



ambler
FARM

FRIENDS OF AMBLER FARM

BOARD OF SELECTMEN MEETING

JUNE 21, 2022



AMBLER FARM. WHERE GOOD THINGS GROW.

The development and growth of Ambler's programs, events and farming have established Ambler Farm as a beloved asset of the Town of Wilton.

Growth on the Farm

- Ambler is a working Farm, **open to the public 365 days** a year from dawn to dusk.
- Ambler Farm is **free** to the public; both residents and nonresidents.
- Both the Red Barn and Carriage Barn have been **restored and are used daily** for agricultural, programming, event, administrative and rental use.
- **Program and Event offerings have grown in 2022, exceeding pre-Covid levels by 18%.** New offerings complement our signature programs events such as the Apprentice Program, Ambler Farm Day and the Greens Sale.
- **17,000+** people visit annually, **a 10-15% increase** since pre-COVID.
- The Production Gardens and supporting area have been built, developed and expanded. **Produce harvested from the Gardens are sold at our weekly farm stand and the Wilton Farmers' Market and the Village Market.**
- The **sunflowers** that fill the south field in August have become a favorite destination, photo opportunity and farmers' market purchase.



AMBLER FARM. WHERE GOOD THINGS GROW.

Ambler Farm is a community resource for all.

Our programs and events engage and strengthen our donor base which will help to provide additional funding for the Raymond Ambler House.

Activities on the Farm

- We host **800 summer campers** over 9 weeks June through August.
- **AF activities typically run 6 days a week** from May through October.
- **150 apprentices** work and learn on the Farm 3 times a week for 6 months.
- Scheduled activities November through April typically run 3 days a week. **There is always a buzz at the Farm!**
- **Daily and weekly activities include:** Apprentice Program, Early Apprentice Program, Junior Apprentice Program, Builders' Program, Buddy Program, Trebuchet Program, Sprout + Me Program, Field Trips, Scout Programs and Childrens' Birthday Parties
- In addition to Programming, **additional fundraising** efforts include 10-12 Special Events annually such as our signature Ambler Farm Day, Greens Sale (2 weekends/4 days in Nov-Dec) as well as seasonal rentals.



YELLOW HOUSE TENANT CONSIDERATIONS

Benefits of onsite FoAF Employee

- The Friends of Ambler Farm (FoAF) experienced the benefit of having a staff member live onsite when previous Program Director and Property Manager, Kevin Meehan, lived in the Yellow House for over 10 years. He was a fixture on the Farm and made a difference in immeasurable ways.
- As nonresident FOAF staff cannot be at the farm at all hours, a *resident* staff member is able to help provide:
 - *Security*
 - *Emergency assistance*
 - *Property Management*
- A *resident* staff member serves as an onsite ambassador who is known in the community, typically interacts with visitors daily, and can answer questions related to everything from our purpose to our programs to our produce.



YELLOW HOUSE TENANT CONSIDERATIONS CONT'D

Yellow House Drawbacks

- The house is located in the most active programming area at Ambler Farm, surrounded on three sides used by year-round activities, including weekends.
- The Yellow House garage is utilized for after school Programming activities.
- Well water from the house is used for the Apprentice Gardens.
- There is no property delineation between the house and the Farm and hence little privacy for tenant.
- Our farm animals are let out at dawn and put in at dusk.



YELLOW HOUSE IMPROVEMENTS

The Yellow House needs significant repair and maintenance to ensure it is safe and comfortable for any tenant

