

# Town of Trumbull

CONNECTICUT

www.trumbull-ct.gov

TOWN HALL  
Trumbull

TELEPHONE  
(203) 452-5005



## AGENDA No. 689

- I CALL TO ORDER
- II MOMENT OF SILENCE
- III PLEDGE OF ALLEGIANCE
- IV ROLL CALL
- V APPROVAL OF MINUTES
- VI BUSINESS

DATE: April 2, 2012  
TIME: 8:00 p.m.  
PLACE: Town Hall

NOTICE is hereby given that the Town Council of the Town of Trumbull, Connecticut will hold a regular meeting on Monday, April 2, 2012 at 8:00 p.m. at the Trumbull Town Hall, for the following purpose:

### Discussion Item:

- Trumbull High School Building Committee Update:
  - a. Chairman's Report
  - b. Owner's Rep Update
  - c. Architect's Update
  - d. Construction Manager Update

- 
1. RESOLUTION TC24-16: To consider and act upon a resolution which would approve the appointment of \_\_\_\_\_ of \_\_\_\_\_ as an alternate member of the Board of Assessment Appeals for a term ending the first Monday of December, 2013. (R&R)
  2. RESOLUTION TC24-25: To consider and act upon a resolution which would authorize First Selectman Timothy M. Herbst to sign an agreement between the Town of Trumbull (Subgrantee) and Patricia K. Lombardi & George J. Lombardi Jr. (Seller) for the purchase of property located at 48 Larkspur Dive based on FEMA acquisition requirements provided in 44 C.F.R. Part 79 and relevant program guidance (Severe Repetitive Loss Program). (L&A)
  3. RESOLUTION TC24-28: To consider and act upon a resolution which would amend Chapter 18 Taxation, Article I In General, Section 18-1 Payment of Tax on Motor Vehicles of the Trumbull Municipal Code is hereby amended to the following: In accordance with Section 12-144a of the Connecticut General Statutes the Town Council hereby determines that any tax on motor vehicles due the Town shall be payable in a single annual installment as provided by law. (L&A) (*Public Hearing*)

4. RESOLUTION TC24-29: To consider and act upon a resolution which would amend Chapter 18 Taxation, Article I In General, Section 18-2 Reserved of the Trumbull Municipal Code is hereby amended to Section 18-2, Payment of Tax on Personal Property: In accordance with Section 12-142 of the Connecticut General Statutes the Town Council hereby determines that any tax on personal property due the Town shall be payable in equal semi-annual installments as provided by law. (L&A) *(Public Hearing)*
5. RESOLUTION TC24-30: To consider and act upon a resolution which would amend Chapter 18 Taxation, Article III Senior Citizen and Disabled Persons Tax Relief Regulations, Section 18-43 Tax Relief of the Trumbull Municipal Code (L&A) *(Public Hearing)*
6. RESOLUTION TC24-31: To consider and act upon a resolution which would amend Chapter 6, Section 6-1 of the Trumbull Town Code effective May 16, 2012 as follows:  
Section 6-1 voting districts  
In accordance with Section 9-169 of the General Statutes of the State of Connecticut, the Town Council of the Town of Trumbull does hereby redive the Town of Trumbull into four (4) voting districts. (R&R)*(Public Hearing - April 2, 2012 Town Council Meeting)*
7. RESOLUTION TC24-26: To consider and act upon a resolution which would approve the Five Year Capital Improvement Plan. (Finance)
8. RESOLUTION TC24-27: To consider and act upon a resolution which would authorize the First Selectman to execute on behalf of the Town of Trumbull a grant application for the Local Capital Improvement Program to obtain financial assistance pursuant to Public Act 87-854, allocation for 2012. Distribution: Roadway Paving \$240,000. Total, 2012 allocation: \$240,000. (Finance)

## VII ADJOURNMENT

COPY OF THE RESOLUTION ATTACHED HERETO

Carl A. Massaro, Jr., Town Council Chairman

## RESOLUTIONS

1. RESOLUTION TC24-16: BE IT RESOLVED, That \_\_\_\_\_ of \_\_\_\_\_, be and the same is hereby appointed an alternate member of the Board of Assessment Appeals for a term ending the first Monday of December, 2013.
  
2. RESOLUTION TC24-25: BE IT RESOLVED, That First Selectman Timothy M. Herbst, be and the same is hereby authorized to sign an agreement between the Town of Trumbull (Subgrantee) and Patricia K. Lombardi & George J. Lombardi Jr. (Seller) for the purchase of property located at 48 Larkspur Dive based on FEMA acquisition requirements provided in 44 C.F.R. Part 79 and relevant program guidance (Severe Repetitive Loss Program).
  
3. RESOLUTION TC24-28: BE IT RESOLVED AND ORDAINED, That Chapter 18 Taxation, Article I In General, Section 18-1 Payment of Tax on Motor Vehicles of the Trumbull Municipal Code is hereby amended to the following: In accordance with Section 12-144a of the Connecticut General Statutes the Town Council hereby determines that any tax on motor vehicles due the Town shall be payable in a single annual installment as provided by law.
  
4. RESOLUTION TC24-29: BE IT RESOLVED AND ORDAINED, That Chapter 18 Taxation, Article I In General, Section 18-2 Reserved of the Trumbull Municipal Code is hereby amended to Section 18-2, Payment of Tax on Personal Property: In accordance with Section 12-142 of the Connecticut General Statutes the Town Council hereby determines that any tax on personal property due the Town shall be payable in equal semi-annual installments as provided by law.
  
5. RESOLUTION TC24-30: BE IT RESOLVED AND ORDAINED, That Chapter 18 Taxation, Article III Senior Citizen and Disabled Persons Tax Relief Regulations, Section 18-43 Tax Relief of the Trumbull Municipal Code is hereby amended as follows:

*(1) Tax credit.* For applicants who elect to apply for a tax credit under this article, said tax credit shall be on a graduated basis as follows:

Annual Qualifying Income	Benefit
\$0 - \$16,200	\$2600
\$16,201 - \$39,500	\$1560
\$39,501 - \$61,000	\$780
\$61,001 - \$70,000	\$312

This tax credit program shall be effective as of October 1 of the Grand List of 2012.

*(2) Deferral*

(a) Benefit shall be up to seventy-five (75) percent of tax due less amounts received under state elderly tax relief programs.

(b) All benefits shall be reimbursed in accordance with Section [18-42\(7\)](#) (b).

- (c) Total deferments for all years shall not exceed the assessed value of the real property.
- (d) The recipient shall enter into a written agreement with the Town providing for reimbursement. The amount of such tax deferral benefit shall be recorded on the land records of the Town and shall constitute a lien on the property.
- (e) Interest in the amount of 3% per annum shall apply to deferments effective as of October 1 of the Grand List of 2012. Interest shall not apply to deferments prior to October 1 of the Grand List of 2012.

(3) *Freeze*

(a) Any applicant for benefits under the freeze program meeting the eligibility requirements of section 18-42, except that the minimum age will be seventy (70), may elect to apply for a freeze under which such applicant shall pay the gross tax levied on applicable property, calculated for the first year the application is granted (the "freeze amount") and shall be entitled to continue to pay no more than the freeze amount for each subsequent year in which the applicant, or his surviving spouse, continues to meet such qualifications.

(b) In the event that the applicant shall make improvements to his property resulting in an increase in his assessment, an amount calculated by multiplying the increase in taxpayer's assessment attributable to the improvement by the mill rate in effect in the year such reassessment takes place shall be added to the freeze amount then applicable to obtain a revised freeze amount which will be the freeze amount for subsequent assessment years.

(c) Unless otherwise extended, this tax freeze shall expire after the Grand List of October 1, 2011.

6. RESOLUTION TC24-31: BE IT RESOLVED AND ORDAINED, That effective May 16, 2012 Chapter 6, Section 6-1 of the Trumbull Town Code is hereby amended as follows:

Section 6-1 voting districts

In accordance with Section 9-169 of the General Statutes of the State of Connecticut, the Town Council of the Town of Trumbull does hereby redivide the Town of Trumbull into four (4) voting districts.

- 7. RESOLUTION TC24-26: BE IT RESOLVED, That the Five Year Capital Improvement Plan is hereby approved.
- 8. RESOLUTION TC24-27: BE IT RESOLVED, That the First Selectman is hereby authorized to execute on behalf of the Town of Trumbull a grant application for the Local Capital Improvement Program to obtain financial assistance pursuant to Public Act 87-854, allocation for 2012. Distribution: Roadway Paving \$240,000. Total, 2012 allocation: \$240,000.

Timothy M. Herbst  
First Selectman



Office of the First Selectman  
Town Hall  
5866 Main Street  
Trumbull, Connecticut 06611  
203-452-5005

## TOWN OF TRUMBULL CONNECTICUT

March 20, 2012

### **Re: Five Year Capital Improvement Plan for the Town of Trumbull**

Dear Chairman Massaro and Members of the Trumbull Town Council:

Enclosed herewith is the Town of Trumbull's Five Year Capital Improvement Plan. The Town began preparing this Capital Improvement Plan in October of 2011. Department Heads were asked to review last year's submissions and make recommendations regarding repairs to existing facilities and equipment needs. Members of my administration reviewed the requests and prioritized the need of various projects that were suggested at specific locations.

In addition, you will note that there is a five year capital plan for all Trumbull Board of Education buildings. This plan is based upon a 2007 facility study conducted by Savin Engineers. The updated report was submitted by Al Barbarotta, whose firm AFB Construction Management oversees facilities management for the Board of Education.

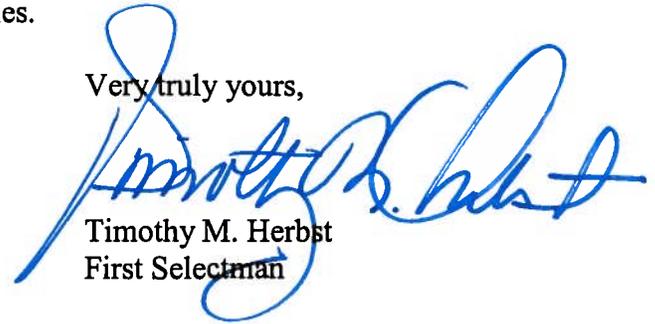
A debt schedule will be forthcoming when specific projects are identified for such funding. I would like to emphasize that the Town could potentially budget some items listed in the plan or use its annual allocation of State funding such as LoCIP (Local Capital Improvement Program) or TAR (Transportation and Roadways) to cover project costs. The decision to budget or bond will ultimately be made by legislative bodies of the Town if they believe it is in Town's best interest to address these issues at this time.

In the months ahead, I ask that members of the Town Council as well as the members of the Board of Finance review the plan thoroughly to be prepared to discuss the priority of projects in the plan as well as the sources of funding that are necessary to implement the recommendations listed in this report.

Finally, I would like to emphasize that the capital plan is a work in progress and will be reviewed and revised annually. This plan does not commit the Town financially to any or all of the projects contained within said report; the plan is meant to serve as a guide and a tool for planning, budgeting, maintenance and operations of Town facilities. The plan is also a State requirement.

I greatly appreciate the due diligence exercised by the Town Council in their review of the capital plan. I look forward to having more in-depth discussions with members of the Board of Education, Town Council and Board of Finance regarding the ongoing operations and maintenance of Town and Board of Education facilities.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Timothy M. Herbst", is written over the typed name and title.

Timothy M. Herbst  
First Selectman

**TOWN OF TRUMBULL  
CAPITAL IMPROVEMENT PLAN  
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**TOWN OF TRUMBULL  
CAPITAL IMPROVEMENT PLAN  
CALENDAR YEARS 2012-2017**

	<b>CY 2012</b>	<b>CY 2013</b>	<b>CY 2014</b>	<b>CY 2015</b>	<b>CY 2016</b>	<b>CY 2017</b>	<b>TOTAL</b>
Board of Education	\$ 22,385,577	\$ 21,271,196	\$ 22,256,769	\$ 12,690,144	\$ 15,137,025	\$ -	\$ 93,740,711
Roadways	1,845,090	1,896,214	2,411,004	1,781,506	1,114,112	-	9,047,926
Public Facilities	385,000	1,882,100	1,583,500	5,692,000	3,882,500	-	13,425,100
Fleet & Equipment	654,000	677,076	1,551,000	1,459,000	616,076	2,060,000	7,017,152
Other	3,676,500	4,664,400	8,057,500	28,000	66,360	-	16,492,760
Enterprise	73,000	100,500	30,000	30,000	30,000	-	263,500
<b>TOTAL*</b>	<b>\$ 29,019,167</b>	<b>\$ 30,491,486</b>	<b>\$ 35,889,773</b>	<b>\$ 21,680,650</b>	<b>\$ 20,846,073</b>	<b>\$ 2,060,000</b>	<b>\$ 139,987,149</b>
Five-Year Total	\$ 139,987,149						

\* Projected costs are gross amounts; actual bonded amounts will be net of any other funding sources, including State reimbursements. Amounts proposed for future periods are not adjusted for inflation.

	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017	TOTAL
<b>Board of Education*</b>							
Life Safety	5,536,640	5,364,613	4,478,463	4,855,670	1,053,880	-	21,289,266
Technology	414,900	526,300	618,000	430,500	340,500	-	2,330,200
Energy Efficiency	13,911,723	5,470,388	10,912,835	2,014,377	9,358,283	-	41,667,606
Miscellaneous	2,522,314	9,909,895	6,247,471	5,389,597	4,384,362	-	28,453,639
<b>TOTAL BOE</b>	<b>22,385,577</b>	<b>21,271,196</b>	<b>22,256,769</b>	<b>12,690,144</b>	<b>15,137,025</b>	<b>-</b>	<b>93,740,711</b>
<b>Roadways</b>							
Roadway Paving	1,845,090	1,896,214	2,411,004	1,781,506	1,114,112	-	9,047,926
<b>TOTAL ROADWAYS</b>	<b>1,845,090</b>	<b>1,896,214</b>	<b>2,411,004</b>	<b>1,781,506</b>	<b>1,114,112</b>	<b>-</b>	<b>9,047,926</b>
<b>Public Facilities</b>							
Helen Plumb Building	10,000	-	-	-	24,000	-	34,000
Trumbull Library	-	243,000	45,000	195,000	497,500	-	980,500
Nichols Library	-	-	14,000	22,500	22,000	-	58,500
Town Hall	350,000	686,500	195,000	150,000	119,000	-	1,500,500
Town Hall Annex	-	-	20,000	-	12,000	-	32,000
Police Headquarters	-	455,500	485,000	483,000	684,000	-	2,107,500
Senior Center	-	33,000	153,000	12,000	67,000	-	265,000
Public Works Yard	25,000	387,000	544,500	4,708,000	2,340,000	-	8,004,500
EMS Building	-	77,100	127,000	121,500	117,000	-	442,600
<b>TOTAL PUBLIC FACILITIES</b>	<b>385,000</b>	<b>1,882,100</b>	<b>1,583,500</b>	<b>5,692,000</b>	<b>3,882,500</b>	<b>-</b>	<b>13,425,100</b>
<b>Fleet &amp; Equipment</b>							
Highway	609,000	615,000	1,551,000	1,111,000	554,000	2,060,000	6,500,000
Parks	45,000	62,076	-	48,000	62,076	-	217,152
EMS	-	-	-	300,000	-	-	300,000
<b>TOTAL FLEET &amp; EQUIPMENT</b>	<b>654,000</b>	<b>677,076</b>	<b>1,551,000</b>	<b>1,459,000</b>	<b>616,076</b>	<b>2,060,000</b>	<b>7,017,152</b>
<b>Other</b>							
Economic Development	1,498,000	890,000	1,150,000	-	-	-	3,538,000
Park Improvements	860,000	620,000	536,000	-	36,000	-	2,052,000
Other Projects	983,000	2,844,400	-	28,000	30,360	-	3,885,760
Public Safety	313,000	200,000	6,371,500	-	-	-	6,884,500
Technology	22,500	110,000	-	-	-	-	132,500
<b>TOTAL VARIOUS</b>	<b>3,676,500</b>	<b>4,664,400</b>	<b>8,057,500</b>	<b>28,000</b>	<b>66,360</b>	<b>-</b>	<b>16,492,760</b>
<b>Enterprise</b>							
Tashua Knolls GC Fleet & Equipment	48,000	15,500	-	-	-	-	63,500
Tashua Knolls GC Other	25,000	85,000	30,000	30,000	30,000	-	200,000
<b>TOTAL ENTERTAINMENT</b>	<b>73,000</b>	<b>100,500</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>-</b>	<b>263,500</b>
<b>GRAND TOTAL</b>	<b>29,019,167</b>	<b>30,491,486</b>	<b>35,889,773</b>	<b>21,680,650</b>	<b>20,846,073</b>	<b>2,060,000</b>	<b>139,987,149</b>

\* BOE needs based on Savin and AFB Reports. See email attached from Superintendent Ralph Iassogna on top priorities for FY12-13 for \$3,984,561.

