

**Town of Farmington, CT
Office of the Town Manager
Regular Town Council Meeting**

Date: May 23, 2017
(Council Members are asked to call the Town Manager's Office if
unable to attend)

Time: 7:00 p.m.

Place: Town Hall Council Chambers

Agenda

- A. Call to Order.
- B. 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.
- D. Public Comment.
- 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.
 - 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.
 - 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.
- F. Executive Session (if needed).
- G. Adjournment.

**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 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

MOTION:

Agenda Item E-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.

NOTE:

- Acquisition Type: Open Space/Recreation
- Property Size: 13.0 acres
- Zone: R20 – Single family residential minimum 20,000 sq. ft. lots
- Resource Values: Last significant open space in densely developed neighborhood
- Acquisition Cost: \$950,000

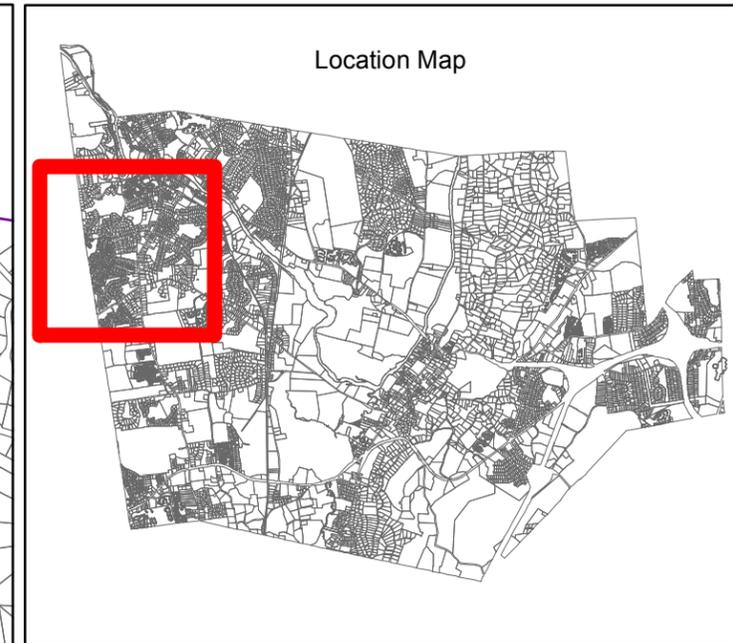
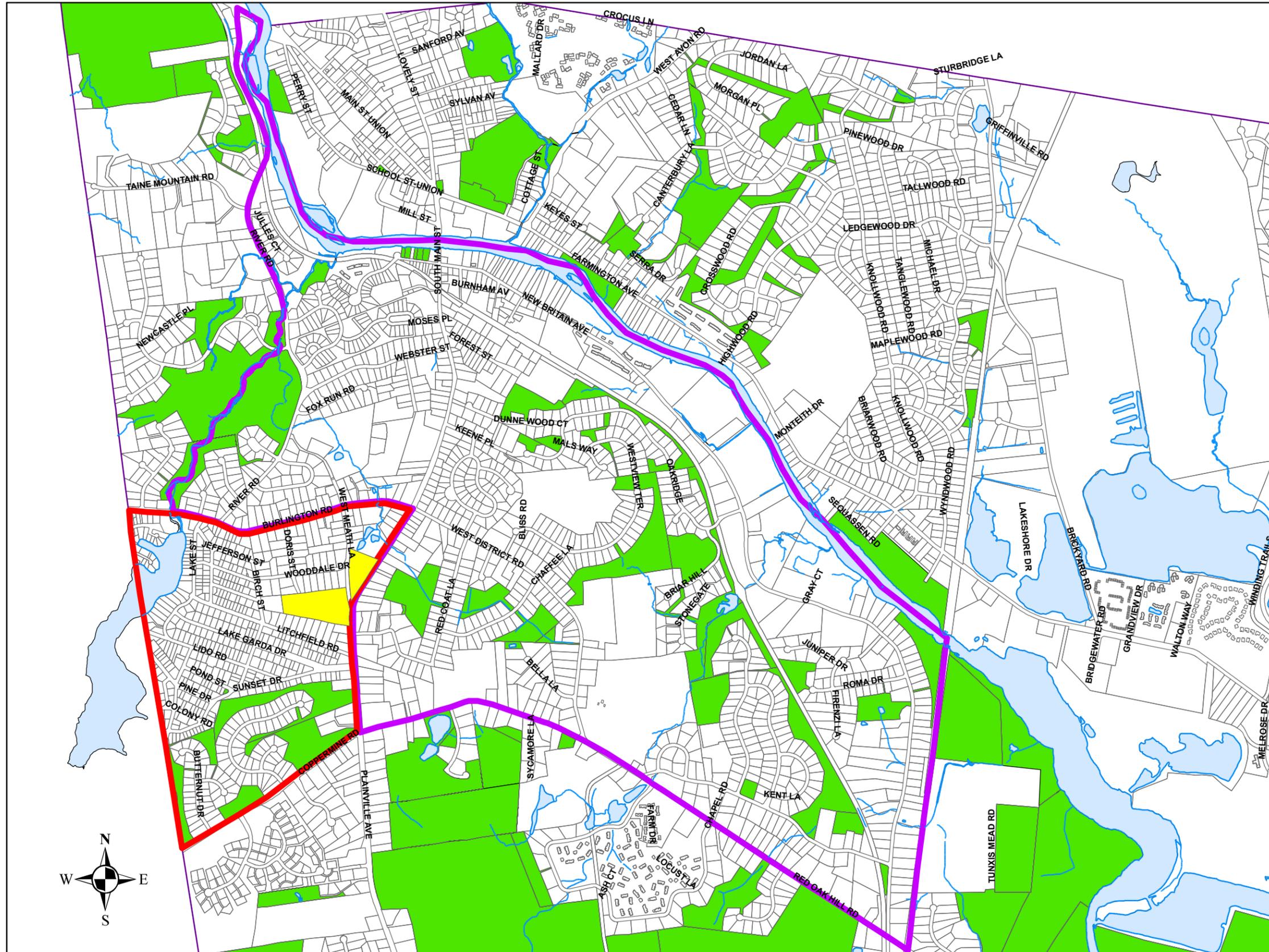
These properties are the last vacant properties of significant size remaining in the Lake Garda neighborhood, which, as shown below and on provided maps, has a very high population density along with a low percentage of Town-owned open space as compared to other areas of Town:

