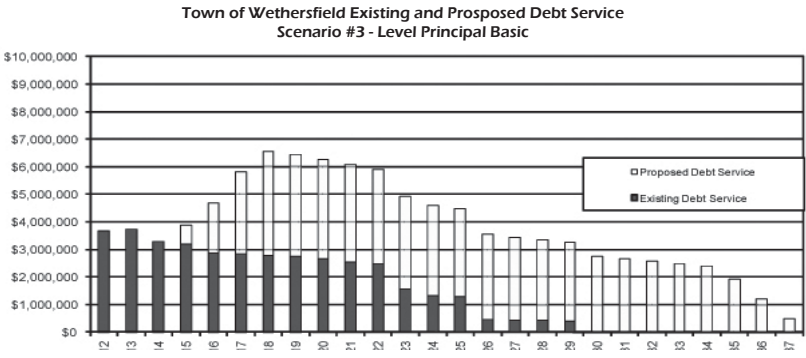


FINANCIAL IMPACT: The estimated cost of this project is \$74,816,617 before State reimbursement. The amount to be reimbursed by the State of Connecticut will be calculated by the state based on actual and documented project costs. Currently it is projected that the State reimbursement will be 50.21% of reimbursable expenditures or \$30,206,995, which would reduce the Town's share of the costs to \$44,609,622. If approved by the voters, the Town's share would come from the issuance of bonds. See the table below for specifics on the estimated annual tax impact of the incremental debt service increase resulting from project financing for a home assessed at \$187,000 - (the average assessed value of a home in Wethersfield).

Tax Impact of Incremental Debt Service on \$ 187,000 Home*

2014	\$16.83	2022	\$259.93	2030	\$173.91
2015	\$140.25	2023	\$185.13	2031	\$200.09
2016	\$213.18	2024	\$231.88	2032	\$192.61
2017	\$299.20	2025	\$239.36	2033	\$185.13
2018	\$289.85	2026	\$170.17	2034	\$145.86
2019	\$284.24	2027	\$226.27	2035	\$91.63
2020	\$273.02	2028	\$220.66	2036	\$37.40
2021	\$263.67	2029	\$211.31		

* Takes into account the declining annual debt service on the Town's existing debt, and assumes that the project will be financed with a 20-year level principal bond issue at a 3% interest rate.



**As a result of redistricting,
Wethersfield has re-drawn its voting district maps.**

There are now six local voting districts and polling places, where previously there had been ten. The Elections Department has published a revised list of polling locations, and the Wethersfield Voting District Map has been updated. Please visit the town's website at **www.wethersfieldct.com** or call the Registrar's Office at: **860-721-2819** or **860-721-2820** to find out where you vote.

POLLING PLACES

- District 1 Incarnation Church Hall544 Prospect St.
- District 2 Keeney Cultural Center200 Main St.
- District 3 Wethersfield Ambulance Facility206 Prospect St.
- District 4 Webb Elementary School Gym.....51 Willow St.
- District 5 Emerson-Williams School.....461 Wells Rd.
- District 6 Pitkin Community Center Banquet Room 130 Greenfield St.

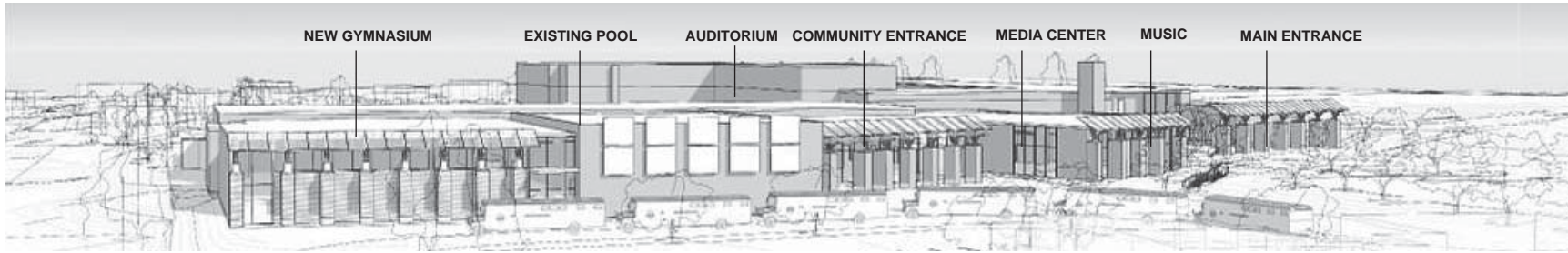


**TOWN OF WETHERSFIELD
Bond Referendum**

Tuesday, April 24, 2012

All Polling places will be open from 6:00 am to 8:00 pm

“Shall the town of Wethersfield appropriate \$74,816,617 for costs with respect to the design, construction, equipping and furnishing of additions and renovations to Wethersfield High School and authorize the issue of bonds and notes to finance the portion of such appropriation not defrayed from grants?”