CATEGORY	DESCRIPTION	LOCATION	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
Roadways	Paving	Barnswallow	193,580					
Roadways	Paving	Brookview Drive	69,069					
Roadways	Paving	Cedar Hill	50,245					
Roadways	Paving	Danube/Petticoat (Aquarion Reimb.)	80,221					
Roadways	Paving	Dayton Road	458,572					
Roadways	Paving	Farmview Circle	30,297					
Roadways	Paving	Heavenly Lane	74,087					
Roadways	Paving	Jackson Drive (cost to complete)	58,640					
Roadways	Paving	Mohawk Drive	67,215					
Roadways	Paving	Old Hollow (partial)	105,700					
Roadways	Paving	Orleans Drive	14,424					
Roadways	Paving	Oxen Hill Road	134,080					
Roadways	Paving	Porters Hill (Partial)	115,243					
Roadways	Paving	Roosevelt	267,274					
Roadways	Paving	Tungsten Circle	17,080					
Roadways	Paving	Tungsten Lane	26,860					
Roadways	Paving	Autumn Drive		43,379				
Roadways	Paving	Cal Dr		36,092				
Roadways	Paving	Cold Spring Drive		28,784				
Roadways	Paving	Corporate Drive		185,447				
Roadways	Paving	Coventry Lane		224,782				
Roadways	Paving	Elliot		228,216				
Roadways	Paving	Haviland (road redesign)		262,244				
Roadways	Paving	Magnolia Road		154,848				
Roadways	Paving	Nokomis Drive		69,069				
Roadways	Paving	Putting Green		452,691				
Roadways	Paving	Quarry Road		34,376				
Roadways	Paving	Zephyr		91,816				
Roadways	Paving	Alice Place			19,122			
Roadways	Paving	Burton Avenue			20,455			
Roadways	Paving	Cedarcrest Road			110,473			
Roadways	Paving	Chalon Road (Partial)			35,228			
Roadways	Paving	Cypress/Hillside			50,616			
Roadways	Paving	Lake Avenue			508,000			
Roadways	Paving	Pequonnock Road			67,913			
Roadways	Paving	Strobel Rd (road redesign)			1,377,151			
Roadways	Paving	Sunset Avenue			79,667			
Roadways	Paving	Wildfire Lane			43,379			
Roadways	Paving	Wordins Lane			25,808			
Roadways	Paving	Blackhouse Road (road redesign)				599,576		
Roadways	Paving	Chestnut Hill Road (road redesign)				524,629		
Roadways	Paving	Macholowski				46,885		
Roadways	Paving	Middlebrooks Avenue (sidewalk repair)				244,500		
Roadways	Paving	Williams Road				297,397		

CATEGORY	DESCRIPTION	LOCATION	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
Roadways	Paving	Beardsley Parkway (Contract V Road)					708,249	
Roadways	Paving	Bonazzo Drive (Contract V Road)					41,252	
Roadways	Paving	Hillcrest Road (Contract V Road)					49,479	
Roadways	Paving	Robinwood (Contract V Road)					106,011	
Roadways	Paving	Round Hill Road (Contract V Road)					107,596	
Roadways	Paving	Unity Drive (Contract V Road)					58,675	
Roadways	Paving	Asphalt Adjustment	82,503	84,470	73,192	68,519	42,850	
<b>Roadways Total</b>			<b>1,845,090</b>	<b>1,896,214</b>	<b>2,411,004</b>	<b>1,781,506</b>	<b>1,114,112</b>	<b>-</b>

BUILDING	CATEGORY	DESCRIPTION	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
Helen Plumb Bldg	Doors & Windows	Window Replacement	-	-	-	-	14,000	
Helen Plumb Bldg	Exterior	Paint	10,000					
Helen Plumb Bldg	Technology	Technology Infrastructure (Data)	-	-	-	-	10,000	
		<b>Total Helen Plumb Building</b>	<b>10,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>24,000</b>	<b>-</b>
Trumbull Library	Masonry	Water-Proofing Brick Surfaces	-	-	-	105,000	-	
Trumbull Library	Thermal & Moisture Protection	Repainting & Sealing Joints	-	-	45,000	-	-	
Trumbull Library	Doors & Windows	Window Replacement	-	-	-	90,000	-	
Trumbull Library	Finishes	Flooring	-	-	-	-	22,500	
Trumbull Library	Mechanical	Fire Sprinkler System	-	-	-	-	210,000	
Trumbull Library	Sustainability / Energy Conservation	Interior Lighting & Occupancy Sensors	-	243,000	-	-	-	
Trumbull Library	Electrical	Exterior Lighting	-	-	-	-	70,000	
Trumbull Library	Misc	Bathroom Renovations	-	-	-	-	195,000	
		<b>Total Trumbull Library</b>	<b>-</b>	<b>243,000</b>	<b>45,000</b>	<b>195,000</b>	<b>497,500</b>	<b>-</b>
Nichols Library	Doors & Windows/Electrical/ADA	Entrance Route Accessibility/Lighting/Doors	-	-	-	-	22,000	
Nichols Library	Mechanical	Ductwork	-	-	14,000	-	-	
Nichols Library	Electrical	Interior Lighting	-	-	-	22,500	-	
		<b>Total Nichols Library</b>	<b>-</b>	<b>-</b>	<b>14,000</b>	<b>22,500</b>	<b>22,000</b>	<b>-</b>
Town Hall	Masonry	Bearing Wall, Exterior Walls, Chimney	-	20,500	-	-	-	
Town Hall	Doors & Windows	Key System	-	-	40,000	-	-	
Town Hall	Finishes	Floor Tiling	-	-	-	-	44,000	
Town Hall	Conveying Systems	Elevator	350,000	-	-	-	-	
Town Hall	Mechanical	Sanitary Plumbing	-	-	-	150,000	-	
Town Hall	Mechanical	Water Distribution System / Piping	-	-	25,000	-	-	
Town Hall	Mechanical	Replace HVAC System	-	110,000	-	-	-	
Town Hall	Mechanical	Ventilation/Exhaust Systems	-	68,000	-	-	-	
Town Hall	Misc	Bathroom Renovations	-	-	130,000	-	-	
Town Hall	Misc	Lobby Renovation	-	-	-	-	75,000	
Town Hall	Mechanical	Halon Fire Suppression Systems/UPS System	-	130,000	-	-	-	
Town Hall	ADA Compliance	Service Counter Accessibility Upgrades	-	328,500	-	-	-	
Town Hall	Sustainability / Energy Conservation	Lighting and Occupancy Sensors	-	29,500	-	-	-	
		<b>Total Town Hall</b>	<b>350,000</b>	<b>686,500</b>	<b>195,000</b>	<b>150,000</b>	<b>119,000</b>	<b>-</b>
Town Hall Annex	Mechanical	Air Conditioning System	-	-	20,000	-	-	
Town Hall Annex	Electrical	Exterior Lighting	-	-	-	-	12,000	
		<b>Total Town Hall Annex</b>	<b>-</b>	<b>-</b>	<b>20,000</b>	<b>-</b>	<b>12,000</b>	<b>-</b>
Police Hdqtrs	Site Construction	Paving	-	-	240,000	-	-	
Police Hdqtrs	Doors & Windows	Garage Door Replacement	-	18,000	-	-	-	

BUILDING	CATEGORY	DESCRIPTION	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
Police Hdqtrs	Finishes	Flooring	-	47,500	-	-	-	-
Police Hdqtrs	Finishes	Ceiling Tiles	-	-	-	-	390,000	-
Police Hdqtrs	Finishes	Wall Covering	-	-	-	60,000	-	-
Police Hdqtrs	Equipment	Kitchenettes	-	-	-	13,000	-	-
Police Hdqtrs	Conveying Systems	Elevator	-	-	195,000	-	-	-
Police Hdqtrs	Mechanical	Ductwork for Air Outlets	-	-	-	45,000	-	-
Police Hdqtrs	Mechanical	HVAC Digital Control System	-	-	-	85,000	-	-
Police Hdqtrs	Mechanical	Fan Exhaust System	-	-	40,000	-	-	-
Police Hdqtrs	Mechanical	Server Room/Back Up Area	-	100,000	-	-	-	-
Police Hdqtrs	Electrical	Interior Lighting	-	-	-	210,000	-	-
Police Hdqtrs	Electrical	Exterior Lighting	-	-	-	-	94,000	-
Police Hdqtrs	Electrical	911 Center Electrical Circuits Upgrade	-	-	-	-	200,000	-
Police Hdqtrs	Misc	Bathroom Renovations	-	-	-	70,000	-	-
Police Hdqtrs	Misc	Locker Rm Renovations & Expansion	-	250,000	-	-	-	-
Police Hdqtrs	ADA Compliance	Public Bathroom Accessibility	-	30,000	-	-	-	-
Police Hdqtrs	ADA Compliance	Entrance Accessibility	-	-	10,000	-	-	-
Police Hdqtrs	Sustainability / Energy Conservation	Occupancy Sensors	-	10,000	-	-	-	-
		<b>Total Police Headquarters</b>	-	<b>455,500</b>	<b>485,000</b>	<b>483,000</b>	<b>684,000</b>	-
Senior Ctr	Masonry / Doors & Windows	Basement Walls and Door	-	19,800	-	-	-	-
Senior Ctr	Masonry	Exterior Walls	-	-	12,000	-	-	-
Senior Ctr	Metals / Site Construction	Front Entrance Railings & Sidewalk	-	-	10,000	-	-	-
Senior Ctr	Wood & Plastics	Wood Floor and Step Replacement	-	-	-	12,000	-	-
Senior Ctr	Doors & Windows	Exterior Doors at both Entrances	-	-	12,000	-	-	-
Senior Ctr	Finishes	Flooring - Tile	-	-	38,000	-	-	-
Senior Ctr	Mechanical	Air Conditioning System	-	-	-	-	55,000	-
Senior Ctr	Mechanical	Air Handling / Exhaust	-	-	16,000	-	-	-
Senior Ctr	Technology	Upgrade Stage Lighting in Functions Rm	-	-	-	-	12,000	-
Senior Ctr	Misc	Bathroom Renovations	-	-	40,000	-	-	-
Senior Ctr	Code Compliance	Fire Alarm System	-	-	25,000	-	-	-
Senior Ctr	Sustainability / Energy Conservation	Lighting and Occupancy Sensors	-	13,200	-	-	-	-
		<b>Total Senior Center</b>	-	<b>33,000</b>	<b>153,000</b>	<b>12,000</b>	<b>67,000</b>	-
Public Works Yard	Site Construction	Paving	-	-	-	130,000	-	-
Public Works Yard	Concrete	Level and Seal Garage Concrete Slabs	-	-	125,000	-	-	-
Public Works Yard	Masonry	Exterior Perimeter Wall	-	40,000	-	-	-	-
Public Works Yard	Masonry	Retaining Wall Repairs	-	-	-	100,000	-	-
Public Works Yard	Wood & Plastics	Garage Bay Wood Beams	-	-	55,000	-	-	-
Public Works Yard	Thermal & Moisture Protection	Roofing	-	-	-	265,000	-	-
Public Works Yard	Doors & Windows	Window Replacement	-	-	40,000	-	-	-
Public Works Yard	Doors & Windows	Garage Door Replacement	-	-	-	-	300,000	-
Public Works Yard	Finishes	Flooring	-	92,000	-	-	-	-

BUILDING	CATEGORY	DESCRIPTION	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
Public Works Yard	Finishes	Ceiling Tiles	-	80,000	-	-	-	-
Public Works Yard	Finishes	Wall Partitions	-	10,000	-	-	-	-
Public Works Yard	Furnishings	Cabinetry	-	-	-	-	40,000	-
Public Works Yard	Mechanical	Mechanic Wash Sinks	-	-	-	13,000	-	-
Public Works Yard	Mechanical	Exhaust System - Garage Area	25,000	-	-	-	-	-
Public Works Yard	Mechanical	Air Conditioning System	-	-	80,000	-	-	-
Public Works Yard	Mechanical	Exhaust System - Toilet & Locker Rooms	-	-	55,000	-	-	-
Public Works Yard	Misc	Locker Room Renovations	-	70,000	-	-	-	-
Public Works Yard	Misc	Restroom Additions	-	-	160,000	-	-	-
Public Works Yard	Misc	Garage and Office Renovations	-	-	-	4,200,000	2,000,000	-
Public Works Yard	Misc	Fire Alarm System Upgrade	-	95,000	-	-	-	-
Public Works Yard	Sustainability / Energy Conservation	Interior Lighting & Sensors	-	-	29,500	-	-	-
		<b>Total Public Works Yard</b>	<b>25,000</b>	<b>387,000</b>	<b>544,500</b>	<b>4,708,000</b>	<b>2,340,000</b>	<b>-</b>
EMS Building	Site Construction	Paving	-	-	-	-	97,000	-
EMS Building	Masonry	Repainting Exterior Walls	-	-	-	13,500	-	-
EMS Building	Thermal & Moisture Protection	Roofing	-	-	72,000	-	-	-
EMS Building	Mechanical	Boiler Replacement	-	-	-	48,000	-	-
EMS Building	Mechanical	Boiler Piping Replacement & Insulation	-	-	-	-	10,000	-
EMS Building	Mechanical	Air Conditioning System	-	-	-	60,000	-	-
EMS Building	Mechanical	Fire Sprinkler System	-	-	-	-	10,000	-
EMS Building	Electrical	Circuit Upgrade	-	28,000	-	-	-	-
EMS Building	Technology	Technology Infrastructure (Data)	-	-	10,000	-	-	-
EMS Building	Misc	Bathroom Renovations	-	-	45,000	-	-	-
EMS Building	Sustainability / Energy Conservation	Interior Lighting & Sensors	-	49,100	-	-	-	-
		<b>Total EMS Building</b>	<b>-</b>	<b>77,100</b>	<b>127,000</b>	<b>121,500</b>	<b>117,000</b>	<b>-</b>
		<b>PUBLIC FACILITIES TOTAL</b>	<b>385,000</b>	<b>1,882,100</b>	<b>1,583,500</b>	<b>5,692,000</b>	<b>3,882,500</b>	<b>-</b>

DEPT	Make	MODEL / DESCRIPTION	YEAR	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
Highway		SMALL EXCAVATOR				120,000			
Highway	CAT	BULLDOZER/CRAWLER/LOADER	1987					250,000	
Highway	INTERNATIONAL	SNOWPLOW/SANDER	1988	160,000					
Highway	INTERNATIONAL	SNOWPLOW/SANDER	1988	160,000					
Highway	CAT	PAYLOAD/BACKHOE	1988	164,000					
Highway	JOHN DEERE	2355 051-105-23	1988				160,000		
Highway	INTERNATIONAL	SNOWPLOW/SANDER	1988		160,000				
Highway	INTERNATIONAL	SANDER&TRUCK	1989		160,000				
Highway	INTERNATIONAL	4900 4X2	1991			160,000			
Highway	INTERNATIONAL	4900 4X2	1991			160,000			
Highway	INTERNATIONAL	4900 2 X 2 CABCHASSIS	1992		160,000				
Highway	INTERNATIONAL	4900 2 X 2 CABCHASSIS	1992			160,000			
Highway	INTERNATIONAL	DUMP TRUCK	1994			160,000			
Highway	INTERNATIONAL	DUMP TRUCK	1994				160,000		
Highway	INTERNATIONAL	4900 4X2 DUMP	1995				160,000		
Highway	JOHN DEERE	CRAWLER/DOZER	1997				90,000		
Highway	KENWORTH	T800B-TRI-AXLE	1997			160,000			
Highway	KENWORTH	T800B TRI-AXLE TRUCK	1998				160,000		
Highway	KENWORTH	TRI-AXLE-DUMP TRUCK	1999				160,000		
Highway	INTERNATIONAL	4900 4X2 CABCHASSIS	2000					160,000	
Highway	KENWORTH	TRACTOR	2001						160,000
Highway	KENWORTH	T300 MEDIU TRUCK	2002		135,000				
Highway	KENWORTH	T300 MEDIU TRUCK	2002			135,000			
Highway	AUTOCAR	BULK WASTE REFUSE TRUCK	2003				221,000		
Highway	STERLING	L7500	2003						160,000
Highway	KENWORTH	T300 MEDIU TRUCK	2003			135,000			
Highway	KENWORTH	T300 MEDIU TRUCK	2003			135,000			
Highway	VOLVO	L60E-WHEEL LOADER	2004					144,000	
Highway	KENWORTH	T300 MEDIU TRUCK	2004			135,000			
Highway	DYNA	BACKHOE	2004			91,000			
Highway	INTERNATIONAL	7400 SFA 4X2	2005						160,000
Highway	KENWORTH	HOOKLIFT TRUCK	2006						135,000
Highway	KENWORTH	HOOKLIFT TRUCK	2006						135,000
Highway	INTERNATIONAL	DUMP TRUCK	2006						160,000
Highway	INTERNATIONAL	DUMP TRUCK	2006						160,000
Highway	VOLVO	WHEEL LOADER	2007						235,000
Highway	KENWORTH	TRUCK	2007						135,000

## Fleet and Equip

DEPT	Make	MODEL / DESCRIPTION	YEAR	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
Highway	KENWORTH	TRUCK	2007						135,000
Highway	STERLING	L 7500 DUMP TRUCK	2007						160,000
Highway	KENWORTH	ROLLOFF T800B	2010						165,000
Highway	STERLING	L7500-DUMP&SNOWPLOW	2010						160,000
Highway		TRUCK LIFT **OSHA REQUIREMENT**		125,000					
		Highway Total		609,000	615,000	1,551,000	1,111,000	554,000	2,060,000
Parks	FORD	4610trac.	1986				48,000		
Parks	Brush Bandit	Chipper	2003	45,000					
Parks	TORO	Groundsmaster 4700	2002		62,076				
Parks	TORO	Groundsmaster 4700						62,076	
		Parks Total		45,000	62,076	-	48,000	62,076	-
EMS	FORD	Whld Model E450	2008				150,000		
EMS	FORD	Whld Model E450	2008				150,000		
		EMS Total		-	-	-	300,000	-	-
		GRAND TOTAL		654,000	677,076	1,551,000	1,459,000	616,076	2,060,000

