New Hartford Public Schools

School Facility Utilization RFP

Submitted By:

MP Planning Group

In Partnership with:

Colliers Project Leaders

STUDIO JAED

September 4, 2025

MP
Planning Group

Vendor Information

Firm Name:	MP Planning Group, LLC
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Legal form of Ownership:	LLC Partnership
Date Firm Organized:	March 22, 2024
Principals:	Patrick Gallagher, AICP, Co-Founder and Principal Michael Zuba, AICP, Co-Founder and Principal
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September 4, 2025

Mr. Jeffrey F. Sousa
Superintendent of Schools
New Hartford Public Schools
530 Main Street
New Hartford, CT 06057
Sousaj@newhtfd.org

RE: RFP for New Hartford PS Facility Usage Study

Dear Mr. Sousa,

MP Planning Group, LLC (MP) in association with Colliers Project Leaders and Studio JAED is pleased to share our qualifications and proposal for New Hartford's School Facility Usage Study. We have assembled a highly experienced team, that we have worked with over the years to deliver school facility plans throughout Connecticut. We understand the complexities of a school master planning process, and the importance of establishing clear rationale and vision for getting community buy-in from parents, educators, elected officials and stakeholders at large. We have assisted districts ranging in size from less than 1,000 to more than 20,000 students and are adept at working in a range of communities from rural, to suburban, to urban.

Although the name MP Planning Group might be a "new name" to school facility planning and municipal planning, our staff is not. Our project team, led by the firm's Principal's Patrick Gallagher and Mike Zuba are committed to facilitating a process that results in a successful Plan. Our expertise and decades of experience in school facility planning, redistricting, capacity studies, and enrollment projections make us uniquely qualified to successfully and efficiently complete this assignment to the high level of detail and accuracy expected by your community. For your consideration:

- MP is a Connecticut based small businesses who are truly committed to the communities in which we serve and live. Our project team consists entirely of our firms two principals. Being a small business allows us to take a hands-on approach to our work and allows us pursue "quality" work as opposed to "quantity."
- In the last year alone, we have assisted Bridgeport, Southington, Glastonbury, North Haven and New Canaan with School Master Plans.
- Our team members are expert facilitators and are certified by the National Charette Institute. Our team has extensive experience using both in-person and virtual engagement tools to ensure that the planning process is informative, engaging and inclusive for the community.

We look forward to sharing our creativity, passion, experience, and proven process for delivering your master plan. Thank you for reviewing our proposal and fee. We look forward to sharing our creativity, passion, experience, and proven process for delivering redistricting plans. If we can provide any additional information, please don't hesitate to contact me via email at pgallagher@mpplanninggroup.com or on my cell phone at (845) 544-4703.

Sincerely,

Patrick Gallagher, AICP

Co-Founder and Principal

Michael Zuba, AICP

Co-Founder and Principal



Company Profile

MP Planning Group, LLC is a privately-owned Connecticut-based professional planning firm serving public and private clients throughout the Northeast. Founded in 2024, by Mike Zuba and Pat Gallagher, MP Planning is a small business that takes pride in providing individualized services to our clients while taking a "hands on" approach that lets us stay connected to the details and nuances of our work. Our firm is committed to building partnerships with our client communities through our process driven approach to planning and problem solving

MP Planning Group's partners have over three decades of collective experience in the fields of community planning, demography, school facility master planning, community engagement and geographic information systems and offer the following services.

School Planning

- Enrollment Projections
- Demographic Studies
- Capacity & Utilization Studies
- Housing Impact Analysis
- School Facility Master Plans
- School Redistricting
- Grant Application Assistance

Geospatial Services (GIS)

- Spatial Analysis
- Site Analysis
- Site Selection
- Online Interactive Mapping

Community Planning

- Plans of Conservation and Development & Comprehensive Plans
- Zoning & Land Use Policy
- Neighborhood & Area Master Plans
- Redevelopment Plans
- Market Assessment

Community Engagement

- Public Workshop Facilitation
- Story Maps
- Online Surveys

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Firm Profile and Project Team

MP Planning Group

MP Planning Group, LLC was founded by Mike Zuba and Pat Gallagher in March 2024. After working together for over a decade for larger architectural and engineering firms, Mike and Pat decided to form their own small business that allowed them to pursue their passion for providing client-focused community planning services while taking a "hands on" approach to their work. MP Planning Group's areas of expertise include, school redistricting, school facility planning, demographic analysis, enrollment projections, capacity and utilization studies, community planning, land use planning, area master planning and geospatial services. As a Connecticut based company, MP focuses primarily on Connecticut public sector clients, with a limited number of public sector clients in other states in the northeast.

