.

The one-story, 2007 addition is constructed on reinforced concrete footings, foundation walls and a concrete slab on grade. The steel framework consists of steel joists and steel roof decking. The exterior and interior masonry wall construction is load bearing with the interior bearing wall being the exterior wall of the existing building.

The work recommended to address structural conditions includes:

- Interior painted brick walls require repointing
- Brick repointing is required especially at window sills and door lintels

Mechanical Survey

The mechanical system is comprised of two gas-fired hot water boilers and multiple ductless split units which are in good condition.

The work recommended to address mechanical systems conditions includes:

- Provide make-up air for Kitchen hood as required per 2012 IMC, section 508.
- Provide exhaust ventilation throughout the school.
- Install exhaust for all Custodial closets as required per 2012 IMC, section 510.

14 Union Elementary Executive Summary

- The boilers were replaced in 2002 and appear to be performing properly.
- Provide cooling for Data rack.

Electrical Survey

The electrical service is a 600 amp switchboard which feeds the entire building.

The work recommended to address electrical system conditions includes:

- Consider service upgrade to 3 phase power with surge protection source due to load on electrical system. Circuit breaker panels are at their maximum with many breakers doubled up.
- Install GFI receptacles at all service points located on roof.
- Receptacles are at their maximum usage, numerous power strips being utilized. Consider installation of additional receptacles.
- Remediate general electrical issues (i.e.. open j-boxes, etc.)

Plumbing Survey

The plumbing system consists of a domestic water service line. The interior domestic water lines are insulated throughout most of the building and are in good condition

The work recommended to address plumbing systems conditions includes:

- Provide emergency eyewash station at all custodial closets with mop sinks per IPC 2012 & ANSI/ISEA Z358.1-2014.
- Provide ADA compliant toilet rooms per ANSI A117.1 2009.
- Provide ADA compliant drinking fountains per ANSI 117.1 2009.
- Provide insulation for all ADA toilet rooms per ANSI 117.1 2009
- Replace damaged roof drain covers/clear debris from roof drains.

Fire Protection Survey

There is no fire protection system in this building.

The work recommended to address the fire protection system conditions includes:

- Installation of a complete NFPA 13 fire protection system

Lighting Survey

The lighting service consists mainly of fluorescent and CFL fixtures which are in good condition.

The work recommended to address lighting system conditions includes:

- Provide additional exterior lighting as needed.

Fire Alarm Survey

The fire alarm service is comprised of an addressable Simplex panel. There is also a fire alarm voice evacuation panel. Both services are in good condition.

The work recommended to address fire alarm system conditions includes:

- Upgrade system to meet NFPA 101, IBC 2012, IFC 2012 & ANSI 117.1 2009.
- Upgrade voice evacuation system.
- Upgrade devices as needed.

Security System and Telecommunications Survey

The security system is comprised of an AI Phone intercom system with security cameras for visual aid and proximity card reader system. The system is in good condition overall. The telecommunications system entrance is located in the main electrical room. There are smart boards, projectors, PA speakers and clocks located in the classrooms.

The work recommended to address security system and telecommunications conditions includes:

- Provide additional security cameras at exterior locations.

International Building Code Survey

Union Elementary was evaluated for compliance with the 2012 IBC and Connecticut Supplements and Amendments, through 2016 for Use Group E, Education. This report does not address alterations to the existing building, because the scope of an alteration project has not been defined. In this case, a change of use would be very unlikely.

The work recommended to address IBC code violations includes:

- Chapter 7 Fire and Smoke Protection Features: Section 714 Penetrations, Protect through penetrations at all penetrations in fire resistance rated wall assemblies.
- Chapter 9 Fire Protection Systems: Use Group E - Educational 903.2.3 Automatic sprinkler systems are required
- Chapter 10 Means of Egress: Section 1007 Accessible Means of Egress - 1007.1 Accessible means of egress required.
- Chapter 10 Means of Egress: Section 1019 Vertical Exit Enclosures (1 hour required)
- Chapter 10 Means of Egress: Section 1012 Handrails - Stair handrails need to be upgraded
- Chapter 10 Means of Egress: Section 1018 Corridors - Corridor fire rating needs to comply with 1018.1
- Chapter 10 Means of Egress: Section 1016 Corridors - Dead End Corridors shall not exceed 20 feet, 1016.3
- Chapter 10 Means of Egress : Section 1011 Exit Signs - All exits shall be marked with an approved exit sign.
- Chapter 11 Accessibility: Refer to ADA Section of the Report
- Chapter 12 Interior Environment: Toilet and Bathroom Requirements - Urinal partitions are required between all urinals.
- Chapter 13 Energy Efficiency: IECC (International Energy Conservation Code) - Re-roofing applications will need to comply with the minimum continuous insulation standard
- Chapter 13 Energy Efficiency: IECC - Window, door & skylight replacement for the original building will need to comply with a minimum insulating value

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NFPA Code Survey

A review of Union Elementary's compliance with the NFPA Life Safety Code 2012 was made. The Life Safety Code is a retroactive code for existing buildings and review of applicable systems is required. This building will require updates.

The work recommended to address NFPA code violations includes:

- Sprinkler Protection due to Corridor Protection
- Corridor Protection
- Compliant Means of Escape Windows
- Protection from Hazards (Custodian's Rooms, Storage Rooms, Kitchen, Boiler Room)
- Protection of Vertical Openings (Stair)
- Stair Handrails
- Dead End (Corridor outside Main Office)
- Glass Protection (Display cabinets)
- Occupant load posting for the Gym / Stage
- Installation of a complete NFPA 13 fire protection system should be considered.
- Upgrade fire alarm system to meet NFPA 101

ADA Compliance Survey

Union Elementary School was also evaluated based on the Americans with Disabilities Act (ADA), Title II, for public building accessibility. ADA is an act of Congress mandating certain standards for accessibility that are enforceable through the civil courts. Union Elementary School fails to meet some of these requirements, evident in the "ADA Compliance Survey".

The building was evaluated based on a review of existing documentation, field verification of existing space usage and discussions with building staff to confirm existing space allocation and usage.

The work recommended to address ADA compliance issues includes providing:

- Relocate accessible parking spaces and accessible route to provide a shorter travel distance and safer accessible route to the main entry of the school.
- Provide additional accessible parking spaces. Three spaces are required per ADA.
- Provide signage at the exterior of the school directing visitors to accessible entrance(s).
- Provide permanent room identification signage with Braille that complies with ADA on all doors along the accessible route.
- Provide adequate and compliant directional signage
- Provide necessary knee clearance where it is missing at sinks and counters.
- Provide accessible sinks and counters in all classrooms and office areas.
- Provide handicap accessible bathrooms and toilet rooms throughout the building, where they exist.
- Provide maneuvering clearances at doors including required door width.
- Remove and/or modify all protruding objects, provide proper headroom clearances along the accessible route.
- Upgrade all grab bars for handicap accessibility.
- Provide accessible exiting to comply with the proper number of exits required.
- Provide accessible drinking fountains at non-compliant locations.
- Provide compliant door hardware at all doors along accessible route.
- Provide access to the stage located off the gymnasium.
- Provide access to the health room / nurses office.
- Provide compliant handrails for stairs.

- Provide compliant stair tread and risers
- Provide access to and from the cafeteria serving line

Site Survey

The site at Union School was evaluated. Traffic flow at this facility is limited to two public roads (Perry Street / Platner Street) to the north and east of the school. Parking is available on Perry Street and in a lot located off of Platner Street. Play areas consist of a grass field, an asphalt paved play space and a mulch base playground area all located to the south of the school.

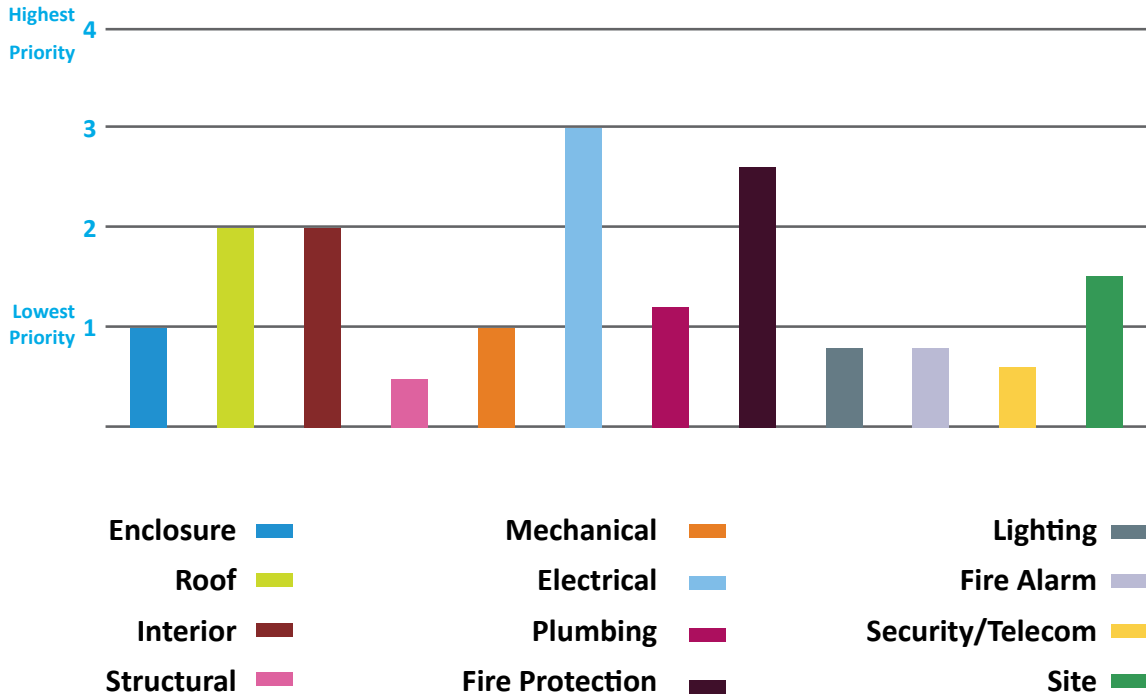
The work recommended to address site conditions includes:

- Replace the concrete sidewalk from end of ramp to School Street at the main entry.
- The ground surface of the accessible parking spaces at the main parking lot should be repaved and re-striped to conform to current ADA standards.
- Provide signage for accessible parking spaces.
- Repair asphalt paving in main parking lot where cracking has occurred due to which water collection.
- Update drainage to allow proper water drainage in paved areas and front lawn.

Executive Summary Charts

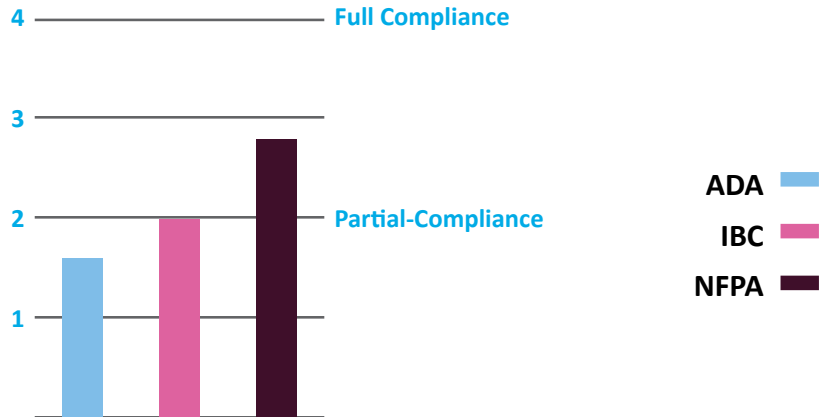
Each of the elements that were reviewed under this assessment was ranked on a scale of 1-4, with a 4 rating equating to the highest priority. Components that received a ranking of 3 should be considered to be moderate priorities, while rankings of 2 and 1 are considered to be low priorities. The following chart graphically presents the survey results (reference Section 4 for a detailed description for each category).

Prioritization of Required Work



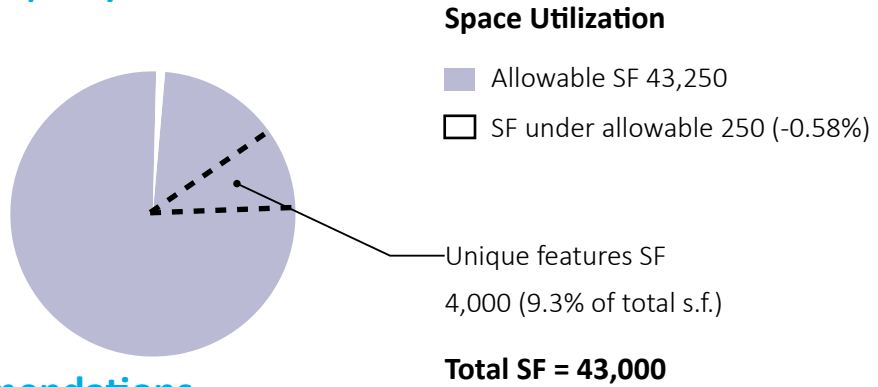
The graph below represents the building’s overall conformity with IBC, NFPA and ADA requirements. Compliance was rated on a scale of 1-4, with a 4 rating equating to full compliance. A rating of 2 or under indicates that the building requires moderate to substantial code compliance updates in order to protect the safety of the building’s occupants.

Code Compliance Evaluation



Please note that the building is compliant with the Codes that were in effect at the time of its construction, however, this report analyzes the existing conditions of the facility against the current Codes in effect at the time of the report. While the current conditions do not pose an immediate safety concern for the students, teachers and community groups that utilize the building, any updates would be required to be addressed with a comprehensive renovation. And while the school is in compliance with the Fire Code, the building does not have a complete fire protection (sprinkler) system; this is recommended for consideration, but would likely only be considered with a “Renovate Like New” project.

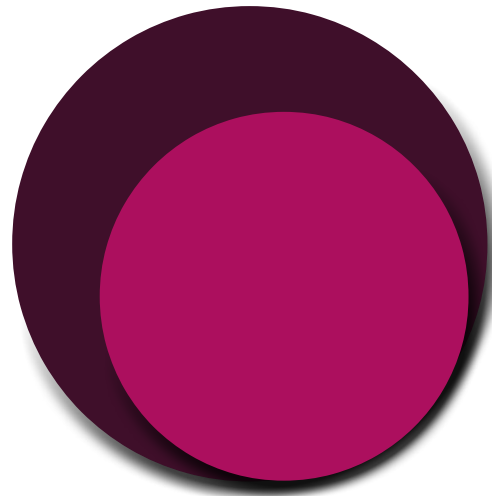
State Space Standards Capacity



Summary of Recommendations

<p>Program and Conceptual Plan</p>	<p>Based upon the space utilization information gathered, a program that accommodates the various functions of the building indicates the following needs:</p> <ul style="list-style-type: none"> • Bringing all fire separation walls up to Code • Replacement of the roof and M/E/P systems past their useful life • Consideration of an electrical service upgrade and installation of a complete fire protection system. <p>These program recommendations have been used to generate a conceptual plan which illustrates the program assessment and recommended improvements. The proposed plan is based on meeting the needs of the users and upgrades required to comply with current applicable code, while also meeting the overall goals and projected enrollment of Farmington Public Schools.</p>
<p>Opinion of Probable Costs</p>	<p>The estimate of probable costs is designed as a planning tool for Farmington Public Schools. Estimates do not account for a possible change of use.</p>
<p>Required Work</p>	<p>The estimates reflect bringing the building, in its present configuration, into compliance with current applicable codes and addressing the needs of the various building components (architectural, structural, mechanical / electrical / plumbing / fire protection and site). The projected renovations for these components would upgrade the building to a good condition.</p> <p>Projected costs are based on 2017 dollars and include no soft costs or contingencies. Based on analysis, over the next 10 years, the required work at this building will cost approximately \$9,573,937. At 44,860 square feet, renovations at this building equate to approximately \$213 per square foot. This cost-per-square-foot figure falls within industry standards for renovations / upgrades of this nature.</p>
<p>Replacement Cost</p>	<p>A similarly constructed building would cost \$400 per square foot. Using this figure, the replacement cost for this building is approximately \$17,944,000, which follows state standards for structures of this type. The \$400 per square foot replacement cost was obtained from R.S. Means Construction Cost Data and current local market conditions for buildings of this type. The estimate includes hard construction costs, demolition costs, construction contingencies, design costs, and other “soft costs”.</p>
<p>State Reimbursement</p>	<p>The municipality’s reimbursement from the State of Connecticut Department of Education for eligible items is 30% and the building is at 83.59% capacity. These factors would effectively adjust the community’s portion of the costs from 70% to 74.92%.</p>

The chart below indicates the estimated value of the required work addressed by the building survey alongside the potential cost of a Renovate Like New project. These costs are provided as a guideline for comparative purposes and are based on renovating or replacing the building as is, i.e. size and use. Information considered includes the type of structure, year built and existing area for the building.



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

The required Alteration work addressed in this survey equates to approximately 77.6% of the construction cost of a Renovate like New project.

Comparative Replacement costs for a new building would be \$17,944,000. Site acquisition costs were not factored into this comparison

**Noah Wallace
Elementary School
Executive Summary**

Building Information

This section contains the executive summary, which provides an overview of the building and summarizes the survey results. Graphs are included to represent current conditions of the building’s components and conformity with IBC, NFPA and ADA requirements. Photographs of various elevations of the building are provided for reference. This section also provides a summary of the opinion of probable costs, presenting a graphic comparison of the work required to address the deficiencies uncovered during the survey versus the cost of replacing the structure. At the end of Section 2, a chart provides an overview of the required work addressed by the building survey and potential replacement costs.

Noah Wallace Elementary School

Stories	Two + Basement
Area	52,000 s.f.
Address	2 School Street, Farmington
Original Construction	1904
Addition(s)	1926, 1939 & 1977
Grades	Kindergarten - Fourth Grade
Condition	Good
Description	School

Please note that the building is compliant with the Codes that were in effect at the time of its construction, however, this report analyzes the existing conditions of the facility against the current Codes in effect at the time of the report. While the current conditions do not pose an immediate safety concern for the students, teachers and community groups that utilize the building, any updates would be required to be addressed with a comprehensive renovation.

Architectural Survey

Noah Wallace Elementary School has a masonry (brick) exterior that is in fair condition. The exterior envelope of the original portion of the school also has areas of painted wood trim primarily at the corners and roof line. The windows and exterior doors are in fair condition.

The roofing system is a mix of EPDM and ballasted built-up roofing systems (18 years old) on flat areas and asphalt shingle on pitched portions. Both roofing types are in good condition. The roof was replaced in 2010 on the 1904, 1919 and 1939 portions and is in good condition.

The building interior is in fair condition.

