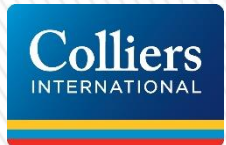


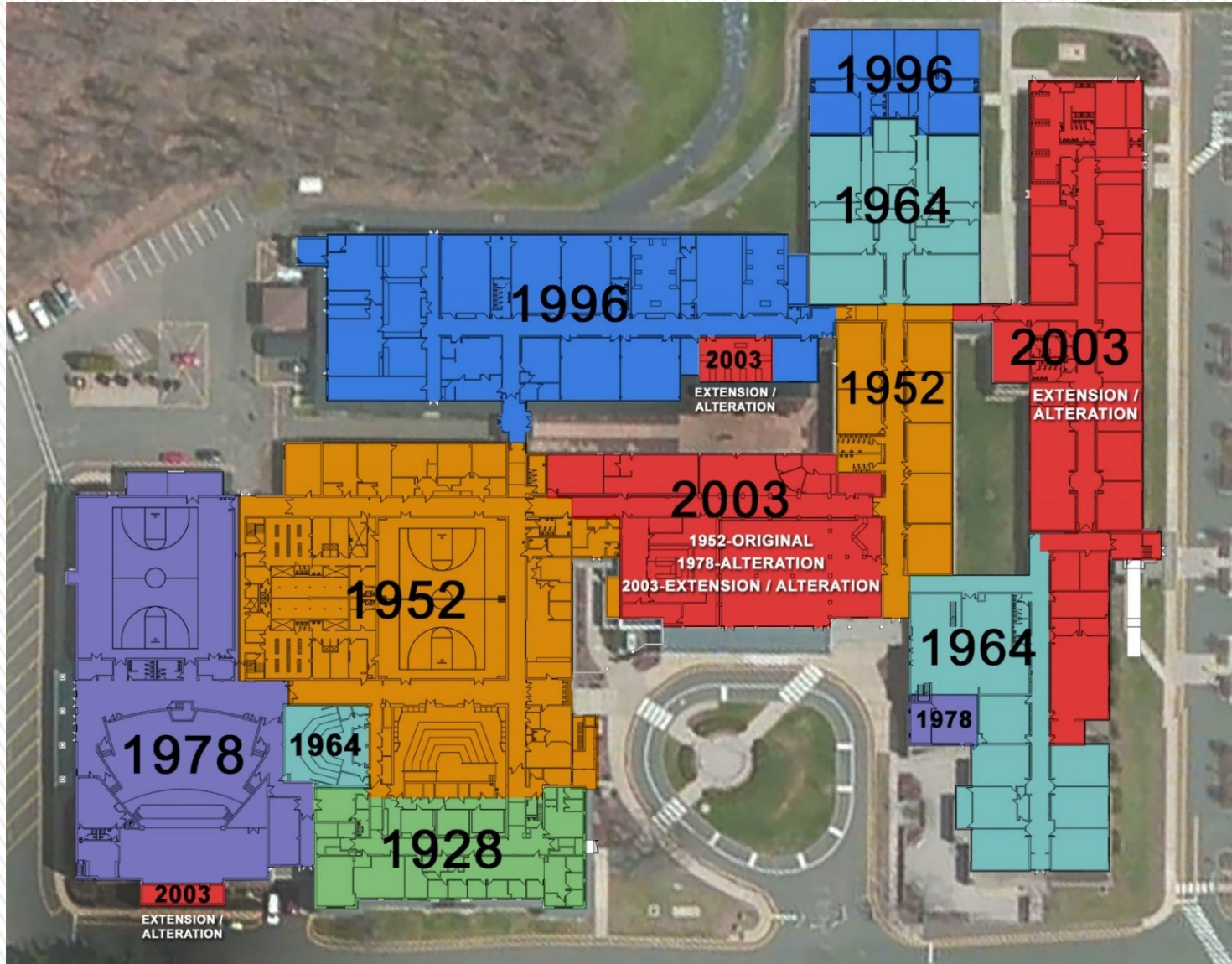
TOWN OF FARMINGTON, CT

FARMINGTON HIGH SCHOOL PROJECT

TOWN MEETING- JUNE 5, 2017



EXISTING ADDITIONS



PROJECT UPDATE-POST MARCH 1, 2017

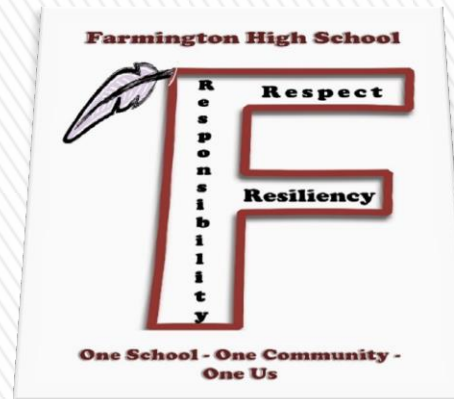
- » Established a Referendum Date: **June 15, 2017**
- » Added Square Footage (request from State to meet guidelines)
 - > Approx. 10,000 GSF
 - + 5,000 GSF Team Rooms
 - + 5,000 GSF Collaboration Spaces
- » Further Developed D1 option
 - > Plans/Elevations
 - > MEP Systems
 - > Site
 - > SD Budget (Total Project Budget)
- » Held many meetings with Working Group, SD Subcommittee, FHS Building Committee



PROJECT SPECIFICS

- » 1,346 Students (Highest 8 Year Enrollment)
 - » Existing Building: 218,128 Gross Square Feet (GSF); Capacity: 1,147 Students(per State guidelines)
 - > Current Enrollment: 1,201 Students (54 Students over Capacity)
 - » New High School: 249,017 GSF
(Meets State of CT Requirements for 1,346 Students)
 - » Board of Ed: 10,724 NSF
 - » 19.29% Farmington Reimbursement Rate from State for New Construction
 - » Phased Construction
 - + Construct New Building while existing is occupied
- Project Includes following Statement of Needs:
 - ADA Upgrades Throughout
 - Reduce “sprawl”
 - Upgraded Gymnasiums & Auditorium
 - New, High Efficient MEP Systems
 - New Learning Commons/Library, STEM, and other support spaces
 - Expanded Cafeteria
 - Relocates BOE to 1928
 - Separation of Public Spaces from Academic Spaces
 - Robotics moved to FHS
 - Flexible Learning Spaces
 - Secure Main Entry

