

Minutes are considered DRAFT until approved at next meeting

Meeting Minutes
Farmington High School Building Committee Meeting
Wednesday, January 22, 2020
Farmington High School Library
6:30 PM

Attendees:

Meg Guerrera, Chair
Michael Smith
Chris Fagan
Ellen Siuta
Sharon Mazzochi
Garth Meehan
Johnny Carrier
Beth Kintner
Kathy Greider, Superintendent
Alicia Bowman, Asst. Superintendent of Finance and Operations
Tim Harris, Director of School Facilities
Scott Hurwitz, FHS Principal
Lisa Kapcinski, FHS Assistant Principal
Russ Crist, FHS Assistant Principal
Mary Lundquist, Dean of Students
Kat Krajewski, Assistant Town Manager
Devon Aldave, Committee Clerk
Chris Cykley, Construction Solutions Group
Roger LaFleur, Construction Solutions Group
QA+M Architecture
TSKP Studio

A. Call to Order.

The meeting was called to order at 6:32 P.M.

B. Pledge of Allegiance.

The committee members and audience recited the Pledge of Allegiance.

C. Chair Report.

Meg Guerrera provided an update on the process and timeline of the project. Her slides are recorded with these minutes as Attachment A.

Meg also stated that the committee is hosting a Community Meeting on Saturday, 1/25 from 9:00am-12:00pm at the FHS facility. This meeting is an opportunity for community members to ask questions of the committee and architects. Tours of the facility will be offered at 9:00am, 10:00am, and 11:00am.

D. Public Comment.

Sam is a 5th grader who stated that Farmington schools are special because everyone is kind. He stated that he likes Westwoods because the facility has enough space for clubs and working with other students. He stated that FHS is not as nice as Westwoods or East Farms and asked the committee to choose an option that includes enough special education classrooms, collaborative spaces, air conditioning and heat, and easy accessibility. He felt that including these features will make FHS special for everyone.

Daria is a student who wants to attend a high school that is safe and secure. She stated that the school system puts on great public programs, however cannot run them all due to the shortcomings of the current facility. She urged residents who do not have kids in the school system to consider how a solution will affect friends or neighbors. She stated that the option selected should be comprehensive and address all problems with the FHS facility.

Roosevelt is a student who wants to attend a high school that has a good cafeteria, auditorium, science classrooms with proper lab gear, and wheelchair accessibility throughout the building. He urged the community to step up for the high school.

Finnegan is a student who enjoys theater. He stated that the current auditorium is not wheel chair or crutch accessible, so people affected by this are not able to participate in these events.

Victoria is a student who supports a long-term comprehensive solution. She stated that the community needs a safe facility that will serve students, educators, and residents for decades to come which includes a more flexible environment for research, music, athletics, and collaboration and less time traveling through a sprawling building. She urged the community to rise to the occasion and support a comprehensive solution that will benefit the entire community.

Jake is a Senior at FHS, who plays with symphony strings, and researched issues with the auditorium including handicap accessibility and acoustics. He stated that the facility is not adequate and is disappointed that the Town does not have a facility that supports its excellent music program. He stated that students who wish to pursue music in college will often send recordings of performances to colleges, and that many FHS students do not use recordings of performances at the FHS auditorium due to its acoustical issues. He urged the

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community to support an option that will support Farmington's music programs.

Marcus Fairbrother, 12 Candlewood Lane, is part of Comprehensive FHS, a group of concerned and engaged citizens who want to help bring home a successful referendum that addresses all needs of the FHS facility. He stated that the future of our community is at stake and quoted various FHS Building Committee and Board of Education members regarding how the current facility limits the learning and teaching abilities of students and teachers. Marcus stated that numerous short-term solutions have brought us a failing facility that does not address the needs or standards of today, or plan for the future. He stated that another short-term fix would be irresponsible. He stated that the community needs a building that fully implements curriculum that educates our students to face today's challenges and those of our rapidly changing future. He reiterated that the current building does not do this and stated that anything less than a comprehensive solution is unacceptable.

Leahanne Fenton, 3 Longridge Court, moved to Farmington from out of state with her husband and two daughters because of Farmington's well rated schools. She stated that the Town should be proud of its reputation and should seek to retain it. When she moved here, she was unaware of the state of the FHS facility and stated she would not have chosen Farmington had she been aware. She stated that sending her kids to FHS as is, or how it might be under the maintain or renovate options would be negligent. She urged the committee and the community to support a comprehensive solution, and to inform members of the community.

Tatiana Machado, 20 Inwood Lane, is a resident who moved to Farmington 21 years ago. She has a son that graduated from FHS and another son who will be a freshman in the fall. She stated that her children have received great educations from grades K-12 but have faced challenges from the facility. She has also been a substitute at Farmington schools and has witnessed issues with the facility firsthand. She stated that many residents vote based on price and do not attend informative meetings. She mentioned HVAC and leakage issues. She stated that when NEASC gives you an unfavorable rating, it is difficult to turn this around. She hopes the Town will support an option that reflects the quality of the Town's education and urged the committee to be prudent in selecting an option.

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Pierre Guertin, 12 Henley Commons, stated that the committee needs to collectively choose an option that is prudent and responsible for the town or it will not succeed. He feels that the sprawl issue is a bit overstated and is concerned with the timeline for coming to a proposed recommendation. He stated that the committee should consider issues that were not adequately addressed during the last process such as site location of a new building, neighbors abutting the property, exceeding the Town's debt service target, and spending millions to renovate the 1928 building. He stated that the tax impact from last week's presentations has a real impact on residents. He stated that if the committee does not have answers to these tough questions, there will not be a successful outcome.

Chad Williams, 17 Westview Terrace, stressed the importance of maintaining accreditation. He stated that if the school is not accredited, scholarship opportunities significantly decrease for students. He stated that failing to maintain accreditation makes school less attractive for prospective teachers. He mentioned that the locker rooms are insufficient for athletics, and that they do not comply with Title IX standards. He stated that QA+M's renovation design places the learning space at the back of the building, which leaves little room for future expansion.

Matt Hutvagner, 4 Deepwood Road, expressed his support for a comprehensive solution for the building project, and felt that the Statement of Needs is not a statement of wants where members of the community can pick and choose what to address. He stated that the Maintain options did not meet the Statement of Needs and appreciated the Renovation options.

Patti Boye-Williams, 17 Westview Terrace, stated that people move to Farmington because of low taxes and good schools. She has two kids in the school system who have had great teachers and have received great educations but stated that even with low taxes, people are choosing to move to other towns due to the state of the FHS facility. She emphasized that the facility is a community space used for emergency shelter, continuing education, and a number of other services, but it is not reaching near its full potential. She stated that a solution must meet the full statement of needs and address issues raised here tonight. She thanked the committee for their time and service.

Sam Reisner, 41 Main Street, thanked committee for their work and encouraged the audience to bring friends to the meeting next week as

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it is one of the final opportunities for the public to provide input. He stated that narrow hallways contribute to sprawl. He also mentioned that universal design may be a good way to address ADA compliance issues and hopes for a comprehensive solution can serve the entire community.

E. Minutes.

1) To approve the attached January 15, 2020 minutes.

Upon a motion made and seconded (Mazzochi/Carrier) it was unanimously VOTED: to approve the January 15, 2020 minutes.

F. Correspondence and Reports.

Meg Guerrero reviewed the correspondence received. It was included in the agenda packet.

1) Jay Tulin- Renovate Presentations/Friends Program

G. Presentations.

Each architectural firm was given 35 minutes to present their conceptual designs for the new building option, followed by a 10-minute question and answer session from the committee.

1) Presentation of the new building option and associated cost by QA+M and CSG.

QA+M presented their conceptual design for the new building option. The presentation is recorded with these minutes as Attachment B.

Chris Cykley, CSG, presented the cost estimate for the new building option presented by QA+M. The cost estimate is recorded with these minutes as Attachment C.

Kat Krajewski, Assistant Town Manager, presented the tax impact for this option. She stated that the estimated tax impact to the average Farmington home assessed at \$226,777 is an increase of \$575.58 in year one. Costs will decrease by approximately \$10.89 per year over 20 years.

Following the presentation, QA+M answered questions on the following topics:

- Disruption
- Phasing
- 1928 Building

Minutes are considered DRAFT until approved at next meeting

- Access Points

2) Presentation of the new building option and associated cost by TSKP Studio and CSG.

TSKP Studio presented their conceptual design for the new building option. The presentation is recorded with these minutes as Attachment D.

Chris Cykley, CSG, presented the cost estimate for the new building option presented by TSKP Studio. The cost estimate is recorded with these minutes as Attachment E.

Kat Krajewski, Assistant Town Manager, presented the tax impact for this option. She stated that the estimated tax impact to the average Farmington home assessed at \$226,777 is an increase of \$562.75 in year one. Costs will decrease by approximately \$10.66 per year over 20 years.

Following the presentation, TSKP Studio answered questions on the following topics:

- Auditorium
- Energy
- 900 Wing
- Building systems

Michael Smith inquired if the committee would review a comprehensive financial forecast inclusive of future anticipated capital budgets, operating budgets and the Town's debt service.

Kat Krajewski announced that on Tuesday, January 28, 2020 at 7pm in Town Council Chambers, the Director of Finance will be presenting a comprehensive financial forecast to the Town Council.

H. Public Comment.

Tim Kelly, 62 West View Terrace, liked that both of the new building designs have the option to combine the two separate gyms into one larger gym. He recommended possibly including an indoor track within the gym facility. He stated that a Glastonbury and CCSU have indoor track facilities that may be good to model after.

Steve Lamoureux, 86 Knollwood Road, applauded the architects for completing their work in a short period of time. He appreciated the discussion regarding financing the project. He stated that engaging

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the public is extremely important because the people who were misinformed about the process voted no during the last referendum and will do so again if they are not engaged. He encouraged the community to bring people to the Community Event this coming Saturday. In response to a previous comment, he stated that the Site Evaluation Subcommittee looked at other possible sites and determined that it was not financially responsible to move to another site. He stated that the choice between spending \$45 million to maintain the current building vs. a little more than doubling that cost for a brand-new facility seemed like a clear choice to him.

Kristen Kirsch, 28 Orchard Road, has three kids in the school system. Great goals and objectives of graduate. She encouraged everyone to look at how a vision of collaborative and hands on learning will be achieved for our students through each of the three options. She also stated that college savings through getting credit at FHS can offset the increased tax burden of the project.

Amy Rosenfield, 2 Candlewood Lane, had four children in the school system who complained constantly about the building. She stated that potentially losing scholarship opportunities if the school loses its accreditation was surprising and upsetting, and one of her kids saved a semester of college due to credit he received from FHS, this would not be possible if the school lost accreditation. She stated that no one wants increased taxes, but it is the community's responsibility to provide a good learning environment for our kids.

Matt Dayton, 78 Alpine Drive, encouraged the audience to get the word out and let everyone know how important this is. He told the committee to provide the public with data about costs and real estate value from other towns that had major school projects.

Erin Ross, 33 High Street, has three children in the school system. She stated that it the job as the people sitting in the room to educate those who are not here. She emphasized investing in communication, as the work done to this point will not matter if it is not communicated effectively.

Jean Baron, 22 Basswood Road, thanked the committee for their work. She stated that the committee is going to hit a blackout period during which they cannot communicate with the public. She stated that it is the responsibility of people who have been engaged to make sure the information gets out.

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I. Executive Session: Review and Discussion of RFP Responses for Architectural Services in accordance with Conn. Gen. Stat. §§1-200(6) and 1-210(b) (24).

Upon a motion made and seconded (Mazzochi/Carrier) it was unanimously VOTED: to move to executive session at 9:50 P.M.

The committee returned to open session at 11:54 P.M.

J. Adjournment.

Upon a motion made and seconded (Mazzochi/Carrier) it was unanimously VOTED: to adjourn the meeting at 11:54 P.M.

Respectfully Submitted,

Devon Aldave
Committee Clerk



1. Conceptual Option Phase (Maintain/Renovate/New)

Community Feedback and Priorities Based on the FHS Statement of Needs

2. Town Council sets net municipal project cost range & project scope

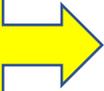
February 2020

3. Schematic Design Phase

4. Town Meeting/Referendum

October 2020

We are
here.