Together, Mike and Pat have extensive experience assisting school districts with their long-range planning efforts, with a focus on enrollment projections, capacity and utilization studies, redistricting plans, school consolidation plans, or school construction planning for clients in Connecticut, Rhode Island, Massachusetts, Pennsylvania, South Carolina and New Jersey for two decades. Including their work with prior firms, they have assisted clients through every facet of facility master planning including technical analysis, GIS mapping, community involvement, process navigation, and project management.



Pat Gallagher, AICP is a certified community planner who is passionate about helping clients make informed decisions about their future. He brings expertise in the fields of land use and zoning, demography and enrollment projections, facility master planning, school redistricting and community involvement. Pat has over a decade of experience spanning both the public and private sectors and has experience as both a planning consultant and a municipal Planning Director. Over the last three years, Pat has led a range of school facility planning efforts, including Glastonbury, New Canaan, Bridgeport, and Southington.



Mike Zuba, AICP, NCI Mike is a certified planner with over 20 years of experience working in the A/E consulting industry, with a focus on master planning, demographics, land use and zoning. He also has extensive experience serving as a facilitator for public and private clients' planning processes including master plans, school planning, facility master plans, and community comprehensive plans. Since 2000, Mike has assisted more than 60 communities on a variety of projects ranging from demographics and land use to comprehensive plans. He understands the complexity of modern planning projects, balancing input from many stakeholders, managing project dynamics, and fostering public involvement. Over the last three years, Mike has led a range of school facility planning efforts, including North Haven, Bridgeport, Cheshire, Westport, and Ansonia.

Colliers Project Leaders

Colliers has a well-established reputation for providing owner's program management and pre-referendum planning and support services within the K-12 education sector. Colliers will provide their expertise as it relates to school construction and grant application process, including high level project budgets, schedules, and state grant requirements. Colliers has helped numerous districts with project management, planning, and pre-referendum support services, including New London, East Hampton, Farmington, Madison, South Windsor, and Fairfield.



Chuck Warrington is a professional civil engineer with more than 30 years of experience in the construction industry. As a member of the Colliers Project Leaders team, Chuck lends the benefit of his extensive facility knowledge and experience towards the provision of comprehensive project management services. Chuck's previous responsibilities include serving as construction administrator and liaison with general contractors in the field, oversight and inspection of construction, coordination with testing agencies, review of schedules, RFIs, change order proposals and submittals, and review of consultant designs and specifications.



Scott Pellman is a registered architect with over 39 years of experience in project planning, management and construction oversight. Scott's career has focused mainly on K-12 educational projects serving as Project Manager and/or Project Architect in addition to an array of projects in state, municipal, commercial, and retail environments. His responsibilities have included schedule oversight and management, schematic design through contract documents, bidding and contract negotiations, construction phasing and administration, building and fire code analysis, ADA studies, programming and space planning, and estimates. In addition, prior to joining Colliers, Scott planned and managed over $350 Million in institutional and academic building construction projects including the first LEED Platinum K-12 public school in New England.

StudioJAED

StudioJAED is an industry leader in the utilization of technology and green design. Our in-house architecture, engineering and facilities solutions team allows our clients enhanced control of their project budgets and schedules. StudioJAED's integrated design services utilize an in-house architectural/engineering team concept with active principal involvement. Our work plan allows for compact scheduling and maximizes face-to-face services provided to our clients. StudioJAED's designs bring Responsible Innovation™ to your buildings, which provides the highest quality, most creative, state of the art concepts, solutions, and engineered designs that are within budget. StudioJAED has completed assessments for a number Connecticut School Districts, including Stamford, Waterbury, Bridgeport, Southington, and North Haven.