Farmington High School Building Project



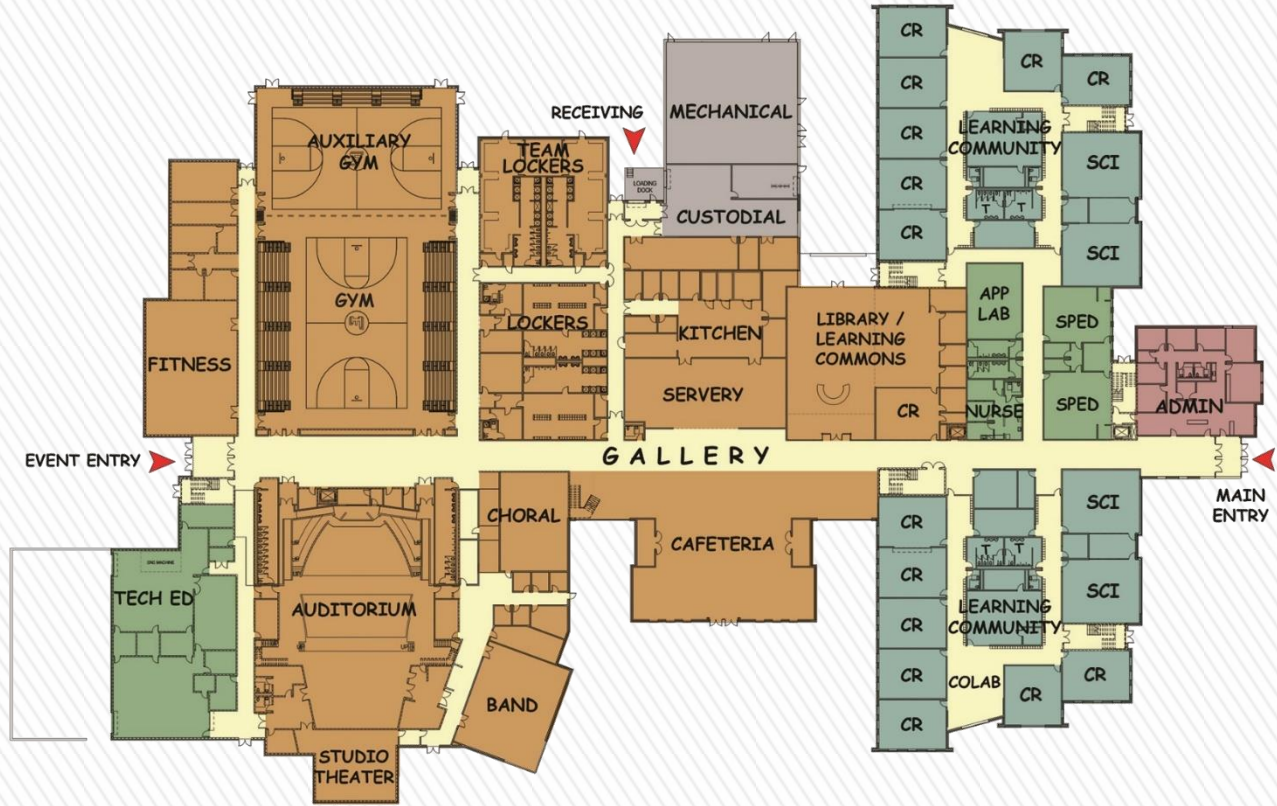
Presentation to Farmington Town Meeting

June 5, 2017

SITE PLAN

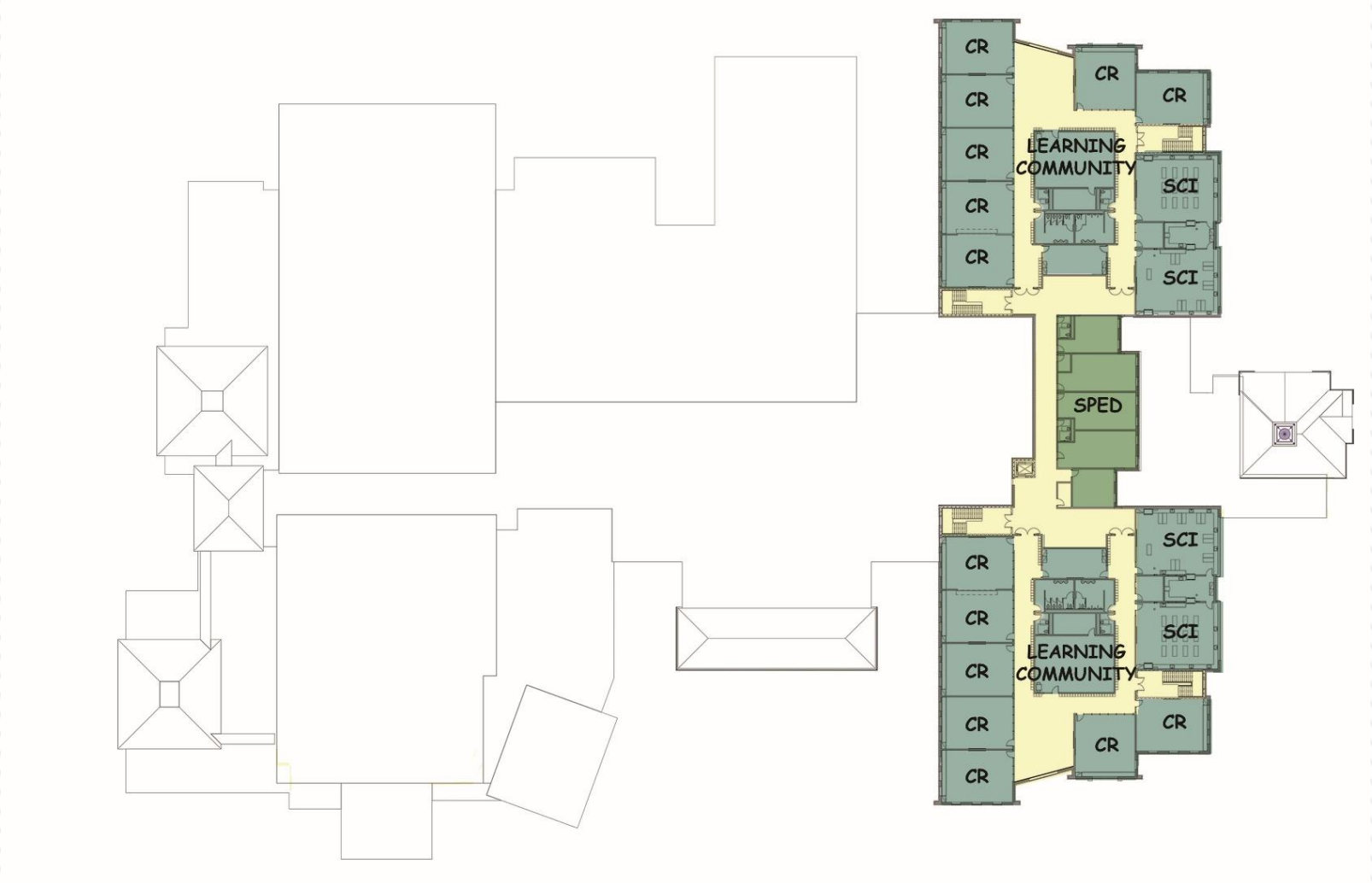


FHS MAIN LEVEL



FHS SECOND LEVEL





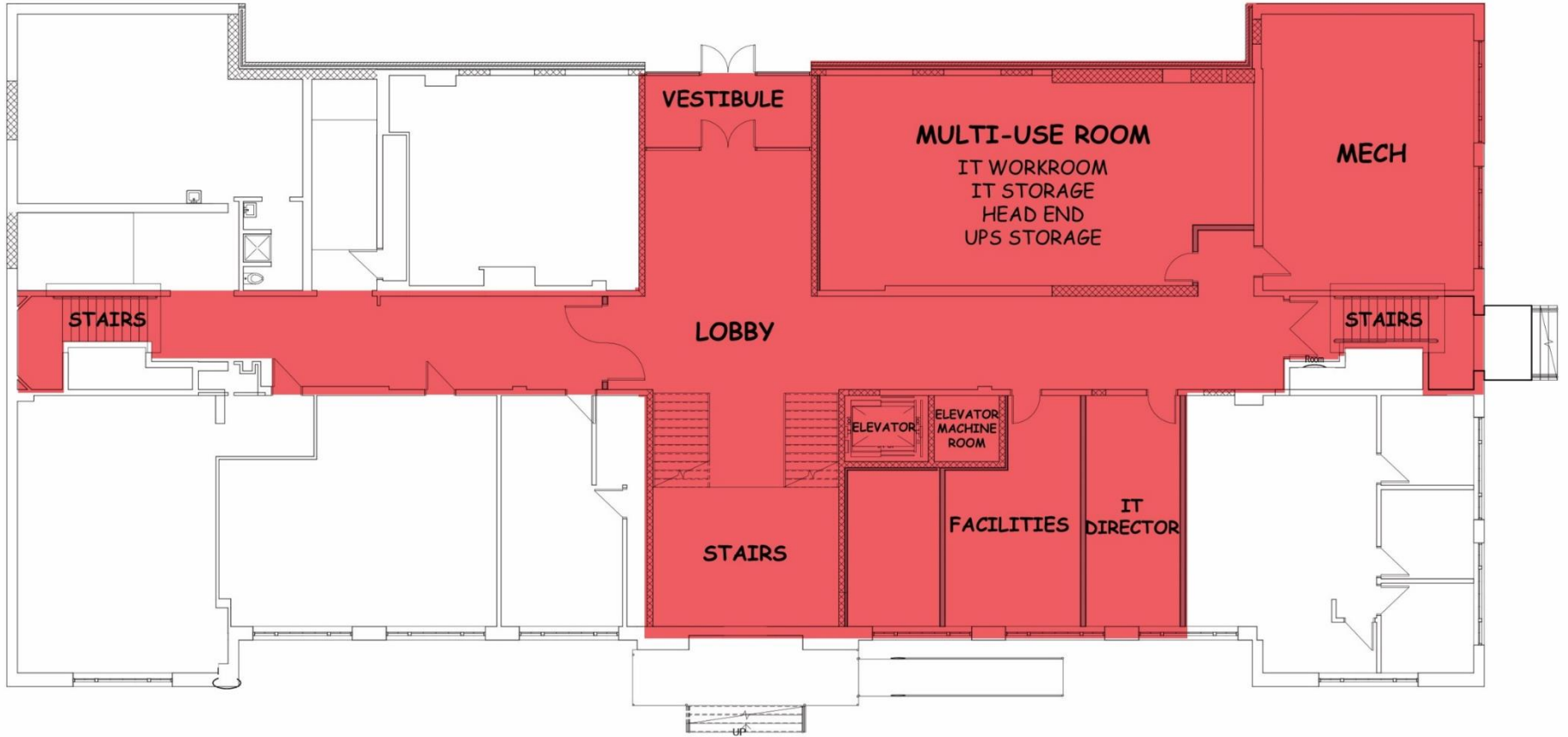
1928 BUILDING: BOARD OF ED

Scope of Work Included

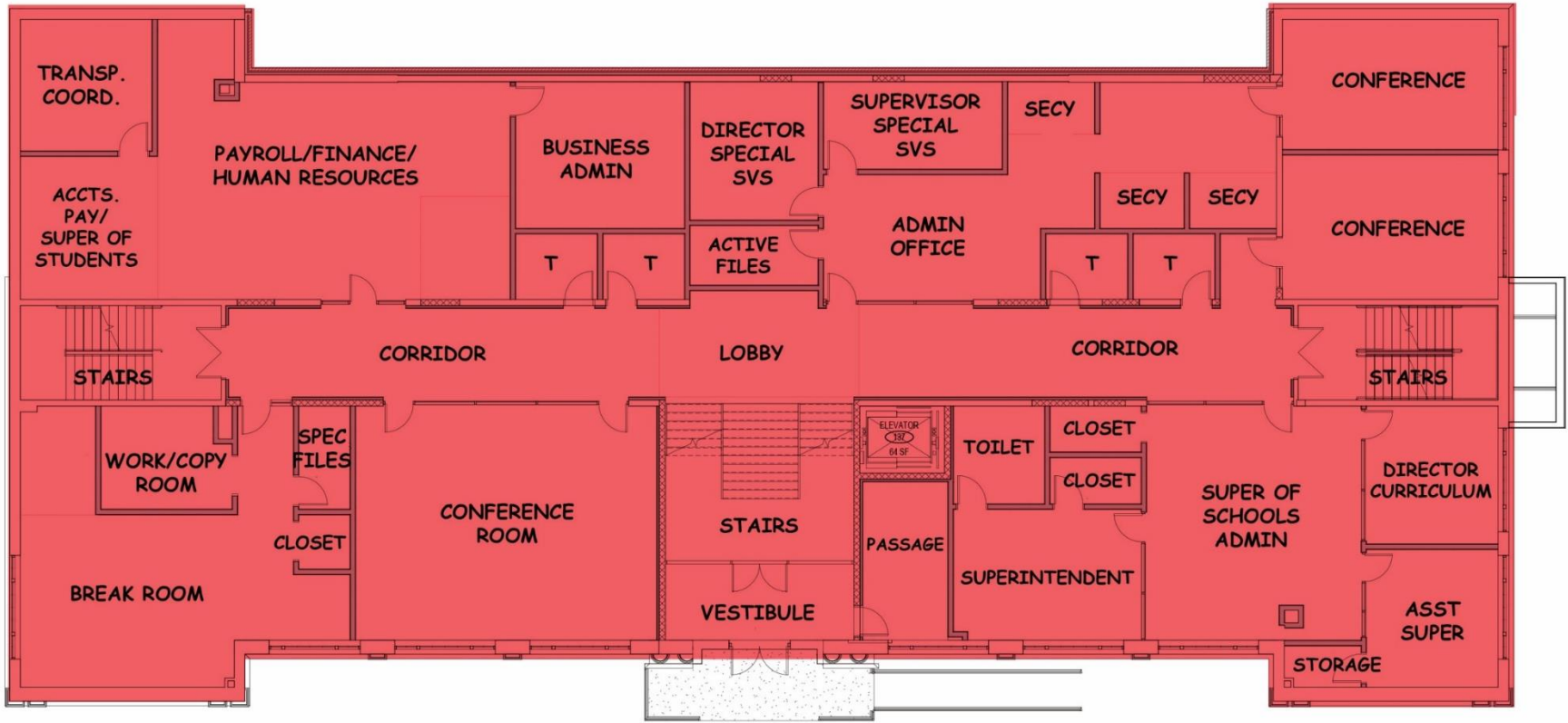
- Hazardous Material Abatement for entire Building
- New Windows Throughout
- New Heating, Cooling, and Ventilation Systems for the entire building
- New Exterior Walls (where attached to existing High School)
- New Finishes throughout the BOE space
- Non BOE Spaces-heated as is current condition
- New Elevator & Stair Upgrades