Farmington High School

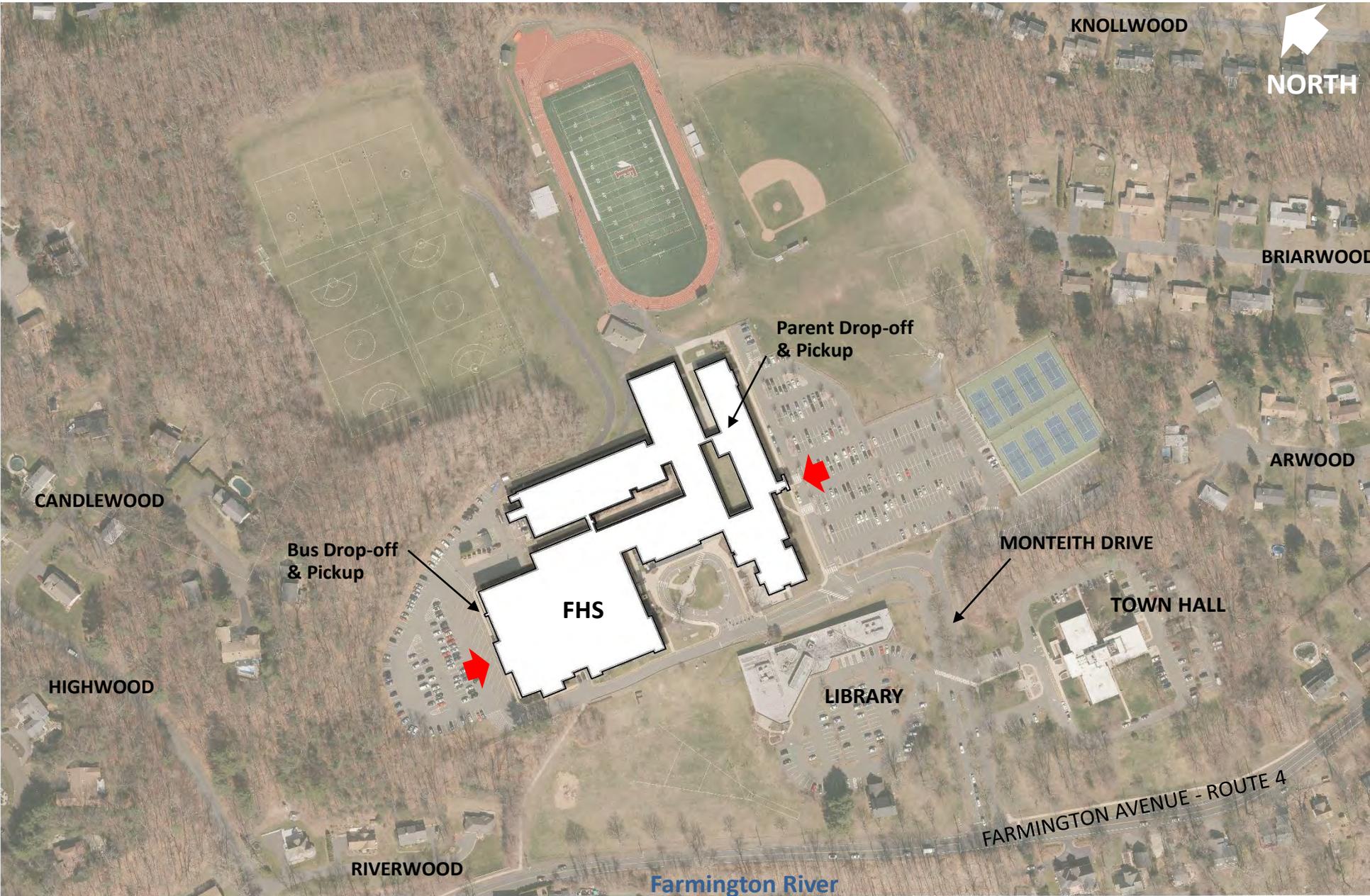
Creating New Possibilities | Option 3



QA+M
architecture

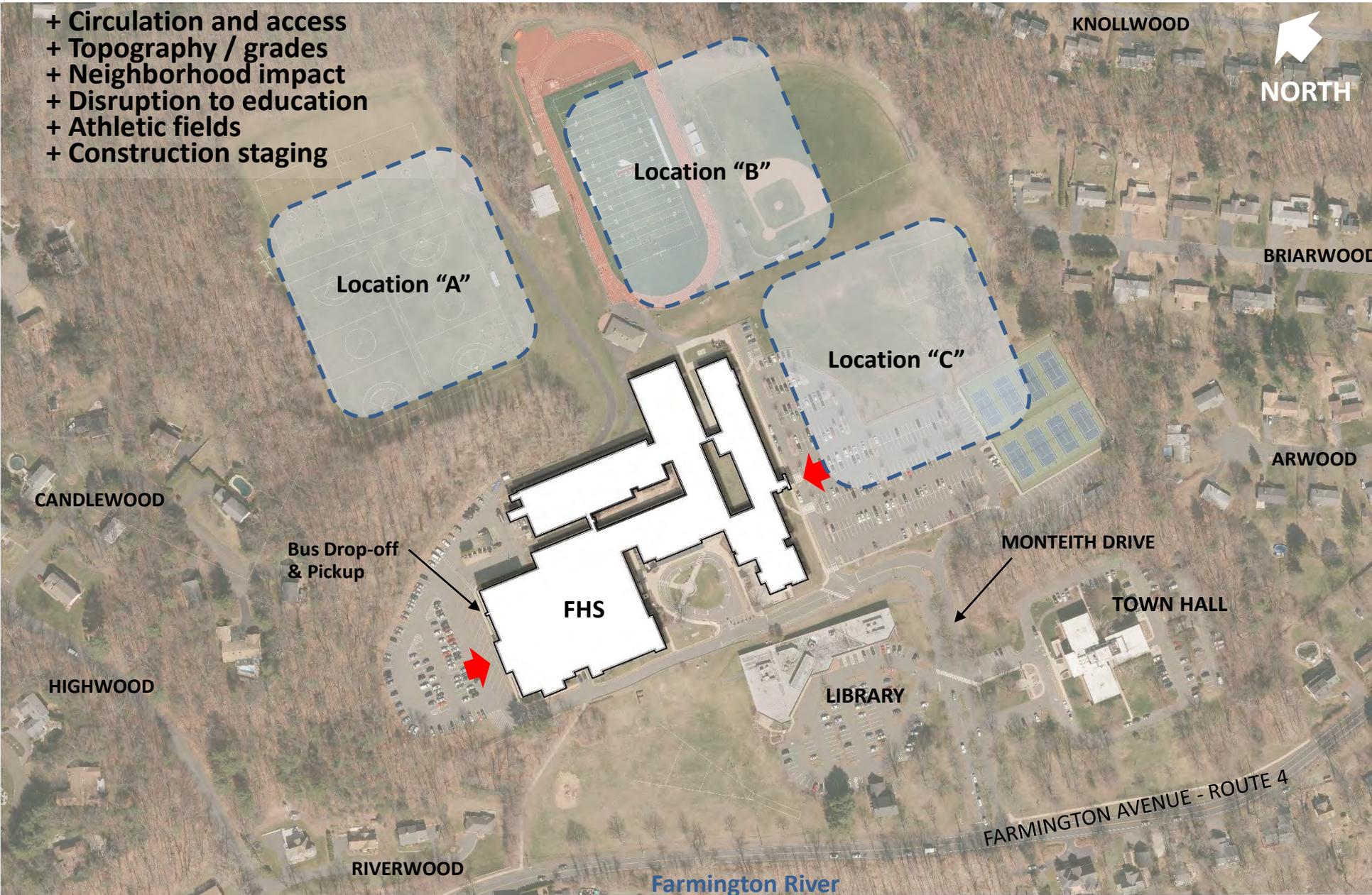
 BSC GROUP  VANZELM
ENGINEERS

Existing Site



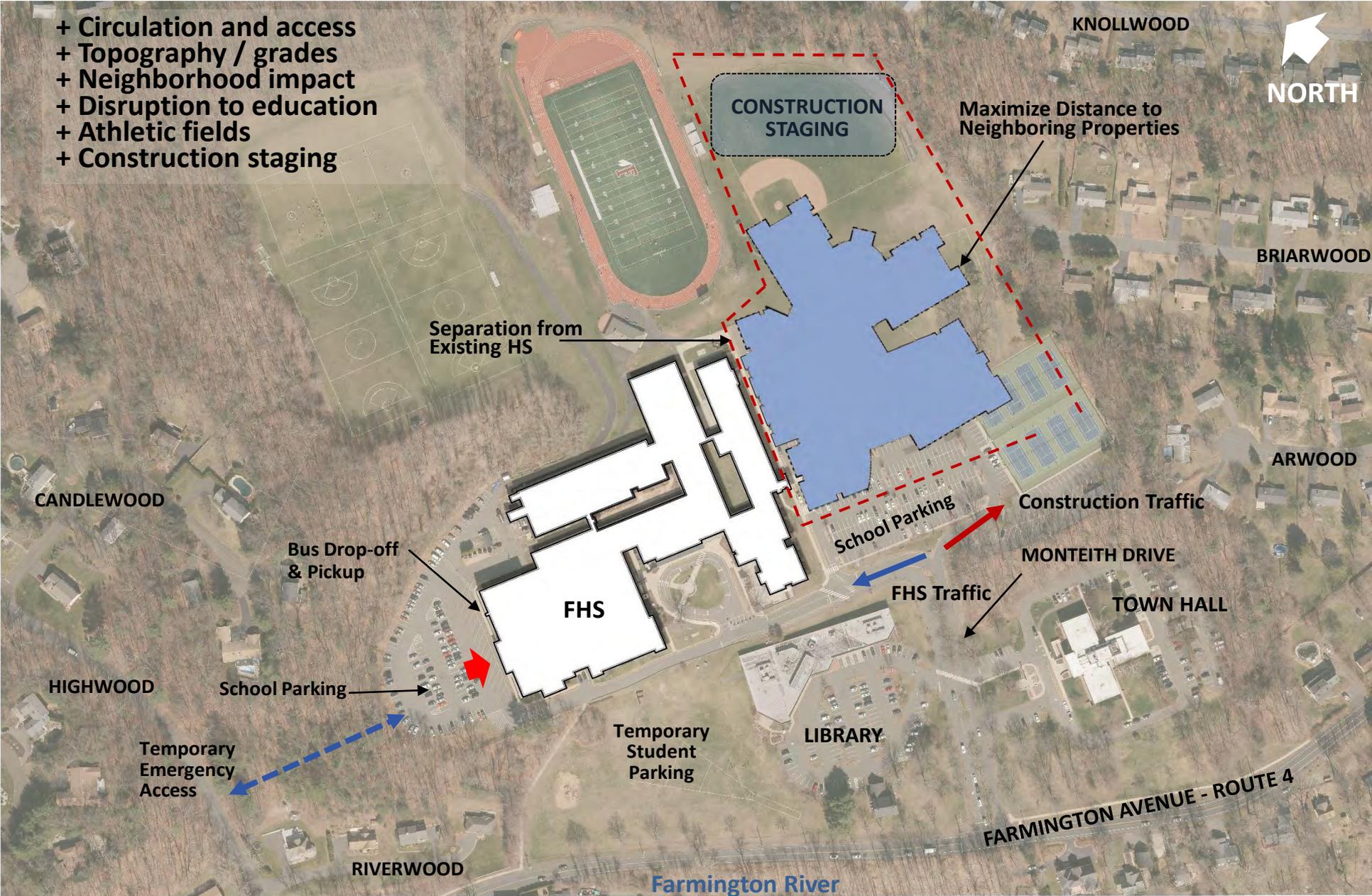
Potential Building Locations

- + Circulation and access
- + Topography / grades
- + Neighborhood impact
- + Disruption to education
- + Athletic fields
- + Construction staging

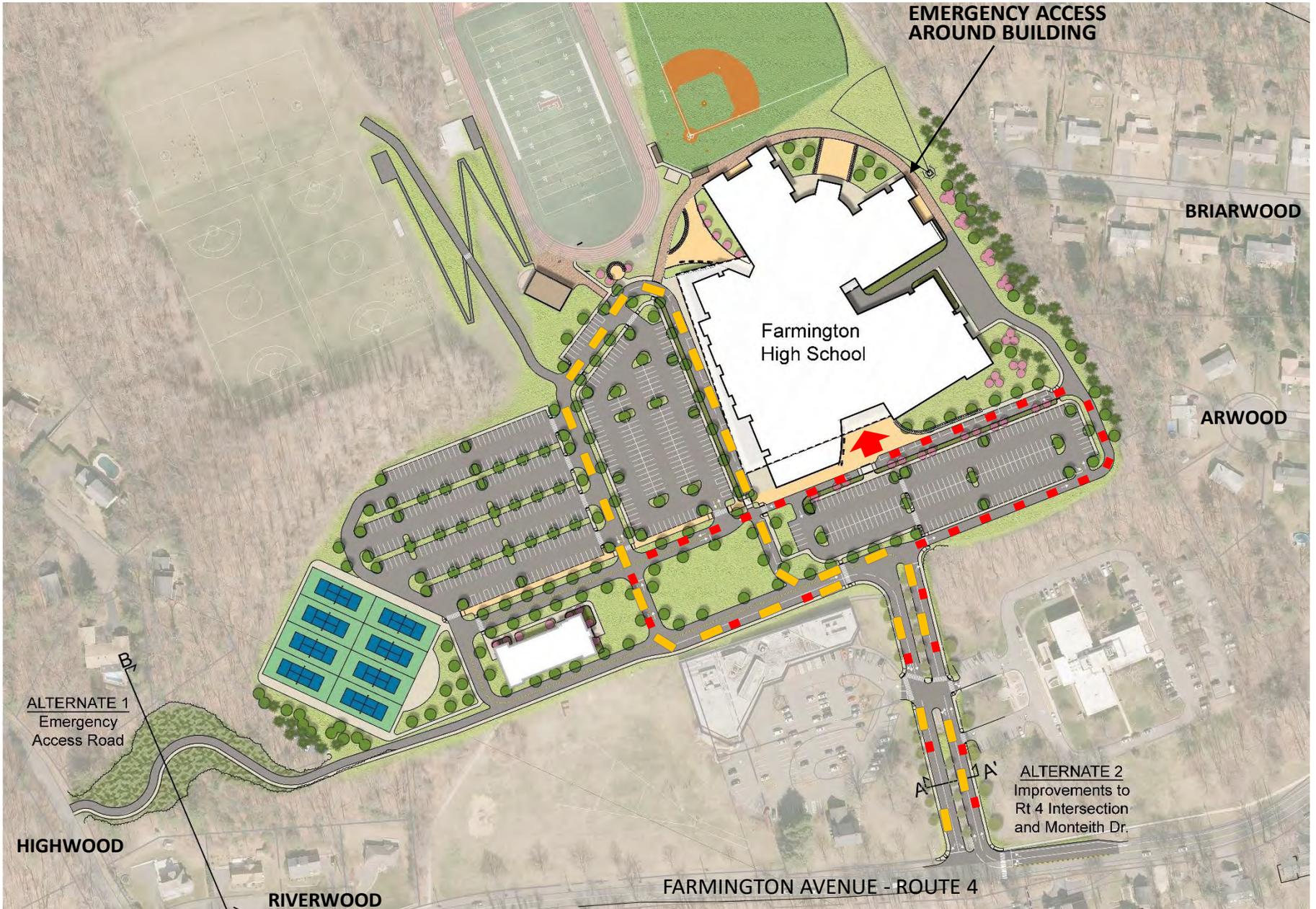


Potential Building Locations

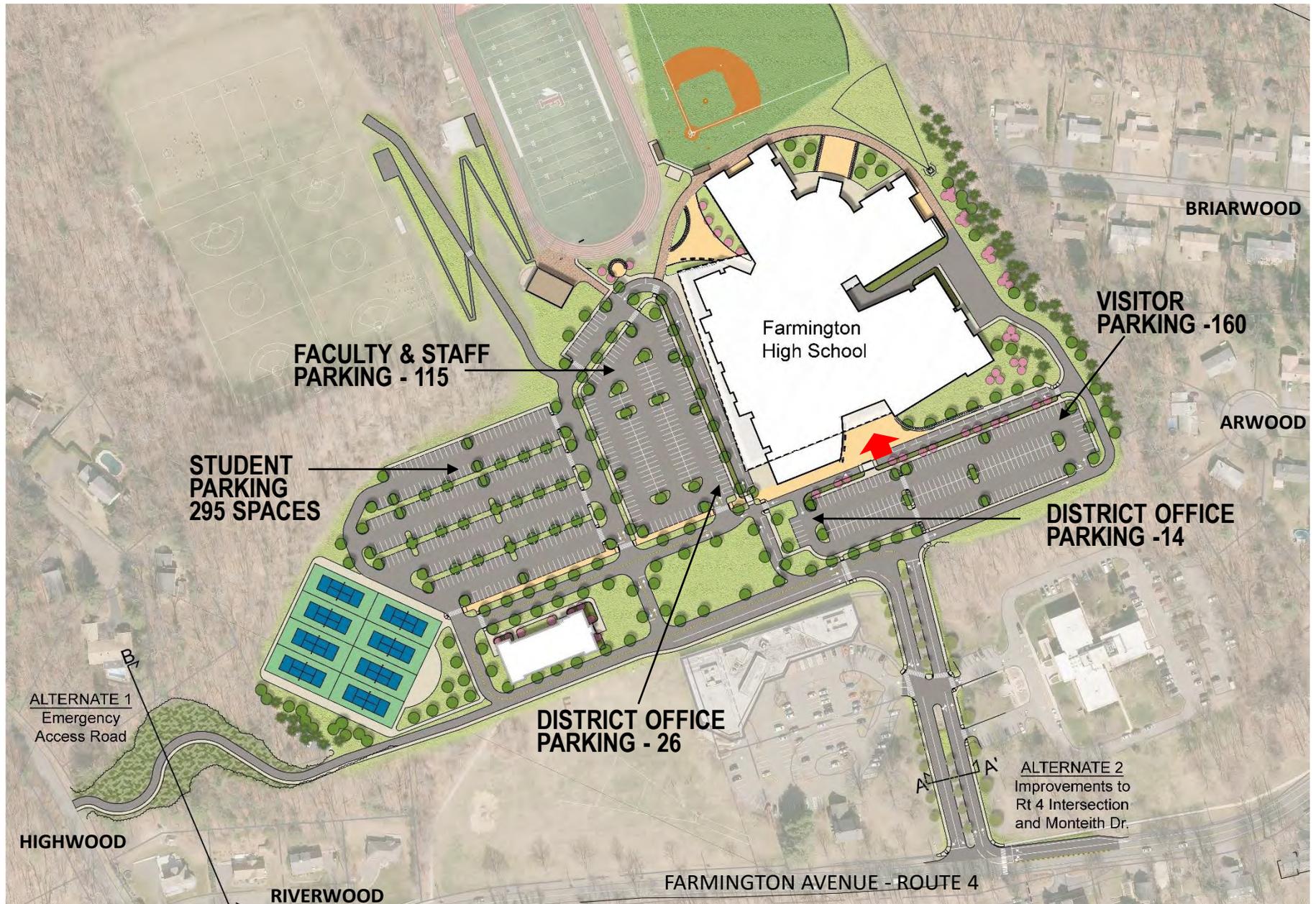
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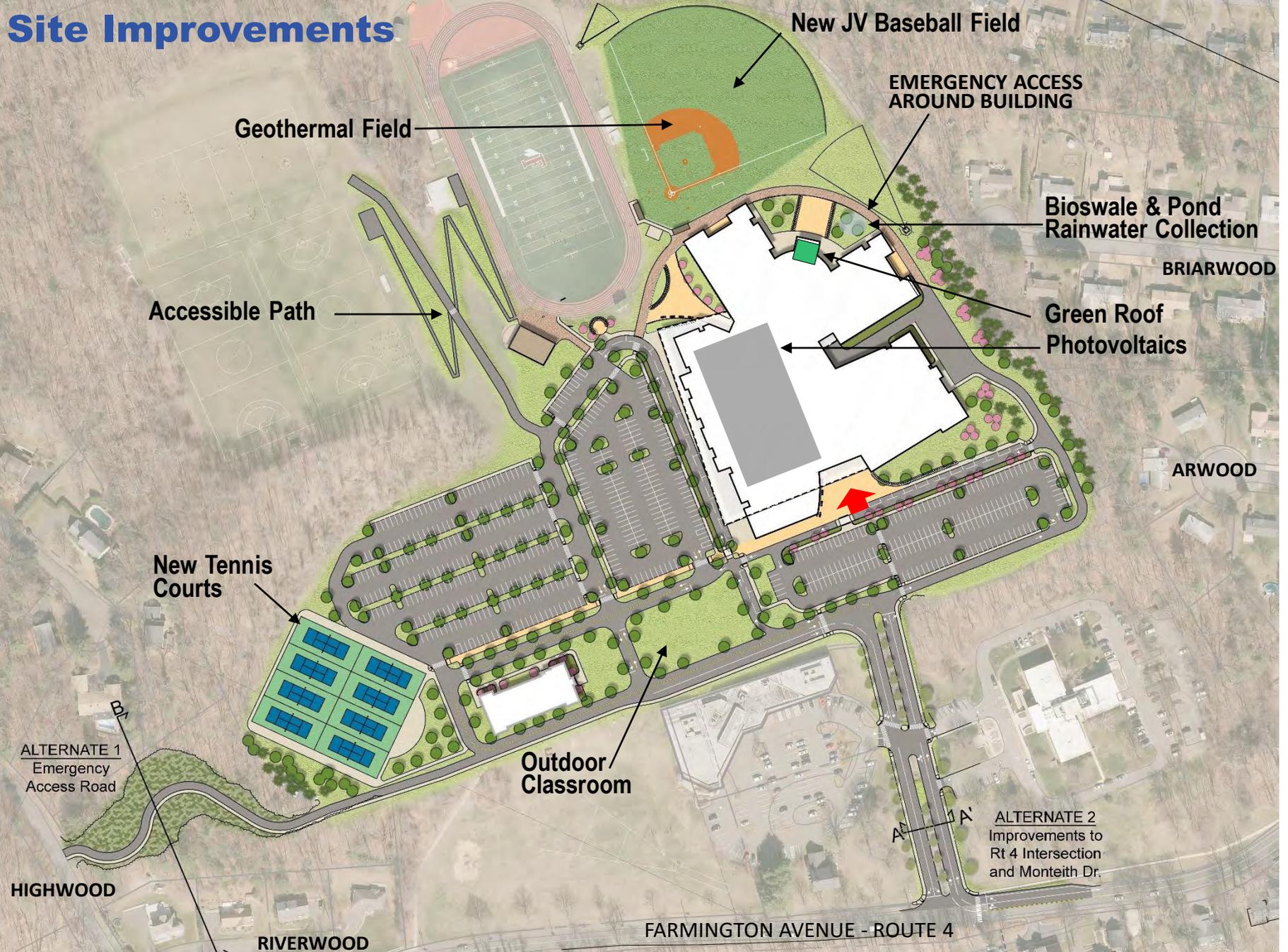
Vehicular Traffic