The work recommended to address architectural conditions includes:

- Repointing and/or replacement of brick exterior in some areas.
- Clean and refinish wood trim on the exterior of the building. Investigate further for wood rot.
- Consider replacement of heavy exterior doors.
- Apply new gravel where tar is exposed at B.U.R. systems
- Upgrade wood stairs
- Install a new elevator
- Upgrade all bathrooms
- Install a new entrance vestibule for security and energy efficiency
- Replace damaged ceiling tiles and grid system
- Replace tackable wall surfaces in corridors and classrooms
- Replace wall pads in Gymnasium
- Clean and reseal ceramic tile flooring in toilet rooms

Structural Survey

The building's exterior frame is a mixture of wood, steel and concrete all of which are in good condition. The foundation is both stone and concrete and is in good condition.

The work recommended to address structural conditions includes:

- Repair and/or replace damaged pitched roof rafters.
- Repointing of any load bearing masonry walls.

Mechanical Survey

The heating system consists of two gas-fire hot water boilers. The heating distribution is generated via a steam heat system. There are fin tube radiation and unit ventilators throughout the building. Cooling of the building is achieved through multiple ductless split and wall type air conditioners.

The work recommended to address mechanical systems conditions includes:

- Replace wind turbine ventilators located on the roof.
- Provide make-up air for Kitchen hood as required per 2012 IMC, section 508.
- Provide exhaust ventilation throughout the school.
- Install exhaust for all Custodial closets as required per 2012 IMC, section 510.

Electrical Survey

The electrical service is comprised of an 800 amp main switchboard that feeds to additional sub panels.

The work recommended to address electrical system conditions includes:

- Receptacles are at their maximum usage, numerous power strips being utilized. Consider installation of additional receptacles.
- Re-mediate general electrical issues (i.e., open j-boxes, etc.)
- Electrical sub panels appear to be at/nearing full capacity. Consider service/panel upgrades to accommodate additional power requirements.
- Electrical investigatory survey

Plumbing Survey

The plumbing system consists of a cement lined domestic water service. There are hose bibs around the building, and there is no irrigation system visible for the site. One water heater provides hot water to the entire building.

The work recommended to address plumbing systems conditions includes:

- Provide emergency eyewash station at all custodial closets with mop sinks per IPC 2012 & ANSI/ISEA Z358.1-2014.
- Provide ADA compliant toilet rooms per ANSI A117.1 2009.
- Provide ADA compliant drinking fountains per ANSI 117.1 2009.
- Provide insulation for all ADA toilet rooms per ANSI 117.1 2009

Fire Protection Survey

The fire protection system is supplied with water from a 6" fire line. The fire line supplies the wet and dry sprinkler system and is protected by a 6" A Backflow Preventer with gate valves & tamper switches. The dry sprinkler system is equipped with an air compressor. The wet system is equipped with flow & tamper switches, the dry system is equipped with pressure & tamper switches.

The work recommended to address the fire protection system conditions includes:

- No recommendations at this time.

Lighting Survey

The interior lighting consists typically of pendant mounted and surface mounted fluorescent fixtures. Exterior lighting consists of wall mounted and surface mounted fixtures. There are also pole lights in the parking areas.

The work recommended to address lighting system conditions includes:

- Provide additional exterior lighting as needed.

Fire Alarm Survey

The fire alarm service is an addressable system. The fire alarm control panel communicates with the fire department through an auto-dialer. There are manual pull stations located within the required distance to the building exits.

The work recommended to address fire alarm system conditions includes:

- Upgrade system to meet NFPA 101, IBC 2012, IFC 2012 & ANSI 117.1 2009.
- Upgrade voice evacuation system.
- Upgrade devices as needed.

Security System and Telecommunications Survey

The security system consists of an AI Phone intercom system which is complimented with security cameras for visual aid. There are video security cameras located at the entrance/exit doors and the playground area.

The telecommunications system is comprised of “smart” boards and projectors, PA speakers and clocks located in the classrooms.

No recommendations at this time to address security system and telecommunications conditions.

International Building Code Survey

Noah Wallace was evaluated for compliance with the 2012 IBC and Connecticut Supplements and Amendments, through 2016 for Use Group E, Education. This report does not address alterations to the existing building, because the scope of an alteration project has not been defined. In this case, a change of use would be very unlikely.

The work recommended to address IBC code violations includes:

- Chapter 3 Use and Occupancy Classification - Fire and Smoke Protection Features: Mixed use fire separation assemblies at rated separation between educational and assembly areas.
- Chapter 7 Fire and Smoke Protection Features: Section 714 Penetrations, Protect through penetrations at all penetrations in fire resistance rated wall assemblies.
- Chapter 10 Means of Egress: Section 1019 Vertical Exit Enclosures (1 hour required)
- Chapter 10 Means of Egress: 1003.3 - Eliminate protruding objects and provide proper headroom at corridors and exit ways.
- Chapter 10 Means of Egress: Section 1007 Accessible Means of Egress - 1007.1 Accessible means of egress required.
- Chapter 10 Means of Egress: Section 1012 Handrails - Stair handrails need to be upgraded
- Chapter 10 Means of Egress : Section 1011 Exit Signs - All exits shall be marked with an approved exit sign.
- Chapter 11 Accessibility: Refer to ADA Section of the Report
- Chapter 13 Energy Efficiency: IECC (International Energy Conversation Code) - Re-roofing applications will need to comply with the minimum continuous insulation standard
- Chapter 13 Energy Efficiency: IECC - Window, door & skylight replacement for the original building will need to comply with a minimum insulating value
- Chapter 15 Roof Assemblies and Rooftop Structures: 1503.4 Roof Drainage - Re-roofing will need to comply with the overflow roof drainage provision

NFPA Code Survey

A review of Noah Wallace's compliance with the NFPA Life Safety Code 2012 was made. The Life Safety Code is a retroactive code for existing buildings and review of applicable systems is required. This building will require updates.

The work recommended to address NFPA code violations includes:

- 15.7.1 - Emergency Plans (Provide as Required)
- 15.3.6 - Corridors (1/2 Hour Corridor Protection - Smoke Partitions))
- Protection from Hazards (Custodian's Rooms, Storage Rooms, Kitchen)
- Protection of Vertical Openings (Older stairs)
- Door hardware at exit stair doors (Fire rated, latching)
- Stair Construction - (Handrails and Guards)
- Ramp Construction - (Handrails and Guards)
- Glass Protection (Display cabinets)
- Marking of Means of Egress
- 13.7.8.3 Occupant Load Posting (Assembly Spaces)
- Upgrade fire alarm system to meet NFPA 101

ADA Compliance Survey

Noah Wallace Elementary School was also evaluated based on the Americans with Disabilities Act (ADA), Title II, for public building accessibility. ADA is an act of Congress mandating certain standards for accessibility that are enforceable through the civil courts. Noah Wallace Elementary School fails to meet some of these requirements, evident in the "ADA Compliance Survey".

The building was evaluated based on a review of existing documentation, field verification of existing space usage and discussions with building staff to confirm existing space allocation and usage.

The work recommended to address ADA compliance issues includes providing:

- Reconfigure accessible parking space, delivery area and accessible route to provide a shorter travel distance and safer accessible route to the main entry of the school.
- Provide additional accessible parking spaces. Three spaces are required per ADA.
- Provide signage at the exterior of the school directing visitors to accessible entrance(s).
- Provide permanent room identification signage with Braille that complies with ADA on all doors along the accessible route.
- Provide adequate directional signage that complies with ADA.
- Provide necessary knee clearance where it is missing at sinks and counters.
- Remove boxes and other items being stored under ADA sinks that are preventing use of the sink
- Provide accessible sinks and counters in all classrooms.
- Provide a compliant elevator with a 3'-0" door
- Provide an accessible route to and from the gymnasium
- Provide handicap accessible door hardware for the accessible route
- Provide an accessible route to and from the nurses office
- Provide accessible door thresholds at non-compliant locations
- Provide compliant handrails for stairs.
- Provide handicap accessible bathrooms and toilet rooms throughout the building.
- Provide maneuvering clearances at doors including required door width.
- Remove and/or modify all protruding objects.
- Upgrade all grab bars for handicap accessibility.

- Provide width required at cafeteria serving line.
- Provide exterior signage to direct the public to the accessible entrance(s).
- Provide accessible exiting to comply with the proper number of exits required.
- Provide accessible drinking fountains at non-compliant locations.

Site Survey

The site at Noah Wallace School was evaluated. The site is bound by School Street and residential properties to the north and east, and by Church Street, the Barney Library and residential properties to the south and west. Parking is available along School Street and in a parking lot which is shared with the Barney Library located off of Church Street. Play areas consist of a grass field, an asphalt paved play space and a wood chip base playground all located to the south of the school.

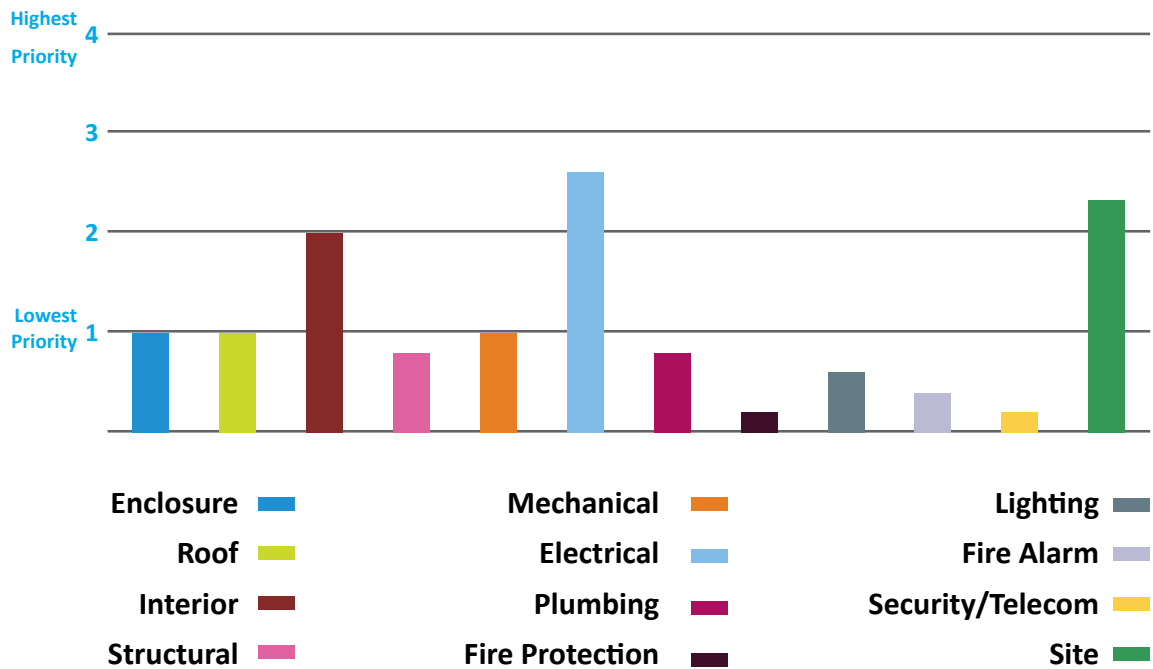
The work recommended to address site conditions includes:

- Replacement of existing concrete and asphalt curbing should be considered in both parking areas. Asphalt re-paving should be considered in these areas as well.
- Provide proper drainage for the paved play area.
- Repair damaged retaining wall.
- Provide additional accessible parking spaces. Three spaces are required per ADA.
- Provide additional parking via an adjacent lot or subterranean garage.

Executive Summary Charts

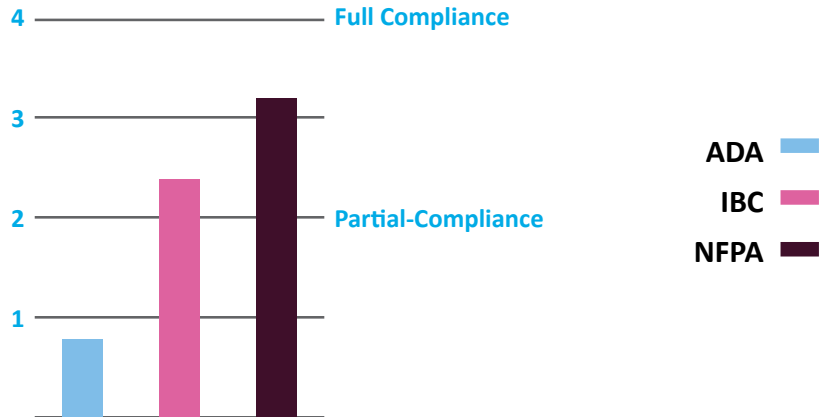
Each of the elements that were reviewed under this assessment was ranked on a scale of 1-4, with a 4 rating equating to the highest priority. Components that received a ranking of 3 should be considered to be moderate priorities, while rankings of 2 and 1 are considered to be low priorities. The following chart graphically presents the survey results (reference Section 4 for a detailed description for each category).

Prioritization of Required Work



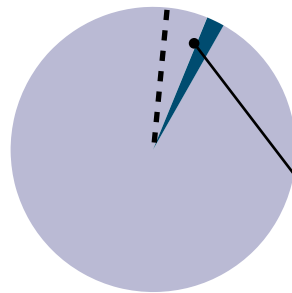
The graph below represents the building’s overall conformity with IBC, NFPA and ADA requirements. Compliance was rated on a scale of 1-4, with a 4 rating equating to full compliance. A rating of 2 or under indicates that the building requires moderate to substantial code compliance updates in order to protect the safety of the building’s occupants.

Code Compliance Evaluation



Please note that the building is compliant with the Codes that were in effect at the time of its construction, however, this report analyzes the existing conditions of the facility against the current Codes in effect at the time of the report. While the current conditions do not pose an immediate safety concern for the students, teachers and community groups that utilize the building, any updates would be required to be addressed with a comprehensive renovation.

State Space Standards Capacity



Space Utilization

- Allowable SF 51,162 (98.39%)
- SF over allowable 838 (1.61%)

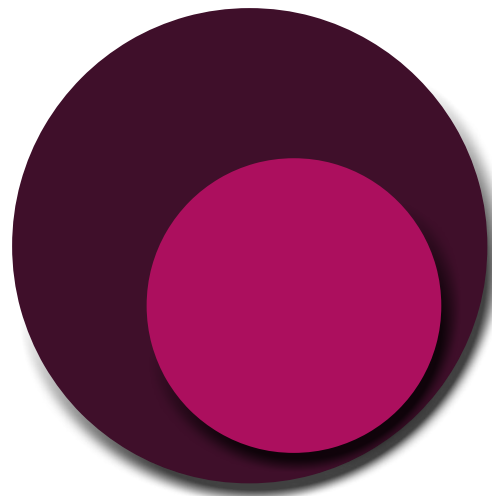
Unique features SF
4,000 (7.69% of total s.f.)

Total SF = 52,000

Summary of Recommendations

<p>Program and Conceptual Plan</p>	<p>Based upon the space utilization information gathered, a program that accommodates the various functions of the building indicates the following needs:</p> <ul style="list-style-type: none"> • Bringing all fire separation walls up to Code • Replacement of the roof and M/E/P systems past their useful life • Consideration of an electrical service upgrade and installation of a complete fire protection system. <p>These program recommendations have been used to generate a conceptual plan which illustrates the program assessment and recommended improvements. The proposed plan is based on meeting the needs of the users and upgrades required to comply with current applicable code, while also meeting the overall goals and projected enrollment of Farmington Public Schools.</p>
<p>Opinion of Probable Costs</p>	<p>The estimate of probable costs is designed as a planning tool for Farmington Public Schools. Estimates do not account for a possible change of use.</p>
<p>Required Work</p>	<p>The estimates reflect bringing the building, in its present configuration, into compliance with current applicable codes and addressing the needs of the various building components (architectural, structural, mechanical / electrical / plumbing / fire protection and site). The projected renovations for these components would upgrade the building to a good condition.</p> <p>Projected costs are based on 2017 dollars and include no soft costs or contingencies. Based on analysis, over the next 10 years, the required work at this building will cost approximately \$8,887,212. At 52,000 square feet, renovations at this building equate to approximately \$171 per square foot. This cost-per-square-foot figure falls within industry standards for renovations / upgrades of this nature.</p>
<p>Replacement Cost</p>	<p>A similarly constructed building would cost \$400 per square foot. Using this figure, the replacement cost for this building is approximately \$20,800,000, which follows state standards for structures of this type. The \$400 per square foot replacement cost was obtained from R.S. Means Construction Cost Data and current local market conditions for buildings of this type. The estimate includes hard construction costs, demolition costs, construction contingencies, design costs, and other “soft costs”.</p>
<p>State Reimbursement</p>	<p>The municipality’s reimbursement from the State of Connecticut Department of Education for eligible items is 30% and the building is at 87.26% capacity. These factors would effectively adjust the community’s portion of the costs from 70% to 73.82%.</p>

The chart below indicates the estimated value of the required work addressed by the building survey alongside the potential cost of a Renovate Like New project. These costs are provided as a guideline for comparative purposes and are based on renovating or replacing the building as is, i.e. size and use. Information considered includes the type of structure, year built and existing area for the building.



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

The required Alteration work addressed in this survey equates to approximately 62% of the construction cost of a Renovate like New project.

Comparative Replacement costs for a new building would be \$20,800,000. Site acquisition costs were not factored into this comparison

West District Elementary School Executive Summary

Building Information

This section contains the executive summary, which provides an overview of the building and summarizes the survey results. Graphs are included to represent current conditions of the building's components and conformity with IBC, NFPA and ADA requirements. Photographs of various elevations of the building are provided for reference. This section also provides a summary of the opinion of probable costs, presenting a graphic comparison of the work required to address the deficiencies uncovered during the survey versus the cost of replacing the structure. At the end of Section 2, a chart provides an overview of the required work addressed by the building survey and potential replacement costs.

West District Elementary School

Stories	One Story
Area	44,860 s.f.
Address	114 W. District Road, Unionville
Original Construction	1961
Addition(s)	None
Grades	Kindergarten - Fourth Grade
Condition	Fair to Good
Description	School

Please note that the building is compliant with the Codes that were in effect at the time of its construction, however, this report analyzes the existing conditions of the facility against the current Codes in effect at the time of the report. While the current conditions do not pose an immediate safety concern for the students, teachers and community groups that utilize the building, any updates would be required to be addressed with a comprehensive renovation. And while the school is in compliance with the Fire Code, the building does not have a complete fire protection (sprinkler) system; this is recommended for consideration, but would likely only be considered with a "Renovate Like New" project.

Architectural Survey

West District Elementary School has a masonry (brick) exterior that is in good condition. The windows are unfinished galvanized steel that is in fair condition. The single pane glazing and glazing sealant however are both in poor condition. Exterior doors and door frames are constructed of hollow metal and are in fair condition.