***Wethersfield High School** is located at 411 Wolcott Hill Road. The original facility opened in 1952, and several small additions and renovations have been completed over the years in 1957, 1970 and 1992. The additions and renovations project that was undertaken in 1992 included updates to meet life safety and building code, which resulted in a stair and ramp addition; asbestos abatement; partial window and roof replacement; limited lighting upgrades; limited interior finishes and site work. The proposed project is to renovate the entire existing building to an “as new” condition and to add 26,000 sf of new educational program space. The scope includes the following improvements:*

EDUCATIONAL IMPROVEMENTS: The concept plan developed for WHS is based on the needs established in educational specifications, the New England Association of Schools and Colleges (NEASC) report for accreditation, the Office of Civil Rights (OCR) report on accessibility, the condition of the existing building and life safety codes. The following bullets define the key elements required for a 21st century education:

- Renovate existing space to provide 14 science classroom/laboratories, lab preparatory rooms and lab materials/chemical storage.
- Re-purpose existing space to provide eight additional classrooms for math, English, social studies and world language.
- Renovate all existing classrooms including code compliant air quality, acoustics, and new technology and security systems.
- Renovate the auditorium to meet accessibility requirements, provide appropriate sight-lines, additional seating, an accessible control room, new acoustical, sound and lighting systems and an expanded accessible stage.
- Provide new instructional space for music including a band/orchestra room, practice rooms, instrument and general storage.
- Renovate and expand chorus room, and re-purpose space for storage, an electronic music laboratory, and a recording studio.
- Provide new instruction and support space that includes a full size gymnasium, team rooms, trainer’s room, rest rooms, concession, storage and health classroom.
- Renovate existing space for Title IX compliant girls/boys locker rooms.
- Renovation of all physical education spaces including the natatorium/pool, fitness room, weight rooms, locker rooms, health classrooms, storage and all support facilities.

- Renovate the technology education and art program space, including a shared graphics lab, lecture room and display area.
- Renovate the family and consumer science educational program space to accommodate the culinary program.
- Renovate the business and language computer labs with new technology.
- Construct a new media center, with a integrated technology environment and space for storage and work rooms.
- Renovate and expand the cafeteria and kitchen for additional seating and circulation. Locate to facilitate community use.
- Renovate the special education instructional and support space, to meet Federal and State program mandates.
- Renovate the administrative and guidance offices.

BUILDING INFRASTRUCTURE & CODE IMPROVEMENT:

Most of the building systems are original (1952) to the school and are in disrepair. The project will replace and/or repair all systems throughout the building, and provide a fully code compliant facility for student and staff safety.

- Construct a new boiler plant, Replacing all systems and infrastructure for mechanical, electrical, plumbing and fire protection.
- Replace the security, data and communication systems.
- Install a central air conditioning system throughout the building.
- Provide elevators and implement ADA / handicapped improvements throughout the existing building including the expansion of all existing toilet facilities to meet the accessibility code.
- Replace windows and increase natural lighting through out the building.
- Renovate the facility to comply with code requirements for indoor air quality and acoustical treatment through out the building.
- Replace building and site security with active surveillance systems, including cameras, address sight-lines for staff and install school emergency lock down systems.

SITE SAFETY AND IMPROVEMENTS:

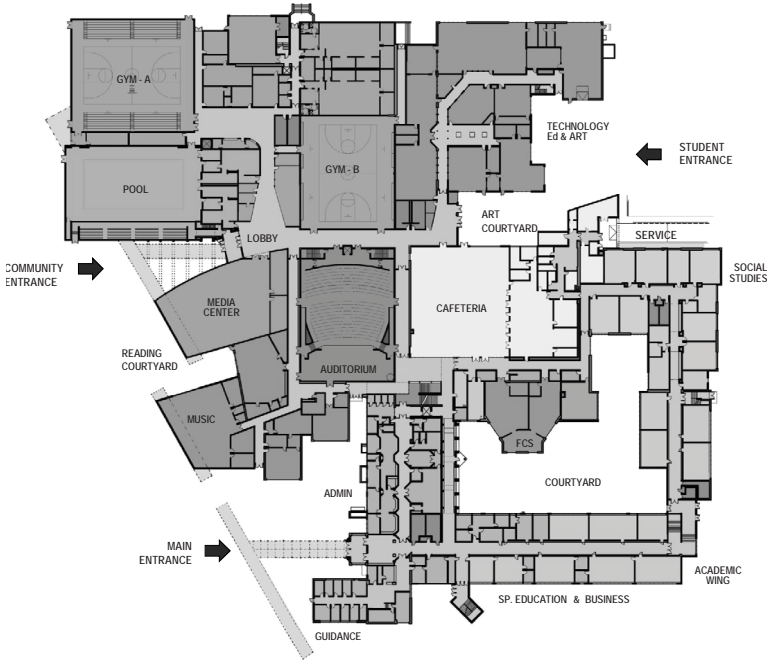
- Provide separate vehicular and pedestrian circulation patterns.
- Add parking to address event and community use.
- Refurbish the track and tennis courts.
- Replace the bleachers and provide accessibility to all site amenities.
- Address site security and add surveillance cameras.

ENERGY EFFICIENCY AND CONSERVATION:The energy conservation approach will insulate the exterior wall, replace all window and doors, and insulate and replace the entire roof. The new building systems will include:

- Installation of alternative energy systems as a supplemental fuel source.
- Provide high efficiency heating and cooling systems to optimize energy usage.
- Replace system controls and implement water and energy conservation strategies.
- Implement high performance building standards and sustainable design concepts for the building and site.

COMMUNITY USE: Wethersfield high school will continue to function as a community facility. The new design seperates the public and academic zones, and provides after hour access by community groups of all the assembly spaces. The design concept includes:

- Provide an emergency generator to allow for the use of new gym/ lockers, cafeteria as the town-wide emergency facility/area of refuge.
- Renovate and expand the cafeteria and kitchen for additional seating, improved circulation and increased capacity for community use.
- Locate the Media center for community use and after hour access.
- Code update and ADA compliant accessibility to the pool/locker rooms.



PROPOSED MAIN LEVEL FLOOR PLAN