Parking – 610 spaces



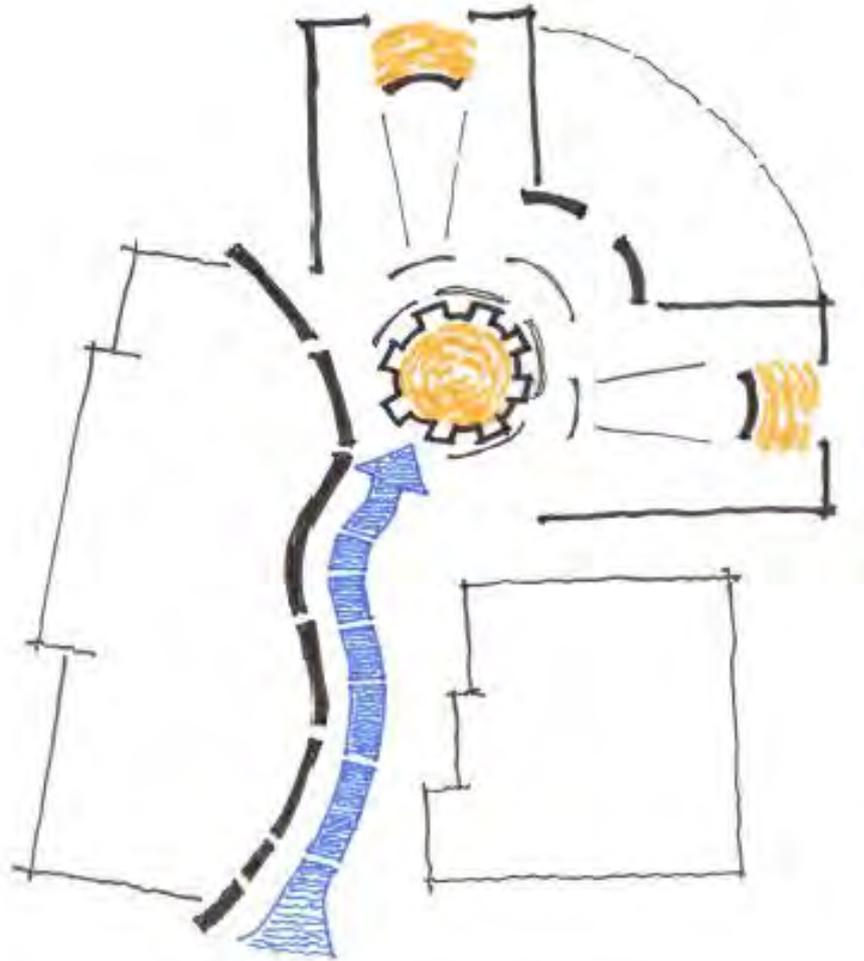
Site Improvements







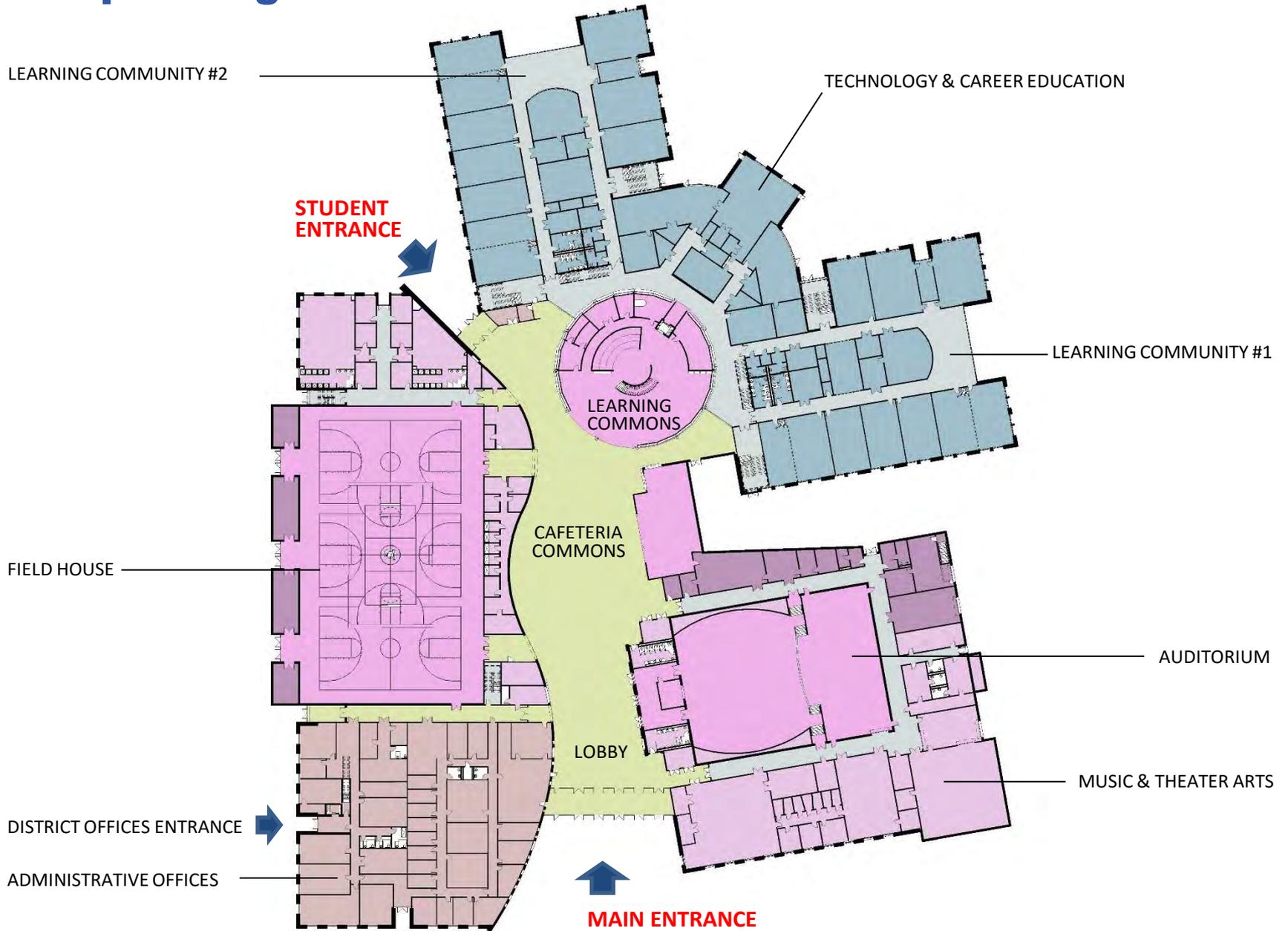
Concept



Main Entrance



Concept Design



Entrance | Student Commons

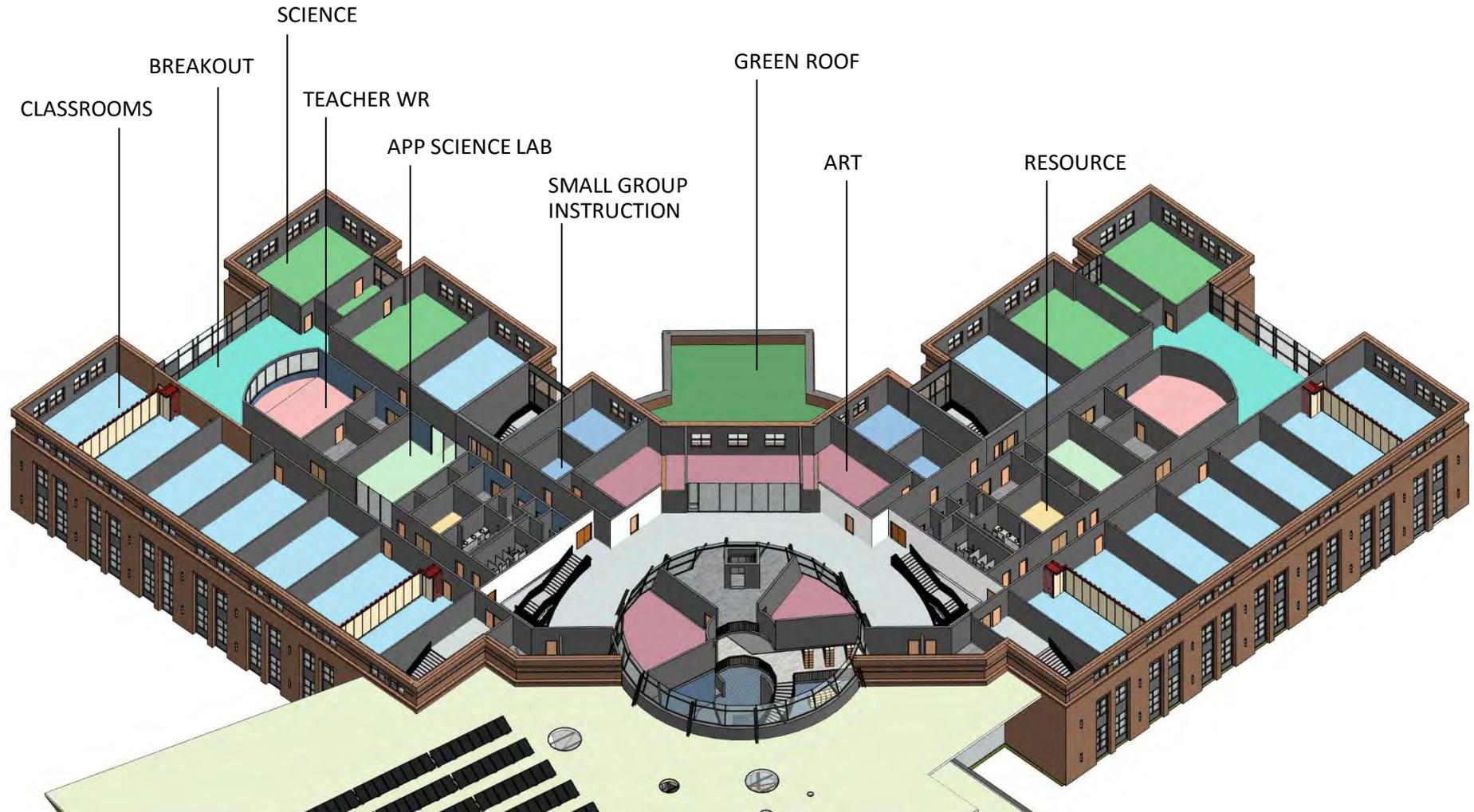




Media Center | Cafe



Concept Design



THIRD FLOOR PLAN - LEARNING COMMUNITIES 5 & 6

Learning Community | Breakout / Collaboration



Learning Community | Green Roof





qamarch.com/fhsvideo

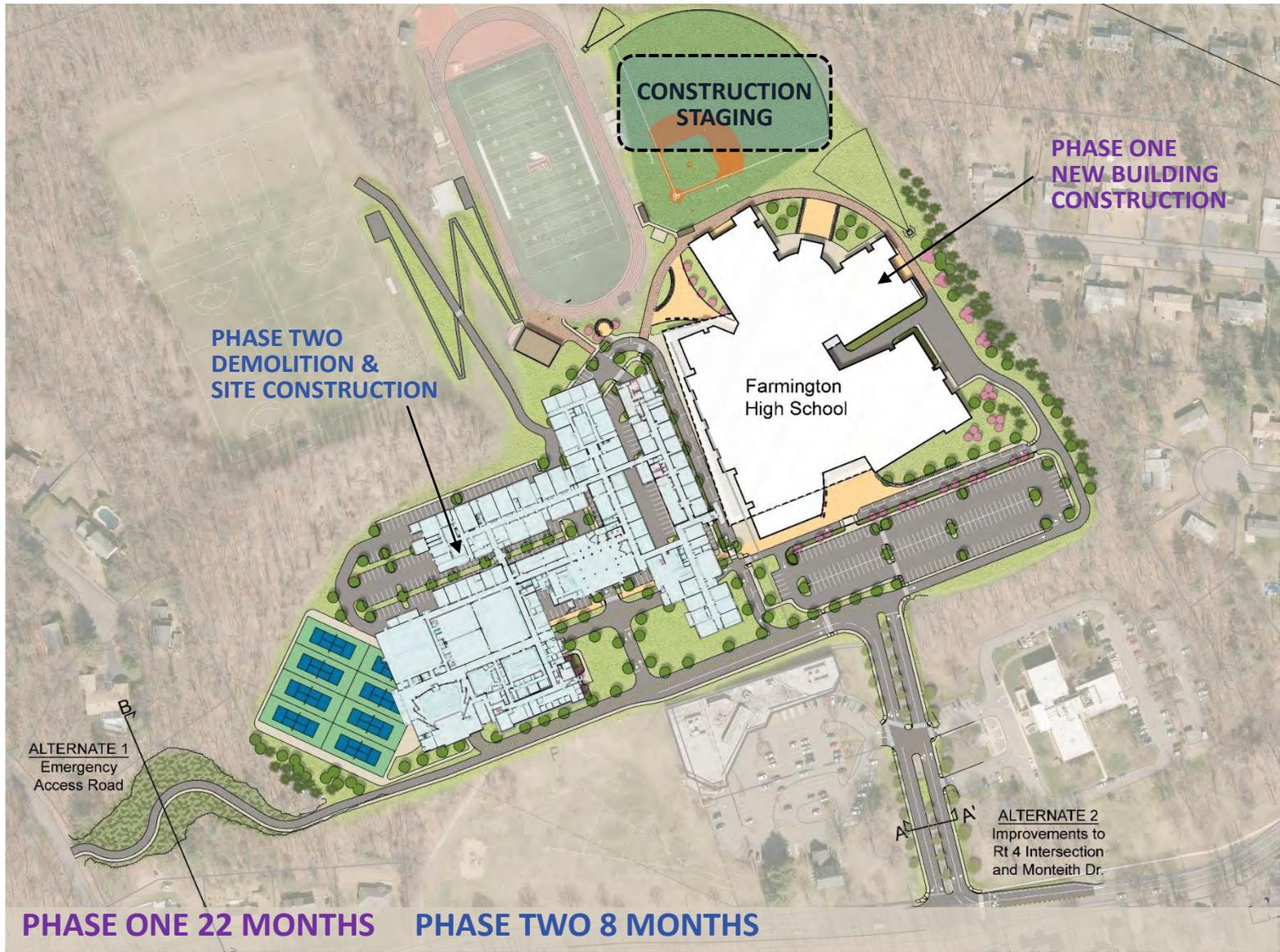
Building Exterior



Criteria

2 Programmatic Needs

- + Education Disruption + Satisfies Ed Specs + Undersized Learning Spaces + Collaborative Learning
- + Space for New or Enhanced Educational Programming



