

Agenda
Farmington High School Building Committee
Communications Subcommittee
Farmington High School Library/ZOOM Webinar
January 4, 2023
4:00 P.M.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81707730051>

Telephone Call in Information:

Dial: +1 312 626 6799

Webinar ID: 817 0773 0051

- A. Call to Order.
- B. Minutes.
 - 1) To approve the attached minutes from the October 26, 2022 meeting.
- C. FHSBC Website Updates.
- D. To discuss the upcoming FHS Building Committee timeline and next steps.
- E. Other Business.
- F. Adjournment.

cc: Maureen Frink, Town Clerk

Minutes
Farmington High School Building Committee
Communications Subcommittee
Farmington High School Library/ZOOM Webinar
October 26, 2022
4:00 P.M.

Attendees:

Nelson Reis
Wendy Ku
Samantha D'Agostino
Meg Guerrera
Kat Krajewski
Beth Kintner
Ira Yellen
Scott Hurwitz
Russ Crist
Devon Aldave

A. Call to Order.

The meeting was called to order at 4:08 P.M.

B. Minutes.

1) To approve the attached minutes from the September 14, 2022 meeting.

Upon a motion made and seconded (Ku/Guerrera) it was unanimously VOTED: to approve the minutes from the September 14, 2022 meeting.

C. FHSBC Website Updates.

Kat Krajewski stated that the website will be updated with content from the Newsletter once it is finalized.

D. To review and discuss newsletter content (will be provided at meeting).

Kat Krajewski reviewed a draft Q+A with the subcommittee. This document is recorded with these minutes as Attachment A.

The subcommittee made suggestions for additional questions and edits to answers.

E. To discuss the upcoming FHS Building Committee timeline and next steps.

The subcommittee aims to get the newsletter finalized and to the printer next week. There will be a Community Meeting on Wednesday, November 9th at 6:00 p.m. in the FHS Auditorium.

There will be a Town Meeting on the referendum on November 28th, also in the FHS Auditorium. The referendum will be held on December 8th.

F. Other Business.

None.

G. Adjournment.

Upon a motion made and seconded (Ku/Guerrera) it was unanimously VOTED: to adjourn at 5:28 P.M.

Respectfully Submitted,

Devon Aldave
Clerk of the Committee

Why do we need another referendum?

Currently the Town is authorized to spend \$135.6M, which is the amount that was approved at referendum on June 3, 2021. The bids for the construction of the project came in 5% higher than budgeted. In today’s economy, with price escalation and supply chain issues, it is not unexpected that the bids exceeded the budgeted amount for this project. The budget overage in construction costs, brings the total project cost over the authorized amount. Another referendum is the procedural mechanism to increase the authorized amount.

Many projects throughout the state are coming in 8-10% over budget, and the FHS Building Committee worked diligently over the past year to try to prevent a negative budget variance. Three times during the design process, updated cost estimates based on current market conditions were received and the FHS Building Committee had to make cuts to maintain the project budget. **Through this process, \$9.4M was cut from the project before the invitation to bid was released**, and add alternates were identified to add back to the project if bidding prices were favorable.

The alternates that were identified were not accessory, they were part of the original project scope approved at referendum. The committee was forced to remove these items from the project scope due to the market value of construction supplies and labor in order to meet the budgeted amount.

How much money are you requesting at referendum?

The \$9.7M recommended by the FHS Building Committee is comprised of the following:

Base Bid Amount Over Budget	\$5,931,967.00
Tennis Courts	\$1,163,449.00
Add Alternates	\$2,588,607.00
TOTAL	\$9,684,023.00

The Tennis Courts and Alternates were reluctantly removed from the project scope during the Value Engineering process and identified as alternates with the hopes that they would be included if bidding was favorable.

Adding these items back into the project restores the project back to the scope of what was approved at the first referendum in 2021, while utilizing the additional reimbursement granted by the state.

What about the additional reimbursement the Town received from the State of Connecticut?

At the last legislative session, the Town's reimbursement rate was changed from 18.93% for new construction and 28.93% for renovation to 30% for the entire project. This increase results in an additional \$14.7M of the project cost being offset by the State of Connecticut. The only way for the project to utilize this additional \$14.7M to address overages due to cost escalation is to hold another referendum to increase our authorized appropriation.

With the additional \$14.7M from the state of Connecticut, the net municipal cost (the amount the Town will bond) to the Farmington taxpayers will be less than what was anticipated at the June 2021 referendum. In June 2021, the net municipal cost was anticipated to be \$109.3M. With an additional appropriation of \$9.7M the net municipal rate will be \$104.3M.

How does the \$9.7M impact my taxes?

For the June 2021 referendum, the project tax impact for the FHS Building Project to the average taxpayer (assessment of \$226,777) was projected to be \$466 in total over five years.

Because the Town received the additional \$14.7M from the State of Connecticut, the requested appropriation of \$9.7M is offset by those state dollars. The tax impact for the average taxpayer increases to \$491 in total over five years, which is driven primarily by the increased interest costs on the assumed debt service for the high school project.

Anticipated Timeline:

- November 9, 2022- Community Meeting
- November 15, 2022- Town Council Meeting to send Bonding Resolution to Town Meeting/Referendum
- November 28, 2022- Proposed Town Meeting
- December 8, 2022-Proposed Referendum