

Minutes of the Town of Farmington
Regular Town Council Meeting
May 23, 2017

Present:

Nancy W. Nickerson, Chair
Jon Landry
Peter M. Mastrobattista
Gary Palumbo
Amy Suffredini
Meredith A. Trimble
John Vibert

Kathy Eagen, Town Manager
Paula B. Ray, Clerk

A. Call to Order

The Chair called the meeting to order at 7:00 p.m.

B. Pledge of Allegiance

The Council and members of the public recited the Pledge of Allegiance.

C. Public Hearing

1. A Public Hearing for the Purchase of 440 and 8658 Plainville Avenue, Farmington for a purchase price of \$950,000

The Chair opened the public hearing at 7:02 p.m. and the Clerk read the following legal notice:

TOWN OF FARMINGTON
PUBLIC HEARING

A Public Hearing will be held on May 23, 2017 at 7:05 p.m. in the Town Hall Council Chambers to consider the Purchase of 440 and 8658 Plainville Avenue owned by Robin E. Herman (Trustee) and George Grevalsky (approximately 13.0 acres) for a purchase price of \$950,000 subject to receipt of an acceptable Phase I Environmental Site Assessment 8696 Report; and Subject To Due Diligence, Including but Not Limited To Title Search.

Dated at Farmington, Connecticut this 12th day of May, 2017.

Kathleen A. Eagen
Town Manager

Mr. William Wadsworth, representing the Land Acquisition Committee reviewed the proposal to buy 440 and 8658 Plainville Avenue. He described the characteristics of the properties as being surrounded by residential properties and flat, 440 having a

meadow and a small area of wetlands and 8658 being mostly woodland. It was placed on the Land Acquisition list in 2008 and approved by the Conservation Commission. Mr. Wadsworth stated the justification for the purchase was the density of the population in the area creating a need for open space and the need to maintain the scenic view provided by the property. Mr. Wadsworth told the audience the Committee planned on submitting the purchase for grant reimbursement under the State of Connecticut program. The presentation slides are recorded with these minutes as Agenda Item C-1.

The Chair opened the hearing for public comment.

Bruce Chudwick of 9 Tall Timbers Drive spoke in favor of the purchase. He felt it was an important piece of property to preserve as open space. He thanked the Committee for all the work they had done over the years.

Pam Fisher of 5 Julles Court spoke in favor of the purchase. She wanted the scenic view preserved for the Town.

Wilbur Charette of 33 Burlington Road told the audience he had approached the Committee about this property to facilitate its purchase and thanked Mr. Wadsworth and the Committee for seeing it through.

Mr. Wadsworth thanked the Manager, her staff, Liz Dolphin, the Committee and a special thank you to Mr. Charette for the work they had done on the proposed purchase.

The Chair closed the public hearing at 7:14 p.m.

D. Public Comment.

Beth Kintner of 24 Farmstead Lane and President of Farmington Future spoke in favor of the Farmington High School building proposal. She told the audience her organization advocates for the schools and Town services. She explained the FHS project was necessary because the building is out of date and inadequate to support 21st century learning. She believed the practice of always picking the lowest cost option for the improvements in the past had created the situation the Town was facing. She went on to say that the High School was reflective of the community's values, and the cost of pushing off fixing the problems was expensive in the end. She told the Council the High School had been cited by the accreditation body for inadequate facility. She asked the Council to move the project to referendum.

Peter Jones of 21 Briarwood Road told the Council the proposed project was going to infringe on his property and that of his neighbors. The bus turnaround was proposed for 50 feet from his property line. He told the Council he had always supported the school and its activities in the past such as the lights for the athletic fields but this was too much. He felt the project was being jammed down the throat of the community, outrageous and over-priced.

Stephen Glynn of 33 Wyndwood Road told the Council that if you buy near a school you should expect expansion. He knew his taxes were going to go up if the project moved forward, which he didn't like, but accepted because of the need. He told the Council that if we didn't support the schools and keep them strong, Farmington would lose young families wanting to move to Town.

David Houf of 4 Cobblestone Road told the Council that between 2015 and 2025 the Town's population of children would decline 9.7 % and during the same time period the population of mature residents would increase 30%. He questioned if this project was fiscally wise at the current time. He talked about the poor fiscal condition the State of Connecticut was in and didn't believe the Town would receive any grant money from the State for the project. He asked the Council to show leadership and consider the needs of the entire Town not just the school needs. He also told the Council private opposition and public support is not leadership.

Sarah Burns of 3 Hidden Spring Lane thanked the Council for getting the project started. She told the Council she had taken a tour of the High School and was shocked by all the issues that the building had. She believed the patchwork approach over the years had created the present problems and now was the time to fix it. She asked the Council to be as creative as possible with the funding for the project.

Vince Cunningham of 63 Oakridge told the Council that the citizens had different opinions on the project and suggested it would be best to let the people decide. He wanted the project moved to referendum.

Heidi Toretto 4 Lydia Way told the Council she had toured the school and felt it was frightening to see what the students were dealing with. She believed if the taxes didn't go up to support the schools the value of the homes would go down. She asked to put the project to a vote and let the people decide.

Antonella Maccarone of 12 Taine Mountain Road told the Council she was an educator and that up to date facilities give students opportunities especially in areas of technology. She asked the Council to put it to a vote.

Steven Kay of 57 Garden Gate told the Council he trusted the Superintendent of Schools recommendations, the elected officials to provide factual information, the process that developed the project and the voters to decide what is best for them.

Dawn Parsons of 10 Newcastle Place told the Council she had moved here for the schools and that until she had toured the high school she had no idea how in need the school was of repair. She asked no more band aid solutions for the school and to let the people vote.

Mike Clark of 13 Tanglewood Road told the Council he understood their problem was whether to send the project to the voters. He felt the Building Committee had done an excellent job addressing the problems at the High School and \$500,000 had been spent to develop the schematic drawings for the project. He believed the project

should be approved and that if we put it off it would only cost more in the future. He asked the Council to let the people decide.

Sharon Byrne of 3 Fable Lane believed almost everything she had to say she had been said. She was concerned about the High School losing its accreditation due to facility deficiencies. She believed ADA deficiencies were especially concerning and that the High School was an emergency center made the deficiencies more concerning.

Sophomore at FHS told the Council the school is falling apart such as mold and electrical problems. Parts of the school were always too hot or too cold. She urged the Council to move the project forward.

Patrick Demkowitz of 45 Songbird Lane told the Council he was an alumni of Farmington High School and attending Yale University studying engineering. He believed that the Farmington schools were excellent and that is why his parents had moved to Farmington. He had taken advantage of the many wonderful opportunities that had been available to him while in the Farmington schools. He was concerned the High School would not be able to support the innovative technologies of the future unless upgraded and that troubled him for future students. He asked the Council to move the proposed project forward to a vote.

Hamid Adib of 4 York Terrace told the Council he had moved here for the schools. He believed in the importance of public schools. He suggested the Council think how the investment in infrastructure had improved the University of Connecticut. He asked the Council to move the project forward.

Emily Kaliney of 30 High Street told the Council she was an educator for years. She believed good facilities kept good teachers. She was very impressed with the quality of the Farmington schools. She asked the Council to send the project to the voters.

Emily Pettit of 30 Dunne Wood Court believed the project was necessary to continue to provide the excellent education the citizens of Farmington expect. She didn't want another band aid placed on the school's problems, which she believed would be a waste of tax dollars.

Joanne Fishman of 145 Oakridge told the Council her family wouldn't benefit directly from the project but she was still in favor of it. Her youngest had just gone to the High School for her orientation. She had told her Mother without any prompts that the school was large and a mess. She told the Council the Town had a history of good schools and this project needed to be done to improve the self-worth of the Town.

Pierre Guertin of 12 Henley Commons thanked the Council for their work. He believed the size of the project being proposed couldn't have come at a worst time. He told the audience he had always supported education since he had lived in Town. He didn't believe the Town could afford this at this time. He wanted the Council as the fiduciary body to vet the project's effect on the Town as a whole before moving it forward. He wanted all the needs of the Town to be balanced. He didn't think the economic

conditions in the State would put upward pressure on the Town's taxes and would probably result in no grant money.

Pam Fisher of 5 Julles Court told the Council she had attended all but 3 of the 29 Building Committee meetings. She believed the Committee had vetted all of the questions being asked during the evening and had come to agreement on the proposed project. She was deeply concerned about the lack of ADA compliance in the building. She talked about there was never a good time to spend the money to build a school, but that the Town had a small window to try to take advantage of State grant money. She reminded the audience the West Woods School failed twice and in the end cost more than the original proposal.

Jun Lu of 7 Country Club Drive was concerned the cost of the project wouldn't allow financial flexibility to address the other needs of the Town. She was concerned about the State economy continuing to tanking and that more financial burdens of the State would be shifted to the towns. She pointed out the mill rate had gone up 30% over the past 5 years.

Bruce Chudwick of 9 Tall Timbers told the Council he never thought he would be against a Town project. He acknowledged the proposed project was wonderful, but the Town couldn't afford it especially with the economic uncertainties in the State. He believed the project's size wouldn't allow for appropriate operating and capital budgets. He suggested Tunxis Community College maybe closing and could be an opportunity for the Town. He urged the Council not to send this project to the voters, but to start over to get a scaled back affordable project. He regretted sending the new bridge to the voters when the Council had the power to move it forward.

Jessica Lister of 8 Candlewood Lane thanked the everyone for the time they donate to the community. She was impressed with the process the Building Committee had used to develop the project. She believed the schools were key to the identity of Farmington and that if the project didn't move forward we were in danger of losing the keystone to the Town's identity. She asked the Council to let the voters decide.

Steve Byrne of 3 Fable Lane urged the Council to send the project to the voters. He didn't believe the timing would ever be good to spend so much money, but this was necessary. He believed this was something needed for the Town and it wouldn't be a better time 5 years from now.

Mike Cheshire of 22 Mountain Road told the audience he had never voted against a school budget or a referendum. He had educators in his family. He believed this project was too expensive for the Town and it the Town couldn't afford it. He was concerned the rating agencies would down grade the Town's AAA rating because of it. He told the Council the "cotton tops" will move out of time with this type of project. He urged the Council not to spend money we don't have like the State had done. He feared the Town would be split over the project in a way that would create an ugly contest. He asked the Council not to move it forward.

Carrie Harper 53 Walnut Farms Drive told the Council the High School needs to be improved but this proposal was too expensive. She urged the Council to balance all the needs of the Town. She questioned why we were pushing for a grant we probably wouldn't receive.

Phil Chabot of 718 Camp Street told the Council he loved the school project but felt it was too expensive for the Town to take on. He believed this one project would take away from everything else. He felt a small percentage of the Town voters would be deciding if the project moved forward even though it would have a big impact on everyone.

Jennifer Albert of 42 Woodruff Road believed supporting this project was investing in Farmington's future. She asked the Council to move the project forward.

Christopher St. James of 40 Lovely Street told the Council investing in education was the best investment the Town could make. He believed the short comings of the Farmington High School had reached the point of need. He acknowledged that paying more taxes was never desirable, but by sending the project to referendum the citizens have the ability to decide whether they choose to spend the money or not.

Michael Smith of 46 High Street told the audience he was a past member of the Board of Education in Suffield and understood the difficulty of their position. He discussed several finance options he believed could help mitigate the tax impact for the residents if the project goes forward.

Nora Benanti of 26 Tall Timbers told the Council she was very happy with the work the Building of the Committee and believed it was a very good plan to address the needs at the High School. She hoped she would have the chance to vote on the project.

Jillian Ciriello of 4 Glenmore Drive told the Council new residents come to Town for the schools. She was very surprised by the issues she saw on her tour of the High School especially the ADA concerns. She believed the project was an investment the Town should make. She wanted Farmington to be a place where education was valued and hoped to be able to vote on the project.

Mark Hoffman of 22 Greenwoods Lane believed that Farmington's past record of building projects had shown fiscal responsibility and believed the proposed project would too. He had been following the Building Committee process and knew they had eliminated large scale renovation as practical plan both for construction and cost. He thanked the Committee for its hard work and believed the project reflected our academic success with a building that matched it. He cautioned doing nothing was a costly plan also.

Kosta Diamantis of 96 Meadow Road told the audience he was the Director of the Office of School Construction Grants for the State of Connecticut. He talked about how the Building Committee had followed the standards and guidelines for school construction. He believed the proposed project has already implemented cost savings

and leaving the school as it is wasn't an option. He explained the project would have to qualify and get on the priority list of projects in order to receive the 19% reimbursement grant from the State of Connecticut.