3 Consolidation of Space

- + Reduce Sprawl and Improve Circulation + Utilization of Space + Robotics + Alternate High School
- + School District Administration Offices

PROJECT DATA

Projected Enrollment: 1,405 students
State OSCGR Allowable: 253,602 Net SF
1928 Building Bonus Area: 6,000 Net SF
Total Allowable Area: 259,602 Net SF
District Offices Area: 9,626 Net SF*
Total Area: 269,228 Net SF
Total Area Gross: 278,651 GSF

NEW BUILDING OPTION DATA

District Office Area: 9,600 Net SF
Total Area HS & ALT ED: 257,730 Net SF
Total Area: 267,330 Net SF

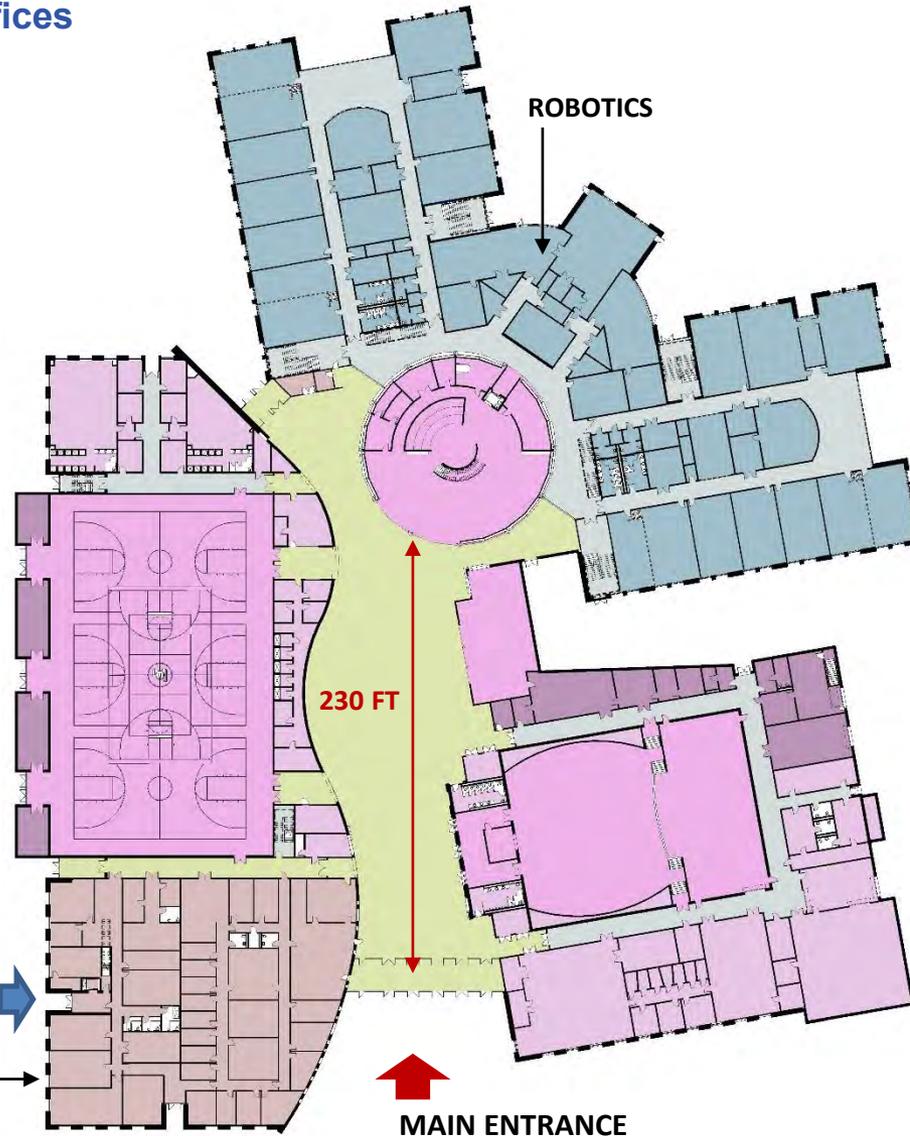
Total Area Gross: 274,000 GSF

Original Building Footprint: 187,947 SF
Option One Footprint: 162,445 SF

THE ORIGINAL 1928 BUILDING
STRUCTURE IS REMAINING

BOE District Offices – 2nd Floor

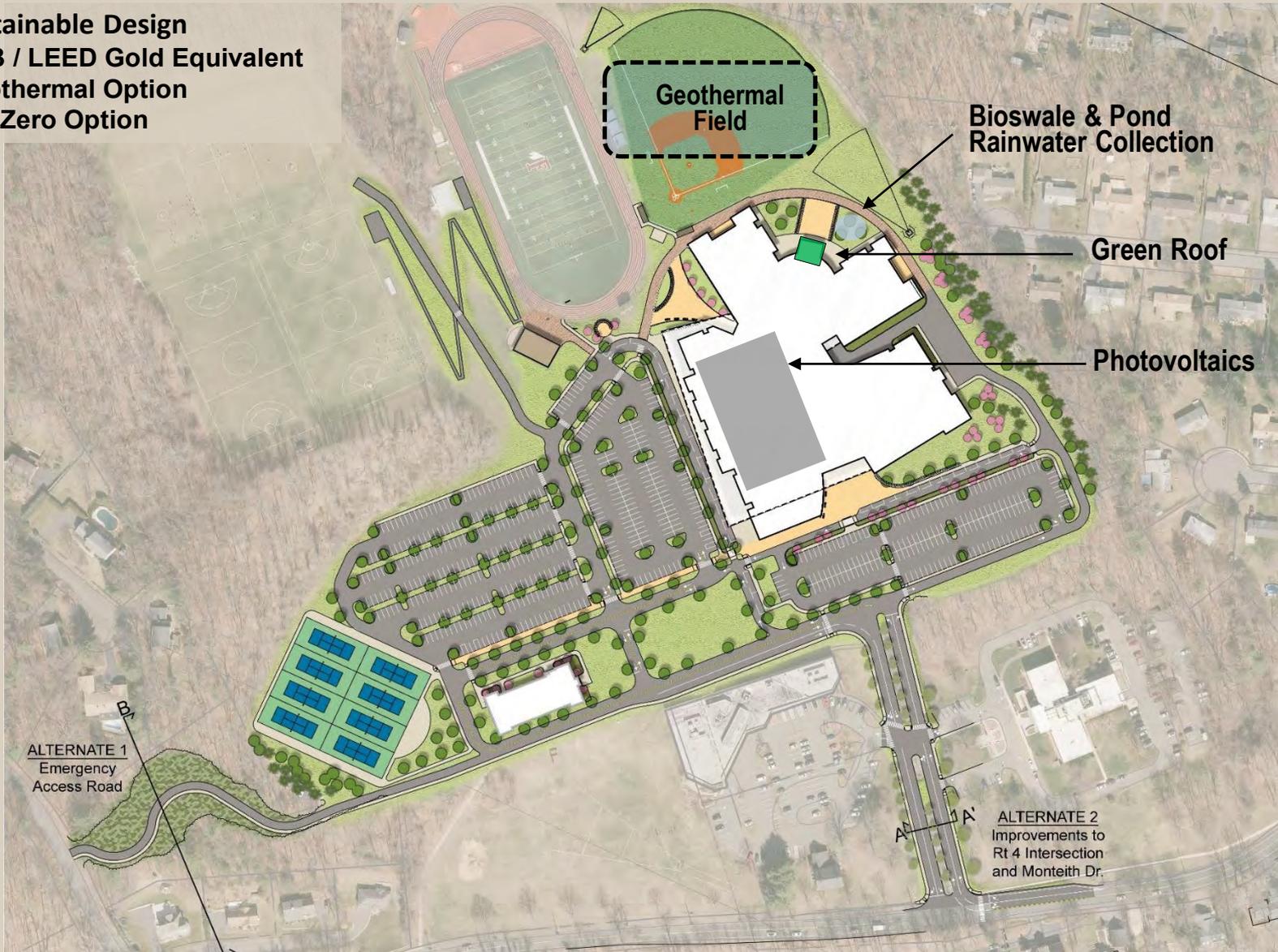
ALT Education – 2nd Floor



4 Building Systems – Low Energy HVAC Systems Approach

+ Energy Efficiency + Mechanical, Electrical, Plumbing + Building Envelope + Green Design

- + Sustainable Design
- + HPB / LEED Gold Equivalent
- + Geothermal Option
- + Net Zero Option

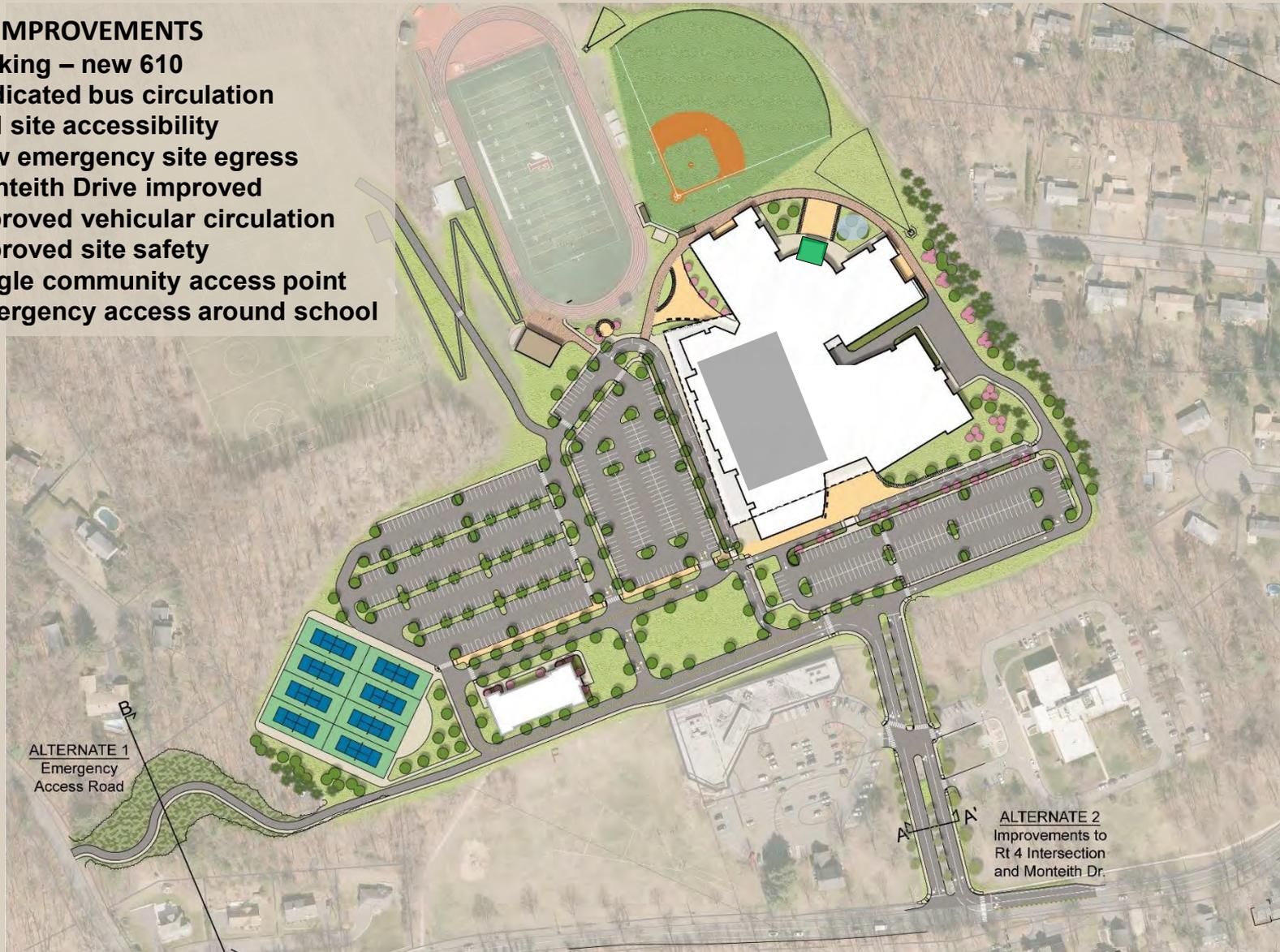


5 Site Improvements

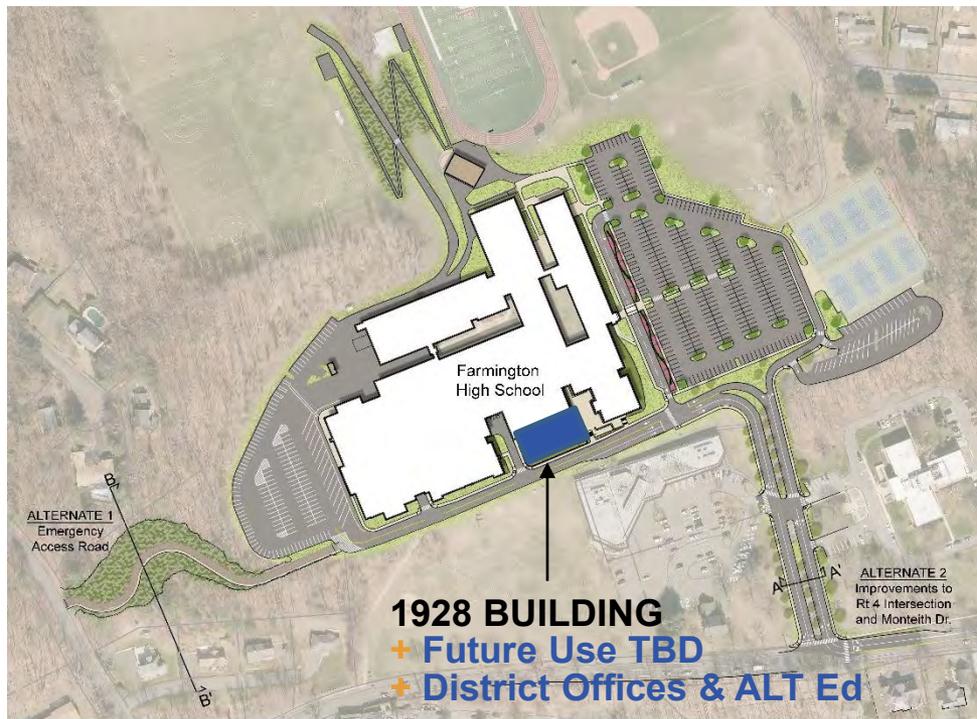
+ Athletic Fields + ADA Compliance + Site Layout Plan + Traffic Flow, Pedestrian Safety + Parking