Pamela Babuca, ALEP, ASID, IFMA is an assessment manager who brings over 30 years of experience in assisting others develop stewardship-minded practices that improve our spaces and places. Pamela specializes in developing, facilitating, and managing a diverse collection of facility-related services that spans nationwide and into Canada. Her collaborative approach results in project deliverables tailored to unique client-specific needs. This process enables informed, data-driven decision-making and planning that support ongoing operational and strategic initiatives.



David Spangler, P.E. is a mechanical engineer with experience on a wide range of government educational renovation and new construction projects. He specializes in facility condition assessments and information technology infrastructure design. He also has experience with asbestos abatement design and project management. His educational experience includes a wide range of HVAC system applications, indoor air quality remediation, and life cycle costing analysis.



Mark Rinehart, CPE, ASPE brings over 30 years of construction administration experience to StudioJAED. Mark has bolstered in-house estimating, quality assurance, quality control measures, and constructability reviews. His extensive experience in the construction process includes estimating, architectural, engineering, and interfacing with owners. Mark's skill set is present during project design, project management, material purchasing, subcontractors, invoicing, and scheduling. His responsibilities include cost estimating, construction administration, budgeting, quality control procedures, and liaison with clients to maintain schedules.

Selected Relevant Experience and References

The projects below represent our relevant experience as requested in the RFP.

Client/Project Name	Contact/Reference
Westport Public Schools • Enrollment Projections • Capacity/Utilization Study • School Redistricting	Thomas Scarice Superintendent of Schools Westport Public Schools 203-341-1010 tscarice@westportps.org
New Canaan Public Schools • Enrollment Projections • Capacity/Utilization Study • Long Range School Facilities Plan	Dr. Bryan Luizzi Superintendent of Schools New Canaan Public Schools 203-594-4018 bryan.luizzi@ncps-k12.org
Glastonbury Public Schools • Enrollment Projections • Capacity/Utilization Study • Long Range School Facilities Plan *Project Partners: Colliers*	Mr. Scott Hurwitz, Ed. D. Assistant Superintendent of Personnel and Administration Glastonbury Public Schools 860-652-7965 hurwitzs@glastonburyus.org
North Haven Public Schools • Enrollment Projections • Capacity/Utilization Study • Facility Condition Assessments * • Long Range School Facilities Plan *Project Partners: StudioJAED, Colliers*	Christian J. Strickland Chief Operating Officer North Haven Public Schools 203-239-2581 strickland.christian@northhavenschools.org
Bridgeport Public Schools • Enrollment Projections • Capacity/Utilization Study • Long Range School Facilities Plan • School Consolidation Planning *Project Partners: StudioJAED*	PJ Karaffa Chief Information Officer Bridgeport Public Schools 203-275-1278 pkaraffa@bridgeportedu.net

Additional Information

Litigation Statement

MP Planning Group has not been engaged in litigation arising from work performed for any Connecticut municipality over the last six years.

Affirmation Statement

MP Planning Group is not barred from doing business with the State of Connecticut or with any municipality in Connecticut.

Authorization

I certify that as a co-owner and Principal of MP Planning Group, that I am authorized to submit this proposal on behalf of the firm.

Date: September 4, 2025

Patrick Gallagher, AICP
Principal

Proposed Scope of Work

MP Planning Group, LLC (MP) is pleased to submit its proposal to assist New Hartford Public Schools (NHPS) with its school master planning process. Our scope of services encompasses two phases. Phase 1 of the project is intended to develop baseline conditions and data to develop a "status quo" option to inform decision making in Phase 2 of the project.

- Phase 1 includes ten-year enrollment projections, a capacity & utilization study, school site analysis, and an optional facility condition assessment.
- Phase 2 of the project will develop and evaluate high level planning options and identify preferred options. Options to be considered include retaining the current facilities (Effort #1) as well as a consolidation of facilities (Effort #2).

