

Minutes are considered "DRAFT" until approved at next meeting

Minutes  
Farmington High School Building Committee  
Wednesday, May 3, 2017

**Present:**

William Wadsworth  
Hilary Donald  
Johnny Carrier  
Jean Baron  
Dan Kleinman  
Justin Bernier  
Mecheal Hamilton

Kathy Eagen, Town Manager  
Kathy Greider, Superintendent  
Bill Silva, High School Principal  
Tim Harris, Director of School Facilities  
Vincent LaFontan, School Business Manager  
Russ Arnold, Director of Public Works  
Meredith Trimble, Town Council Liaison  
Kathryn Howroyd, Clerk of the Committee  
Marc Sklenka, Colliers International  
Chuck Boos, Kaestle Boos Associates  
Paul Dominov, Kaestle Boos Associates  
Enrico Chiarillo, Kaestle Boos Associates  
Firdos Khericha, Kaestle Boos Associates  
Ken Biega, O&G Industries, Inc.  
Bruce Gelbar, O&G Industries, Inc.

**A. Call to Order.**

The chair called the meeting to order at 4:30 p.m.

**B. Public Comment.**

None.

**C. Minutes.**

1) **To approve the attached April 5, 2017 minutes.**

Chairman Wadsworth informed the committee that the April 5, 2017 minutes are still in draft form. No action.

**D. Various Communications and Written Appeals.**

The committee received comments and opinions via email and through the project website. This correspondence and all correspondence received after agenda packets were distributed are recorded with these minutes as Agenda Item D.

**E. To approve the attached invoice from Kaestle Boos Associates, Inc. in the amount of \$16,359.28.**

Upon a motion made and seconded (Kleinman/Baron) it was unanimously VOTED: to approve the invoice from Kaestle Boos Associates, Inc. in the amount of \$16,359.28.

Minutes are considered "DRAFT" until approved at next meeting

**F. To approve the attached invoice from Colliers International in the amount of \$7,814.00.**

Upon a motion made and seconded (Baron/Carrier) it was unanimously VOTED: to approve the invoice from Colliers International in the amount of \$7,814.00.

**G. Reports/Updates.**

**1) Owner's Representative Report (Sklenka)**

Marc Sklenka, Colliers International, provided the committee with an Owner's Project Manager Report and reviewed the contents of the report. A copy of this report is recorded with these minutes as Agenda Item E-1.

**2) Architect Report (Dominov)**

No Report.

**3) Construction Manager Report (Biega)**

No Report.

**4) Financial Report (Eagen)**

Town Manager Kathy Eagen provided the committee with a financial update and reported that the expenses to date are \$145,536.36. A copy of the financial report is recorded with these minutes as Agenda Item E-4.

**H. To approve the schematic design package and cost estimate and refer the project to the Board of Education and Town Council for approval.**

Marc Sklenka, Paul Dominov and Ken Biega presented the schematic design budget to the committee. A copy of the presentation is recorded with these minutes as Agenda Item H-1.

Paul Dominov provided an overview of the plans (nothing has changed since the last meeting) and displayed the renderings created for community outreach.

Ken Biega reviewed the phasing plan in detail and distributed a site logistics plan for the committee to review. A copy of the site logistics plan is recorded with these minutes as Agenda Item H-2.

Marc Sklenka reminded the committee that the original range for Option D1 was \$125.5m- \$139.3m. The added square footage (collaboration space and team locker rooms), in addition to moving the Board of Education in the 1928 Building brought the total project budget up to approximately \$142m. Marc informed the committee that Town and School administration prioritized value engineering options to reduce the overall price, and reviewed the line items with the committee. He explained that "Tier 1" cuts do not compromise the delivery of education at Farmington High School. A copy of the value engineering options is recorded with these minutes as Agenda Item H-3.

Minutes are considered "DRAFT" until approved at next meeting

It was determined that parking lot modifications were another area where the project cost can be reduced, as the paving base and sub base were determined in response to a geotechnical report, and exceed Town standards. The islands in the parking lot will also cause issues for snow removal. These items will be presented to the Town Plan and Zoning Commission for consideration.

The committee had general discussion regarding the 1928 building. Dan Kleinman spoke to the importance of the 1928 building and believes in maintaining the building for future use. It was clarified that only part of the building will be renovated for Board of Education use, but the entire building will be abated, and the space remaining will be a clean building for potential future use.

Justin Bernier thanked the team for putting together the cost estimates. He believes this option is not the best public policy outcome and that the process has been rushed towards a referendum date, leaving many opportunities on the table. He believes the selected option is a "hybrid approach," building a new school on the site of the old building. He suggested tabling the plan and revisiting it in the future to create a "more efficient solution." Mr. Bernier submitted testimony for the record, a copy of his testimony is recorded with these minutes as Agenda Item H-4.

Jean Baron explained that the committee has done a lot of work looking at many options presented by the consultants. She reminded the committee that the process began much earlier, as the Board of Education provided reports and reviews of the facility beginning in 2013. She believes this is the least disruptive phasing option for the students, and supports the selected option. She believes it is time for us to do the right thing for Farmington High School and the Town.

Hilary Donald expressed that the site has been her biggest concern, as it is a difficult site to work with. She has been struggling with parking situation and the amount of playing fields and has not found a magical solution. She would like us to consider the site constraints moving forward.

Bill Wadsworth commented that the committee established the full team last fall. The architect was required, per contract, to submit 3 options for the committee for selection, but willingly went back to complete 4 more options after the committee re-addressed the options to reduce the size of the building. The process was previously delayed, as we were originally scheduled to bring the project to referendum with the Town budget on April 27, 2017. He appreciates the use of the 1928 building for the Board of Education.

Upon a motion made and seconded (Carrier/Baron) it was VOTED: to approve the concepts as presented with the following modifications:

Minutes are considered "DRAFT" until approved at next meeting

Leave the Board of Education in the 1928 building, Remove all of Tier 1 Value Engineering Recommendations, Remove the Value Engineering line item for Item I12, and remove the Parking Lot Modifications to set a total project budget at \$135.6m.

Adopted.

Voting yes were Wadsworth, Carrier, Baron, Kleinman, and Hamilton.

Voting no was Bernier.

Town Manager Kathy Eagen reviewed the tax impact at \$136m less estimated state reimbursement. A copy of the bond schedule is recorded with these minutes as Agenda Item H-5.

## **I. Other Business.**

Chairman Wadsworth informed the committee that there will be a presentation to the Town Plan and Zoning Commission on Monday, May 8, 2017.

Kat Howroyd reviewed upcoming events at Farmington Public Schools and informed the committee how the events are structured and the expectations. She reminded committee members to volunteer for upcoming events by emailing her their availability.

Kathy Eagen informed the committee that handouts will be available at the events. A newsletter that was recently approved by the communications subcommittee will be mailed to all residents. A handout on the phasing plan will also be created to distribute at future events.

Chairman Wadsworth informed the committee that we will not be scheduling another building committee until after the referendum. Kathy Eagen reviewed the upcoming schedule:

|                         |  |
|-------------------------|--|
| May 22, 2017<br>7:00 PM | Board of Education Meeting:<br>Approval of schematic drawings and project cost estimate  |
| May 23, 2017<br>7:00 PM | Town Council Meeting:<br>Approval of schematic drawings and project cost estimate<br>Set a Special Town meeting and referendum<br>Refer the project to the Town Plan and Zoning Commission for a report under C.G.S § 8-24 |
| June 5, 2017<br>7:00 PM | Expected Special Town Meeting  |
| June 8, 2017<br>6:00 PM | FHS Building Tour  |
| June 15, 2017           | Expected Town Referendum   |

Minutes are considered "DRAFT" until approved at next meeting

**J. Adjournment.**

Upon a motion made and seconded (Carrier/Baron) the meeting adjourned at 6:04 p.m.

Respectfully Submitted,

Kathryn Howroyd, Clerk of the Committee

DRAFT

**Kathryn Howroyd**

---

**From:** Kathy Eagen  
**Sent:** Monday, April 17, 2017 12:28 PM  
**To:** Kathryn Howroyd  
**Subject:** FW: New message via your website, from Jslearle@gmail.com

I found this in my junk email

Kathleen Eagen  
Town Manager  
Town of Farmington  
860-675-2350

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

**From:** no-reply@parastorage.com [mailto:no-reply@parastorage.com]  
**Sent:** Friday, April 14, 2017 5:34 PM  
**To:** greiderk@fpsct.org  
**Subject:** New message via your website, from Jslearle@gmail.com

\* You have a new message:  
\* Via: <https://www.fhsbuildingproject.org/>  
\* Message Details:  
\*

\* Name Jonathan Earle  
\* Subject FHS building  
\* Message Where will the kids go to school during demolition and rebuilding?  
\* Email [Jslearle@gmail.com](mailto:Jslearle@gmail.com)

\* Sent on: 14 April, 2017  
\* Thank you!

<<https://u2334223.ct.sendgrid.net/wf/open?upn=BhFGmBgi3TRTp00AzxR1fcomMMYt4KEmcb80DaSW59IOloghd08vORfSfnhw-2BnexwvilfeK-2Bu6J-2F-2FYraiivGmrWcx-2BIQwnalscK0Z-2Fzhc00vLfIMM60yVDqdXgoRYYr9iBa-2B9Hpsm3tM7WeP2NwEmHiZPdNCXuhYA25ZdQYPY3dGtsBr4hL7di8ez7Tsi6DpkLMR6-2B0hMB3i5H1QI-2FNZJbPRfdK7ZkE7Of3gEwISScs-3D>>

## Kathryn Howroyd

---

**From:** Kathy Eagen  
**Sent:** Thursday, April 13, 2017 10:19 AM  
**To:** Kathryn Howroyd; greiderk@fpsct.org  
**Subject:** FW: New message via your website, from devaux@comcast.net

Here's another one  
Thanks  
Kathy

Kathleen Eagen  
Town Manager  
Town of Farmington  
860-675-2350

**From:** no-reply@parastorage.com [mailto:no-reply@parastorage.com]  
**Sent:** Thursday, April 13, 2017 10:07 AM  
**To:** greiderk@fpsct.org  
**Subject:** New message via your website, from devaux@comcast.net

- **You have a new message:**
- Via: <https://www.fhsbuildingproject.org/>
- **Message Details:**
  - 
  - **Name** Allison deVaux
  - **Subject** Student lockers
  - **Message** Both of our son's graduated from FHS and we are proud of their successes since then, 2011 and 2013. My question may be one you are unable to answer at the moment as it relates to the student lockers the students currently use. My question is are the lockers on the plan to be replaced or upgraded? I would be interested in obtaining some for the garden center I work at. I think this is something yet to be discussed, but if the subject comes up over the summer or the like would you please contact me? Thank you
  - **Email** [devaux@comcast.net](mailto:devaux@comcast.net)
- **Sent on:** 13 April, 2017
- Thank you!

## Kathryn Howroyd

---

**From:** Kathy Eagen  
**Sent:** Thursday, April 13, 2017 10:19 AM  
**To:** Kathryn Howroyd; greiderk@fpsct.org  
**Subject:** FW: New message via your website, from njcrump@comcast.net

Hi Kat  
See below  
Thanks  
kathy

Kathleen Eagen  
Town Manager  
Town of Farmington  
860-675-2350

**From:** no-reply@parastorage.com [mailto:no-reply@parastorage.com]  
**Sent:** Thursday, April 13, 2017 9:52 AM  
**To:** greiderk@fpsct.org  
**Subject:** New message via your website, from njcrump@comcast.net

- **You have a new message:**
- Via: <https://www.fhsbuildingproject.org/>
- **Message Details:**
  - 
  - **Name** Nancy
  - **Subject** Original Georgian facade
  - **Message** Will the original classic Georgian building and its facade be preserved in the new construction project of the high school?
  - **Email** [njcrump@comcast.net](mailto:njcrump@comcast.net)
- **Sent on:** 13 April, 2017
- Thank you!