CATEGORY	LOCATION	DESCRIPTION	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
Economic Development	Trumbull Corporate Park	Emergency Exit			50,000			
Economic Development	TBD	Nature Center & Ranger Station			1,100,000			
Economic Development	Rails to Trails	Section B (Manor-WhitePlains)	371,000					
Economic Development	Rails to Trails	Section A1/A2		195,500				
Economic Development	Rails to Trails	Section D/E	560,000	654,500				
Economic Development	Rails to Trails	Visitor Center	567,000					
Economic Development	Reservoir Avenue Area	Design and Best Use Analysis		40,000				
		<b>Economic Development Total</b>	<b>1,498,000</b>	<b>890,000</b>	<b>1,150,000</b>	<b>-</b>	<b>-</b>	<b>-</b>
Park Improvements	48 & 54 Larkspur Drive	Land Acquisition Open Space	724,000					
Park Improvements	Various	Tennis Court Surfacing	36,000		36,000		36,000	
Park Improvements	Tashua Knolls	Tennis Court Light Timers	10,000					
Park Improvements	Twin Brooks Meadow	Invasive Plant Species Mitigation	60,000	60,000				
Park Improvements	Abraham Nichols Barn	Greenhouse Renovations		20,000				
Park Improvements	THS and Indian Ledge	Artificial Turf Fields Rematting		500,000	500,000			
Park Improvements	Tashua Knolls	Basketball Court and Parking Lot		40,000				
Park Improvements	Twin Brooks Beach	Parking Lot Replacement	30,000					
		<b>Park Improvements Total</b>	<b>860,000</b>	<b>620,000</b>	<b>536,000</b>	<b>-</b>	<b>36,000</b>	<b>-</b>
CATEGORY	LOCATION	DESCRIPTION						
Other Projects	Moose Hill Road	Rehabilitation project**		2,400,000				
Other Projects	Highway	Salt Shed/Pre-Engineered Gargages*	200,000					
Other Projects	Town Hall	Feas Study-TwnHl & Annex Space	40,000					
Other Projects	Town Hall	Standby Generator	250,000					
Other Projects	Town Clerk	Vault Shelving		12,000				
Other Projects	Trumbull Library	Furnishings				28,000		
Other Projects	Highway	GPS		32,400				
Other Projects	Highway	Wash Bay**						
Other Projects	Senior Center	Additional Parking	250,000					
Other Projects	Town-Wide	Bldg Security/Cameras & Entry System		150,000			30,360	
Other Projects	Town-Wide	Energy Efficiency Projects	243,000					
Other Projects	EMS	Radio System Required by FCC		250,000				
		<b>Other Projects Total</b>	<b>983,000</b>	<b>2,844,400</b>	<b>-</b>	<b>28,000</b>	<b>30,360</b>	<b>-</b>
CATEGORY	LOCATION	DESCRIPTION						
Public Safety	Police Department	Radio System Replacement & Dispatch Ctr.		2,958,506				
Public Safety	Police Department	Cell Block Safety Modifications			100,000			
Public Safety	Police Department	Technology Upgrades	248,000					
Public Safety	Police Department	Perimeter Fencing	65,000					
Public Safety	Police Department	Annex Building Addition		200,000				
		<b>Public Safety Total</b>	<b>313,000</b>	<b>200,000</b>	<b>100,000</b>	<b>-</b>	<b>-</b>	<b>-</b>

CATEGORY	LOCATION	DESCRIPTION	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
Technology	Senior Center	Disaster Recovery	22,500					
Technology	Town-wide	Time & Attendance System		110,000				
		<b>Technology Total</b>	<b>22,500</b>	<b>110,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
		<b>GRAND TOTAL</b>	<b>3,676,500</b>	<b>4,664,400</b>	<b>1,786,000</b>	<b>28,000</b>	<b>66,360</b>	<b>-</b>

\* Salt Shed/Pre-Engineered Garages approved for \$675K in CY2011 Capital Plan. The actual cost will be \$875,000. An additional \$200,000 is included in CY2012 for the difference.

\*\* The Wash Bay approved for \$150K in CY2011 Capital Plan. The actual cost will be \$400,000. An additional \$250,000 is included in CY2012 for the difference.

\*\*\* Rehabilitation of Moose Hill Road to qualify for Federal/State funding at a rate of 80% Federal, 10% State and the remaining 10% from local funds.

CATEGORY	LOCATION	DESCRIPTION	CY 2012	CY 2013	CY 2014	CY 2015	CY 2016	CY 2017
Tashua Knolls Golf Course	Toro / 1996	Greensmower 3100	30000					
Tashua Knolls Golf Course	Toro	Green Aerifier 648	18000					
Tashua Knolls Golf Course		Greens Roller		15500				
		<b>Equipment &amp; Vehicles Total</b>	<b>48,000</b>	<b>15,500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Tashua Knolls Golf Course	Golf Course	Renovate Bunkers	15,000	30,000	30,000	30,000	30,000	
Tashua Knolls Golf Course	Maintenance Barn	Renovation of Maintenance Barn	10,000	10,000				
Tashua Knolls Golf Course	Chemical Storage	Purchase of Code Compliant Unit		45,000				
		<b>Other Projects Total</b>	<b>25,000</b>	<b>85,000</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>-</b>
		<b>GRAND TOTAL</b>	<b>73,000</b>	<b>100,500</b>	<b>30,000</b>	<b>30,000</b>	<b>30,000</b>	<b>-</b>

## **CAPITAL IMPROVEMENT PLAN NARRATIVE**

### **STANDARD DEFINITION FOR CAPITAL IMPROVEMENT**

- Any acquisition or lease of land
- Purchase of major equipment or vehicles in excess of \$10,000 with life expectancy 3+ years
- Construction of new building facilities with cost in excess of \$10,000
- Major building improvements with a cost in excess of \$10,000
- Major equipment or furnishings in excess of \$10,000

### **BOARD OF EDUCATION**

The Board of Education based their request on a capital improvement plan prepared by Savin Engineers, P.C., in September 2007. Facility Manager Al Barbarotta and Plant Administrator Steve Kennedy reviewed the plan and made updates as necessary to each respective school. Per Superintendent Ralph Iassogna, the total plan cost of \$93,740,711 over the five years can be reduced to \$78,229,640 by eliminating items such as air conditioning. Also, the BOE identified \$3,984,561 of the Year 1 cost as top priority investments for bonding. See Exhibit A for the proposal detail and email from the Superintendent.

### **ROADWAYS**

Streets were prioritized based on wear, safety, and usage for years 2012-2016. The original cost to repave these roads was based on State of Connecticut bid prices from August 2010 and has been adjusted to reflect updated bid pricing as of June 2011. Cost includes asphalt, tack, catch basin, manholes, curbing as needed, grading/compacting, loading and trucking of excess material, in addition to an estimate for escalation charges that will be incurred. The amount shown for the remaining years is based on repaving of 8.06 miles of roadway per year (assumes total roadway of 201.45 miles divided by 25 year average service life).

### **PUBLIC FACILITIES**

Costs are based on professional estimates from a report prepared by Antinozzi Associates, which was revised on September 30, 2010. Projects will be bid as required by Charter and costs are subject to change.

### **FLEET & EQUIPMENT**

Highway and Parks Departments replace equipment based on usage and condition. The vehicle may have rust and erosion due to road or work conditions that require replacement sooner than the recommended useful life. The general rule is to replace this equipment every 15 to 20 years. Cost estimates are based on State bid contracts or MSRP.

## **ECONOMIC DEVELOPMENT**

### **Emergency Exit at the Trumbull Corporate Park - \$50,000**

Purpose is to provide an emergency exit out of the Corporate Park(onto Route 8) in the event of a catastrophic incident. This has been requested by several of the businesses that are currently located in the Corporate Park. In addition, the lack of an emergency exit has been an expressed concern of prospective businesses over the past few years. The access would be opened by Town or State emergency officials only.

### **Nature Center & Ranger Station - \$1,100,000**

5,000 square foot facility to encompass both the new Nature Center and Ranger Station. The facility will replace two existing facilities. Cost includes equipment from existing facilities including playground and solar panels, transported from existing sites to new facility. Location to be determined. Preliminary cost estimate was provided by Antinozzi Associates based on RS Means for square footage.

### **Rails to Trails (Pequonnock River Railroad Trail – PRRT) - \$2,348,000**

The Town of Trumbull has worked with the City of Bridgeport and the Town of Monroe through the Greater Bridgeport Regional Council (GBRC) to design and construct the regional Pequonnock River Railroad Trail (PRRT) since 1994. When completed, the PRRT will span sixteen (16) miles and pass through the communities of Trumbull, Monroe, and Bridgeport. The Trail is a valuable asset to the region as it winds through many scenic state and municipal parks and greenways including Wolfe Park, Old Mine Park, Pequonnock Valley State Park, Twin Brooks Park, Fairchild Memorial Park, Beardsley State Park and the Beardsley Zoo. The Town is responsible for 20% of the total costs shown for Section A1/A2, B, and D/E. The balance will be covered by State and Federal grants through the CT Department of Transportation and the Federal Highway Administration. Contracts between ConnDOT and the Town will be available in the fall.

The Visitor Center project is currently in the design phase. GBRC will submit this project as part of the additional PRRT sections to the State for approval. The cost shown is an estimate for the purchase of the site/building and renovations for public use.

### **Reservoir Avenue Design and Best Use Analysis - \$40,000**

The purpose of this study is to provide the Town's land use boards with data that enables them to make educated decisions on the best use for this area. Due to changing market and economic conditions, the town is likely to be confronted with applications that may not be in line with the Plan of Conservation or the Zoning Code, which were adopted under very different conditions. The analysis will determine if zoning regulations should change to reflect the current conditions.

## **PARK IMPROVEMENTS**

Park improvements are necessary for the functioning and usefulness of the recreational facilities and for safety purposes. Costs are estimated based on manufacturer quotes or professional estimate. Project costs are spread out over several years where feasible. The land acquisition was approved for funding by the State of Connecticut Department of Emergency Management and

Homeland Security under the FEMA Pre-Disaster Mitigation Grant program. The cost shown is the total cost for purchase of both properties. The Town would be responsible for the demolition and closing costs estimated at \$30,000.

## **OTHER PROJECTS**

### **Highway Salt Shed / Pre-Engineered Garages - \$200,000**

Enclosure for salt/sand pile required to comply with DEP regulations. Garages will accommodate new fleet of plows and other equipment. The total cost for both is \$875,000 of which \$600,000 has already been authorized to bond.

### **Feasibility Study - \$40,000**

Estimated cost for study to determine best use for Town Hall and Annex to maximize office space and create user friendly layout for public service.

### **Standby Generator - \$250,000**

Generator for Town Hall to ensure operations in the event a loss of power for an extended period. This became a need after the past storms which crippled Town operations and threatened the integrity of Town data.

### **Town Clerk Vault Shelving - \$12,000**

Shelving for archives, vital statistics and town records. State Historic Documents Preservation Grant program may offset cost by up to \$10,000.

### **Berkshire Avenue Storage Garage - \$60,000**

Part of the structure will be repurposed as the Emergency Management storage and staging facility. The cost will replace the roof to ensure this equipment is protected as well as the Voter Registration's materials and equipment.

### **Trumbull Main Library Furnishings - \$28,000**

Modernize public library facilities with replacement of furnishings. Replace furnishings over 35 years old with modern rectangular tables and chairs for patron use. Cost estimated at \$1,000 each table x 10 tables and 40 chairs at \$250 each. Comfortable stuffed chair seating to scatter throughout library for quiet reading similar to bookstore layouts. Stuffed chairs estimated at \$1,000 each for 8 chairs.

### **Highway GPS - \$32,400**

GPS will be installed in Public Works vehicles. The system will be used for safety; fleet and personnel management. This is the second installment for the equipment and maintenance agreement.

**Highway Wash Bay - \$250,000**

To replace inoperable wash bay used to clean and maintain all Town vehicles. Currently there is no hot water or pressure washing available. The structure will not accommodate the larger Public Works trucks, which need to be thoroughly cleaned of salt and debris for operational safety and fuel efficiency. An additional \$250,000 needs authorization. \$150,000 was authorized in last year's plan. The total cost is \$400,000.

**Senior Center Additional Parking - \$30,360**

Project would remove the playground which is not used by the seniors and add 69 additional parking spaces.

**Town-wide Energy Efficiency Projects - \$243,000**

Funding for energy efficiency projects Town-wide. The United Illuminating Company will make credits and grants available to the Town for certain improvements. Cost will not need to be bonded in full. Estimate based on Antinozzi Report.

**EMS Radio System - \$250,000**

The FCC mandate for narrowband compliance will make current communications system being used illegal after December 31, 2013. To bring the system into compliance for use the Town needs to purchase and install new base stations and compliant portable devices at EMS headquarters. The deadline is not expected to be extended again by the FCC. Cost based on estimate from vendor.

**PUBLIC SAFETY**

**Radio System Replacement & Dispatch Center - \$2,958,506**

See Exhibit B for proposal.

**Cell Block Modifications - \$100,000**

Replace the barred cells with clear, heavy plastic cell doors to offer greater visibility for both officer and prisoner safety.

**Technology Upgrades - \$248,000**

#	Description	Quantity	Unit Cost (Est.)	Ext. Cost (Est.)
1	CAD/RMS and Mobile Servers	1	\$ 90,000	\$ 90,000
2	Audilog Server (Voice Recorder)	1	\$ 11,400	\$ 11,400
3	Desktop Workstations	54	\$ 800	\$ 43,200
4	Laptops	9	\$ 1,200	\$ 10,800
5	Mobile Data Terminals	17	\$ 4,000	\$ 68,000
6	Auto-attendant for phone system	1	\$ 5,000	\$ 5,000
7	iRecord Video Interogation System	1	\$ 20,000	\$ 20,000
				<u>\$ 248,400</u>

### **Perimeter Fencing - \$65,000**

Fencing to secure the area behind the facility. Currently non-authorized private vehicles can drive through this area to exit the parking lot. Approximately 984 linear feet of high chain link fencing is needed with two sliding gates operated by a card key.

### **Police Annex Building - \$200,000**

A 24 x 30 foot cinder block and brick face building is needed on the rear of the property to offer a secure area for processing impounded vehicles and storage.

### **TECHNOLOGY**

Technology projects are those identified as critical and necessary for the continued secure operation of the Town. The projects have been prioritized by the Technology Department. A brief description of each follows:

**Disaster Recovery / Server & Storage** – State regulations require off site server and storage along with a disaster recovery plan for Town data. Off site location identified is Senior Center Building.

**Time & Attendance System** – Card and biometric identification system used to track employee work hours to be integrated with financial system. Cost based on vendor quote for equipment, software, implementation and training. Includes first year of system maintenance.

**Wireless Network** – Network to allow all Town buildings access to system.

### **ENTERPRISE**

Tashua Knolls Golf Course projects were proposed by the General Manager based on priorities set by the Commission. Cost estimates were provided by TKGC and spread out over several years when applicable.

## Exhibit A

## Dawn Savo

---

**From:** Iassogna, Ralph <IassognR@trumbullps.org>  
**Sent:** Monday, March 12, 2012 3:28 PM  
**To:** Dawn Savo; Iassogna, Ralph  
**Cc:** Kennedy, Stephen; al.barbarotta@afbcm.com; Maria Pires  
**Subject:** RE: 5 Year Capital Plan - DRAFT

Dawn,

Yes, this is the plan. Please note that the Year 1 cost is \$22,385,577 of which, per Dan Nelson's recommendation, we have broken out those projects designated as our top priorities. This total is \$3,984,561.

Ralph

-----Original Message-----

**From:** Dawn Savo [mailto:dsavo@trumbull-ct.gov]  
**Sent:** Monday, March 12, 2012 2:33 PM  
**To:** Iassogna, Ralph  
**Cc:** Kennedy, Stephen; al.barbarotta@afbcm.com; Maria Pires  
**Subject:** RE: 5 Year Capital Plan - DRAFT

Dear Ralph, is this the plan that has been approved for me to add to the Town's capital plan? I am meeting on the final plan tomorrow. The Town's Plan which will include the BOE figures will be scheduled for Town Council committee at the end of the month to be on the Town Council's April agenda. Please let me know if okay for me to include these figures. Thank you - Dawn

Dawn M. Savo  
Assistant Director of Finance  
Town of Trumbull  
5866 Main Street  
Trumbull, CT 06611  
203-452-5011 phone  
203-452-5099 fax

-----Original Message-----

**From:** Iassogna, Ralph [mailto:IassognR@trumbullps.org]  
**Sent:** Friday, February 17, 2012 3:36 PM  
**To:** Dawn Savo  
**Cc:** Kennedy, Stephen; Al Barbarotta (al.barbarotta@afbcm.com); Deborah Herbst (deborah.herbst@gmail.com); Lisa Labella (lmlabella78@aol.com); Loretta Chory (jafraloretta@aol.com); loretta.chory@peoples.com; Michael Ward (yankeeward@netzero.com); Rosemary Seaman (seaman4@charter.net); Stephen Wright (spw@quidproquo.com); Thomas Kelly (tommyk8@aol.com)  
**Subject:** 5 Year Capital Plan - DRAFT

Attached is our updated 5 Year Capital Improvement Plan. As you are aware, Al Barbarotta and Steve Kennedy have been tweaking this proposal as it was last updated in 2010.

Please note:

- The attached plan is a draft as the Board of Education won't review it until our February 28th meeting.
- The proposal spans the years 2012-2017.
- The projects are separated into 4 areas with the 5 year costs in parenthesis
- Life Safety (\$21,289,266)
- Technology (\$2,330,200)
- Energy Efficiency (\$41,667,606)
- Miscellaneous (\$28,453,639)
- Total (\$93,740,711)

Another way to breakdown the costs are as follows:

- Year 1, \$22,385,577 of which \$3,984,561 is designated as our top priorities.
- Year 2, \$21,271,196
- Year 3, \$22,256,769
- Year 4, \$12,690,144
- Year 5, \$15,137,025
- TOTAL: \$93,740,711

Of course, the total is extremely high but consistent with the Savin and AFB previous estimates and is the first major work done on our schools in a very long time.

- The \$93,740,711 total can be reduced to, and adjusted accordingly, to \$78,229,640 by eliminating items that we would like to have (air conditioning), but are not necessary.
- Please view this as a draft as my Board will review and hopefully approve this updated proposal at its February 28th meeting.

Thank you.