We have assembled a highly experienced team that we have worked with over the years to deliver school facility plans throughout Connecticut. Studio JAED (SJ) will lead the elementary school facility condition assessments, while Colliers Project Leaders (CPL) with their deep knowledge of Connecticut's school construction process, will provide technical assistance in the master plan development with their focus on project budgeting, estimating, scheduling and the school construction grant process.

Our Proposed Scope of Work is as follows:

Phase 1: Baseline Conditions

Task 1 -Kickoff and Data Collection

MP will convene an initial project scoping meeting with NHPS at the outset of the project. The meeting will cover project tasks and frame the master schedule for all subsequent meetings, deadlines for deliverables, and associated review periods. Sources of information will be confirmed; methodologies, procedures and assumptions, and deliverables will be discussed and confirmed.

NHPS will provide MP with the following data:

Enrollment Projections

- Enrollment database extract that includes SASID, student address, grade, school, and any other characteristics determined necessary for the current year and each of the past six (6) years. This data should be consistent with October 1st enrollments reported to the State Department of Education
- When available, preliminary 1st day of school enrollment will be provided by school and by grade for the 2025-26 school year, followed by the official October 1, 2025 enrollment database when available.
- Other Public/Magnet school enrollment by grade for New Hartford resident students for the current and each of the past five (5) years (R2 Report).
- Private and Parochial school enrollment by grade for New Hartford resident students for current and each of the past four (5) years, if available.
- Information on the District's Kindergarten Entry Age policy.
- GIS boundaries or PDF map of the elementary school attendance zones and accompanying street list

Capacity & Facility Utilization

- School Digital School Floor Plans in PDF or CADD format from "as-builts" or renovation, addition, or new construction drawings of floorplans for each school. Please note any facilities that contain portable classrooms that may not show up on floorplans.
- Room assignments or roster for staff with room numbers corresponding to floor plans
- Digital School Emergency Egress Plans in PDF format. Recently completed facility condition assessments (FCAs) and./or capital improvement plan (CIP)
- BOE policy or guidelines for class sizes at each grade or grade level.
- Location of districtwide programs (Special Education, Pre-K, etc.)
- Succinct summary of any recent programmatic deficiencies or planned programmatic changes at school facilities.

Task 2 – Comprehensive Enrollment Analysis and Projections

Housing, Demographic and Economic Analyses

The accuracy of enrollment projections depends on a thorough understanding of local, housing, demographic, and economic conditions. MP proposes to use a quantitative and qualitative approach to gain a solid understanding of the local and regional housing market and impacts on enrollment. Understanding recent housing sales and permit activity is crucial to understanding enrollment trends. The project team will evaluate town-wide home sale trends using data from the Warren Group to better understand recent demographic shifts related to housing sales. Rental unit vacancy rates over time, as well as other economic indicators such as unemployment, will be analyzed for any correlation to birth and enrollment trends.

MP will consult with the Town's Land Use Department to identify any planned, approved, or recently built housing developments that may impact New Hartford's school age population. MP will review New Hartford's comprehensive plan, zoning regulations, affordable housing plan and other relevant studies recently completed by the town to understand future residential growth potential.

This task will be augmented by an analysis of demographics from the available 2020 US Census data which will provide a better understanding of demographic and housing dynamics to help inform enrollment projections.

Finally, MP will evaluate town-level birth records published by the Connecticut Department of Public Health. Birth records are the best data source for projecting future kindergarten classes five years later. In addition to the historic birth record analysis, births projections will be prepared for 2025-2030 to forecast incoming kindergarten classes over the last five years of the projection horizon.

Comprehensive Enrollment Analysis & Projections

MP will incorporate their understanding of demographic and housing trends into their analysis of historical enrollments. MP will collect, analyze, and graph historical enrollment to understand enrollment trends at the individual school and district level. In addition to understanding total enrollment trends, it is important to identify local historic enrollment trends in order to accurately project future enrollment at each building. Our enrollment management system allows us to identify and analyze student migration from year to year to determine the future impact on the school system and any recent localized changes. A solid understanding of student enrollment trends is a key element to develop accurate enrollment projections.