- Sprinkler System of entire Building
- Misc. Masonry Patching
- Misc. Cupola Repairs

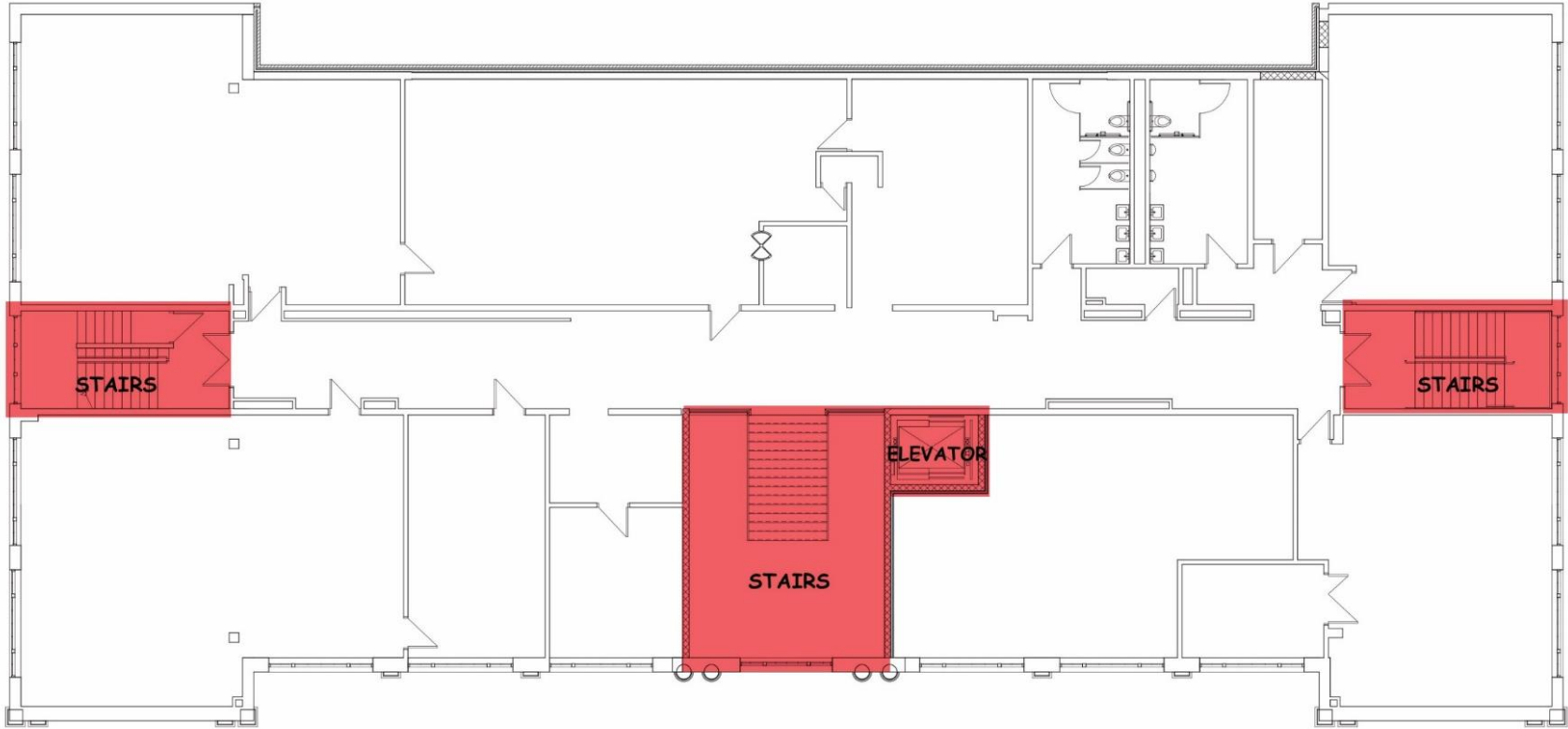


BOE FIRST LEVEL



BOE SECOND LEVEL





VIDEO LOOP

PROJECT SCHEDULE

- Design: July, 2017-August, 2018
- Bidding: September, 2018- October, 2018
- Construction (Phased): November, 2018-June, 2022
 - **Phase 1**: New Academic Wing: November, 2018-August, 2020
 - Occupy September, 2020
 - **Phase 2**: New Gyms, Locker Rooms, Kitchen: September, 2020-August, 2021
 - Occupy September, 2021
 - **Phase 3**: Auditorium, Student Dining, 1928 Building: September, 2021-August, 2022
 - Occupy September, 2022
- Note: Abatement and Demolition to occur over Summer months (June-August) 2019, 2020, 2021

