

School Building Project Notes
November 21, 2016

In January 2014, the Town of Plainville engaged the architect firm of Kaestle Boos to perform preliminary work to make improvements to Wheeler Elementary School, the Middle School of Plainville and the High School Parking Lot.

In July 2016 the Town engaged O&G Industries as the Construction Manager-At-Risk to work with Kastle Boos to update the project costs.

Since the goal of the Town Council was to bring forth a project that would keep the debt service line item in the Town budget at FY16 amount, the goal of the Capital Projects Building Committee has been to have a Net School Building Project around \$13.5M.

The Building Committee is also researching Energy Savings Performance Contracting which would allow for mechanical and other equipment to be upgraded at no cost to the Town but paid through energy savings. The Committee has determined that this strategy is best utilized at the Middle School.

In order to maximize state reimbursement, the Committee is recommending a project as follows:

- Pursue “like-new” construction for Wheeler Elementary School.
- Replace the roof on the Middle School and make the Energy Performance elements that are currently being solicited.
- Replace the pavement at the High School as originally proposed almost three years ago.

The Committee would like to move forward with these plans and bring a final recommendation back to the Town Council early next year. At that time, the plan is to have the project ready to move forward to referendum.

In conclusion, we believe that this strategy is the best course of action for the following reasons:

1. It is important for a Municipality to maintain their buildings and infrastructure.
2. The Wheeler Elementary School was built in 1954 and additions were made in 1994. The school is in need of a significant upgrade at this time.
3. The project is eligible for 64% state reimbursement if approved before June 30, 2017. It is anticipated that the reimbursement rate could dramatically be reduced in the next fiscal year beginning on July 1, 2017.
4. The Middle School was first occupied in 1992 and the roof needs to be replaced and mechanical systems upgraded.
5. The pavement at the High School has multiple problems and has exceeded its useful life.
6. The Town Manager will explain how this plan meets the debt service goal.

For these reasons, the Building Committee would like to proceed as proposed.

School Building Renovations Options

November 21, 2016

Plainville Schools

| | A | | B | |
|----------------------------------|----------------------------|----------------|------------------------------------|---------------------------|
| | <u>Alterations Project</u> | | <u>Wheeler (Renovate Like New)</u> | |
| | <u>Gross</u> | <u>Net</u> | <u>Gross</u> | <u>Net</u> |
| Wheeler Elementary School | \$9.4M | \$6.9M | \$21.1M to \$24.4M | \$11M to \$12.1M |
| Middle School | \$12.2M | \$9.6M | \$2.1M | \$0.8M |
| High School Pavement Replacement | 1.7M | 1.7M | \$1.7M | \$1.7M |
| TOTALS | \$23.3M | \$18.2M | \$24.9 to \$28.2M | \$13.5M to \$14.6M |

Under Plan B - Local Cost reduced \$4.7M to 3.6M

Middle School would still receive Mechanical Upgrades through ECG Project



Plainville Schools

Estimate Summary

November 21, 2016

Middle School of Plainville

| | |
|----------------------------------|--------------------|
| Roofing | \$2,112,334 |
| Estimated State Reimbursement | <u>\$1,307,315</u> |
| Estimated Net Cost to Plainville | \$805,019 |

Wheeler Elementary School

| | |
|----------------------------------|--|
| Renovate As New | Range: \$21,082,000 to \$24,400,000 |
| Estimated State Reimbursement | Range: <u>\$10,080,000 to \$12,338,000</u> |
| Estimated Net Cost to Plainville | Range: \$11,002,000 to \$12,061,000 |

Plainville High School

| | |
|----------|-------------|
| Sitework | \$1,741,769 |
|----------|-------------|

Total Estimated Cost MS of Plainville, Wheeler ES and Plainville HS

Range: \$24,936,103 to \$28,254,103

Total Estimated Net Cost to Plainville MS of Plainville, Wheeler ES, and Plainville HS