In addition to understanding New Hartford Public School enrollment trends, it is important to account for recent non-public and other public enrollment trends for resident students.

The cohort-survival method, with some modifications, will be used to develop enrollment projections. The cohort-survival method is a standard methodology for projecting populations and student enrollments and

relies on observed data from the recent past to project the near future. The base enrollment forecast will be developed from the analysis of the following historical variables: student enrollment, birth records, and estimates of migration.

MP will generate district-wide and school-specific enrollment projections disaggregated by grade. These projections will forecast the overall student population for a ten-year planning horizon. Districtwide projections will be prepared for low, medium, and high growth scenarios with all assumptions defined, and the recommended projection model will be clearly identified.

The project team will prepare a comprehensive final report in PowerPoint format, inclusive of demographic, housing and enrollment analyses, an explanation of the projection methodology, and 10- year enrollment projections. The final report and spreadsheet of enrollment projections will be furnished in digital format.

Task 3 – Capacity and Utilization Analysis

MP will conduct a capacity and utilization analysis for the district's three (3) schools; Ann Antolini, Bakersville, and New Hartford Elementary. The purpose of this task is to develop the capacities for buildings that reflect future educational programs and compare that to projected enrollment. This will help define potential considerations to be addressed as part of a future Master Planning phase.

As a starting point, MP will request "marked-up" floor plans from NHPS building leadership that identifies the following for each space:

- Current use classroom space (i.e. grade level classroom and academic spaces- resource, Reading/ELA, Math, Science, etc...)
- Specials/Electives (i.e. Art, Music/Instrument, Computer Lab, World Language, etc.)
- Special Education Spaces and Support Spaces (ESL/ELL, OT/PT, Speech, Psych., etc.). Self-contained (full-day) versus pull-out (part day) programs should be noted.
- NHPS classroom loading levels for the various types of teaching spaces.

This will be completed concurrently with a short building-related questionnaire to building leadership. A follow-up virtual meeting will be held with building administration at each grade level to confirm and address any questions regarding the use of space. Included in this proposal are one (1) day of limited walkthroughs to bridge data gaps and address questions that may arise at a few facilities. With the use of questionnaires, staff assignments and annotated floorplans, comprehensive walk-throughs of all facilities are not necessary.

MP will work with NHPS administration to develop a section-based capacity model and standard deployment of special purpose classrooms and programming. This information will be used to develop capacities for each school facility.

Using the enrollment projections, the school facility utilization will be evaluated relative to shifts in enrollment patterns resulting in an assessment of space needs over time.

This task will be accomplished in close consultation with designated NHPS staff.

Task 4 – Comprehensive Facility Condition Assessment (Optional)

It is our understanding that the district recently completed HVAC assessments of all three school buildings, but that these studies were limited to specific systems, as opposed to being comprehensive in nature. As an optional task, we propose undertaking comprehensive facility condition assessments, in partnership with StudioJAED. The intent of this task is to get a full understanding of the capital needs in each school building that need to be addressed within the next 10 years under the "status quo."

The facility condition assessment includes the following facilities: Ann Antolini, Bakersville, and New Hartford Elementary, totaling approximately 100,000 square feet and will be led by the StudioJAED team

with collaboration from MP and CPL. The primary intent of this project is to identify the current condition and identify the projected capital investment required over the next ten (10) years to maintain, repair, or replace major building and select site related systems and equipment. As such, the building scope of work will include an overall review of accessibility to meet building code and ADA compliance standards.

The assessment team will include an Architect, an Electrical Engineer, and a Mechanical Engineer. SJ's experts will conduct a field survey, record findings, and recommend corrective actions to appropriately maintain the existing facilities and treatment plant. Photographs will be taken and provided electronically to reflect the current state at the time of our survey. The inspection is characterized as non-intrusive, non- destructive based on the team members' reasonable access to observe visible building components and equipment. In the event a situation exists, which requires a more extensive investigation by other specialists, the condition will be reported, and recommendations will be made accordingly.