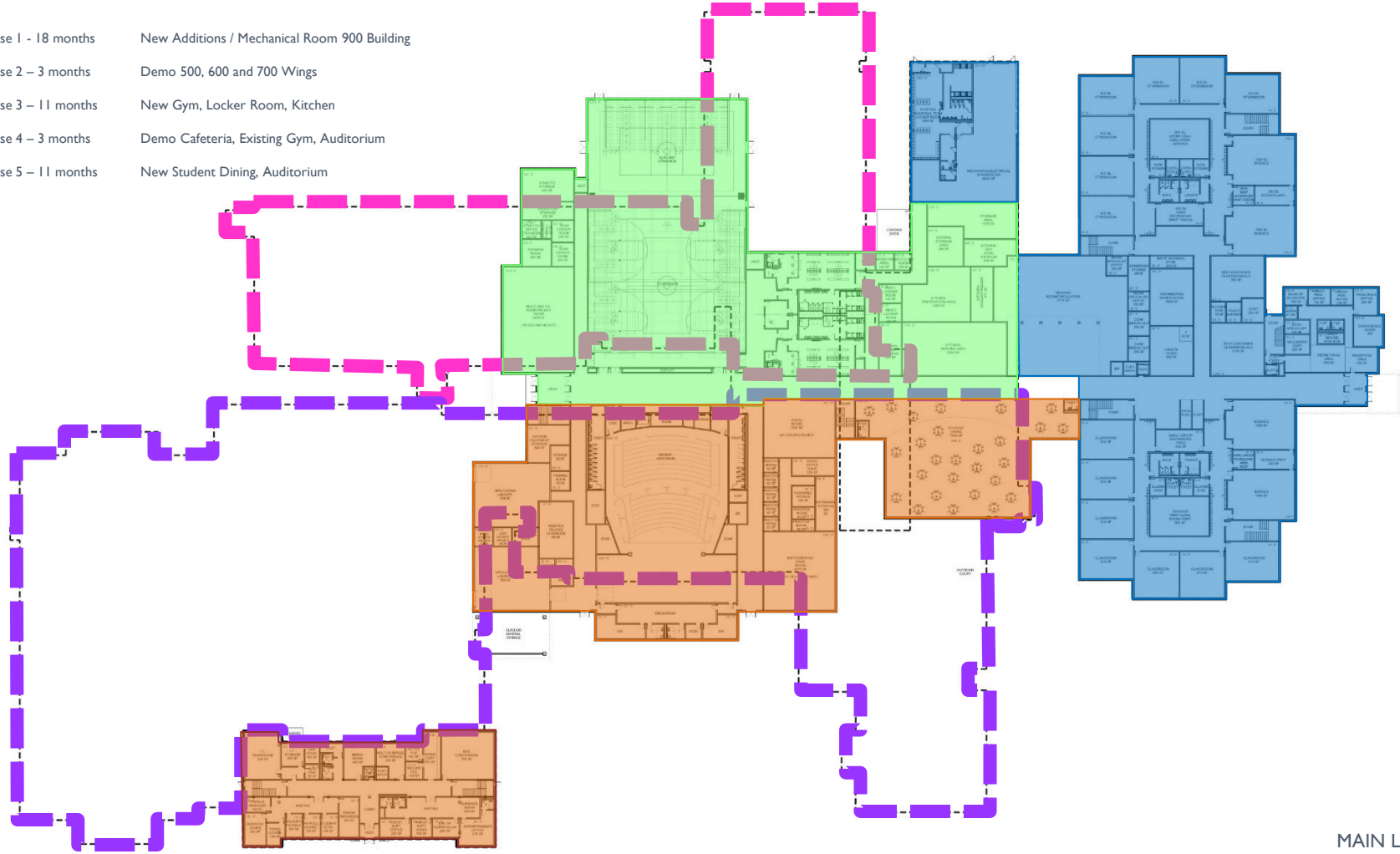
CONSTRUCTION PHASING



OVERALL DURATION – 46-48 MONTHS

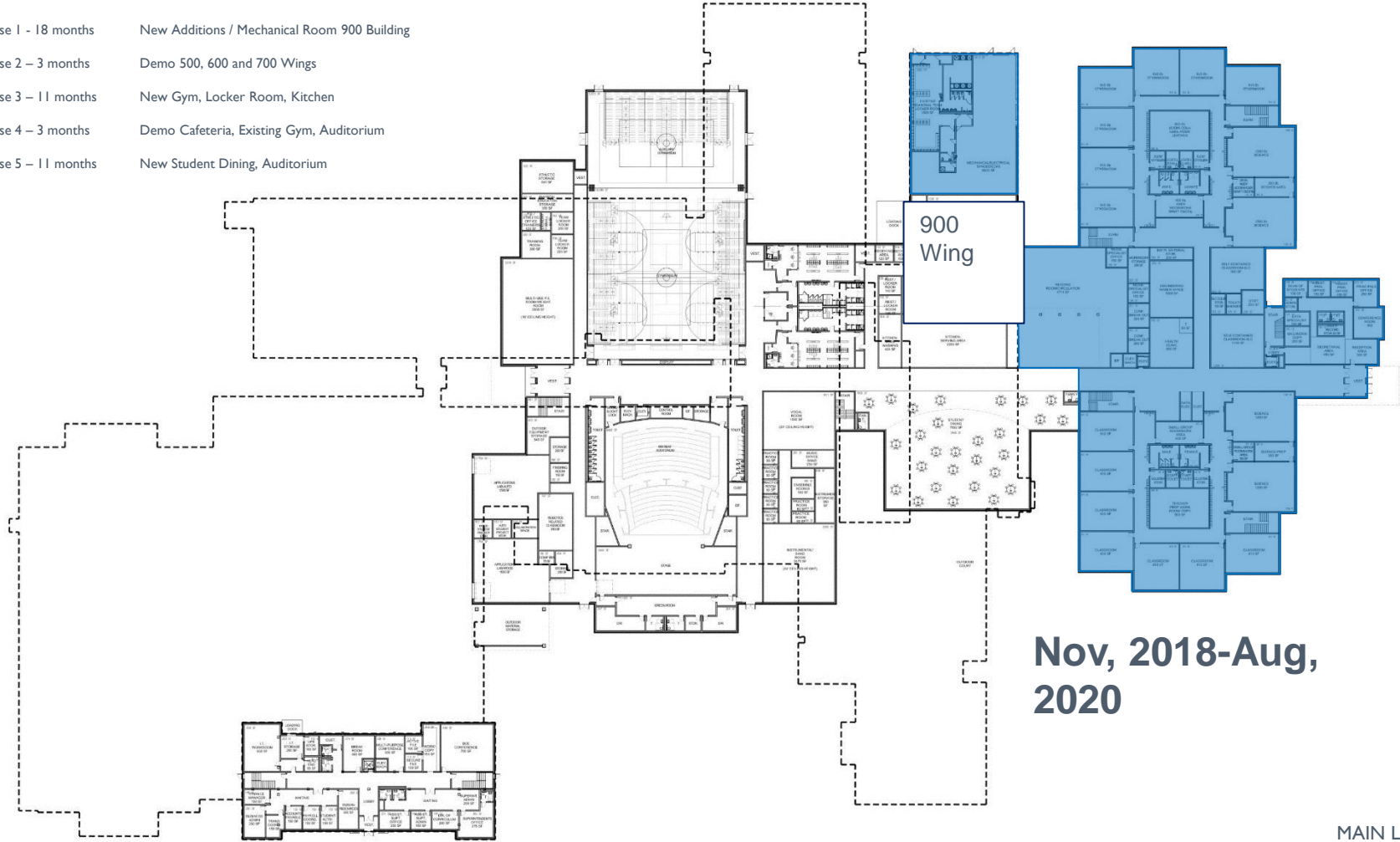
Farmington High School

- Phase 1 - 18 months New Additions / Mechanical Room 900 Building
- Phase 2 - 3 months Demo 500, 600 and 700 Wings
- Phase 3 - 11 months New Gym, Locker Room, Kitchen
- Phase 4 - 3 months Demo Cafeteria, Existing Gym, Auditorium
- Phase 5 - 11 months New Student Dining, Auditorium