Ralph M. Iassogna

Denise Faiella on behalf of Ralph M. Iassogna Superintendent Trumbull Public Schools  
6254 Main Street  
Trumbull, CT 06611  
(203) 452-4301  
(203) 452-4305 fax  
[superofc@trumbullps.org](mailto:superofc@trumbullps.org)  
[www.trumbullps.org](http://www.trumbullps.org)

-----Original Message-----

From: xerox@trumbullps.org [mailto:xerox@trumbullps.org]  
Sent: Friday, February 17, 2012 3:32 PM  
To: Faiella, Denise  
Subject: Scanned from a Xerox multifunction device

**TRUMBULL PUBLIC SCHOOLS**  
**CAPITAL BUDGET PROPOSAL - BUDGET NARRATIVE**  
**2012-2017 FISCAL YEAR (\$000)**



PRIORITY	PROJECT TITLE/COMMENTS	12-13	13-14	14-15	15-16	16-17	2012-2017
<b>PRIORITY 1 PROJECTS</b>							
1	Asbestos Removal	144,715	367,000	360,378	170,000	204,000	1,246,093
2	FOG Mandate - Complete	0	0	0	0	0	0
3	Security	0	0	0	0	475,200	475,200
4	IAQ/Ventilation	3,701,500	1,526,228	1,849,763	1,681,650	229,680	8,988,821
5	Fuel Tank Repair/Replacement	380,625	476,375	314,124	491,375	0	1,662,499
6	Intercom Replacement	60,000	60,000	30,000	0	0	150,000
7	Site Power and Electrical Distribution	1,044,250	549,299	1,614,590	1,621,176	0	4,829,315
8	Sprinklers	18,750	0	0	880,369	0	899,119
9	Other	166,800	2,385,711	309,608	11,100	145,000	3,038,219
<b>LIFE SAFETY TOTALS*</b>		<b>5,536,640</b>	<b>5,364,613</b>	<b>4,478,463</b>	<b>4,855,670</b>	<b>1,053,880</b>	<b>21,289,266</b>



**TRUMBULL PUBLIC SCHOOLS**  
**CAPITAL BUDGET PROPOSAL - BUDGET NARRATIVE**  
 2012-2017 FISCAL YEAR (\$0000)



PRIORITY	PROJECT TITLE/COMMENTS	12-13	13-14	14-15	15-16	16-17	2012-2017
<b>PRIORITY 2 PROJECTS</b>							
10	Replacement computers, laptops, printers, data projectors	172,400	183,000	205,500	158,000	150,500	869,400
11	Network Infrastructure	0	140,000	150,000	150,000	0	440,000
12	Internet Security	10,500	0	8,500	0	0	19,000
13	Smart Boards w/SRS systems, MS, Elem	138,000	90,000	138,000	90,000	90,000	546,000
14	District Wireless	0	8,000	15,000	15,000	15,000	53,000
15	Video on-demand and digital signage each location	50,000	75,000	75,000	0	0	200,000
16	District Server replacement/Vmware	28,000	15,000	15,000	0	0	58,000
17	District upgrades, memory, monitors for non-replacement computers	11,200	8,500	11,000	6,500	85,000	122,200
18	Software tools	4,800	6,800	0	11,000	0	22,600
<b>TECHNOLOGY TOTALS:</b>		<b>414,900</b>	<b>526,300</b>	<b>618,000</b>	<b>430,500</b>	<b>340,500</b>	<b>2,330,200</b>

TECHNOLOGY

**TRUMBULL PUBLIC SCHOOLS**  
**CAPITAL BUDGET PROPOSAL - BUDGET NARRATIVE**  
 2012-2017 FISCAL YEAR (\$000)



PRIORITY	PROJECT TITLE/COMMENTS	12-13	13-14	14-15	15-16	16-17	2012-2017
<b>PRIORITY 3 PROJECTS</b>							
19	Window Replacement	1,785,000	508,885	5,684,374	0	0	7,978,259
20	Boilers and Heat Piping	10,500,373	515,000	1,940,445	1,036,463	0	13,992,281
21	Hot Water tanks and heaters	90,000	35,750	75,000	131,812	0	332,562
22	A/C - Replacement and New	1,260,000	2,742,088	2,150,700	29,000	9,358,283	15,540,071
23	Building Management Systems	237,500	624,678	548,375	678,352	0	2,088,905
24	Unit Ventilator Replacement	0	870,350	400,047	138,750	0	1,409,147
25	Other	38,850	173,637	113,894	0	0	326,381
<b>ENERGY EFFICIENCY TOTALS:</b>		<b>13,911,723</b>	<b>5,470,388</b>	<b>10,912,835</b>	<b>2,014,377</b>	<b>9,358,283</b>	<b>41,667,606</b>

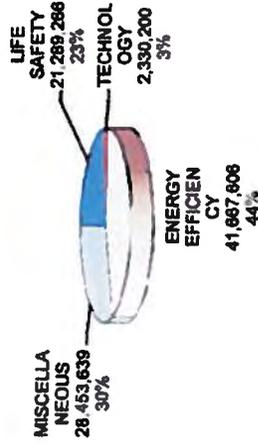
PRIORITY	PROJECT TITLE/COMMENTS	12-13	13-14	14-15	15-16	16-17	2012-2017
<b>PRIORITY 4 PROJECTS</b>							
26	District-wide Paving	330,000	1,161,094	274,554	693,054	772,524	3,281,226
27	District-wide roof replacement (Over 20 yrs)	1,202,439	5,174,004	1,250,000	\$ 2,194,947	1,900,117	11,721,507
28	Clock Replacement	40,000	55,000	21,000	0	0	116,000
29	Plumbing Replacement/Repairs	0	0	289,770	146,687	883,049	1,319,506
30	Lavatory/Locker Room Upgrades	25,000	695,246	2,078,073	832,500	0	3,630,819
31	Vehicle Replacement	96,000	72,640	50,000	50,000	66,130	334,770
32	Other	778,875	2,751,911	2,284,074	1,472,409	762,542	8,049,811
<b>MISCELLANEOUS TOTALS:</b>		<b>2,522,314</b>	<b>9,909,895</b>	<b>6,247,471</b>	<b>5,389,597</b>	<b>4,384,362</b>	<b>28,453,639</b>

**TRUMBULL PUBLIC SCHOOLS**  
**CAPITAL BUDGET PROPOSAL - BUDGET NARRATIVE**  
 2012-2017 FISCAL YEAR (\$000)



PRIORITY	PROJECT TITLE/COMMENTS	12-13	13-14	14-15	15-16	16-17	2012-2017
1	LIFE SAFETY	5,536,640	5,364,613	4,478,463	4,855,670	1,053,880	21,289,266
2	TECHNOLOGY	414,900	526,300	618,000	430,500	340,500	2,330,200
3	ENERGY EFFICIENCY	13,911,723	5,470,388	10,912,835	2,014,377	9,358,283	41,667,606
4	MISCELLANEOUS	2,522,314	9,909,895	6,247,471	5,389,597	4,384,362	28,453,639
<b>TOTALS</b>		<b>22,395,577</b>	<b>21,271,196</b>	<b>22,256,769</b>	<b>12,680,144</b>	<b>15,137,025</b>	<b>93,740,711</b>

**CAPITAL BUDGET PROPOSAL**  
**PROJECT GROUPS**  
 2010/2011 FISCAL YEAR



## TPS CAPITAL REQUEST 2012-13

<b>Asbestos Abatement</b>				
Location	Item	Description	YR	Cost
01. Booth Hill	Replace Vinyl Tile Floor	Abate VAT and replace with VCT in 5 classrooms and cafeteria	2010-11	\$ 46,000
06. Hillcrest	Replace Vinyl Tile Floor	Abate VAT and replace with VCT in 3 high priority classrooms	2010-11	\$ 42,000
06. Hillcrest	Replace Vinyl Tile Floor	Abate VAT and replace with VCT in rooms B5, Team Room, B9,B13,B15,C1,A4,A1 combined above	2010-11	\$ 98,000
<b>Subtotal</b>				<b>\$ 186,000</b>

<b>Roofing</b>				
<b>Long Hill (not including red clay roof)</b>				
Location	Item	Description	YR	Cost
09. Long Hill Admin. Bldg	Replace Modified Bitumen Roofing Down To Sloped Fill	Replace Roof A in 2008 (for details see roof report pages 4-8)	2011-12	\$ 232,313
09. Long Hill Admin. Bldg	Replace Entire Single Ply/Fully Adhered Roof	Replace Roof B in 2009 (for details see roof report pages 10-14)	2011-12	\$ 17,555
09. Long Hill Admin. Bldg	Replace Entire Single Ply/Fully Adhered Roof	Replace Roof E in 2010 (for details see roof report pages 25-28)	2011-12	\$ 12,384
09. Long Hill Admin. Bldg	Replace Entire Single Ply/Fully Adhered Roof	Replace Roof D in 2010 (for details see roof report pages 19-24)	2011-12	\$ 90,188
09. Long Hill Admin. Bldg	Repair Teracotta area	Repair Tile Area, gutters, etc.		\$ 25,000
07. Madison	Restore Entire Roof/Replace wet areas	Alternative to replacement-15 year Warranty Minimum (less insurance reimbursed area)		\$ 900,000
<b>Subtotal</b>				<b>\$ 1,277,439</b>

<b>Electrical/Generator</b>				
Location	Item	Description	YR	Cost
06. Hillcrest	Electrical	Hook refridgerator and freezer to generator	2010-11	\$ 8,500

### **Window Replacements**

Location	Floor	Issue	Proj Yr.	Cost
04. Middlebrook	Entire Building	Replace Metal Window Which Exceeds Useful Service Life Of 20 Years	2010-11	\$ 1,062,500
<b>Subtotal</b>				<b>\$ 1,062,500</b>

<b>HW Heaters</b>				
Location	Floor	Issue	Proj Yr.	Cost
02. Daniels Farm	Boiler Room	Replace domestic hot water heater with new	2010-11	\$ 22,500
04. Middlebrook	Boiler Room	Provide new Hot Water maker (winter) when	2010-11	\$ 22,500
<b>Subtotal</b>				<b>\$ 45,000</b>

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**TPS CAPITAL REQUEST 2012-13**

<b>Paving</b>				
<b>Location</b>	<b>Area</b>	<b>Issue</b>	<b>Proj Yr.</b>	<b>Cost</b>
04. Middlebrook	Site	Re-build kitchen loading dock 300 sf (1200 cf) and set of stairs from parking lot	2011-12	\$ 37,176
04. Middlebrook	Site	Re-pave parking / drive area at kitchen loading dock	2011-12	\$ 35,132
04. Middlebrook	Site	Re-pave parking area near EMS building	2011-12	\$ 354,665
05. Tashua	Site	Overlay Courts With Asphalt Paving	2013-14	\$ 119,880
<b>Subtotal</b>				<b>\$ 546,853</b>

<b>Fuel Tanks</b>				
<b>Location</b>	<b>Floor</b>	<b>Comments</b>	<b>Proj Yr.</b>	<b>Cost</b>
04. Middlebrook	Site	Replace 15,000 gallon single wall fuel oil tank	2010-11	\$ 283,250
<b>Subtotal</b>				<b>\$ 283,250</b>

<b>Subtotal All Requests:</b>				<b>\$ 3,409,542</b>
<b>Construction Inflation</b>				<b>\$ 170,477.11</b>
<b>Subtotal</b>				<b>\$ 3,580,019.31</b>
<b>A/E and CM 6%</b>				<b>\$ 214,801.16</b>
<b>Subtotal</b>				<b>\$ 3,794,820.47</b>
<b>Contingency 5%</b>				<b>\$ 189,741.02</b>
<b>Total Request</b>				<b>\$ 3,984,561.49</b>

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## 2012-17 Capital Plan w/o New A/C Systems and the Reduced Request

PRIORITY	PROJECT TITLE/COMMENTS	Red. Req.	12-13	13-14	14-15	15-16	16-17	2012-2017
<b>PRIORITY 1 PROJECTS</b>								
1	Asbestos Removal	186,000	144,715	367,000	360,378	170,000	204,000	1,246,093
2	FOG Mandate - Complete		0	0	0	0	0	0
3	Security		0	0	0	0	475,200	475,200
4	IAC/Ventilation		3,701,500	1,526,228	1,849,763	1,681,650	229,680	8,988,821
5	Fuel Tank Repair/Replacement	283,250	380,625	476,375	314,124	491,375	0	1,662,499
6	Intercom Replacement		60,000	60,000	30,000	0	0	150,000
7	Site Power and Electrical Distribution	8,500	1,044,250	549,299	1,614,590	1,621,176	0	4,829,315
8	Sprinklers		18,750	0	0	880,369	0	899,119
9	Other		186,800	2,385,711	309,608	11,100	145,000	3,038,219
<b>LIFE SAFETY TOTALS:</b>		<b>477,750</b>	<b>5,536,640</b>	<b>5,364,613</b>	<b>4,478,463</b>	<b>4,855,670</b>	<b>1,053,880</b>	<b>21,289,266</b>

<b>PRIORITY 2 PROJECTS</b>								
10	Replacement computers, laptops, printers, data projectors		172,400	183,000	205,500	158,000	150,500	869,400
11	Network Infrastructure		0	140,000	150,000	150,000	0	440,000
12	Internet Security		10,500	0	8,500	0	0	19,000
13	Smart Boards w/SRS systems, MS, Elem		138,000	90,000	138,000	90,000	90,000	546,000
14	District Wireless		0	8,000	15,000	15,000	15,000	53,000
15	Video on-demand and digital signage each location		50,000	75,000	75,000	0	0	200,000
16	District Server replacement/Vmware		28,000	15,000	15,000	0	0	58,000
17	District upgrades, memory, monitors for non-replacement computers		11,200	8,500	11,000	6,500	85,000	122,200
18	Software tools		4,800	6,800	0	11,000	0	22,600
<b>TECHNOLOGY TOTALS:</b>			<b>414,900</b>	<b>526,300</b>	<b>618,000</b>	<b>430,500</b>	<b>340,500</b>	<b>2,330,200</b>

<b>PRIORITY 3 PROJECTS</b>								
19	Window Replacement	1,062,500	1,785,000	508,885	5,684,374	0	0	7,978,259
20	Boilers and Heat Piping		10,500,373	515,000	1,940,445	1,036,463	0	13,992,281
21	Hot Water tanks and heaters	45,000	90,000	35,750	75,000	131,812	0	332,562
22	A/C - Replacement and New					29,000		29,000
23	Building Management Systems		237,500	624,678	548,375	678,352	0	2,088,905
24	Unit Ventilator Replacement		0	870,350	400,047	138,750	0	1,409,147
25	Other		38,850	173,637	113,894	0	0	326,381
<b>ENERGY EFFICIENCY TOTALS:</b>		<b>1,107,500</b>	<b>12,651,723</b>	<b>2,728,300</b>	<b>8,762,135</b>	<b>2,014,377</b>	<b>0</b>	<b>26,156,535</b>

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# 2012-17 Capital Plan w/o New A/C Systems and the Reduced Request

## PRIORITY 4 PROJECTS

26	District-wide Paving	546,853	380,000	1,161,094	274,554	693,054	772,524	3,281,226
27	District-wide roof replacement (Over 20 yrs)	1,227,439	1,202,439	5,174,004	1,250,000	\$ 2,194,947	1,900,117	11,721,507
28	Clock Replacement		40,000	55,000	21,000	0	0	116,000
29	Plumbing Replacement/Repairs		0	0	289,770	146,687	883,049	1,319,506
30	Lavatory/Locker Room Upgrades		25,000	695,246	2,078,073	832,500	0	3,630,819
31	Vehicle Replacement		96,000	72,640	50,000	50,000	66,130	334,770
32	Other		778,875	2,751,911	2,284,074	1,472,409	762,542	8,049,811
<b>MISCELLANEOUS TOTALS</b>		<b>1,774,292</b>	<b>2,522,314</b>	<b>9,909,895</b>	<b>6,247,471</b>	<b>5,389,597</b>	<b>4,384,362</b>	<b>28,453,639</b>

1	LIFE SAFETY	477,750	5,536,840	5,384,613	4,478,463	4,855,670	1,053,880	21,289,266
2	TECHNOLOGY		414,900	526,300	618,000	430,500	340,500	2,330,200
3	ENERGY EFFICIENCY	1,107,500	12,651,723	2,728,300	8,762,135	2,014,377	0	26,156,535
4	MISCELLANEOUS	1,774,292	2,522,314	9,909,895	6,247,471	5,389,597	4,384,362	28,453,639
<b>TOTALS</b>		<b>3,359,542</b>	<b>21,125,577</b>	<b>18,528,108</b>	<b>20,106,069</b>	<b>12,680,144</b>	<b>5,778,742</b>	<b>78,229,640</b>

Total Reduced Request for 2012/13 including A/E.		
contingency, etc		3,926,129

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## Exhibit B

**Trumbull Police Department**  
**Radio Communications Upgrades and Enhancements**

**A. Police Radio System Upgrade to Digital Simulcast**

Replace existing infrastructure equipment including dispatch console, comparator, repeaters, receivers, antenna systems, in building amplifiers. New system design will be a 3 site Digital Simulcast System with 3 transmitter sites and 4 receiver sites. Replace existing mobiles and portables that are not digital capable. Upgrade existing mobiles that are digital capable to digital operation. Add simulcast time standard equipment. The new equipment will include:

- Motorola MC7500 4 position IP dispatch console and compatible logging recorder.
- Digital comparator and simulcast time standard equipment.
- Motorola repeaters with antenna systems, includes outdoor cabinet for Monitor Hill site.
- Motorola receivers with antenna systems, includes outdoor cabinet for Nichols Tank site.
- Microwave links to remote sites.
- TX/RX Bi-directional amplifiers to replace existing.
- New Digital XTS2500 portable radios.
- New Digital XTL 2500 mobile radios.
- Upgrade existing XTL2500 mobiles to Digital Operation.
- Upgrade existing XTS1500 portables to ADP Privacy Encryption.
- Installation, template development and programming, system optimization, engineering, project management, coverage testing, training.

**Total Budgetary Cost**

**\$2,958,506**

Summary: this upgrade is essential to the Police Departments Radio Communications. The current equipment is 14 years old. Most of the equipment is unreliable, no longer supported, and cannot be repaired. The system design and coverage is no longer adequate for the expanding growth and development of Trumbull. The current system will not provide adequate police radio coverage to the new Magnet school which will be located on the Trumbull / Bridgeport border. The proposed Digital Simulcast System is needed to provide reliable police radio coverage to Trumbull's developing areas. Simulcast and Digital are two technologies that improve both radio coverage and audio quality.