Tom Lyons of 30 Dorset Lane told the Council he believed it was fiscally irresponsible to move the project forward. He believed a renovation in the magnitude of 75-85 million dollars would solve the problems at the High School. He told the audience the people who would benefit financially from a larger project were the people saying a renovation wouldn't work. He didn't believe the Town could afford the proposed project but agreed that something had to be done. He was concerned that the other schools need work too and this project would prevent anything else being done. He asked the project be sent back and redone as a renovation. He asked if this moves forward to better publicize it because too many residents were unaware of what was going on.

Joanne Lawson of 9 Prattling Pond Road told the Council the cost of the project was too much because of the economic conditions in the State of Connecticut and the Town's commitment to the Sewer Treatment Plant. She asked the project be redone less expensively to solve the ADA problems.

E. Consideration of Special Topics

1. To recommend the purchase of 440 and 8658 Plainville Avenue, Farmington, to the Town Plan and Zoning Commission for a report under Section 8-24 of the Connecticut General Statutes

Motion was made and seconded (Trimble/Mastrobattista) to recommend the purchase of 440 and 8658 Plainville Avenue, Farmington, to the Town Plan and Zoning Commission for a report under Section 8-24 of the Connecticut General Statutes.

Adopted unanimously

2. To approve the schematic drawings and project cost estimate for the Farmington High School Building Project as recommended by the Farmington High School Building Committee

Motion was made and seconded (Trimble/Mastrobattista) to approve the schematic drawings and project cost estimate as presented for the Farmington High School Building Project as recommended by the Farmington High School Building Committee.

Adopted unanimously

The Chair gave the history over the past three years that had brought the Council to present for this proposed project and thanked Kathy Eagen, Town staff, Kathy Grieder and school staff and the Building Committee for their extensive work to develop the proposed project. She told the audience the Council appreciated the residents who had made public comment.

Mr. William Wadsworth, Chair of the Farmington High School Building Committee began the presentation by describing the present state of the building and its needs using the Presentation of Schematic Design Budget – May 23, 2017 recorded with these minutes as Agenda Item E-2. He reviewed the work the Committee had done to present. He told the Council the Committee had selected Kastle Boos Associates, Inc. as the architects who had been charged to present three concept options for the project two renovations and one new building as required by the State of Connecticut. Colliers International was selected as the Owner’s Project Manager and O&G Industries was selected as the Construction Managers. He reviewed the activities the Committee had done leading up to the selection of the option to move forward for schematic design. He described all the community outreach activities the Committee had done.

Kathy Greider, Superintendent of Schools thanked everyone for their work. She reported the Board of Education had approved the schematic designs for the chosen option the previous evening and that all the academic and facility issues had been addressed by the proposed project. She believed the design was a long term solution for the building.

Mr. Mark Sklenka, Colliers International told the Council they had met with the State of Connecticut School Construction Grant Office to introduce the option to the State. They were pleased with the selected project. The schematic drawings were sent to O&G Industries for pricing. He highlighted some of the big picture items in the presentation regarding the size of the building meeting State guidelines and how the project met the Statement of Needs.

Mr. Luke McCoy, Landscape Architect Kastle Boos Associates, Inc. introduced the members of his team Mr. Charles Boos, Principal; Mr. Paul Dominov, Architect Kastle Boos Associates, Inc. – Design Leader; Enrico Chiarillo, Project Manager and Larry Jones, Project Engineer BVH Integrated Services. He then reviewed the site plans for the project.

Mr. Paul Dominov, Architect Kastle Boos Associates, Inc. reviewed the interior design of the project and discussed the educational approach that guided the project.

Mr. Sklenka reviewed the schedule for the project going forward. The first step was the completion of the design for the project ending by the summer of 2018, bidding of the project September – October 2018, first construction phase completed August 2020, second construction phase completed August 2021 and the third construction phase completed August 2022. The result was construction scheduled to take four years. All abatements and demolitions were to occur during summer months.

Mr. Ken Biega, Construction Manager O&G Industries, Inc. reviewed the details of the five construction phases and how the building would function during the four years of construction for the students. He explained how parking would be facilitated during the project.

Mr. Sklenka discussed the grant procedures for the project. He explained which parts of the project were eligible for grant reimbursement. He reviewed the process that was used to develop the budget for the project.

The Manager reviewed the tax impact the project would have on taxpayers one with grant reimbursement and one without reimbursement. She explained how the bonding for the project fit into the overall debit schedule of the Town using the presentation recorded with these records as Agenda Item E-2.

Mr. Justin Bernier, member of the Building Committee told the audience he was the one dissenting vote on the project. He explained his reasons for his vote. He believed the project was too expensive, the impact on students would be too great and a renovation would be more appropriate.

The Chair told the Council they would begin deliberations by asking any questions they had of the Building Committee or the Manager and then move on to discussion and voting.

Mrs. Suffredini asked the Building Committee to address the issues Mr. Bernier discussed. Mr. Sklenka explained that the Statement of Needs couldn't be met by a renovation of the existing footprint and the ADA deficiencies require additional space to be corrected. The Committee had considered the renovation option and rejected it.

Mrs. Suffredini asked it be explained to the public where the Statement of Needs came from. Mr. Wadsworth explained the Statement of Needs was generated by the Board of Education. Mrs. Greider, Superintendent of Schools explained the process that had been used to develop of Statement of Needs.

Mrs. Suffredini asked why a new building at a different site hadn't been considered to eliminate the inconvenience to students and teaching. Mr. Sklenka explained it was the most expensive option and that is why it was rejected.

Mr. Mastrobattista asked for more details on the reimbursement policies from the State. Mr. Sklenka explained there were three categories Renovation Like New, Expansion Alteration and New Construction. For Farmington the projected grant reimbursement rate for Renovation Like New and Expansion Alteration was 29% and for New Construction 19%. The definition of the Renovation Like New category was that the entire building after renovation would have a 25 year life span and 75% of the existing building has to be at least 30 years old therefore Farmington didn't qualify for that option. The Extension Alteration option was a 29% reimbursement rate but the ineligibles decreased therefore making it more expensive for the Farmington project.

The Chair asked what the interest fees would be for the project. Mr. Swetcky, Director of Finance showed interest fees to the Council using the Bond Schedule page from the presentation recorded with these minutes as Agenda Item E-2, where the interest was shown. The interest was projected to be \$39,240,036 on the \$109,865,889 project and \$48,412,210 interest on a \$135,636,900 project.

Mrs. Trimble asked what happens if the Town doesn't get State funding and could the scope of the project be changed. Mr. Swetcky explained the Town must authorize the full \$135, 636,900 and the only body that could change the scope of the project after authorization at referendum was the Building Committee.

Mr. Landry felt it was very important to let the public know the full amount of the project cost including interest. He had questions about the schedule shown. Mr. Swetcky explained that the first year was smaller because it was a small issue to pay for design completion.

The Chair told the Manager she wanted to make sure the public had all the information it needed to make an informed decision on the project.

Mrs. Suffredini echoed the Chair's concerns to fully educate the public. She asked Kathy Greider to explain the accreditation issues at the High School. Mrs. Greider called on Mr. Silva, High School Principal to answer the question.

Mr. Silva explained the High School had been put on Warning for one standard for deficient facilities and had to report on progress toward fixing the problems on a specified schedule. He explained the next step would be Probation and ultimately Suspension. He said that it was process and Probation and Suspension would only be if nothing were done to address the Warning status. Mr. Silva told the Council you are supposed to have addressed all concerns within 5 year of the report.

Mrs. Trimble asked about FF&E costs and what of the existing furniture, fixtures and equipment would be used in the new building. Mr. Sklenka explained the project included \$1300 per student for the FF&E budget, which was \$100 more than average, because other projects he was working were having trouble meeting the \$1200 figure. Mrs. Greider explained anything that could be reused would definitely be reused and other things would be shifted to other schools wherever possible.

Mrs. Suffredini asked if the contingency money in the budget was adequate.

Mr. Sklenka explained the Committee was comfortable with the number in the budget and new construction always had fewer surprises than renovation projects. She asked how often Colliers International comes in on or under budget? He told the Council that when his company was involved from the beginning such as this project, the projects came in at almost 100% on or under budget.

The Chair wanted the public to understand it was common for changes take place as a project moved forward and the Town would know about grant funding before the project went to bid. She wanted to make sure the Building Committee could change the project if the grant funding wasn't received.

Mr. Wadsworth explained that if the project had to be scaled back to a \$110,000,000 the resulting building would be substantially different.

Adopted

Voting yes were Nickerson, Mastrobattista, Palumbo, Suffredini, Trimble and Vibert
Mr. Landry voted no.

3. To approve a resolution and warning recommending the appropriation and authorizing the borrowing of \$135,636,900 and to set a Special Town Meeting on June 5, 2017 and a referendum on June 15, 2017

Motion was made and seconded (Trimble/Mastrobattista) to approve a resolution and warning recommending the appropriation and authorizing the borrowing of \$135,636,900 and to set a Special Town Meeting on June 5, 2017 and a referendum on June 15, 2017.

Adopted

Voting yes were Nickerson, Mastrobattista, Palumbo, Suffredini, Trimble and Vibert
Mr. Landry voted no

F. Executive Session

There was no Executive Session held.

G. Adjournment

Motion was made and seconded (Trimble/Mastrobattista) to adjourn the meeting at 11:30 p.m.

Adopted unanimously

Respectfully submitted,



Paula B. Ray, Clerk

**Public Hearing
to Consider the Acquisition of**

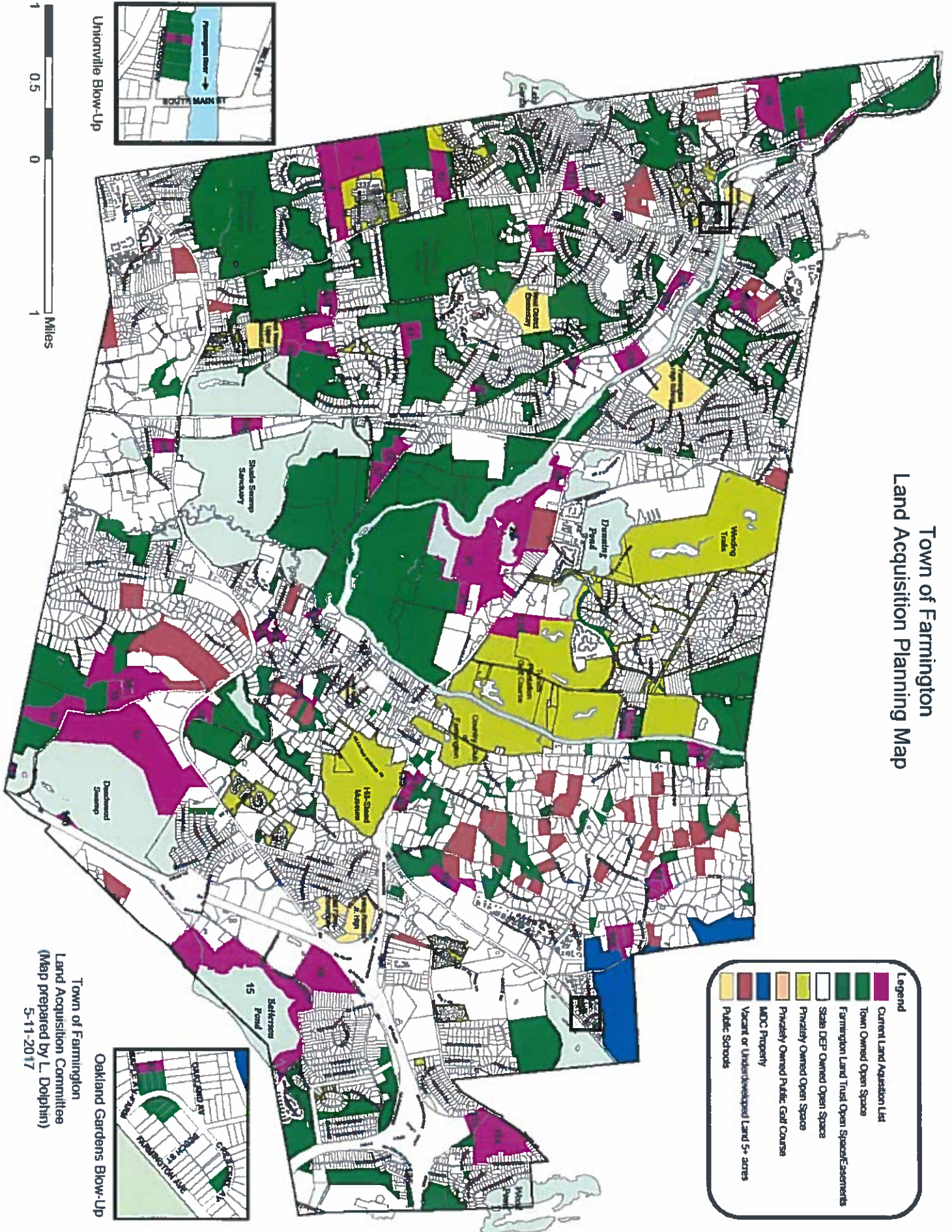
**440 & 8658 Plainville Avenue
Farmington, CT**