MAIN LEVEL

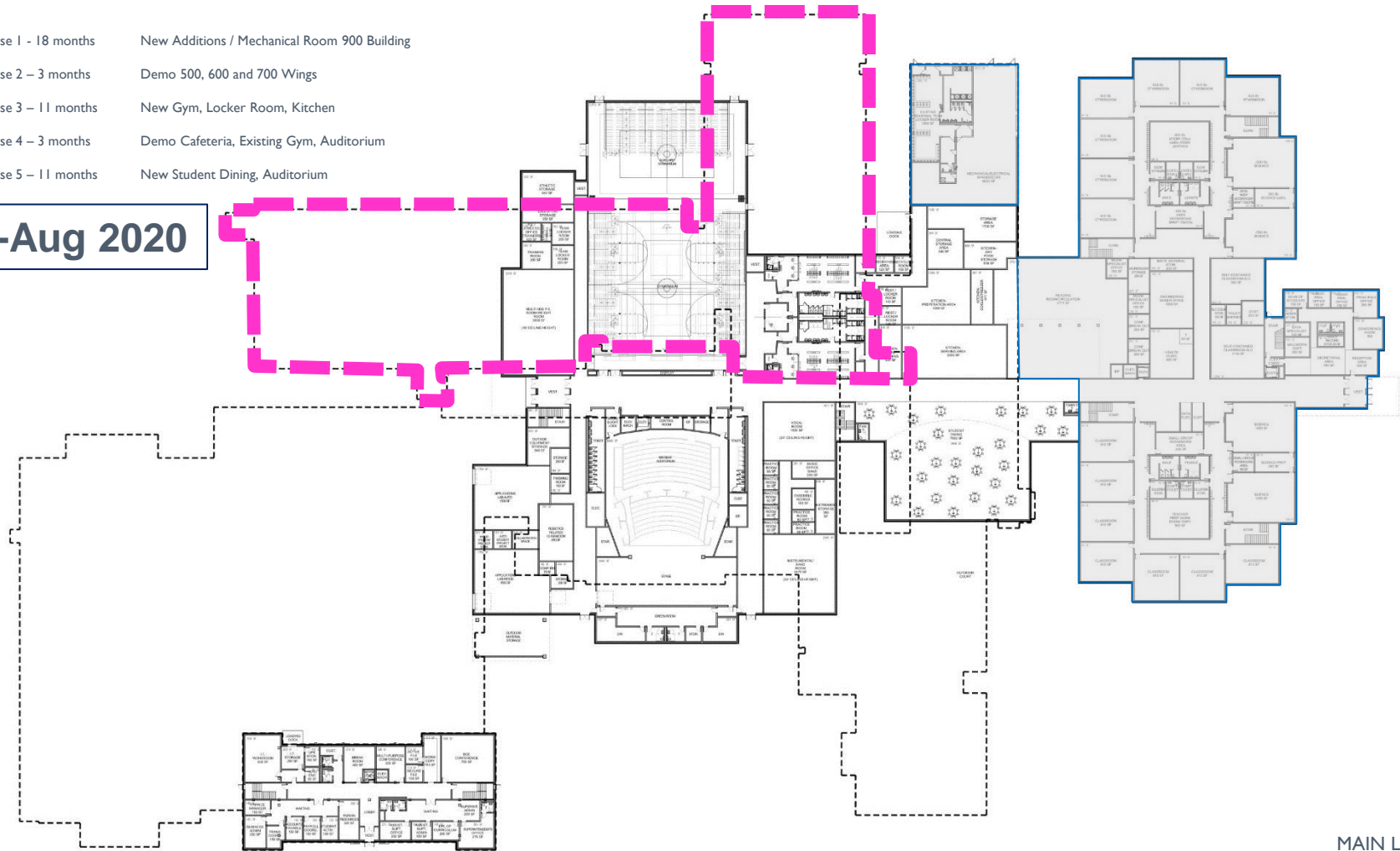
- Phase 1 - 18 months New Additions / Mechanical Room 900 Building
- Phase 2 – 3 months Demo 500, 600 and 700 Wings
- Phase 3 – 11 months New Gym, Locker Room, Kitchen
- Phase 4 – 3 months Demo Cafeteria, Existing Gym, Auditorium
- Phase 5 – 11 months New Student Dining, Auditorium



**Nov, 2018-Aug,
2020**

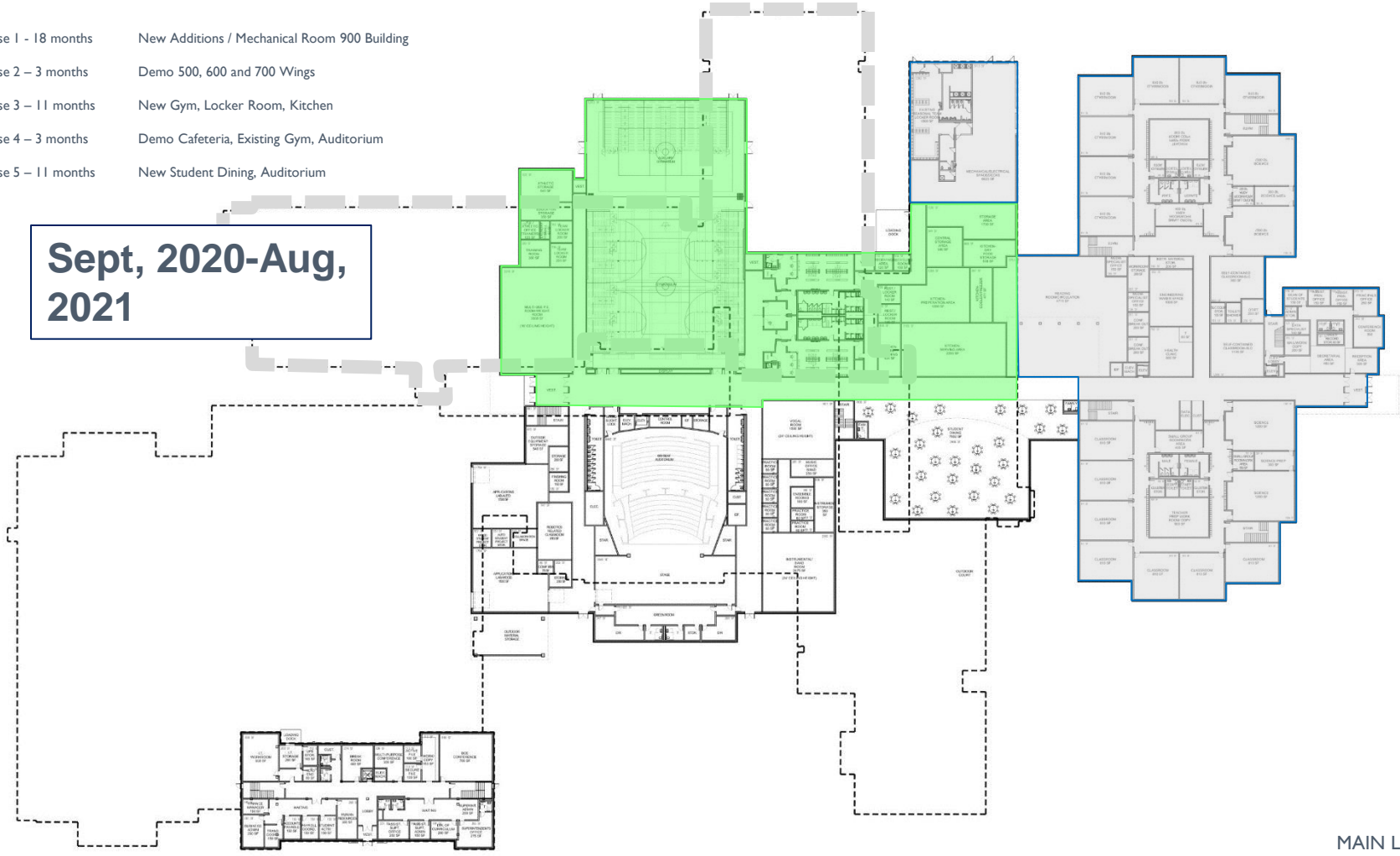
- Phase 1 - 18 months New Additions / Mechanical Room 900 Building
- Phase 2 - 3 months Demo 500, 600 and 700 Wings
- Phase 3 - 11 months New Gym, Locker Room, Kitchen
- Phase 4 - 3 months Demo Cafeteria, Existing Gym, Auditorium
- Phase 5 - 11 months New Student Dining, Auditorium

