Update for today

A. Design Update
B. 1928 Building
C. Universal Design
D. Net Zero
E. Route 4 Improvements
F. Cost Savings – Cost Adds
A. Design Updates
Main Entrance
Main Entrance - Alternate
View Between Buildings
View Between Buildings - Alternate
View Between Buildings - Alternate
View Along East Property Line
View Along East Property Line - Alternate
View Along East Property Line - Alternate
View Along East Property Line - Alternate
Updated Site Plan
B. 1928 Building
<table>
<thead>
<tr>
<th></th>
<th>Removal</th>
<th>Mothball</th>
<th>Repurpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Abate building</td>
<td>Rework parcel property lines</td>
<td>Items 1 through 7 from Mothball</td>
</tr>
<tr>
<td>2</td>
<td>Demolish building</td>
<td>Demolish 2 story music spaces on north elevation</td>
<td>New boiler in existing basement</td>
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<td>3</td>
<td>Potentially rebuild cupola as a landscape feature.</td>
<td>Demolish 1 story loading space along west elevation</td>
<td>Update remaining physical plant, A/C throughout; Remove abandoned service lines</td>
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<td></td>
<td>New masonry cavity walls along demolished elevations</td>
<td>Demolition of areaway and chimney</td>
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<tr>
<td>4</td>
<td>Rework incoming services for stand alone service</td>
<td>New HVAC units in attic</td>
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<tr>
<td>5</td>
<td>Removal of non-essential site utilities</td>
<td>Restoration of masonry facade: replace cast stone, replace/repoint brick, new parge coating at ground level</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Removal and capping of services feeding other wings</td>
<td>Window replacement</td>
<td></td>
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<tr>
<td>7</td>
<td>New waterproof membrane over exposed basement areas</td>
<td>New shingle roof</td>
<td></td>
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<tr>
<td>8</td>
<td>Operations will be minimal heat, light, data, ventilation</td>
<td>Rebuild cupola</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td></td>
<td>Abate interior spaces</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td></td>
<td>New finishes throughout: carpet, tile, paint, ceiling tile</td>
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<tr>
<td>11</td>
<td></td>
<td>Update light fixtures to LED.</td>
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<td>12</td>
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</table>
C. Universal Design
### The Principles of Universal Design

The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

1. **Equitable Use**
The design is useful and marketable to people with diverse abilities.

2. **Flexibility in Use**
The design accommodates a wide range of individual preferences and abilities.

3. **Simple and Intuitive Use**
Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or education level.

4. **Perceptible Information**
The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

5. **Tolerance for Error**
The design minimizes hazards and the adverse consequences of accidental or unintended actions.

6. **Low Physical Effort**
The design can be used efficiently and comfortably and with a minimum of fatigue.

7. **Size and Space for Approach and Use**
Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.
C. Universal Design

1. Meeting ANSI, ADA, and State Standards - This will clear all current NEASC citations

2. Meeting Farmington’s Universal Design Ordinance (Article IV, §28)

3. Wide corridors (targeting 10 feet width at a minimum)

4. No exposed columns or pilasters

5. Main circulation is direct line of sight and 20 feet width minimum

6. Third party consultant post-referendum?

7. Emerging initiatives?
D. Net Zero
D. Net Zero

1. Connecticut High Performance Design
2. Building massing or orientation limited by site constraints
3. PV array as add alternate
4. Geothermal Plant and distribution as alternate
5. Consider all electric food service equipment (no fossil fuels)
E. Route 4 Improvements
E. Route 4 Improvements

1. Add alternate to be priced
2. Not eligible for OSCGR funding
F. Potential Cost Reductions
F. Cost Savings

1. Reduce gross square footage

2. Remove green roof

3. FFE/IT savings?
F. Cost Adds

1. Architectural
   a) Costs to 1928 building in excess of abatement and demolition cost.
   b) Demountable partition between gymnasia
   c) Stone veneer in select locations
   d) No fossil fuels in Food Service spaces

2. Mechanical - Geothermal field and central plant

3. Electrical - PV array

4. Fire Protection - Fire pump

5. Site work
   a) Route 4/ Monteith improvements
   b) Softball field
The End