## Kathryn Howroyd

---

**From:** Kathy Eagen  
**Sent:** Thursday, April 06, 2017 7:32 PM  
**To:** Kathryn Howroyd  
**Subject:** Fwd: New message via your website, from 19kalljo@fpsct.org

Sent from my iPhone

Begin forwarded message:

**From:** <[no-reply@parastorage.com](mailto:no-reply@parastorage.com)>  
**Date:** April 6, 2017 at 6:11:04 PM EDT  
**To:** <[greiderk@fpsct.org](mailto:greiderk@fpsct.org)>  
**Subject:** New message via your website, from [19kalljo@fpsct.org](mailto:19kalljo@fpsct.org)  
**Reply-To:** Joseph Kall <[19kalljo@fpsct.org](mailto:19kalljo@fpsct.org)>

- **You have a new message:**
- Via: <https://www.fhsbuildingproject.org/>
- **Message Details:**
  - 
  - **Name** Joseph Kall (Student)
  - **Subject** Home Gym Access
  - **Message** I was looking over the plans and a question popped into my head. How will Visiting teams be able to access the gym from the busses because I does not look like it would be easy to enter the gym from busses unless you walk from one side of the school to another. Thank you and please let me know by email ([19kalljo@fpsct.org](mailto:19kalljo@fpsct.org))
  - **Email** [19kalljo@fpsct.org](mailto:19kalljo@fpsct.org)
- **Sent on:** 6 April, 2017
- Thank you!



FARMINGTON PUBLIC SCHOOLS  
Farmington High School Building Project  
Building Committee Meeting  
Owner's Project Manager Report  
*May 3, 2017*

**I. Activities since April 5, 2017 (Last FHSBCM)**

- a. TP&Z Informal Hearing (10APR17)
- b. Received & Reviewed Estimate from O&G (21-24APR17)
- c. Developed Schematic Design Total Project Budget (24APR-02MAY17)

**II. Upcoming Key Dates**

- a. FHS Tour (03MAY17)
- b. FBOE Meeting; Approval of SD Package (22MAY17)
- c. Town Council Approval of SD Package & TPZ Referral (23MAY17)
- d. Expected Special Town Meeting (05JUN17)
- e. FHS Tour (08JUN17)
- f. Expected Referendum (15JUN17)

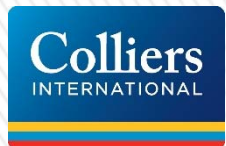
# Farmington High School Building Committee

| <b>Cost Category</b>       | <b>Original Contract Amount</b> | <b>Approved Change Orders</b> | <b>Revised Contract Amount</b> | <b>Total Expenses</b> |
|----------------------------|---------------------------------|-------------------------------|--------------------------------|-----------------------|
| KBA Architects             | \$89,250.00                     | -                             | \$89,250.00                    | \$59,678.10           |
| Colliers                   | \$48,000.00                     | -                             | \$48,000.00                    | \$31,962.00           |
| O & G                      | \$18,000.00                     | -                             | \$18,000.00                    | \$0.00                |
| Office Supplies            | \$25,000.00                     | -                             | \$25,000.00                    | \$11,064.53           |
| Current Expense            | \$5,000.00                      | -                             | \$5,000.00                     | \$2,356.73            |
| Ed Spec Consultant         | \$10,000.00                     | -                             | \$10,000.00                    | \$7,425.00            |
| Hazardous Materials        | \$23,250.00                     | -                             | \$23,250.00                    | \$23,250.00           |
| Geotechnical Engineering   | \$11,500.00                     | -                             | \$11,500.00                    | \$9,800.00            |
| <b>Total Project Costs</b> | <b>\$230,000.00</b>             |                               | <b>\$230,000.00</b>            | <b>\$145,536.36</b>   |
| <b>Authorization</b>       | <b>\$500,000.00</b>             |                               |                                |                       |
| <b>Balance</b>             | <b>\$270,000.00</b>             |                               |                                |                       |
| <b>Expenses to Date</b>    | <b>\$145,536.36</b>             |                               |                                |                       |

# TOWN OF FARMINGTON, CT

## FARMINGTON HIGH SCHOOL PROJECT

### PRESENTATION OF SCHEMATIC DESIGN BUDGET-MAY 3, 2017



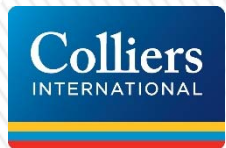
# PROJECT UPDATE-POST MARCH 1, 2017

- » Established a new Referendum Date: June 15, 2017
- » Added Square Footage (request from State)
  - > 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)
  - » New High School: 249,017 GSF
  - » Board of Ed: 10,724 GSF
  - » Current Program Meets State Guidelines (19% Reimbursement)
  - » Meets “Statement of Needs”
  - » Phased Construction
    - + Construct New Building while existing is occupied
- Revised Ed Spec. Details
    - 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 FHS campus
    - Separation of Public Spaces from Academic Spaces



# Farmington High School Building Project



Farmington High School ~ SCHEMATIC DESIGN

May 3, 2017-- **PROGRESS**

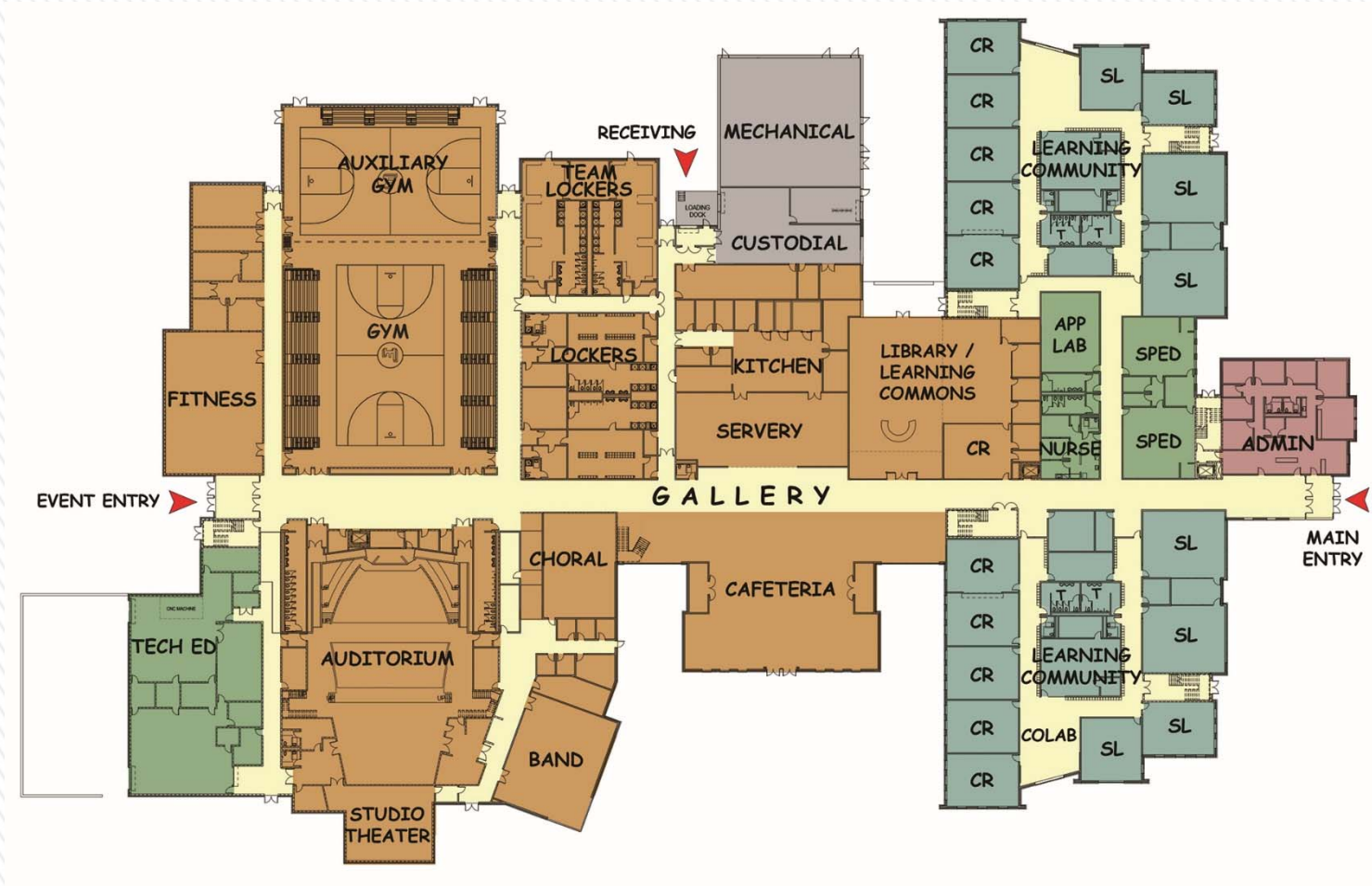
# SITE (PROPOSED)



Schematic Design Plan 04/10/2017  
 Adjustments and refinements are expected as the Design phase continues.

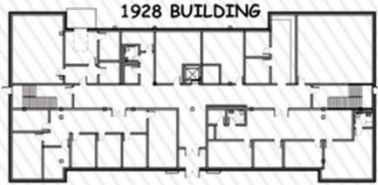
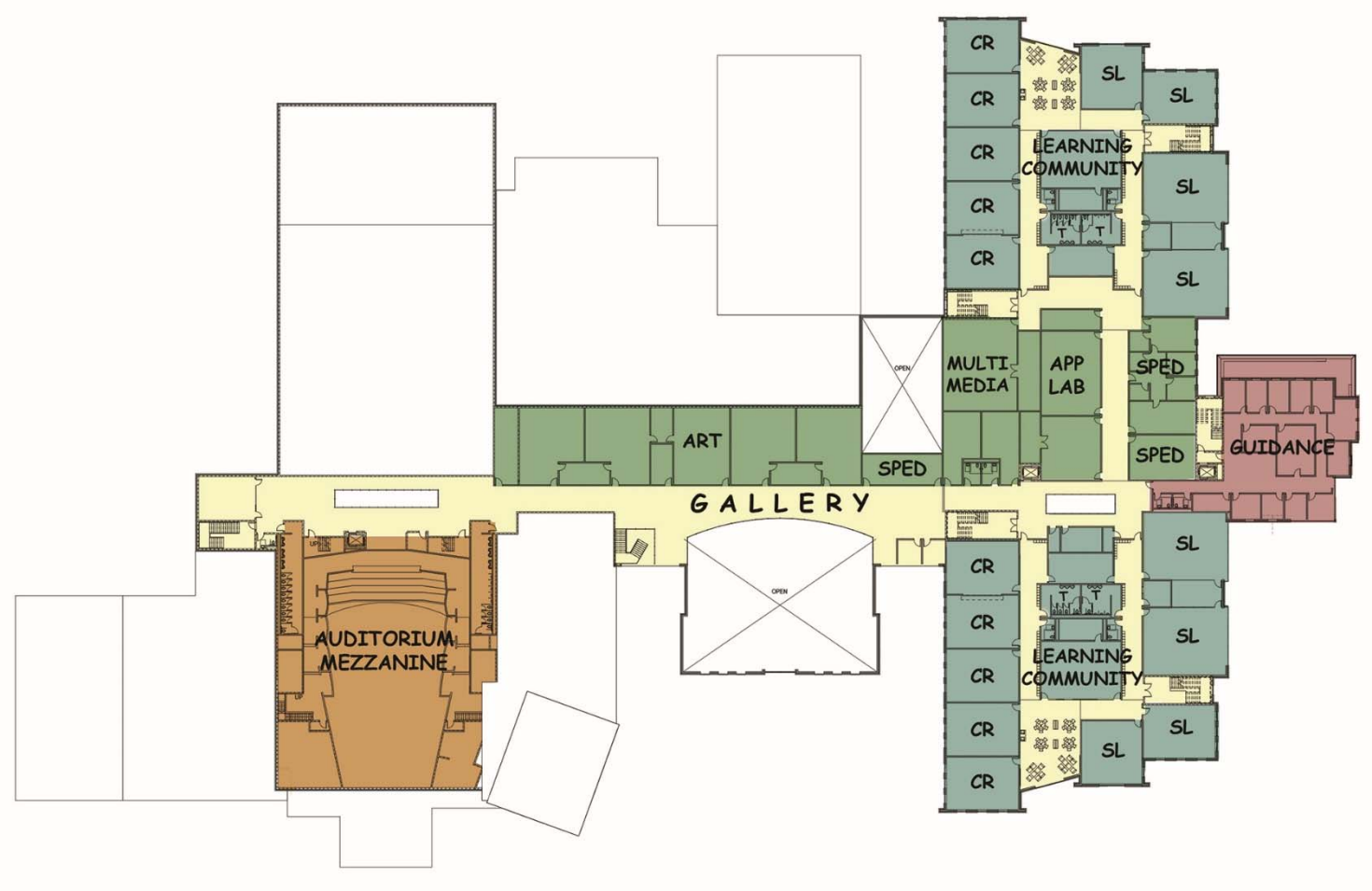