Property Owners:

Robin E. Herman (Trustee) and George Grevalsky

Town of Farmington Land Acquisition Planning Map

- Legend**
- Current Land Acquisition List
 - Town Owned Open Space
 - Farmington Land Trust Open Spaces/Easements
 - State DEP Owned Open Space
 - Privately Owned Open Space
 - Privately Owned Public Golf Courses
 - MDC Property
 - Vacant or Underdeveloped Land 5+ acres
 - Public Schools



Town of Farmington
Land Acquisition Committee
(Map prepared by L. Dolphin)
5-11-2017



Aerial Photograph *
of
#440 & Lot 2
Plainville Avenue



Town of Farmington
Public Works & Dev. Services
Planning Division
(prepared by L. Dolphin)
2/27/2008

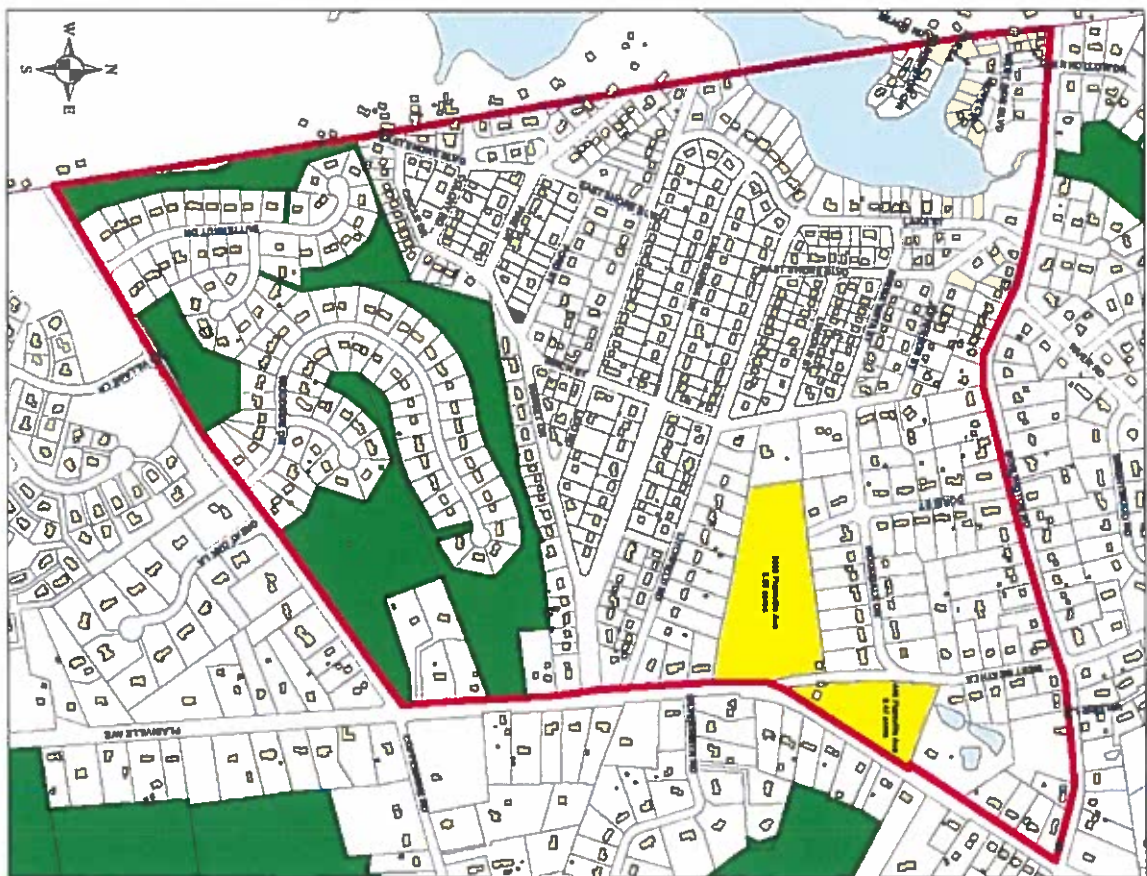
* 2009 aerial photography

440 & 8658 Plainville Avenue:

Features

- **Acquisition Type:** Open Space/Recreation
- **Added to Land Acquisition List:** 3/3/2008
- **Property Size:**
 - 440 Plainville Avenue: 3.47 Acres
 - 8658 Plainville Avenue: 9.53 Acres
 - **Total:** 13.00 Acres
- **Zone:** R20: Single family residential - 20,000 sq. ft. lots

**Map of Proposed Open Space Acquisition:
440 and 8658 Plainville Avenue**



Legend

- Proposed Open Space Acquisition
- Lake Garda Neighborhood
- Town-Owned Open Space

* Based on 2010 Census

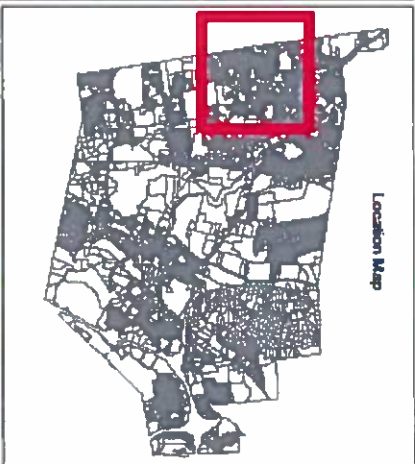
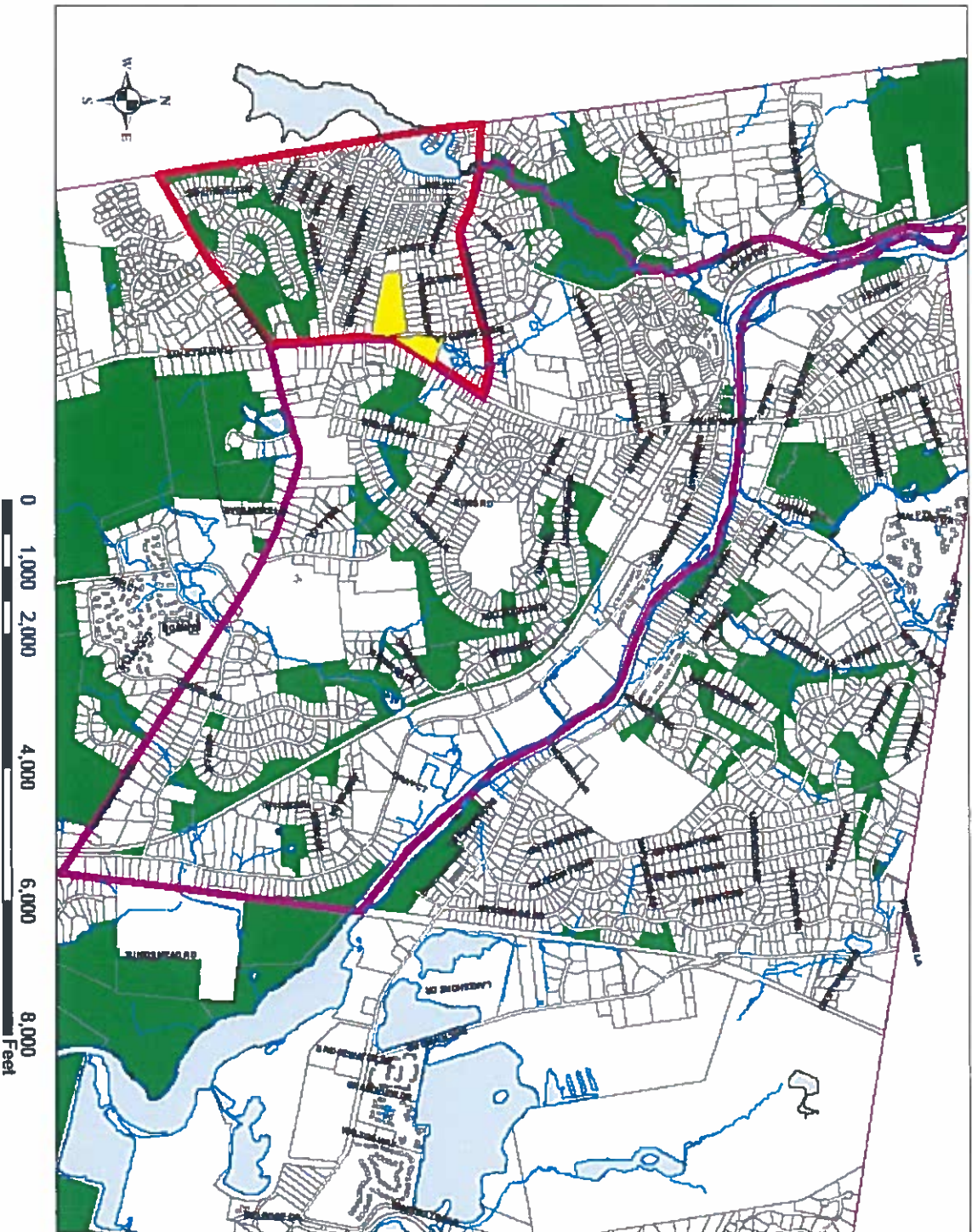
Town of Farmington
 Land Acquisition Committee
 (Map Prepared by L. Dolphin)
 4/29/2017

0 600 1200 Feet

440 & 8658 Plainville Avenue: Resource Values

- 440 and 8659 Plainville Avenue are the last vacant properties of significant size remaining in the Lake Garda neighborhood.
 - The Lake Garda neighborhood has a high population density and a low percentage of Town-owned open space.
 - Lake Garda Neighborhood:
 - Population Density: 5.3 people/acre
 - % Open Space: 12% Town-owned Open Space
 - South Unionville/West District Neighborhood:
 - Population Density: 2.7 people/acre
 - % Open Space: 23% Town-owned Open Space
 - Total Town:
 - Population Density: 1.4 people/acre
 - % Open Space: 17% Town-owned Open Space

Map of Population Density and Open Space Comparison



Legend

- 440 & 8658 Plainville Ave
- Lake Garda*
Population Density: 5.3 people/acre
Town-Owned Open Space: 12%
- South Unionville/West District*
Population Density: 2.7 people/acre
Town-Owned Open Space: 23%

Town of Farmington
Population Density: 1.4 people/acre
Town-Owned Open Space: 17%

Existing Open Space

- Town-Owned Open Space

* Based on 2010 Census

Town of Farmington
Land Acquisition Committee
(Map Prepared by L. Dolphin)
4/28/2017

440 & 8658 Plainville Avenue: Resource Values

- **The meadow along Plainville Avenue on 440 Plainville Avenue provides a visual break from development.**
- **Development of the 440 Plainville Avenue would likely result in additional curb-cuts on Plainville Avenue.**
- **8658 Plainville Avenue is dry and level and could be used for neighborhood recreation needs in the future.**

440 & 8658 Plainville Avenue: Property Value

- **Date of Appraisal:** 3/16/2017
- **Appraisal Value:** \$1,062,000 for 12.53 Acres*
\$84,757/Acres

* Appraised value did not include house lot for 440 Plainville Ave.

