

2025 Southington Public Schools Facility Condition Assessment (FCA)

SUMMARY OF FINDINGS - PROJECT WIDE

March 17, 2025



Assessment Parameters:  
  
3 Buildings  
220,135 Square Feet

10 YEAR FORECAST BY PRIORITY

| Priority             | Est. Assmt Cost<br>(Low Range) | Est. Assmt Cost<br>(High Range) | % of Need |
|----------------------|--------------------------------|---------------------------------|-----------|
| Immediate            | \$ 1,161,464                   | \$ 1,277,610                    | 1.1%      |
| High (1 - 3 Years)   | \$ 77,165,492                  | \$ 84,882,041                   | 72.9%     |
| Medium (4 - 5 Years) | \$ 16,785,441                  | \$ 18,463,986                   | 15.9%     |
| Low (6 - 10 Years)   | \$ 10,713,384                  | \$ 11,784,723                   | 10.1%     |
|                      | \$ 105,825,781                 | \$ 116,408,359                  | 100%      |

\$116.4M

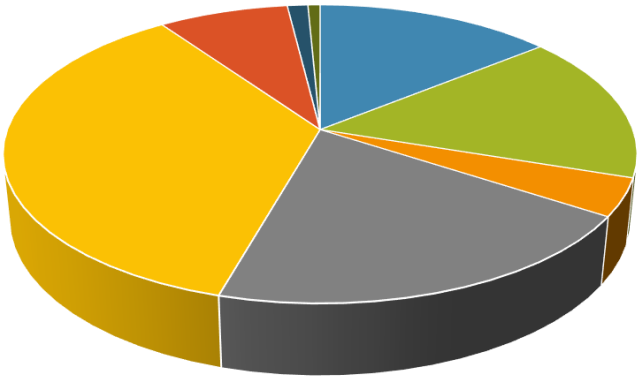
Capital Renewal & Improvement needed over the next 10 years with 74% in first 3 years and 90% in 5 years

36%

Mechanical Systems  
Greatest total forecasted need with Interior Architecture at 20% and Electrical Systems at 16%

45%

Primary justification of projects is "Environ Improvements" with "Useful Life" slightly below also at 45%



- Building Envelope

■ Fire Alarm / Protection

■ Mechanical

■ Site Improvements
- Electrical

■ Interior Architecture

■ Plumbing

■ Space Adaptations

10 YEAR FORECAST BY SYSTEM

| System Category         | Subtotal       | % of Need |
|-------------------------|----------------|-----------|
| Building Envelope       | \$ 16,483,963  | 14.2%     |
| Electrical              | \$ 18,576,986  | 16.0%     |
| Fire Alarm / Protection | \$ 4,749,764   | 4.1%      |
| Interior Architecture   | \$ 23,517,489  | 20.2%     |
| Mechanical              | \$ 41,767,196  | 35.9%     |
| Plumbing                | \$ 9,038,606   | 7.8%      |
| Site Improvements       | \$ 1,427,395   | 1.2%      |
| Space Adaptations       | \$ 846,959     | 0.7%      |
|                         | \$ 116,408,359 | 100%      |

2025 Southington Public Schools Facility Condition Assessment (FCA)  
SUMMARY OF FINDINGS - DERNOSKI ELEMENTARY SCHOOL

March 17, 2025



10 YEAR FORECAST BY PRIORITY

| Priority             | Est. Assmt Cost<br>(Low Range) | Est. Assmt Cost<br>(High Range) | % of Need |
|----------------------|--------------------------------|---------------------------------|-----------|
| Immediate            | \$ 449,534                     | \$ 494,487                      | 0.7%      |
| High (1 - 3 Years)   | \$ 40,894,118                  | \$ 44,983,530                   | 66.8%     |
| Medium (4 - 5 Years) | \$ 12,093,474                  | \$ 13,302,821                   | 19.7%     |
| Low (6 - 10 Years)   | \$ 7,802,838                   | \$ 8,583,121                    | 12.7%     |
|                      | \$ 61,239,964                  | \$ 67,363,960                   | 100%      |

**\$67.4M**

*Capital Renewal & Improvement needed over the next 10 years with 68% in first 3 years and 87% in 5 years*