Range: \$13,548,788 to \$14,607,788

O&G INDUSTRIES INC

112 WALL STREET ♦ TORRINGTON ♦ CONNECTICUT ♦ 06790 | 860.489.9261 | 860.626.6447 FAX WWW.OGIND.COM

An Affirmative Action-Equal Opportunity M/F/Veteran/Disability Employer

**Town of Plainville
Existing & Proposed Debt Analysis
Proposed Debt of \$18.5 Million**

| (A) | (B) | (C) | (D) | (E) | (F) | (G) | (H) | (I) | (J) | (K) | (L) | (M) | (N) | (O) | (P) | (Q) | (R) |
|-------------|------------------------------------|-----------|--------------------|---------------|--|----------|---|-----------|--|----------|---|-----------|-----------------------------|---|------------|------------|-------------------------------|
| | | | | | Projected Debt Service ==> | | | | | | | | | | | | |
| Fiscal Year | Existing Bonded & BAN Debt Service | | | Annual Change | BANS \$10,000,000 Dated: July 2017 Due: July 2018 interest rate @ 1.25% | | BONDS \$10,000,000 Dated: July 2018 interest rate @ 3.00% | | BANS \$8,500,000 Dated: Jul 2019 Due: July 2020 interest rate @ 1.50% | | BONDS \$8,500,000 Dated: Jul 2020 interest rate @ 3.50% | | Total Proposed Debt Service | Total Existing & Projected Debt Service | | | Annual Change in Debt Service |
| | Principal | Interest | Total Debt Service | | Principal | Interest | Principal | Interest | Principal | Interest | Principal | Interest | | Principal | Interest | Total | |
| 2017 | 3,580,000 | 948,886 | 4,528,886 | | - | - | - | - | - | - | - | - | - | 3,580,000 | 948,886 | 4,528,886 | |
| 2018 | 3,585,000 | 795,325 | 4,380,325 | (148,561) | - | 148,561 | - | - | - | - | - | 148,561 | - | 3,585,000 | 943,886 | 4,528,886 | (0) |
| 2019 | 3,115,000 | 676,300 | 3,791,300 | (589,025) | - | 125,000 | 400,000 | 150,000 | - | - | - | 675,000 | - | 3,515,000 | 951,300 | 4,466,300 | (62,586) |
| 2020 | 3,185,000 | 557,000 | 3,742,000 | (49,300) | - | - | 400,000 | 292,500 | - | - | - | 692,500 | - | 3,585,000 | 849,500 | 4,434,500 | (31,800) |
| 2021 | 2,700,000 | 429,100 | 3,129,100 | (612,900) | - | - | 550,000 | 277,500 | - | 127,500 | - | 148,750 | 1,103,750 | 3,250,000 | 982,850 | 4,232,850 | (201,650) |
| 2022 | 2,330,000 | 328,725 | 2,658,725 | (470,375) | - | - | 550,000 | 262,500 | - | - | 425,000 | 290,063 | 1,527,563 | 3,305,000 | 881,288 | 4,186,288 | (46,563) |
| 2023 | 1,645,000 | 258,625 | 1,903,625 | (755,100) | - | - | 550,000 | 247,500 | - | - | 425,000 | 275,188 | 1,497,688 | 2,620,000 | 781,313 | 3,401,313 | (784,975) |
| 2024 | 1,635,000 | 201,725 | 1,836,725 | (66,900) | - | - | 550,000 | 232,500 | - | - | 425,000 | 260,313 | 1,467,813 | 2,610,000 | 694,538 | 3,304,538 | (96,775) |
| 2025 | 1,040,000 | 152,350 | 1,192,350 | (644,375) | - | - | 500,000 | 217,500 | - | - | 425,000 | 245,438 | 1,387,938 | 1,965,000 | 615,288 | 2,580,288 | (724,250) |