June-Aug 2020



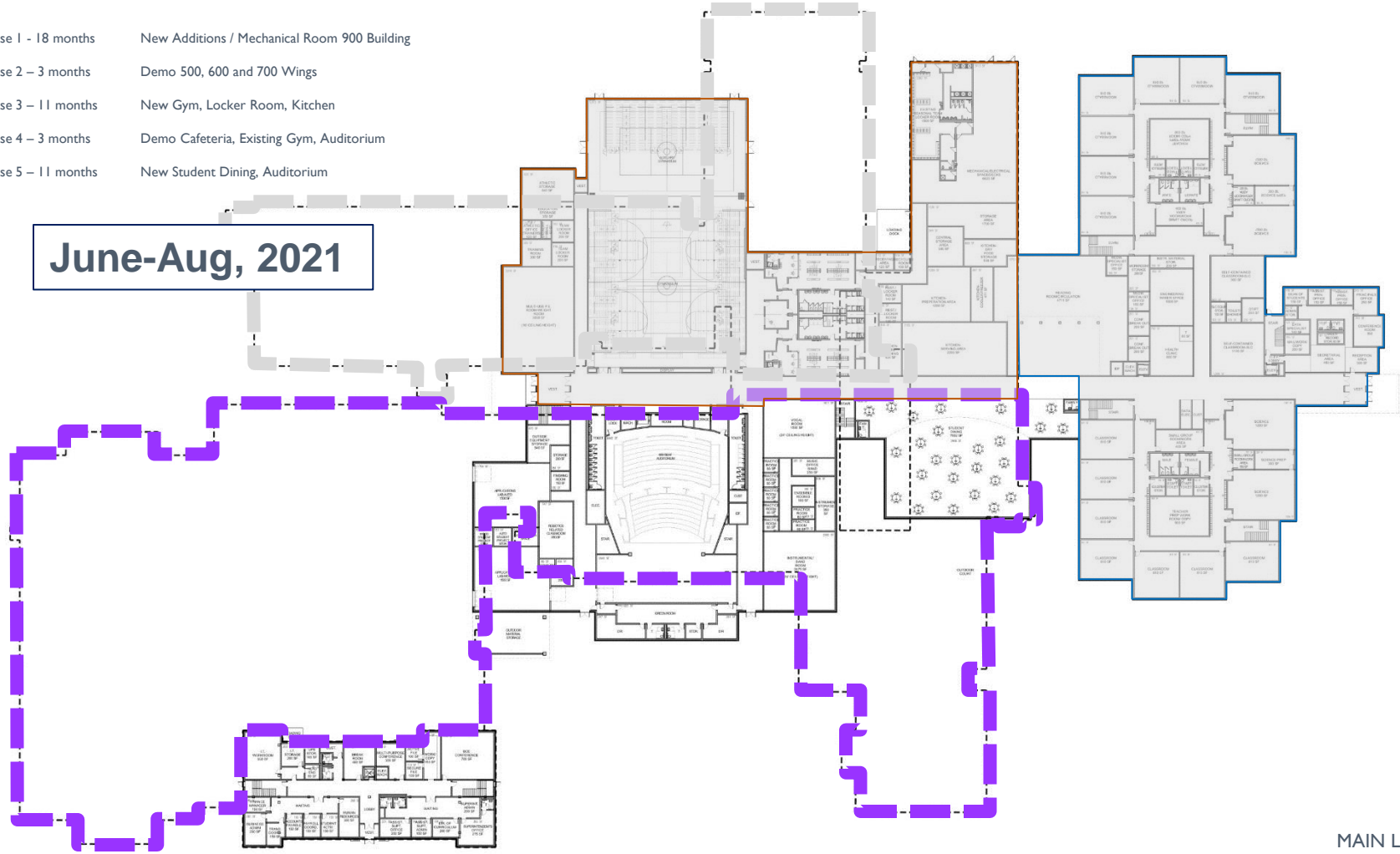
- Phase 1 - 18 months New Additions / Mechanical Room 900 Building
- Phase 2 - 3 months Demo 500, 600 and 700 Wings
- Phase 3 - 11 months New Gym, Locker Room, Kitchen
- Phase 4 - 3 months Demo Cafeteria, Existing Gym, Auditorium
- Phase 5 - 11 months New Student Dining, Auditorium

Sept, 2020-Aug, 2021

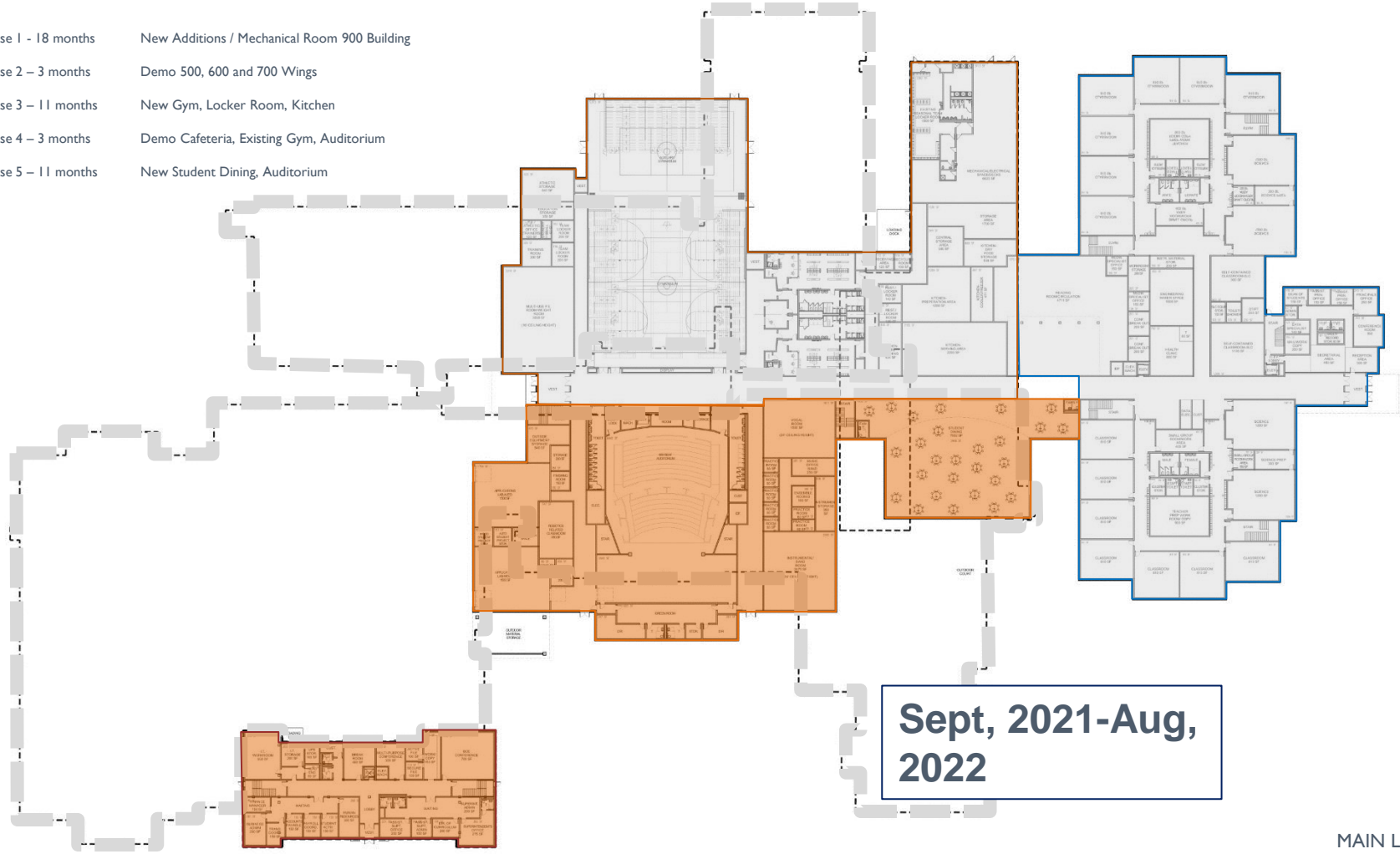


- Phase 1 - 18 months New Additions / Mechanical Room 900 Building
- Phase 2 - 3 months Demo 500, 600 and 700 Wings
- Phase 3 - 11 months New Gym, Locker Room, Kitchen
- Phase 4 - 3 months Demo Cafeteria, Existing Gym, Auditorium
- Phase 5 - 11 months New Student Dining, Auditorium