The roofing system is a white, single ply PVC system and was installed approximately seven years ago (2010). Areas of ponding were noticed and the membrane has collected dirt.

The building interior is in fair condition.

The work recommended to address architectural conditions includes:

- Dirt and debris on roofing membrane needs to be removed.
- Replace exterior window and door systems (frames and glazing)
- Repoint mortar joints and replace bricks as required at rooftop chimney
- Replace exterior window and door systems at courtyards
- Replace or encapsulate any VAT
- Replace worn vinyl tile flooring
- Replace worn carpeted areas
- Replace damaged ceiling tiles
- Clean and re-seal ceramic wall tile grout in toilet rooms
- Refinish existing wood floor at performance platform
- Install a new or refurbish the existing folding partition
- Install new interior doors and interior clerestory windows at the corridor walls
- Renovate the existing storage area adjacent to the gymnasium

Structural Survey

The building is typically constructed of a masonry and steel that are in good condition. The concrete foundation is in good condition.

The work recommended to address structural conditions includes:

- Clean and paint exterior steel structure where rust is present
- Repair damaged areas of perimeter concrete foundation at grade

Mechanical Survey

The existing heating system consists of dual fuel boilers. The cooling system consists of multiple ductless split units located in various classrooms, nurse's office, in faculty areas and library.

The work recommended to address mechanical systems conditions includes:

- Provide make-up air for Kitchen hood as required per 2012 IMC, section 508.
- Confirm exhaust for all Custodial closets operates as required per 2012 IMC, section 510.
- Redistribute heating system supply piping located below slab to overhead to prevent structural undermining.

Electrical Survey

The electrical service is comprised of 600 amp GE switchboard which feeds the entire buildings. The service enter overhead from West District Road.

The work recommended to address electrical system conditions includes:

- Install GFI receptacles at all service points located on roof.
- Receptacles are at there maximum usage, numerous power strips being utilized. Consider installation of additional receptacles.
- Remediate general electrical issues (ie. open j-boxes, etc.)
- Electrical subpanels appear to be at/nearing full capacity. Consider service/panel upgrades to accommodate additional power requirements.

Plumbing Survey

The plumbing consists of a domestic water line supplied from the city. There is no irrigation system for the site but are various hose bibs around the building. There is one water heater serving the entire building.

The work recommended to address plumbing systems conditions includes:

- Provide emergency eyewash station at all custodial closets with mop sinks per IPC 2012 & ANSI/ISEA Z358.1-2014.
- Provide ADA compliant toilet rooms per ANSI A117.1 2009.
- Provide ADA compliant drinking fountains per ANSI 117.1 2009.
- Provide insulation for all ADA toilet rooms per ANSI 117.1 2009

Fire Protection Survey

There is no fire protection system within this building.

The work recommended to address the fire protection system conditions includes:

- Installation of a complete NFPA 13 fire protection system should be considered.

Lighting Survey

The classrooms, corridors and office have a mixture of recessed, lensed troffers and ceiling mounted fixtures. The classrooms, offices and support areas also have occupancy sensors. The gymnasium and kitchen have surface mounted fixtures. Exterior lighting is limited to wall mounted fixtures on the building and recessed fixtures at the main entrance.

The work recommended to address lighting system conditions includes:

- Provide additional exterior lighting as needed.

Fire Alarm Survey

The fire alarm service is an addressable system. The fire alarm panel communicates with the police department through an auto-dialer. There are manual pull stations located within the required distance of building exits.

The work recommended to address fire alarm system conditions includes:

- Upgrade system as required to meet NFPA 101, IBC 2012, IFC 2012 & ANSI 117.1 2009.
- Upgrade voice evacuation system.
- Upgrade devices as needed.

Security System and Telecommunications Survey

The security system is comprised of an AI Phone intercom system with security cameras. There are video security cameras and proximity entry card system at the entrance doors and around the perimeter of the building.

The telecommunications system is comprised of smart boards, projectors, PA speakers and clocks located in the classrooms.

The work recommended to address security system and telecommunications conditions includes:

- No recommendations at this time.

International Building Code Survey

West District was evaluated for compliance with the 2012 IBC and Connecticut Supplements and Amendments, through 2016 for Use Group E, Education. This report does not address alterations to the existing building, because the scope of an alteration project has not been defined. In this case, a change of use would be very unlikely.

The work recommended to address IBC code violations includes:

- Protect through penetrations at all penetrations in fire resistance rated wall assemblies.
- Automatic Sprinkler Systems, 903.2.2 for Use Group E - Educational
- Means of Egress: 1003.3 - Eliminate protruding objects
- Means of Egress: Section 1007 Accessible Means of Egress - 1007.1 Accessible means of egress required.
- Means of Egress: Section 1016 Corridors - Corridor fire rating needs to comply with 1016.1
- Means of Egress: Section 1016 Corridors - Dead End Corridors shall not exceed 20 feet, 1016.3
- Means of Egress : Section 1011 Exit Signs - All exits shall be marked with an approved exit sign.
- Accessibility: Refer to ADA Section of the Report
- IECC - Window, door & skylight replacement for the original building will need to comply with a minimum insulating value

NFPA Code Survey

A review of West District's compliance with the NFPA Life Safety Code 2012 was made. The Life Safety Code is a retroactive code for existing buildings and review of applicable systems is required. This building will require updates.

The work recommended to address NFPA code violations includes:

- Sprinkler Protection as required by Corridor Protection
- Corridor Protection
- Compliant Means of Escape Windows (windowless classroom areas / emergency rescue)
- Protection from Hazards
- Stair Construction (Boiler Room Only)
- Occupant load posting for the Gym / Cafeteria
- Dead End Corridors (Multiple locations)
- Ramps from classrooms (Landings)
- Installation of a complete NFPA 13 fire protection system should be considered.
- Upgrade fire alarm system as required to meet NFPA 101

ADA Compliance Survey

West District Elementary School was also evaluated based on the Americans with Disabilities Act (ADA), Title II, for public building accessibility. ADA is an act of Congress mandating certain standards for accessibility that are enforceable through the civil courts. West District Elementary School fails to meet some of these requirements, evident in the "ADA Compliance Survey".

The building was evaluated based on a review of existing documentation, field verification of existing space usage and discussions with building staff to confirm existing space allocation and usage.

The work recommended to address ADA compliance issues includes providing:

- Provide accessible sinks and counters in classrooms with required knee clearances.
- Remove boxes and other items being stored under ADA sinks.
- Provide permanent room identification signage with Braille.
- Provide adequate directional signage.
- Provide accessible signage with Braille throughout entire building.
- Provide access to the stage from the auditorium seating area.
- Provide handicap accessible seating areas at the auditorium.
- Provide assistive listening systems within the auditorium/gymnasium.
- Provide compliant handrails for ramps and stairs.
- Provide handicap accessible bathrooms and toilet rooms throughout the building.
- Provide maneuvering clearances at doors including required door width.
- Upgrade the early childhood learning area within the building for accessibility.
- Remove and/or modify all protruding objects.
- Upgrade all grab bars for handicap accessibility.
- Provide maneuvering clearances at door to access the platform lift.
- Provide accessible seating areas at the gymnasium.
- Provide exterior signage to direct the public to the accessible entrance(s).
- Provide signage indicating van accessible parking space.
- Provide accessible exiting to comply with the proper number of exits required.
- Provide access to and from the courtyards
- Provide accessible drinking fountains at non-compliant locations.

Site Survey

The site at West District School was evaluated. The site is bound by Coppermine Road to the south and West District Road as well as residential properties to the west. The east and northern boundaries are abutted by forested areas. Parking is available in a lot that extends from the south to the east of the school and is accessed via West District road. Play areas consist of a grass field, an asphalt paved play space and three rubber surface playgrounds all located to the west of the school.

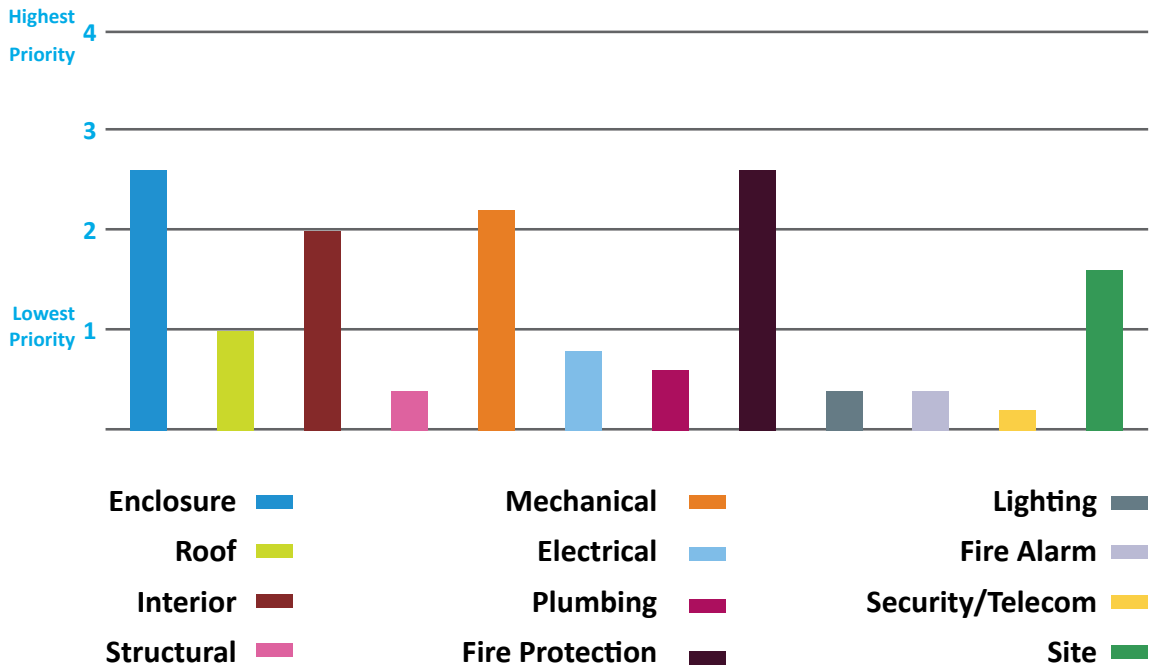
The work recommended to address site conditions includes:

- Re-pave the main parking lot.
- Replace/repair existing asphalt and concrete curbing.
- Replace rubber playscape at the northern most playscape.

Executive Summary Charts

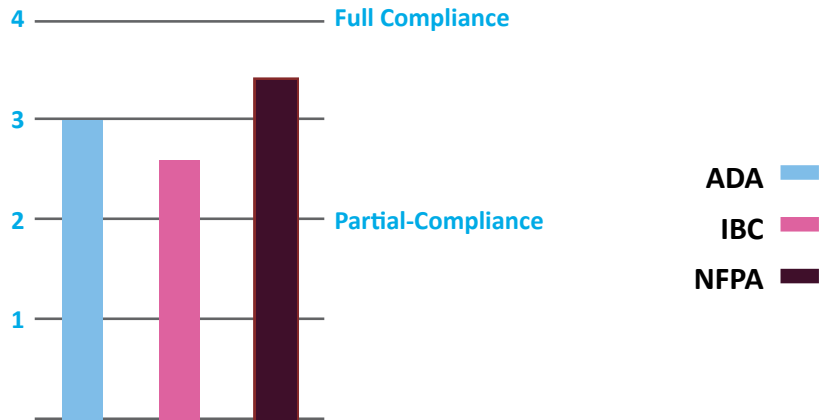
Each of the elements that were reviewed under this assessment was ranked on a scale of 1-4, with a 4 rating equating to the highest priority. Components that received a ranking of 3 should be considered to be moderate priorities, while rankings of 2 and 1 are considered to be low priorities. The following chart graphically presents the survey results (reference Section 4 for a detailed description for each category).

Prioritization of Required Work



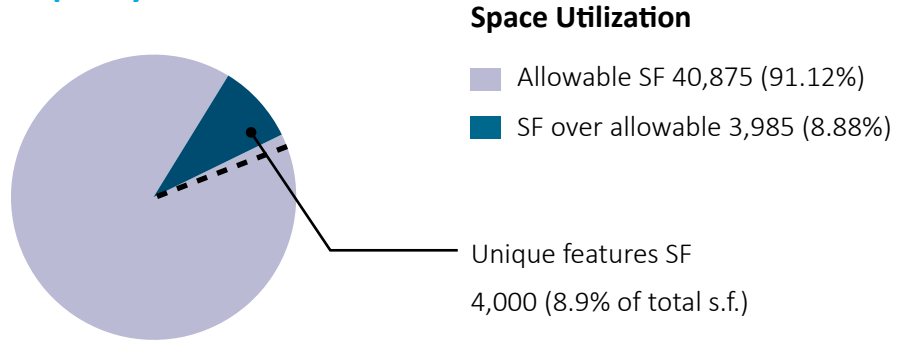
The graph below represents the building’s overall conformity with IBC, NFPA and ADA requirements. Compliance was rated on a scale of 1-4, with a 4 rating equating to full compliance. A rating of 2 or under indicates that the building requires moderate to substantial code compliance updates in order to protect the safety of the building’s occupants.

Code Compliance Evaluation



Please note that the building is compliant with the Codes that were in effect at the time of its construction, however, this report analyzes the existing conditions of the facility against the current Codes in effect at the time of the report. While the current conditions do not pose an immediate safety concern for the students, teachers and community groups that utilize the building, any updates would be required to be addressed with a comprehensive renovation. And while the school is in compliance with the Fire Code, the building does not have a complete fire protection (sprinkler) system; this is recommended for consideration, but would likely only be considered with a “Renovate Like New” project.

State Space Standards Capacity

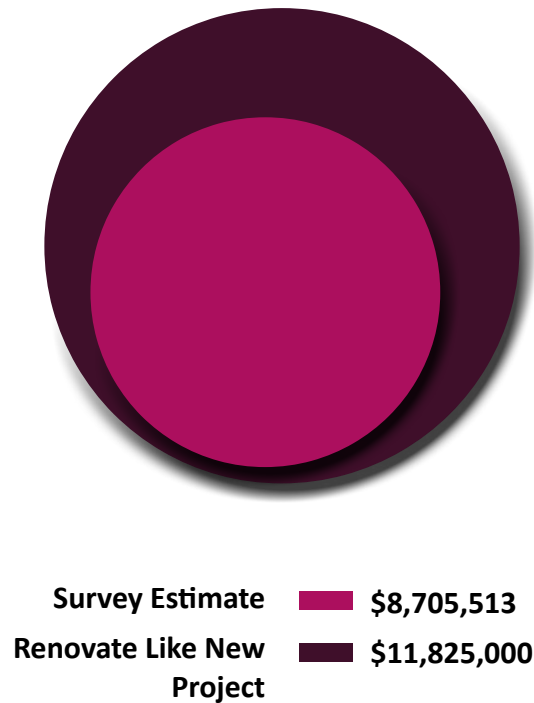


Total SF = 44,860

Summary of Recommendations

<p>Program and Conceptual Plan</p>	<p>Based upon the space utilization information gathered, a program that accommodates the various functions of the building indicates the following needs:</p> <ul style="list-style-type: none"> • Bringing all fire separation walls up to Code • Replacement of the Gymnasium and Cafeteria roof and M/E/P systems past their useful life <p>These program recommendations have been used to generate a conceptual plan which illustrates the program assessment and recommended improvements. The proposed plan is based on meeting the needs of the users and upgrades required to comply with current applicable code, while also meeting the overall goals and projected enrollment of Farmington Public Schools.</p>
<p>Opinion of Probable Costs</p>	<p>The estimate of probable costs is designed as a planning tool for Farmington Public Schools. Estimates do not account for a possible change of use.</p>
<p>Required Work</p>	<p>The estimates reflect bringing the building, in its present configuration, into compliance with current applicable codes and addressing the needs of the various building components (architectural, structural, mechanical / electrical / plumbing / fire protection and site). The projected renovations for these components would upgrade the building to a good condition.</p> <p>Projected costs are based on 2017 dollars and include no soft costs or contingencies. Based on analysis, over the next 10 years, the required work at this building will cost approximately \$8,705,513. At 43,000 square feet, renovations at this building equate to approximately \$202 per square foot. This cost-per-square-foot figure falls within industry standards for renovations / upgrades of this nature.</p>
<p>Replacement Cost</p>	<p>A similarly constructed building would cost \$400 per square foot. Using this figure, the replacement cost for this building is approximately \$17,200,000, which follows state standards for structures of this type. The \$400 per square foot replacement cost was obtained from R.S. Means Construction Cost Data and current local market conditions for buildings of this type. The estimate includes hard construction costs, demolition costs, construction contingencies, design costs, and other "soft costs".</p>
<p>State Reimbursement</p>	<p>The municipality's reimbursement from the State of Connecticut Department of Education for eligible items is 30% and the building is at 93.6% capacity. These factors would effectively adjust the community's portion of the costs from 70% to 71.92%.</p>

The chart below indicates the estimated value of the required work addressed by the building survey alongside the potential cost of a Renovate Like New project. These costs are provided as a guideline for comparative purposes and are based on renovating or replacing the building as is, i.e. size and use. Information considered includes the type of structure, year built and existing area for the building.



The required Alteration work addressed in this survey equates to approximately 73.6% of the construction cost of a Renovate like New project. Comparative Replacement costs for a new building would be \$17,200,000. Site acquisition costs were not factored into this comparison

West Woods Upper Elementary School Executive Summary

Building Information

This section contains the executive summary, which provides an overview of the building and summarizes the survey results. Graphs are included to represent current conditions of the building's components and conformity with IBC, NFPA and ADA requirements. Photographs of various elevations of the building are provided for reference. This section also provides a summary of the opinion of probable costs, presenting a graphic comparison of the work required to address the deficiencies uncovered during the survey versus the cost of replacing the structure. At the end of Section 2, a chart provides an overview of the required work addressed by the building survey and potential replacement costs.

West Woods Upper Elementary School

Stories	Two
Area	132,944 s.f.
Address	50 Judson Lane, Farmington
Original Construction	2002
Addition(s)	None
Grades	Fifth - Sixth Grade
Condition	Good
Description	School

Please note that the building is compliant with the Codes that were in effect at the time of its construction, however, this report analyzes the existing conditions of the facility against the current Codes in effect at the time of the report. While the current conditions do not pose an immediate safety concern for the students, teachers and community groups that utilize the building, any updates would be required to be addressed with a comprehensive renovation.

Architectural Survey

West Woods Upper Elementary School has a masonry (brick and split face block) exterior that is in good condition. The windows are anodized aluminum frames with double pane insulated glazing which are both in good condition. Entry/egress doors and door frames are constructed of anodized aluminum and doors to utility spaces have hollow metal frames and doors which are all in good condition.