# MAIN LEVEL



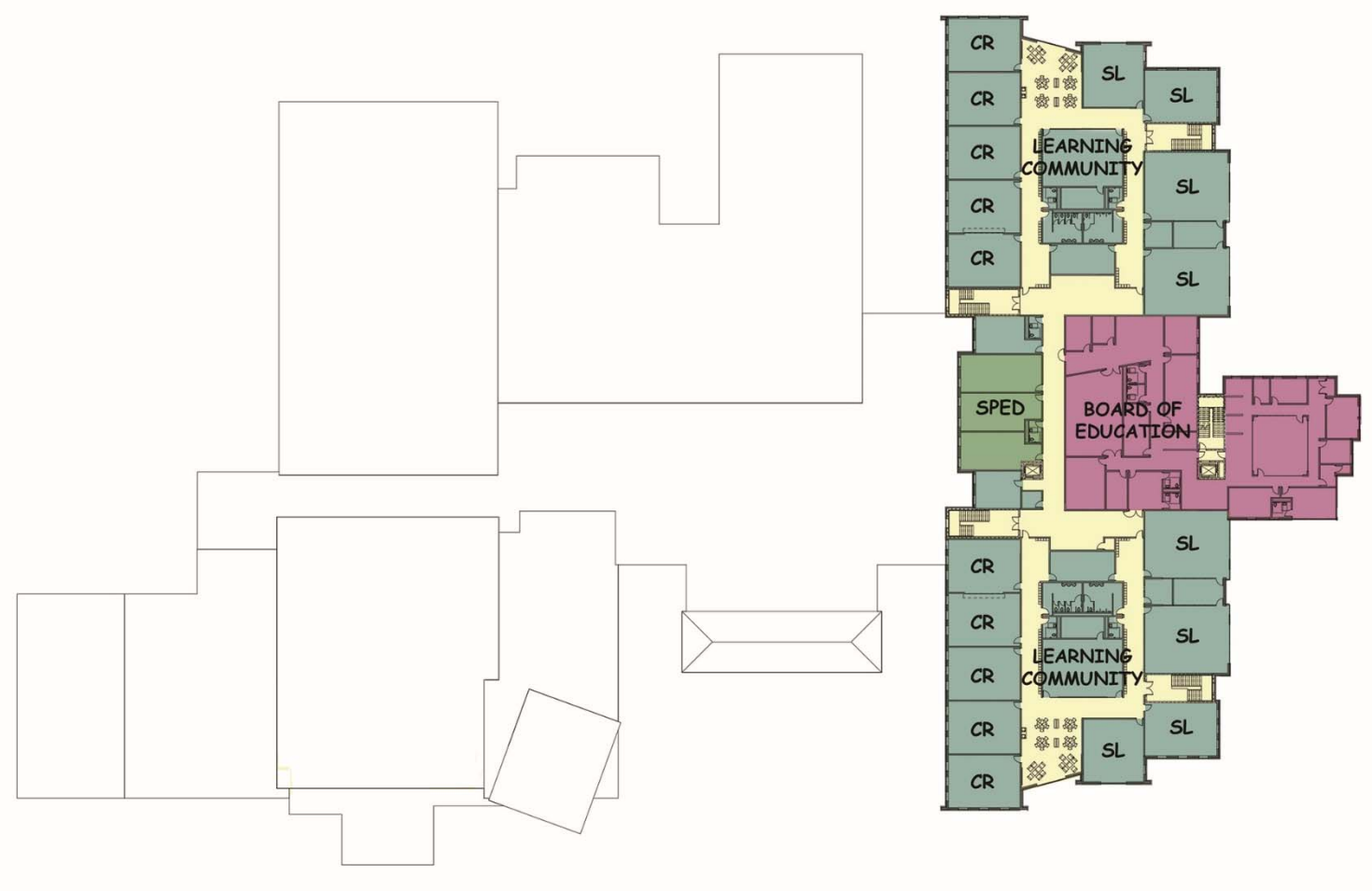
Schematic Design Plan 04/10/2017  
Adjustments and refinements are expected as the Design phase continues.

# SECOND LEVEL



Schematic Design Plan 04/10/2017  
Adjustments and refinements are expected as the Design phase continues.

# THIRD LEVEL



# RENDERING



*Schematic Design Plan 05/03/2017  
Adjustments and refinements are expected as the Design phase continues.*

# RENDERING



*Schematic Design Plan 05/03/2017  
Adjustments and refinements are expected as the Design phase continues.*

# RENDERING

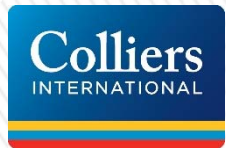
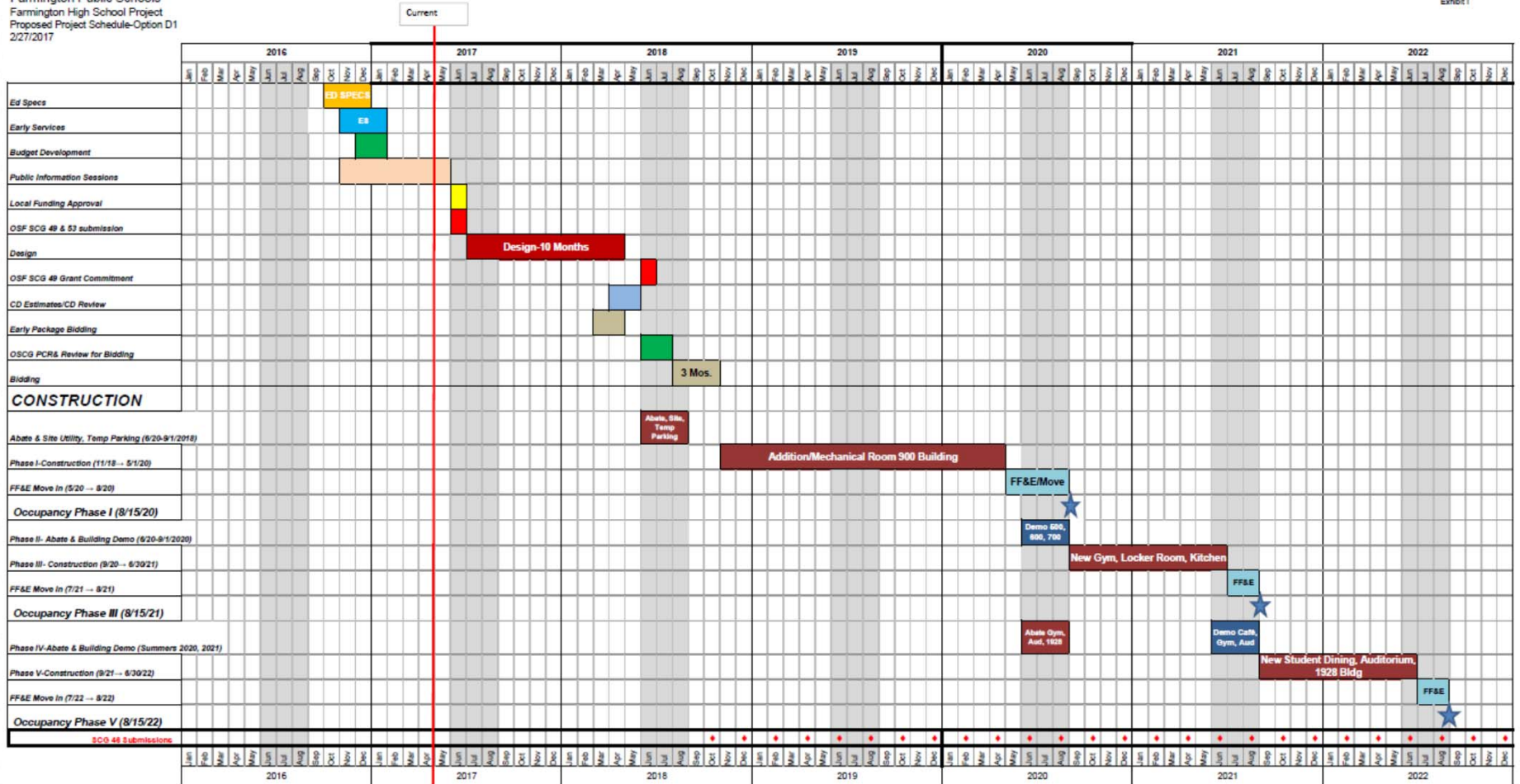


*Schematic Design Plan 05/03/2017  
Adjustments and refinements are expected as the Design phase continues.*

# PROJECT SCHEDULE

Farmington Public Schools  
 Farmington High School Project  
 Proposed Project Schedule-Option D1  
 2/27/2017