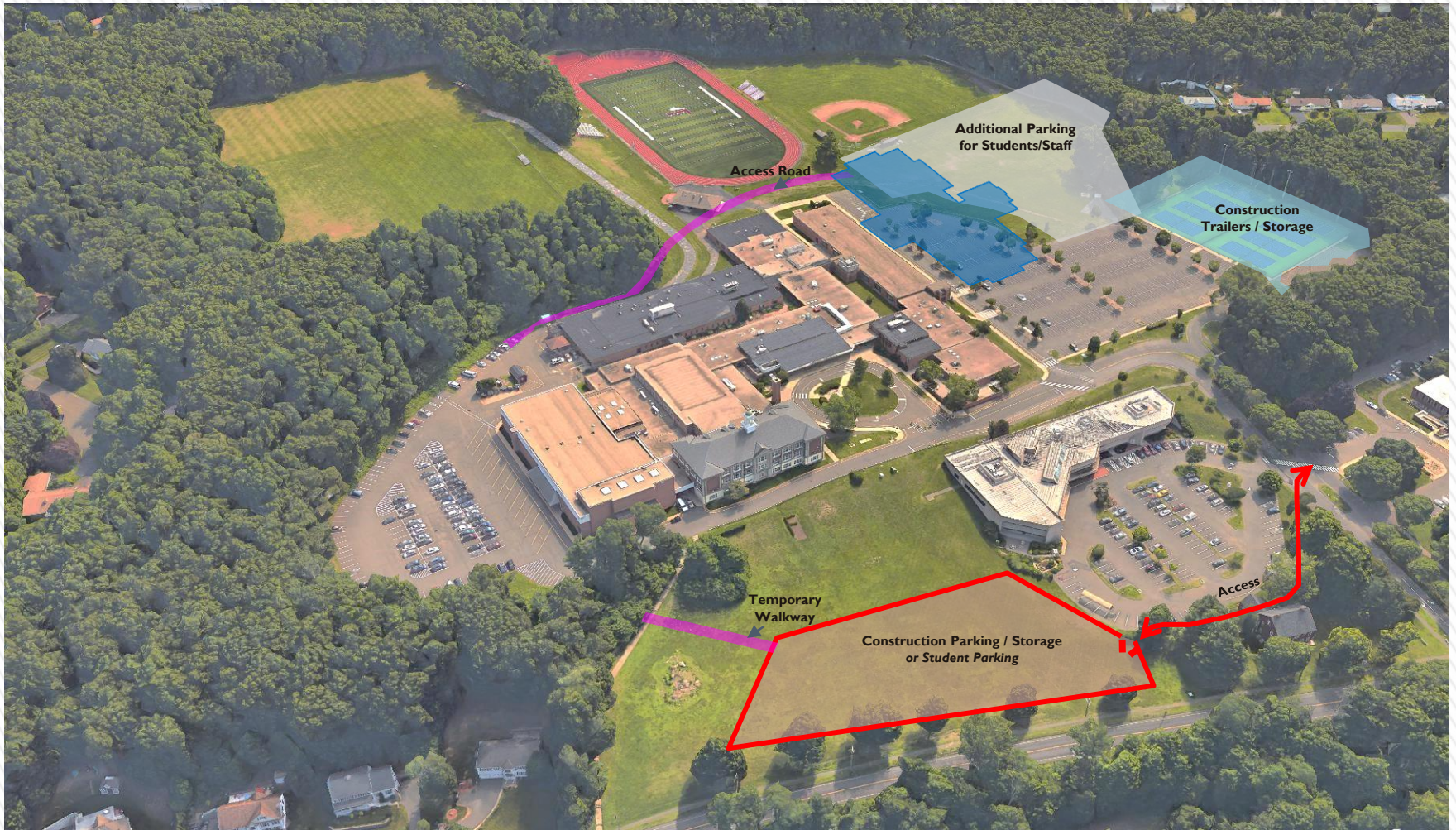
June-Aug, 2021



- Phase 1 - 18 months New Additions / Mechanical Room 900 Building
- Phase 2 - 3 months Demo 500, 600 and 700 Wings
- Phase 3 - 11 months New Gym, Locker Room, Kitchen
- Phase 4 - 3 months Demo Cafeteria, Existing Gym, Auditorium
- Phase 5 - 11 months New Student Dining, Auditorium



CONSTRUCTION LOGISTICS



STATE OF CONNECTICUT GRANT PROCESS

- » **Deadline for Grant Application: June 30, 2017**
 - > *Two Separate Applications (High School & BOE)*
 - > *Approval Date: May-June, 2018*
- » **Requirements for Grant Application:**
 - > *Completed OSCG&R 049 & 053*
 - > *Board of Education Approved Educational Specifications*
 - > *Enrollment Projections*
 - > *Total Project Costs (Hard and Soft)*
 - > *Town Council Resolutions*
 - + *Authorize the BOE to apply to the Commissioner of Education to accept or reject a grant for the project*
 - + *Authorize the preparation of schematic design and outline spec's*
 - + *Establishment of a Building Committee*
 - > *Documentation of locally authorized funding (certified referendum language and vote count)*
- » **State Grant Reimbursement Process**
 - > *19.29% of eligible High School costs to be reimbursed*
 - + *Typically 5% of any budget, for new construction, is considered "not eligible"*
 - *Typical Items not eligible*
 - » *Loose Equipment*
 - » *Off campus improvements*
 - > *14.64% of eligible Board of Education Space costs to be reimbursed (half of 29.29% rate)*



Farmington High School Building Project Financial Implications

Town Meeting
June 5, 2017



PROJECT COSTS

FACTORS BEHIND SD BUDGET DEVELOPMENT

- » Size of the Building
 - > Size dictated by
 - + Number of Students
 - + Educational Specifications
- » Quality of Building
 - > Farmington Style of Building
 - > Brick versus Block versus other Materials
 - > Sustainability Measures
- » Condition of Site and Existing Buildings
 - > Hazardous Materials
- » Project Schedule
 - > Phasing
 - > Escalation

PROJECT COSTS

WHAT MAKES UP A BUDGET

» Construction Costs

- > Building
- > Site
- > Construction Manager Costs (Fees, General Conditions, CM Contingency)

» Furniture, Fixtures & Equipment

- > Loose Furniture for Students and Staff
- > Technology Equipment

» Fees & Expenses

- > Consultants
- > Moving

» Escalation

» Project Contingency

FHS Building Project Budget

Site Development	\$13,208,000.00
Building Construction	\$95,590,100.00
Project Contingency	\$6,131,800.00
1928 Building	\$6,970,000.00
Total Construction Cost	\$121,899,900.00
Educational Technology	\$1,800,000.00
Fixtures, Furnishings & Equipment	\$2,275,000.00
Professional Services Costs	\$8,500,800.00
Bonding	\$200,000.00
Special Inspections, Testing, Utility Charges, Misc. Expenses	\$961,200.00
Total Project Cost	\$135,636,900.00

Bond Schedule

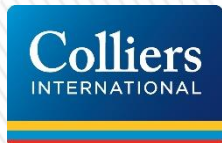
\$109,865,889 Net Cost

PROJECT: High School Project
SALE DATE: October 2017
RATE: 3.25%
TERM: 20 YRS
TOTAL PROJECT COST: \$ 135,636,900
ESTIMATED GRANTS: \$ 25,771,011
NET COST: \$ 109,865,889

TAX
IMPACT ASSESSED
(IN MILLS) \$ 232,074 *

FISCAL				TAX	
<u>YEAR</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>(IN MILLS)</u>	<u>\$ 232,074 *</u>
017/201	\$ -	\$ 1,785,321	\$ 1,785,321	0.50	115.68
018/201	\$ 5,500,000	3,570,641	9,070,641	2.51	582.74
019/202	\$ 5,500,000	3,391,891	8,891,891	2.44	566.38
020/202	\$ 5,500,000	3,213,141	8,713,141	2.37	550.26
021/202	\$ 5,500,000	3,034,391	8,534,391	2.30	534.38
022/202	\$ 5,500,000	2,855,641	8,355,641	2.24	518.73
023/202	\$ 5,500,000	2,676,891	8,176,891	2.17	503.30
024/202	\$ 5,500,000	2,498,141	7,998,141	2.10	488.10
025/202	\$ 5,500,000	2,319,391	7,819,391	2.04	473.12
026/202	\$ 5,500,000	2,140,641	7,640,641	1.98	458.37
027/202	\$ 5,500,000	1,961,891	7,461,891	1.91	443.82
028/202	\$ 5,500,000	1,783,141	7,283,141	1.85	429.50
029/203	\$ 5,500,000	1,604,391	7,104,391	1.79	415.39
030/203	\$ 5,500,000	1,425,641	6,925,641	1.73	401.48
031/203	\$ 5,500,000	1,246,891	6,746,891	1.67	387.78
032/203	\$ 5,500,000	1,068,141	6,568,141	1.61	374.29
033/203	\$ 5,500,000	889,391	6,389,391	1.56	361.00
034/203	\$ 5,500,000	710,641	6,210,641	1.50	347.91
035/203	\$ 5,455,000	531,891	5,986,891	1.43	332.52
036/203	\$ 5,455,000	354,604	5,809,604	1.38	319.92
037/203	\$ 5,455,000	177,316	5,632,316	1.33	307.51
TOTAL	\$ 109,865,000	\$ 39,240,036	\$ 149,105,036		\$ 8,912

* Average Residential
 Assessment based on 2012
 revaluation



Bond Schedule

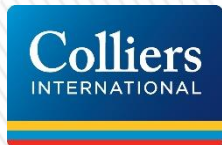
\$135,636,900 Net Cost

PROJECT: High School Project
SALE DATE: October 2017
RATE: 3.25%
TERM: 20 YRS
TOTAL PROJECT COST: \$ 135,636,900
ESTIMATED GRANTS: \$ -
NET COST: \$ 135,636,900