The roofing system is a combination of modified built-up roof (with an asphalt cap sheet) on flat areas and asphalt shingles on pitch portions of the roof that are visible from grade. Flat roof areas are covered with gravel ballast. All roofing materials are original to the building and are in fair shape. Small areas of ponding were noticed due to insufficient pitch to roof drains.

The building interior is in good condition.

The work recommended to address architectural conditions includes:

- Minor repointing at window openings
- Replacement of decorative wood supports at roof eaves with insect damage
- Replacement of B.U.R. areas within 5-10 years; replace EPDM at bell tower
- Repair gutter to prevent leaking
- Add joint filler where masonry settlements have led to minor cracking due to missing control joints
- Weather corroded exterior doors and frames should be replaced and the exterior re-graded to push water away from the building.
- Clean storage items from egress areas (Media Center stairwell Area of Refuge, stairway from Platform)
- Relocate gutters outside of Boy's Locker Room to prevent further interior moisture damage.
- Replace worn rubber tile in stairwells
- Repair non-latching doors (Media Center exit door to stairwell, Corridor double door to Platform)
- Repair cracking / deteriorating CMU in classrooms and toilet rooms.
- Replace damaged ceiling tiles.
- Remove existing tile in Boy's Locker Room. Level the floor and apply a moisture mitigation compound prior to installation of new tile flooring.

Structural Survey

The building is typically constructed of a steel frame and concrete footings and foundation that are in good condition.

The work recommended to address structural conditions includes:

- Replace insect-damaged decorative wood brackets with metal
- Scrape and paint exterior lintels and inspect for deterioration
- Base of steel columns at entrance should be repaired for deterioration and a knee-high masonry enclosure should be added.
- Repair deteriorating steel columns and masonry cap at retaining wall adjacent to Cafeteria play area.

Mechanical Survey

The building's heating system consists of two dual fueled hot water boilers. Cooling comes from a roof mounted chiller.

The work recommended to address mechanical systems conditions includes:

- Provide make-up air for Kitchen hood as required per 2012 IMC, section 508.
- Confirm exhaust for all Custodial closets operates as required per 2012 IMC, section 510.
- 2003 boilers appear to be adequate.
- Provide cooling for Data racks.
- Replace three-way valves as needed.
- Replace roof top chiller in 2018

Electrical Survey

The electrical service is a 2000 amp switchboard which feeds the entire building.

The work recommended to address electrical system conditions includes:

- Install GFI receptacles at all service points located on roof.
- Receptacles are at there maximum usage, numerous power strips being utilized. Consider installation of additional receptacles.
- Remediate general electrical issues (ie. open j-boxes, etc.)

Plumbing Survey

The plumbing system consists of a 4" domestic water line. There are hose bibs around the building. There are five water heaters within the school. The water heaters are located in the Boiler Room, ceilings and locker rooms.

The work recommended to address plumbing systems conditions includes:

- Provide emergency eyewash station at all custodial closets with mop sinks per IPC 2012 & ANSI/ISEA Z358.1-2014.
- Provide water regulating valve to eliminate domestic water pressure fluctuation.

Fire Protection Survey

This building is protected by a complete hydraulically fire protection system which is supplied with water from a 8" CL/CI fire line.

The work recommended to address the fire protection system conditions includes:

- No recommendations at this time.

Lighting Survey

Interior lighting consists of a mixture of fluorescent recessed, surface mounted, troffers and pendant fixtures. The exterior lighting consists of wall mounted fixtures which are a mix of LED and HID.

The work recommended to address lighting system conditions includes:

- Provide additional exterior lighting as needed.

Fire Alarm Survey

The existing fire alarm system is an addressable system equipped with remote annunciator panels. There are manual pull stations located within the required distance to the building exits.

The work recommended to address fire alarm system conditions includes:

- No recommendations at this time.

Security System and Telecommunications Survey

The security system consists of an AI Phone intercom system which is complimented with security cameras for visual aid. There are video security cameras and proximity card entry system located at the entrance/exit doors, as well as around the building.

The telecommunications system is comprised of “smart” boards and projectors, PA speakers and clocks located in the classrooms.

There is no work recommended at this time. to address security system and telecommunications conditions.

International Building Code Survey

West Woods was evaluated for compliance with the 2012 IBC and Connecticut Supplements and Amendments, through 2016 for Use Group E, Education. This report does not address alterations to the existing building, because the scope of an alteration project has not been defined. In this case, a change of use would be very unlikely.

The work recommended to address IBC code violations includes:

- Fire and Smoke Protection Features: Mixed use fire separation assemblies at rated separation between educational and assembly areas.
- Fire and Smoke Protection Features: Section 714 Penetrations, Protect through penetrations at all penetrations in fire resistance rated wall assemblies.
- Means of Egress: 1003.3 - Eliminate protruding objects and provide proper headroom at doors.
- Means of Egress: Section 1007 Accessible Means of Egress - 1007.1 Accessible means of egress required.
- Means of Egress : Section 1011 Exit Signs - All exits shall be marked with an approved exit sign.
- Accessibility: Refer to ADA Section of the Report
- IECC (International Energy Conversation Code) - Re-roofing applications will need to comply with the minimum continuous insulation standard
- IECC - Window, door & skylight replacement for the original building will need to comply with a minimum insulating value
- Roof Assemblies and Rooftop Structures: 1503.4 Roof Drainage - Re-roofing will need to comply with the overflow roof drainage provision
- Fall Protection at roof to comply with OSHA requirements

NFPA Code Survey

A review of West Wood's compliance with the NFPA Life Safety Code 2012 was made. The Life Safety Code is a retroactive code for existing buildings and review of applicable systems is required. This building will require updates.

The work recommended to address NFPA code violations includes:

- Corridor Protection (Smoke Partitions)
- Ramp Construction - (Handrails, Stage)
- Stair Construction - (Tread surfaces, exiting requirements)

ADA Compliance Survey

West Woods Upper Elementary School was also evaluated based on the Americans with Disabilities Act (ADA), Title II, for public building accessibility. ADA is an act of Congress mandating certain standards for accessibility that are enforceable through the civil courts. West Woods Upper Elementary School fails to meet some of these requirements, evident in the "ADA Compliance Survey".

The building was evaluated based on a review of existing documentation, field verification of existing space usage and discussions with building staff to confirm existing space allocation and usage.

The work recommended to address ADA compliance issues includes providing:

- Provide new signage to replace missing signage indicating accessible parking space and provide signage indicating van accessible parking space.
- Provide permanent room identification signage with Braille that complies with ADA on all corridor doors.
- Provide adequate directional signage that complies with ADA.
- Provide necessary knee clearance where it is missing at sinks and counters.
- Remove boxes and other items being stored under ADA sinks that are preventing use of the sink.
- Provide compliant clearances and reach ranges in storage areas.
- Provide compliant ramp and stair railing does not extensions.
- Remove obstacles from Areas of Refuge and Rescue Assistance.
- Provide compliant, level landings outside of egress doors.

Site Survey

The site at West Woods Upper Elementary School was evaluated. The site is accessed from Judson lane with residential neighborhoods to the south and east with and a wooded area to the north. Two parking areas are located adjacent to the building to the west and separated by an island that serves as a car/bus drop-off on either side. Play areas consist of a grass field, a baseball field and two asphalt paved play spaces (one of which serves as an overflow parking area). An additional parking area is located adjacent to the grass play fields.

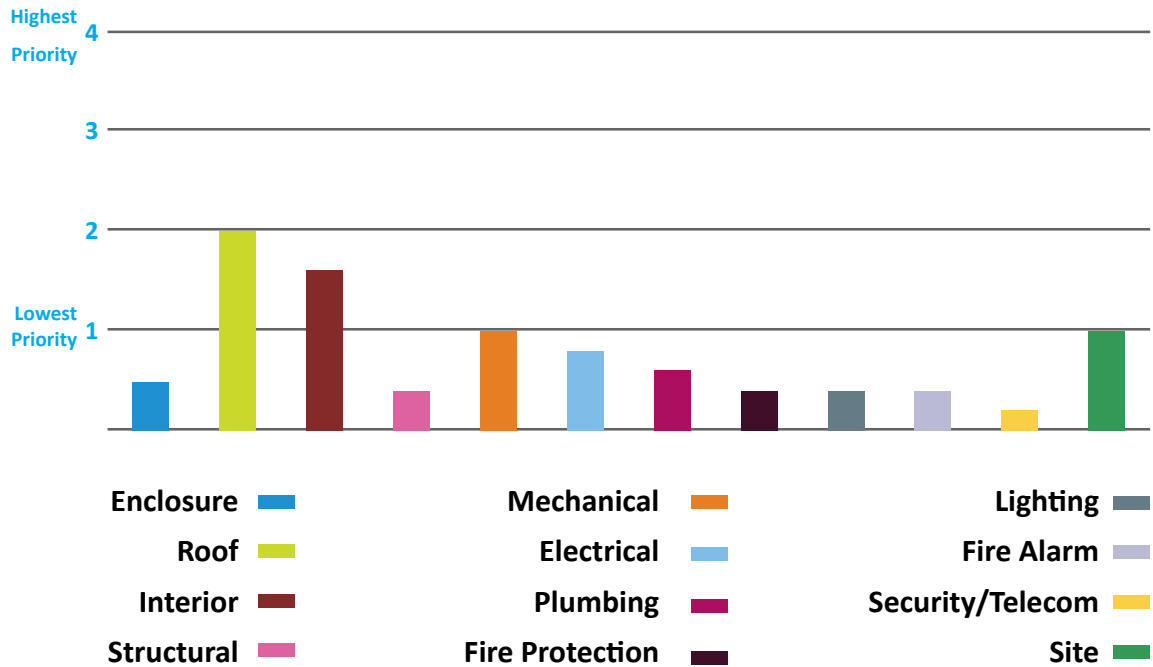
The work recommended to address site conditions includes:

- Repair/replacement of deteriorating concrete curbing.
- Repair of cracked/deteriorating concrete sidewalk at main entry courtyard.
- Repair of the ruts and cracks within the main entry courtyard walk should be considered as the existing conditions are a tripping hazard.
- Provide new signage to replace missing signage indicating accessible parking space and provide signage indicating van accessible parking space.

Executive Summary Charts

Each of the elements that were reviewed under this assessment was ranked on a scale of 1-4, with a 4 rating equating to the highest priority. Components that received a ranking of 3 should be considered to be moderate priorities, while rankings of 2 and 1 are considered to be low priorities. The following chart graphically presents the survey results (reference Section 4 for a detailed description for each category).

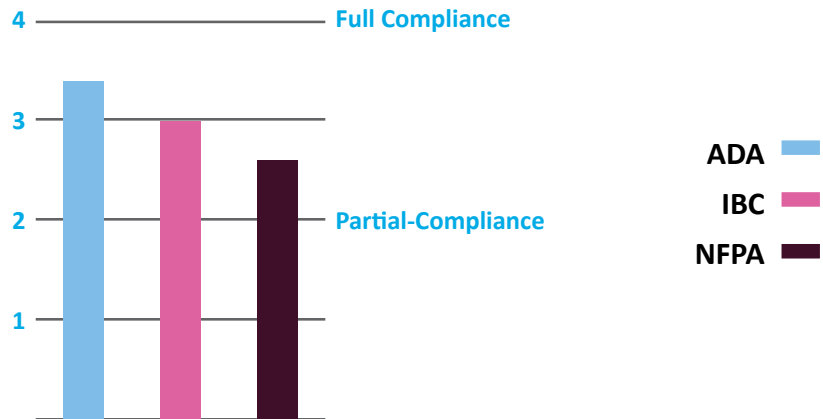
Prioritization of Required Work



54 West Woods Executive Summary

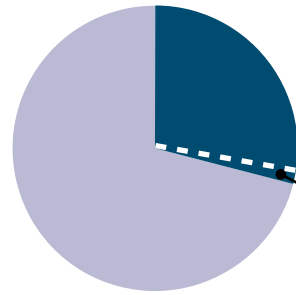
The graph below represents the building's overall conformity with IBC, NFPA and ADA requirements. Compliance was rated on a scale of 1-4, with a 4 rating equating to full compliance. A rating of 2 or under indicates that the building requires moderate to substantial code compliance updates in order to protect the safety of the building's occupants.

Code Compliance Evaluation



Please note that the building is compliant with the Codes that were in effect at the time of its construction, however, this report analyzes the existing conditions of the facility against the current Codes in effect at the time of the report. While the current conditions do not pose an immediate safety concern for the students, teachers and community groups that utilize the building, any updates would be required to be addressed with a comprehensive renovation.

State Space Standards Capacity



Space Utilization

- Allowable SF 94,866 (71.36%)
- SF over allowable 38,078 (28.64%)

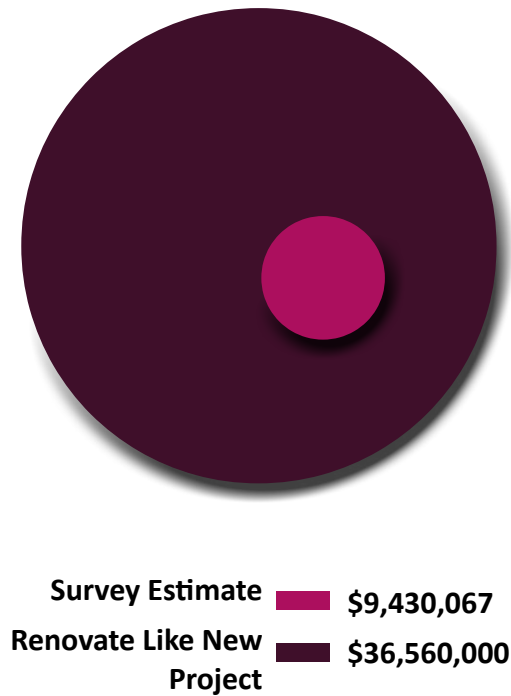
Unique features SF
3,600 (2.79% of total s.f.)

Total SF = 132,944

Summary of Recommendations

<p>Program and Conceptual Plan</p>	<p>Based upon the space utilization information gathered, a program that accommodates the various functions of the building indicates the following needs:</p> <ul style="list-style-type: none"> • Bringing all fire separation walls up to Code • Replacement of the roof and M/E/P systems past their useful life <p>These program recommendations have been used to generate a conceptual plan which illustrates the program assessment and recommended improvements. The proposed plan is based on meeting the needs of the users and upgrades required to comply with current applicable code, while also meeting the overall goals and projected enrollment of Farmington Public Schools.</p>
<p>Opinion of Probable Costs</p>	<p>The estimate of probable costs is designed as a planning tool for Farmington Public Schools. Estimates do not account for a possible change of use.</p>
<p>Required Work</p>	<p>The estimates reflect bringing the building, in its present configuration, into compliance with current applicable codes and addressing the needs of the various building components (architectural, structural, mechanical / electrical / plumbing / fire protection and site). The projected renovations for these components would upgrade the building to a good condition.</p> <p>Projected costs are based on 2017 dollars and include no soft costs or contingencies. Based on analysis, over the next 10 years, the required work at this building will cost approximately \$9,430,067. At 132,944 square feet, renovations at this building equate to approximately \$71 per square foot. This cost-per-square-foot figure falls below industry standards for renovations / upgrades of this nature.</p>
<p>Replacement Cost</p>	<p>A similarly constructed building would cost \$400 per square foot. Using this figure, the replacement cost for this building is approximately \$53,177,600, which follows state standards for structures of this type. The \$400 per square foot replacement cost was obtained from R.S. Means Construction Cost Data and current local market conditions for buildings of this type. The estimate includes hard construction costs, demolition costs, construction contingencies, design costs, and other "soft costs".</p>
<p>State Reimbursement</p>	<p>The municipality's reimbursement from the State of Connecticut Department of Education for eligible items is 30% and the building is at 68.83% capacity. These factors would effectively adjust the community's portion of the costs from 70% to 79.35%.</p>

The chart below indicates the estimated value of the required work addressed by the building survey alongside the potential cost of a Renovate Like New project. These costs are provided as a guideline for comparative purposes and are based on renovating or replacing the building as is, i.e. size and use. Information considered includes the type of structure, year built and existing area for the building.



The required Alteration work addressed in this survey equates to approximately 26% of the construction cost of a Renovate like New project. Comparative Replacement costs for a new building would be \$53,177,600. Site acquisition costs were not factored into this comparison

East Farms Elementary School Executive Summary

Building Information

This section contains the executive summary, which provides an overview of the building and summarizes the survey results. Graphs are included to represent current conditions of the building's components and conformity with IBC, NFPA and ADA requirements. Photographs of various elevations of the building are provided for reference. This section also provides a summary of the opinion of probable costs, presenting a graphic comparison of the work required to address the deficiencies uncovered during the survey versus the cost of replacing the structure. At the end of Section 2, a chart provides an overview of the required work addressed by the building survey and potential replacement costs.

East Farms Elementary

Stories	Two
Area	50,260 s.f.
Address	25 Wolf Pit Road, Farmington
Original Construction	1965
Addition(s)/ Renovations	1989
Grades	Kindergarten - Fourth Grade
Condition	Fair to Good
Description	School

Please note that the building is compliant with the Codes that were in effect at the time of its construction, however, this report analyzes the existing conditions of the facility against the current Codes in effect at the time of the report. While the current conditions do not pose an immediate safety concern for the students, teachers and community groups that utilize the building, any updates would be required to be addressed with a comprehensive renovation. And while the school is in compliance with the Fire Code, the building does not have a complete fire protection (sprinkler) system; this is recommended for consideration, but would likely only be considered with a "Renovate Like New" project.

Architectural Survey

East Farms Elementary School has a masonry (brick) exterior that is in good condition. The windows are painted steel frames with single pane glazing which are both in poor condition. Entry/egress doors and door frames are hollow metal and are all in poor to fair condition.

The roofing system is an EPDM system that was installed approximately two years ago (2015) and is in good condition.

The building interior is in fair condition with the original construction having been most recently renovated in 1992.

The work recommended to address architectural conditions includes:

- Install handrails at exterior stairs where they are not present
- Install new window systems and fixed glazing systems at the building perimeter.
- Upgrade handrails and guardrails at exterior stairs
- The ceramic wall tile in the toilet rooms requires clean-up
- The grout for the ceramic wall tiles requires re-sealing
- Replace damaged ceiling tiles in the classrooms
- Upgrade handrails and guardrails at interior stairs
- Install new lever handle at required doors that haven't been recently replaced.
- Install new carpet within classrooms and remaining small administration rooms
- Expand the Media Center
- Provide acoustical treatment at the Cafeteria.
- Add suspended ceilings in Second Floor classrooms

Structural Survey

The original building is constructed on reinforced concrete footings, foundation walls, concrete pier footings and slab on grade. The steel framework consists of steel columns, beams and joists. The building's flat and sloped roofs are supported by a combination of steel joists, trusses and beams with a steel roof deck. The sloped roofs are supported by roof trusses installed to follow the roof pitch.