Exhibit I



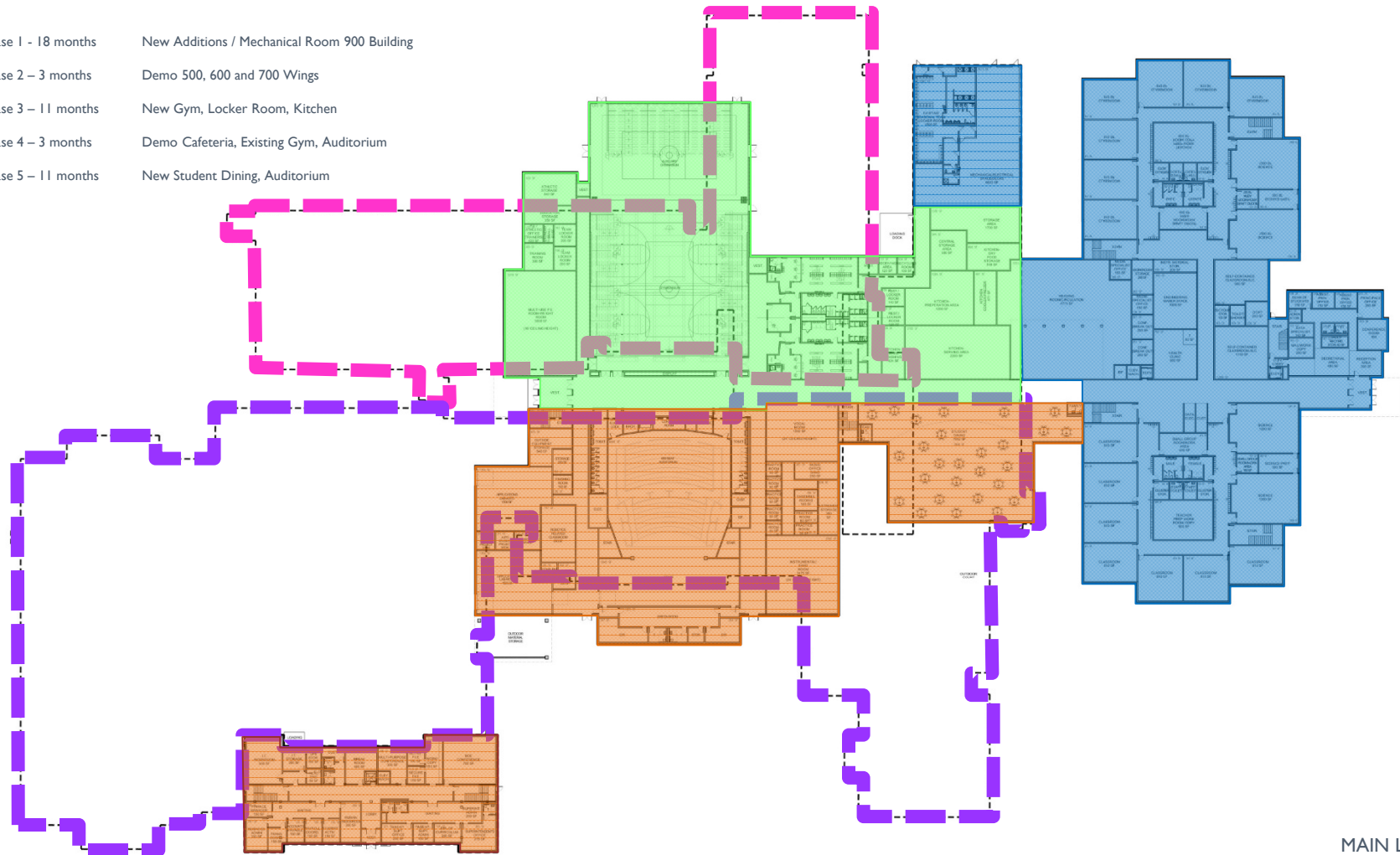
# CONSTRUCTION PHASING



OVERALL DURATION – 46-48 MONTHS

Farmington High School

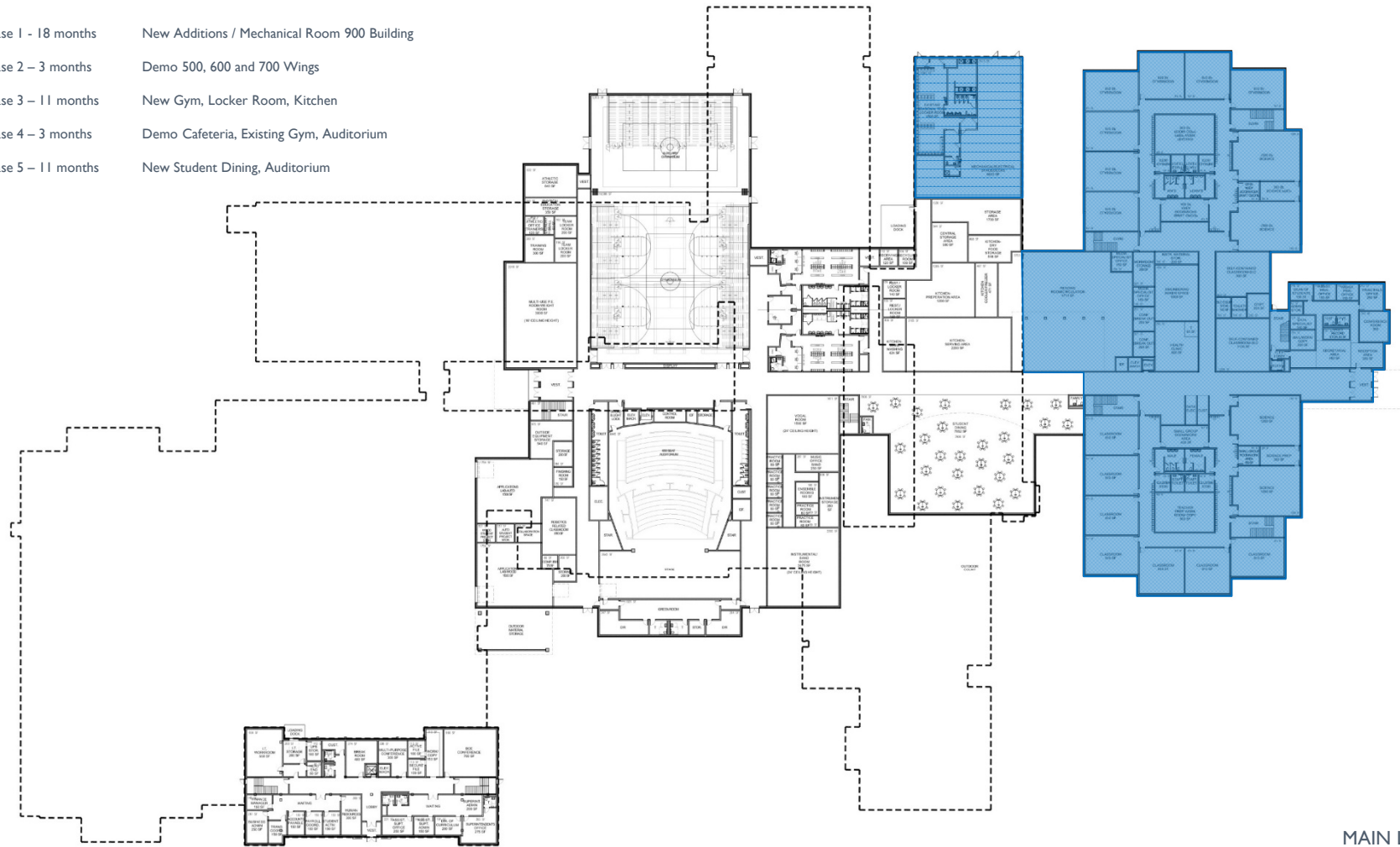
-  Phase 1 - 18 months      New Additions / Mechanical Room 900 Building
-  Phase 2 – 3 months      Demo 500, 600 and 700 Wings
-  Phase 3 – 11 months      New Gym, Locker Room, Kitchen
-  Phase 4 – 3 months      Demo Cafeteria, Existing Gym, Auditorium
-  Phase 5 – 11 months      New Student Dining,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



MAIN LEVEL

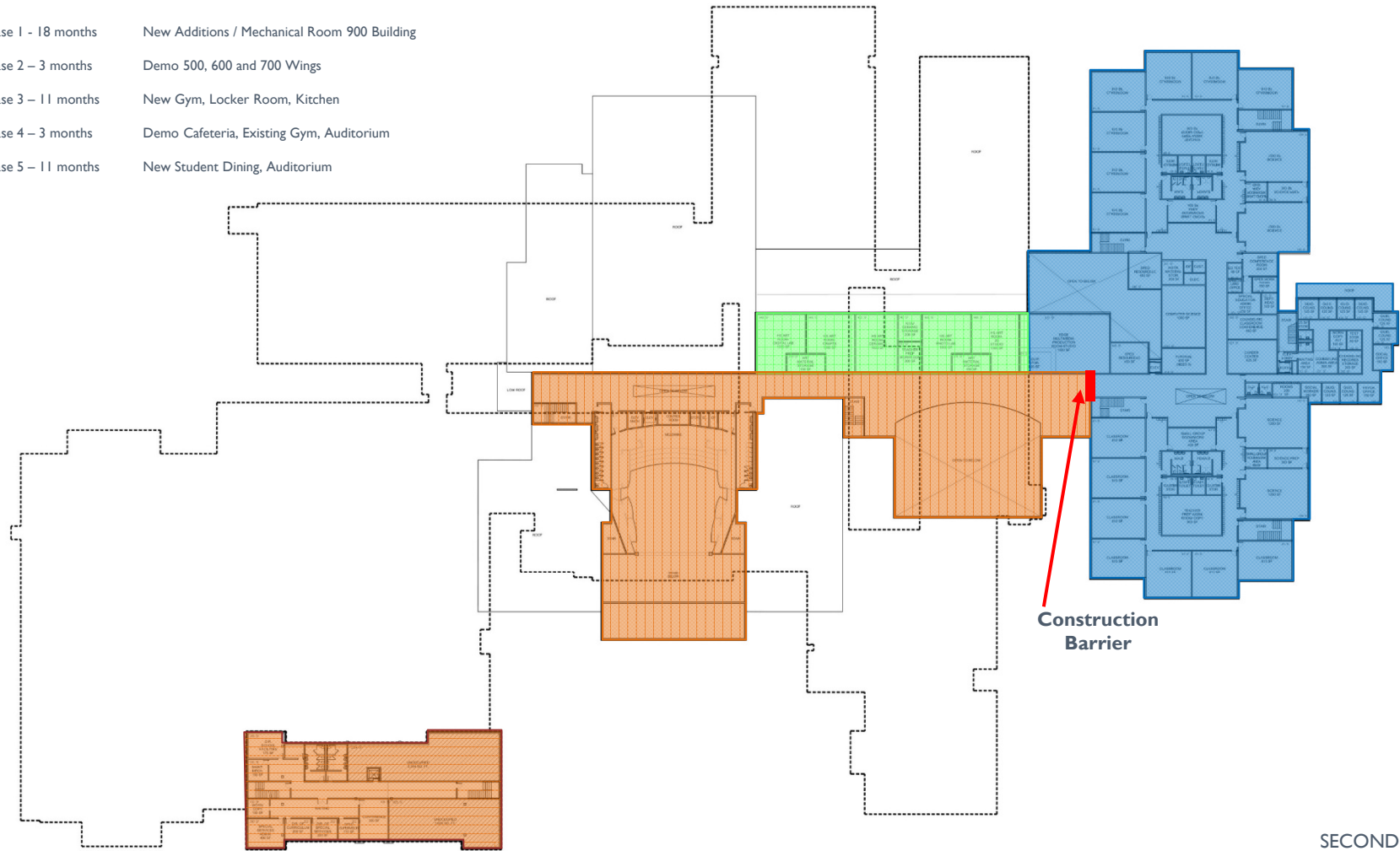


-  Phase 1 - 18 months      New Additions / Mechanical Room 900 Building
-  Phase 2 – 3 months      Demo 500, 600 and 700 Wings
-  Phase 3 – 11 months      New Gym, Locker Room, Kitchen
-  Phase 4 – 3 months      Demo Cafeteria, Existing Gym, Auditorium
-  Phase 5 – 11 months      New Student Dining,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