- **Acquisition Price:** \$950,000 for 13.0 Acres**
\$73,077/Acre

**Sale price total acreage and house and structures that will be demolished

**TOWN OF FARMINGTON, CT
FARMINGTON HIGH SCHOOL PROJECT
PRESENTATION OF SCHEMATIC DESIGN BUDGET-MAY 23, 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

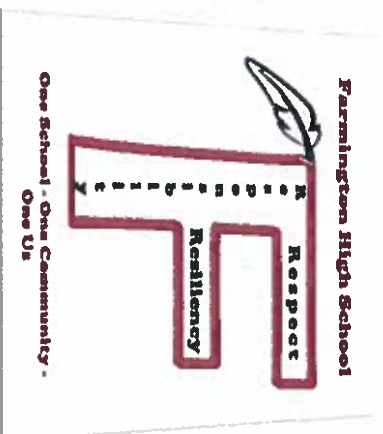
- » 1,346 Students (Highest 8 Year Enrollment)
 - Project Includes:
 - ADA Upgrades Throughout
 - Reduce “sprawl”
 - Upgraded Gymnasiums & Auditorium
 - New, High Efficient MEP Systems
 - New Learning Commons/Library, STEM, and other support spaces
 - Expanded Cafeteria
 - Relocates BOE to 1928
 - Separation of Public Spaces from Academic Spaces
 - Robotics moved to FHS
 - Flexible Learning Spaces
 - Secure Main Entry
- » 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
- » Meets “Statement of Needs”
- » Phased Construction



+ Construct New Building while existing is occupied

Farmington High School

Building Project



Presentation to Farmington Town Council

May 23, 2017

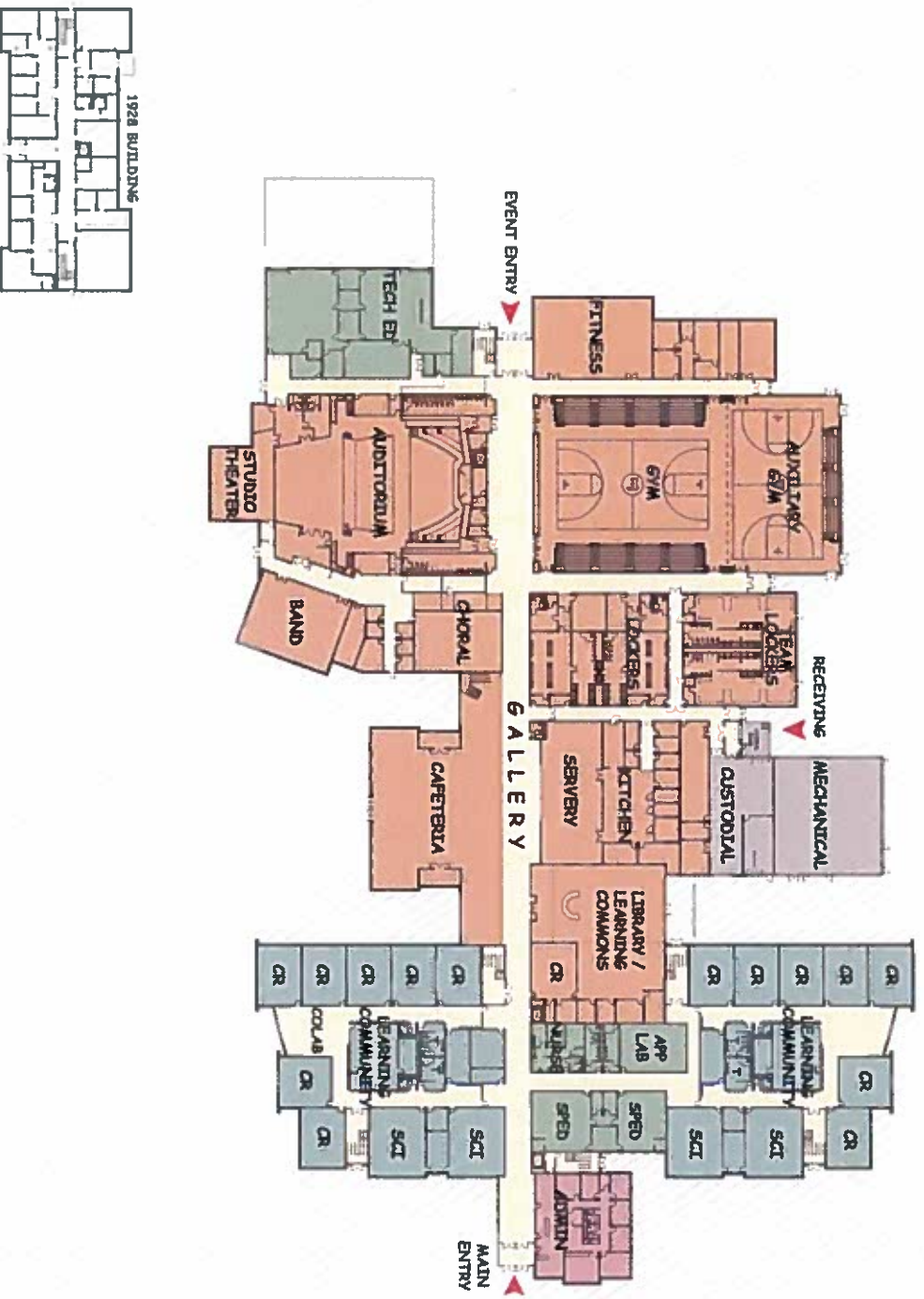
SITE PLAN

KAESTLE BOOS
associates, inc



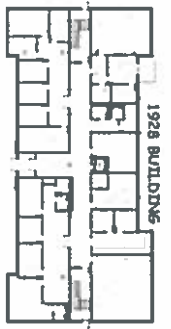
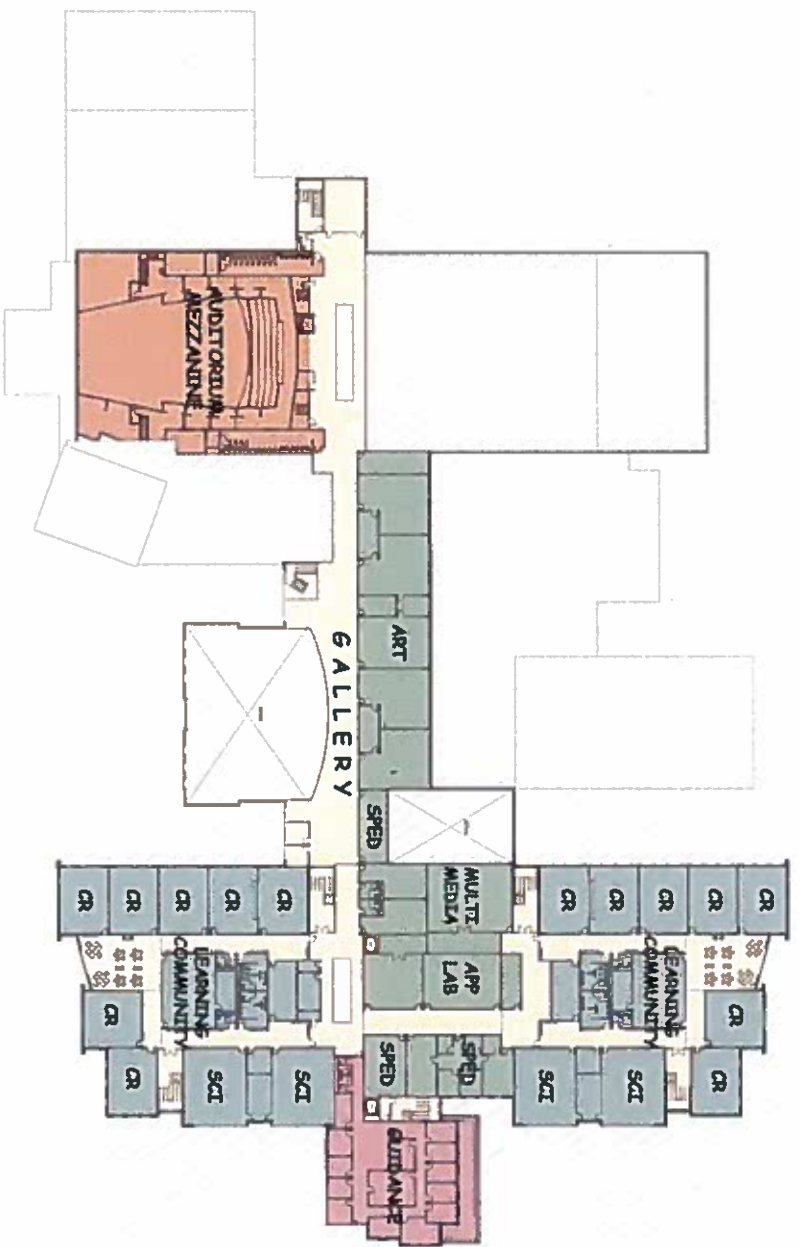
*Schematic Design Plan 05/22/2017
Adjustments and refinements are expected as the design phases continue.*

FHS MAIN LEVEL



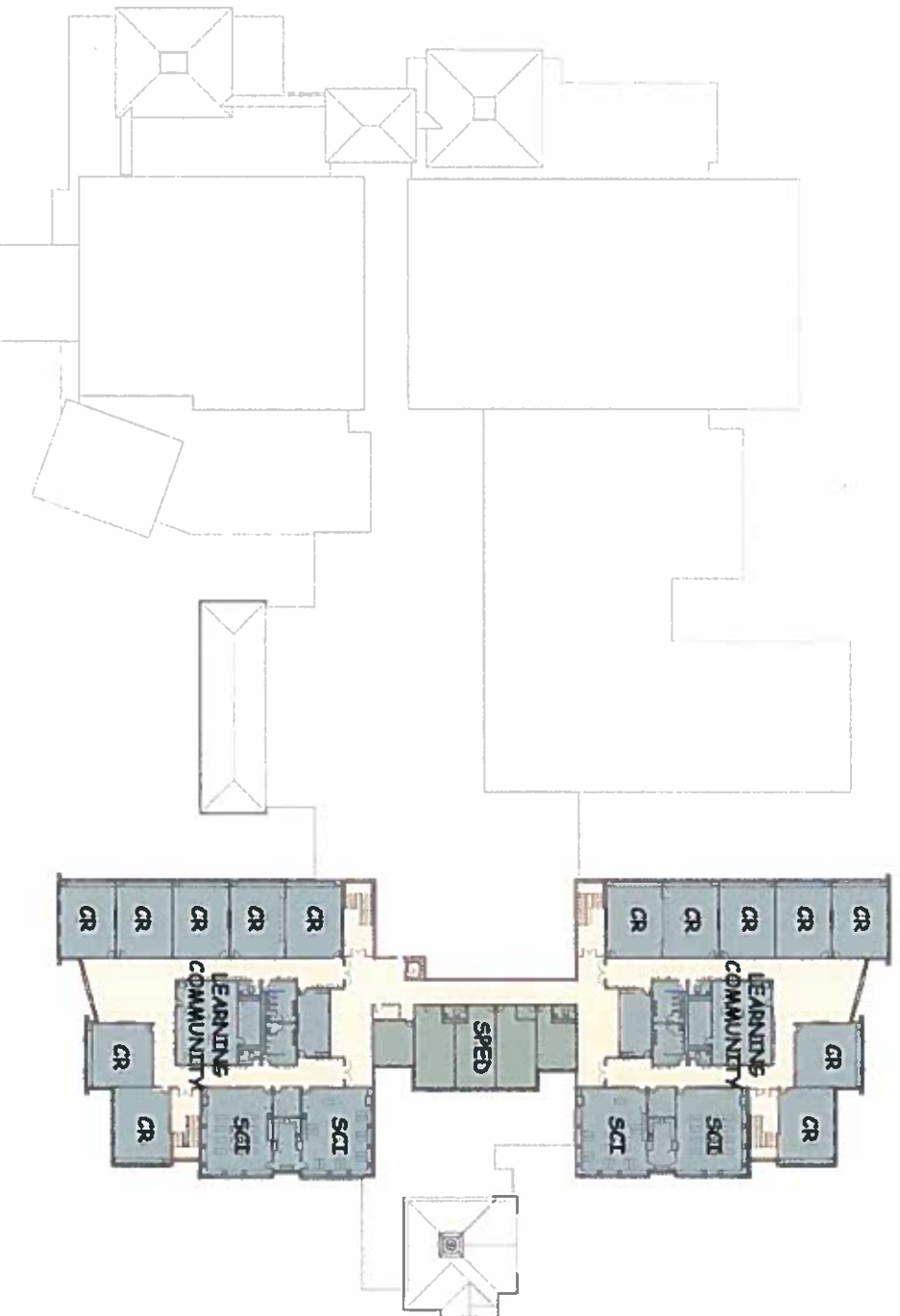
Schematic Design Plan 05/22/2017
 Adjustments and refinements are expected as the design phase continues.

FHS SECOND LEVEL



Schematic Design Plan 05/22/2017
Adjustments and refinements are expected as the design phase continues.