Immediate Safety Considerations

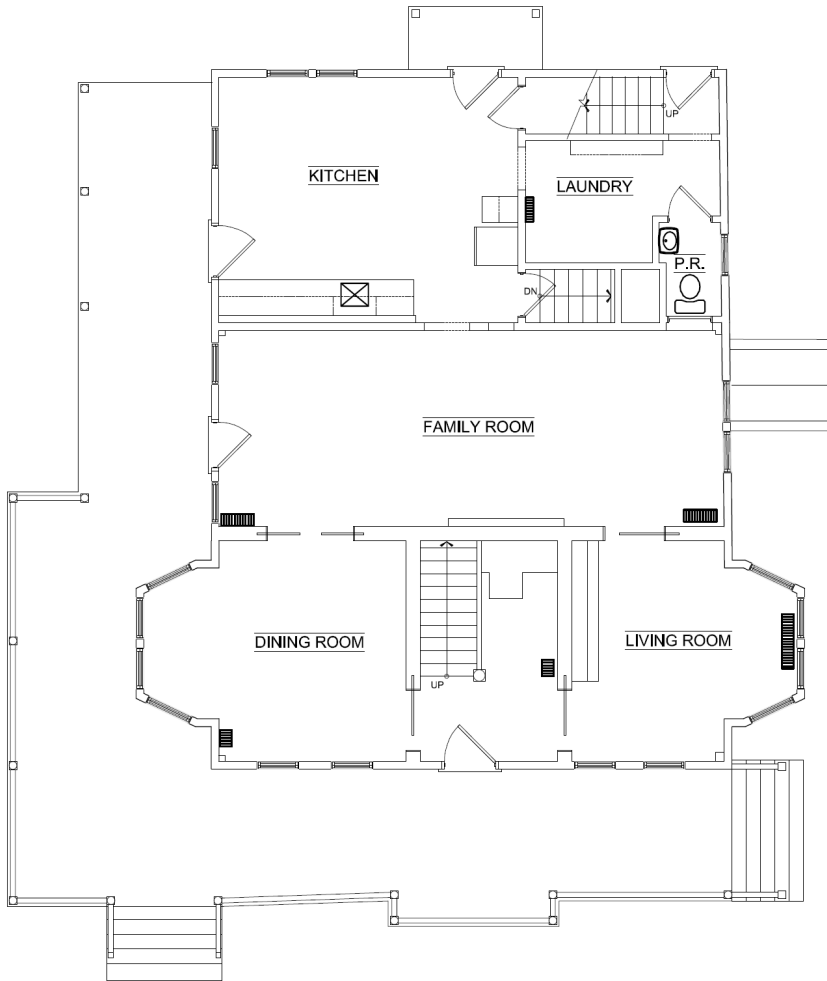
- Interior and exterior lead abatement (Includes painting inside and out, siding, and window replacement)
- Lead abatement in soil

Additional Repair and Maintenance Considerations

- Roof
- Insulation
- Electrical, HVAC, and Plumbing evaluations
- Additional bathroom
- Kitchen updates

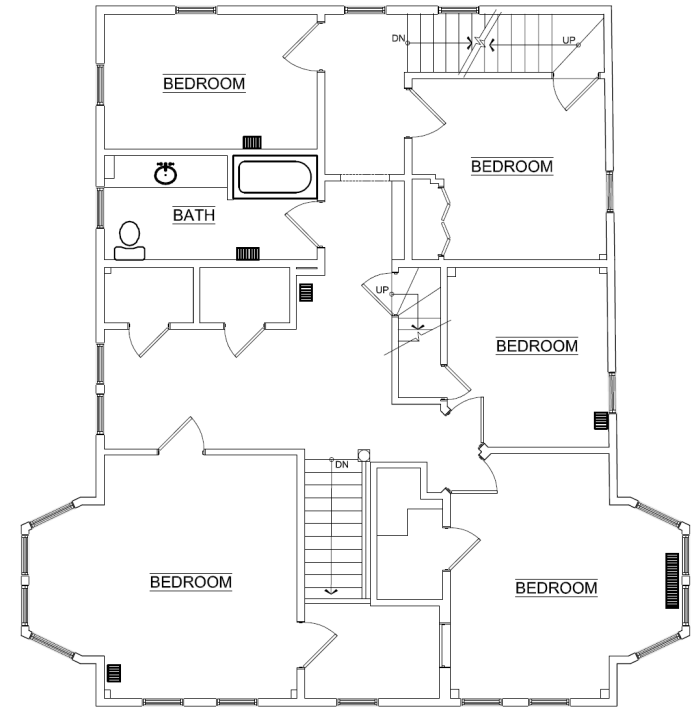


YELLOW HOUSE – CURRENT DRAWING



Existing First Floor Plan

1/8" = 1'-0"