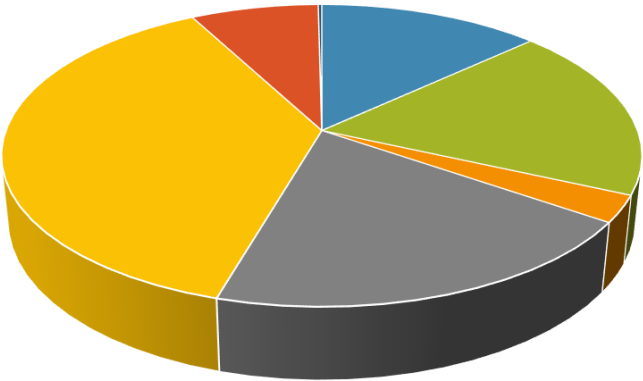
**FCA Improvement Need:**  
\$527.47 Cost / GSF

**38%**

**Mechanical Systems**  
Greatest total forecasted need with Interior Architecture at 20% and Electrical Systems at 19%

**55%**

Primary justification of projects is "Useful Life" with "Environmental Improvements" at 39%



- Building Envelope
- Fire Alarm / Protection
- Mechanical
- Site Improvements
- Electrical
- Interior Architecture
- Plumbing
- Space Adaptations

10 YEAR FORECAST BY SYSTEM

| System Category         | Subtotal      | % of Need |
|-------------------------|---------------|-----------|
| Building Envelope       | \$ 8,858,407  | 13.2%     |
| Electrical              | \$ 12,525,498 | 18.6%     |
| Fire Alarm / Protection | \$ 1,928,456  | 2.9%      |
| Interior Architecture   | \$ 13,411,879 | 19.9%     |
| Mechanical              | \$ 25,401,904 | 37.7%     |
| Plumbing                | \$ 5,095,334  | 7.6%      |
| Site Improvements       | \$ 142,482    | 0.2%      |
| Space Adaptations       | \$ -          | 0.0%      |
|                         | \$ 67,363,960 | 100%      |

2025 Southington Public Schools Facility Condition Assessment (FCA)  
SUMMARY OF FINDINGS - FLANDERS ELEMENTARY SCHOOL

March 17, 2025



FCA Improvement Need:  
\$508.14 Cost / GSF

10 YEAR FORECAST BY PRIORITY

| Priority             | Est. Assmt Cost<br>(Low Range) | Est. Assmt Cost<br>(High Range) | % of Need |
|----------------------|--------------------------------|---------------------------------|-----------|
| Immediate            | \$ 352,146                     | \$ 387,361                      | 1.6%      |
| High (1 - 3 Years)   | \$ 17,646,106                  | \$ 19,410,717                   | 80.2%     |
| Medium (4 - 5 Years) | \$ 2,538,878                   | \$ 2,792,765                    | 11.5%     |
| Low (6 - 10 Years)   | \$ 1,464,839                   | \$ 1,611,323                    | 6.7%      |
|                      | \$ 22,001,969                  | \$ 24,202,166                   | 100%      |

\$24.2M

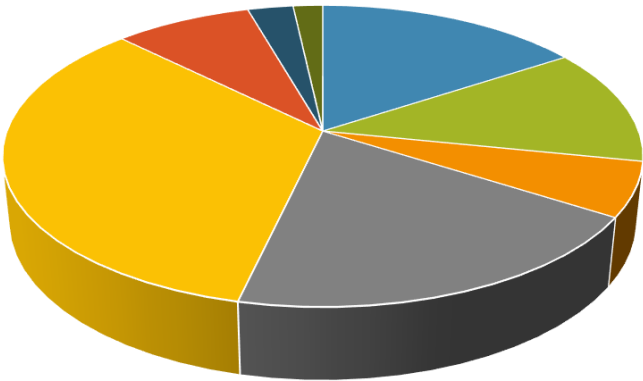
Capital Renewal &  
Improvement needed  
over the next 10 years  
with 82% in first 3 years  
and 93% in 5 years

34%

Mechanical Systems  
Greatest total forecasted  
need with Interior  
Architecture at 20% and  
Building Envelope at 16%