MAIN LEVEL

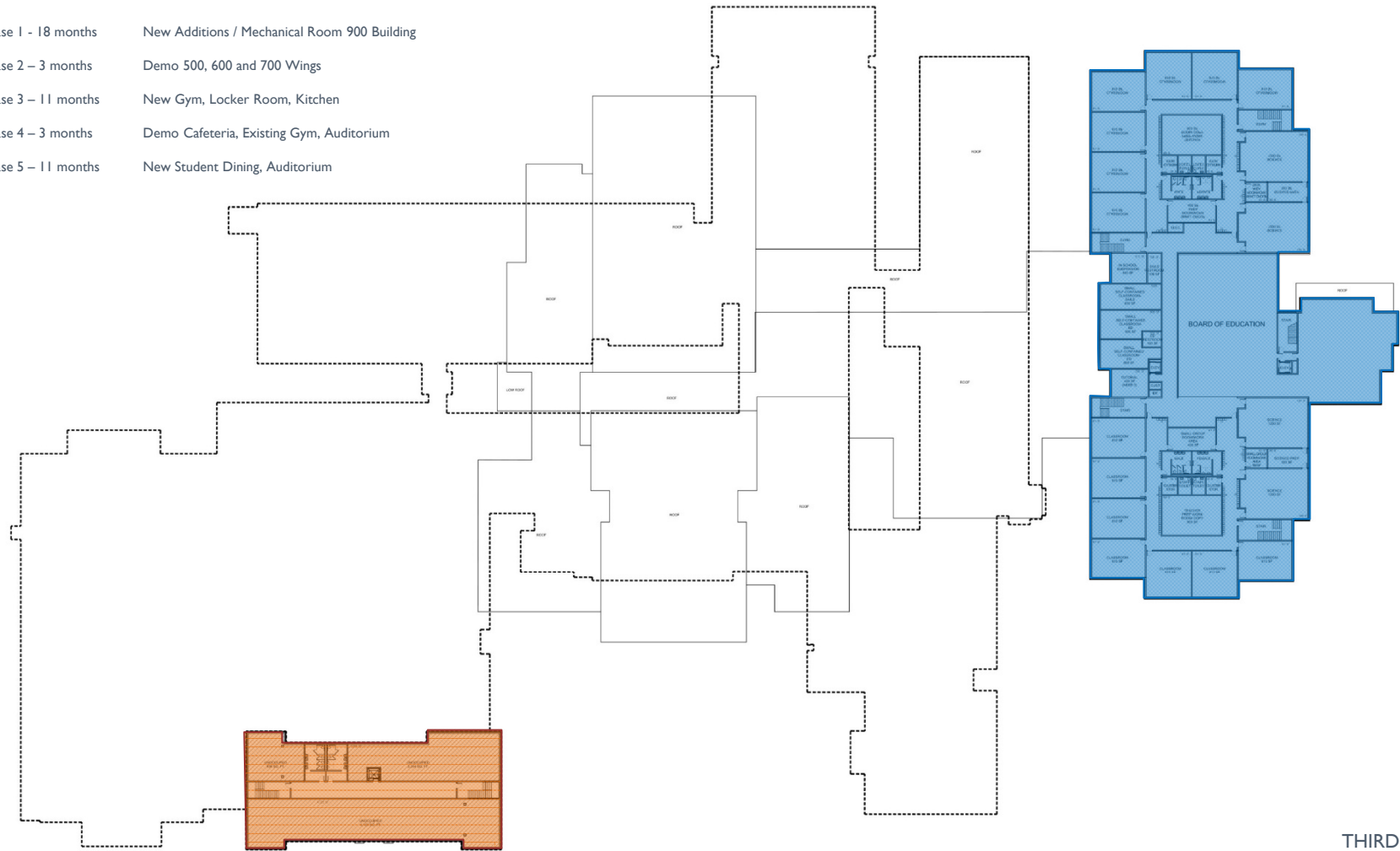
- |   |                     |  |
|---|---------------------|--|
|  | Phase 1 - 18 months | New Additions / Mechanical Room 900 Building |
|  | Phase 2 - 3 months  | Demo 500, 600 and 700 Wings                  |
|  | Phase 3 - 11 months | New Gym, Locker Room, Kitchen                |
|  | Phase 4 -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



Construction  
Barrier

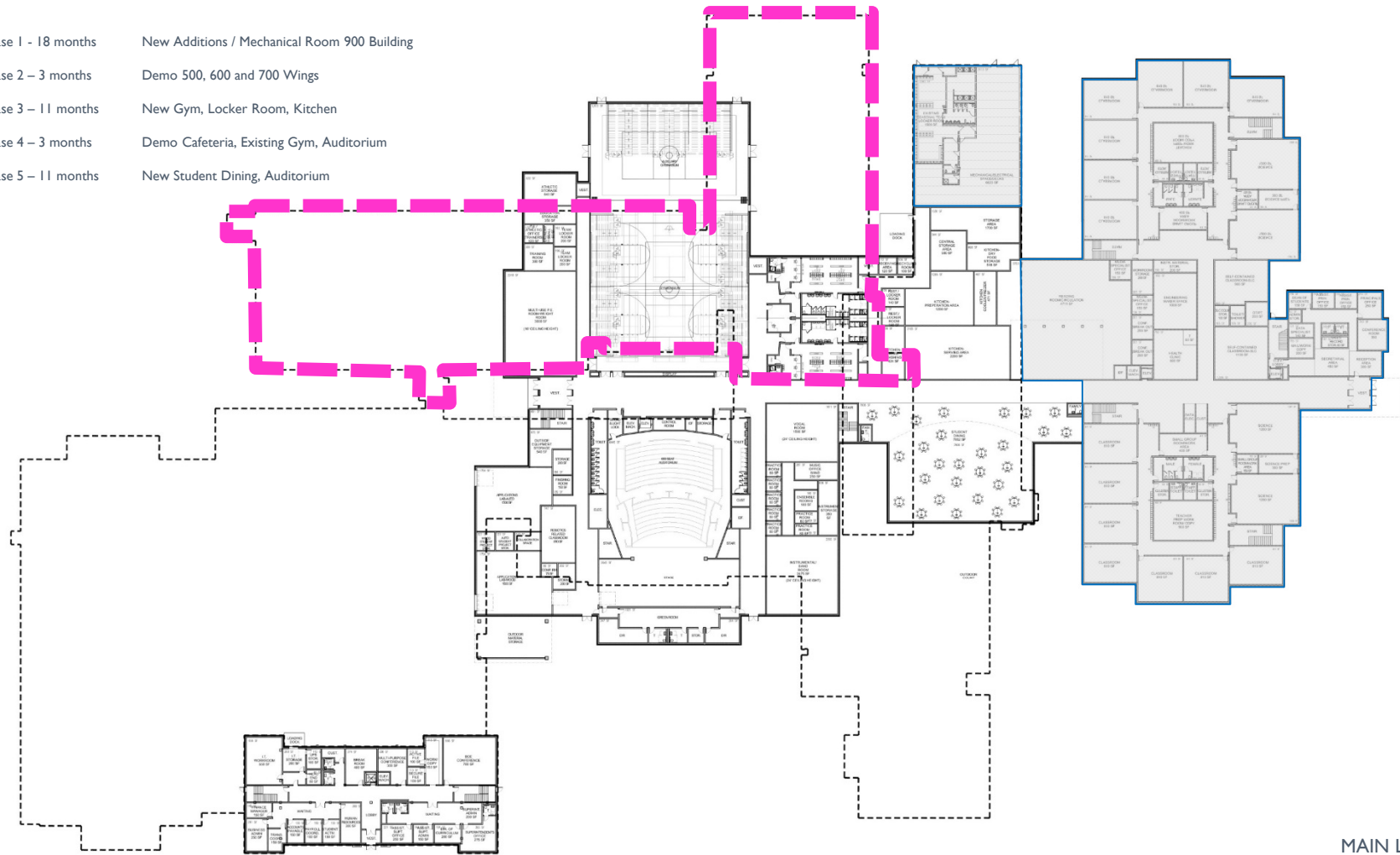
SECOND LEVEL

- |   |                     |  |
|---|---------------------|--|
|  | 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               |



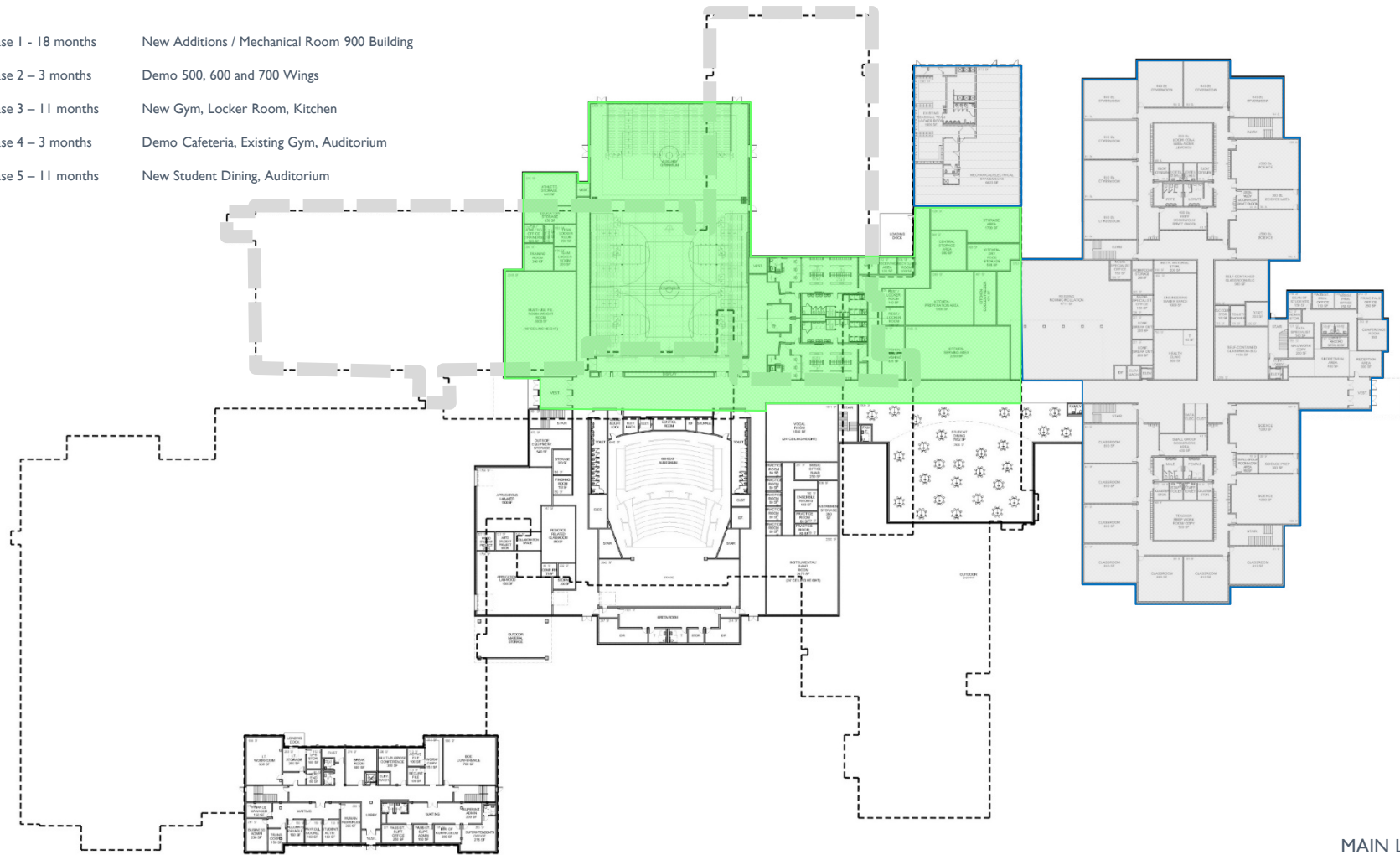
THIRD LEVEL

- |   |                     |  |
|---|---------------------|--|
|  | 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               |