- 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

As open space these properties provide an important visual break from surrounding development both within Lake Garda and along Plainville Avenue, while preventing additional curb-cuts that would likely result along the busy Plainville Avenue. Additionally, the wooded parcel is level and dry and could provide for neighborhood recreation in the future.

/Attachment

Map of Population Density and Open Space Comparison



Legend

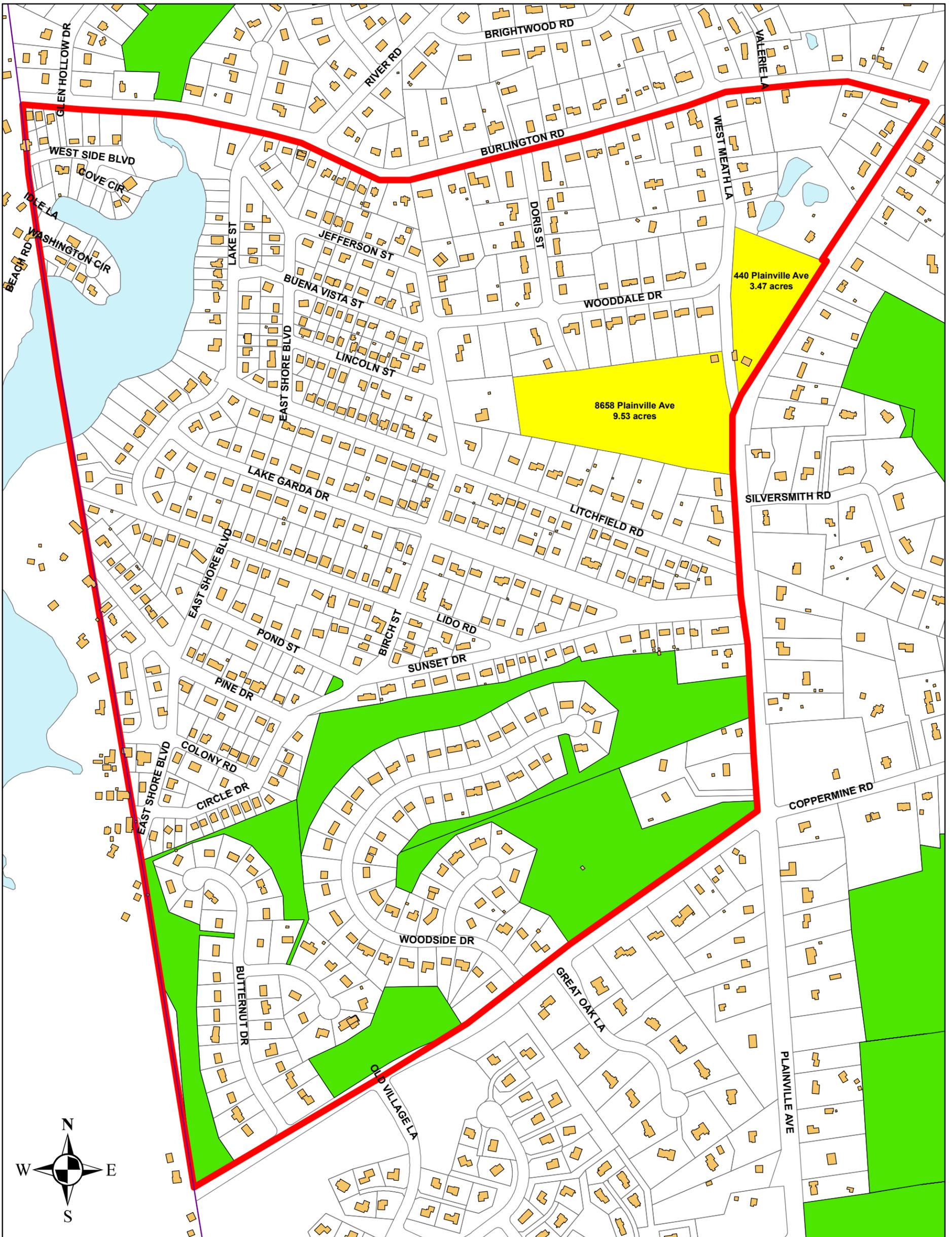
- 440 & 8658 Plainville Ave
 - Lake Garda*
Population Density: 5.3 people/acre
Town-Owned Open Space: 12%
 - South Unionville/West District*
Population Density: 2.7 people/acre
Town-Owned Open Space: 23%
- Town of Farmington**
Population Density: 1.4 people/acre
Town-Owned Open Space: 17%
- Existing Open Space**
- Town-Owned Open Space

* Based on 2010 Census

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



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)
4/28/2017

0 600 1,200 Feet

MOTION:

Agenda Item E-2

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.