## **APPRAISAL OF REAL PROPERTY**

### **LOCATED AT**

48 Larkspur Dr  
Trumbull, CT 06611  
Volume 737 at Page 151, Trumbull Land Records

### **FOR**

Daniel Nelson, Town of Trumbull  
5866 Main Street  
Trumbull, CT 06611

### **OPINION OF VALUE**

\$322,000

### **AS OF**

April 19, 2011

### **BY**

Catherine E. Plavcan  
Vimini Associates  
1057 Broad Street, Third Floor  
Bridgeport, CT 06604  
(203) 384-6000

**Subject Photo Page**

Client	Mr. Daniel Nelson				
Property Address	48 Larkspur Dr				
City	Trumbull	County	Fairfield	State	CT
Owner	Patricia and George Lombardi				
				Zip Code	06611



**Subject Side**

48 Larkspur Dr  
 Sales Price N/A  
 Gross Living Area 1,720  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2  
 Location Cul de sac  
 View Pond, residential  
 Site 29,725 Sq.Ft.  
 Quality Average  
 Age 46



**Subject Front**



**Subject Rear**

## Subject Photo Page

Client	Mr. Daniel Nelson						
Property Address	48 Larkspur Dr						
City	Trumbull	County	Fairfield	State	CT	Zip Code	06611
Owner	Patricia and George Lombardi						



### Subject Front

48 Larkspur Dr  
 Sales Price N/A  
 Gross Living Area 1,720  
 Total Rooms 6  
 Total Bedrooms 3  
 Total Bathrooms 2  
 Location Cul de sac  
 View Pond, residential  
 Site 29,725 Sq.Ft.  
 Quality Average  
 Age 46

Looking down driveway from street to rear of property.



### Subject Rear

Water along rear of property.



### Subject Street

Street scene on Larkspur facing end of cul de sac.

### Additional Photos

Client	Mr. Daniel Nelson				
Property Address	48 Larkspur Dr				
City	Trumbull	County	Fairfield	State	CT
Owner	Patricia and George Lombardi				



**View of rear yard.**



**Newer hot water heater.**



**Newer furnace.**



**Living room with fireplace.**



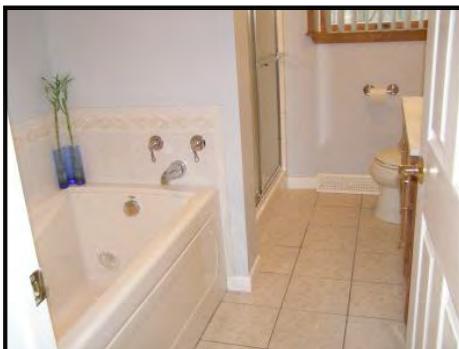
**Kitchen.**



**Dining area.**



**View of den.**



**Bath with whirlpool.**



**Master bedroom.**



**Dressing area in master suite.**



**Bedroom.**



**Bedroom.**



**Full bath.**



**Playroom in basement.**



**Oil tank in basement.**

# Uniform Residential Appraisal Report

2011 48 Larkspur Trumb  
File # 2011 48 Larkspur Trumb

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 48 Larkspur Dr City Trumbull State CT Zip Code 06611  
 Borrower N/A Owner of Public Record Patricia and George Lombardi County Fairfield  
 Legal Description Volume 737 at Page 151, Trumbull Land Records  
 Assessor's Parcel # Map ID: H/09/00180/000 Tax Year 2009 R.E. Taxes \$ \$6,260  
 Neighborhood Name Twin Brooks Park Map Reference 14860 Census Tract 0905.00  
 Occupant  Owner  Tenant  Vacant Special Assessments \$ See Comments Pg 7  PUD HOA \$  per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)  
 Lender/Client Daniel Nelson, Town of Trumbull Address 5866 Main Street, Trumbull, CT 06611  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). CMLS, Tax Records, Land Records

CONTRACT

I  did  did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. N/A  
 Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record?  Yes  No Data Source(s)  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid. N/A

NEIGHBORHOOD

**Note: Race and the racial composition of the neighborhood are not appraisal factors.**

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	75 %
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input checked="" type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %
Growth	<input type="checkbox"/> Rapid <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	150	Low 2	Multi-Family	5 %
Neighborhood Boundaries Bounded by Strobel Rd to north, by Pinewood Lake & Booth Hill Rd to east, by Route 15 to south, by Route 127 to southeast and by Daniels Farm road to west.				565	High 211	Commercial	5 %
Neighborhood Description See attached addenda.				338	Pred. 55-60	Other	10 %

Market Conditions (including support for the above conclusions) See "Market Conditions Addendum" attached.

SITE

Dimensions Average meas approx 145' x 205' Area 29,725 Sq.Ft. Shape Irregular, see map View Pond, residential  
 Specific Zoning Classification Residential A Zone Zoning Description Residential, 1/2 acre minimum lot size, 125' frontage  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe  

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Paved, cul de sac	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley N/A	<input type="checkbox"/>	<input type="checkbox"/>

 FEMA Special Flood Hazard Area  Yes  No FEMA Flood Zone AE FEMA Map # 09001C0431F FEMA Map Date 6/18/2010  
 Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe  
 The property has experienced flooding; however, as directed by the client, for purposes of this report, the property is appraised as if it is not affected by flooding.

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	Concrete Block	Floors	HW/Tile/Parq
# of Stories 1	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Vinyl Siding	Walls	Drywall
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 1,360 sq.ft.	Roof Surface	Asph/FiberGlass	Trim/Finish	Wood
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 25 %	Gutters & Downspouts	Aluminum	Bath Floor	Tile
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	DH/Casement	Bath Wainscot	Tile
Year Built 1965	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated, Storm	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 30 years/updated	<input checked="" type="checkbox"/> Dampness <input checked="" type="checkbox"/> Settlement	Screens	Screens	<input checked="" type="checkbox"/> Driveway	# of Cars 5
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	Driveway Surface	Paved/cracked
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Oil	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence 0	<input checked="" type="checkbox"/> Garage	# of Cars 3
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck 0	<input type="checkbox"/> Porch 0	<input type="checkbox"/> Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other ceil fans	<input type="checkbox"/> Pool 0	<input type="checkbox"/> Other 0	<input checked="" type="checkbox"/> Att.	<input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in

Appliances  Refrigerator  Range/Oven  Dishwasher  Disposal  Microwave  Washer/Dryer  Other (describe)  
 Finished area above grade contains: 6 Rooms 3 Bedrooms 2 Bath(s) 1,720 Square Feet of Gross Living Area Above Grade  
 Additional features (special energy efficient items, etc.). There are ceiling fans in every room on the main level. There is a laundry closet and an extra refrigerator in a closet in the den, which is next to the kitchen. There is also a laundry hook-up in the basement.  
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). See attached addenda.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe  
 The property has been affected by flooding, and there is a removable flood wall in between the access doorway from the garage to the finished playroom in the basement to prevent or reduce further damage from future flooding problems. However, as was previously mentioned in this report, the flooding problems associated with the property will not be utilized as a factor in determining condition of the value of this property.  
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe

# Uniform Residential Appraisal Report

2011 48 Larkspur Trumb  
File # 2011 48 Larkspur Trumb

There are 40 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 199,000 to \$ 350,000		There are 6 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 280,000 to \$ 310,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3			
Address	48 Larkspur Dr Trumbull, CT 06611	36 Leffert Road Trumbull, CT	4 Seneca Drive Trumbull, CT	270 Daniels Farm Road Trumbull, CT			
Proximity to Subject		0.85 miles SE	0.10 miles SE	1.00 mile NW			
Sale Price	\$ N/A	\$ 302,500	\$ 302,000	\$ 310,000			
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 243.95 sq.ft.	\$ 148.99 sq.ft.	\$ 157.76 sq.ft.			
Data Source(s)		CMLS	CMLS	CMLS			
Verification Source(s)		Tax Rec, Gary Piccirillo (Agent)	Tax Rec, Jay Cannone (Agent)	Tax Rec			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		Seller Concess.	-5,000	None known		Unknown	
Date of Sale/Time		Feb. 11, 2011		January 5, 2011		March 15, 2011	
Location	Cul de sac	Side Street		Cul de sac		Crn/ModTravRd	-31,000
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	29,725 Sq.Ft.	0.42 ac,roll/lev		0.92 ac,roll/level		1.03ac/roll/lev	
View	Pond, residential	Res,NoWatrVw	+30,250	Res,NoWatrVw	+30,200	Res,NoWatrVw	+31,000
Design (Style)	Ranch	Ranch		Ranch		Ranch	
Quality of Construction	Average	Average		Average		Average	
Actual Age	46	55 yrs (1956)		45 yrs (1966)		56 yrs (1955)	
Condition	Good/Updated	VGood/Remod.	-29,750	Good		Average	+15,500
Above Grade Room Count	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
	6 3 2	5 3 2		8 4 2		6 3 2	
Gross Living Area	1,720 sq.ft.	1,240 sq.ft.	+24,000	2,027 sq.ft.	-15,350	1,965 sq.ft.	-12,250
Basement & Finished Rooms Below Grade	1,360 Sq.Ft. 25%	PtFin, Play Rm Garage		Full, pt fin Play room		Full, part fin Play room	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	Oil,FA/Central	Oil,HW/Central		Oil,FA/None	+5,000	Oil, HW/None	+5,000
Energy Efficient Items	None	None known		None known		None known	
Garage/Carport	3	2-car,bsmt gar	+5,000	2-car, bsmt gar	+5,000	2-car,bsmt gar	+5,000
Porch/Patio/Deck	None	Lrg Wood deck	-5,000	OpPrch/Deck	-3,000	Patio	+3,000
Fireplaces	One in LR	One		One		Two	-5,000
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 19,500		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 21,850		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 11,250	
Adjusted Sale Price of Comparables		Net Adj. 6.4 % Gross Adj. 32.7 % \$ 322,000		Net Adj. 7.2 % Gross Adj. 19.4 % \$ 323,850		Net Adj. 3.6 % Gross Adj. 34.8 % \$ 321,250	

SALES COMPARISON APPROACH

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) CMLS, Tax Records, Land Records

My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) CMLS, Tax Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	N/A	6/14/10, 9/10/2009	N/A	N/A
Price of Prior Sale/Transfer		\$178,505, \$-0-		
Data Source(s)	CMLS, Tax Rec, Land Rec	CMLS, Tax Rec	CMLS, Tax Rec, Land Rec	CMLS, Tax Rec, Land Rec
Effective Date of Data Source(s)	2010, 2011	2010	2010, 2011	2010, 2011

Analysis of prior sale or transfer history of the subject property and comparable sales Title to Sale 1 was transferred to Citibank NA Trustee on 9/10/2009 with a Sale Price indicated as \$0. It was subsequently sold to J. & F. Wajdowicz on 6/14/2010 for \$178,505 and then sold to the current owner. There were no other known sales or transfers of title for any of the other comparable sales or of the subject property.

Summary of Sales Comparison Approach See "Analysis/Comments" section, under chart containing data relative to Comparable Sales #4 and #5 on Page 10 of this report.

Indicated Value by Sales Comparison Approach \$ 322,000

Indicated Value by: Sales Comparison Approach \$ 322,000 Cost Approach (if developed) \$ N/A Income Approach (if developed) \$ N/A

Of the three techniques given consideration, the Direct Sales Comparison Approach is considered the strongest indicator of the subject's value. It employed good comparable sales, and required careful analysis. It, therefore, best reflects the attitudes of buyers and sellers in an open market.

RECONCILIATION

This appraisal is made  "as is",  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 322,000 , as of April 19, 2011 , which is the date of inspection and the effective date of this appraisal.

# Uniform Residential Appraisal Report

2011 48 Larkspur Trumb  
File # 2011 48 Larkspur Trumb

**It is worthy to note** that in recent years, in many areas of Trumbull, sewers have been or will be installed in streets. Property owners were charged an assessment which could be either paid in full or paid in installments over a set period of time. As per Roberta of the Tax Collector's Office of the Town of Trumbull, the sewer assessment, which totalled \$13,178.77, was paid in full in July of 2003. It is unknown whether or not the fact that this assessment is paid in full may affect the price of the property if it were to be sold.

ADDITIONAL COMMENTS

COST APPROACH

INCOME

PUD INFORMATION

**COST APPROACH TO VALUE (not required by Fannie Mae)**

Provide adequate information for the lender/client to replicate the below cost figures and calculations.  
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE ..... = \$
Source of cost data	DWELLING Sq.Ft. @ \$ ..... = \$
Quality rating from cost service      Effective date of cost data	Sq.Ft. @ \$ ..... = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	..... = \$
	Garage/Carport Sq.Ft. @ \$ ..... = \$
	Total Estimate of Cost-New ..... = \$
	Less      Physical      Functional      External
	Depreciation ..... = \$(                      )
	Depreciated Cost of Improvements ..... = \$
	"As-is" Value of Site Improvements ..... = \$
Estimated Remaining Economic Life (HUD and VA only)      Years	<b>INDICATED VALUE BY COST APPROACH</b> ..... = \$

**INCOME APPROACH TO VALUE (not required by Fannie Mae)**

Estimated Monthly Market Rent \$      X Gross Rent Multiplier      = \$      Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM)

**PROJECT INFORMATION FOR PUDs (if applicable)**

Is the developer/builder in control of the Homeowners' Association (HOA)?  Yes  No      Unit type(s)  Detached  Attached  
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
Legal Name of Project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data source(s)

Was the project created by the conversion of existing building(s) into a PUD?  Yes  No      If Yes, date of conversion.  
Does the project contain any multi-dwelling units?  Yes  No      Data Source  
Are the units, common elements, and recreation facilities complete?  Yes  No      If No, describe the status of completion.  
  
Are the common elements leased to or by the Homeowners' Association?  Yes  No      If Yes, describe the rental terms and options.  
  
Describe common elements and recreational facilities.

# Uniform Residential Appraisal Report

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

# Uniform Residential Appraisal Report

2011 48 Larkspur Trumb  
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## APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

## Uniform Residential Appraisal Report

2011 48 Larkspur Trumb  
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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

**SUPERVISORY APPRAISER'S CERTIFICATION:** The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

**APPRAISER**

Signature   
 Name Catherine E. Plavcan  
 Company Name Vimini Associates  
 Company Address 1057 Broad Street, Third Floor, Bridgeport, CT 06604  
 Telephone Number (203) 384-6000  
 Email Address \_\_\_\_\_  
 Date of Signature and Report April 29, 2011  
 Effective Date of Appraisal April 19, 2011  
 State Certification # RCR.00001821  
 or State License # \_\_\_\_\_  
 or Other (describe) \_\_\_\_\_ State # \_\_\_\_\_  
 State CT  
 Expiration Date of Certification or License 4/30/2012

**ADDRESS OF PROPERTY APPRAISED**

48 Larkspur Dr  
Trumbull, CT 06611

APPRAISED VALUE OF SUBJECT PROPERTY \$ \$322,000

**LENDER/CLIENT**

Name Stephen M. Savarese, PE, LS, Town Engineer  
 Company Name Daniel Nelson, Town of Trumbull  
 Company Address 5866 Main Street, Trumbull, CT 06611  
 Email Address ssavarese@trumbull-ct.gov

**SUPERVISORY APPRAISER (ONLY IF REQUIRED)**

Signature   
 Name Peter A. Vimini  
 Company Name Vimini Associates  
 Company Address 1057 Broad Street, Third Floor, Bridgeport, CT 06604  
 Telephone Number (203) 384-6000 x308  
 Email Address viminivaluation@aol.com  
 Date of Signature April 29, 2011  
 State Certification # RCG.000605  
 or State License # \_\_\_\_\_  
 State CT  
 Expiration Date of Certification or License 4/30/2012

**SUBJECT PROPERTY**

- Did not inspect subject property  
 Did inspect exterior of subject property from street  
 Date of Inspection \_\_\_\_\_  
 Did inspect interior and exterior of subject property  
 Date of Inspection \_\_\_\_\_

**COMPARABLE SALES**

- Did not inspect exterior of comparable sales from street  
 Did inspect exterior of comparable sales from street  
 Date of Inspection \_\_\_\_\_