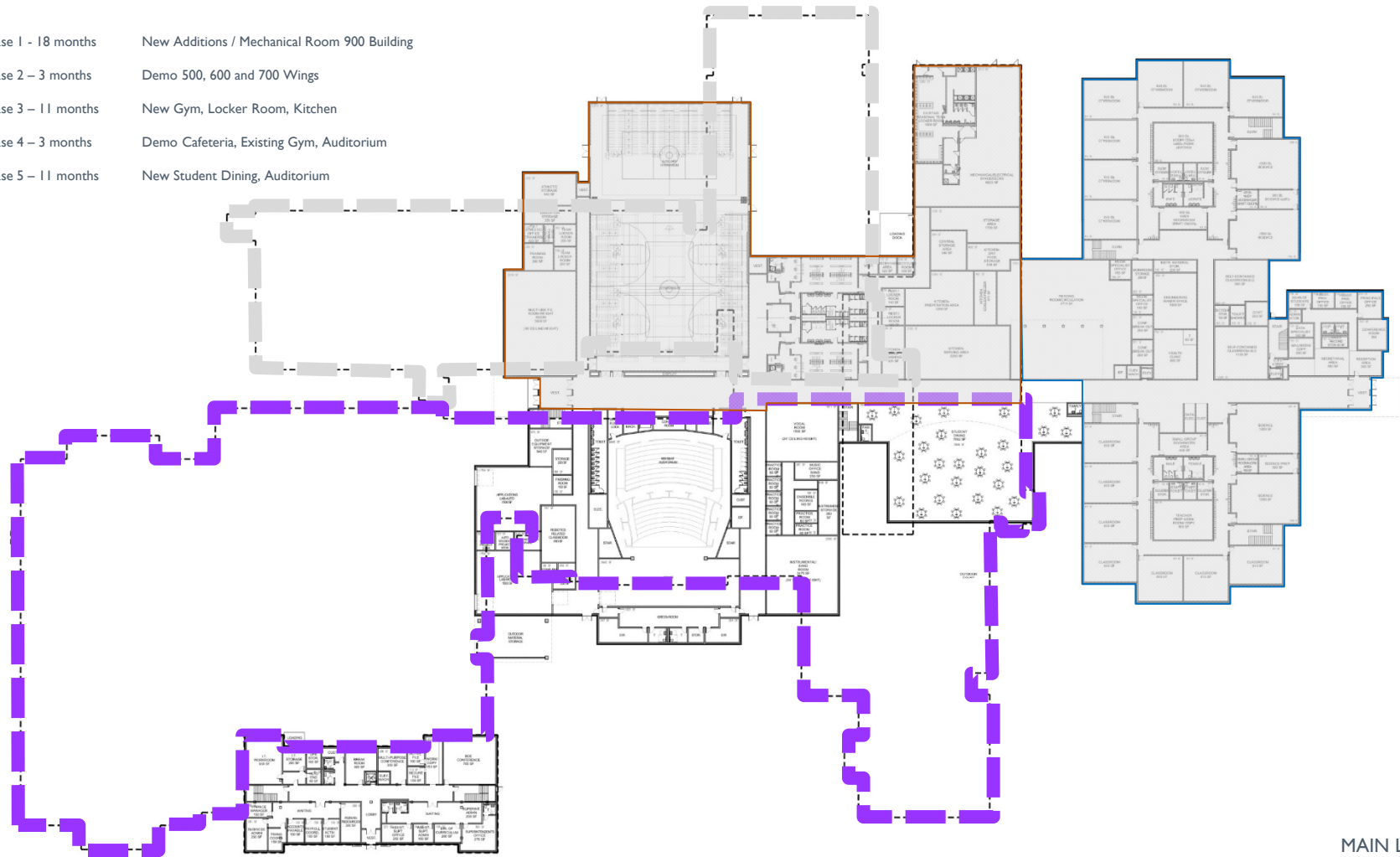
MAIN LEVEL

- |   |                     |  |
|---|---------------------|--|
|  | 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               |



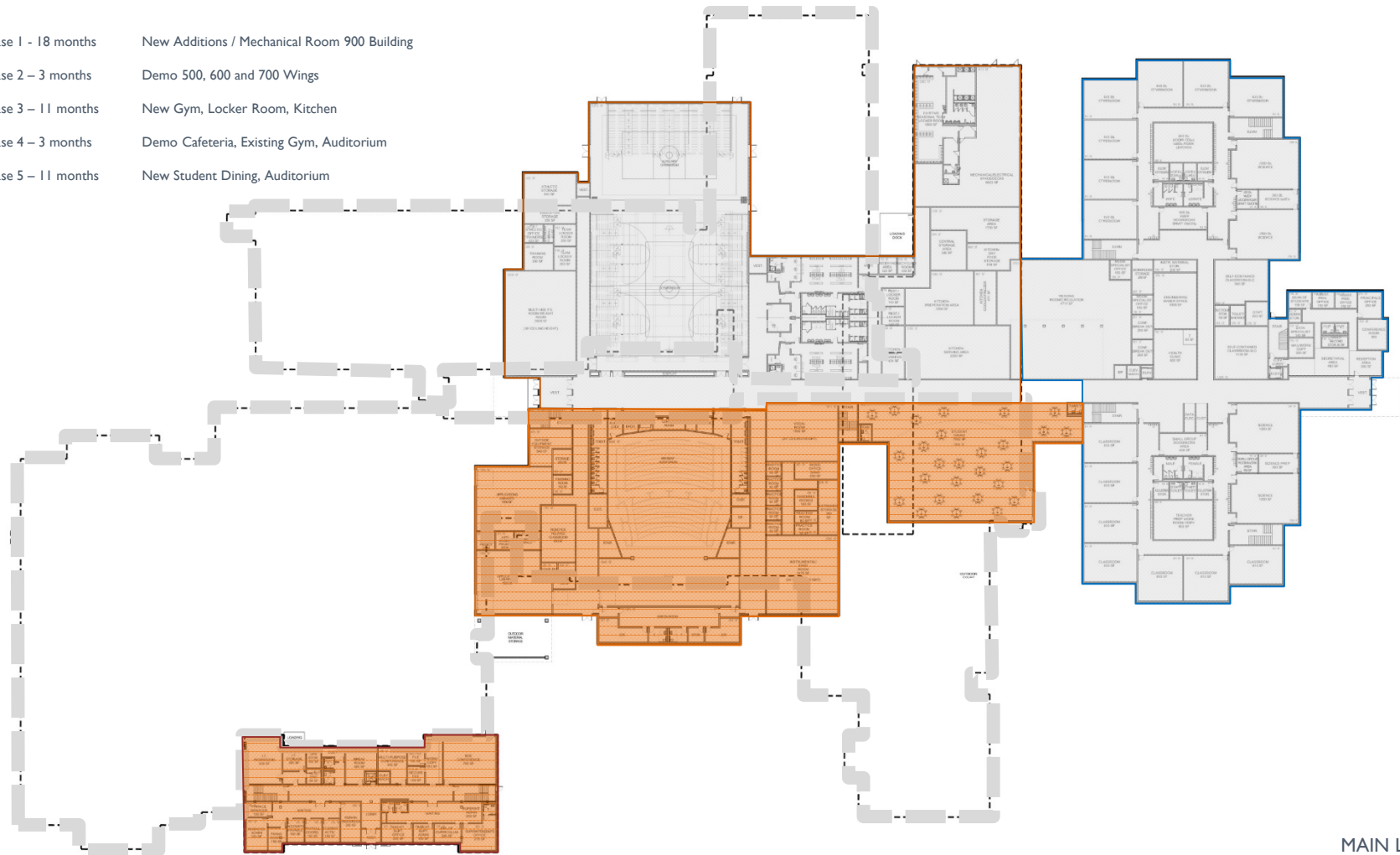
MAIN LEVEL

- |   |                     |  |
|---|---------------------|--|
|  | 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               |



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               |



MAIN LEVEL

# CONSTRUCTION LOGISTICS



## Site Logistics Plan Farmington High School





# PROJECT COSTS

## FACTORS BEHIND SD BUDGET DEVELOPMENT

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

# PROJECT COSTS BUDGET DEVELOPMENT PROCESS

## TOWN OF FARMINGTON Farmington High School Project Total Project Budget 4/17/17

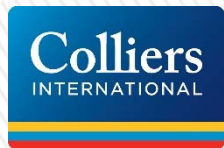
\$(000) except \$/GSF

|   | Probable<br>Budget -D1<br>4/17/2017 |
|---|-------------------------------------|
| New Construction GSF                                      | 240,611                             |
| Renovation GSF  | 10,724                              |
| <b>Total GSF</b>  | <b>251,335</b>                      |
| New Construction \$/GSF - Current                         | \$ 310.61                           |
| Renovation \$/GSF - Current                               | \$ 224.79                           |
| New Construction \$/GSF - Escalated                       | \$ 328.10                           |
| Renovation \$/GSF - Escalated                             | \$ 237.50                           |
| Total Construction w/ site \$/GSF                         | \$ 484.80                           |
| <b>Total Project \$/GSF</b>                               | <b>\$ 564.00</b>                    |
| <b>I. Building Construction</b>                           |                                     |
| A. New Building Construction                              | \$ 74,736.2                         |
| B. Existing Building Renovations                          | \$ 2,410.6                          |
| <b>Total Building Construction</b>                        | <b>77,146.8</b>                     |
| <b>II. Related Construction</b>                           |                                     |
| A. Sitework   | 13,208.9                            |
| 1 Site Prep.  |                                     |
| 2 Drives, Paths & Plazas                                  |                                     |
| 3 Parking   |                                     |
| 4 Site Improvements                                       |                                     |
| 5 Landscape & Planting                                    |                                     |
| 6 Building Demolition                                     | 1,892.7                             |
| 7 Athletic Fields   |                                     |
| 8 Wetlands Mitigation                                     |                                     |
| B. Site Utility Systems                                   |                                     |
| 1 Water & Fire Protection                                 |                                     |
| 2 Sanitary Sewer  |                                     |
| 3 Storm Sewer   |                                     |
| 4 Electric  |                                     |
| 5 Data & Communications                                   |                                     |
| 6 Site Lighting   |                                     |
| 7 Gas   |                                     |
| 8 Hazmat  | 1,396.5                             |
| 9 Reno to existing  | 2,370.6                             |
| 10 Phasing Premium  | 1,000.0                             |
| C. Markups  | 18,322.1                            |
| <b>Total Related Construction</b>                         | <b>38,190.8</b>                     |
| <b>SubTotal Construction - Current</b>                    | <b>\$ 115,337.6</b>                 |
| <b>III. Inflation - 2018 Construction (2yr)</b> 4.0%      | <b>6,510.2</b>                      |
| <b>Total Construction - Escalated</b>                     | <b>\$ 121,847.8</b>                 |
| <b>IV. Furniture, Fixtures &amp; Equipment (FF&amp;E)</b> |                                     |
| A. Loose Furnishings                                      | \$ 1,500.0                          |
| B. Program Related Equipment                              | \$ 200.0                            |
| C. Data Equipment   | \$ 100.0                            |
| D. Telecommunications Equipment                           | \$ 150.0                            |
| E. Audio/Visual Equipment                                 | \$ 1,500.0                          |
| F. Specialty Signage                                      | \$ 25.0                             |
| <b>Total FF &amp; E</b>                                   | <b>3,475.0</b>                      |