NOTE: The Farmington High School Building Committee accepted the attached drawings as presented by the consultants on May 3, 2017 with the following modifications:

- Remove the Board of Education from the 3rd floor and place in the 1928 building
- Remove all of Tier 1 Value Engineering Recommendations
- Remove the Value Engineering line item I12
- Remove the Parking Lot Modifications (line item C15)

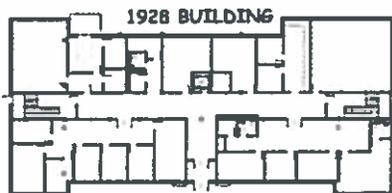
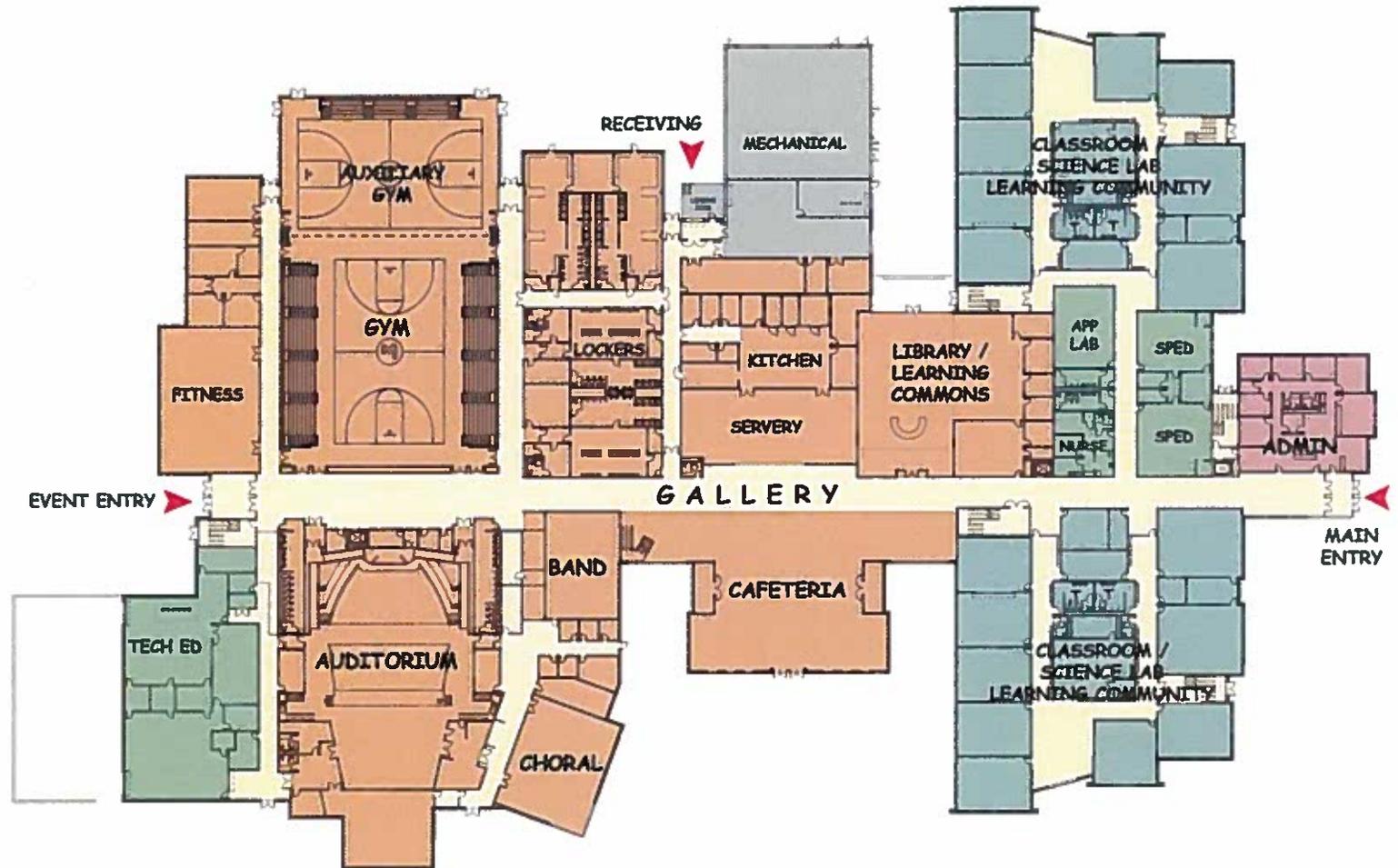
The Building Committee accepted the total project budget of \$135,636,900.

Representatives from the Farmington High School Building Committee and the team of consultants will present the schematic drawings and cost estimate at the meeting.

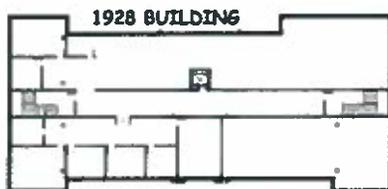
Attachments:

1. Floor Plans
2. Value Engineering (Analysis) Log
3. Total Project Budget
4. Summary Project Budget
5. Bond Schedule (with State Reimbursement)
6. Anticipated Cost (State Reimbursement)