The work recommended to address structural conditions includes:

- Clean and paint exterior steel structure where rust is present

Mechanical Survey

The building's heat is provided by dual fuel boilers. The building's cooling consists of a ductless split unit located in the IDF/MDF room (rooms 3, 6 and 10) and fan coil units for the Office and Faculty areas. The classrooms and assembly space have wall mounted fans along with unit ventilators.

The work recommended to address mechanical systems conditions includes:

- Provide make-up air for Kitchen hood as required per 2012 IMC, section 508.
- Confirm exhaust for all Custodial closets operates as required per 2012 IMC, section 510.

Electrical Survey

The electrical service is fed a pad mounted exterior transformer which is connected to an underground service. The 800 amp switchboard feeds the entire building.

The work recommended to address electrical system conditions includes:

- Receptacles are at their maximum usage, numerous power strips being utilized. Consider installation of additional receptacles.
- Remediate general electrical issues (ie. open j-boxes, etc.)
- Electrical subpanels appear to be at/nearing full capacity. Consider service/panel upgrades to accommodate additional power requirements, especially if AC is added at a future date.

Plumbing Survey

The plumbing system consists of a domestic water line supplied from the city. There are hose bibs around the building, but no irrigation system for the site. There is one water heater which supports the entire building.

The work recommended to address plumbing systems conditions includes:

- Provide emergency eyewash station at all custodial closets with mop sinks per IPC 2012 & ANSI/ISEA Z358.1-2014.
- Provide ADA compliant toilet rooms per ANSI A117.1 2009.
- Provide ADA compliant drinking fountains per ANSI 117.1 2009.
- Provide insulation for all ADA toilet rooms per ANSI 117.1 2009

Fire Protection Survey

There is no fire protection system within this building.

The work recommended to address the fire protection system conditions includes:

- Installation of a complete NFPA 13 fire protection system should be considered.

Lighting Survey

The interior lighting fixtures consist of recessed, pendant mounted and troffers. Wall and surface mounted fixtures make up the extent of the exterior building lighting. There are light poles located in the parking lots.

The work recommended to address lighting system conditions includes:

- Provide additional exterior lighting as needed.

Fire Alarm Survey

The fire alarm service is an addressable system. The fire alarm control panel communicates directly with the fire department through an auto-dialer. Manual pull stations can be found with the required distance to the building's exits.

The work recommended to address fire alarm system conditions includes:

- Upgrade system as required to meet NFPA 101, IBC 2012, IFC 2012 & ANSI 117.1 2009.
- Upgrade voice evacuation system.
- Upgrade devices as needed.

Security System and Telecommunications Survey

The security system is comprised of an AI Phone intercom system which is complimented with security cameras for visual aid. There are also video security cameras and proximity card entry system located at the entrance/exit doors and around the perimeter of the building.

The telecommunications system is comprised of "smart" boards, projectors, PA speakers and clocks located in the classrooms.

There is no work recommended at this time to address security system and telecommunications conditions.

International Building Code Survey

East Farms was evaluated for compliance with the 2012 IBC and Connecticut Supplements and Amendments, through 2016 for Use Group E, Education. This report does not address alterations to the existing building, because the scope of an alteration project has not been defined. In this case, a change of use would be very unlikely.

The work recommended to address IBC code violations includes:

- Chapter 7 Fire and Smoke Protection Features: Section 714 Penetrations, Protect through penetrations at all penetrations in fire resistance rated wall assemblies.
- Chapter 9 - Automatic Sprinkler Systems, 903.2.2 for Use Group E - Educational
- Chapter 10 Means of Egress: 1003.3 - Eliminate protruding objects
- Chapter 10 Means of Egress: Section 1007.1 Accessible Means of Egress required.
- Chapter 10 Means of Egress: Section 1012 Handrails - Stair handrails need to be upgraded
- Chapter 10 Means of Egress: Section 1016 Corridors - Corridor fire rating needs to comply with 1016.1
- Chapter 10 Means of Egress : Section 1011 Exit Signs - All exits shall be marked with an approved exit sign.
- Chapter 11 Accessibility: Refer to ADA Section of the Report
- Chapter 13 Energy Efficiency: IECC (International Energy Conversation Code) - Re-roofing applications will need to comply with the minimum continuous insulation standard
- Chapter 13 Energy Efficiency: IECC - Window, door & skylight replacement for the original building will need to comply with a minimum insulating value
- Chapter 15 Roof Assemblies and Rooftop Structures: 1503.4 Roof Drainage - Re-roofing will need to comply with the overflow roof drainage provision
- Fall Protection at roof to comply with OSHA requirement

NFPA Code Survey

A review of East Farm's compliance with the NFPA Life Safety Code 2012 was made. The Life Safety Code is a retroactive code for existing buildings and review of applicable systems is required. This building will require updates.

The work recommended to address NFPA code violations includes:

- Sprinkler Protection as required by Corridor Protection
- Corridor Protection
- Compliant Means of Escape Windows (windowless classroom areas / emergency rescue)
- Means of Egress Requirements (Pre-K, K and 1st on Level of Exit Discharge)
- Protection from Hazards
- Occupant load posting for the Cafeteria
- Stair handrails and guards
- Ramp handrails and guards
- Protection of Vertical Openings (Non-fire rated wall penetrations)
- Installation of a complete NFPA 13 fire protection system should be considered.
- Upgrade fire alarm system as required to meet NFPA 101

ADA Compliance Survey

East Farms Elementary School was also evaluated based on the Americans with Disabilities Act (ADA), Title II, for public building accessibility. ADA is an act of Congress mandating certain standards for accessibility that are enforceable through the civil courts. East Farms Elementary School fails to meet some of these requirements, evident in the "ADA Compliance Survey".

The building was evaluated based on a review of existing documentation, field verification of existing space usage and discussions with building staff to confirm existing space allocation and usage.

The work recommended to address ADA compliance issues includes providing:

- Provide new signage indicating accessible parking spaces and provide signage indicating van accessible parking space.
- Replace curb ramps to comply with accessibility requirements.
- Provide flush conditions at bridge to pond and dock adjacent to pond to create an accessible pathway (if pond is used by students for curricular activities).
- Provide a crosswalk between accessible parking spaces and curb ramp adjacent to main entry.
- Provide accessible means of egress from exit doors located above grade on north elevation.
- Provide additional accessible parking spaces. Four accessible spaces are required per ADA.
- Provide accessible sinks and counters in all classrooms.
- Remove boxes and other items being stored under ADA sinks that are preventing use of the sink
- Provide accessible signage with Braille throughout entire building.
- Provide compliant handrails for ramps and stairs.
- Provide handicap accessible bathrooms and toilet rooms throughout the building.
- Provide maneuvering clearances at doors including required door width.
- Remove and/or modify all protruding objects.
- Upgrade all grab bars for handicap accessibility.
- Provide width required at cafeteria serving line.
- Adjust the Library book stacks to provide adequate clear floor space.
- Provide exterior signage to direct the public to the accessible entrance(s).
- Provide accessible exiting to comply with the proper number of exits required.

- Provide access to and from the courtyards if required for student activities
- Provide accessible drinking fountains at non-compliant locations.

Site Survey

The site at East Farms School was evaluated. It is accessed from Wolf Pit Road with residential neighborhoods to the west and south with and a wooded area and pond to the east. Parking is dispersed throughout the site along an access drive and the bus drop-off/loading area. Play areas consist of a grass field, an asphalt paved play space and two playscapes with wood chip bases.

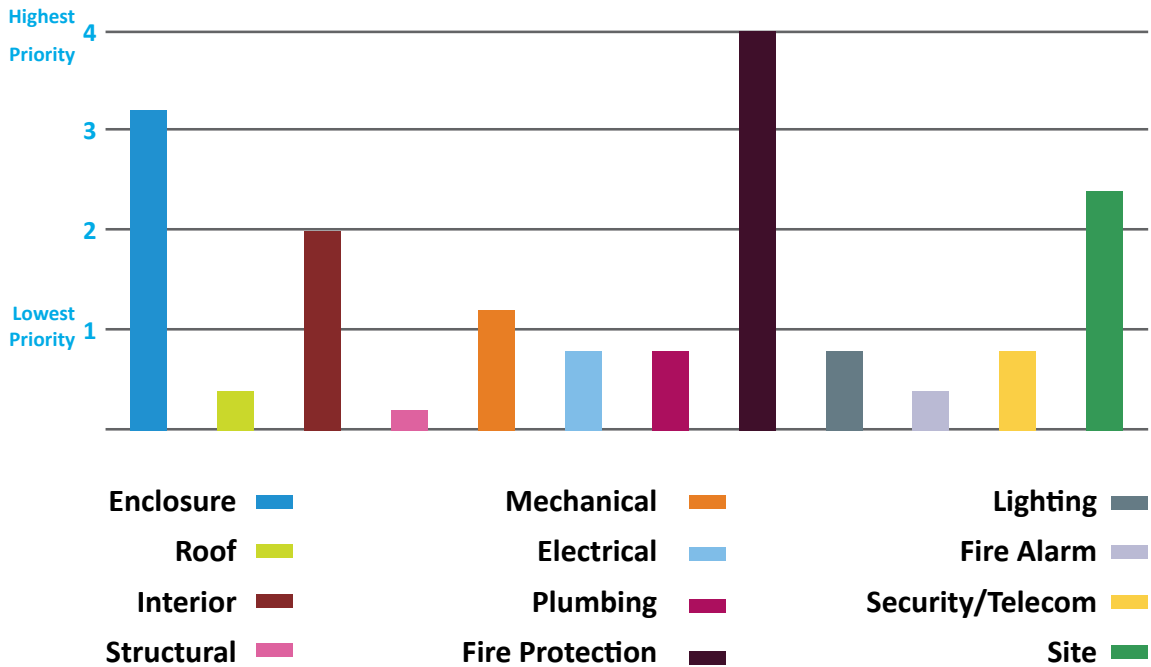
The work recommended to address site conditions includes:

- Re-pave all asphalt paved surfaces
- Re-design site circulation for additional parking and better drop-off areas
- Clean out all existing catch basins to ensure proper drainage
- Address security concerns - ability to open and close paved playground/rear parking areas.

Executive Summary Charts

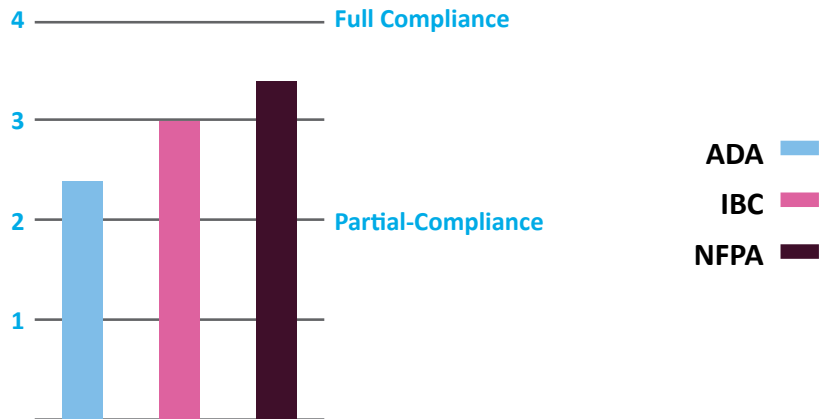
Each of the elements that were reviewed under this assessment was ranked on a scale of 1-4, with a 4 rating equating to the highest priority. Components that received a ranking of 3 should be considered to be moderate priorities, while rankings of 2 and 1 are considered to be low priorities. The following chart graphically presents the survey results (reference Section 4 for a detailed description for each category).

Prioritization of Required Work



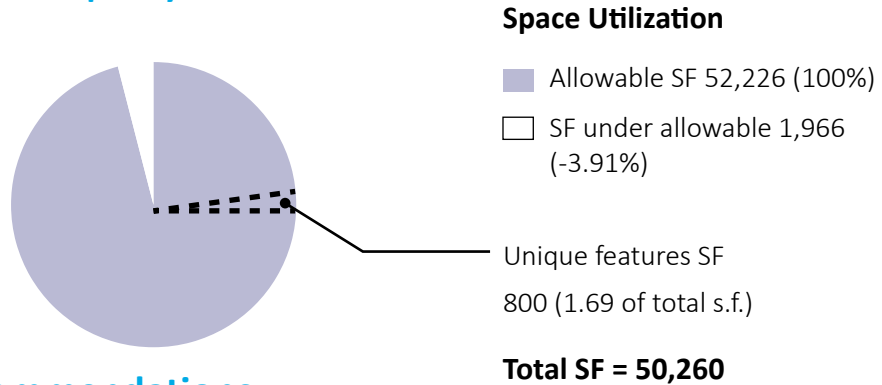
The graph below represents the building’s overall conformity with IBC, NFPA and ADA requirements. Compliance was rated on a scale of 1-4, with a 4 rating equating to full compliance. A rating of 2 or under indicates that the building requires moderate to substantial code compliance updates in order to protect the safety of the building’s occupants.

Code Compliance Evaluation



Please note that the building is compliant with the Codes that were in effect at the time of its construction, however, this report analyzes the existing conditions of the facility against the current Codes in effect at the time of the report. While the current conditions do not pose an immediate safety concern for the students, teachers and community groups that utilize the building, any updates would be required to be addressed with a comprehensive renovation. And while the school is in compliance with the Fire Code, the building does not have a complete fire protection (sprinkler) system; this is recommended for consideration, but would likely only be considered with a “Renovate Like New” project.

State Space Standards Capacity

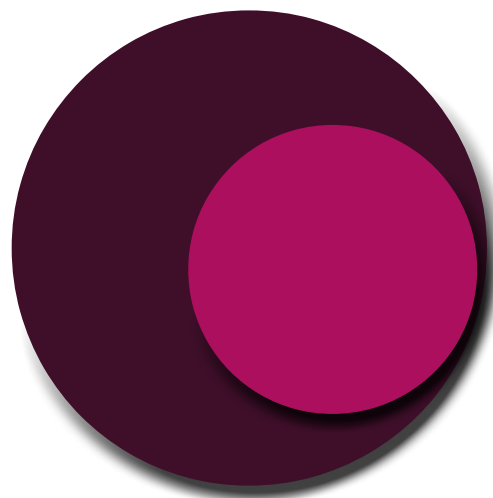


Summary of Recommendations

<p>Program and Conceptual Plan</p>	<p>Based upon the space utilization information gathered, a program that accommodates the various functions of the building indicates the following needs:</p> <ul style="list-style-type: none"> • Bringing all fire separation walls up to Code • Replacement of the roof and M/E/P systems past their useful life • Consideration of an electrical service upgrade and installation of a complete fire protection system. <p>These program recommendations have been used to generate a conceptual plan which illustrates the program assessment and recommended improvements. The proposed plan is based on meeting the needs of the users and upgrades required to comply with current applicable code, while also meeting the overall goals and projected enrollment of Farmington Public Schools.</p>
<p>Opinion of Probable Costs</p>	<p>The estimate of probable costs is designed as a planning tool for Farmington Public Schools. Estimates do not account for a possible change of use.</p>
<p>Required Work</p>	<p>The estimates reflect bringing the building, in its present configuration, into compliance with current applicable codes and addressing the needs of the various building components (architectural, structural, mechanical / electrical / plumbing / fire protection and site). The projected renovations for these components would upgrade the building to a good condition.</p> <p>Projected costs are based on 2017 dollars and include no soft costs or contingencies. Based on analysis, over the next 10 years, the required work at this building will cost approximately \$8,413,760. At 50,260 square feet, renovations at this building equate to approximately \$167 per square foot. This cost-per-square-foot figure falls within industry standards for renovations / upgrades of this nature.</p>
<p>Replacement Cost</p>	<p>A similarly constructed building would cost \$400 per square foot. Using this figure, the replacement cost for this building is approximately \$20,104,000, which follows state standards for structures of this type. The \$400 per square foot replacement cost was obtained from R.S. Means Construction Cost Data and current local market conditions for buildings of this type. The estimate includes hard construction costs, demolition costs, construction contingencies, design costs, and other "soft costs".</p>
<p>State Reimbursement</p>	<p>The municipality's reimbursement from the State of Connecticut Department of Education for eligible items is 30% and the building is at 100% capacity. These factors would have no effect on the community's portion of the costs at 70%.</p>

<p>Unique Educational Features</p>	<p>In addition to the State Space Standards defined classrooms, Farmington has unique educational features which utilize classroom space. East Farms Elementary School has one small maker space classroom and one small strings classroom.</p>
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The chart below indicates the estimated value of the required work addressed by the building survey alongside the potential cost of a Renovate Like New project. These costs are provided as a guideline for comparative purposes and are based on renovating or replacing the building as is, i.e. size and use. Information considered includes the type of structure, year built and existing area for the building.



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

The required Alteration work addressed in this survey equates to approximately 61% of the construction cost of a Renovate like New project. Comparative Replacement costs for a new building would be \$20,104,000. Site acquisition costs were not factored into this comparison

Irving Robbins Middle School Executive Summary

Building Information

This section contains the executive summary, which provides an overview of the building and summarizes the survey results. Graphs are included to represent current conditions of the building's components and conformity with IBC, NFPA and ADA requirements. Photographs of various elevations of the building are provided for reference. This section also provides a summary of the opinion of probable costs, presenting a graphic comparison of the work required to address the deficiencies uncovered during the survey versus the cost of replacing the structure. At the end of Section 2, a chart provides an overview of the required work addressed by the building survey and potential replacement costs.

Irving Robbins Middle School

Stories	One
Area	128,560 square feet
Address	20 Wolf Pit Road, Farmington
Original Construction	1958
Addition(s)/ Renovations	1996
Grades	7th - 8th Grade
Condition	Good
Description	School

Please note that the building is compliant with the Codes that were in effect at the time of its construction, however, this report analyzes the existing conditions of the facility against the current Codes in effect at the time of the report. While the current conditions do not pose an immediate safety concern for the students, teachers and community groups that utilize the building, any updates would be required to be addressed with a comprehensive renovation.

Architectural Survey

Irving Robbins Middle School has a masonry (brick and concrete block) exterior that is in good condition. The windows and entry/egress doors are a combination of steel frames with single pane glazing and anodized aluminum frames with insulated double pane glazing. The aluminum systems are in good condition and the steel frame systems are in fair condition.

Multiple roofing systems are present at the school. A modified built-up roofing system with an asphalt cap sheet is installed above the Gymnasium, Cafeteria and Auditorium and is in fair condition. A built-up roofing system with gravel ballast is installed above the original classroom wings and it in poor to fair condition. The southernmost portion of the building (most recent addition) has both an EPDM and standing seam metal roofing system and both are in fair to good condition.