## TOWN OF FARMINGTON Farmington High School Project Total Project Budget 4/17/17

\$(000) except \$/GSF

|                                       | Probable<br>Budget -D1<br>4/17/2017 |
|---------------------------------------|-------------------------------------|
| <b>V. Fees and Expenses</b>           |                                     |
| A. Fees                               |                                     |
| 1 Existing Conditions & Space Program |                                     |
| 2 Architect 5.5%                      | 6,892.8                             |
| a Structural Eng.                     | w/ architect                        |
| b MEP Eng.                            | w/ architect                        |
| c Civil Eng.                          | w/ architect                        |
| d Landscape Arch.                     | w/ architect                        |
| e Interior/Furniture Designer         | w/ architect                        |
| f Code                                | w/ architect                        |
| g Lighting                            | w/ architect                        |
| h Acoustical                          | w/ architect                        |
| i Signage                             | w/ architect                        |
| j Referendum Services                 | w/ architect                        |
| k LEED Designer                       | w/ architect                        |
| 3 Special Consultants                 |                                     |
| a Haz. Mat. Consultant                | 50.0                                |
| b Audio/Visual                        | w/ architect                        |
| c Computer/Info. Systems              | w/ architect                        |
| d Geo-Tech                            | 20.0                                |
| e Traffic                             | 20.0                                |
| f Ecologist/Soil Sample               | 15.0                                |
| g Peer Reviews                        | 50.0                                |
| h Green Building Consultant           | w/ architect                        |
| 4 Project Management                  | 1,500.0                             |
| 5 Building Commissioning 0.20%        | 154.3                               |
| 6 Owner's Cost Estimator              |                                     |
| 7 Owner's Legal Fees                  | 50.0                                |
| 8 Site Survey                         | 25.0                                |
| 9 Utility Assessment                  | 25.0                                |
| <b>Sub-total Fees</b>                 | <b>8,802.1</b>                      |
| B. Expenses                           |                                     |
| 1 Owner's Insurance 0.15%             | 182.8                               |
| 2 Permits                             | 20.0                                |
| 3 Printing                            | 20.0                                |
| 4 Construction Utilities Use          | w/ const                            |
| 5 Site Borings                        | w/ geo                              |
| 6 Materials Testing 0.35%             | 426.5                               |
| 7 Special Inspections                 | w/ MT                               |
| 8 Consultant Reimbursables 2.5%       | 209.8                               |
| 9 Moving/Relocation                   | 100.0                               |
| 10 Physical Plant Expenses            | NA                                  |
| 11 Misc. Expenses                     | 20.0                                |
| 12 Advertising                        | 20.0                                |
| 13 Temporary Space/Operations         | w/ const                            |
| 14 Financing Costs/Bond Origination   | 200.0                               |
| 15 Site Acquisition                   | not required                        |
| <b>Sub-total Expenses</b>             | <b>1,199.1</b>                      |
| <b>Total Fees and Expenses</b>        | <b>10,001.2</b>                     |
| <b>V. Contingency</b>                 |                                     |
| A. Construction 2.5%                  | 3,046.2                             |
| B. Owner's Project 2.5%               | 3,383.1                             |
| <b>Total Contingency</b>              | <b>6,429.3</b>                      |
| <b>Total Project</b>                  | <b>\$ 141,753.3</b>                 |

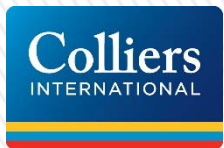


# PROJECT COSTS

## SCHEMATIC DESIGN BUDGET

### Total Project Budget

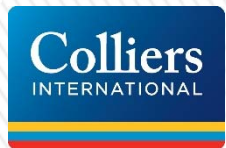
- » **Option D1 Price Range (March 1, 2017)** **\$125.5m-\$139.3m**
  - > **State Share Range:** **\$21.8m-\$24.1m**
  - > **Farmington Share Range:** **\$103.7m-115.2m**
  
- » **Option D1 SD Budget (without added SF)** **\$137m**
  
- » **Option D1 SD Budget (with added SF)** **\$142m**
  - > **Price Includes:**
    - + **BOE in 1928 Building**



# PROJECT COSTS

## SCHEMATIC DESIGN BUDGET-REDUCTION OPTIONS

- BOE Located in High School - \$2.5m
- Delete Team Locker Rooms - \$2.5m
- Delete Collaboration Spaces - \$2m
- Parking Lot Modifications - \$6k
- Tier 1 (Easy) Value Engineering - \$5.6m
- Tier 2 (Harder) Value Engineering - \$4k
- Tier 3 (Very Difficult) Value Engineering - \$6k



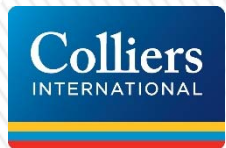
# TAX IMPACT

www.colliers.com



# QUESTIONS?

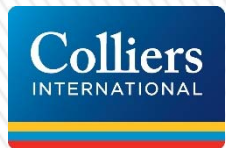
Microfinance for Women in Pakistan's Fresh Food Sector



# TOWN OF FARMINGTON, CT

## FARMINGTON HIGH SCHOOL PROJECT

### PRESENTATION OF SCHEMATIC DESIGN BUDGET-MAY 3, 2017





# Site Logistics Plan

Farmington High School








| VALUE ANALYSIS LOG, COST TREND LOG<br>Farmington High School |  |                 |                | 1: Acceptable<br>2: Possible, Needs Decision<br>3: Not acceptable |                    |                | Approved VE items from Schematic Design Phase<br>Pending VE Items from Schematic Design Phase<br>Rejected VE items from Schematic Design Phase |           |             |            |          |
|--|--|-----------------|----------------|---|--------------------|----------------|--|-----------|-------------|------------|----------|
| 5/1/2017   |  |                 |                |   |                    |                |  |           |             |            |          |
| Item #   | Description  | Date Identified | Estimated Cost | Recom Accept  | Tier 1 Recommended | Tier 2 Pending | Tier 3   | Rejected  | KBA Not Rec | Alternates | Comments |
| <b>Building Programming</b>                                  |  |                 |                |   |                    |                |  |           |             |            |          |
| BP1  | Change 3 Folding Panel Partitions To A Drwall Wall.  | 1-May-17        | (137,237)      |   |                    |                | (137,237)  |           |             |            |          |
| BP2  | Eliminate Half Of The Corridor Lockers.  | 1-May-17        | (239,240)      |   | (239,240)          |                |  |           |             |            |          |
| BP4  | Reduce The Number Of Flameproof & Corrosive Cabinets At The Science Prep Rms.  | 1-May-17        | (23,805)       |   |                    |                | (23,805)   |           |             |            |          |
| BP6  | Move The Auditorium Loose Seating To Owners Cost. (Ffe)  | 1-May-17        | (84,298)       |   | (84,298)           |                |  |           |             |            |          |
| BP7  | Move The Theatre Classroom Loose Seating To Owners Cost. (Ffe)   | 1-May-17        | (18,012)       |   | (18,012)           |                |  |           |             |            |          |
| <b>Civil / Site</b>  |  |                 |                |   |                    |                |  |           |             |            |          |
|  |  | 1-May-17        | (1,287,829)    |   | (1,287,829)        |                |  |           |             |            |          |
| C2   | Reduce The Heavy Pavement Areas To Light Duty Pavement.  | 1-May-17        | In Above       |   |                    |                |  |           |             |            |          |
| C4   | Reduce The Granite Curb And Change To Concrete / Bit. Curb.  | 1-May-17        | In Above       |   |                    |                |  |           |             |            |          |
| C5   | Reduce The Concrete Pavers And Change To Concrete Or Grass Islands.  | 1-May-17        | In Above       |   |                    |                |  |           |             |            |          |
| C6   | Replace Granite Benches With Brownstone Benches.   | 1-May-17        | In Above       |   |                    |                |  |           |             |            |          |
| C7   | Change Granite Seat Walls To Brownstone Seat Walls.  | 1-May-17        | In Above       |   |                    |                |  |           |             |            |          |
| C8   | Eliminate Stone Walls.   | 1-May-17        | Rejected       |   |                    |                |  |           |             |            |          |
| C9   | Reduce The Number Of Seats At The Grandstand Bleachers (Dant-Clayton Pricing).   | 1-May-17        | In Above       |   |                    |                |  |           |             |            |          |
| C10  | Reduce The Planting Allowance From \$325,000 To \$275,000, <\$50,000>  | 1-May-17        | In Above       |   |                    |                |  |           |             |            |          |
| C11  | Replace Precast Dugouts With Steel Dugouts.  | 1-May-17        | Rejected       |   |                    |                |  |           |             |            |          |
| C12  | Reduce The "Cut To Waste" And Try To Loose Material On Site.   | 1-May-17        | Rejected       |   |                    |                |  |           |             |            |          |
| C13  | Reuse The Existing Tennis Courts.  | 1-May-17        | Rejected       |   |                    |                |  |           |             |            |          |
| C14  | Replace The Block And Metal Screen Wall Near Auto Shop With A.   | 1-May-17        | (16,242)       |   |                    |                |  | (16,242)  |             |            |          |
| C14.1  | Eliminate The Assumed Irrigation From The Budget.  | 1-May-17        | In Above       |   |                    |                |  |           |             |            |          |
| C14.2  | Replace Granite Bollards To Brownstone Bollards.   | 1-May-17        | In Above       |   |                    |                |  |           |             |            |          |
| C15  | Alternate Paving base/subbase  | 1-May-17        | (540,370)      |   |                    |                |  |           | (540,370)   |            |          |
| C15  | Eliminate Parking Islands and stripe only  | 1-May-17        | (24,016)       |   |                    |                |  |           | (24,016)    |            |          |
| C15  | Replace balance of granite curbing with concrete curbing   | 1-May-17        | (144,099)      |   | (144,099)          |                |  |           |             |            |          |
| C15  | Delete plaza with benches between drop off loops   | 1-May-17        | (30,021)       |   | (30,021)           |                |  |           |             |            |          |
| <b>Structural/Misc Iron</b>                                  |  |                 |                |   |                    |                |  |           |             |            |          |
| S1   | Eliminate The Concrete Pads On The Roof Under The Hvac Units Except At Areas A&B.  | 1-May-17        | (10,807)       |   | (10,807)           |                |  |           |             |            |          |
| <b>Building Enclosure</b>                                    |  |                 |                |   |                    |                |  |           |             |            |          |
| BE1  | Replace Two Partial Segments Of Sloped Roof And A Vertical Wall And Flat Roof.   | 1-May-17        | (2,762)        |   |                    |                |  | (2,762)   |             |            |          |
| BE2  | Reduce / Eliminate Glazed Aluminum Curtainwall Replace With Brick /Aluminum Storefront At The Outdoor Library / Learning Commons | 1-May-17        | (37,225)       |   | (37,225)           |                |  |           |             |            |          |
| BE3  | Eliminate Cupola.  | 1-May-17        | (90,062)       |   |                    |                | (90,062)   |           |             |            |          |
| <b>Interior Construction/Finishes</b>                        |  |                 |                |   |                    |                |  |           |             |            |          |
| I1   | Replace Thin Brick At The Interior Of The Building With Drwall & Paint.  | 1-May-17        | (33,211)       |   | (33,211)           |                |  |           |             |            |          |
| I2   | Change Ss' / Glass Decorative Guardrails To Painted Steel Guardrail.   | 1-May-17        | (126,740)      |   | (126,740)          |                |  |           |             |            |          |
| I3   | Reduce Catwalk In Auditorium.  | 1-May-17        | Rejected       |   |                    |                |  |           |             |            |          |
| I4   | Change Solid Surface Counter To Plastic Laminated At Classrooms & Offices.   | 1-May-17        | (125,279)      |   |                    |                | (125,279)  |           |             |            |          |
| I5   | Change Hardwood Slat Ceilings At "Main St." Corridor To Act Except At Two Entries, Aud & Café.                                   | 1-May-17        | (115,279)      |   |                    | (115,279)      |  |           |             |            |          |
| I6   | Reduce Hardwood Wall Paneling On Three Walls In The Auditorium From 12' High To 4' At Two Levels                                 | 1-May-17        | (69,648)       |   | (69,648)           |                |  |           |             |            |          |
| I7   | Reduce Hardwood Ceiling Clouds In The Auditorium By 30%.   | 1-May-17        | (120,082)      |   | (120,082)          |                |  |           |             |            |          |
| I8   | Replace Hardwood Wall Paneling In The Dining Area With Painted Drwall.   | 1-May-17        | (198,136)      |   | (198,136)          |                |  |           |             |            |          |
| I9   | Eliminate "Interior Curved Trellis" Located In The Cafeteria.  | 1-May-17        | (54,721)       |   | (54,721)           |                |  |           |             |            |          |
| I10  | Eliminate Hardwood Sliding Doors.  | 1-May-17        | Rejected       |   |                    |                |  |           |             |            |          |
| I10.1  | Reduce "Main Street" Corridor Hardwood Paneling By Half.   | 1-May-17        | (240,164)      |   | (240,164)          |                |  |           |             |            |          |
| I11  | Eliminate Sloped Roof, Roof Trusses. In Item #B1   | 1-May-17        |                |   |                    |                |  |           |             |            |          |
| I12  | Replace The Ceramic Tile On The Walls In The Gang Restrooms With Epoxy Paint.  | 1-May-17        | (180,292)      |   |                    |                |  | (180,292) |             |            |          |
| I13  | Change Act-1 2X2 To Act 2X4.   | 1-May-17        | Rejected       |   |                    |                |  |           |             |            |          |
| I14  | Change Rtf-1 Resilient Textile Flooring To Carpet Tile.  | 1-May-17        | (123,227)      |   |                    |                | (123,227)  |           |             |            |          |
| <b>Specialties And Equipment</b>                             |  |                 |                |   |                    |                |  |           |             |            |          |
| SE1  | Eliminate One Elevator.  | 1-May-17        | (136,894)      |   |                    |                |  | (136,894) |             |            |          |
| BP3  | Reduce Food Service Equipment From \$815,500 To \$717,640.   | 1-May-17        | (116,912)      |   | (116,912)          |                |  |           |             |            |          |