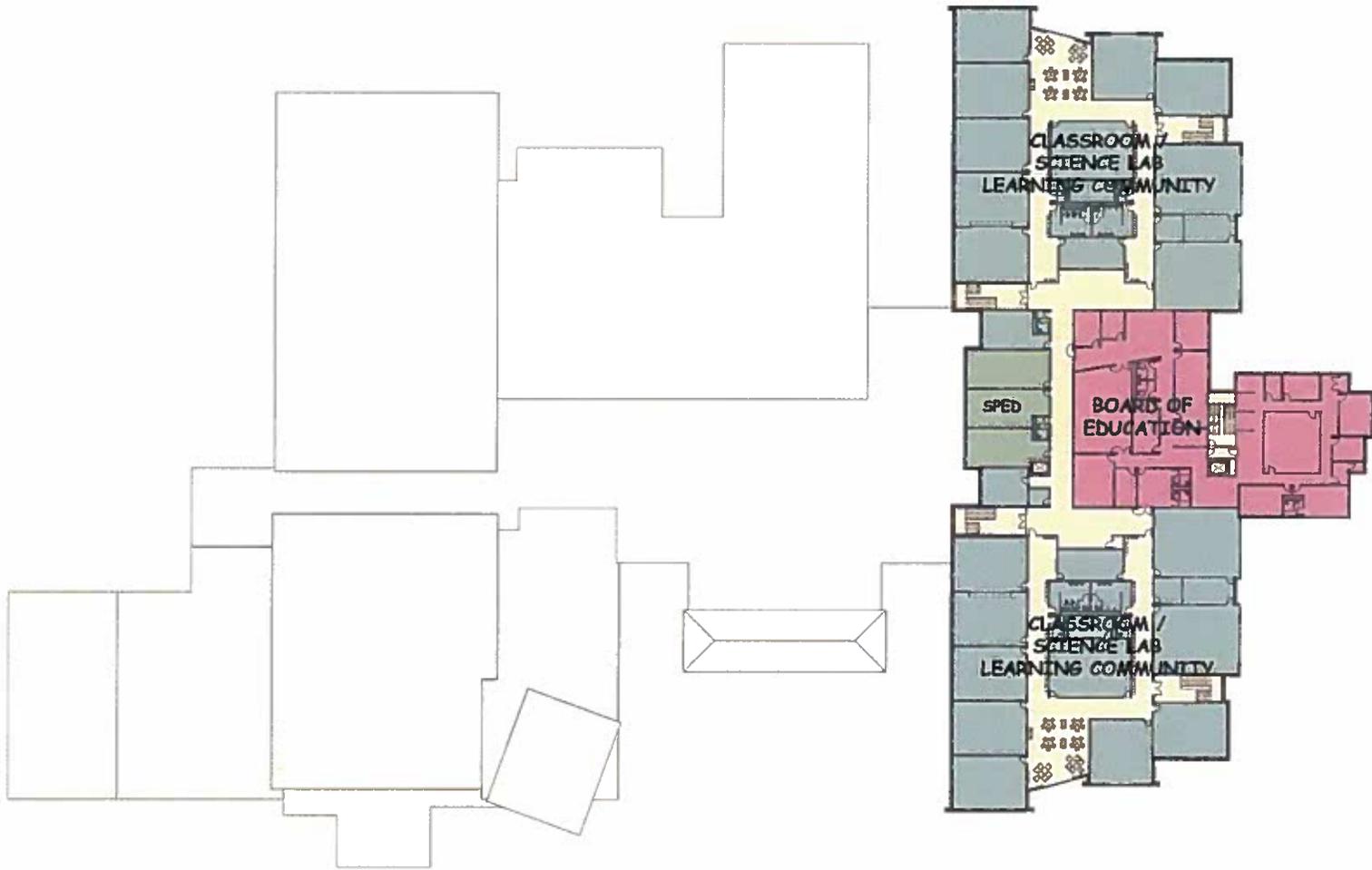
OPTION DI - MAIN LEVEL



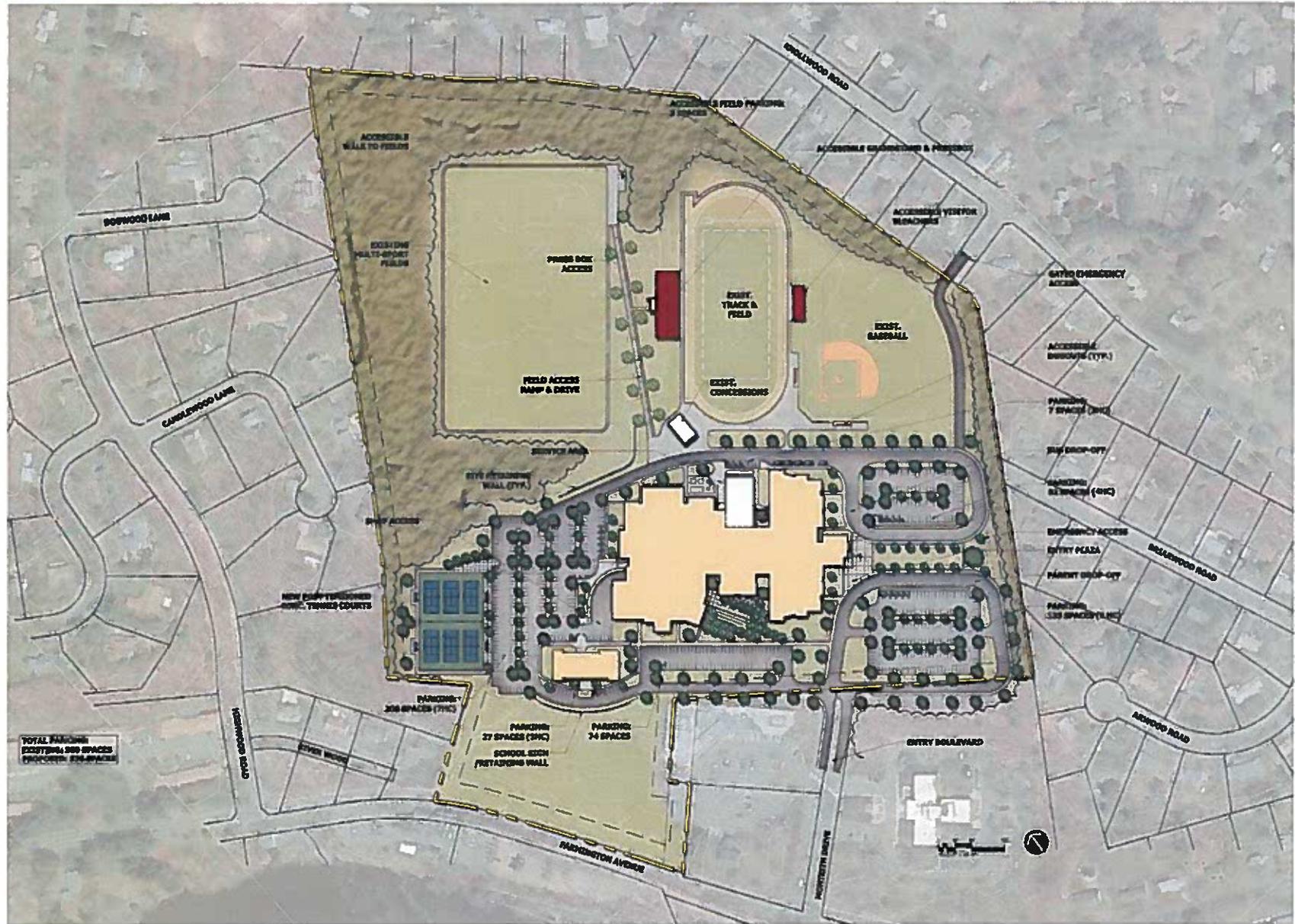
OPTION DI – SECOND LEVEL



OPTION DI - THIRD LEVEL



OPTION DI – SITE PLAN



VALUE ANALYSIS LOG, COST TREND LOG
Farmington High School

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

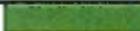
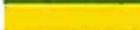
Approved VE items from Schematic Design Phase
 Pending VE Items from Schematic Design Phase
 Rejected VE items from Schematic Design Phase

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
Building Programming											
BP1	Change 3 Folding Panel Partitions To A Drvwall 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)						
Civil / Site											
		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)						
Structural/Misc Iron											
S1	Eliminate The Concrete Pads On The Roof Under The Hvac Units Except At Areas A&B.	1-May-17	(10,807)		(10,807)						
Building Enclosure											
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)				
Interior Construction/Finishes											
I1	Replace Thin Brick At The Interior Of The Building With Drvwall & 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)								
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 Drvwall.	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)				
Specialties And Equipment											
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
Plumbing											
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 Joining 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. (Amse Via Emails)	1-May-17	215,085		215,085						
Fire Protection											
FP1	Eliminating The Dry Fire Protection System In The Sloped Roof Area. (Nick Per A/E)	1-May-17	(168,115)		(168,115)						
Hvac											
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)				
Electrical											
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 Fie.	1-May-17	(108,074)		(108,074)						
SUB TOTAL			(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)	(636,910)		
SUMMARY FACTORS, (Escalation and Contingencies)		11.64%	(800,644)		(588,279)	(37,052)	(70,532)	(39,116)			
REVISED SUBTOTAL FOR DESIGN DEVELOPMENT			(7,681,987)		(5,644,390)	(355,503)	(676,736)	(375,306)	(636,910)		

TOWN OF FARMINGTON
Farmington High School Project
Total Project Budget

5/3/17

\$(000) except \$/GSF

	Approved Budget	
		5/3/2017
New Construction GSF	249,017	