The work recommended to address architectural conditions includes:

- Replacement of built-up roofing systems and older EPDM
- Replacement of exterior window and door systems at the original building
- Cleaning and re-caulking of brick expansion joints
- Install a new folding partition at the gymnasium
- Expand the existing cafeteria in relation to the occupant load of the building.
- Renovate the existing auditorium.
- Install new bleachers in the gymnasium
- Install new vinyl tile flooring
- Install new carpet
- Install new interior doors and interior clerestory windows in the older section of the building
- Refinish stage and gymnasium flooring.
- Replace damaged ceiling tiles (continue regular replacement)

Structural Survey

The building exterior is typically constructed of a steel frame and masonry enclosure which are in good condition. The foundation is concrete and is in good condition.

The work recommended to address structural conditions includes:

- Maintain the integrity of the structural roof deck at the original building.

Mechanical Survey

The heating system is supplied by two gas-fired hot water boilers which then is distributed by fin tube radiation, VAVs and CUHs. The cooling system consists of air conditioning for the administration, guidance and pre-school rooms. The server room is cooled by a ductless split unit.

The work recommended to address mechanical systems conditions includes:

- Confirm make-up air for Kitchen hood as required per 2012 IMC, section 508.
- Confirm exhaust for all Custodial closets operates as required per 2012 IMC, section 510.
- The 1997 boilers serving the newest addition including admin area appear to be adequate.
- Provide air conditioning for the 7th grade section of the building.
- Replacement of exhaust fans.
- Replace air handling units not completed in 2017 summer (main office, computer lab and library units)
- Pipe condensate drains per 2012 IMC, section 307.

Electrical Survey

The electrical service is comprised of a 3000 amp switchboard and various subpanels.

The work recommended to address electrical system conditions includes:

- Receptacles are at their maximum usage, numerous power strips being utilized. Consider installation of additional receptacles.
- Remediate general electrical issues (ie. open j-boxes, etc.)
- Electrical subpanels appear to be at/nearing full capacity. Consider service/panel upgrades to accommodate additional power requirements.

Plumbing Survey

The plumbing system consists of a 4" domestic water line supplied from Wolf Pit Road. There are hose bibs around the building but there does not appear to be any irrigation system for the site. There is one water heater in the building which services the main building.

The work recommended to address plumbing systems conditions includes:

- Provide emergency eyewash station at all custodial closets with mop sinks per IPC 2012 & ANSI/ISEA Z358.1-2014.
- Roof mounted gas piping is deteriorating and should be replaced as needed.

Fire Protection Survey

The fire protection system is comprised of a complete hydraulic system which is supplied with water from an 8" fire line.

The work recommended to address the fire protection system conditions includes:

- No recommendations at this time.

Lighting Survey

The classrooms, corridors and offices have a mixture of recessed, troffer and pendant light fixtures typically with fluorescent lamps. The Gymnasium has surface mounted T5 fixtures while the kitchen has pendant and ceiling mounted fluorescent fixtures. Exterior lighting consists of wall mounted LED and HID fixtures as well as exterior pole lights located in the parking areas.

The work recommended to address lighting system conditions includes:

- Provide additional exterior lighting as needed.

Fire Alarm Survey

The fire alarm service is an addressable, Gamewell E3 series panel. The fire alarm control panel communicates with the fire department through an auto-dialer. The initiation circuit consists of manual pull stations located within the required distance to the building exits.

The work recommended to address fire alarm system conditions includes:

- Provide addressable devices.

Security System and Telecommunications Survey

The security system is comprised of an intercom system with security cameras. There are video security cameras located at the entrance/exit doors as well as around the building

The telecommunications system consists of "smart" boards, projectors, PA speakers and clocks located in the classrooms.

The work recommended to address security system and telecommunications conditions includes:

- Expansion of existing camera system.

International Building Code Survey

Irving Robbins was evaluated for compliance with the 2012 IBC and Connecticut Supplements and Amendments, through 2016 for Use Group E, Education. This report does not address alterations to the existing building, because the scope of an alteration project has not been defined. In this case, a change of use would be very unlikely.

The work recommended to address IBC code violations includes:

- Fire and Smoke Protection Features: Mixed use fire separation assemblies at rated separation between educational and assembly areas.
- Fire and Smoke Protection Features: - Fire and Smoke Protection Features: Fire rated or sprinkler protection below the stage area at wood framed stage.
- Fire and Smoke Protection Features: Section 714 Penetrations, Protect through penetrations at all penetrations in fire resistance rated wall assemblies.
- Means of Egress: 1003.3 - Eliminate protruding objects and provide proper headroom at doors. Some existing doors are less than 6'-8" high.
- Means of Egress: Section 1007.1 Accessible Means of Egress required.
- Means of Egress: Section 1012 Handrails - Stair handrails need to be upgraded
- Means of Egress : Section 1011 Exit Signs - All exits shall be marked with an approved exit sign.
- Accessibility: Refer to ADA Section of the Report
- Interior Environment: Toilet and Bathroom Requirements - Urinal partitions required between all urinals.
- IECC (International Energy Conservation Code) - Re-roofing applications will need to comply with the minimum continuous insulation standard
- IECC - Window, door & skylight replacement for the original building will need to comply with a minimum insulating value
- Roof Assemblies and Rooftop Structures: 1503.4 Roof Drainage - Re-roofing will need to comply with the overflow roof drainage provision

NFPA Code Survey

A review of Irving Robbins' compliance with the NFPA Life Safety Code 2012 was made. The Life Safety Code is a retroactive code for existing buildings and review of applicable systems is required. This building will require updates.

The work recommended to address NFPA code violations includes:

- Emergency Plans (Provide as Required)
- Corridor Protection (Smoke Partitions)
- Stair Construction - (Handrails, Stage)
- Ramp Construction - (Handrails, Corridor)
- Protection from Hazards (Custodian's Rooms, Storage Rooms, Kitchen)
- Glass Protection (Display cabinets at gym exit stair)
- Occupant load posting for the Gym/ Cafeteria / Auditorium
- Means of Egress Requirements - Determine the age of the students within the early learning classroom for requirements of Emergency Escape
- Existing Assembly - Main Entrance /Exit requirement
- Stage - Standpipe and hose connections
- Determine the age of the students within the early learning classroom for requirements of Emergency Escape

ADA Compliance Survey

Irving Robbins Middle School was also evaluated based on the Americans with Disabilities Act (ADA), Title II, for public building accessibility. ADA is an act of Congress mandating certain standards for accessibility that are enforceable through the civil courts. Irving Robbins Middle School fails to meet some of these requirements, evident in the "ADA Compliance Survey".

The building was evaluated based on a review of existing documentation, field verification of existing space usage and discussions with building staff to confirm existing space allocation and usage.

The work recommended to address ADA compliance issues includes providing:

- Provide accessible sinks and counters in classrooms with required knee clearances.
- Remove boxes and other items being stored under ADA sinks.
- Provide permanent room identification signage with Braille.
- Provide adequate directional signage.
- Provide accessible signage with Braille throughout entire building.
- Provide access to the stage from the auditorium seating area.
- Provide handicap accessible seating areas at the auditorium.
- Provide assistive listening systems within the auditorium/gymnasium.
- Provide compliant handrails for ramps and stairs.
- Provide handicap accessible bathrooms and toilet rooms throughout the building.
- Provide maneuvering clearances at doors including required door width.
- Upgrade the early childhood learning area within the building for accessibility.
- Remove and/or modify all protruding objects.
- Upgrade all grab bars for handicap accessibility.
- Provide maneuvering clearances at door to access the platform lift.
- Provide accessible seating areas at the gymnasium.
- Provide exterior signage to direct the public to the accessible entrance(s).
- Provide signage indicating van accessible parking space.

- Provide accessible exiting to comply with the proper number of exits required.
- Provide access to and from the courtyards
- Provide accessible drinking fountains at non-compliant locations.

Site Survey

The site at Irving Robbins Middle School was evaluated. It is accessed from Wolf Pit Road at three separate points and is bound to the south and west by residential neighborhoods and a wooded area/CT state route 508 to the north. Parking is located in two primary locations on site. One smaller lot to the south of the school adjacent to the school's main entry and a larger lot located directly to the west of the school. Play areas consist of a large grass field, an asphalt paved play space, a fenced in playscape with a wood chip base and four tennis courts.

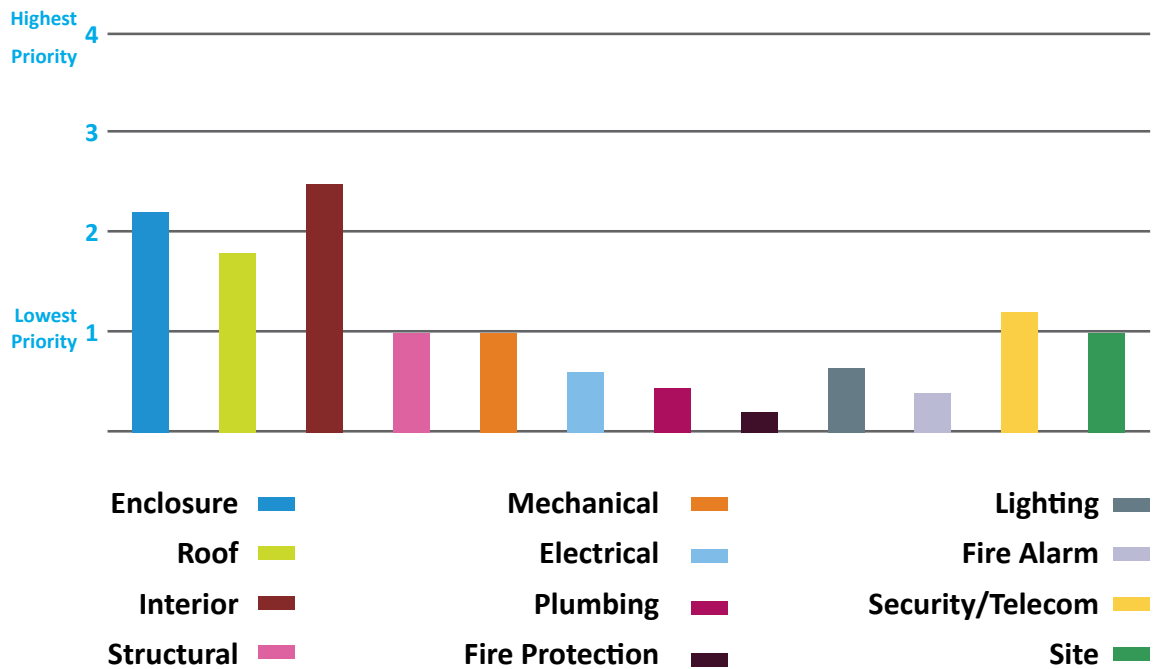
The work recommended to address site conditions includes:

- Repair existing damage to concrete curbing to prevent further degradation.

Executive Summary Charts

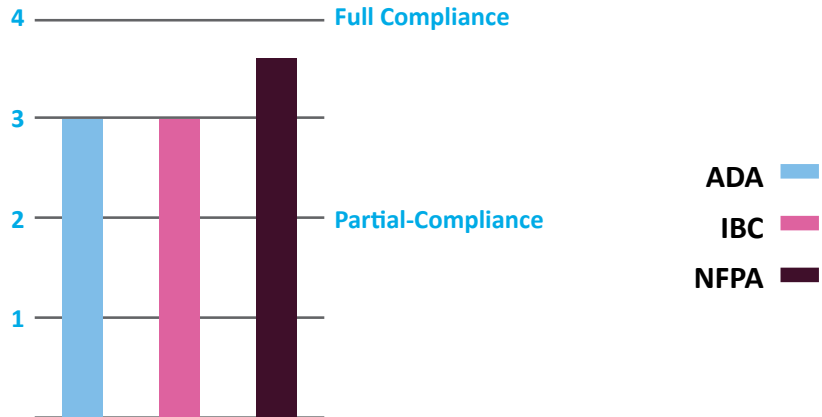
Each of the elements that were reviewed under this assessment was ranked on a scale of 1-4, with a 4 rating equating to the highest priority. Components that received a ranking of 3 should be considered to be moderate priorities, while rankings of 2 and 1 are considered to be low priorities. The following chart graphically presents the survey results (reference Section 4 for a detailed description for each category).

Prioritization of Required Work



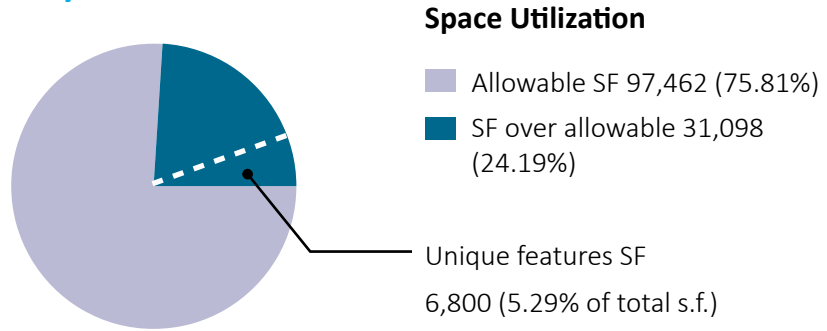
The graph below represents the building’s overall conformity with IBC, NFPA and ADA requirements. Compliance was rated on a scale of 1-4, with a 4 rating equating to full compliance. A rating of 2 or under indicates that the building requires moderate to substantial code compliance updates in order to protect the safety of the building’s occupants.

Code Compliance Evaluation



Please note that the building is compliant with the Codes that were in effect at the time of its construction, however, this report analyzes the existing conditions of the facility against the current Codes in effect at the time of the report. While the current conditions do not pose an immediate safety concern for the students, teachers and community groups that utilize the building, any updates would be required to be addressed with a comprehensive renovation.

State Space Standards Capacity

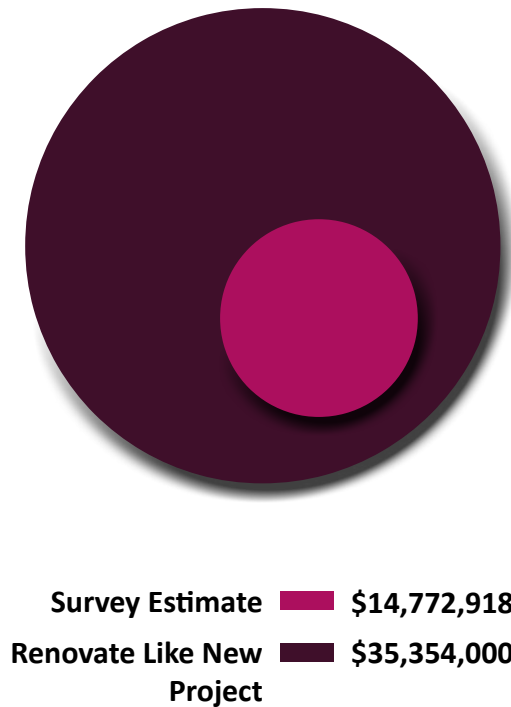


Total SF = 128,560

Summary of Recommendations

<p>Program and Conceptual Plan</p>	<p>Based upon the space utilization information gathered, a program that accommodates the various functions of the building indicates the following needs:</p> <ul style="list-style-type: none"> • Bringing all fire separation walls up to Code • Replacement of the roof and M/E/P systems past their useful life • Consideration of an electrical service upgrade and installation of a complete fire protection system. <p>These program recommendations have been used to generate a conceptual plan which illustrates the program assessment and recommended improvements. The proposed plan is based on meeting the needs of the users and upgrades required to comply with current applicable code, while also meeting the overall goals and projected enrollment of Farmington Public Schools.</p>
<p>Opinion of Probable Costs</p>	<p>The estimate of probable costs is designed as a planning tool for Farmington Public Schools. Estimates do not account for a possible change of use.</p>
<p>Required Work</p>	<p>The estimates reflect bringing the building, in its present configuration, into compliance with current applicable codes and addressing the needs of the various building components (architectural, structural, mechanical / electrical / plumbing / fire protection and site). The projected renovations for these components would upgrade the building to a good condition.</p> <p>Projected costs are based on 2017 dollars and include no soft costs or contingencies. Based on analysis, over the next 10 years, the required work at this building will cost approximately \$14,772,918. At 128,560 square feet, renovations at this building equate to approximately \$115 per square foot. This cost-per-square-foot figure falls below industry standards for renovations / upgrades of this nature.</p>
<p>Replacement Cost</p>	<p>A similarly constructed building would cost \$400 per square foot. Using this figure, the replacement cost for this building is approximately \$51,424,000, which follows state standards for structures of this type. The \$400 per square foot replacement cost was obtained from R.S. Means Construction Cost Data and current local market conditions for buildings of this type. The estimate includes hard construction costs, demolition costs, construction contingencies, design costs, and other “soft costs”.</p>
<p>State Reimbursement</p>	<p>The municipality’s reimbursement from the State of Connecticut Department of Education for eligible items is 30% and the building is at 69.07% capacity. These factors would effectively adjust the community’s portion of the costs from 70% to 79.28%.</p>

The chart below indicates the estimated value of the required work addressed by the building survey alongside the potential cost of a Renovate Like New project. These costs are provided as a guideline for comparative purposes and are based on renovating or replacing the building as is, i.e. size and use. Information considered includes the type of structure, year built and existing area for the building.



The required Alteration work addressed in this survey equates to approximately 42% of the construction cost of a Renovate like New project. Comparative Replacement costs for a new building would be \$51,424,000. Site acquisition costs were not factored into this comparison

**Facility & Financial Ad-Hoc Committee
Farmington Public Schools
Draft Working Matrix (Updated 10/15/18)**

			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	Security Compliance	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 within the parking lot.						
2	Reduce Sprawl	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	Improve Building Envelope and Mechanical, Electrical and Plumbing Needs (Energy Efficient Building)	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	Address Undersized and Inadequate Auditorium	Provide space for the standard of two full grades in the auditorium and improve acoustics and ADA compliance.						
5	Address Undersized Cafeteria	Improve school scheduling as well as state and federal requirements on food service.						
6	Address Undersized and Inadequate Media Center	Improve educational programming by increasing space for collaborative student work, study space and student supports.						
7	Increase Classrooms for Academic Programming Needs	Improve school scheduling, educational programming, and student supports by increasing classrooms to accommodate FHS academic programming.						
8	Address Handicap Accessibility Needs	Address accessibility issues within the Office of Civil Rights report in all learning spaces for students and community members.						
9	Move Board of Education Office to FHS	Address overcrowding at Town Hall.						
10	Move Alternative High School to FHS	Provide space within the high school for the alternative high school program instead of an off-site location.						