**VALUE ANALYSIS LOG, COST TREND LOG**  
**Farmington High School**

1: Acceptable  
 2: Possible, Needs Decision  
 3: Not acceptable

 Approved VE items from Schematic Design Phase  
 Pending VE Items from Schematic Design Phase  
 Rejected VE items from Schematic Design Phase

5/1/2017

| Item #  | Description  | Date Identified | Estimated Cost | Recom Accept | Tier 1 Recommended | Tier 2 Pending | Tier 3    | Rejected  | KBA Not Rec | Alternates | Comments |
|---|--|-----------------|----------------|--------------|--------------------|----------------|-----------|-----------|-------------|------------|----------|
| <b>Plumbing</b>                                 |  |                 |                |              |                    |                |           |           |             |            |          |
| P1  | Consider Deleting Some Flexibility: Provided In three Of The Science Rooms By Using Standard Cast Iron Piping To Sinks In Lieu Of Acid Waste Piping, Deleting The Natural Gas Piping & Bench Top Gas Turrets, Deleting The Fume Hood In Each Room Including The Gas, Air & Vacuum Piping Serving The Hoods. The Six Revised Rooms Will Still Contain Sinks, And An Emergency Eyewash Shower Station. The Fume Hoods In The Science Prep Rooms Will Remain. | 1-May-17        | (203,173)      |              |                    | (203,173)      |           |           |             |            |          |
| P2  | Use Of Pvc Piping For Underground Sanitary & Storm Drainage.   | 1-May-17        | (35,624)       |              | (35,624)           |                |           |           |             |            |          |
| P3  | Use Of Progress Copper Pipe Jointing Method In Lieu Of Soldered VC Piping For Under  | 1-May-17        | (42,663)       |              | (42,663)           |                |           |           |             |            |          |
| P4  | Addition Of Compressed Air And Vacuum Systems To Serve Fume Hoods In The Science Labs. ( Arrose Via Emails)  | 1-May-17        | 215,085        |              | 215,085            |                |           |           |             |            |          |
| <b>Fire Protection</b>                          |  |                 |                |              |                    |                |           |           |             |            |          |
| FP1   | Eliminating The Dry Fire Protection System In The Sloped Roof Area. (Nick Per A/E)   | 1-May-17        | (168,115)      |              | (168,115)          |                |           |           |             |            |          |
| <b>Hvac</b>                                     |  |                 |                |              |                    |                |           |           |             |            |          |
| H1  | Reduce Cfm Per Square Foot From 1.32 To 1.1  | 1-May-17        | (1,541,189)    |              | (1,541,189)        |                |           |           |             |            |          |
| H2  | Use The Ceiling Plenum And A Partially Ducted Air System In Lieu Of A Fully Ducted Return Air System For Air Handling Serving The 3 Story Classroom Wing, Library & Dining Hall  | 1-May-17        | (106,595)      |              |                    | (106,595)      |           |           |             |            |          |
| <b>Electrical</b>                               |  |                 |                |              |                    |                |           |           |             |            |          |
| E1  | Reduce The Site Electrical Lighting.   | 1-May-17        | (456,312)      |              | (456,312)          |                |           |           |             |            |          |
| E2  | Eliminate The Lightning Protection.  | 1-May-17        | (108,074)      |              | (108,074)          |                |           |           |             |            |          |
| E3  | Eliminate The Av Equipment Show Be In Ffe.   | 1-May-17        | (108,074)      |              | (108,074)          |                |           |           |             |            |          |
| <b>SUB TOTAL</b>                                |  |                 | (6,881,343)    |              | (5,056,111)        | (318,452)      | (606,205) | (336,190) | (564,386)   | 0          |          |
| VE Recommendations at Schematic Design Phase    |  |                 |                |              |                    |                |           | 0         |             |            |          |
|   |  |                 |                |              | (5,056,111)        | (318,452)      | (606,205) | (336,190) | (564,386)   |            |          |
| SUMMARY FACTORS, (Escalation and Contingencies) |  | 11.64%          | (800,644)      |              | (588,279)          | (37,052)       | (70,532)  | (39,116)  |             |            |          |
| <b>REVISED SUBTOTAL FOR DESIGN DEVELOPMENT</b>  |  |                 | (7,681,987)    |              | (5,644,390)        | (355,503)      | (676,736) | (375,306) | (636,910)   |            |          |

**Statement by Justin Bernier  
Farmington High School Building Committee  
"Current Option Offers Worst of Both Worlds"  
May 3, 2017**



Mr. Chairman, I do not support a motion to send the current Farmington High School Building Committee recommendation to the town council at this time. The "D1" option before us offers the "worst of both worlds," needlessly putting FHS students, parents and teachers through years of disruption. The D1 plan has the inconveniences of a school renovation, but the price-tag of a brand new facility. At more than \$140,000,000 – an expense higher than what this committee was told to expect – there are simply not enough "pros," and far too many "cons," to justify turning FHS upside down for five years.

Members of this committee have had the benefit of speaking with dozens of construction industry experts over the last 16 months. In my discussions, virtually all of these professionals have warned against building a new school on top of an old site. The same professionals have recommended using a separate site if Farmington decides to build new. Under this commonsense approach, the high school would continue its normal activities while the new building is under construction. There would be only minor disruptions, such as temporary parking assignments. After its completion, the students would simply move into the new building, abandoning the old structure for demolition. A significant benefit to this scenario is that students would not be forced to learn in the middle of a construction zone, athletes would not lose access to their gymnasiums, and performers would not forego performances in a working auditorium.

There are also benefits to a renovation plan. The town can achieve significant cost reductions by saving the best and newest parts of the existing facility. There are many such assets at FHS worth keeping, including (but not limited to) a cafeteria built in 2003, modern classrooms from 1996 and 2003, new tennis courts, two gymnasiums and other spaces that have been recently built or renovated. The cafeteria, which taxpayers are still paying off, is a good example of a productive asset worth keeping. The new cafeteria envisioned in D1 would be only 10% to 15% larger than the existing one. This minor expansion would move the first lunch period from 10:00am to 10:30am, according to the principal of FHS, leaving the early lunch problem unsolved. The root cause of the early lunch problem is one of scheduling. Farmington could resolve this issue by adopting half-periods for lunch, the standard practice for most high schools in Connecticut.

Incorporating existing parts of FHS into the new design would save Farmington tens of millions of dollars. Unfortunately, the building committee did not make a clear decision about whether to "renovate to new" on the current site or "build new" on a separate site. The result of this indecision is the uninspiring, high-priced proposal we have before us today.

Make no mistake that this is a new school built on top of an old one. The D1 proposal would demolish or re-purpose nearly 100% of the existing school (not including the historic "1928 building"). Farmington in effect would keep none of the existing building. This decision would waste millions of

dollars in productive assets, some of which are still being paid off by taxpayers. To make matters worse, D1 would “orphan” the 1928 building, separating it from the main structure and leaving the town with an unanswered question about its future.

The FHS Building Committee should not be rushing to get this unsatisfactory plan out the door in an attempt to meet an arbitrary deadline for referendum. I believe the people of Farmington would rather we take our time and get the right solution at the right cost. With the future of FHS and so many resources at stake, the building committee owes it to the people of Farmington to come up with a better solution than the one before us today.

**BOND AMORTIZATION SCHEDULE**

**PROJECT:** High School Project  
**SALE DATE:** September 2017  
**RATE:** 3.25%  
**TERM:** 20 YRS  
**TOTAL PROJECT COST:** \$ 136,000,000  
**ESTIMATED GRANTS:** \$ 25,840,000  
**NET COST:** \$ 110,160,000

| <u>FISCAL</u><br><u>YEAR</u> | <u>PRINCIPAL</u> | <u>INTEREST</u> | <u>TOTAL</u>   | <u>TAX</u><br><u>IMPACT</u><br><u>(MILLS)</u> | <u>TAX</u><br><u>IMPACT</u><br><u>(\$)</u> |
|------------------------------|------------------|-----------------|----------------|---|--|
| 1                            | \$ -             | \$ 1,790,100    | \$ 1,790,100   | 0.50  | 116.00                                     |
| 2                            | \$ 5,525,000     | 3,580,200       | 9,105,200      | 2.54  | 590.00                                     |
| 3                            | \$ 5,525,000     | 3,400,638       | 8,925,638      | 2.49  | 578.37                                     |
| 4                            | \$ 5,525,000     | 3,221,075       | 8,746,075      | 2.44  | 566.73                                     |
| 5                            | \$ 5,525,000     | 3,041,513       | 8,566,513      | 2.39  | 555.10                                     |
| 6                            | \$ 5,520,000     | 2,861,950       | 8,381,950      | 2.34  | 543.14                                     |
| 7                            | \$ 5,520,000     | 2,682,550       | 8,202,550      | 2.29  | 531.51                                     |
| 8                            | \$ 5,520,000     | 2,503,150       | 8,023,150      | 2.24  | 519.89                                     |
| 9                            | \$ 5,500,000     | 2,323,750       | 7,823,750      | 2.18  | 506.97                                     |
| 10                           | \$ 5,500,000     | 2,145,000       | 7,645,000      | 2.13  | 495.39                                     |
| 11                           | \$ 5,500,000     | 1,966,250       | 7,466,250      | 2.08  | 483.80                                     |
| 12                           | \$ 5,500,000     | 1,787,500       | 7,287,500      | 2.03  | 472.22                                     |
| 13                           | \$ 5,500,000     | 1,608,750       | 7,108,750      | 1.98  | 460.64                                     |
| 14                           | \$ 5,500,000     | 1,430,000       | 6,930,000      | 1.93  | 449.05                                     |
| 15                           | \$ 5,500,000     | 1,251,250       | 6,751,250      | 1.89  | 437.47                                     |
| 16                           | \$ 5,500,000     | 1,072,500       | 6,572,500      | 1.84  | 425.89                                     |
| 17                           | \$ 5,500,000     | 893,750         | 6,393,750      | 1.79  | 414.31                                     |
| 18                           | \$ 5,500,000     | 715,000         | 6,215,000      | 1.74  | 402.72                                     |
| 19                           | \$ 5,500,000     | 536,250         | 6,036,250      | 1.69  | 391.14                                     |
| 20                           | \$ 5,500,000     | 357,500         | 5,857,500      | 1.64  | 379.56                                     |
| 21                           | \$ 5,500,000     | 178,750         | 5,678,750      | 1.59  | 367.98                                     |
| <b>TOTAL</b>                 | \$ 110,160,000   | \$ 39,347,425   | \$ 149,507,425 |   | \$ 9,688                                   |