FHS THIRD LEVEL



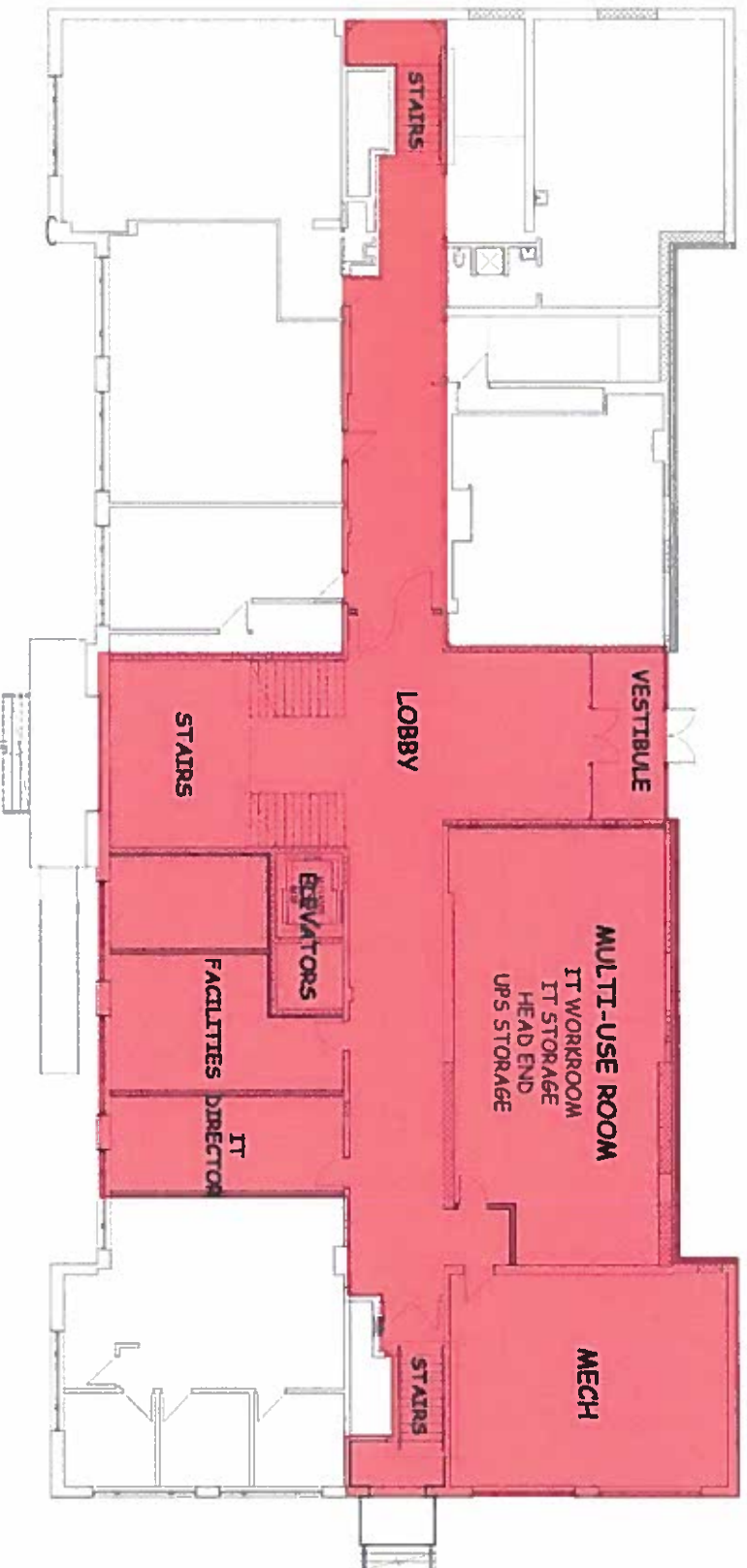
1928 BUILDING: BOARD OF ED

Scope of Work Included

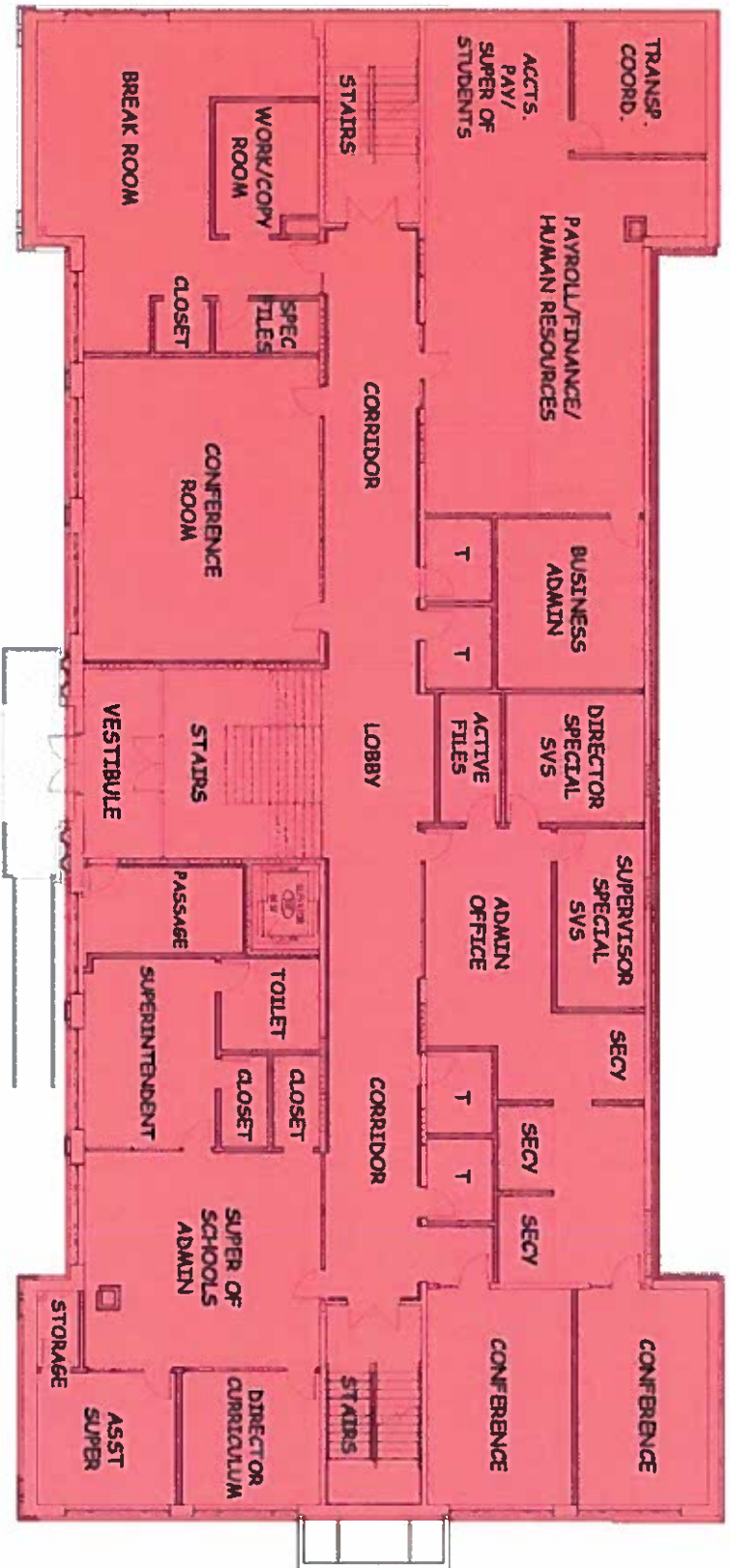
- Hazardous Material Abatement for entire Building
- New Windows Throughout
- New Heating, Cooling, and Ventilation Systems entire building
- New Exterior Walls (where attached to existing High School)
- New Finishes throughout the BOE space
- Non BOE Spaces-heated as current condition
- New Elevator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



BOE FIRST LEVEL

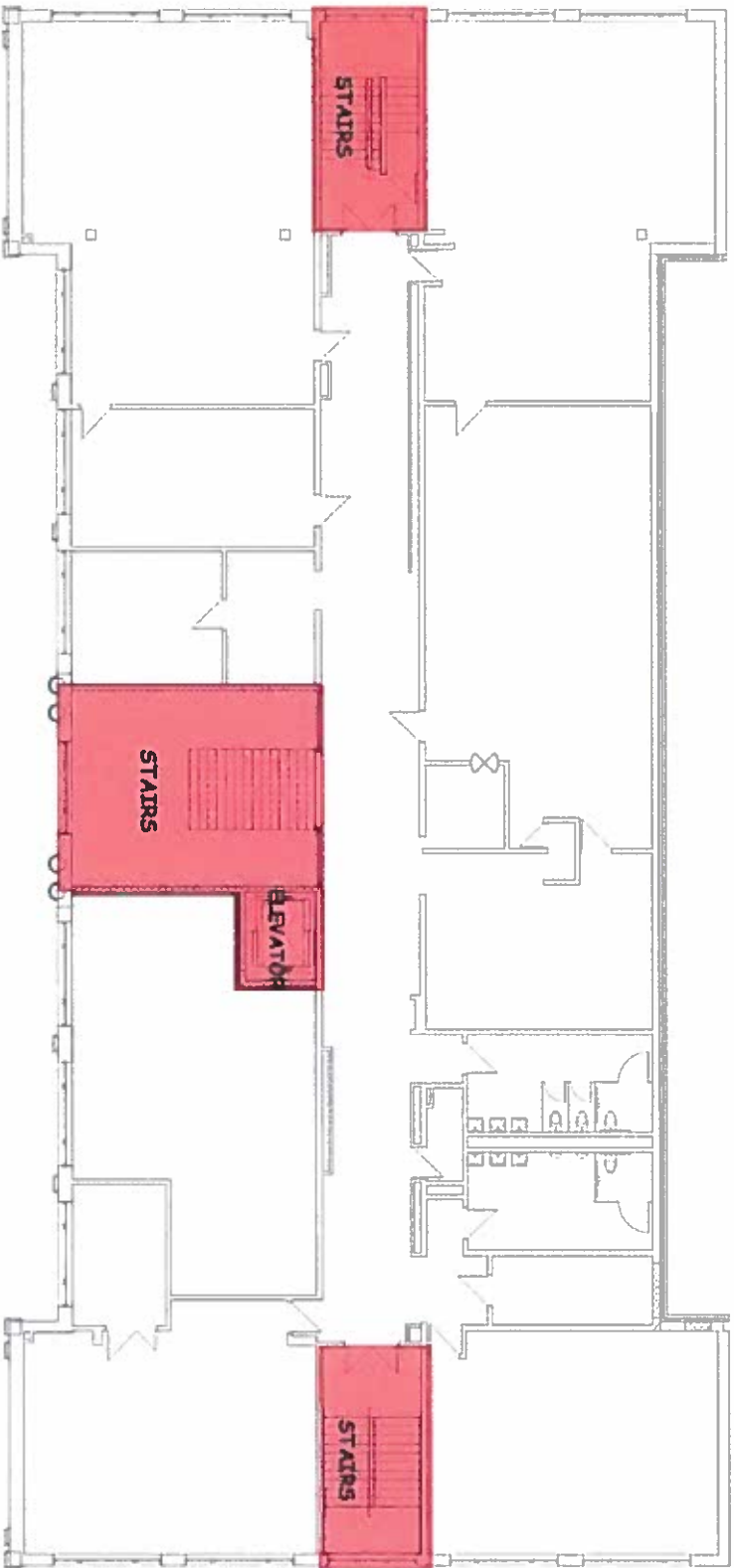


BOE SECOND LEVEL



Schematic Design Plan 05/23/2017
 Adjustments and refinements are expected as the design phase continues.

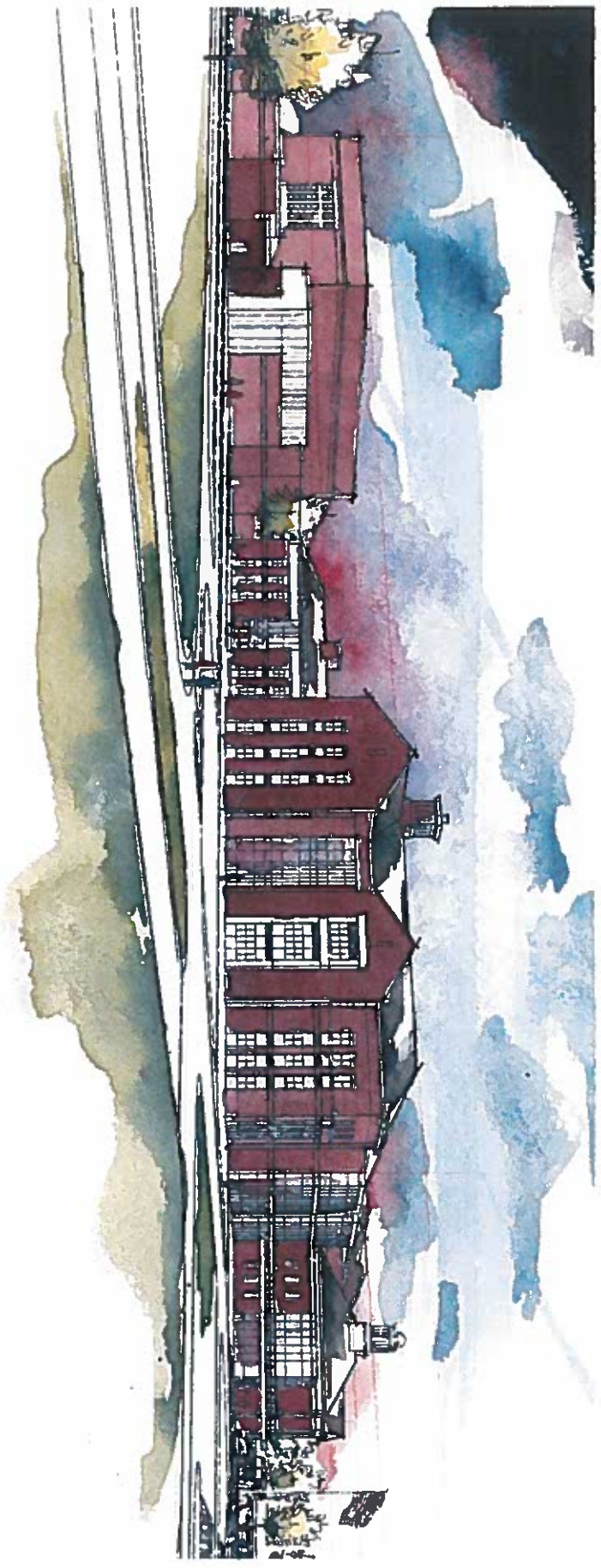
BOE THIRD LEVEL



*Schematic Design Plan 05/23/2017
Adjustments and refinements are expected as the design phase continues.*