SINGLE POINT RUBRIC: Impact Level Descriptors reflect a level "3" impact	
3: Full Impact 2: Partial Impact 1: Minimal Impact	
1	<p>Successfully Maintain FHS Accreditation to Advance Educational Excellence</p> <p>Maintain FHS Accreditation: 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> <p>Fully address all elements of the NEASC Community Resources Standard by:</p> <p>*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.</p> <p>*Identify and address the limitations of the library media facility on furthering development of program delivery.</p> <p>*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.</p> <p>Fully advance educational excellence by: 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.</p>
2	<p>Create Flexible Learning Facility</p> <p>Create a learning environment that meets state and federal requirements and serves the diverse needs of all students providing collaborative and active learning spaces for students that reflect work environments of today and tomorrow.</p>
3	<p>Meet Compliance for State of CT Safety Code / Security Standards</p> <p>Fully meet State of CT fire alarm and protection building systems for safety and code compliance 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.</p> <p>Fully address CT security standards 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>
4	<p>Meet OCR/ADA Compliance</p> <p>Fully address OCR/ADA requirements in the following identified areas: Music spaces, media center, gymnasium, some classrooms, bathrooms, weight room, auditorium, stage, orchestra pit, 2nd/3rd floors of 1928 building, outdoor athletic facilities, culinary spaces, science labs, locker rooms, and various spaces throughout the building.</p>
5	<p>Community Shelter and Use</p> <p>Fully address ADA, MEP, CT Security Standards, private/public separation and undersized parking lot.</p>
6	<p>Long-term Budget Efficiency/Savings/Cost Avoidance</p> <p>Fully achieve long-term budget efficiencies, savings and cost avoidance with specific benchmarks over time: 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>

	Base Line	Option A		Option B		Option C	
	Base Line Maintenance Only Total Area = 185,400 sf	A1 Partial Alteration plus a small Addition Total Area = 220,400 sf	A2 "Like New" Renovation plus a small Addition Total Area = 220,400 sf	B1 Partial Alteration plus a large Addition Total Area = 210,960 sf	B2 "Like New" Renovation plus a large Addition Total Area = 210,960 sf	C1 New Building Behind Existing Building Total Area = 205,000 sf	C2 New Building Adjacent to Existing Building Total Area = 205,000 sf
1. Satisfies Ed Specs	4	3	3	2	2	1	1
2. Additional Playfield	2	2	2	2	2	1	1
3. Traffic Improvements	3	3	3	1	1	2	2
4. Educational Disruption	4	2	3	2	3	1	2
5. Acoustic Improvements	4	4	3	3	2	1	1
6. Lighting Improvements	4	4	3	2	2	1	1
7. IAQ Improvements	4	4	3	2	2	1	1
8. Learning Environment	4	3	3	2	2	1	1
9. Interior Circulation	4	3	3	2	2	1	1
10. Security	4	3	3	2	2	1	1
11. Image	4	4	3	3	2	1	1
	3.7	3.2	2.9	2.1	2	1.1	1.2
	7	6	5	4	3	1	2

Farmington High School Facility - Summary of Needs

External Requirements

ACCREDITATION AND ACCESSIBILITY



High School Accreditation: The New England Association of Schools and Colleges has placed FHS on “warning” status for “serious facilities deficiencies, including 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.” Although FHS met and exceeded expectations in six (6) NEASC accreditation standards, it was placed on “warning” status for standard seven (7) – “Community Resources for Learning.”

ADA Compliance: FHS must adhere to an Office of Civil Rights (OCR) report indicating multiple areas of the school that do not meet Americans with Disabilities (ADA) Act requirements. Examples include music spaces, media center, gymnasium, some classrooms, bathrooms, weight room, auditorium, stage, orchestra pit, 2nd/3rd floors of 1928 building, outdoor athletic facilities, culinary spaces, and various spaces throughout the building.

Challenges and Needs

SECURITY COMPLIANCE



There have been seven (7) additions / renovations to FHS when heightened security expectations were not a consideration.

- 23 separate entry points, sightline issues, lack of private/public separation, inadequate lighting (interior and exterior, difficult building orientation even with signage)
- Current parking lot configuration does not provide for clear pedestrian traffic pathways which is a safety concern

SPRAWLING LAYOUT



FHS is a large, mostly one floor inefficient facility with too many long and narrow hallways.

- Built in 1928 with renovations/additions in 1952,1964,1969,1974, 1978, 1996, and 2003
- Hallway overcrowding and lengthy passing time for students to get to classes on time
- 30% of the square footage is used for hallways instead of instructional space
- Sprawling building is associated with increased energy costs

EDUCATIONAL PROGRAMMING



FHS is reaching its limits for providing 21st Century programming and learning spaces that prepare today's learners for the future.

- Inadequate classroom space to accommodate all programmatic offerings and active vs. passive learning
- Overcrowded study halls (most quiet study halls have been eliminated due to lack of space)
- Undersized library at capacity every period of the school day
- Inadequate space for robotics, special education, science labs and performance spaces
- Lack of collaborative work spaces that reflect the way students learn in today's educational setting
- Auditorium and cafeteria are undersized for the population, impacting scheduling, educational programming, and state and federal requirements for food services.

Education today requires:

- 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
- Technology and imagination rich environments to foster a maker mindset

BUILDING ENVELOPE CODE COMPLIANCE (MEP) ENERGY EFFICIENCY



FHS is currently an inefficient building from an energy standpoint and also has code compliance issues.

- An inefficient building envelope impacts energy costs and efficiencies (insulation, façade, windows-except for 900 wing)
- Mechanical, electrical, plumbing, fire alarm and building-protection systems are out-of-date and not in code compliance
- Farmington High School energy system performance is inefficient, with a \$393,000 cost per year
- A “Green Design” (new or renovated MEP systems) could save 35-45% of annual costs per year depending upon design

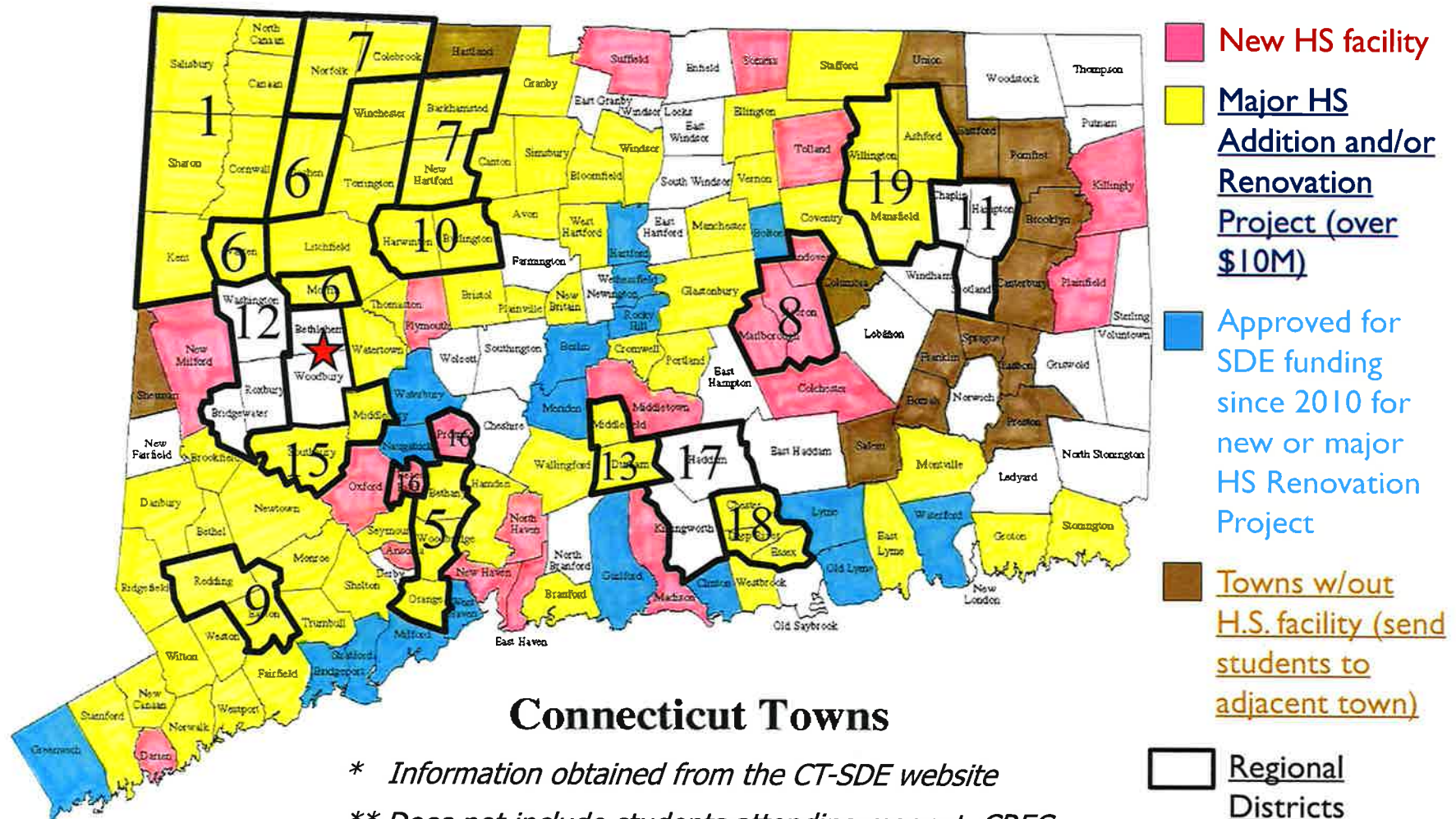


ANTINOZZI ASSOCIATES
ARCHITECTURE & INTERIORS



Major Public HS Projects (last 20 years*)

Municipalities where HS students** have benefited



Connecticut Towns

* Information obtained from the CT-SDE website

** Does not include students attending magnet, CREC, or CT technical HS facilities

Debt Presentation

July 31, 2018

Current Status

- As of June 30, 2018:
- GO Principal & Interest
Outstanding \$38,010,507
- Clean Water Fund Debt
Outstanding (P & I) \$41,165,728
- Total Long Term Debt
\$79,176,23

Debt Facts

- Town Debt Rated Aaa by Moody's
- Credit Strengths:
 - Stable historic operating performance
 - Formalized Fund Balance policy
 - High Resident wealth and income levels
 - Manageable long-term fixed costs
 - Strong property tax collections

Debt Facts (cont.)

- Credit Challenges:

Below average reserve levels for
the rating category

Fund Balance = 11.25% of
Operating Revenues

Moody's Guidance: fund balance
should equal 15% to 20% of
operating revenues

Existing Debt Service

			Existing		
			Debt		
<u>Fiscal Year</u>			<u>Service</u>	<u>Change</u>	
FY2018/2019			7,950,906	1,794,643	
FY2019/2020			7,974,904	23,998	
FY2020/2021			7,240,505	(734,399)	
FY2021/2022			6,283,367	(957,138)	
FY2022/2023			4,646,469	(1,636,898)	
FY2023/2024			4,615,828	(30,641)	
FY2024/2025			4,534,503	(81,325)	
FY2025/2026			4,457,894	(76,609)	
FY2026/2027			3,545,990	(911,904)	
FY2027/2028			3,510,828	(35,162)	
FY2028/2029			3,074,703	(436,125)	
FY2029/2030			3,041,040	(33,663)	
FY2030/2031			2,746,631	(294,409)	
FY2031/2032			2,591,628	(155,003)	
Fy2032/2033			2,227,234	(364,394)	
FY2033/2034			2,044,534	(182,700)	
FY2034/2035			2,044,534	-	
FY2035/2036			2,044,534	-	
FY2036/2037			2,044,534	-	
FY2037/2038			2,044,534	-	
FY2038/2039			511,134	(1,533,400)	
FY2039/2040					
Total			79,176,234		

Existing Debt Service as Percent of Operating Budget

<u>Fiscal Year</u>	<u>Existing Debt Service</u>	<u>Projected Operating Budgets *</u>	<u>Debt Service As Percent of Budget</u>
FY2018/2019	7,950,906	106,291,562	7.5%
FY2019/2020	7,974,904	109,480,309	7.3%
FY2020/2021	7,240,505	112,764,718	6.4%
FY2021/2022	6,283,367	116,147,660	5.4%
FY2022/2023	4,646,469	119,632,089	3.9%
FY2023/2024	4,615,828	123,221,052	3.7%
FY2024/2025	4,534,503	126,917,684	3.6%
FY2025/2026	4,457,894	130,725,214	3.4%
FY2026/2027	3,545,990	134,646,971	2.6%
FY2027/2028	3,510,828	138,686,380	2.5%
FY2028/2029	3,074,703	142,846,971	2.2%
FY2029/2030	3,041,040	147,132,380	2.1%
FY2030/2031	2,746,631	151,546,352	1.8%
FY2031/2032	2,591,628	156,092,742	1.7%
Fy2032/2033	2,227,234	160,775,525	1.4%
FY2033/2034	2,044,534	165,598,790	1.2%
FY2034/2035	2,044,534	170,566,754	1.2%
FY2035/2036	2,044,534	175,683,757	1.2%
FY2036/2037	2,044,534	180,954,269	1.1%
FY2037/2038	2,044,534	186,382,897	1.1%
FY2038/2039	511,134	191,974,384	0.3%
FY2039/2040			
Total	79,176,234		
* Assumes 3% Growth per year			

Existing Debt Service vs. 10% Cap

<u>Fiscal Year</u>	<u>Existing Debt Service</u>	<u>Projected Operating Budgets *</u>	<u>Debt Service at 10% Percent of Budget</u>	<u>\$ Amount Under 10% Cap</u>
FY2018/2019	7,950,906	106,291,562	10,629,156	2,678,250
FY2019/2020	7,974,904	109,480,309	10,948,031	2,973,127
FY2020/2021	7,240,505	112,764,718	11,276,472	4,035,967
FY2021/2022	6,283,367	116,147,660	11,614,766	5,331,399
FY2022/2023	4,646,469	119,632,089	11,963,209	7,316,740
FY2023/2024	4,615,828	123,221,052	12,322,105	7,706,277
FY2024/2025	4,534,503	126,917,684	12,691,768	8,157,265
FY2025/2026	4,457,894	130,725,214	13,072,521	8,614,627
FY2026/2027	3,545,990	134,646,971	13,464,697	9,918,707
FY2027/2028	3,510,828	138,686,380	13,868,638	10,357,810
FY2028/2029	3,074,703	142,846,971	14,284,697	11,209,994
FY2029/2030	3,041,040	147,132,380	14,713,238	11,672,198
FY2030/2031	2,746,631	151,546,352	15,154,635	12,408,004
FY2031/2032	2,591,628	156,092,742	15,609,274	13,017,646
Fy2032/2033	2,227,234	160,775,525	16,077,552	13,850,318
FY2033/2034	2,044,534	165,598,790	16,559,879	14,515,345
FY2034/2035	2,044,534	170,566,754	17,056,675	15,012,141
FY2035/2036	2,044,534	175,683,757	17,568,376	15,523,842
FY2036/2037	2,044,534	180,954,269	18,095,427	16,050,893
FY2037/2038	2,044,534	186,382,897	18,638,290	16,593,756
FY2038/2039	511,134	191,974,384	19,197,438	18,686,304
FY2039/2040				
Total	79,176,234			
* Assumes 3% Growth per year				

FY2018/2019 New Debt

	3.25 %	Apr-19	
	Issue of	Clean Water	Total
	March 2019	Fund Loan 2	New
<u>Fiscal Year</u>	<u>\$2,550,000</u>	<u>\$7,319,981</u>	<u>Debt Service</u>
2018/2019			
2019/2020	212,875	406,475	619,350
2020/2021	208,650	444,367	653,017
2021/2022	204,425	444,367	648,792
2022/2023	200,200	444,367	644,567
2023/2024	195,975	444,367	640,342
2024/2025	191,750	444,367	636,117
2025/2026	187,525	444,367	631,892
2026/2027	183,300	444,367	627,667
2027/2028	179,075	444,367	623,442
2028/2029	174,850	444,367	619,217
2029/2030	165,625	444,367	609,992
2030/2031	161,562	444,367	605,929
2031/2032	157,500	444,367	601,867
2032/2033	153,438	444,367	597,805
2033/2034	149,375	444,367	593,742
2034/2035	145,313	444,367	589,680
2035/2036	141,250	444,367	585,617
2036/2037	137,188	444,367	581,555
2037/2038	133,125	444,367	577,492
2038/2039	129,063	444,367	573,430
2039/2040		111,092	111,092

Projected Future Debt Service

	Issue of March 2020 3.50%	Clean Water Fund Loan # 3	Issue of March 2021 3.75%
	<u>\$2,320,000</u>	<u>\$7,065,000</u>	<u>\$2,260,000</u>
Fiscal Year			
FY2018/2019			
FY2019/2020			
FY2020/2021	201,200	499,538	
FY2021/2022	197,000	428,888	199,750
FY2022/2023	192,800	428,888	195,438
FY2023/2024	188,600	428,888	191,125
FY2024/2025	179,400	428,888	186,813
FY2025/2026	175,375	428,888	182,500
FY2026/2027	171,350	428,888	178,188
FY2027/2028	167,325	428,888	173,875
FY2028/2029	163,300	428,888	169,562
FY2029/2030	159,275	428,888	165,250
FY2030/2031	155,250	428,888	160,937
FY2031/2032	151,225	428,888	156,625
Fy2032/2033	147,200	428,888	152,312
FY2033/2034	143,175	428,888	143,000
FY2034/2035	139,150	428,888	138,875
FY2035/2036	135,125	428,888	134,750
FY2036/2037	131,100	428,888	130,625
FY2037/2038	127,075	428,888	126,500
FY2038/2039	123,050	428,888	122,375
FY2039/2040	119,025	428,888	118,250
FY2040/2041		428,888	114,125
Fy2041/2042			
Total	3,167,000	8,648,410	3,140,875