54%

Primary justification of  
projects is "Environ  
Improvements" with  
"Useful Life" at 32%



- Building Envelope
- Electrical
- Fire Alarm / Protection
- Interior Architecture
- Mechanical
- Plumbing
- Site Improvements
- Space Adaptations

10 YEAR FORECAST BY SYSTEM

| System Category         | Subtotal      | % of Need |
|-------------------------|---------------|-----------|
| Building Envelope       | \$ 3,813,839  | 15.8%     |
| Electrical              | \$ 3,012,053  | 12.4%     |
| Fire Alarm / Protection | \$ 1,410,654  | 5.8%      |
| Interior Architecture   | \$ 4,739,937  | 19.6%     |
| Mechanical              | \$ 8,179,182  | 33.8%     |
| Plumbing                | \$ 1,971,636  | 8.1%      |
| Site Improvements       | \$ 651,386    | 2.7%      |
| Space Adaptations       | \$ 423,479    | 1.7%      |
|                         | \$ 24,202,166 | 100%      |

2025 Southington Public Schools Facility Condition Assessment (FCA)  
SUMMARY OF FINDINGS - **KELLEY ELEMENTARY SCHOOL**

March 17, 2025



**FCA Improvement Need:**  
\$522.34 Cost / GSF

10 YEAR FORECAST BY PRIORITY

| Priority             | Est. Assmt Cost<br>(Low Range) | Est. Assmt Cost<br>(High Range) | % of Need |
|----------------------|--------------------------------|---------------------------------|-----------|
| Immediate            | \$ 359,784                     | \$ 395,762                      | 1.6%      |
| High (1 - 3 Years)   | \$ 18,625,267                  | \$ 20,487,794                   | 82.5%     |
| Medium (4 - 5 Years) | \$ 2,153,090                   | \$ 2,368,399                    | 9.5%      |
| Low (6 - 10 Years)   | \$ 1,445,707                   | \$ 1,590,278                    | 6.4%      |
|                      | \$ 22,583,848                  | \$ 24,842,233                   | 100%      |

**\$24.8M**

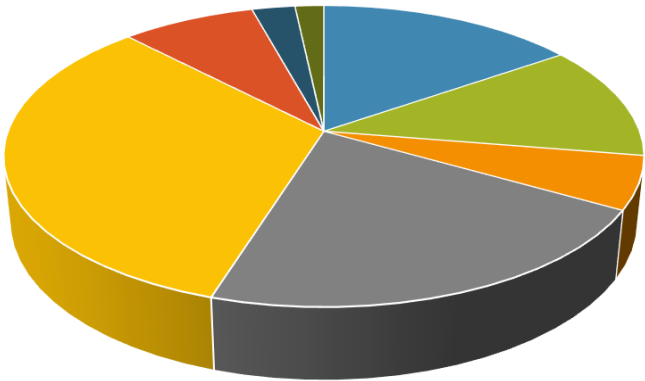
*Capital Renewal & Improvement needed over the next 10 years with **84%** in first 3 years and **94%** in 5 years*

**33%**

**Mechanical Systems**  
Greatest total forecasted need with Interior Architecture at 22% and Building Envelope at 15%

**55%**

Primary justification of projects is "Environ Improvements" with "Useful Life" at 32%



- Building Envelope
- Electrical
- Fire Alarm / Protection
- Interior Architecture
- Mechanical
- Plumbing
- Site Improvements
- Space Adaptations

10 YEAR FORECAST BY SYSTEM

| System Category         | Subtotal      | % of Need |
|-------------------------|---------------|-----------|
| Building Envelope       | \$ 3,811,716  | 15.3%     |
| Electrical              | \$ 3,039,436  | 12.2%     |
| Fire Alarm / Protection | \$ 1,410,654  | 5.7%      |
| Interior Architecture   | \$ 5,365,673  | 21.6%     |
| Mechanical              | \$ 8,186,110  | 33.0%     |
| Plumbing                | \$ 1,971,636  | 7.9%      |
| Site Improvements       | \$ 633,528    | 2.6%      |
| Space Adaptations       | \$ 423,479    | 1.7%      |
|                         | \$ 24,842,233 | 100%      |