RENDERING

KESTLE BOOS
associates, inc



*Schematic Design Plan 05/23/2017
Adjustments and refinements are expected as the design phase continues.*

RENDERING

KAESTLE BOOS
associates, inc



*Schematic Design Plan 05/23/2017
Adjustments and refinements are expected as the design phase continues.*

RENDERING

KAESTLE BOOS
associates, inc



*Schematic Design Plan 05/23/2017
Adjustments and refinements are expected as the design phase continues.*

VIDEO LOOP

*Schematic Design Plan 05/23/2017
Adjustments and refinements are expected as the Design phase continues.*

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

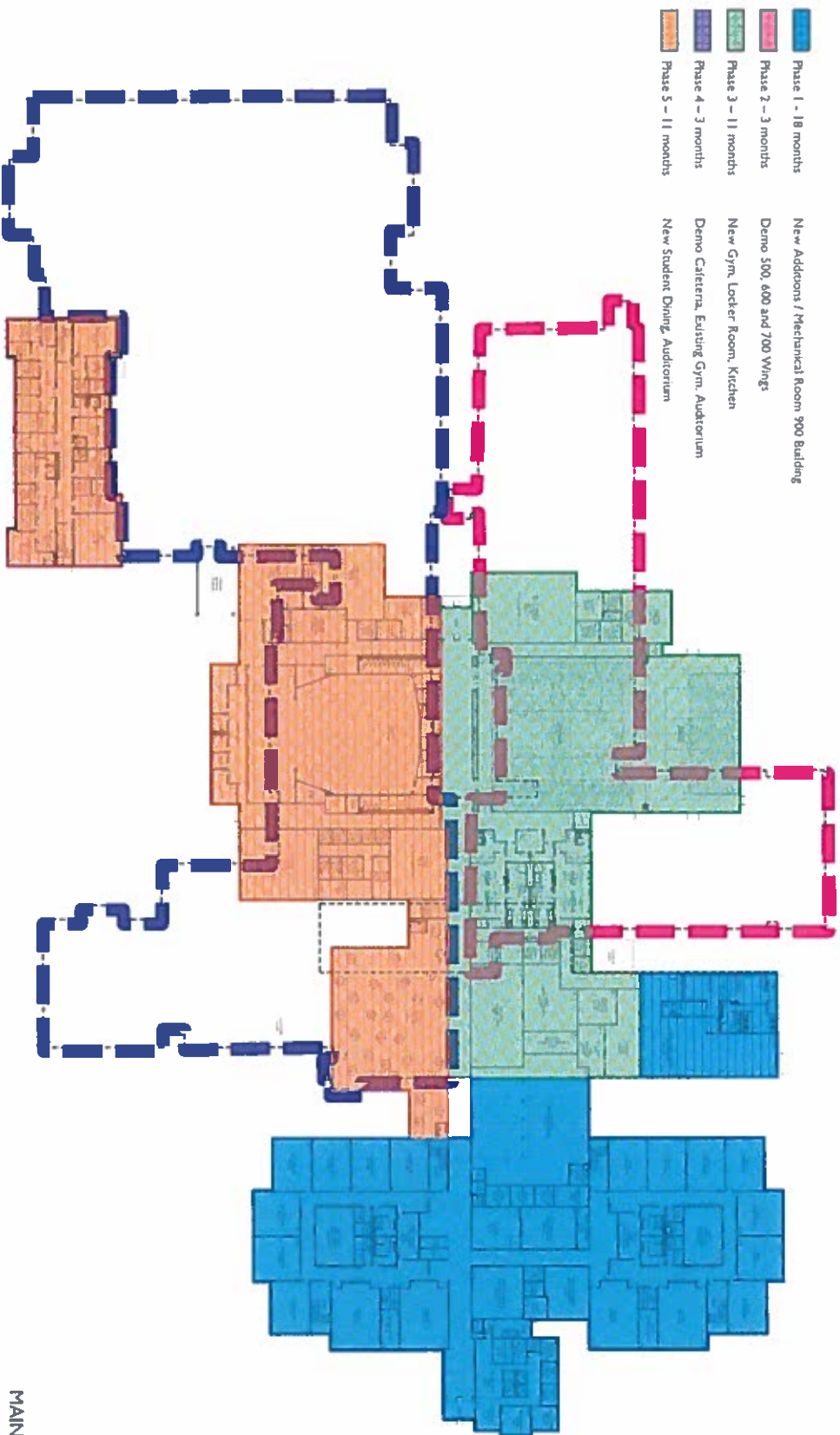


CONSTRUCTION PHASING



OVERALL DURATION - 46-48 MONTHS

Farmington High School



MAIN LEVEL

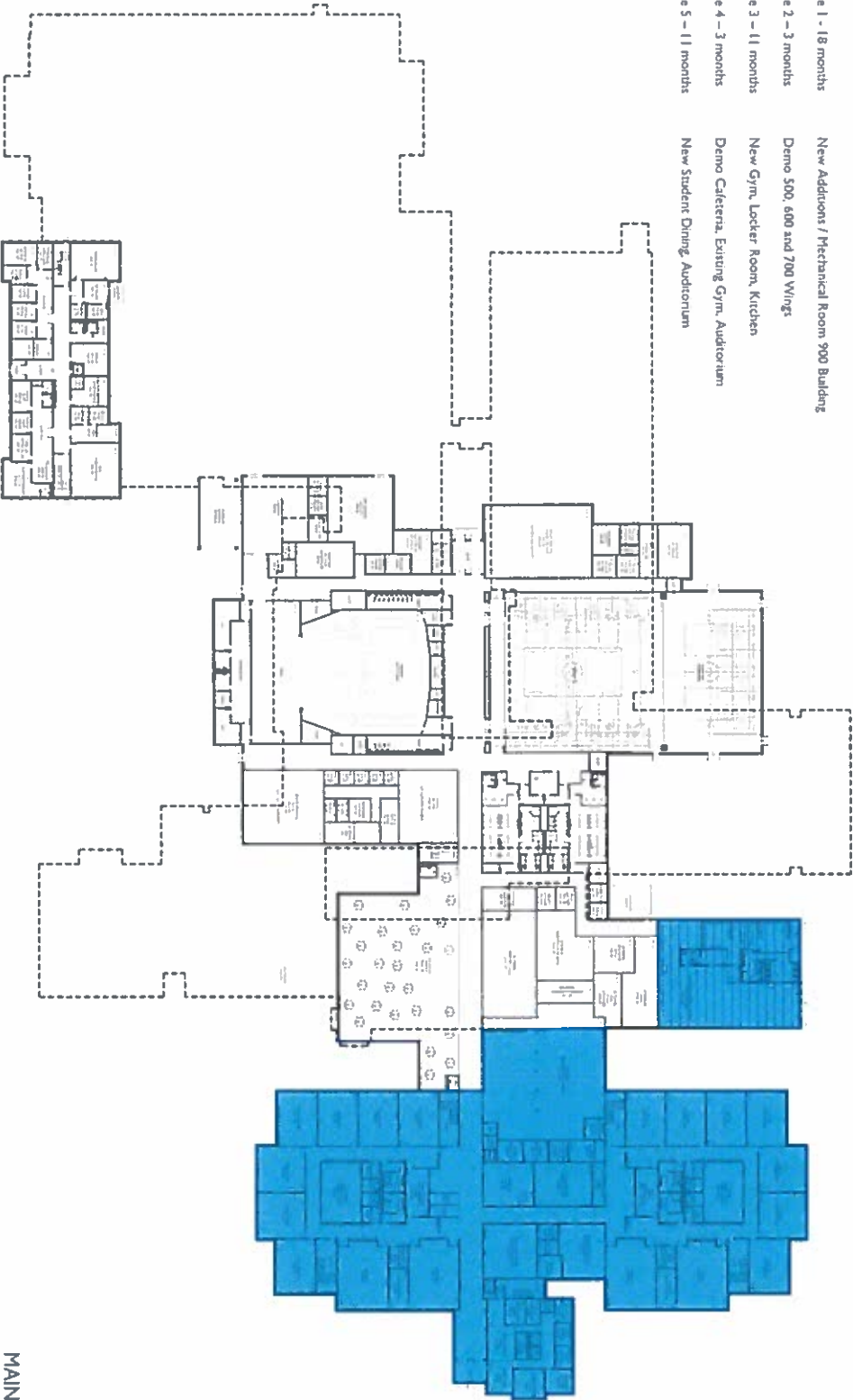


Building Confidence

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



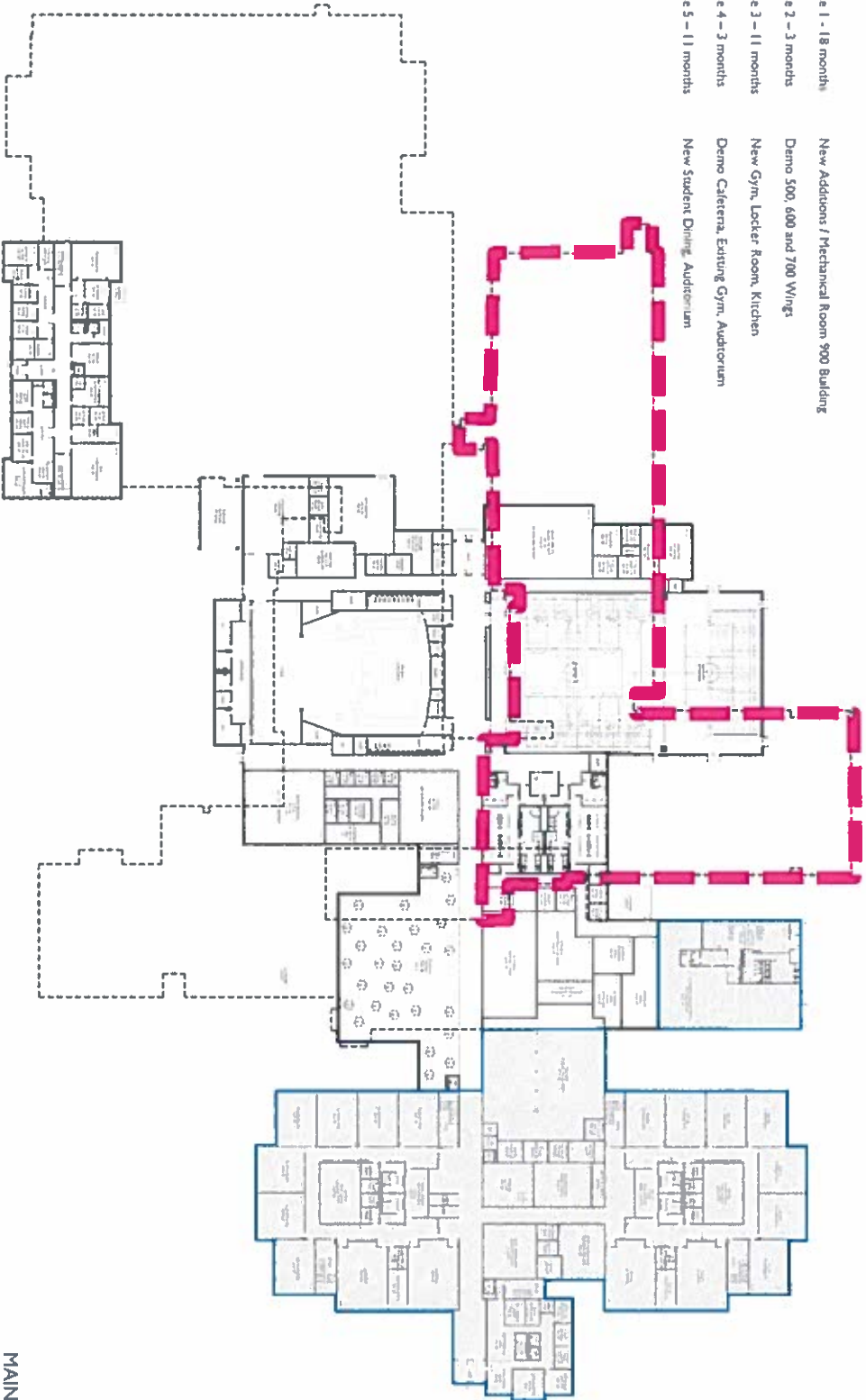
Building Confidence

OVERALL DURATION - 46-48 MONTHS

Farmington High School

- Phase 1 - 18 months
- Phase 2 - 3 months
- Phase 3 - 11 months
- Phase 4 - 3 months
- Phase 5 - 11 months