SJ will collect and review any available data prior to the assessment such as:

- As-built drawings and/or available floor / site plans
- Equipment replacement / maintenance records
- Previous inspection reports and surveys
- Reports related to potential environmental hazards

The Project Manager will coordinate an interview with the appropriate facilities and operations staff to gain insight on any known issues or concerns prior to conducting any survey work.

As a measure of quality assurance, cost estimates will be developed by StudioJAED's Certified Professional Estimator. All construction cost estimates will be regionally adjusted utilizing the RSMeans "CostWorks" application. Additionally, a mutually agreed upon soft cost model will be applied within the detailed assessment report on a task-by-task basis.

This task's deliverables will include an electronic copy of all final reports, StudioJAED's Access-based CT2000® Data Collection and Reporting Tool, data exported into Microsoft Excel, and a graphical analysis summarizing assessment findings.

Task 5 – School Site Analysis

A key component to the Master Plan is to assess existing school sites to better understand opportunities and constraints and determine if they can feasibly support additions and/or new construction.

This task will begin with a desktop review of existing elementary school sites. Leveraging available data in geographic information systems (GIS), MP will assess site characteristics including size, topography, natural resource constraints (wetlands, flood zones, critical habitats, etc.), zoning, and utility availability. This will allow MP to identify sites that are suitable for supporting new construction or facility additions.

Finally, MP will conduct a town-wide screening of existing town-owned parcels identifying other sites that could support new school construction. The initial screening will be based on the State Guidelines for recommended site size for elementary schools, with additional environmental screening (described above) of sites that meet the initial size requirements.

Phase 2: Master Planning (Efforts #1 & #2 from RFP)

Armed with an understanding of baseline conditions outlined in Phase 1, the team will begin to evaluate and assess options for the future.

Task 6: High Level Scenarios

Our master planning approach begins with big picture thinking informed by the prior tasks. This

approach allows for the exploration of various scenarios with the pros and cons of each clearly identified, in order to define a preferred approach or direction without initially expending time and resources on fine grained detailed study until a preferred direction is identified. Our process engages NHPS to understand current conditions and appropriately plan for future needs. MP will work with the NHPS Administration and BOE to develop goals and criteria for guiding potential changes to school facilities. This prioritized list will not only help guide the process of developing scenarios but also provide a means for weighing the performance of the scenarios relative to one another.

Based on our understanding of the district's needs, up to three high level scenarios will be explored, which will identify building locations, size of facilities, grade configurations, and overall planned enrollment relative to district space. Each scenario will be analyzed for its performance relative to the goals and criteria. Scenarios to be considered include retaining the current facilities (Effort #1) as well as a consolidation of facilities (Effort #2). Within the consolidation option, the project team may further consider building additions to one or more existing facilities, or potentially the construction of a new school.

For scenarios that include school construction, MP will leverage the expertise of Colliers Project Leaders (CPL) to provide high-level project budgets, estimates of state reimbursement, project schedules, and guidance on the Office of Grants Administration process.

The findings of the Master Planning process will be summarized in a PowerPoint presentation. An executive summary of the work completed in Phase 1 will be incorporated in the presentation to provide a rationale and bridge together all phases of work.

Task 7- Meetings, Coordination & Presentation to Board of Education (BOE)

MP will be available to attend up to two (2) meetings with the Board of Education (BOE) for the purpose of presenting the findings of the Enrollment Projections & Capacity Utilization Study and the high-level planning options. We have also budgeted up to five (5) virtual meetings with the project Steering Committee. It is assumed that the project team will coordinate virtually with NHPS administrators during normal business hours on an as-needed basis throughout the process.