Renovation GSF	34,000	
Total GSF	283,017	
New Construction \$/GSF - Current	\$ 282.00	
Renovation \$/GSF - Current	\$ 205.00	
New Construction \$/GSF - Escalated	\$ 297.90	
Renovation \$/GSF - Escalated	\$ 216.60	
Total Construction w/ site \$/GSF	\$ 409.05	
Total Project \$/GSF	\$ 479.25	
I. Building Construction		
A. New Building Construction	\$ 70,222.8	
B. Existing Building Renovations	\$ 6,970.0	
Total Building Construction	77,192.8	
II. Related Construction		
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 VE	(5,800.8)	
8 Hazmat	1,396.5	
9 Reno to existing	2,370.6	
10 Phasing Premium	1,000.0	
C. Markups	18,322.1	
Total Related Construction	32,390.0	
SubTotal Construction - Current	\$ 109,582.8	
III. Inflation - 2018 Construction (2yr)	6,185.3	# Years
Total Construction - Escalated	\$ 115,768.1	1
IV. Furniture, Fixtures & Equipment (FF&E)		
A. Loose Furnishings	\$ 1,800.0	
B. Program Related Equipment	\$ 200.0	
C. Data Equipment	\$ 100.0	
D. Telecommunications Equipment	\$ 150.0	
E. Audio/Visual Equipment	\$ 1,800.0	
F. Specialty Signage	\$ 25.0	
Total FF & E	4,075.0	

TOWN OF FARMINGTON
Farmington High School Project
Total Project Budget
5/3/17

\$(000) except \$/GSF

		Approved Budget
		5/3/2017
V.	Fees and Expenses	
A.	Fees	
1	Existing Conditions & Space Program	
2	Architect	6,591.4
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	154.4
6	Owner's Cost Estimator	
7	Owner's Legal Fees	50.0
8	Site Survey	25.0
9	Utility Assessment	25.0
	Sub-total Fees	8,500.8
B.	Expenses	
1	Owner's Insurance	173.7
2	Permits	20.0
3	Printing	20.0
4	Construction Utilities Use	w/ const
5	Site Borings	w/ geo
6	Materials Testing	405.2
7	Special Inspections	w/ MT
8	Consultant Reimbursables	202.3
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
	Sub-total Expenses	1,161.2
	Total Fees and Expenses	9,662.0
V.	Contingency	
A.	Construction	2,894.2
B.	Owner's Project	3,237.6
	Total Contingency	6,131.8
	Total Project	\$ 135,636.9

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 AMORTIZATION SCHEDULE

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

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

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

Anticipated Costs Over 20 Years*

Although the full design and construction cost must be appropriated by the Town via the referendum, the actual cost to Farmington's taxpayers is expected to be reduced by State reimbursement.