SITE IMPROVEMENTS

- + Parking – new 610
- + Dedicated bus circulation
- + Full site accessibility
- + New emergency site egress
- + Monteith Drive improved
- + Improved vehicular circulation
- + Improved site safety
- + Single community access point
- + Emergency access around school

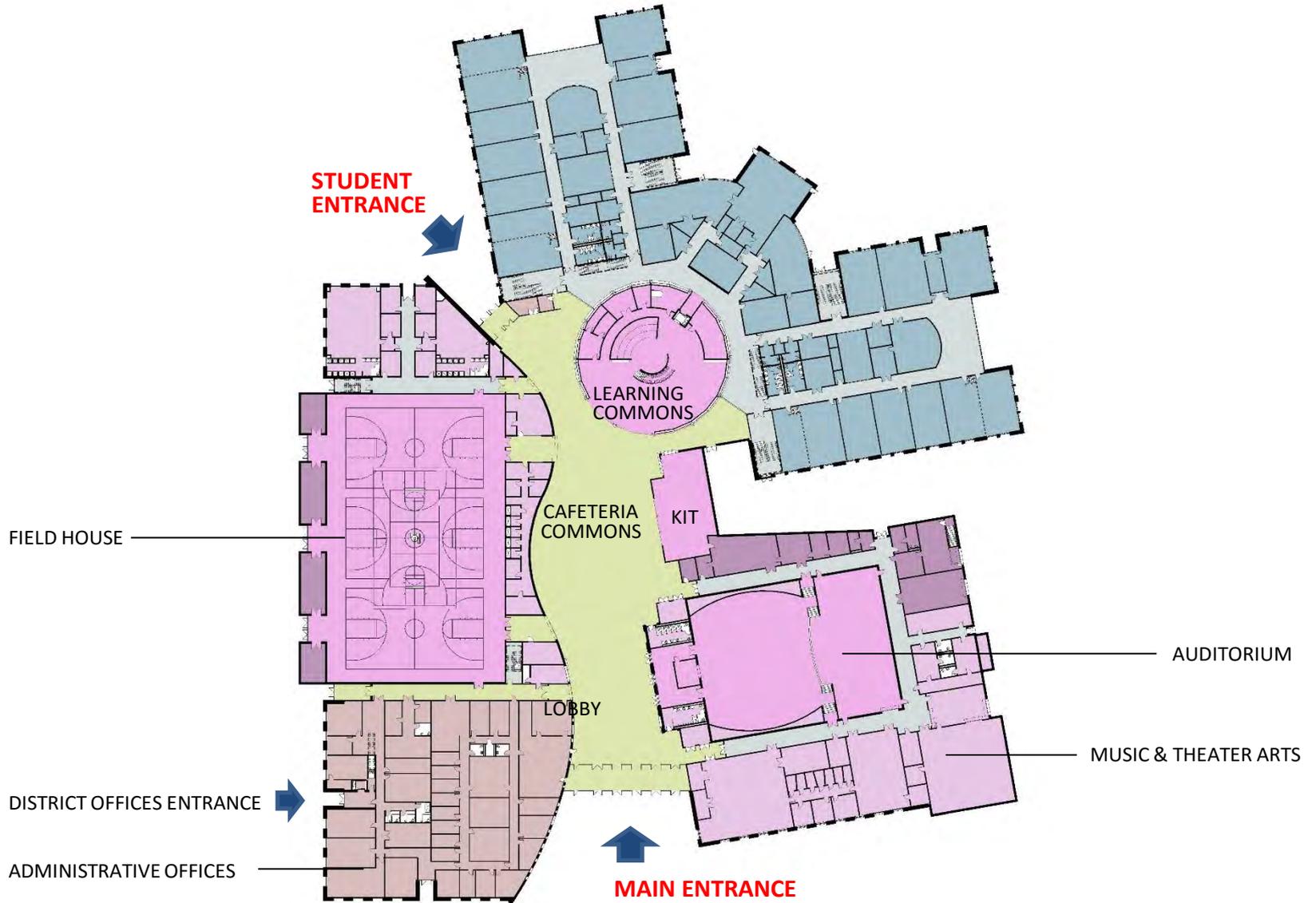


Alternates



6 Benefits to the Community

+ Community Use of the Building + Shelter in Place



7 Fit and Feel For Farmington

+ Internal Design

+ External Design

+ Overall Fit + Feel



7 Fit and Feel For Farmington

+ Internal Design

+ External Design

+ Overall Fit + Feel



Your Farmington High School Design Team

Principals

Dave
Rusty
Tom

Architecture

Angela Kent
Dan Lan
Mike Julie
Carson Erin
Victoria Dinea
Alex

Interior Design

Rebecca
Erika

Marketing

Cynthia
Sharon





qamarch.com/fhsvideo

Farmington High School- New Option

Mechanical and Electrical Systems

January 22, 2020

FHS – NEW OPTION - HVAC Systems

Central Cooling and Heating Systems

GENERATION

- Air Condition Entire Building
- High Efficiency Water Cooled Chillers/Heat Pump Chiller Option/Condensing Boilers
- Adiabatic Condensers in lieu of Cooling Towers for water savings
- Geothermal and Photovoltaic Options

DISTRIBUTION

- Air Handling Units with Dedicated Outside Air System (DOAS) and Air to Air Heat Recovery
- Minimize Ductwork to Just Serve Ventilation Requirements
- Maximize Use of Piping for Energy Transport Efficiency

TERMINAL DEVICES

- Chilled Beams
- Radiant Ceiling Panels



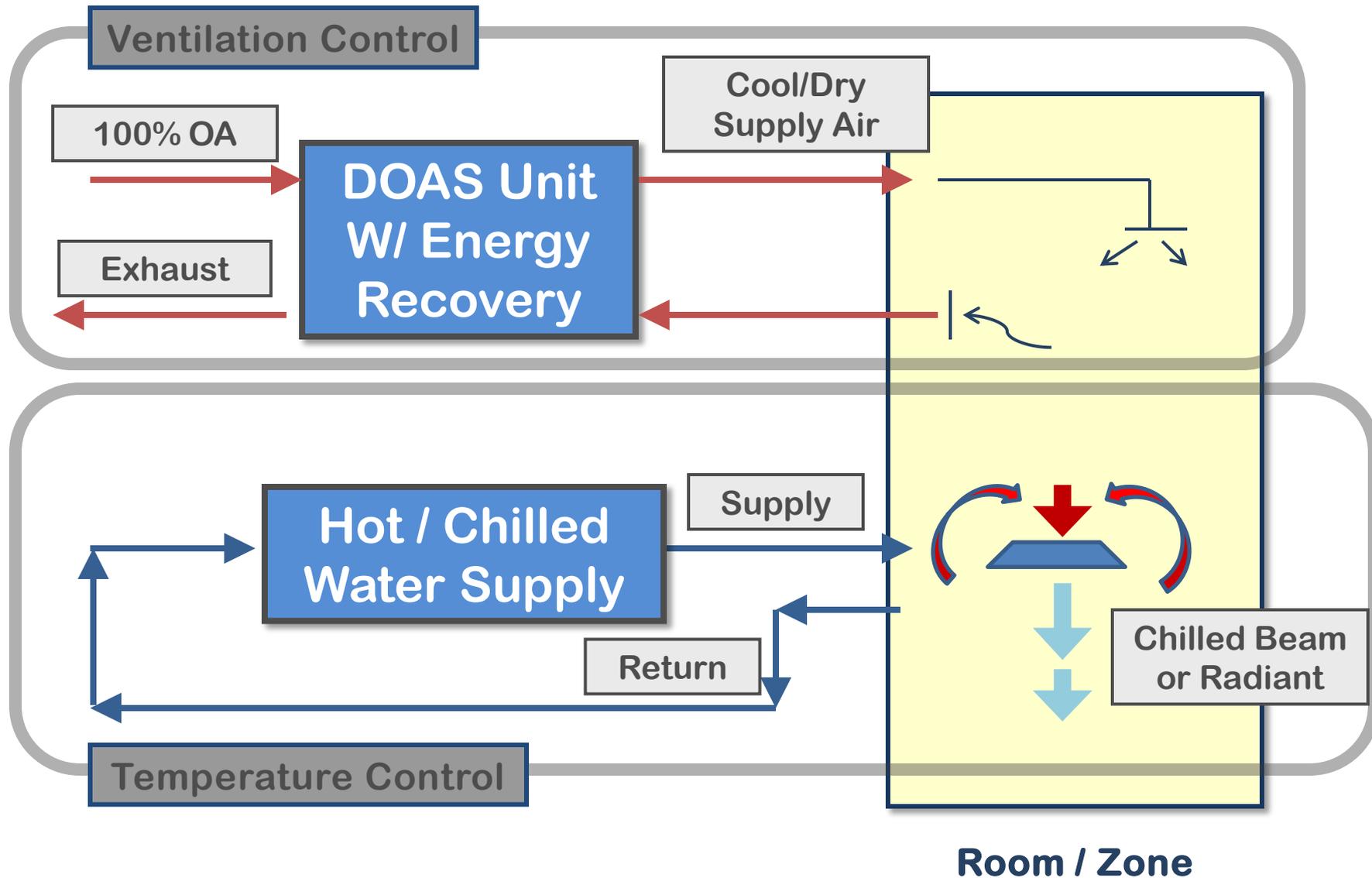
FHS – NEW OPTION - Electrical Systems

Proposed System – Power Distribution

GENERATION

- **Main Electrical Service, Switchboards & Distribution**
- **Emergency Power**
 - **Generator: To Serve Emergency Power Loads And Standby Loads**
 - **Include Cooling and Heating System Components**

LOW ENERGY HVAC SYSTEM APPROACH



QA&M Option 3 Cost Estimate

QA&M Option 3 New Construction	
Item	Cost Estimate
Architectural Design Fee	\$ 5,722,000.00
reduced to match projected duration	
Professional Fees	\$ 3,018,487.00
Construction Costs	\$ 122,230,113.00
Alternates	\$ 1,493,860.00
Furniture/Equipment/ Technology	\$ 5,591,000.00
5% Owner Contingency	\$ 7,250,000.00
Total Project Cost	\$ 145,305,460.00



CRITERIA	PRESENTATION 1 OF 3- JANUARY 8, 2021		PRESENTATION 2 OF 3- JANUARY 15, 2021		PRESENTATION 3 OF 3- JANUARY 22, 2021	
	OPTION 1		OPTION 2		OPTION 3	
	MAINTAIN EXISTING FHS		RENOVATE EXISTING FHS AS NEW WITH ADDITION		NEW FHS BUILDING	
	TSKP	QA&M	TSKP	QA&M	TSKP	QA&M
TOTAL PROJECT COST: Total Project Cost includes construction and soft costs. This is the number that would appear on the referendum ballot and interest is not included in the total project cost.		\$99,140,353		\$140,597,857.00		\$ 145,305,460.00
LESS STATE REIMBURSEMENT OF ELIGIBLE COSTS(NOT ALL ITEMS ELIGIBLE): Farmington's reimbursement rate depends on the type of building project that is proposed. A renovation is up to 30%, and a new building is up to 20%. However, the exact reimbursement is not known until the very end of a project (after		\$17,845,264		\$41,579,357.00		\$ 28,661,092.00
NET PROJECT COST:		\$81,295,089	0.0	\$99,018,500.00	0.0	\$116,644,368.00
ADDITIONAL CAPITAL EXPENDITURES OVER 20 YEARS		\$0		\$0		\$0
TOTAL PROJECTED COST OVER 20 YEARS--TOWN SHARE		\$81,295,089		\$99,018,500.00		\$116,644,368.00
Tax Impact Year 1*		\$401.31		\$488.70		\$575.58
The Tax Impact is for the Farmington High School Building Project ONLY. The tax impact is calculated based on the Average Residential Assessment of \$226,777.		*Costs will decrease by approximately \$7.60/year over 20 years		*Costs will decrease by approximately \$9.25/year over 20 years		*Costs will decrease by approximately \$10.89/year over 20 years
ANNUAL OPERATIONAL COST: This cost is the best estimate of running the building compared to what it costs to run the building now.						
ENERGY COST						
MAINTENANCE COST						
TAX IMPACT						

CONCEPTUAL DESIGN PRESENTATION

OPTION 3 – New Building

Farmington High School



Building Committee

Meg Guerrero, Chair
Michael Smith
Sharon Mazzochi
Ellen Siuta
Chris Fagan
Garth Meehan
Johnny Carrier

Kathy Blonski
Town Manager
Kathy Greider
Superintendent
Alicia Bowman
Asst. Superintendent – Finance & Operations
Tim Harris
Director School Facilities
Scott Hurwitz
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Lisa Karcinski
FHS Assistant Principal
Kat Krajewski
Assistant Town Manager
Devon Aldave
FHS Building Committee Intern
Paul Cianci
Town Council Liaison
Beth Kintner
Town Council Liaison

Consultants

Construction Solutions Group
Construction Management

TSKP STUDIO
Architects

Kohler Ronan Consulting Engineers
MEP, FP, and IT Systems

Michael Horton Associates, Inc.
Structural Engineering

Milone & MacBroom
Civil Engineering, Landscape Design

FHS Options | What Are The Options?

Option 1

Maintain Existing FHS

Option 2

Renovate Existing FHS As New
With Additions

Max Reimbursement Rate

30¢ per
eligible dollar

Option 3

New FHS

Max Reimbursement Rate

20¢ per
eligible dollar

Option 3 | Where Should We Build?