Total Projected Future Debt

	Existing	Issue of	Clean Water	Issue of	Clean Water	Issue of	
	Debt	March 2019	Fund	March 2020	Fund	March 2021	
<u>Fiscal Year</u>	<u>Service</u>	<u>\$ 2,550,000</u>	<u>Loan # 2</u>	<u>\$ 2,320,000</u>	<u>Loan # 3</u>	<u>\$ 2,260,000</u>	<u>Total</u>
FY2018/2019	7,950,906						7,950,906
FY2019/2020	7,974,904	212,875	406,475				8,594,254
FY2020/2021	7,240,505	208,650	444,367	201,200	499,538		8,594,260
FY2021/2022	6,283,367	204,425	444,367	197,000	428,888	199,750	7,757,797
FY2022/2023	4,646,469	200,200	444,367	192,800	428,888	195,438	6,108,162
FY2023/2024	4,615,828	195,975	444,367	188,600	428,888	191,125	6,064,783
FY2024/2025	4,534,503	191,750	444,367	179,400	428,888	186,813	5,965,721
FY2025/2026	4,457,894	187,525	444,367	175,375	428,888	182,500	5,876,549
FY2026/2027	3,545,990	183,300	444,367	171,350	428,888	178,188	4,952,083
FY2027/2028	3,510,828	179,075	444,367	167,325	428,888	173,875	4,904,358
FY2028/2029	3,074,703	174,850	444,367	163,300	428,888	169,562	4,455,670
FY2029/2030	3,041,040	165,625	444,367	159,275	428,888	165,250	4,404,445
FY2030/2031	2,746,631	161,562	444,367	155,250	428,888	160,937	4,097,635
FY2031/2032	2,591,628	157,500	444,367	151,225	428,888	156,625	3,930,233
Fy2032/2033	2,227,234	153,438	444,367	147,200	428,888	152,312	3,553,439
FY2033/2034	2,044,534	149,375	444,367	143,175	428,888	143,000	3,353,339
FY2034/2035	2,044,534	145,313	444,367	139,150	428,888	138,875	3,341,127
FY2035/2036	2,044,534	141,250	444,367	135,125	428,888	134,750	3,328,914
FY2036/2037	2,044,534	137,188	444,367	131,100	428,888	130,625	3,316,702
FY2037/2038	2,044,534	133,125	444,367	127,075	428,888	126,500	3,304,489
FY2038/2039	511,134	129,063	444,367	123,050	428,888	122,375	1,758,877
FY2039/2040			111,092	119,025	428,888	118,250	777,255
FY2040/2041					428,888	114,125	543,013
Fy2041/2042							
Total	79,176,234	3,412,064	8,960,540	3,167,000	8,648,410	3,140,875	106,505,123

Total Projected Future Debt vs. 10% Cap

(assumes 3% Budget Growth Per Year)

	Projected	Projected	Debt Service	Debt Service	\$ Amount
	Future	Operating	As Percent	at 10 Percent	Under
<u>Fiscal Year</u>	<u>Debt</u>	<u>Budgets</u>	<u>of Budget</u>	<u>of Budget</u>	<u>10% Cap</u>
FY2018/2019	7,950,906	106,291,562	7.5%	10,629,156	2,678,250
FY2019/2020	8,594,254	109,480,309	7.9%	10,948,031	2,353,777
FY2020/2021	8,594,260	112,764,718	7.6%	11,276,472	2,682,212
FY2021/2022	7,757,797	116,147,660	6.7%	11,614,766	3,856,969
FY2022/2023	6,108,162	119,632,089	5.1%	11,963,209	5,855,047
FY2023/2024	6,064,783	123,221,052	4.9%	12,322,105	6,257,322
FY2024/2025	5,965,721	126,917,684	4.7%	12,691,768	6,726,047
FY2025/2026	5,876,549	130,725,214	4.5%	13,072,521	7,195,972
FY2026/2027	4,952,083	134,646,971	3.7%	13,464,697	8,512,614
FY2027/2028	4,904,358	138,686,380	3.5%	13,868,638	8,964,280

\$50.0 Million Bond Issue

(Assumes 3.25% Interest Rate)

<u>Fiscal Year</u>		<u>Principal</u>	<u>Interest</u>	<u>Total</u>
FY2018/2019		-	-	-
FY2019/2020		2,500,000	1,625,000	4,125,000
FY2020/2021		2,500,000	1,543,750	4,043,750
FY2021/2022		2,500,000	1,462,500	3,962,500
FY2022/2023		2,500,000	1,381,250	3,881,250
FY2023/2024		2,500,000	1,300,000	3,800,000
FY2024/2025		2,500,000	1,218,750	3,718,750
FY2025/2026		2,500,000	1,137,500	3,637,500
FY2026/2027		2,500,000	1,056,250	3,556,250
FY2027/2028		2,500,000	975,000	3,475,000
FY2028/2029		2,500,000	893,750	3,393,750
FY2029/2030		2,500,000	812,500	3,312,500
FY2030/2031		2,500,000	731,250	3,231,250
FY2031/2032		2,500,000	650,000	3,150,000
Fy2032/2033		2,500,000	568,750	3,068,750
FY2033/2034		2,500,000	487,500	2,987,500
FY2034/2035		2,500,000	406,250	2,906,250
FY2035/2036		2,500,000	325,000	2,825,000
FY2036/2037		2,500,000	243,750	2,743,750
FY2037/2038		2,500,000	162,500	2,662,500
FY2038/2039		2,500,000	81,250	2,581,250
FY2039/2040				
FY2040/2041				
Total		50,000,000	17,062,500	67,062,500

\$75.0 Million Bond Issue

(assumes 3.25% Interest Rate)

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
FY2018/2019	-	-	-
FY2019/2020	3,750,000	2,437,500	6,187,500
FY2020/2021	3,750,000	2,315,625	6,065,625
FY2021/2022	3,750,000	2,193,750	5,943,750
FY2022/2023	3,750,000	2,071,875	5,821,875
FY2023/2024	3,750,000	1,950,000	5,700,000
FY2024/2025	3,750,000	1,828,125	5,578,125
FY2025/2026	3,750,000	1,706,250	5,456,250
FY2026/2027	3,750,000	1,584,375	5,334,375
FY2027/2028	3,750,000	1,462,500	5,212,500
FY2028/2029	3,750,000	1,340,625	5,090,625
FY2029/2030	3,750,000	1,218,750	4,968,750
FY2030/2031	3,750,000	1,096,875	4,846,875
FY2031/2032	3,750,000	975,000	4,725,000
Fy2032/2033	3,750,000	853,125	4,603,125
FY2033/2034	3,750,000	731,250	4,481,250
FY2034/2035	3,750,000	609,375	4,359,375
FY2035/2036	3,750,000	487,500	4,237,500
FY2036/2037	3,750,000	365,625	4,115,625
FY2037/2038	3,750,000	243,750	3,993,750
FY2038/2039	3,750,000	121,875	3,871,875
FY2039/2040			
FY2040/2041			
Total	75,000,000	25,593,750	100,593,750

\$100.0 Million Bond Issue

(Assumes 3.25% Interest Rate)

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
FY2018/2019	-	-	-
FY2019/2020	5,000,000	3,250,000	8,250,000
FY2020/2021	5,000,000	3,087,500	8,087,500
FY2021/2022	5,000,000	2,925,000	7,925,000
FY2022/2023	5,000,000	2,762,500	7,762,500
FY2023/2024	5,000,000	2,600,000	7,600,000
FY2024/2025	5,000,000	2,437,500	7,437,500
FY2025/2026	5,000,000	2,275,000	7,275,000
FY2026/2027	5,000,000	2,112,500	7,112,500
FY2027/2028	5,000,000	1,950,000	6,950,000
FY2028/2029	5,000,000	1,787,500	6,787,500
FY2029/2030	5,000,000	1,625,000	6,625,000
FY2030/2031	5,000,000	1,462,500	6,462,500
FY2031/2032	5,000,000	1,300,000	6,300,000
Fy2032/2033	5,000,000	1,137,500	6,137,500
FY2033/2034	5,000,000	975,000	5,975,000
FY2034/2035	5,000,000	812,500	5,812,500
FY2035/2036	5,000,000	650,000	5,650,000
FY2036/2037	5,000,000	487,500	5,487,500
FY2037/2038	5,000,000	325,000	5,325,000
FY2038/2039	5,000,000	162,500	5,162,500
FY2039/2040			
FY2040/2041			
Total	100,000,000	34,125,000	134,125,000

Large Project Bond Issuance Scenario

- **Project Cost \$93,750,000**
- **Grant Reimbursement Rate 20%**
- **Local Share \$75,000,000**
- **Project Duration 3.5 Years**
- **Average Interest rate 3.25%**
- **20 year bond term**
- **4 Bond Issues**

Bonding Scenario (cont.)

		\$15.00	\$40.00	\$10.00	\$10.00	
		Million	Million	Million	Million	
<u>Fiscal Year</u>		<u>Issue</u>	<u>Issue</u>	<u>Issue</u>	<u>Issue</u>	<u>Total</u>
Year 1		\$ 1,237,500				\$ 1,237,500
Year 2		1,213,125	3,300,000			4,513,125
Year 3		1,188,750	3,235,000	825,000		5,248,750
Year 4		1,164,375	3,170,000	808,750		5,143,125
Year 5		1,140,000	3,105,000	792,500	825,000	5,862,500
Year 6		1,115,625	3,040,000	776,250	808,750	5,740,625
Year 7		1,091,250	2,975,000	760,000	792,500	5,618,750
Year 8		1,066,875	2,910,000	743,750	776,250	5,496,875
Year 9		1,042,500	2,845,000	727,500	760,000	5,375,000
Year 10		1,018,125	2,780,000	711,250	743,750	5,253,125
Year 11		993,750	2,715,000	695,000	727,500	5,131,250
Year 12		969,375	2,650,000	678,750	711,250	5,009,375
Year 13		945,000	2,585,000	662,500	695,000	4,887,500
Year 14		920,625	2,520,000	646,250	678,750	4,765,625
Year 15		896,250	2,455,000	630,000	662,500	4,643,750
Year 16		871,875	2,390,000	613,750	646,250	4,521,875
Year 17		847,500	2,325,000	597,500	630,000	4,400,000
Year 18		823,125	2,260,000	581,250	613,750	4,278,125
Year 19		798,750	2,195,000	565,000	597,500	4,156,250
Year 20		774,375	2,130,000	548,750	581,250	4,034,375
Year 21			2,065,000	532,500	565,000	3,162,500
Year 22				516,250	548,750	1,065,000
					532,500	532,500
					516,250	516,250
Total		\$ 20,118,750	\$ 53,650,000	\$ 13,412,500	\$ 13,412,500	\$ 100,593,750

Debt Impact

(Assumes 3% Budget Growth Per Year)

	Projected	\$75.00	Total	Projected	Debt Service	Debt Service	\$ Amount
	Future	Million	Debt	Operating	As Percent	at 10 Percent	Under/Over
Fiscal Year	Debt	Debt Service	Service	Budgets	of Budget	of Budget	10% Cap
FY2018/2019	7,950,906	-	7,950,906	106,291,562	7.5%	10,629,156	2,678,250
FY2019/2020	8,594,254	1,237,500	9,831,754	109,480,309	9.0%	10,948,031	1,116,277
FY2020/2021	8,594,260	4,513,125	13,107,385	112,764,718	11.6%	11,276,472	(1,830,913)
FY2021/2022	7,757,797	5,248,750	13,006,547	116,147,660	11.2%	11,614,766	(1,391,781)
FY2022/2023	6,108,162	5,143,125	11,251,287	119,632,089	9.4%	11,963,209	711,922
FY2023/2024	6,064,783	5,862,500	11,927,283	123,221,052	9.7%	12,322,105	394,822
FY2024/2025	5,965,721	5,740,625	11,706,346	126,917,684	9.2%	12,691,768	985,422
FY2025/2026	5,876,549	5,618,750	11,495,299	130,725,214	8.8%	13,072,521	1,577,222
FY2026/2027	4,952,083	5,496,875	10,448,958	134,646,971	7.8%	13,464,697	3,015,739
FY2027/2028	4,904,358	5,375,000	10,279,358	138,686,380	7.4%	13,868,638	3,589,280
FY2028/2029	4,455,670	5,253,125	9,708,795	142,846,971	6.8%	14,284,697	4,575,902
FY2029/2030	4,404,445	5,131,250	9,535,695	147,132,380	6.5%	14,713,238	5,177,543

Debt Impact (cont.)

(Assumes Grand List of .85% Per Year)

	Projected	\$75.00	Total		
	Future	Million	Debt		
<u>Fiscal Year</u>	<u>Debt</u>	<u>Debt Service</u>	<u>Service</u>	<u>Mills</u>	<u>Change</u>
FY2018/2019	7,950,906	-	7,950,906	2.18	
FY2019/2020	8,594,254	1,237,500	9,831,754	2.68	0.49
FY2020/2021	8,594,260	4,513,125	13,107,385	3.54	0.86
FY2021/2022	7,757,797	5,248,750	13,006,547	3.48	(0.06)
FY2022/2023	6,108,162	5,143,125	11,251,287	2.99	(0.50)
FY2023/2024	6,064,783	5,862,500	11,927,283	3.14	0.15
FY2024/2025	5,965,721	5,740,625	11,706,346	3.06	(0.08)
FY2025/2026	5,876,549	5,618,750	11,495,299	2.98	(0.08)
FY2026/2027	4,952,083	5,496,875	10,448,958	2.68	(0.29)
FY2027/2028	4,904,358	5,375,000	10,279,358	2.62	(0.07)
FY2028/2029	4,455,670	5,253,125	9,708,795	2.45	(0.17)
FY2029/2030	4,404,445	5,131,250	9,535,695	2.39	(0.06)

Conclusion

Current Debt Outstanding

\$79,176,237

Current Debt Program is designed to absorb small debt issues each year

Town has approximately \$20.0 million in authorized debt scheduled to be issued in next 3 years

Town has significant debt drop off in fiscal years 2020/2021 to 2022/2023

TOWN OF FARMINGTON
DEBT PRESENTATION
SEPTEMBER 18, 2018

NOTE: The following report and forecasts were prepared by the Town of Farmington Finance Department using historical data and certain financial assumptions. The forecasts shown in this report are intended to show the potential debt that maybe issued by the Town over the next ten years and the impact of that debt on the Town budget and tax rate. All forecasts shown in this report are tentative and subject to change as more information becomes available.

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

	75.0 Million	75.0 Million	75.0 Million		
	20 Year	25 Year	30 Year	Difference	Difference
	Issue	Issue	Issue	20 vs 25	20 vs 30
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	-	-	-	-	-
Total	\$ 100,856,250	\$ 107,987,500	\$ 114,860,255	\$ 7,131,250	\$ 14,004,005

COMBINED DEBT SERVICE COMPARISON					
\$75.0 Million Issue with and without Principal Skip					
		\$75.00		\$75.00	
		Million		Million	
		Issue		Issue	
		No Principal Skip		1st Yr Principal Skip	Difference
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		-		-	-
Total	\$	100,856,250		\$ 103,318,750	\$ 2,462,500

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		
Road 2015														
Issue		750,000												750,000
Roads 2019	2,000,000													
Issue		1,000,000	1,000,000											2,000,000
Roads 2021	2,000,000													
Issue				500,000	750,000	750,000								2,000,000
Roads 2023	2,000,000													
Issue								750,000	750,000	500,000				2,000,000
Roads 2025	2,000,000													
Issue										250,000	750,000	750,000	250,000	2,000,000
Roads 2027	2,000,000													
Issue													500,000	500,000
Engine 2	650,000													
Referendum April 2018														
Bid	Dec-18													
Award	Feb-19													
Deposit	Mar-19													
Issue		325,000	325,000											650,000
Ladder 1	1,500,000													
Referendum	Apr-19													
Bid	Dec-19													
Award	Feb-20													
Deposit	Mar-20													
Issue			750,000	750,000										1,500,000
Engine 8	750,000													
Referendum	Apr-20													
Bid	Dec-20													
Award	Feb-21													
Deposit	Mar-21													
Issue				375,000	375,000									750,000
Engine 5 & Engine 9	1,500,000													
Referendum	Apr-21													
Bid	Dec-21													
Award	Feb-22													
Deposit	Mar-22													
Issue						750,000	750,000							1,500,000
Fire Station Renovations	9,000,000													
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:												Totals	
		May-19	May-20	May-21	May-22	May-23	May-24	25-May	May-26	May-27	May-28	May-29			
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	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	1,125,000	1,125,000	10,125,000
Totals		3,204,475	4,575,000	5,875,000	6,940,000	7,090,000	4,500,000	3,500,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	47,684,475

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

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

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

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

**TAX AND BUDGET WORKSHEET
10 YEAR FORECAST**

		FY18/19	FY19/20	FY20/21	FY21/22
		Adopted	Projected	Projected	Projected
		<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
<u>EXPENDITURES</u>					
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
	Total	106,291,562	110,463,847	113,713,720	116,171,466
<u>GRAND LIST</u>					
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
	Total	3,655,376,464	3,684,677,771	3,719,990,203	3,767,328,318
<u>REVENUES</u>					
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
	Total	8,026,415	8,631,998	8,642,161	8,717,641
<u>TAX & MILL RATE</u>					
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**

		FY22/23	FY23/24	FY24/25	FY25/26
		Projected	Projected	Projected	Projected
		<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
<u>EXPENDITURES</u>					
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
	Total	118,228,795	122,086,358	125,626,474	129,180,000
<u>GRAND LIST</u>					
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
	Total	3,791,344,549	3,854,765,372	3,889,391,126	3,928,177,087
<u>REVENUES</u>					
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
	Total	8,653,444	8,779,573	8,806,033	8,734,828
<u>TAX & MILL RATE</u>					
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**

		FY26/27	FY27/28	FY28/29
		Projected	Projected	Projected
		<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
<u>EXPENDITURES</u>				
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
<u>GRAND LIST</u>				
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
<u>REVENUES</u>				
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
<u>TAX & MILL RATE</u>				
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)

		FY18/19	FY19/20	FY20/21	FY21/22
		Adopted	Projected	Projected	Projected
		<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
<u>EXPENDITURES</u>					
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
	Total	106,291,562	110,951,347	116,251,220	121,009,591
<u>GRAND LIST</u>					
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
	Total	3,655,376,464	3,684,677,771	3,719,990,203	3,767,328,318
<u>REVENUES</u>					
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
	Total	8,026,415	8,631,998	8,642,161	8,717,641
<u>TAX & MILL RATE</u>					
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)

		FY22/23	FY23/24	FY24/25	FY25/26
		Projected	Projected	Projected	Projected
		<u>Budget</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
<u>EXPENDITURES</u>					
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
	Total	123,477,545	127,579,483	131,513,974	134,944,375
<u>GRAND LIST</u>					
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
	Total	3,791,344,549	3,854,765,372	3,889,391,126	3,928,177,087
<u>REVENUES</u>					
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
	Total	8,653,444	8,779,573	8,806,033	8,734,828
<u>TAX & MILL RATE</u>					
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)

		FY26/27	FY27/28	FY28/29
		Projected	Projected	Projected
		Budget	Budget	Budget
<u>EXPENDITURES</u>				
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
	Total	137,649,052	141,356,162	144,754,502
<u>GRAND LIST</u>				
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
<u>REVENUES</u>				
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
<u>TAX & MILL RATE</u>				
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%

MOTION

Agenda Item D-3

To accept the reports from the FHS Community Survey Ad Hoc Committee and the FHS Facility and Financial Ad Hoc Committee as presented.

NOTE: Members from the FHS Community Survey Ad Hoc Committee and the FHS Facility and Financial Ad Hoc Committee will be available to answer any questions on this agenda item.

MOTION

Agenda Item D-4

To discuss the next steps for Farmington High School Facility.