TAX
IMPACT **ASSESSED V%**
(IN MILLS) **\$ 232.074***

FISCAL				TAX	ASSESSED V%
YEAR	PRINCIPAL	INTEREST	TOTAL	(IN MILLS)	\$ 232.074*
2017/2018	\$ -	\$ 2,204,100	\$ 2,204,100	0.62	142.82
2018/2019	\$ 6,800,000	4,408,199	11,208,199	3.10	720.06
2019/2020	\$ 6,800,000	4,187,199	10,987,199	3.02	699.84
2020/2021	\$ 6,800,000	3,966,199	10,766,199	2.93	679.92
2021/2022	\$ 6,800,000	3,745,199	10,545,199	2.85	660.28
2022/2023	\$ 6,800,000	3,524,199	10,324,199	2.76	640.93
2023/2024	\$ 6,800,000	3,303,199	10,103,199	2.68	621.87
2024/2025	\$ 6,800,000	3,082,199	9,882,199	2.60	603.08
2025/2026	\$ 6,800,000	2,861,199	9,661,199	2.52	584.56
2026/2027	\$ 6,800,000	2,640,199	9,440,199	2.44	566.32
2027/2028	\$ 6,800,000	2,419,199	9,219,199	2.36	548.35
2028/2029	\$ 6,800,000	2,198,199	8,998,199	2.29	530.64
2029/2030	\$ 6,800,000	1,977,199	8,777,199	2.21	513.19
2030/2031	\$ 6,800,000	1,756,199	8,556,199	2.14	496.01
2031/2032	\$ 6,750,000	1,535,199	8,285,199	2.05	476.20
2032/2033	\$ 6,750,000	1,315,824	8,065,824	1.98	459.64
2033/2034	\$ 6,750,000	1,096,449	7,846,449	1.91	443.32
2034/2035	\$ 6,750,000	877,074	7,627,074	1.84	427.26
2035/2036	\$ 6,750,000	657,699	7,407,699	1.77	411.43
2036/2037	\$ 6,750,000	438,324	7,188,324	1.71	395.84
2037/2038	\$ 6,750,000	218,949	6,968,949	1.64	380.49
TOTAL	\$ 135,650,000	\$ 48,412,210	\$ 184,062,210		\$ 11,002

* Average Residential Assessment based on 2012 revaluation



Debt Service

» Town of Farmington Debt Management Policy

Debt Service Levels- The Town shall adhere to a debt management strategy that achieves the goal of limiting annual general fund debt service to 10% of the total General Fund budget

» FHS Building Project Projected Debt Service

Fiscal Year	FY 19/20	FY 20/21	FY21/22	FY22/23	FY23/24	FY24/25
Debt Service as % of Budget	13.8%	13.9%	13.4%	11.5%	10.9%	10.4%

Tax and Budget Worksheet*

Projected Tax Impact of FHS Building Project

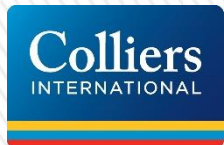
<u>Expenditures</u>	FY 17/18 Adopted Budget	Projected FY 18/19 Budget	% Change	Projected FY 19/20 Budget	% Change	Projected FY 20/21 Budget	% Change
Education	64,172,641	66,097,820	3.0%	68,080,755	3.0%	70,123,177	3.0%
Town	28,860,794	29,654,466	2.75%	30,469,964	2.75%	31,307,888	2.75%
Debt Service	7,315,700	8,895,458	Projected	15,064,915	Projected	15,623,681	Projected
Capital Improvements	2,398,000	2,676,145	Policy	2,907,295	Policy	2,999,051	Policy
<hr/>							
Tax & Mill Rate							
Tax Levy	\$95,553,433	\$100,131,187		\$109,329,226		\$112,860,095	
Mill Rate	26.68	27.80		30.19		30.99	
Mill Rate Change	0.90	1.13		2.39		0.80	
% Change	3.50%	4.22%		8.58%		2.65%	
Avg. Residential Assessment*	\$232,074	\$232,074		\$232,074		\$232,074	
Real Estate Taxes	\$6,191.54	\$6,452.76		\$7,006.64		\$7,192.35	
Dollar Increase	209.57	261.22		553.88		185.71	
Percent Increase	3.50%	4.22%		8.58%		2.65%	

Assumes:

0.56 Grand List growth each year

State funding remains at FY 2017/2018 level (\$7,901,702)

* Average Residential Assessment based on 2012 revaluation

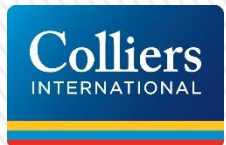


Projected Tax and Budget Increase

FY 2018/2019*

4.22% Tax Increase

Assessed Value	Market Value	FY 2018/2019 Mill Rate	FY 2018/2019 Real Estate Taxes	Approximate FY 2018/2019 Dollar Increase
\$232,074.00	\$331,534.29	27.80	\$6,451.66	\$260.11
\$300,000.00	\$428,571.43	27.80	\$8,340.00	\$336.24
\$400,000.00	\$571,428.57	27.80	\$11,120.00	\$448.32
\$500,000.00	\$714,285.71	27.80	\$13,900.00	\$560.40
\$600,000.00	\$857,142.86	27.80	\$16,680.00	\$672.48
\$700,000.00	\$1,000,000.00	27.80	\$19,460.00	\$784.56
\$800,000.00	\$1,142,857.14	27.80	\$22,240.00	\$896.64
\$900,000.00	\$1,285,714.29	27.80	\$25,020.00	\$1,008.72
\$1,000,000.00	\$1,428,571.43	27.80	\$27,800.00	\$1,120.80
\$1,500,000.00	\$2,142,857.14	27.80	\$41,700.00	\$1,681.20
\$2,000,000.00	\$2,857,142.86	27.80	\$55,600.00	\$2,241.60
\$2,500,000.00	\$3,571,428.57	27.80	\$69,500.00	\$2,802.00
\$3,000,000.00	\$4,285,714.29	27.80	\$83,400.00	\$3,362.40



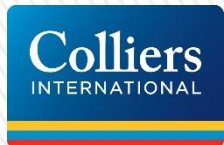
*Numbers may vary slightly due to rounding

Projected Tax and Budget Increase

FY 2019/2020*

8.58% Tax Increase

Assessed Value	Market Value	FY 2019/2020 Mill Rate	FY 2019/2020 Real Estate Taxes	Approximate FY 2019/2020 Dollar Increase
\$232,074.00	\$331,534.29	30.19	\$7,006.31	\$554.66
\$300,000.00	\$428,571.43	30.19	\$9,057.00	\$717.00
\$400,000.00	\$571,428.57	30.19	\$12,076.00	\$956.00
\$500,000.00	\$714,285.71	30.19	\$15,095.00	\$1,195.00
\$600,000.00	\$857,142.86	30.19	\$18,114.00	\$1,434.00
\$700,000.00	\$1,000,000.00	30.19	\$21,133.00	\$1,673.00
\$800,000.00	\$1,142,857.14	30.19	\$24,152.00	\$1,912.00
\$900,000.00	\$1,285,714.29	30.19	\$27,171.00	\$2,151.00
\$1,000,000.00	\$1,428,571.43	30.19	\$30,190.00	\$2,390.00
\$1,500,000.00	\$2,142,857.14	30.19	\$45,285.00	\$3,585.00
\$2,000,000.00	\$2,857,142.86	30.19	\$60,380.00	\$4,780.00
\$2,500,000.00	\$3,571,428.57	30.19	\$75,475.00	\$5,975.00
\$3,000,000.00	\$4,285,714.29	30.19	\$90,570.00	\$7,170.00



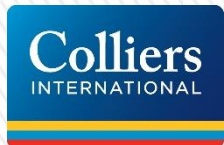
*Numbers may vary slightly due to rounding

Projected Tax and Budget Increase

FY 2020/2021*

2.65% Tax Increase

Assessed Value	Market Value	FY 2020/2021	FY 2020/2021 Real Estate Taxes	Approximate FY 2020/2021 Dollar Increase
\$232,074.00	\$331,534.29	30.99	\$7,191.97	\$185.66
\$300,000.00	\$428,571.43	30.99	\$9,297.00	\$240.00
\$400,000.00	\$571,428.57	30.99	\$12,396.00	\$320.00
\$500,000.00	\$714,285.71	30.99	\$15,495.00	\$400.00
\$600,000.00	\$857,142.86	30.99	\$18,594.00	\$480.00
\$700,000.00	\$1,000,000.00	30.99	\$21,693.00	\$560.00
\$800,000.00	\$1,142,857.14	30.99	\$24,792.00	\$640.00
\$900,000.00	\$1,285,714.29	30.99	\$27,891.00	\$720.00
\$1,000,000.00	\$1,428,571.43	30.99	\$30,990.00	\$800.00
\$1,500,000.00	\$2,142,857.14	30.99	\$46,485.00	\$1,200.00
\$2,000,000.00	\$2,857,142.86	30.99	\$61,980.00	\$1,600.00
\$2,500,000.00	\$3,571,428.57	30.99	\$77,475.00	\$2,000.00
\$3,000,000.00	\$4,285,714.29	30.99	\$92,970.00	\$2,400.00



*Numbers may vary slightly due to rounding

Tax Impact Calculator

Assessed Value of Home x Tax Impact (in mills) /1000 = Your Tax Impact

You can find your assessed home value at www.farmington-ct.org by clicking on the “Assessor Property Search” button on the home page. Please note that numbers may vary slightly from the previous tables due to rounding.

QUESTIONS?



TOWN OF FARMINGTON, CT

FARMINGTON HIGH SCHOOL PROJECT

TOWN MEETING- JUNE 5, 2017