Estimated Total Project Cost for Referendum Question	\$135,636,900
Less Expected State Reimbursement	\$25,771,011
Local Share Remaining	\$109,865,889
Estimated Farmington Tax Impact (Year 1)	\$115.68
Estimated Farmington Tax Impact (Year 2)**	\$582.74

* Average Residential Assessment (\$232,074)

** Costs will decrease by approximately \$16/year over 20 years

MOTION:

Agenda Item E-3

To approve the attached 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.

NOTE: The resolution also refers the project to the Town Plan and Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes. The Town Plan and Zoning Commission will review the project for an 8-24 report at their June 12, 2017 meeting.

/Attachment(s)

RESOLUTIONS FOR TOWN COUNCIL
(Special Town Meeting and Referendum)

Item __.

RESOLVED, that a Special Town Meeting be held on Monday, June 5, 2017 to consider and act upon the following resolution which the Town Council recommends be approved:

“TOWN OF FARMINGTON

\$135,636,900 APPROPRIATION AND BORROWING AUTHORIZATION FOR DEMOLITION OF SUBSTANTIALLY ALL OF THE EXISTING FARMINGTON HIGH SCHOOL, CONSTRUCTION OF A NEW HIGH SCHOOL ON THE SAME PARCEL AS THE EXISTING SCHOOL, AND RENOVATION AND IMPROVEMENTS TO THE EXISTING FARMINGTON HIGH SCHOOL 1928 BUILDING TO SERVE AS THE BOARD OF EDUCATION CENTRAL OFFICE

“RESOLVED,

“(a) That the Town of Farmington appropriate ONE HUNDRED THIRTY-FIVE MILLION SIX HUNDRED THIRTY-SIX THOUSAND NINE HUNDRED DOLLARS (\$135,636,900) for costs related to: (1) the demolition of substantially all of the existing Farmington High School at 10 Monteith Drive in Farmington (other than the so-called 1928 Building and a portion of the so-called 900 Wing), (2) the design, construction, furnishing and equipping of an estimated 249,017 square foot new high school on the same parcel as the existing school, (3) renovation, improvement, furnishing and equipping of the remaining portion of the 900 Wing to provide the new kitchen, servery and mechanical room for the new high school, and (4) renovation, improvement, furnishing and equipping of the 1928 Building to serve as an estimated 10,724 square foot Board of Education central office, and (5) related site and other improvements and work, including but not limited to expansion of existing multi-purpose athletic fields, renovation of baseball field and updates to existing stadium field and track for ADA compliance, on-site relocation of tennis courts, and increased parking and circulation improvements including the widening of Monteith Drive to two lanes in each direction. The project is contemplated to be implemented substantially in accordance with the conceptual plans prepared by Kaestle Boos Associates, Inc. as of 03/30/2017 and titled “Option D1 – Site Plan,” “Option D1 – Main Level,” “Option D1 – Second Level” and “Option D1 – Third Level,” as those concepts may be updated from time-to-time. The appropriation may be spent for design, construction, acquisition and installation costs, demolition and hazardous waste removal costs, equipment including but not limited to building systems and technology equipment, furnishings, materials, athletic fields, parking, sidewalks, lighting, utilities, landscaping and other site improvements, architects' fees, engineering and other consultant fees, contract administration costs, grant application and administration costs, moving and relocation costs, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project, including the preparation of schematic drawings and outline specifications for the project. The

Town anticipates applying to the State of Connecticut for school building project grants to offset in part the cost of project, and anticipates that it will receive grants for the project in the estimated amount of approximately \$25,771,011. The Farmington High School Building Committee, or such other building committee for the project as established from time-to-time, shall determine the particulars of the project and may reduce or modify the scope of the project, including without limitation reductions and modifications appropriate in the event of a shortfall in anticipated project grant receipts to maintain the anticipated net cost of the project, and the entire appropriation may be expended on the project as so reduced or modified.

“(b) That the Town issue bonds or notes in an amount not to exceed ONE HUNDRED THIRTY-FIVE MILLION SIX HUNDRED THIRTY-SIX THOUSAND NINE HUNDRED DOLLARS (\$135,636,900) to finance the appropriation for the project. The amount of bonds and notes authorized shall be reduced by the amount of grants received by the Town for the project and not separately appropriated to pay project costs. The bonds or notes shall be issued pursuant to Sections 7-369 and 10-289 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The bonds or notes shall be general obligations of the Town secured by the irrevocable pledge of the full faith and credit of the Town.

“(c) That the Town issue and renew temporary notes from time to time in anticipation of the receipt of the proceeds from the sale of the bonds, notes or temporary notes and the receipt of grants for the project. The amount of the notes outstanding at any time shall not exceed ONE HUNDRED THIRTY-FIVE MILLION SIX HUNDRED THIRTY-SIX THOUSAND NINE HUNDRED DOLLARS (\$135,636,900). The notes shall be issued pursuant to Section 7-378 of the General Statutes of Connecticut, Revision of 1958, as amended, and any other enabling acts. The notes shall be general obligations of the Town and shall be secured by the irrevocable pledge of the full faith and credit of the Town. The Town shall comply with the provisions of Section 7-378a of the General Statutes with respect to any notes that do not mature within the time permitted by said Section 7-378.

“(d) That the Town Manager and the Town Treasurer of the Town shall sign any bonds, notes or temporary notes by their manual or facsimile signatures. The law firm of Day Pitney LLP is designated as bond counsel to approve the legality of the bonds, notes or temporary notes. The Treasurer shall keep a record of the bonds, notes or temporary notes. The Town Manager and the Town Treasurer are authorized to determine the amounts, dates, interest rates, maturities, redemption provisions, form and other details of the bonds, notes or temporary notes; to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent and paying agent for the bonds, notes or temporary notes; to provide for the keeping of a record of the bonds or notes; to designate a financial advisor to the Town in connection with the sale of the bonds, notes or temporary notes; to sell the bonds, notes or temporary notes at public or private sale; to deliver the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes.