- New Additions / Mechanical Room 900 Building
- Demo 500, 600 and 700 Wings
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- Demo Cafeteria, Existing Gym, Auditorium
- New Student Dining, Auditorium



MAIN LEVEL



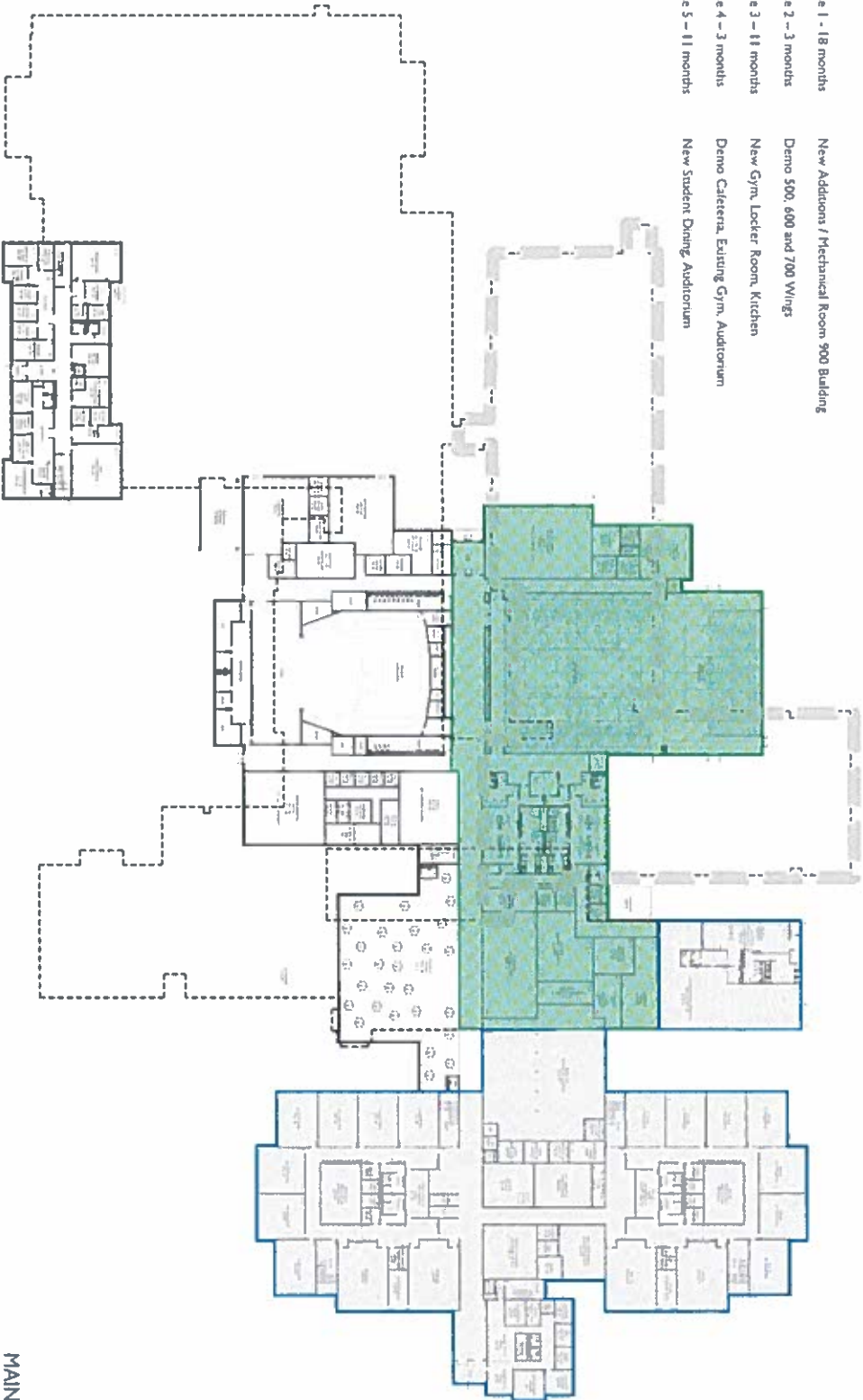
Building Confidence

OVERALL DURATION - 46-48 MONTHS

Farmington High School

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- Demo 500, 600 and 700 Wings
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- Demo Cafeteria, Existing Gym, Auditorium
- New Student Dining Auditorium



MAIN LEVEL

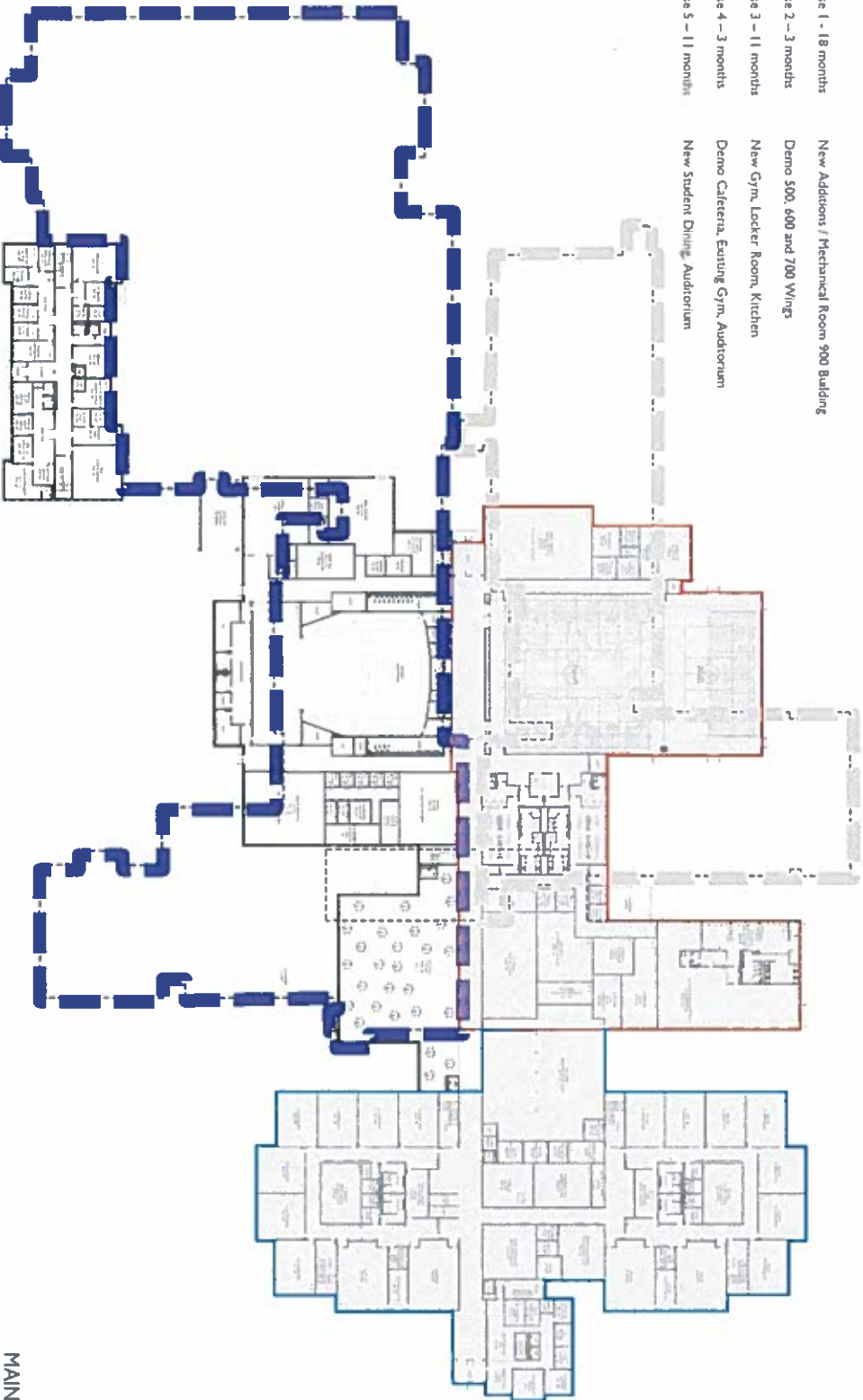


Building Confidence

OVERALL DURATION - 46-48 MONTHS

Farmington High School

- Phase 1 - 18 months
- Phase 2 - 3 months
- Phase 3 - 11 months
- Phase 4 - 3 months
- Phase 5 - 11 months