| 2026 | 1,035,000 | 115,750 | 1,150,750 | (41,600) | - | - | 500,000 | 202,500 | - | - | 425,000 | 230,563 | 1,358,063 | 1,960,000 | 548,813 | 2,508,813 | (71,475) |
| 2027 | 1,035,000 | 79,200 | 1,114,200 | (36,550) | - | - | 500,000 | 187,500 | - | - | 425,000 | 215,688 | 1,328,188 | 1,960,000 | 482,388 | 2,442,388 | (66,425) |
| 2028 | 545,000 | 42,700 | 587,700 | (526,500) | - | - | 500,000 | 172,500 | - | - | 425,000 | 200,813 | 1,298,313 | 1,470,000 | 416,013 | 1,886,013 | (556,375) |
| 2029 | 540,000 | 26,400 | 566,400 | (21,300) | - | - | 500,000 | 157,500 | - | - | 425,000 | 185,938 | 1,268,438 | 1,465,000 | 369,838 | 1,834,838 | (51,175) |
| 2030 | 530,000 | 15,700 | 545,700 | (20,700) | - | - | 500,000 | 142,500 | - | - | 425,000 | 171,063 | 1,238,563 | 1,455,000 | 329,263 | 1,784,263 | (50,575) |
| 2031 | 520,000 | 5,200 | 525,200 | (20,500) | - | - | 500,000 | 127,500 | - | - | 425,000 | 156,188 | 1,208,688 | 1,445,000 | 288,888 | 1,733,888 | (50,375) |
| 2032 | - | - | - | (525,200) | - | - | 500,000 | 112,500 | - | - | 425,000 | 141,313 | 1,178,813 | 925,000 | 253,813 | 1,178,813 | (555,075) |
| 2033 | - | - | - | - | - | - | 500,000 | 97,500 | - | - | 425,000 | 126,438 | 1,148,938 | 925,000 | 223,938 | 1,148,938 | (29,875) |
| 2034 | - | - | - | - | - | - | 500,000 | 82,500 | - | - | 425,000 | 111,563 | 1,119,063 | 925,000 | 194,063 | 1,119,063 | (29,875) |
| 2035 | - | - | - | - | - | - | 500,000 | 67,500 | - | - | 425,000 | 96,688 | 1,089,188 | 925,000 | 164,188 | 1,089,188 | (29,875) |
| 2036 | - | - | - | - | - | - | 500,000 | 52,500 | - | - | 425,000 | 81,813 | 1,059,313 | 925,000 | 134,313 | 1,059,313 | (29,875) |
| 2037 | - | - | - | - | - | - | 500,000 | 37,500 | - | - | 425,000 | 66,938 | 1,029,438 | 925,000 | 104,438 | 1,029,438 | (29,875) |
| 2038 | - | - | - | - | - | - | 500,000 | 22,500 | - | - | 425,000 | 52,063 | 999,563 | 925,000 | 74,563 | 999,563 | (29,875) |
| 2039 | - | - | - | - | - | - | - | - | - | - | 425,000 | 37,188 | 462,188 | 425,000 | 37,188 | 462,188 | (537,375) |
| 2040 | - | - | - | - | - | - | - | - | - | - | 425,000 | 22,313 | 447,313 | 425,000 | 22,313 | 447,313 | (14,875) |
| 2041 | - | - | - | - | - | - | - | - | - | - | 425,000 | 7,438 | 432,438 | 425,000 | 7,438 | 432,438 | (14,875) |
| 2042 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | (432,438) |
| 2043 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0 |
| 2044 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0 |
| 2045 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0 |
| 2046 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 0 |
| | 27,020,000 | 4,632,986 | 31,652,986 | | 0 | 273,561 | 10,000,000 | 3,142,500 | 0 | 127,500 | 8,500,000 | 3,123,750 | 25,167,311 | 45,520,000 | 11,300,297 | 56,820,297 | |

**Town of Plainville, Connecticut
Existing & Proposed Debt Service
Proposed New Debt of \$18.5 Million**