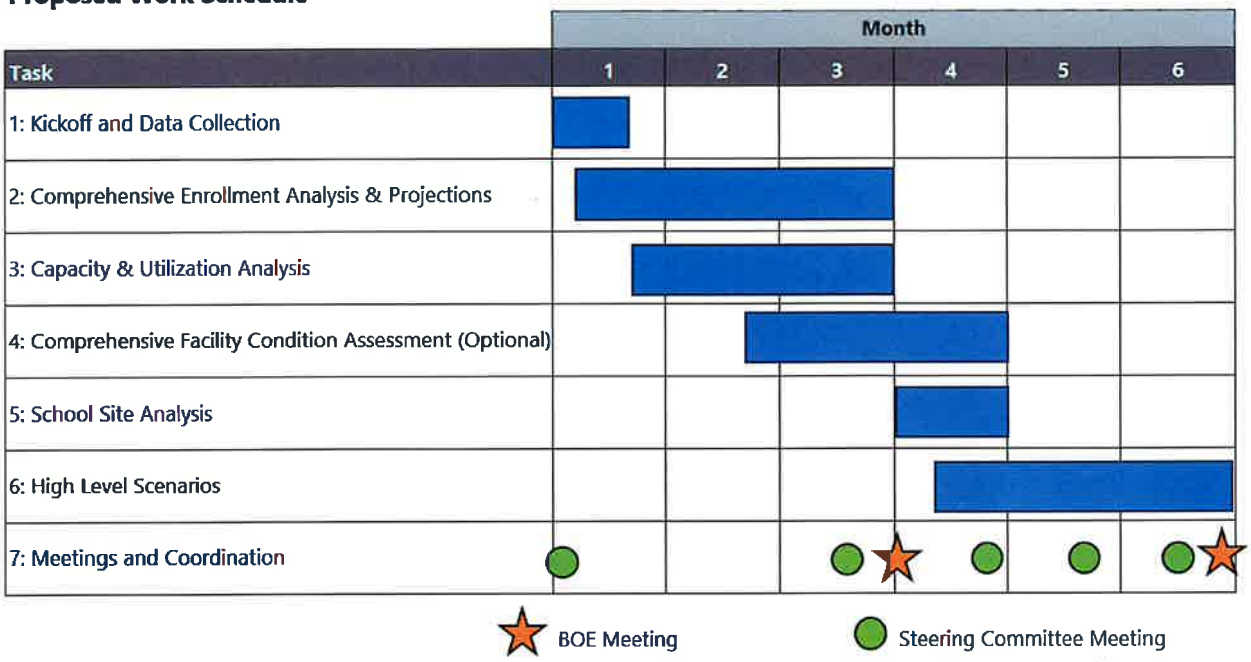
Deliverables

MP will provide a PDF version of the Enrollment Projections, Capacity and Facility Utilization Report, FCA, Site Analysis, and Master Planning Findings in a PDF format inclusive of appropriate statistical and graphic materials and an excel table of the projected enrollment.

Work Schedule

MP will commence work based upon your authorization to proceed and will complete the scope of services in approximately 6 months from notice to proceed, provided that data is provided to us in a timely manner.

Proposed Work Schedule



Fee Schedule

MP is providing two separate fee proposals, dependent upon whether or not the district wishes to include the optional Facility Condition Assessment (FCA) described in Task 4. As requested in the RFP, separate pricing for Effort #1 (Maintain Current Facilities) and Effort #2 (Reduce Number of Facilities) is provided below. It should be noted that the study of baseline conditions (Enrollment projections, capacity/utilization) is necessary for both efforts and should therefore be conducted in concert with these tasks. **Additionally, facility condition assessments are presented as optional and included in Fee Proposal 2 only.**

Fee Proposal 1: Excluding Optional FCA (Task 4) – services will be provided for lump sum fee of $50,750 (includes both Efforts #1 & #2).

Baseline Conditions Fee:	$29,900 (Excludes Optional FCA – Task 4)
Effort #1 Fee :	$6,950
Effort #2 Fee :	$13,900
Fee Proposal 1 Total:	$50,750

Fee Proposal 2: Including Optional FCA (Task 4) – services will be provided for lump sum fee of $75,750.

Baseline Conditions Fee:	$29,900
Optional FCA (Task 4):	$25,000
Effort #1 Fee :	$6,950
Effort #2 Fee :	$13,900
Fee Proposal 2 Total:	$75,750

Services are invoiced monthly on a percent complete basis. Should the optional Facility Condition Assessment Any additional services requested would be accommodated through an amendment of this agreement.

* This scope of work and fee proposal is based on the district providing accurate facility drawings and floorplans reflecting the current condition at the school facilities.