Option 3 | New Compact School on Existing Site



Site Studies | FHS Option 3

Option 3 New Construction :

Site Strategies consistent to all building location options

- Build adjacent to minimize disruption
- Recognizable main entrance
- Clear vehicular circulation – separate pedestrians, buses and cars
- Maximize parking – minimize travel distance
- Safety – Emergency access to all sides of building
- Discreet location for service area
- Attention to abutters and neighborhood



Option 3A



Option 3B



Option 3C

Site Study | FHS Option 3A (revised)

Option 3A Building Location

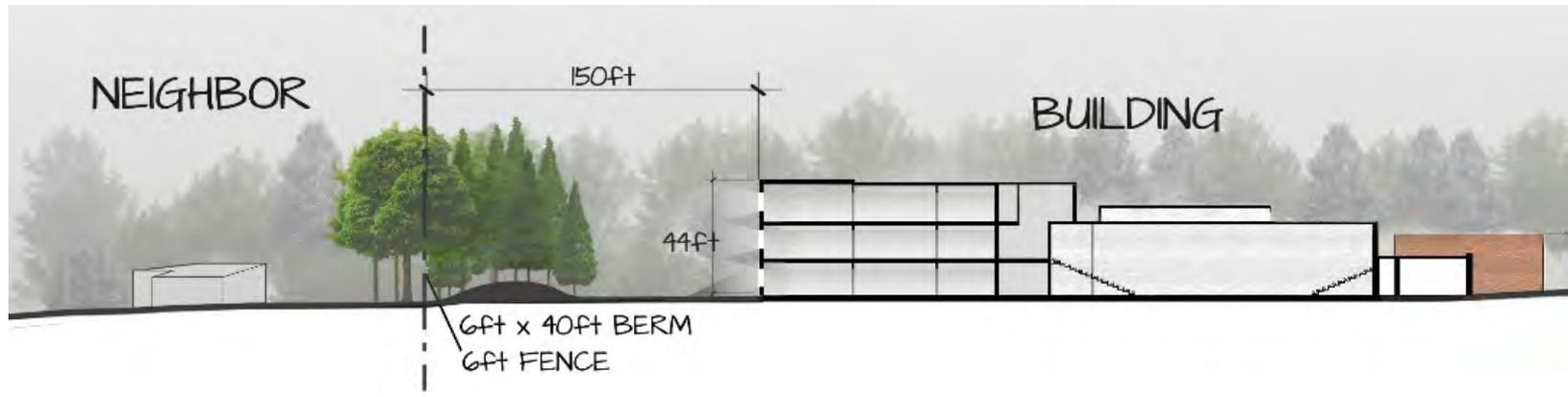
- 640 Parking spaces
- Separate Main Entry and After hours entry
- Central Administration and Team Rooms at 900 wing – Cupola retained
- Tennis courts relocated
- Distance from building to property line: 150'
- The least costly: saves \$5.4M when compared to option 3B



Site Study | FHS Option 3C



Site Study | FHS Option 3C



Option 3 | Important Design Issues

- 1) Sequence of Construction
- 2) Site Improvements
- 3) Plan Organization
- 4) Meeting the Educational Specifications
- 5) Appearance

Option 3 | Sequence of Construction



Option 3 | Sequence of Construction



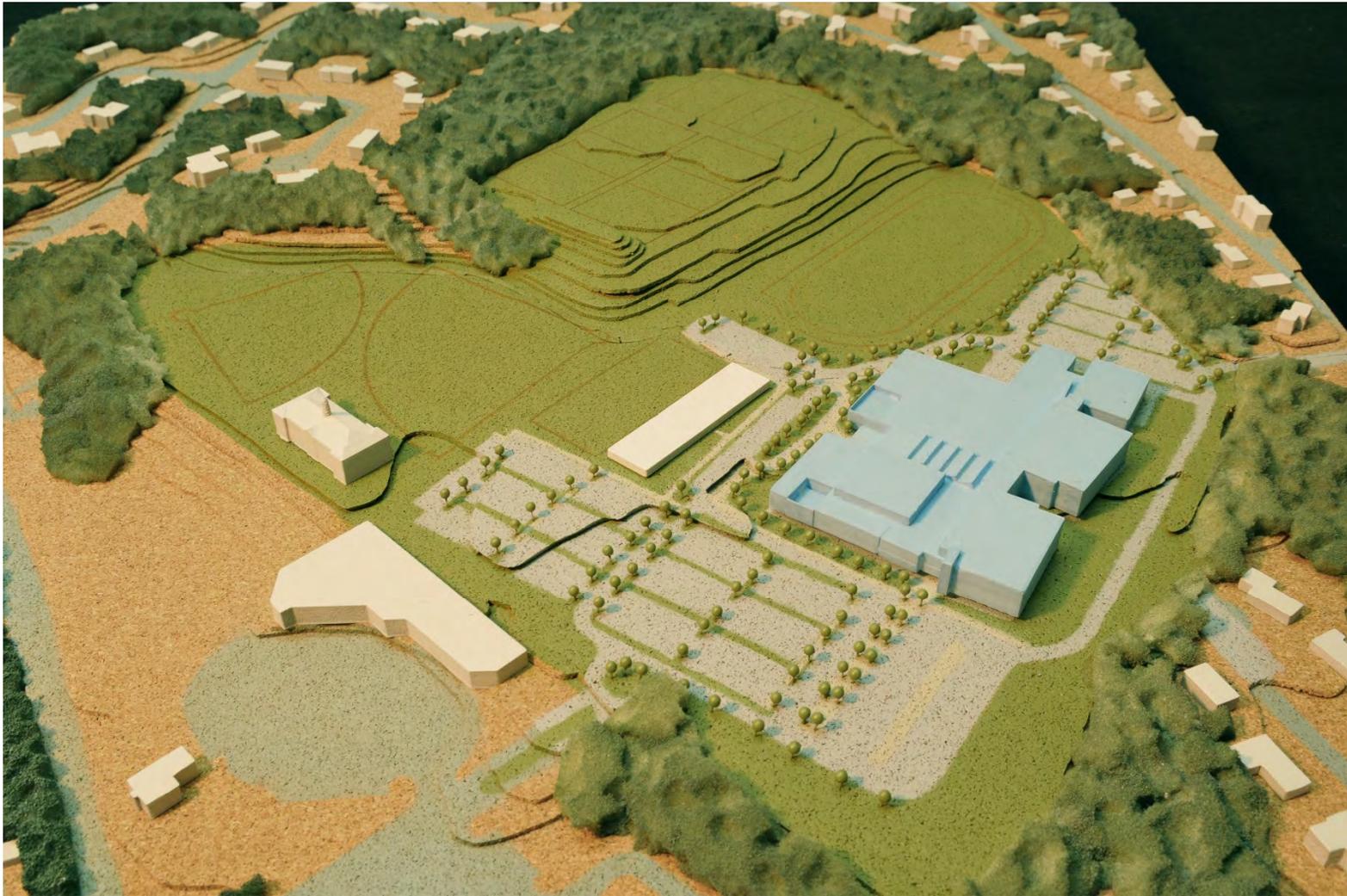
Option 3 | Sequence of Construction



Option 3 | Site Improvements



Option 3 | Study Model



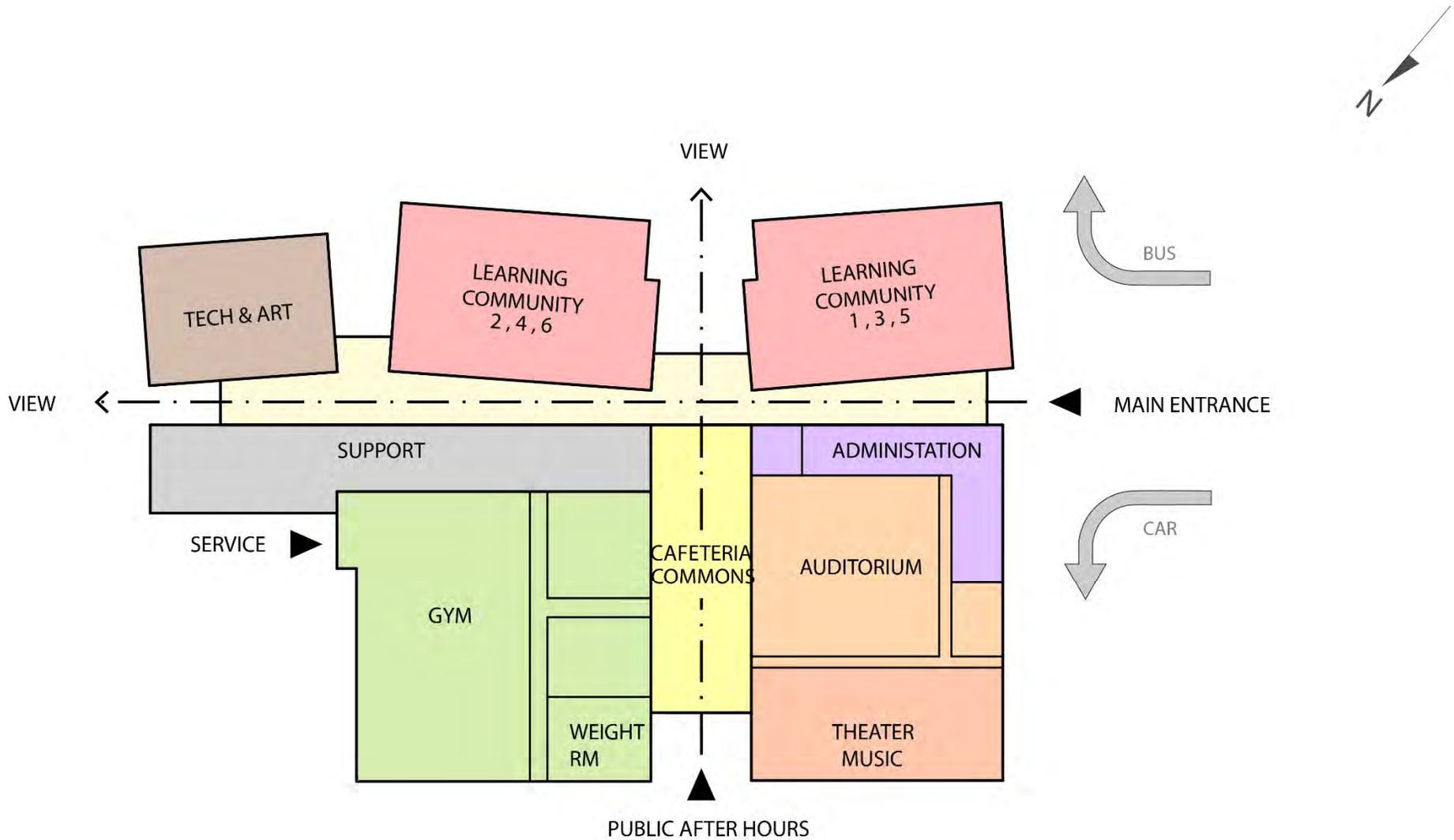
Option 3 | Study Model



Option 3 | Plan Organization



Option 3 | Plan Organization



Option 3 | First Floor



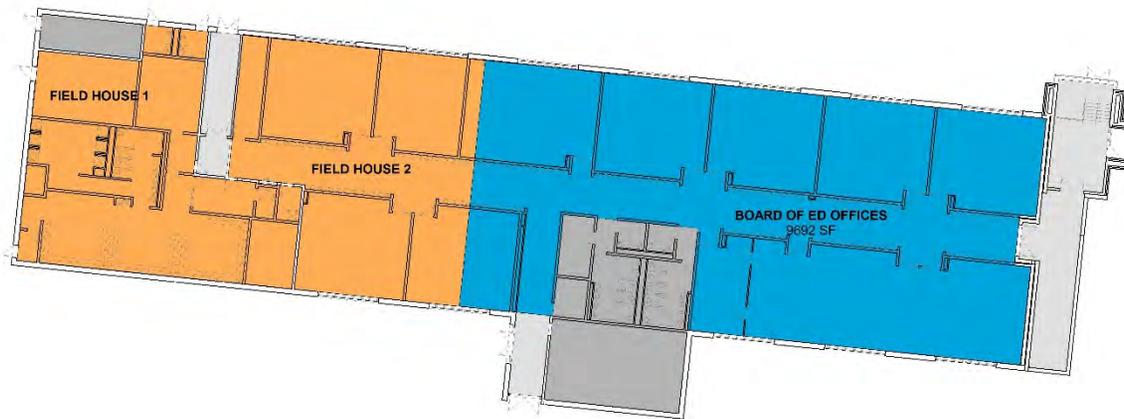
Option 3 | Second Floor



Option 3 | Third Floor



Option 3 | 900 Wing Renovation



Option 3 | Meeting the Educational Specifications



Option 3 | Meeting the Educational Specifications



Option 3 | Meeting the Educational Specifications



Option 3 | 5. Appearance -- View Along Circulation



Option 3 | 5. Appearance -- View Across Commons



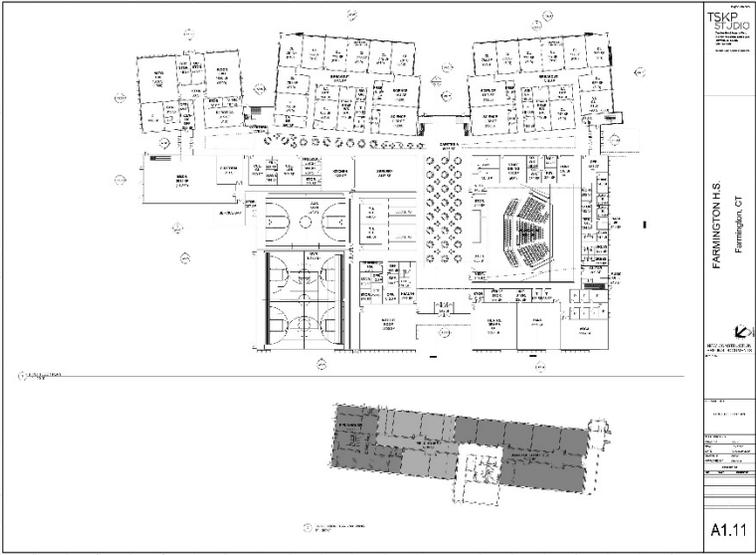
Option 3 | 5. Appearance -- Aerial View



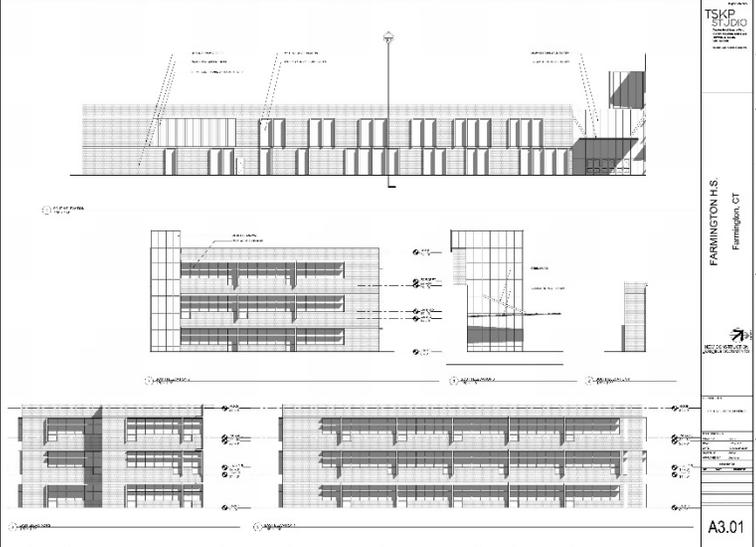
Option 3 | Exterior View



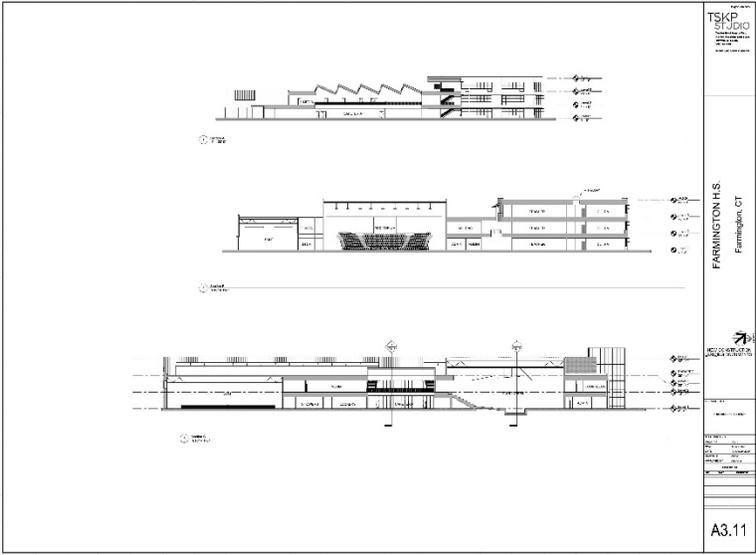
Option 3 | Pricing Documents



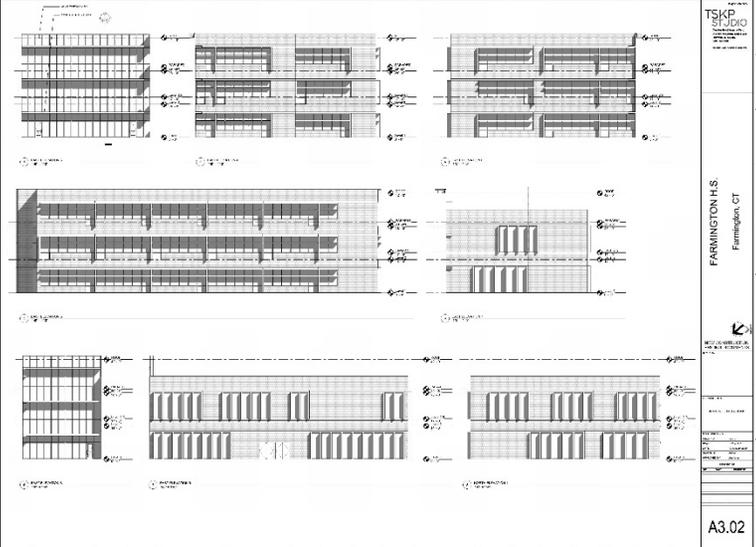
TSKP STUDIO
 FARMINGTON H.S.
 Farmington, CT
 A1.11



TSKP STUDIO
 FARMINGTON H.S.
 Farmington, CT
 A3.01



TSKP STUDIO
 FARMINGTON H.S.
 Farmington, CT
 A3.11



TSKP STUDIO
 FARMINGTON H.S.
 Farmington, CT
 A3.02

Option 3 | Pricing Documents

Farmington High School
New Construction Narrative

FINAL
01/22/2020

- C. Composite floor deck: 2" deep, 20 gage galvanized steel deck with interlocking type side laps produced with integral locking lugs to provide mechanical lock between concrete and steel.
- D. Manufacture and install in accordance with Steel Deck Institute Design Specifications and Code of Recommended Standard Practice. Manufacturer: Member of SDI.
- E. Form metal from hot dipped galvanizing sheet conforming to ASTM A446-76, Grade A, with zinc coating conforming to ASTM A525-76, Coating Designation G-60.
- F. Installation and fastening: Conform to SDI Tentative Recommendations for Design of Steel Deck Diaphragms.
- G. Shear connectors: stud type conforming to ASTM A 108, Grade 1015 or 1020. Dimensions and tolerances in accordance with figure 4.22.1 of the AWS "Structural Welding Code - Steel".
 - 1 An arc shield (ferrule) of heat resistant ceramic or other suitable material shall be furnished with each shear connector.
 - 2 A suitable deoxidizing and arc stabilizing flux for welding shall be furnished with each shear connector.