# Uniform Residential Appraisal Report

2011 48 Larkspur Trumb  
File # 2011 48 Larkspur Trumb

FEATURE	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Address	48 Larkspur Dr Trumbull, CT 06611	117 Old Dike Road Trumbull, CT			5 Wisteria Drive Trumbull, CT					
Proximity to Subject		0.88 miles NE			0.47 miles NE					
Sale Price	\$ N/A	\$ 302,500			\$ 302,000			\$		
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 223.41 sq.ft.			\$ 241.99 sq.ft.			\$ sq.ft.		
Data Source(s)		CMLS			CMLS					
Verification Source(s)		Tax Rec, Scott Wright (Agent)			Tax Rec, John Cavaliere (Agent)					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing Concessions		Fin. Concess	-2,500	None known						
Date of Sale/Time		Sept. 14, 2010	-21,175	May 19, 2010	-33,220					
Location	Cul de sac	Side Street		Side street						
Leasehold/Fee Simple	Fee Simple	Fee simple		Fee Simple						
Site	29,725 Sq.Ft.	1.01 ac/roll/lev		0.51 ac,roll/level						
View	Pond, residential	Res,NoWatrVw	+30,250	Res,Park,NoWtr	+30,200					
Design (Style)	Ranch	Ranch		Ranch						
Quality of Construction	Average	Average		Average						
Actual Age	46	55 yrs (1956)		43 yrs (1968)						
Condition	Good/Updated	Average	+15,000	Average/Dated	+15,100					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
Room Count	6 3 2	6 3 1.5	+5,000	6 3 1.5	+5,000					
Gross Living Area	1,720 sq.ft.	1,354 sq.ft.	+18,300	1,248 sq.ft.	+23,600			sq.ft.		
Basement & Finished Rooms Below Grade	1,360 Sq.Ft. 25%	Full, pt fin Fam room		Full, unfin, none Garage	+3,000					
Functional Utility	Average	Average		Average						
Heating/Cooling	Oil,FA/Central	Oil,HW/None	+5,000	Oil,HW/Central						
Energy Efficient Items	None	None known		None known						
Garage/Carport	3	2-car att	+5,000	2-car, bsmt	+5,000					
Porch/Patio/Deck	None	Encl porch	-5,000	Shed	-1,000					
Fireplaces	One in LR	Two	-5,000	One						
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 44,875	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 47,680	<input type="checkbox"/> + <input type="checkbox"/> -	\$			
Adjusted Sale Price of Comparables		Net Adj. 14.8 % Gross Adj. 37.1 %	\$ 347,375	Net Adj. 15.8 % Gross Adj. 38.5 %	\$ 349,680	Net Adj. % Gross Adj. %	\$			
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).										
ITEM	SUBJECT	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6		
Date of Prior Sale/Transfer	N/A	N/A			N/A					
Price of Prior Sale/Transfer										
Data Source(s)	CMLS, Tax Rec, Land Rec	CMLS/TaxRec			CMLS, Tax Rec					
Effective Date of Data Source(s)	2010, 2011	2010, 2011			2010, 2011					
Analysis of prior sale or transfer history of the subject property and comparable sales Title to Sale 1 was transferred to Citibank NA Trustee on 9/10/2009 with a Sale Price indicated as \$0. It was subsequently sold to J. & F. Wajdowicz on 6/14/2010 for \$178,505 and then sold to the current owner. There were no other known sales or transfers of title for any of the other comparable sales or of the subject property.										
Analysis/Comments <b>URAR : Sales Comparison Analysis - Summary of Sales Comparison Approach</b>										
The Sales Comparison Approach is traditionally an appraisal procedure in which the market value estimate is predicated upon prices paid in actual market transactions and current listings, the former fixing the lower limit of value in a static or advancing market (price wise), and fixing the higher limit of value in the declining market, and the latter fixing the higher limit in any market. It is a process of analyzing sales of similar recently sold properties in order to derive an indication of the most probable sales price of the property being appraised. The reliability of this technique is dependent upon (a) the availability of comparable sales data, (b) the verification of the sales data, (c) the degree of comparability or extent of adjustment necessary for time difference, and (d) the absence of non-typical conditions affecting the sale price.										
The analysis of the subject involved a search for recent sales of single-family, ranch-styled homes located in the neighborhood of the subject. Each of the sales is considered to be a good comparable sale to the subject, as each sale is improved with a single-family ranch styled dwelling of similar design, and each is located in the same general neighborhood as the subject; therefore, each would have been a purchase alternative to buyers in an open market. These sales, therefore, reflect the same basic economic and area trends, which affect the subject. As indicated in the comparable sales chart on page 6 and continued above, adjustments were applied to each of the sales to reflect dissimilarities between each sale and the subject property. The sales, adjusted, are considered to be good indicators of the subject's value. Greatest weight is applied to Sales 1 and 2, which are more recent sales that are also located in closer proximity to the subject; supporting weight is given to Sales 3, 4 and 5.										

**Supplemental Addendum**

File No. 2011 48 Larkspur Trumb

Client	Mr. Daniel Nelson			
Property Address	48 Larkspur Dr			
City	Trumbull	County	Fairfield	State CT Zip Code 06611
Owner	Patricia and George Lombardi			

• **URAR : Improvements - Condition of the Property**

The overall condition of the subject is considered to be good. The kitchen is updated with newer wood cabinets and laminate countertops, as well as with newer appliances and tile flooring. The bathrooms are updated, and the master bath includes a whirlpool with decorative tiling as well as a separate shower. The master bedroom suite also has a changing room. There is newer flooring in the den. The basement has a newer family room with tile flooring. There is newer siding on the exterior, as well as a newer heater and furnace (both 2006 per owner), and a newer central air conditioning unit (2005 per owner). The oil tank is stored in the basement storage area.

The exterior of the dwelling appears to be in generally good condition. There is newer siding. There are some areas of deferred maintenance, i.e., the paved driveway is cracked and buckling and is in need of repair, and there are some cracks along the concrete foundation blocks on the exterior of the dwelling.

The property is also improved with front, rear and side yard areas. There are foundation plantings, mature trees and shrubbery.

Taking into account the above, the overall condition of the property is considered to be good.

• **URAR : Neighborhood - Description**

The subject property is located in Trumbull, Connecticut, and more specifically in the "Twin Brooks Park" area, which is comprised of predominantly single-family homes of varying sizes, styles and designs, situated on larger lots, creating a lower density. Twin Brooks Park is the largest park in the neighborhood, and other parks are located throughout the area. Public elementary and secondary schools are located in the area or within easy driving distance. Churches of varied denominations and shopping are in the area or within convenient distance as well. Routes 25 and 8, as well as Route 15 (the Merritt Parkway) are easily accessible. Full compliment of town services serve the area. These include police and volunteer fire protection, schools, library facilities, private ambulance service, and many others.

# Market Conditions Addendum to the Appraisal Report

File No. 2011 48 Larkspur Trumb

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 48 Larkspur Dr City Trumbull State CT ZIP Code 06611

Borrower N/A

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	2	2	2	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	0.33	0.67	0.67	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	5	4	2	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	15.2	6.0	3.0	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$302,250	\$291,000	\$303,750	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	23	166	135	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	\$311,450	\$307,000	\$315,900	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	139	112	112	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	97.64%	93.92%	97.52%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). Residential loans are available ranging from about 5.5% or less for a variable rate mortgage to 6.0% for fixed rate loans.

The market is considered to be a buyers' market, with supply far exceeding demand. The demand for housing is low due to the collapse of the sub-prime mortgage market in September of 2008. Buyers are hesitant to purchase due to job market conditions as well as the downturn in real estate values over the past year; inventory levels are rising, with supply exceeding demand.

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties).

Due to the current state of the economy, with companies closing or relocating, and homeowners becoming unemployed, there is an increased number of foreclosures, which contributes to the oversupply of properties available in the open market. Although most buyers are hesitant to purchase because of the market conditions, the increased rate of foreclosures offers opportunities to investors, who are purchasing lower priced foreclosure properties, renovating them and subsequently using them as rental properties.

Cite data sources for above information. Greater Fairfield County Multiple Listing Services, conversations with local real estate agents, news articles.

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

Of the comparable, ranch-styled single family properties that are located in the same neighborhood, and that sold during the year prior to the effective date of this appraisal, the properties ranged in listing prices from \$289,000 to \$332,000, with an overall average listing price of \$310,616; the sale prices ranged from \$280,000 to \$310,000, with an overall average sale price of \$299,000. Market times ranged from 7 to 244 days, with an average overall market time of 108 days. Although since the collapse of the sub-prime mortgage market in September of 2008, sales prices have declined considerably and market times have increased overall, current trends indicate that sale prices appear to have stabilized, however, market time continues to be lengthened.

If the subject is a unit in a condominium or cooperative project, complete the following: N/A Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature 	Signature 
Appraiser Name Catherine E. Plavcan	Supervisory Appraiser Name Peter A. Vimini
Company Name Vimini Associates	Company Name Vimini Associates
Company Address 1057 Broad Street, Third Floor, Bridgeport, CT 06611	Company Address 1057 Broad Street, Third Floor, Bridgeport, CT 06611
State License/Certification # RCR.00001821 State CT	State License/Certification # RCG.000605 State CT
Email Address	Email Address viminivaluation@aol.com

## Comparable Photo Page

Client	Mr. Daniel Nelson						
Property Address	48 Larkspur Dr						
City	Trumbull	County	Fairfield	State	CT	Zip Code	06611
Owner	Patricia and George Lombardi						



### Comparable 1

36 Leffert Road	
Prox. to Subject	0.85 miles SE
Sales Price	302,500
Gross Living Area	1,240
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2
Location	Side Street
View	Res,NoWatVw
Site	0.42 ac,roll/lev
Quality	Average
Age	55 yrs (1956)



### Comparable 2

4 Seneca Drive	
Prox. to Subject	0.10 miles SE
Sales Price	302,000
Gross Living Area	2,027
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2
Location	Cul de sac
View	Res,NoWatVw
Site	0.92 ac,roll/level
Quality	Average
Age	45 yrs (1966)



### Comparable 3

270 Daniels Farm Road	
Prox. to Subject	1.00 mile NW
Sales Price	310,000
Gross Living Area	1,965
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Crn/ModTravRd
View	Res,NoWatVw
Site	1.03ac/roll/lev
Quality	Average
Age	56 yrs (1955)

## Comparable Photo Page

Client	Mr. Daniel Nelson						
Property Address	48 Larkspur Dr						
City	Trumbull	County	Fairfield	State	CT	Zip Code	06611
Owner	Patricia and George Lombardi						



### Comparable 4

117 Old Dike Road	
Prox. to Subject	0.88 miles NE
Sales Price	302,500
Gross Living Area	1,354
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.5
Location	Side Street
View	Res,NoWatrVw
Site	1.01 ac/roll/lev
Quality	Average
Age	55 yrs (1956)



### Comparable 5

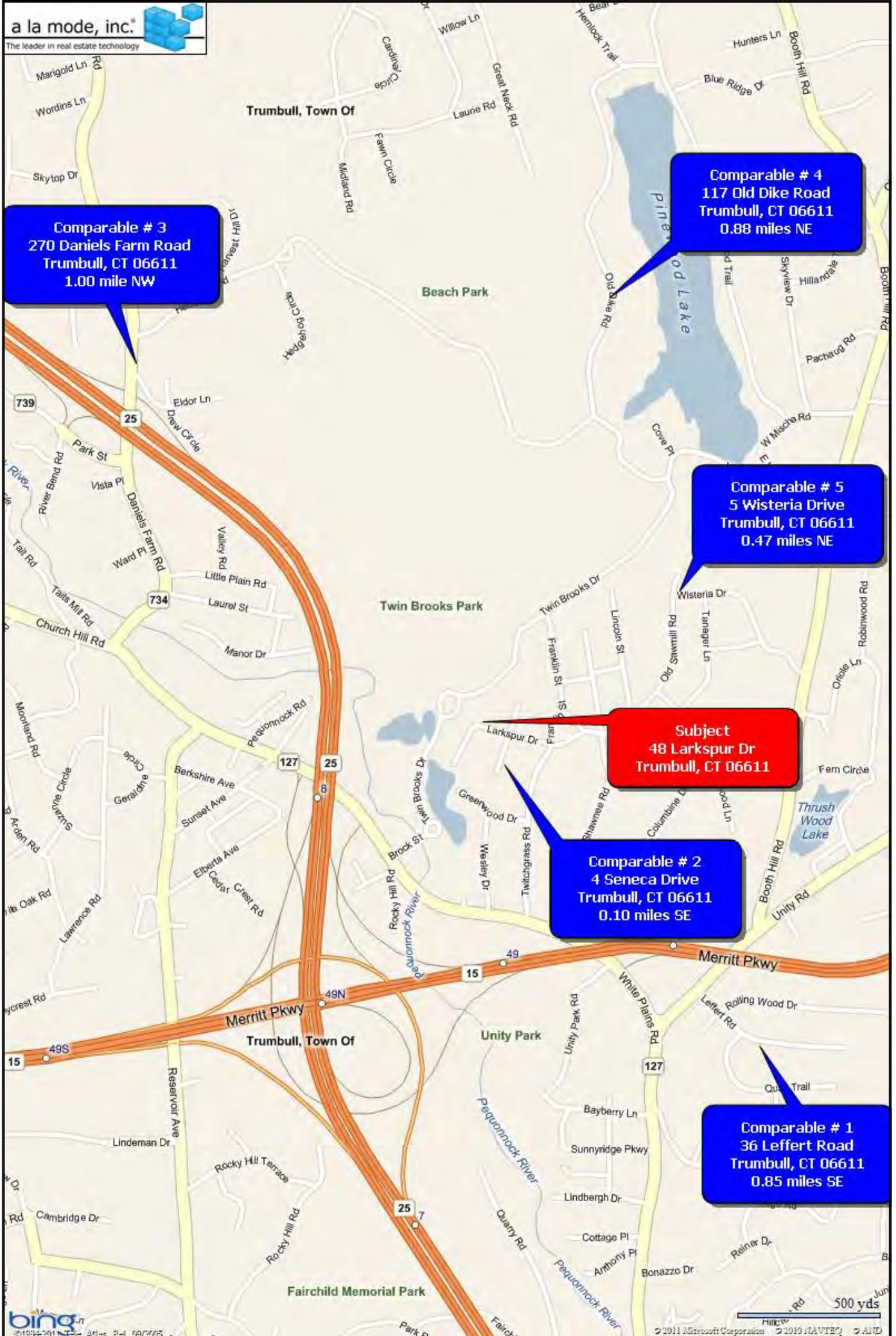
5 Wisteria Drive	
Prox. to Subject	0.47 miles NE
Sales Price	302,000
Gross Living Area	1,248
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.5
Location	Side street
View	Res,Park,NoWtr
Site	0.51 ac,roll/level
Quality	Average
Age	43 yrs (1968)

### Comparable 6

Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

### Location Map

Client	Mr. Daniel Nelson						
Property Address	48 Larkspur Dr						
City	Trumbull	County	Fairfield	State	CT	Zip Code	06611
Owner	Patricia and George Lombardi						



Legal Description

Client	Mr. Daniel Nelson			
Property Address	48 Larkspur Dr			
City	Trumbull	County	Fairfield	State CT Zip Code 06611
Owner	Patricia and George Lombardi			

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V S T - 1

Copyright 1974 \* By ALL STATE LEGAL SUPPLY CO  
One Commerce Drive, Fairfield, N. J. 07014

*To all People to Whom these Presents shall Come, Greeting:*

Know Ye, That PATRICIA K. LOMBARDI of the Town of Trumbull, County of Fairfield, and State of Connecticut

for the consideration of One Dollar (\$1.00) and other good and valuable consideration *herein designated as the Releasee,* received to Releasee's full satisfaction from GEORGE J. LOMBARDI and PATRICIA K. LOMBARDI *herein designated as the Releasor,* whose mailing address is 48 Larkspur Drive, Trumbull, CT 06611

do hereby these presents remise, release and forever Quit-Claim unto the Releasees and unto the survivor of them and unto such survivor's heirs and assigns forever, all the right, title, interest, claim and demand whatsoever as the Releasor has or ought to have in or to

See Schedule A attached hereto and made a part hereof.

No Conveyance Tax Collected  
Nancy M. Brown  
Town Clerk of Trumbull

*To Have and to Hold* the premises hereby remise, released and quit-claimed with all the appurtenances unto the Releasees and unto the survivor of them and unto such survivor's heirs and assigns forever, so that neither the Releasor nor the Releasor's heirs, successors or assigns nor any other person claiming under or through the Releasor shall hereafter have any claim, right or title in or to the premises or any part thereof, but therefrom the Releasor and they are by these presents forever barred and excluded.

In all references herein to any person, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

In Witness Whereof, the Releasor has signed and sealed this instrument, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be hereto affixed this 1st day of May, 1991.

Signed, Sealed and Delivered in the Presence of  
or Attested by

*John M. Varrone*  
John M. Varrone

*Patricia K. Lombardi*  
PATRICIA K. LOMBARDI

*Joseph F. Varrone, Jr.*

State of Connecticut, County of Fairfield      100. Bridgeport

The foregoing instrument was acknowledged before me this 1st day of May 1991, by PATRICIA K. LOMBARDI

*Joseph F. Varrone, Jr.*  
Joseph F. Varrone, Jr.  
Commissioner of the Superior Court

### Legal Description

Client	Mr. Daniel Nelson			
Property Address	48 Larkspur Dr			
City	Trumbull	County	Fairfield	State CT Zip Code 06611
Owner	Patricia and George Lombardi			

SCHEDULE A No. 737 PG 152  
(DESCRIPTION)

ALL that certain piece or parcel of land, together with all the buildings and improvements thereon standing, situated in the Town of Trumbull, County of Fairfield and State of Connecticut, known and designated as Lot No. 25 as shown on a certain map entitled, "Map No. 1 of Subdivision in Trumbull, Conn. for Thomas J. White", dated June 3, 1964, Scale 1"=30' feet, certified substantially correct by Frank C. Penny, R. L. S., which map is on file in the Trumbull Town Clerk's Office and therein Numbered 1238, bounded as follows:

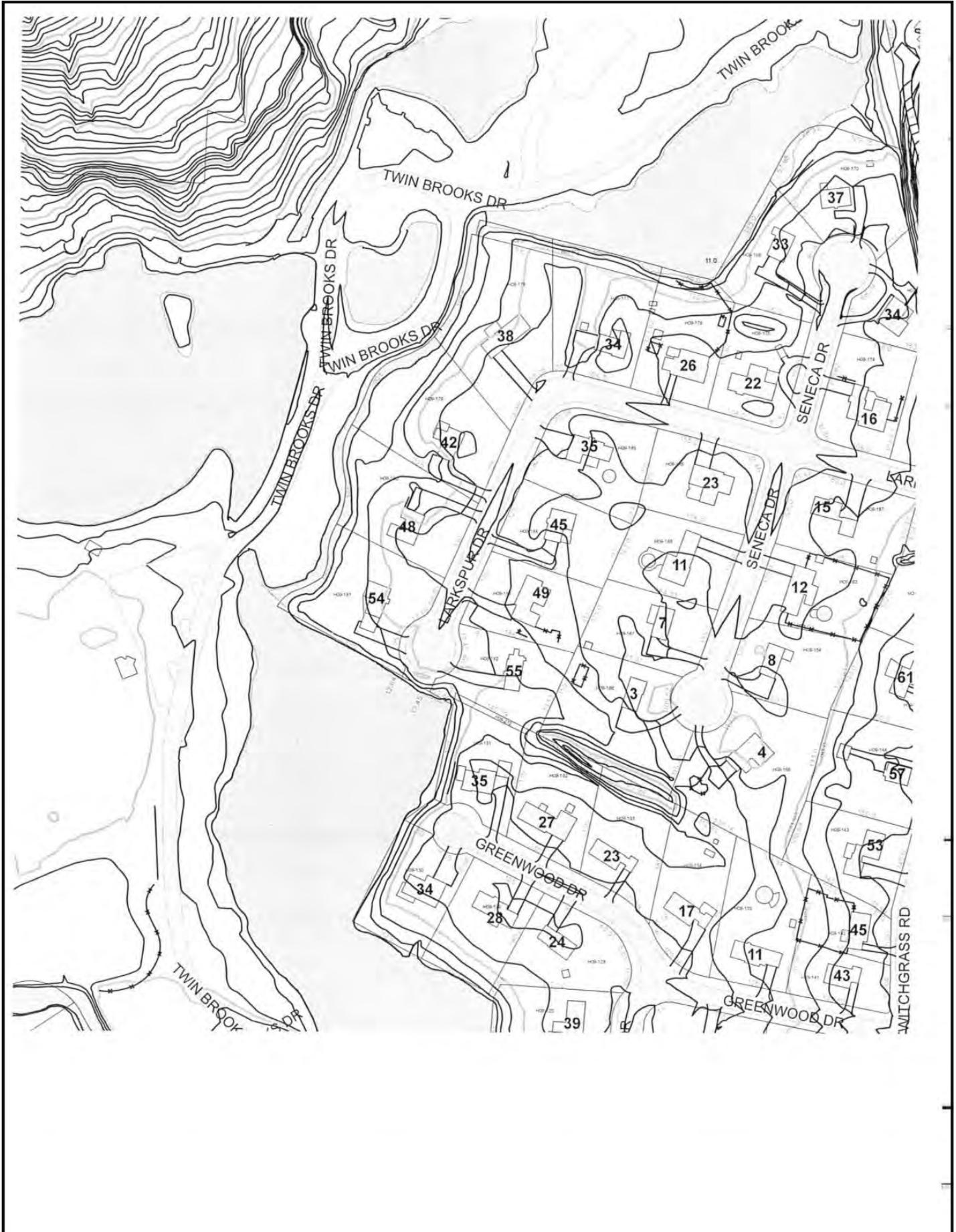
- NORTHERLY By Lot No. 24, as shown on said map, 721 feet more or less.
- EASTERLY By Larkspur Drive, as shown on said map, 130 feet.
- SOUTHERLY By Lot No. 28, as shown on said map, 383 feet more or less.
- WESTERLY By the center line of Barnhill River, as shown on said map, 160 feet more or less.