“(e) That the Town hereby declares its official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized above for the project. The Town Manager and the Town Treasurer are authorized to amend such declaration of official intent as they deem necessary or advisable and to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years.

“(f) That the Town Manager and the Town Treasurer are authorized to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds, notes or temporary notes.

“(g) That the Board of Education is authorized to apply for and accept one or more state grants for each of the new Farmington High School and the Board of Education central office components of the project. The Board of Education, the school building committee established for the project, the Superintendent of Schools and other proper officers and officials of the Town are authorized to file applications with the State Board of Education, to execute grant agreements for the project components, and to file such documents as may be required by the State Board of Education to obtain grants for the costs of financing the project components.

“(h) That the Town Council, the Town Manager, the Town Treasurer, the Board of Education, the school building committee established for the project, and other proper officers and officials of the Town are authorized to take any other action which is necessary or desirable to enable the Town to complete said project and to issue bonds, notes or temporary notes and obtain grants to finance the project.

“(i) That this resolution shall not become effective until it has been approved by vote on voting machines of persons qualified to vote in town meetings.”

FURTHER RESOLVED, that the aforesaid Farmington High School and Board of Education Central Office project be referred to the Plan and Zoning Commission for a report pursuant to Section 8-24 of the General Statutes of Connecticut, Revision of 1958, as amended.

* * * * *

Item __.

RESOLVED, that the resolution approved under item __ above with respect to a \$135,636,900 appropriation and borrowing authorization for the Farmington High School and

Board of Education Central Office project be submitted to a vote on voting machines of the persons qualified to vote in town meetings on Thursday, June 15, 2017 between the hours of 6:00 a.m. and 8:00 p.m. Electors shall vote at their regularly assigned polling places, as follows: Electors residing in the First Voting District and assigned to polling places 1-1, 1-2, 1-3, and 1-4 shall vote at Irving A. Robbins Middle School, 20 Wolf Pit Road, Farmington, Connecticut; and those assigned to polling place 1-5 shall vote at West Woods Upper Elementary School, 50 Judson Lane, Farmington, Connecticut. Electors residing in the Second Voting District and assigned to polling place 2-6 shall vote at the Community & Senior Center, 321 New Britain Avenue, Unionville, Connecticut; and those assigned to polling place 2-7 shall vote at the Municipal Complex, Monteith Drive, Farmington, Connecticut. Voters qualified to vote at town meeting who are not electors shall vote at their respective polling place at Irving A. Robbins Middle School, West Woods Upper Elementary School, the Community & Senior Center or the Municipal Complex. Absentee ballots will be available from the Town Clerk’s office.

FURTHER RESOLVED, that said resolution shall be placed upon the ballots under the following heading:

“SHALL THE TOWN OF FARMINGTON APPROPRIATE \$135,636,900 FOR DEMOLITION OF SUBSTANTIALLY ALL OF THE EXISTING FARMINGTON HIGH SCHOOL, CONSTRUCTION OF A NEW HIGH SCHOOL ON THE SAME PARCEL AS THE EXISTING SCHOOL, AND RENOVATION AND IMPROVEMENTS TO THE EXISTING FARMINGTON HIGH SCHOOL 1928 BUILDING TO SERVE AS THE BOARD OF EDUCATION CENTRAL OFFICE, AND AUTHORIZE THE ISSUANCE OF BONDS AND NOTES IN AN AMOUNT SUFFICIENT TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAYED FROM GRANTS (AN ANTICIPATED NET PROJECT COST OF \$109,865,889)?

YES

NO”

FURTHER RESOLVED, that the Town Clerk is authorized, in such official’s discretion, to prepare a concise explanatory text regarding said resolution and the Town Manager is authorized, in such official’s discretion, to prepare additional explanatory materials regarding said resolution, such texts and explanatory materials to be subject to the approval of the Town Attorney and to be prepared and distributed in accordance with Section 9-369b of the General Statutes of Connecticut, Revision of 1958, as amended, including, as applicable, publication in the Town Letter.

RESOLVED, that due and proper notice of the Special Town Meeting to be held June 5, 2017 and the Referendum to be held Thursday, June 15, 2017 be given in substantially the form presented to this meeting, a copy of which shall be included in the minutes of the meeting.

* * * * *

WARNING
TOWN OF FARMINGTON
SPECIAL TOWN MEETING —JUNE 5, 2017
REFERENDUM — JUNE 15, 2017

The legal voters of the Town of Farmington and those qualified to vote at town meetings of said Town are hereby warned and notified that a Special Town Meeting of the Town of Farmington is called for Monday, June 5, 2017 at 7:00 p.m. in the Farmington High School Auditorium, 10 Monteith Drive in Farmington, Connecticut, for the following purposes:

1. To consider the recommendation of the Town Council that a resolution be adopted:

(a) to appropriate \$135,636,900 for costs related to: (1) the demolition of substantially all of the existing Farmington High School at 10 Monteith Drive in Farmington (other than the so-called 1928 Building and a portion of the so-called 900 Wing), (2) the design, construction, furnishing and equipping of an estimated 249,017 square foot new high school on the same parcel as the existing school, (3) renovation, improvement, furnishing and equipping of the remaining portion of the 900 Wing to provide the new kitchen, servery and mechanical room for the new high school, and (4) renovation, improvement, furnishing and equipping of the 1928 Building to serve as an estimated 10,724 square foot Board of Education central office, and (5) related site and other improvements and work, including but not limited to expansion of existing multi-purpose athletic fields, renovation of baseball field and updates to existing stadium field and track for ADA compliance, on-site relocation of tennis courts, and increased parking and circulation improvements including the widening of Monteith Drive to two lanes in each direction. The project is contemplated to be implemented substantially in accordance with the conceptual plans prepared by Kaestle Boos Associates, Inc. as of 03/30/2017 and titled "Option D1 – Site Plan," "Option D1 – Main Level," "Option D1 – Second Level" and "Option D1 – Third Level," as those concepts may be updated from time-to-time. The appropriation may be spent for design, construction, acquisition and installation costs, demolition and hazardous waste removal costs, equipment including but not limited to building systems and technology equipment, furnishings, materials, athletic fields, parking, sidewalks, lighting, utilities, landscaping and other site improvements, architects' fees, engineering and other consultant fees, contract administration costs, grant application and administration costs, moving and relocation costs, legal fees, net interest on borrowings and other financing costs, and other expenses related to the project, including the preparation of schematic drawings and outline specifications for the project. The Town anticipates applying to the State of Connecticut for school building project grants to offset in part the cost of project, and anticipates that it will receive grants for the project in the estimated amount of approximately \$25,771,011. The Farmington High School Building Committee, or such other building committee for the project as established from time-to-time, shall determine the particulars of the project and may reduce or modify the scope of the project, including without limitation reductions and modifications appropriate in the event of a shortfall in anticipated project grant receipts to maintain the anticipated net cost of the project, and the entire appropriation may be expended on the project as so reduced or modified;

(b) to authorize the issue of bonds or notes of the Town in an amount not to exceed \$135,636,900; to provide that the amount of bonds and notes authorized shall be reduced by the

amount of grants received by the Town for the project and not separately appropriated to pay project costs; to authorize the issue of temporary notes of the Town in an amount not to exceed \$135,636,900 in anticipation of such bonds or notes; and to authorize the Town Manager and the Town Treasurer to determine the amounts, dates, interest rates, redemption provisions, form and other details of the bonds, notes or temporary notes; and to perform all other acts which are necessary or appropriate to issue the bonds, notes or temporary notes;

(c) to take such action to allow temporary advances of available funds which the Town reasonably expects to reimburse from the proceeds of borrowings; and to authorize the Town Manager and the Town Treasurer to bind the Town pursuant to such representations and covenants as they deem necessary or advisable in order to maintain the continued exemption from federal income taxation of interest on the bonds, notes or temporary notes authorized by the resolution if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years, and to make representations and enter into written agreements for the benefit of holders of the bonds, notes or temporary notes to provide secondary market disclosure information, which agreements may include such terms as they deem advisable or appropriate in order to comply with applicable laws or rules pertaining to the sale or purchase of such bonds or notes;

(d) to authorize the Board of Education to apply for and accept one or more state grants for each of the new Farmington High School and the Board of Education central office components of the project; and to authorize the Board of Education, the school building committee established for the project, the Superintendent of Schools and other proper officers and officials of the Town to file applications with the State Board of Education, to execute grant agreements for the project components, and to file such documents as may be required by the State Board of Education to obtain grants for the costs of financing the project components; and

(e) to authorize the Town Council, the Town Manager, the Town Treasurer, the Board of Education, the school building committee established for the project, and other proper officers and officials of the Town to take any other action which is necessary or desirable to enable the Town to complete said project and to issue bonds, notes or temporary notes and obtain grants to finance the project.

2. The moderator shall adjourn this meeting and the resolution presented under item 1 of this Warning shall become effective only after having been submitted and approved, by a vote on voting machines of persons qualified to vote in town meetings on Thursday, June 15, 2017 between the hours of 6:00 a.m. and 8:00 p.m. Electors shall vote at their regularly assigned polling places, as follows: Electors residing in the First Voting District and assigned to polling places 1-1, 1-2, 1-3, and 1-4 shall vote at Irving A. Robbins Middle School, 20 Wolf Pit Road, Farmington, Connecticut; and those assigned to polling place 1-5 shall vote at West Woods Upper Elementary School, 50 Judson Lane, Farmington, Connecticut. Electors residing in the Second Voting District and assigned to polling place 2-6 shall vote at the Community & Senior Center, 321 New Britain Avenue, Unionville, Connecticut; and those assigned to polling place 2-7 shall vote at the Municipal Complex, Monteith Drive, Farmington, Connecticut. Voters qualified to vote at town meeting who are not electors shall vote at their respective polling place at Irving A. Robbins Middle School, West Woods Upper Elementary School, the Community &

Senior Center or the Municipal Complex. Absentee ballots will be available from the Town Clerk's office.

Said resolution shall be placed upon the ballots under the following heading:

“SHALL THE TOWN OF FARMINGTON APPROPRIATE \$135,636,900 FOR DEMOLITION OF SUBSTANTIALLY ALL OF THE EXISTING FARMINGTON HIGH SCHOOL, CONSTRUCTION OF A NEW HIGH SCHOOL ON THE SAME PARCEL AS THE EXISTING SCHOOL, AND RENOVATION AND IMPROVEMENTS TO THE EXISTING FARMINGTON HIGH SCHOOL 1928 BUILDING TO SERVE AS THE BOARD OF EDUCATION CENTRAL OFFICE, AND AUTHORIZE THE ISSUANCE OF BONDS AND NOTES IN AN AMOUNT SUFFICIENT TO FINANCE THE PORTION OF THE APPROPRIATION NOT DEFRAID FROM GRANTS (AN ANTICIPATED NET PROJECT COST OF \$109,865,889)?

YES

NO”

Voters approving the resolution shall vote “Yes” and voters opposing the resolution shall vote “No”.

Dated at Farmington, Connecticut this _____ day of _____, 2017.

PER ORDER OF THE
FARMINGTON TOWN COUNCIL

Council Chair

Council Member

Town Clerk