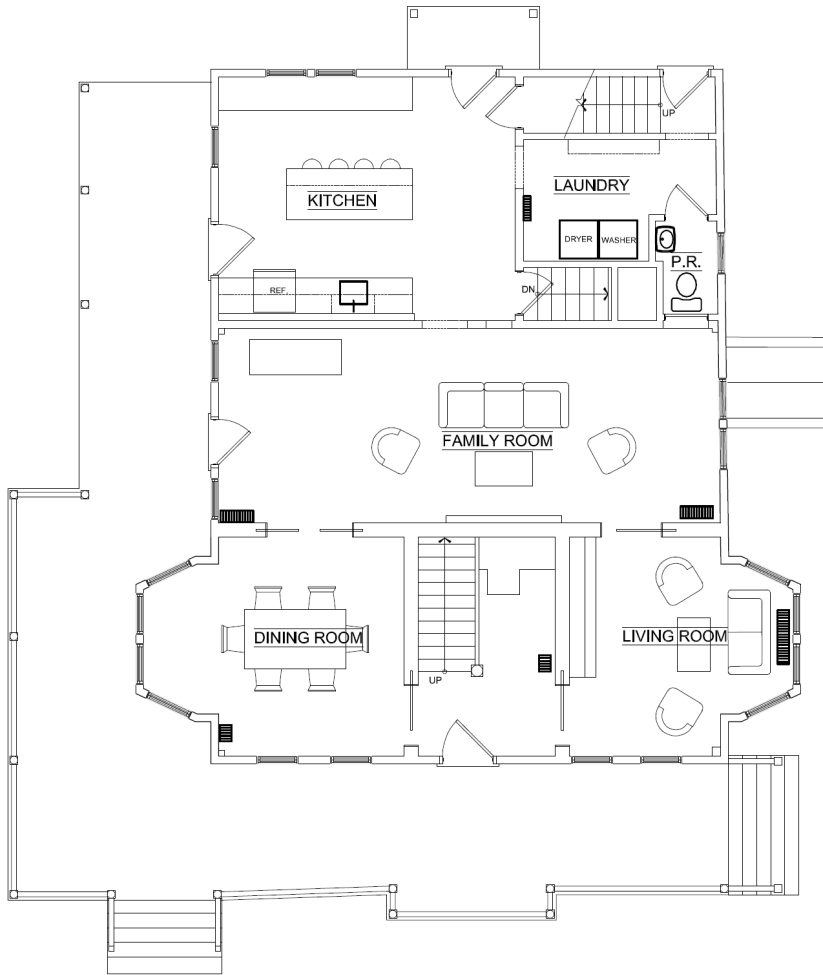


Existing Second Floor Plan

1/8" = 1'-0"

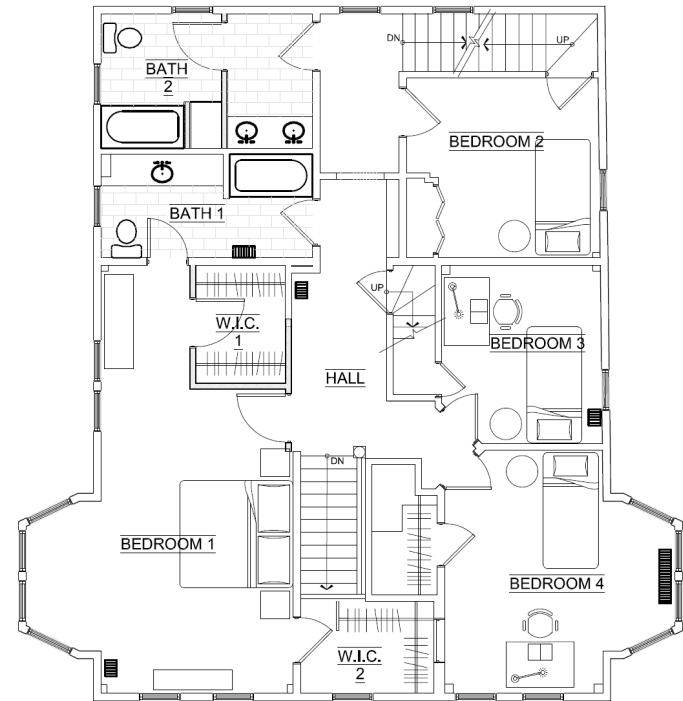


YELLOW HOUSE – *PROPOSED* DRAWING



Proposed First Floor Plan
(Option A)

1/8" = 1'-0"



Proposed Second Floor Plan
(Option A)

1/8" = 1'-0"



RAYMOND AMBLER HOUSE PLAN - CURRENT STATUS

Everything that happens outside the RAH – Programs, Events and Agricultural activities – make the future possible

Completed Work

- I. Stabilization
- II. Structural Work
- III. Exterior

Continue Restoration Efforts

- Re-phase remaining work
- Finalize floor plans
- Study operational cost
- Continue fundraising
- Research grants



RAYMOND AMBLER HOUSE PLAN – BUDGET

Remaining Funding Considerations

- Significant Financial set back (COVID19)
- Price Escalation
- Value Engineering
- Bottom Line



RAYMOND AMBLER HOUSE PLAN - TIMELINE

CY 2022 / 2023	CY 2023	CY 2024	CY 2025/2026
<ul style="list-style-type: none">• Finalize floor plans• Define cost, scope and timeline for remaining phases	<ul style="list-style-type: none">• Mechanicals including fire suppression, HVAC, septic, plumbing, electricity, etc.• Build patio and open for Programming use	<ul style="list-style-type: none">• Open 1st Floor for Programs, Admin and Meeting Space	<ul style="list-style-type: none">• Complete 2nd Floor including Apartment and any remaining needs on the 1st Floor

Note: Priority is to use areas of the RAH for programming purposes as soon as possible. Given the amount of funding still needed, as the financial landscape has changed, use of the 2nd floor will be in the final phases of renovation. Living quarters are limited to 1 bedroom / 1 bathroom as the current RAH Use Plan is drawn up. No outdoor living space for tenant.