Said premises are also known as 48 Larkspur Drive.

TOWN CLERK'S OFFICE, TRUMBULL, CT  
 RECEIVED FOR RECORD May 2, 1991  
 AT 12:03 P.M. BY Helen Costello  
 ASST. TOWN CLERK A.D.

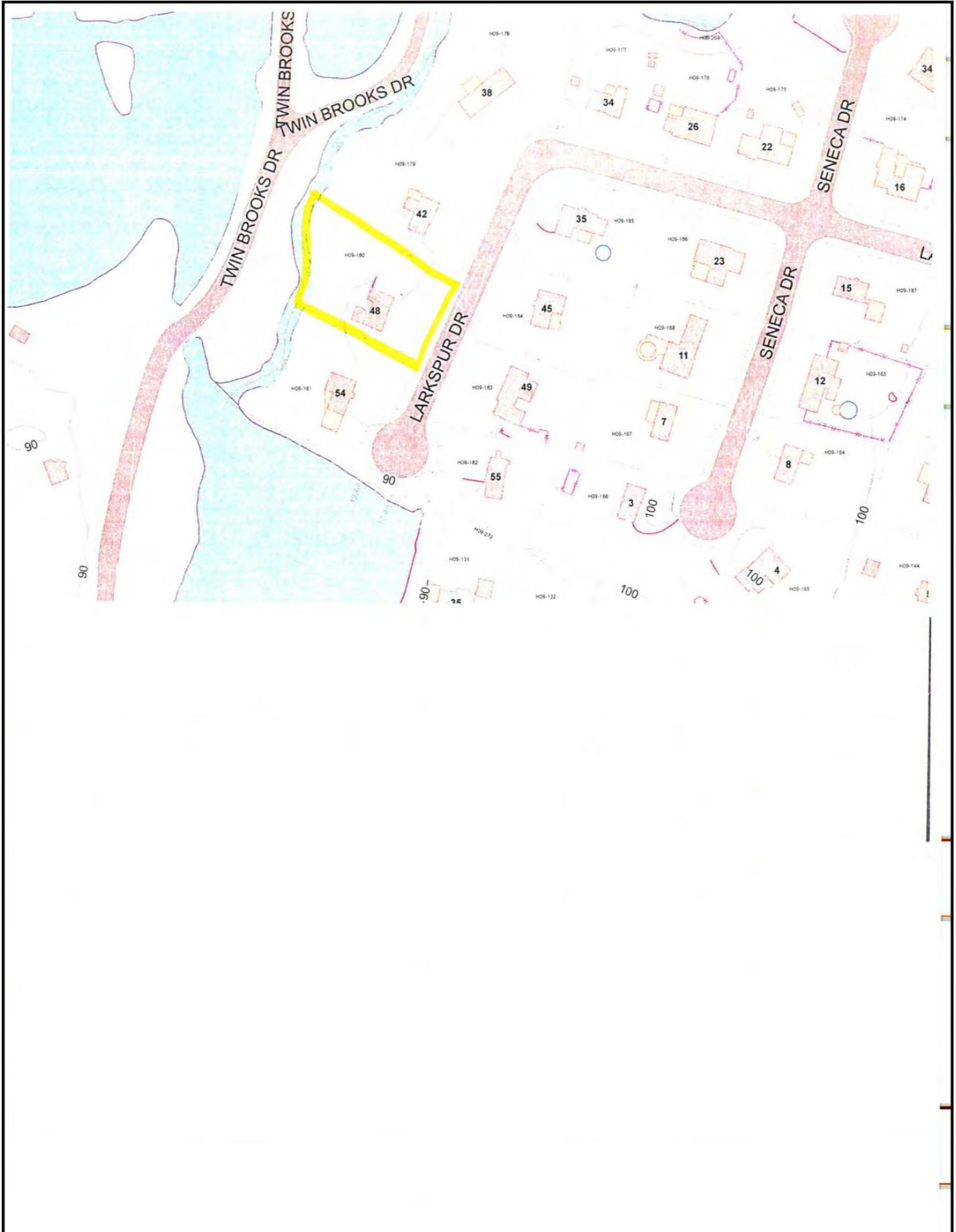
# Map

Client	Mr. Daniel Nelson				
Property Address	48 Larkspur Dr				
City	Trumbull	County	Fairfield	State	CT Zip Code 06611
Owner	Patricia and George Lombardi				



### Plot Plan

Client	Mr. Daniel Nelson						
Property Address	48 Larkspur Dr						
City	Trumbull	County	Fairfield	State	CT	Zip Code	06611
Owner	Patricia and George Lombardi						



### Tax Assessor's Field Card

Client	Mr. Daniel Nelson			
Property Address	48 Larkspur Dr			
City	Trumbull	County	Fairfield	State CT      Zip Code 06611
Owner	Patricia and George Lombardi			

Property Location: 48 LARKSPUR DRIVE  
 Vision ID: 6604

MAP ID: H/09 / 00180/ 000/  
 Bldg #: 1 of 1

Account #

Bldg Name:      State Use: 101  
 Sec #: 1 of 1      Card 1 of 1      Print Date: 04/18/2011 11:13

<b>CURRENT OWNER</b> LOMBARDI GEORGE J & PATRICIA 48 LARKSPUR DRIVE TRUMBULL, CT 06611 Additional Owners:	<b>UTILITIES</b>  <b>TOPO.</b>  <b>STRI./ROAD</b>  <b>LOCATION</b>  <b>SUPPLEMENTAL DATA</b> Other ID: 00585400 Census Trac: 0905 Fire Dist: T Border Prop Noting Dist CB Letter: A3 ASSOC PID#	<b>RES LAND DWELLING</b> Code: 1-1      Assessed Value: 191,900 Code: 1-3      Assessed Value: 163,000  Total: 354,900	<b>6144 TRUMBULL, CT</b>  <b>VISION</b>
---	--	--	---

<b>RECORD OF OWNERSHIP</b> LOMBARDI GEORGE J & PATRICIA K	<b>BK-VOL/PAGE</b> 737/151 <b>SALE DATE</b> 05/02/1991 <b>U</b> 1 <b>VI</b> 1 <b>SALE PRICE</b> 0 <b>V.C.</b> 0	<b>PREVIOUS ASSESSMENTS (HISTORY)</b>	
	Yr. Code      Assessed Value      Yr. Code      Assessed Value      Yr. Code      Assessed Value	2010 1-1      134,300      2008 1-1      134,300	2010 1-3      114,100      2008 1-3      114,100
		Total: 248,400	Total: 248,400

This signature acknowledges a visit by a Data Collector or Assessor

<b>EXEMPTIONS</b>	<b>OTHER ASSESSMENTS</b>	<b>APPRAISED VALUE SUMMARY</b>	
Year      Type      Description      Amount      Number      Amount      Comm. Int.		Appraised Bldg. Value (Card)      157,000	
		Appraised XF (B) Value (Bldg)      6,000	
		Appraised OB (L) Value (Bldg)      0	
		Appraised Land Value (Bldg)      191,900	
		Special Land Value      0	
		Total Appraised Parcel Value      354,900	
		Valuation Method: C	
		Adjustment: 0	
		Net Total Appraised Parcel Value      354,900	

<b>BUILDING PERMIT RECORD</b>	<b>VISIT/CHANGE HISTORY</b>		
Permit ID      Issue Date      Type      Description      Amount      Insp. Date      % Comp.      Date Comp.      Comments	Date      Type      IS      ID      Cd.      Purpose/Result	3/24/2005      1           BL      00      Measur+Listed	3/18/2005      1           BL      01      Measured

<b>LAND LINE VALUATION SECTION</b>											
B Use Code	Use Description	Zone	D Frontage	Depth	Units	Unit Price	Factor S.A.	Factor Adj.	ST. Idx	Notes-Adj	
1	101 Single Family Res	A	0.66 AC		230,000.00	1.40	5	0.90	500	1.00 REST	
Total Card Land Units:					0.66 AC	Parcel Total Land Area: 0.66 AC					
Total Land Value:					191,900						

### Tax Assessor's Field Card

Client	Mr. Daniel Nelson			
Property Address	48 Larkspur Dr			
City	Trumbull	County	Fairfield	State CT Zip Code 06611
Owner	Patricia and George Lombardi			

Property Location: 48 LARKSPUR DRIVE  
Vision ID: 6604

MAP ID: H/09 / 00180/ 000/  
Account #

State Use: 101  
Print Date: 04/18/2011 11:13

Bldg Name:  
Sec #: 1 of 1 Card 1 of 1

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd. Ch. Description	Element	Cd. Ch. Description
01	Ranch		
01	Residential		
09	C		
1	1 Story		
1	Occupancy		
25	Exterior Wall 1		
	Vinyl Siding		
03	Exterior Wall 2		
	Gable		
03	Roof Structure		
03	Roof Cover		
05	Interior Wall 1		
	Drywall		
	Interior Wall 2		
	Hardwood		
12	Floor Covering		
	Alt. Floor Cover		
02	Heat Fuel		
04	Heat Type		
01	AC Type		
03	Total Bedrooms		
2	Total Bthrms		
	2 Full Baths		
	Total Xtra Fixtrs		
5	Total Rooms		
02	Bath Style		
02	Kitchen Style		
1	Total Kitchens		
1	Total Elec Meters		

MIXED USE		COST/MARKET VALUATION	
Code	Description	Percentage	
101	Single Family Res	100	
<b>Adj. Base Rate:</b> 105.11			
	Replace Cost		209,379
	AYB		1965
	Dep Code		A
	Remodel Rating		
	Year Remodeled		
	Dep %		25
	Functional Obslnc		
	External Obslnc		
	Cost Trend Factor		
	Status		
	% Complete		75
	Overall % Cond		157,000
	Apprais Val		0
	Dep % Ovr		0
	Dep Ovr Comment		
	Misc Imp Ovr		0
	Misc Imp Ovr Comment		
	Cost to Cure Ovr		0
	Cost to Cure Ovr Comment		

OB-BUILDING & YARD ITEMS(I) / XF-BUILDING EXTRA FEATURES(B)					
Code	Description	Sub	Units	Unit Price Yr	Gde Dp Rt Cnd %Cnd Apr Value
FPL	Fireplace	B	1	3,500.00	1980 1 100 2,600
BGR	Bsmt Garage	B	3	1,500.00	1980 1 100 3,400

BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Gross Area
BAS	First Floor	1,720	1,720
CRL	Crawl Space	0	360
UBM	Unfinished Basement	0	1,360
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,720</b>	<b>3,440</b>

SUMMARY SECTION			
Code	Description	Unit Cost	Undeprec. Value
BAS	First Floor	105.11	180,789
CRL	Crawl Space	0.00	0
UBM	Unfinished Basement	21.02	28,590
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,720</b>	<b>209,379</b>

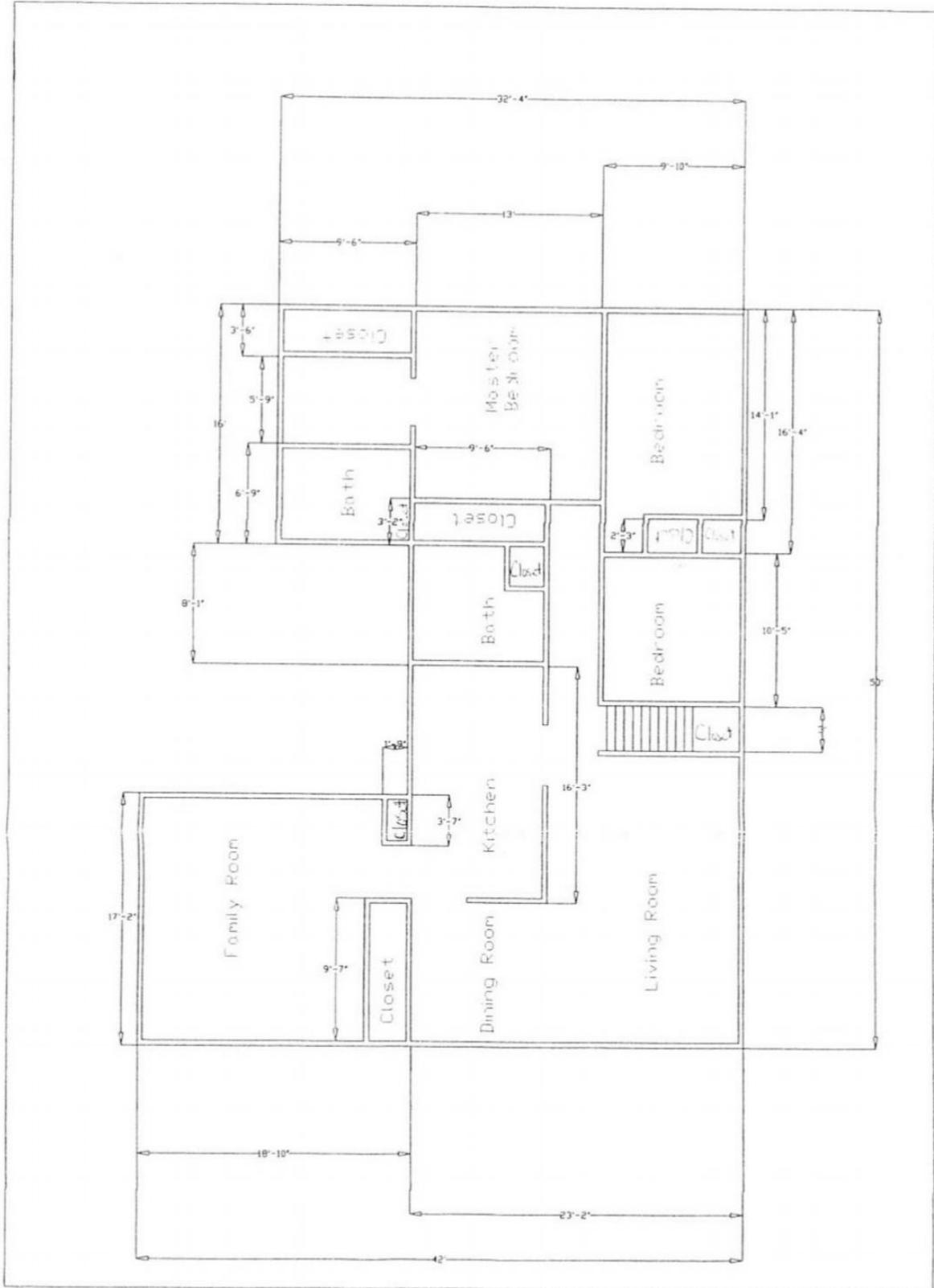
  

BAS CRL	20			
BAS UBM	10			
BAS UBM	18	16		
			50	24

### Building Layout

Client	Mr. Daniel Nelson						
Property Address	48 Larkspur Dr						
City	Trumbull	County	Fairfield	State	CT	Zip Code	06611
Owner	Patricia and George Lombardi						

George & Patricia Lombardi  
 48 Larkspur Drive  
 Trumbull, CT 06611  
 Home: 203-261-9153  
 Cell: 203-610-3403





**FEMA**

March 6, 2012

Reuben F. Bradford  
Commissioner  
Connecticut Department of Emergency Services and Public Protection  
1111 Country Club Road  
Middletown, CT 06457

Subject: FY 2011 Severe Repetitive Loss (SRL) Grant Award  
EMB-2011-SR-0003  
SRL-PJ-01-CT-2011-001 – Town of Trumbull

Dear Commissioner Bradford:

We are pleased to inform you that your Application for Federal Assistance for the Severe Repetitive Loss Program Grant for fiscal year 2011 has been reviewed and approved. Your award is for a total of \$714,540.00 (\$643,086.00 Federal Share and \$71,454 grantee share). Your agreement number is EMB-2011-SR-0003.