MAIN LEVEL

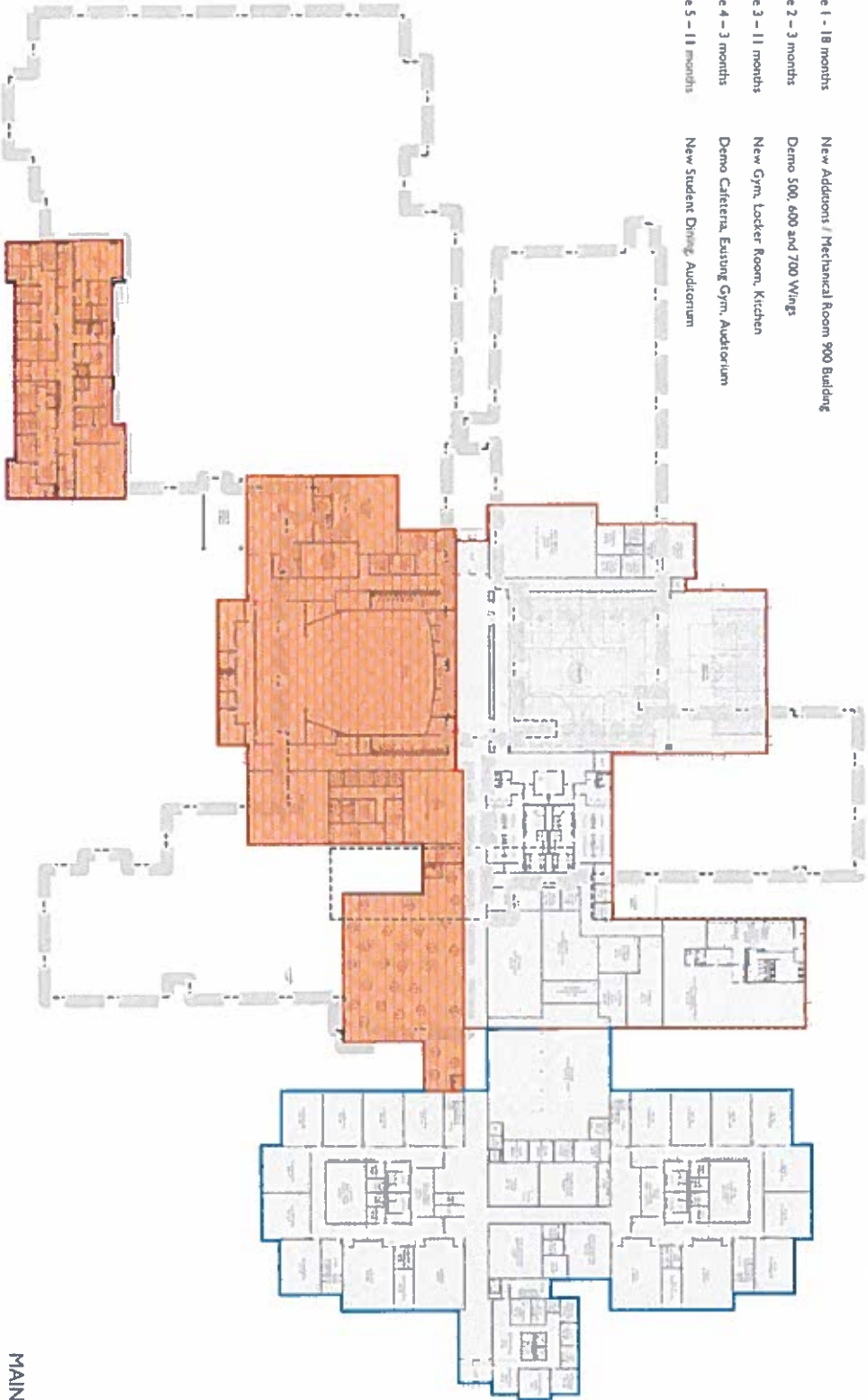


Building Confidence

OVERALL DURATION - 46-48 MONTHS

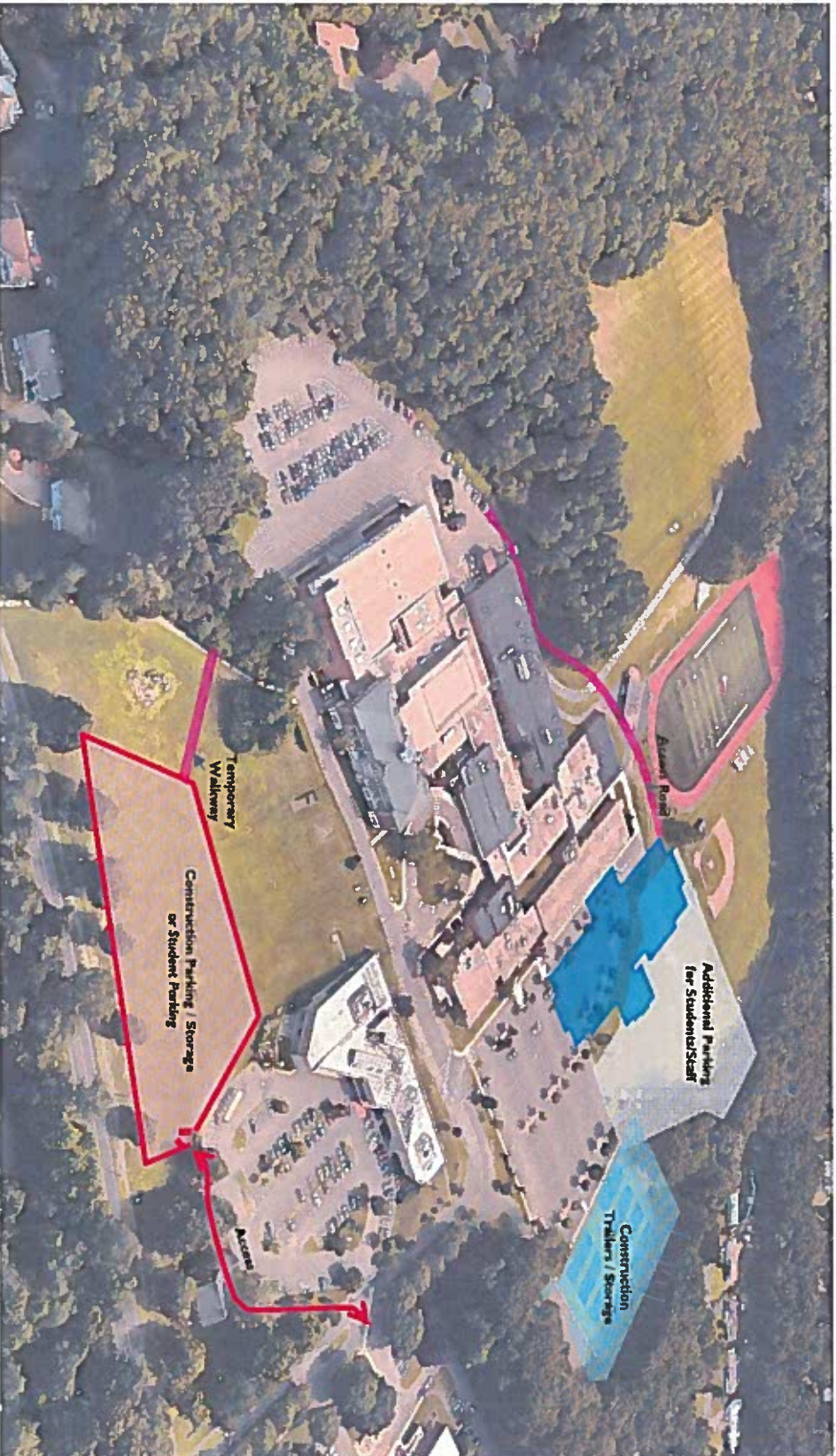
Farmington High School

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MAIN LEVEL

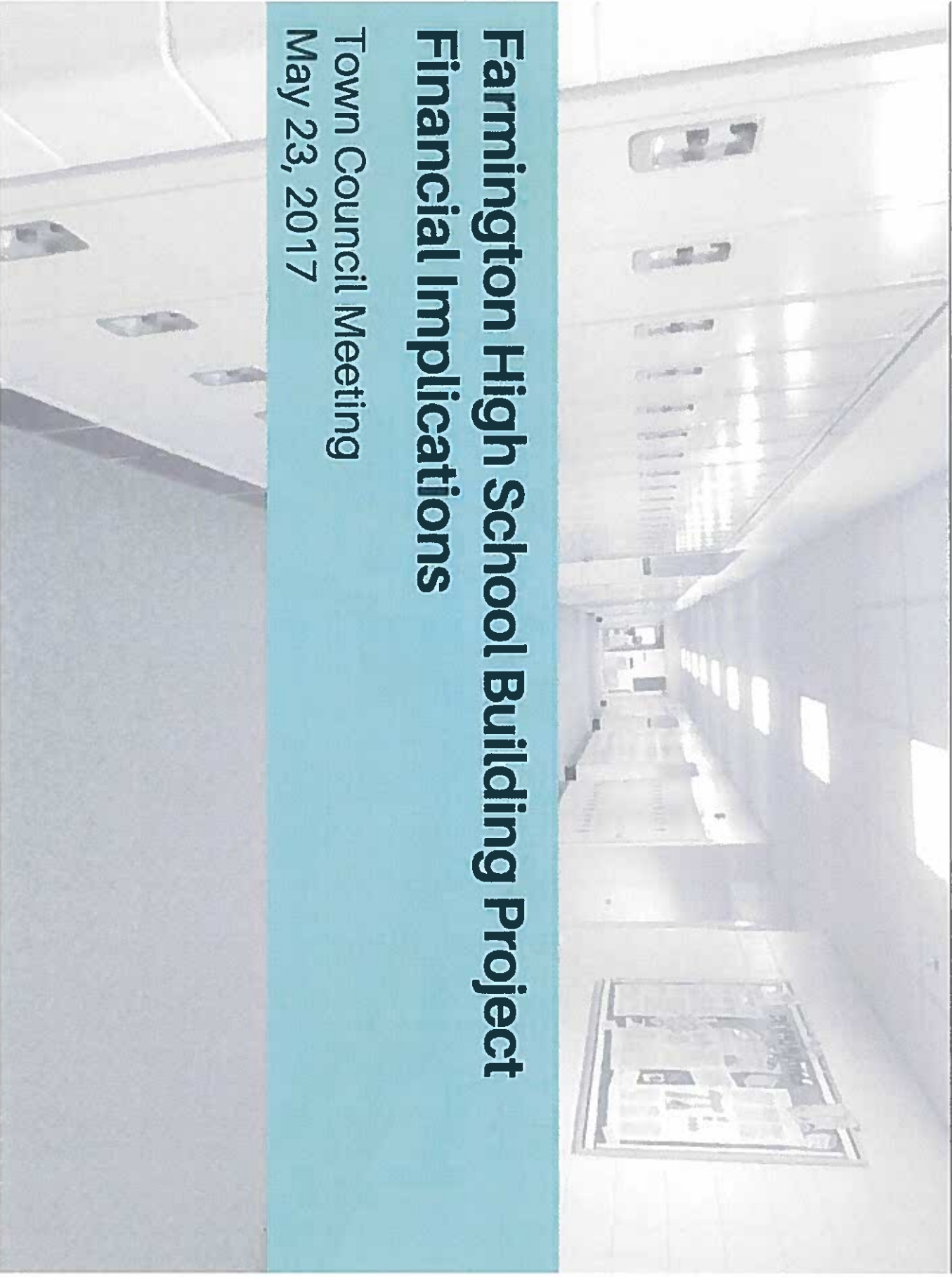
CONSTRUCTION LOGISTICS



STATE OF CONNECTICUT GRANT PROCESS

- » **Deadline for Grant Application: June 30, 2017**
 - > Approval Date: May, 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 Council Meeting
May 23, 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/Interest	\$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

<u>FISCAL YEAR</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>	<u>TAX IMPACT ASSESSED (IN MILLS)</u>
017/201	\$ -	\$ 1,785,321	\$ 1,785,321	0.50
018/201	\$ 5,500,000	\$ 3,570,641	\$ 9,070,641	2.51
019/202	\$ 5,500,000	\$ 3,391,891	\$ 8,891,891	2.44
020/202	\$ 5,500,000	\$ 3,213,141	\$ 8,713,141	2.37
021/202	\$ 5,500,000	\$ 3,034,391	\$ 8,534,391	2.30
022/202	\$ 5,500,000	\$ 2,855,641	\$ 8,355,641	2.24
023/202	\$ 5,500,000	\$ 2,676,891	\$ 8,176,891	2.17
024/202	\$ 5,500,000	\$ 2,498,141	\$ 7,998,141	2.10
025/202	\$ 5,500,000	\$ 2,319,391	\$ 7,819,391	2.04
026/202	\$ 5,500,000	\$ 2,140,641	\$ 7,640,641	1.98
027/202	\$ 5,500,000	\$ 1,961,891	\$ 7,461,891	1.91
028/202	\$ 5,500,000	\$ 1,783,141	\$ 7,283,141	1.85
029/203	\$ 5,500,000	\$ 1,604,391	\$ 7,104,391	1.79
030/203	\$ 5,500,000	\$ 1,425,641	\$ 6,925,641	1.73
031/203	\$ 5,500,000	\$ 1,246,891	\$ 6,746,891	1.67
032/203	\$ 5,500,000	\$ 1,068,141	\$ 6,568,141	1.61
033/203	\$ 5,500,000	\$ 889,391	\$ 6,389,391	1.56
034/203	\$ 5,500,000	\$ 710,641	\$ 6,210,641	1.50
035/203	\$ 5,455,000	\$ 531,891	\$ 5,986,891	1.43
036/203	\$ 5,455,000	\$ 354,604	\$ 5,809,604	1.38
037/203	\$ 5,455,000	\$ 177,316	\$ 5,632,316	1.33
TOTAL	\$ 109,865,000	\$ 39,240,036	\$ 149,105,036	\$ 8.912



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

FISCAL YEAR	PRINCIPAL	INTEREST	TOTAL	TAX IMPACT (IN MILLS)	ASSESSED V/F
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



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

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

*Assumes:

0.56 Grand List growth each year

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



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*

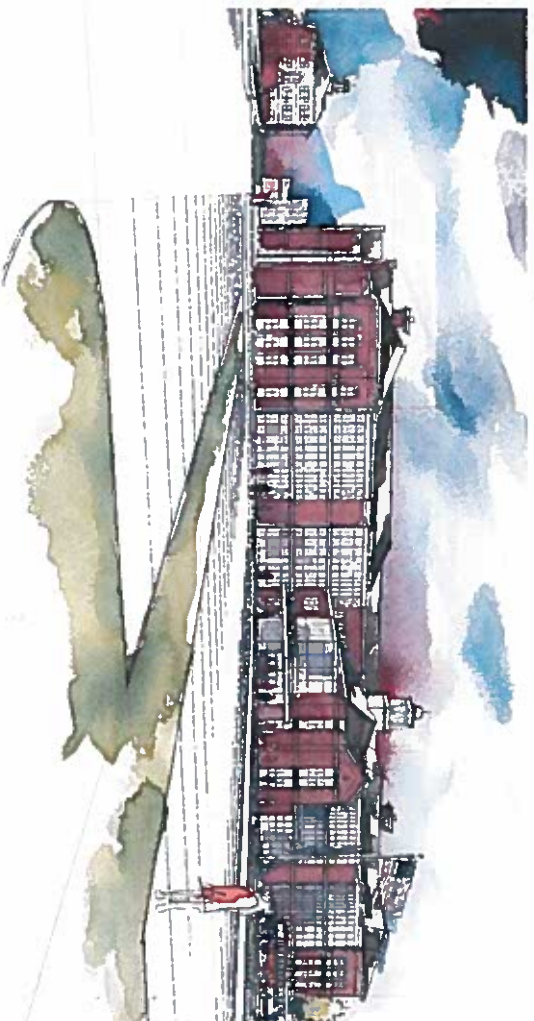
2.65% Tax Increase

Assessed Value	Market Value	FY 2020/2021	Approximate	
			FY 2020/2021 Real Estate Taxes	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



QUESTIONS?



TOWN OF FARMINGTON, CT FARMINGTON HIGH SCHOOL PROJECT PRESENTATION OF SCHEMATIC DESIGN BUDGET-MAY23, 2017