Division 05 51 00 – Cold Formed Metal Framing:

- A. Structural Performance: Provide cold-formed metal framing capable of withstanding design loads within limits and under conditions indicated.
 - 1 Design Loads: Wind Loads: per ASCE-07-10
 - 2 Cold-Formed Steel Framing, General: Design according to AISI's "Standard for Cold-Formed Steel Framing - General Provisions."
- B. Recycled Content of Steel Products: Provide products with an average recycled content of steel products so post-consumer recycled content plus one-half of pre-consumer recycled content is not less than 25 percent.
 - 1 Steel Sheet: ASTM A 1003/A 1003M, Structural Grade, Type H, metallic coated, of grade and coating weight as follows:
 - i Grade: As required by structural performance.
 - ii Coating: G60.
- C. Exterior Non-Load-Bearing Wall Framing
 - 1 Steel Studs: Manufacturer's standard C-shaped steel studs, of web depths indicated, punched, with stiffened flanges, and as follows:
 - i Minimum Base-Metal Thickness: 0.0428 inch
 - ii Flange Width: 1-5/8 inches.

EXTERIOR ENVELOPE

- A. Masonry exterior walls will be masonry veneer on metal stud backup. The assembly will consist of 6" metal studs with dens glass sheathing, fluid applied moisture barrier, polystyrene insulation and either clay masonry or cast stone trim on masonry anchors. New walls over 2 stories high will be relieved at the third floor slab with continuous steel angles tied back to perimeter steel framing elements.
- B. Metal panel exterior wall will be cladding on metal stud backup. The assembly will consist of 6" metal studs with dens glass sheathing, fluid applied moisture barrier, polystyrene insulation and 18" w. panels, tern-coated zinc, on phenolic substrate clipped to rain screen system.

TSKP STUDIO

PART II - 4

Farmington High School
New Construction Narrative

FINAL
01/22/2020

- C. Exterior windows and doors will be aluminum storefront and curtainwall, thermally broken. EFCO or equal. 2" w. mullions. 1" insulated, low-E glazing with integral impact resistant film.
- D. Horizontal Sunshades to be an aluminum system compatible with glazing manufacturer. 20" deep from face of wall. EFCO Xtherm E-Shadow or equal. Vertical Sunshades to be plate aluminum on welded aluminum C channel frame. 20" deep from face of wall. All aluminum mullions, shade, and plates to be Kynar finished – custom color.
- E. Roofing will be light gray EPDM, .060" thick typically. Fully adhered and mechanically fastened as required. Hot fluid applied rubberized asphalt roofing will be used under terraces and green roofs.
- F. Standing seam metal roofing at gable-roofed clerestory with rosin slip sheet. Tern-coated zinc.
- G. Skylights as shown on plans and sections.
 - 1 Custom Sloped units - aluminum, thermally broken. Wasco or equal. 1" insulated, low-E glazing with 50% white frit.
 - 2 Domed unit – double glazed dome with curb by manufacturer. Wasco or equal
- H. Glazed Entrance Canopy
 - 1 Architecturally exposed structural steel, custom Colorgalv coating
 - 2 Laminated glass panels 1 1/4" th. w/ integrated frit (75%)
 - 3 Internal gutters and downspouts
- I. Green Roof – Extensive roof system. Sedum in trays on drainage matrix, pavers for student/teacher access.

DOORS

Interior doors to be solid core maple veneer in hollow metal frames, typical.

FINISHES

- A. Lobbies and Corridors
 - 1 Finishes in lobbies and corridors will be durable and low maintenance to withstand heavy institutional usage.
 - 2 Flooring: Thin set porcelain tile.
 - 3 Walls: Ground Faced CMU with anti-graffiti clear sealer.
 - 4 Porcelain tile base.
 - 5 Interior glazing to be laminated glass.
 - 6 Ceilings: Acoustical tile with gypsum board soffits (assume 15% gyp bd).
 - i Wood acoustical ceiling tile, Rulon or equal, at main circulation spine at floors 1 and 2 (underside of second and third floor deck).

TSKP STUDIO

PART II - 5

Option 3 | Cost Analysis

	Detailed Estimate	In Millions
1. Arch./Eng. Design Fee	\$ 5,690,000	\$ 5.7
2. Professional Fees	\$ 3,018,487	\$ 3.0
3. Construction Costs	\$ 120,640,036	\$ 120.6
4. Alternates	\$ 0	\$ 0
5. FF&E and Technology	\$ 5,591,000	\$ 5.6
6. Owner Contingency (5%)	\$ 7,100,000	\$ 7.1
Grand Total	\$ 142,039,523	\$ 142.0

FHS Options | What Are The Options?

Option 1

Maintain Existing FHS

Total Project Cost
\$49.9 Million

Net Cost to Town
\$45.7 Million

Estimated
Net Reimbursement Rate

approx 8¢
per dollar

Option 2

Renovate Existing FHS As New
With Additions

Total Project Cost
\$138.1 Million

Net Cost to Town
\$97.3 Million

Estimated
Net Reimbursement Rate

approx 29¢
per dollar

Option 3

New FHS

Total Project Cost
\$142.0 Million

Net Cost to Town
\$114.0 Million

Estimated
Net Reimbursement Rate

approx 19¢
per dollar

Option 3 | Where Does the Money Go?

In Millions:

\$ 34.5

\$ 25.0

\$ 26.8

\$ 27.1

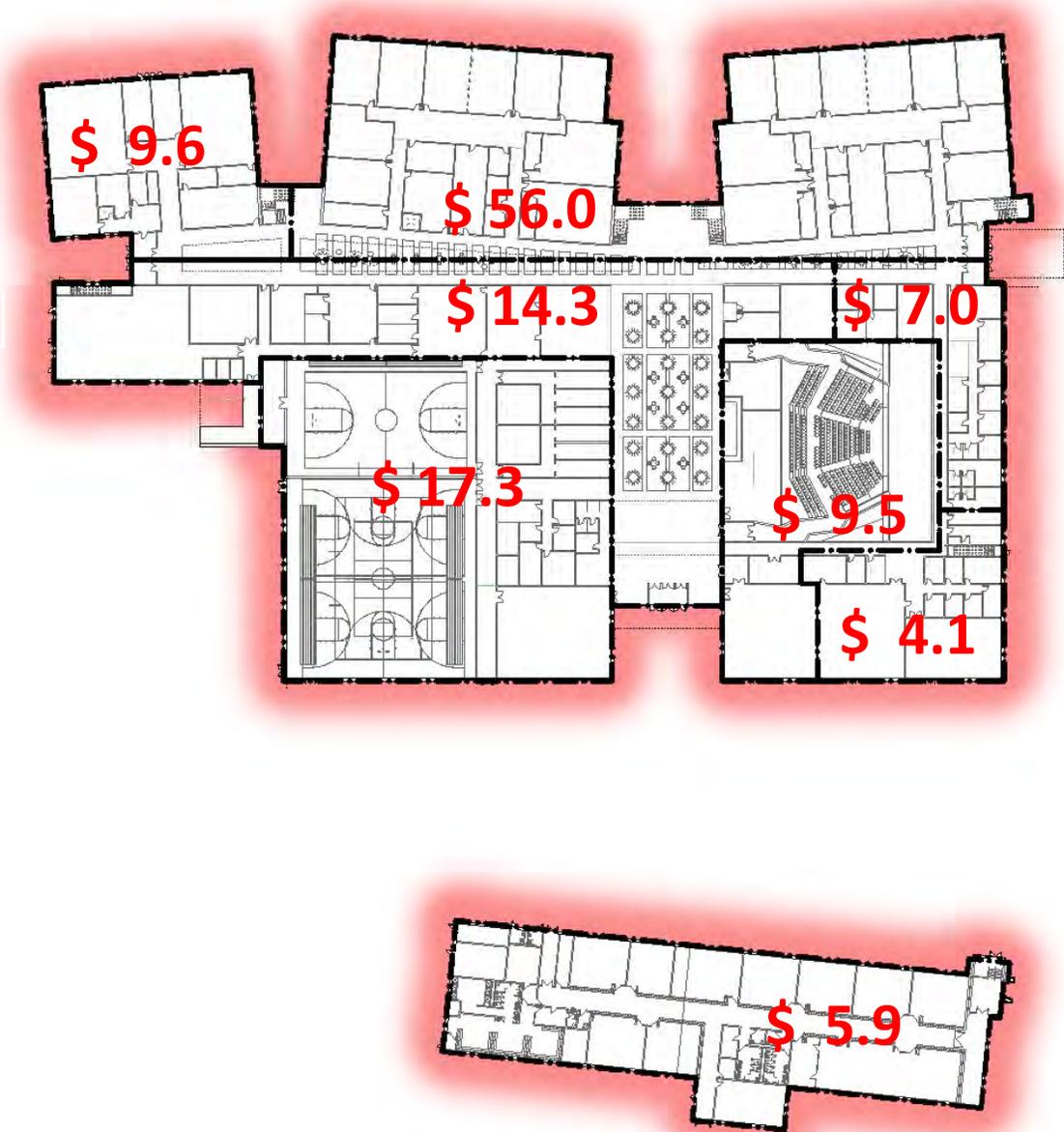
\$ 28.6

External Requirements		
<p>ACCREDITATION</p> 	<p>IA</p>	<p>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.”</p>
<p>ACCESSIBILITY</p>	<p>IB</p>	<p>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.</p>
Challenges and Needs		
<p>SECURITY COMPLIANCE</p> 	<p>IIA</p>	<p><i>There have been seven (7) additions / renovations to FHS when heightened security expectations were not a consideration.</i></p> <ul style="list-style-type: none"> ✓ 23 separate entry points, sightline issues, lack of private/public separation and difficult building orientation even with signage ✓ Current parking lot configuration does not provide for clear pedestrian traffic pathways which is a safety concern
<p>SPRAWLING LAYOUT</p> 	<p>IIB</p>	<p><i>FHS is a large, mostly one floor inefficient facility with too many long and narrow hallways.</i></p> <ul style="list-style-type: none"> ✓ 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
<p>EDUCATIONAL PROGRAMMING</p> 	<p>IIC</p>	<p><i>FHS is reaching its limits for providing 21st Century programming and learning spaces that prepare today's learners for the future.</i></p> <ul style="list-style-type: none"> ✓ Inadequate classroom space to accommodate all programmatic offerings and active vs. passive learning ✓ Overcrowded study halls ✓ 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. <p><i>Education today requires:</i></p> <ul style="list-style-type: none"> ✓ 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
<p>BUILDING ENVELOPE CODE COMPLIANCE (MEP)</p> 	<p>IID IIE</p>	<p><i>FHS is currently an inefficient building from an energy standpoint and also has code compliance issues.</i></p> <ul style="list-style-type: none"> ✓ 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 ✓ A “Green Design” (new or renovated MEP systems) could save 35-45% of annual costs per year depending upon design
<p>ENERGY EFFICIENCY</p>		

Option 3 | Where Does the Money Go?

In \$ Millions:

Site Work	12.7
Building	123.7
FF&E	5.6
<hr/> TOTAL	<hr/> 142.0



FHS Options | Develop Criteria for Evaluation

<p>1. Local, State, & Federal Requirements</p> <p>Security Needs</p>	<p>External Requirements</p> <p>ACCREDITATION AND ACCESSIBILITY</p> <p>I A</p>  <p>I B</p> <p>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.”</p> <p>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.</p>
<p>3. Consolidation of Space</p>	<p>Challenges and Needs</p> <p>SECURITY COMPLIANCE</p> <p>II A</p>  <p><i>There have been seven (7) additions / renovations to FHS when heightened security expectations were not a consideration.</i></p> <ul style="list-style-type: none"> ✓ 23 separate entry points, sightline issues, lack of private/public separation and difficult building orientation even with signage ✓ Current parking lot configuration does not provide for clear pedestrian traffic pathways which is a safety concern
<p>2. Programmatic Needs</p>	<p>SPRAWLING LAYOUT</p> <p>II B</p>  <p><i>FHS is a large, mostly one floor inefficient facility with too many long and narrow hallways.</i></p> <ul style="list-style-type: none"> ✓ 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 <p>EDUCATIONAL PROGRAMMING</p> <p>II C</p>  <p><i>FHS is reaching its limits for providing 21st Century programming and learning spaces that prepare today's learners for the future.</i></p> <ul style="list-style-type: none"> ✓ Inadequate classroom space to accommodate all programmatic offerings and active vs. passive learning ✓ Overcrowded study halls ✓ 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. <p><i>Education today requires:</i></p> <ul style="list-style-type: none"> ✓ 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
<p>4. Building Systems</p>	<p>BUILDING ENVELOPE CODE COMPLIANCE (MEP)</p> <p>II D</p> <p>ENERGY EFFICIENCY</p> <p>II E</p>  <p><i>FHS is currently an inefficient building from an energy standpoint and also has code compliance issues.</i></p> <ul style="list-style-type: none"> ✓ 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 ✓ A “Green Design” (new or renovated MEP systems) could save 35-45% of annual costs per year depending upon design

and add 5. Site Improvements, 6. Benefits to the Community, 7. Fit & Feel for Farmington and 8. Cost

FHS Options | Evaluation of TSKP Option 3

CRITERIA	Total Points Available	PRESENTATION 1 OF 3- JANUARY 8, 2020		PRESENTATION 2 OF 3- JANUARY 15, 2020		PRESENTATION 3 OF 3- JANUARY 22, 2020	
		OPTION 1		OPTION 2		OPTION 3	
		MAINTAIN EXISTING FHS		RENOVATE EXISTING FHS AS NEW WITH ADDITIONS		NEW FHS BUILDING	
		TSKP	QA&M	TSKP	QA&M	TSKP	QA&M
1 LOCAL, STATE, AND FEDERAL REQUIREMENTS							
Address ADA Compliance (OCR Requirements)	4						
Address Security Needs (School Safety Infrastructure Council Standards)	4						
Public/Private Separation	4						
Address NEASC Requirements	4						
2 PROGRAMMATIC NEEDS							
Education Disruption (Phasing)	4						
Satisfies Ed Specs	4						
Address Undersized Learning Spaces (Cafeteria, Gym, Media Center, Performing Arts)	4						
Flexible and Collaborative Learning Environments	4						
Space for New or Enhanced Educational Programming	4						
3 CONSOLIDATION OF SPACE							
Reduce Sprawl and Improve Internal Circulation	4						
Utilization of Space	4						
Robotics	4						
Farmington Alternate High School	4						
School District Administration Offices	4						
4 BUILDING SYSTEMS							
Energy Efficiency	4						
Mechanical, Electrical, Plumbing	4						
Building Envelope	4						
Green Design	4						
5 SITE IMPROVEMENTS							
Traffic Flow, Pedestrian Safety, and Parking	4						
Athletic Fields	4						
ADA Compliance	4						
Site Layout Plan	4						
6 BENEFITS TO THE COMMUNITY							
Community Use of the Building	4						
Shelter in Place	4						
7 FIT AND FEEL FOR FARMINGTON							
Internal Design	4						
External Design	4						
Overall fit and feel for Farmington	4						
TOTAL	28						

Option 3 | 1. Local, State & Federal Requirements

CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
1	LOCAL, STATE, AND FEDERAL REQUIREMENTS			
	Address ADA Compliance (OCR Requirements)	4	4.0	Meets all ADA requirements.
	Address Security Needs (School Safety Infrastructure Council Standards)	4	4.0	Addresses Security Needs.
	Public/Private Separation	4	4.0	Achieves Public/Private Separation.
	Address NEASC Requirements	4	4.0	Addresses NEASC 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.