The funds awarded by this FEMA Form (FF) 76-10A will be available for obligation by the recipient only during the period from March 1, 2012 through February 28, 2014 unless a new expiration date is established by FEMA in a letter signed by the Regional Administrator or by issuance of a new FF 76-10A.

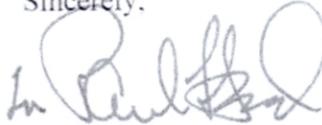
Performance reports and Financial Status reports are due 30 days after the end of each quarter. Final financial and performance reports are due 90 days after the close of the grant, May 29, 2014. Please be aware that an extension request cannot be considered if reports are late.

Please note that by accepting this award you assume certain administrative and financial responsibilities including the timely submission of all financial and programmatic reports, resolution of all interim audit findings and the maintenance of a minimum level of cash on hand. Should you not adhere to these responsibilities, you will be in violation of the terms of this award.

Reuben F. Bradford  
March 6, 2012  
Page 2

If you have questions pertaining to this award, please feel free to call Nora McKenna, Grants Management Specialist, at 617-832-4747.

Sincerely,

A handwritten signature in black ink, appearing to read "Don R. Boyce". The signature is fluid and cursive, with a large initial "D" and "B".

Don R. Boyce  
Regional Administrator

DRB:lmk

Enclosures

FF 76-10A  
Agreement Articles

cc: Doug Glowacki/CT DEMHS  
Donna Nelson/FEMA R-1

## ***SRL Agreement Articles***

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**DEPARTMENT OF HOMELAND SECURITY  
FEDERAL EMERGENCY MANAGEMENT AGENCY**

**Severe Repetitive Loss Grant Agreement Articles**

**CFDA# 97.110**

**GRANTEE: State of Connecticut DEMHS**

**AGREEMENT NUMBER: EMB-2011-SR-0003 AMENDMENT NUMBER: 0**

**DESIGNATED AGENCY: State of Connecticut DEMHS**

**PERFORMANCE PERIOD: 01-MAR-12 - 28-FEB-14**

### **GENERAL INFORMATION:**

The Severe Repetitive Loss (SRL) Pilot Program, hereafter referred to as the SRL program, provides funding to reduce or eliminate the long-term risk of flood damage to SRL structures insured under the National Flood Insurance Program (NFIP). SRL Properties are residential properties that are covered under an NFIP flood insurance policy and: a) That have at least four NFIP claim payments (including building and contents) over \$5,000 each, and the cumulative amount of such claims payments exceeds \$20,000; or b) For which at least two separate claims payments (building payments only) have been made with the cumulative amount of the building portion of such claims exceeding the market value of the property. (For A and B above, at least two of the referenced claims must have occurred within any ten-year period.) Only project grants for eligible activities that mitigate severe repetitive loss properties are available under this program. The SRL program regulations are codified in 44 Code of Federal Regulations (CFR) Part 79. Individual property owners who decline offered mitigation under the SRL program are subject to insurance rate increases; however, such increases may be appealed under certain conditions.

### **ARTICLE I - FEMA AUTHORITY**

The United States of America through the Federal Emergency Management Agency (FEMA) which is now incorporated into the Department of Homeland Security, (hereinafter referred to as "the Grantor") agrees to grant to the state/Indian tribe/territory government, through its designated agency named above (hereinafter referred to as "the Grantee") funds in the amount specified on the obligating document, to support the Severe Repetitive Loss Grant Program, authorized under Sections 1361(A) of the National Flood Insurance Act of 1968 (NFIA, or "the Act"), 42 USC 4104c, as amended by the National Flood Insurance Reform Act of 1994 (NFIRA), Public Law 103-325 and the Bunning-Bereuter-Blumenauer Flood Insurance Reform Act of 2004, Public Law 108-264, with the goal of reducing or eliminating claims under the NFIP.

The Grantee agrees to abide by the Grant Award terms and conditions as set forth in this document.

### **ARTICLE II - PROJECT DESCRIPTION**

The Grantee shall perform the work described in the application package and made a part of these Grant Agreement Articles.

### **ARTICLE III - PERIOD OF PERFORMANCE**

The initial performance period for the Grantee shall be equal to the longest performance period of the subgrantee awards. The period of performance shall be 01-MAR-12 through 28-FEB-14. All costs must be incurred during the period of performance unless pre-award costs are approved.

#### ARTICLE IV - AMOUNT AWARDED

This Grant is for the administration and completion of an approved Severe Repetitive Loss. Grant Agreement funds shall not be used for other purposes. If costs exceed the maximum amount of FEMA funding approved, the Grantee shall pay the costs in excess of the approved budget.

The approved budget for this award by category is:

Line Item	Federal	Non-Federal	Total
Personnel	\$0.00	\$0.00	\$0.00
Fringe Benefit	\$0.00	\$0.00	\$0.00
Travel	\$0.00	\$0.00	\$0.00
Equipment	\$0.00	\$0.00	\$0.00
Supplies	\$0.00	\$0.00	\$0.00
Contractual	\$643,086.00	\$71,454.00	\$714,540.00
Construction	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
TOTAL DIRECT	\$643,086.00	\$71,454.00	\$714,540.00
TOTAL BUDGET	\$643,086.00	\$71,454.00	\$714,540.00

The Grantee shall follow Emergency Management and Assistance Regulations found in Title 44 Code of Federal Regulations (CFR) Part 13, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments, Office of Management and Budget Circulars A-102 and A-87, and program guidance to implement this Grant Award.

#### ARTICLE V - COST SHARE

The cost-share requirement for this award is **90%** Federal and **10%** non-Federal. The SRL program offers up to 90% Federal cost-share funding for projects approved in States, Territories, and Federally-recognized Indian tribes with FEMA-approved Standard or Enhanced Mitigation Plans or Tribal plans that include a strategy for mitigating existing and future SRL properties by the application deadline.

#### ARTICLE VI - FEMA OFFICIALS

FEMA officials are as follows:

The Project Officer shall be an official at the FEMA Regional Office who will be responsible for the program and technical monitoring of the work and technical performance of the activities described in the application.

The Project Officer is: DONNA NELSON

The Assistance Officer is the FEMA official who has full authority to negotiate, administer and execute all business matters of the Grant Award.

The Assistance Officer is: LENORA MCKENNA

#### ARTICLE VII - TERMS AND CONDITIONS

The specific terms and conditions of this agreement are as follows:

**ASSURANCE COMPLIANCE:**

The certifications signed by the Grantee in the application relating to maintenance of a Drug-Free workplace (44 CFR Part 17, Subpart F) and New Restrictions on Lobbying (44 CFR Part 18) apply to this grant agreement and are incorporated by reference.

**BUDGET REVISIONS:**

The Grantee shall follow prior approval requirements for budget revisions found in 44 CFR 13.30. Transfer of funds between total direct cost categories in the approved budget shall receive the prior approval of FEMA when such cumulative transfers among those direct cost categories exceed ten percent of the total budget.

If a Grantee estimates that it will have obligated funds remaining after the end of the performance period, the Grantee must report this to the FEMA Regional Office at the earliest possible time and ask for disposition instructions.

**CLOSE OUT:****Reports Submission:**

Per 44 CFR 13.50, when the appropriate grant award performance period expires, the Grantee shall submit the following documents within 90 days: (1) a final Financial Status Report (FF 20-10), (2) final program performance report, (3) an inventory of equipment purchased under each grant's funds, (4) an inventory of Federally-owned property, (5) other required documents specified by program regulation.

**Report Acceptance:**

FEMA shall review the Grantee reports, perform the necessary financial reconciliation, negotiate necessary adjustments between the Grantee and FEMA's records, and close out the grant in writing.

**Record Retention:**

Records shall be retained for 3 years (except in certain rare circumstances described in 44 CFR 13.42) from the date the final financial status report is submitted to FEMA in compliance with 44 CFR 13.42.

**CONSTRUCTION PROJECT REQUIREMENTS:**

1. Acceptance of Federal funding requires FEMA, the Grantee and any Subgrantees to comply with all Federal, state and local laws prior to the start of any construction activity. Failure to obtain all appropriate Federal, state and local environmental permits and clearances may jeopardize Federal funding.
2. Any change to the approved scope of work will require re-evaluation by FEMA for Grantee and Subgrantee compliance with the National Environmental Policy Act and other laws and Executive Orders.
3. If ground disturbing activities occur during construction, the Grantee and any Subgrantees must ensure monitoring of ground disturbance and, if any potential archeological resources are discovered, the Subgrantee will immediately cease construction in that area and notify the Grantee and FEMA.

**COPYRIGHT:**

The Grantee is free to copyright any original work developed in the course of or under the agreement. FEMA reserves a royalty-free, nonexclusive and irrevocable right to reproduce, publish or otherwise use, and to authorize others to use the work for Government purposes. Any publication resulting from work performed under this agreement shall include an acknowledgement of FEMA financial support and a statement that the publication does not constitute an endorsement by FEMA or reflect FEMA views.

**COST SHARE:**

The Grantee shall follow cost-sharing requirements mandated by program guidance, statute or regulation and in compliance with 44 CFR 13.24. Cost-share funding shall be available with the approval of each grant. Performance Period extensions shall not be approved for delays caused by lack of cost-share funding.

**ENFORCEMENT:**

FEMA enforcement remedies shall be processed as specified in 44 CFR 13.43, Enforcement when the Terms and Conditions of this Grant Award are not met.

**EQUIPMENT/SUPPLIES:**

The Grantee must comply with the regulations listed in 44 CFR 13.32, Equipment, 44 CFR 13.33 Supplies, and 44 CFR 13.36 Procurement, and must be in compliance with state laws and procedures.

**FUNDS TRANSFER:**

No transfer of funds to agencies other than those identified in the approved grant agreement shall be made without prior approval of FEMA.

**INSURANCE:**

In compliance with Public Law 103-325, Title V National Flood Insurance Reform Act of 1973, section 582 requires that any person receiving Federal assistance for the repair, replacement, or restoration for damage to any personal or residential property at any time must maintain flood insurance if the property is located in a Special Flood Hazard Area.

**PAYMENT:**

Grantee shall be paid using the Federal Health and Human Services (HHS) Payment Management System-SMARTLINK, provided Grantee maintains and complies with procedures for minimizing the time between transfer of funds from the US Treasury and disbursement by the Grantee and subgrantees. The Grantee commits itself to: 1) initiating cash draw downs only when actually needed for its disbursement; 2) timely financial reporting per FEMA requirements, using the SF 269 or equivalent report; and 3) imposing the same standards of timing and amount upon any secondary Grantee.

Subgrantees must comply with the same payment requirement as the Grantee and must comply with the requirements specified in the Grantee's subgrant award agreements.

**DUPLICATION OF PROGRAMS:**

FEMA will not provide assistance under the its programs for activities that it determines another Federal program has a more specific or primary authority to provide. FEMA also will not provide assistance for the applicant or subapplicant's legal obligations. FEMA may disallow or recoup amounts that duplicate other authorities.

**DUPLICATION OF BENEFITS:**

FEMA will not provide assistance under the program for activities that duplicate benefits received by or available to applicants, subapplicants and other project participants from insurance, other assistance programs, legal awards, or any other source to address the same purpose. Such individual or entity must notify the Grantee and FEMA of all benefits that it receives or anticipates from other sources for the same purpose, and must seek all such benefits available to them. FEMA will reduce the grant by the amounts available for the same purpose from another source. If FEMA provides assistance under this SRL program when other benefits are available, the Grantee will be liable to FEMA for any duplicative amounts that are received from other sources, and must reimburse FEMA for such amounts. FEMA also will not provide assistance for the applicant or subapplicant's legal obligations, such as those imposed by a legal settlement, court order or State law.

**NON DISCRIMINATION:**

The program must be administered in an equitable and impartial manner, without discrimination on the grounds of race, color, religion, nationality, sex, age, or economic status. The program complies with Section 308 of the Stafford Act and Title VI of the 1964 Civil Rights Act and other applicable laws. All applicants/Grantees must comply with Title VI, including State and local governments distributing Federal assistance.

Applicants/Grantees and subapplicants/subgrantees will ensure that no discrimination is practiced. Applicants must consider fairness, equity, and equal access when prioritizing and selecting project subapplications to submit with their application. Subapplicants and subgrantees must ensure fairness, equity and equal access when consulting and making offers of mitigation to property owners that benefit from mitigation activities.

**CHANGES IN SCOPE OF WORK:**

Requests for changes to the SOW after award are permissible as long as they do not change the nature or total project cost of the activity, properties identified in the subapplication, the feasibility and effectiveness of the project, or the benefit cost ratio. Requests must be supported by adequate justification from the applicant in order to be processed. The justification is a description of the proposed change, a written explanation of the reason or reasons for the change; an outline of remaining funds available to support the change; and a full description of the work necessary to complete the activity. All approvals will be at FEMA's discretion, and there is no guarantee that SOW changes will be approved.

**PERFORMANCE PERIODS:**

Program/Project/subgrant Approval and/or Awards:

All grant award activities, including all projects and/or activities approved under each subgrant award, shall be completed within the time period prescribed and authorized on the obligating documents. All costs must be incurred within the approved performance period or be approved pre-award costs.

**EXTENSIONS:**

Requests for time extensions to the Performance Period will be considered but will not be granted automatically and must be supported by adequate justification submitted to the Regional Office in order to be processed. This justification is a written explanation of the reason or reasons for the delay; an outline of remaining funds available to support the extended Performance Period; and a description of performance measures necessary to complete the activity. Without justification, extensions requests will not be processed. Financial and progress reports must be current in order for a time extension to be considered.

**RECOUPMENT OF FUNDS:**

FEMA will recoup mitigation planning grant funds for grants that do not meet the deliverable criteria of an adopted, FEMA-approved mitigation plan by the end of the performance period.

**RECOVERY OF FUNDS:**

The Grantee will process the recovery of assistance paid to subgrantees processed through error, misrepresentation, or fraud or if funds are spent inappropriately. Recovered funds shall be submitted to FEMA as soon as the funds are collected, but no later than 90 days from the expiration date of the appropriate grant award agreement.

All fraud identifications will be reported to the FEMA Inspector General's office. The Grantee agrees to cooperate with investigation conducted by the FEMA Inspector General's office.

**REFUND, REBATE, CREDITS:**

The Grantee shall transfer to FEMA the appropriate share, based on the Federal support percentage, of any refund, rebate, credit or other amounts arising from the performance of this agreement, along with accrued

interest, if any. The Grantee shall take necessary action to effect prompt collection of all monies due or which may become due and to cooperate with FEMA in any claim or suit in connection with amounts due.

#### **REPORTS:**

##### **Federal Financial Report (SF 425):**

The Grantee shall submit the Federal Financial Report (FFR) to the FEMA Regional Office within 30 days of the first Federal quarter following the initial grant award. The Grantee shall submit quarterly FFRs thereafter until the grant ends. Reports are due on January 30, April 30, July 30, and October 30. A report must be submitted for every quarter of the period of performance, including partial calendar quarters, as well as for periods where no grant activity occurs. Future awards and fund draw downs may be withheld if these reports are delinquent.

##### **Performance Report:**

The Grantee shall submit performance reports to the FEMA Regional Office within 30 days after end of each quarter. The report shall consist of a comparison of actual accomplishment to the approved activity objectives. The Regional Administrator may waive the initial report. The Grantee shall submit quarterly performance reports thereafter until the grant ends. Reports are due January 30, April 30, July 30, and October 30. Quarterly performance report shall report the name, completion status, expenditure, and payment-to-date of each approved activity/sub-grant award under the Grant Award.

##### **Final Reports:**

The Grantee shall submit a Final FFR and Performance Report 90 days after the end date of the performance period.

#### **TERMINATION:**

The Grantee, subgrantee, or FEMA may terminate grant award agreements by giving written notice to the other party at least seven (7) calendar days prior to the effective date of the termination. All notices are to be transmitted via registered or certified mail, return receipt requested. The Grantee's authority to incur new costs will be terminated upon the date of receipt of the notice or the date set forth in the notice. Any costs incurred up to the earlier of the date of the receipt of the notice or the date of termination set forth in the notice will be negotiated for final payment. Close out of the grant award will be commenced and processed as prescribed under Article VII. 3.

### **ARTICLE VIII - GOVERNING PROVISIONS**

The Grantee and any sub-grantees shall comply with all applicable laws and regulations. A non-exclusive list of laws and regulations commonly applicable to FEMA grants is attached hereto for reference only.

The Grantee and any subgrantees shall also be bound by the Program Guidance document. The following Office of Management and Budget circulars are also applicable to this grant:

OMB Circular A-110 Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Non-Profit Organizations

OMB Circular A-102 Uniform Administrative Requirements for Grants and Cooperative Agreements with State and Local Governments

OMB Circular A-87 Cost Principles for State and Local Governments

OMB Circular A-21 Cost Principles for Educational Institutions

OMB Circular A-102 Uniform Administrative Requirements for Grants and Cooperative Agreements with State and Local Governments

OMB Circular A-133 Audits of States, Local Governments, and Non-Profit Organizations

#### **Commonly Applicable Statutes and Regulations**

The Robert T. Stafford Disaster Relief and Emergency Assistance Act, Public Law 93-288, as amended, 42 U.S.C. 5121 et seq., and Related Authorities

Sections 1361(A) of the National Flood Insurance Act of 1968 (NFIA, or "the Act"), 42 USC 4104c, as amended by the National Flood Insurance Reform Act of 1994 (NFIRA), Public Law 103-325 and the Bunning-Bereuter-Blumenauer Flood Insurance Reform Act of 2004, Public Law 108-264

Title 44 of the Code of Federal Regulations (CFR)

44 CFR Part 79-Flood Mitigation Grants

44 CFR Part 80-Property Acquisition and Relocation for Open Space

44 CFR Part 9-Floodplain Management and Protection of Wetlands

44 CFR Part 10-Environmental Considerations

44 CFR Part 13-Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments

31 CFR Part 205-Rules and Procedures for Funds Transfers

ASSURANCES Submitted with the SF 424 Application for Federal Assistance

APPLICATION Grant application received by FEMA on 16-MAY-11.

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