SECURITY COMPLIANCE

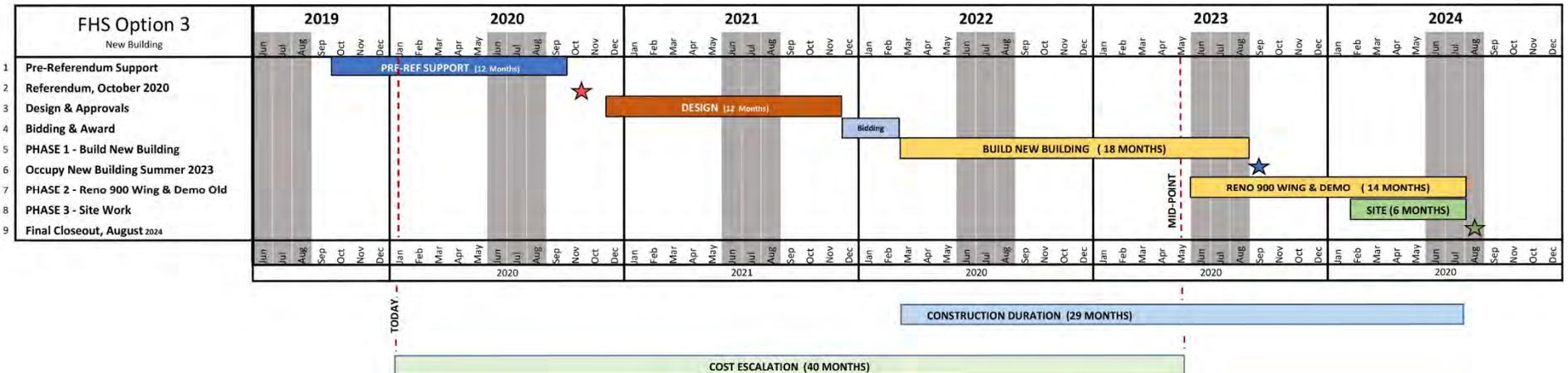


There have been seven (7) additions / renovations to FHS when heightened security expectations were not a consideration.

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

Option 3 | 2. Programmatic Needs

CRITERIA	Total Points Available	OPTION 1	
		TSKP	Comments
2 PROGRAMMATIC NEEDS		RS OPINION	
Education Disruption (Phasing)	4	4.0	Minimum Disruption.
Satisfies Ed Specs	4		
Address Undersized Learning Spaces (Cafeteria, Gym, Media Center, Performing Arts)	4		
Flexible and Collaborative Learning Environments	4		
Space for New or Enhanced Educational Programming	4		



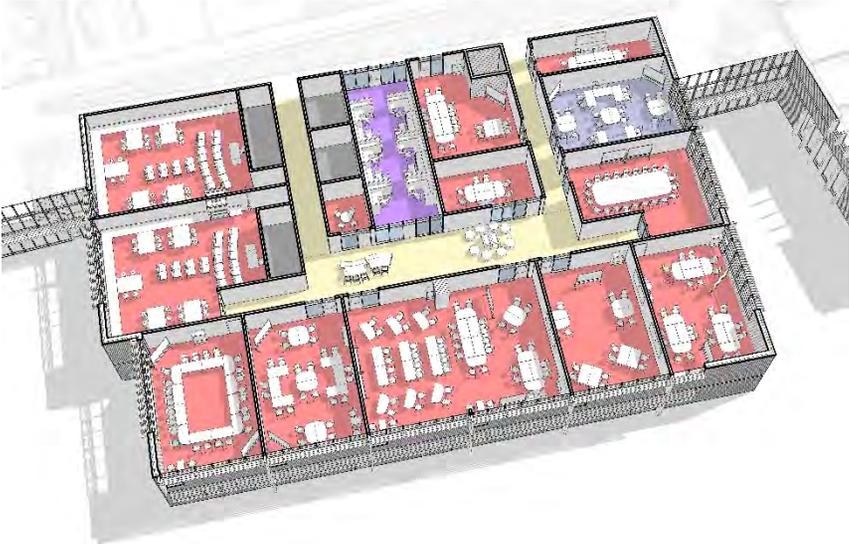
Option 3 | 2. Programmatic Needs

CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
2	PROGRAMMATIC NEEDS			
	Education Disruption (Phasing)	4	4.0	Minimum Disruption.
	Satisfies Ed Specs	4	4.0	Satisfies Ed Specs.
	Address Undersized Learning Spaces (Cafeteria, Gym, Media Center, Performing Arts)	4	4.0	Fully Addresses Undersized Learning Spaces, including Cafeteria, Gym, Media Center, Performing Arts.
	Flexible and Collaborative Learning Environments	4		
	Space for New or Enhanced Educational Programming	4		

	Ed Specs	Option 3	
	Including Central Office	New Construction	
	Estimated Square Feet	Actual Square Feet	
A. Program Area	187,884	199,200	+6%
B. Building Services / Core Areas	60,194	56,400	
C. Total Building Area per State	248,078	255,600	
D. Exterior Wall Thickness	26,230	9,500	
E. Total Gross Square Footage	274,308	265,100	-3%

Option 3 | 2. Programmatic Needs

CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
2	PROGRAMMATIC NEEDS			
	Education Disruption (Phasing)	4	4.0	Minimum Disruption.
	Satisfies Ed Specs	4	4.0	Satisfies Ed Specs.
	Address Undersized Learning Spaces (Cafeteria, Gym, Media Center, Performing Arts)	4	4.0	Fully Addresses Undersized Learning Spaces, including Cafeteria, Gym, Media Center, Performing Arts.
	Flexible and Collaborative Learning Environments	4	4.0	Creates Flexible and Collaborative Learning Environments.
	Space for New or Enhanced Educational Programming	4	4.0	Adds New Space for Enhanced Educational Programming.



Option 3 | 3. Consolidation of Space

CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
3	CONSOLIDATION OF SPACE			
	Reduce Sprawl and Improve Internal Circulation	4	4.0	Reduces Sprawl and Improves Internal Circulation.
	Utilization of Space	4	4.0	Very Efficient Utilization of Space.
	Robotics	4	4.0	Included.
	Farmington Alternate High School	4	4.0	Included.
	School District Administration Offices	4	4.0	Included.

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

Option 3 | 4. Building Systems

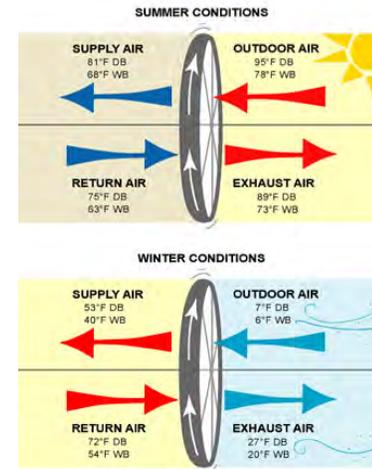
CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
4	BUILDING SYSTEMS			
	Energy Efficiency	4	4.0	Change MEP Systems and Configuration Completely.
	Mechanical, Electrical, Plumbing	4	4.0	New Mechanical, Electrical, Plumbing Components.
	Building Envelope	4	4.0	New Envelope.
	Green Design	4	4.0	May Be Included as Add Alternates.



Humidification & Dehumidification



Modular Systems



Energy Recovery

Option 3 | 4. Building Systems

Case	Utility Cost	Years to payback	Comments
Current Building	\$328K/year		218,000 SF Less than half air conditioned
Base Line New Building	\$307K/year		265,000 SF Fully air conditioned, 11 months/year
Renovate as New w/ Partial Ice Storage	\$288K/year	8	Ice Storage has a \$150K first cost Not included in New Project Cost
Renovate as New w/ PV Array and Partial Ice Storage	\$166K/year	30	PV array \$4.7M first cost Not included in New Project Cost
Renovate as New w/ PV Array and Partial Ice Storage and Chilled Beams	\$136K/year	30	Chilled Beams have a \$1.7M first cost Not included in New Project Cost

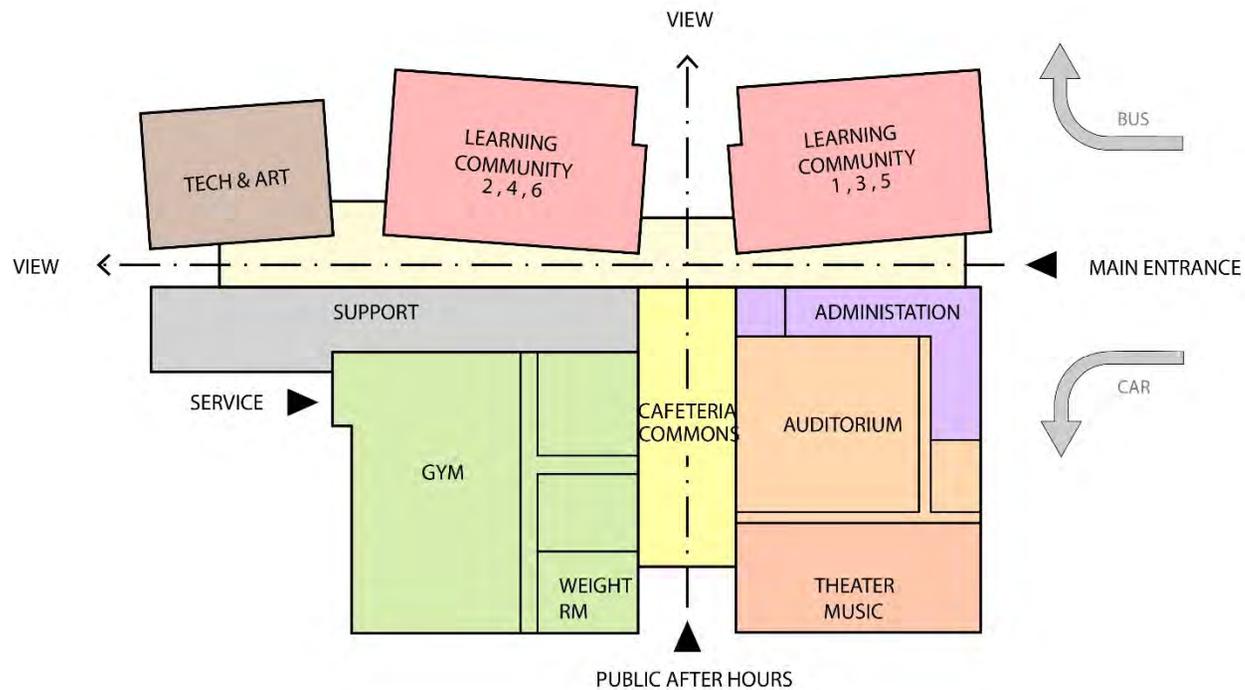
Option 3 | 5. Site Improvements

CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
5	SITE IMPROVEMENTS			
	Traffic Flow, Pedestrian Safety, and Parking	4	4.0	Improvements in Traffic Flow, Pedestrian Safety, and Parking.
	Athletic Fields	4	4.0	No Reduction in Athletic Fields.
	ADA Compliance	4	4.0	ADA Compliant
	Site Layout Plan	4	4.0	Improved Site Layout Plan. Better Traffic Configuration.



Option 3 | 6. Benefits to Community

CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
6	BENEFITS TO THE COMMUNITY			
	Community Use of the Building	4	4.0	Building Configuration Allows Community Use of the Building.
	Shelter in Place	4	4.0	Included.



Option 3 | 7. Fit & Feel for Farmington

CRITERIA		Total Points Available	OPTION 1	
			MAINTAIN EXISTING FHS	
			TSKP	Comments
			RS OPINION	
7	FIT AND FEEL FOR FARMINGTON			
	Internal Design	4	4.0	New Internal Design.
	External Design	4	4.0	New External Appearance.
	Overall fit and feel for Farmington	4	4.0	An Investment for Future Generations.



Leading Edge in 1928

Features Include:

Building Technologies

- Central Heating
- Thermostats
- Double Hung Windows

Spaces for Learning

- Classrooms for Lectures
- A Science Laboratory
- Vocational Training



Leading Edge in 2023

Features Include:

Building Technologies

- Meet CT High Performance
- Natural Daylighting
- Air Quality
- Energy Management
- IT & Security Systems

Spaces for Learning

- Learning Communities
- Flexible, Collaborative Spaces
- Project & Maker Spaces, Robotics
- Based on Universal Design Principals

The End

TSKP Option 3 Cost Estimate

TSKP Option 3 New Construction	
Item	Cost Estimate
Architectural Design Fee	\$ 5,690,000.00
reduced to match projected duration	
Professional Fees	\$ 3,018,487.00
Construction Costs	\$ 120,640,036.00
Alternates	\$ -
Furniture/Equipment/ Technology	\$ 5,591,000.00
5% Owner Contingency	\$ 7,100,000.00
Total Project Cost	\$ 142,039,523.00



CRITERIA	PRESENTATION 1 OF 3- JANUARY 8, 2020		PRESENTATION 2 OF 3- JANUARY 15, 2020		PRESENTATION 3 OF 3- JANUARY 22, 2020	
	OPTION 1		OPTION 2		OPTION 3	
	MAINTAIN EXISTING FHS		RENOVATE EXISTING FHS AS NEW WITH ADDITION		NEW FHS BUILDING	
	TSKP	QA&M	TSKP	QA&M	TSKP	QA&M
TOTAL PROJECT COST: Total Project Cost includes construction and soft costs. This is the number that would appear on the referendum ballot and interest is not included in the total project	\$49,863,339		\$ 138,120,124.00		\$ 142,039,523.00	
LESS STATE REIMBURSEMENT OF ELIGIBLE COSTS(NOT ALL ITEMS ELIGIBLE): Farmington's reimbursement rate depends on the type of building project that is proposed. A renovation is up to 30%, and a new building is up to 20%. However, the exact reimbursement is not known until the very	\$4,188,520		\$ 40,836,037.00		\$ 28,007,905.00	
NET PROJECT COST:	\$45,674,819		\$97,284,087.00	0.0	\$114,031,618.00	0.0
ADDITIONAL CAPITAL EXPENDITURES OVER 20 YEARS	\$1,170,000		\$0		\$0	
TOTAL PROJECTED COST OVER 20 YEARS--TOWN SHARE	\$46,844,819		\$97,284,087.00		\$114,031,618.00	
Tax Impact Year 1*	\$229.16		\$480.31		\$562.75	
The Tax Impact is for the Farmington High School Building Project ONLY. The tax impact is calculated based on the Average Residential Assessment of \$226,777.	*Costs will decrease by approximately \$4.27/year over 20 years		*Costs will decrease by approximately \$9.09/year over 20 years		*Costs will decrease by approximately \$10.66/year over 20 years	
ANNUAL OPERATIONAL COST: This cost is the best estimate of running the building compared to what it costs to run the building now.						
ENERGY COST						
MAINTENANCE COST						
TAX IMPACT						