

Mansfield School Building Project
20 Year Cost Projection

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
OPTION A (estimates as of 9/27/10) - CASH BASIS (no escal)								
Total Project Construction Cost	20,831,000							
Estimated NET Construction Cost	13,279,370							
Estimated Reimbursement Rate	36.3%							
Estimated Annual Costs:								
Net Capital Improvements	630,000	1,113,000	1,331,400	1,160,250	1,084,650	530,675	530,675	530,675
Salary & Benefit Savings								
Maintenance Cost Savings		(28,000)	(28,000)	(28,000)	(28,000)	(28,000)	(28,000)	(28,000)
Maintenance of Abandoned Buildings								
Net Estimated Annual Costs	630,000	1,085,000	1,303,400	1,132,250	1,056,650	502,675	502,675	502,675
Mill Rate Equivalent	0.65	1.12	1.34	1.17	1.09	0.52	0.52	0.52
Percentage Increase	2.53%	4.25%	4.89%	4.05%	3.64%	1.67%	1.64%	1.61%
OPTION A (estimates as of 9/27/10) - BOND IN YR 1 & YR 6 (3% escal)								
Total Project Construction Cost	20,831,000							
Estimated NET Construction Cost	13,279,370							
Estimated Reimbursement Rate	36.3%							
Estimated Annual Costs:								
Debt Service Payments	136,250	662,500	643,000	623,500	604,000	794,500	1,585,000	1,535,500
Salary & Benefit Savings								
Maintenance Cost Savings		(28,000)	(28,000)	(28,000)	(28,000)	(28,000)	(28,000)	(28,000)
Maintenance of Abandoned Buildings								
Net Estimated Annual Costs	136,250	634,500	615,000	595,500	576,000	766,500	1,557,000	1,507,500
Mill Rate Equivalent	0.14	0.65	0.63	0.61	0.59	0.79	1.61	1.56
Percentage Increase	0.55%	2.53%	2.39%	2.28%	2.20%	2.94%	5.93%	5.53%
OPTION D (ONE NEW ELEMENTARY SCHOOL)								
Total Project Construction Cost	48,039,000							
Estimated NET Construction Cost	19,067,000							
Estimated Reimbursement Rate	60.3%							
Estimated Annual Costs:								
Debt Service Payments	488,625	1,977,250	1,927,250	1,877,250	1,827,250	1,777,250	1,727,250	1,677,250
Salary & Benefit Savings		(624,000)	(624,000)	(624,000)	(624,000)	(624,000)	(624,000)	(624,000)
Maintenance Cost Savings		(351,460)	(351,460)	(351,460)	(351,460)	(351,460)	(351,460)	(351,460)
Maintenance of Abandoned Buildings				30,000	30,000	30,000	30,000	30,000
Net Estimated Annual Costs	488,625	1,001,790	951,790	931,790	881,790	831,790	781,790	731,790
Mill Rate Equivalent	0.50	1.03	0.98	0.96	0.91	0.86	0.81	0.76
Percentage Increase	1.96%	3.94%	3.60%	3.47%	3.29%	3.11%	2.94%	2.76%
OPTION E (TWO NEW ELEMENTARY SCHOOLS)								
Total Project Construction Cost	59,583,000							
Estimated NET Construction Cost	26,901,000							
Estimated Reimbursement Rate	54.9%							
Estimated Annual Costs:								
Debt Service Payments	689,375	2,803,750	2,732,500	2,661,250	2,590,000	2,518,750	2,447,500	2,376,250
Salary & Benefit Savings		(579,000)	(579,000)	(579,000)	(579,000)	(579,000)	(579,000)	(579,000)
Maintenance Cost Savings		(242,860)	(242,860)	(242,860)	(242,860)	(242,860)	(242,860)	(242,860)
Maintenance of Abandoned Buildings				15,000	15,000	15,000	15,000	15,000
Net Estimated Annual Costs	689,375	1,981,890	1,910,640	1,854,390	1,788,140	1,711,890	1,640,640	1,569,390
Mill Rate Equivalent	0.71	2.05	1.97	1.91	1.84	1.77	1.69	1.62
Percentage Increase	2.77%	7.74%	6.93%	6.44%	6.22%	6.00%	5.77%	5.55%
MMS IMPROVEMENTS ONLY (Option E costs)								
Total Project Construction Cost	12,641,297							
Estimated NET Construction Cost	5,701,225							
Estimated Reimbursement Rate	54.9%							
Estimated Annual Costs:								
Debt Service Payments	146,125	597,250	582,000	566,750	551,500	536,250	521,000	505,750
Net Estimated Annual Costs	146,125	597,250	582,000	566,750	551,500	536,250	521,000	505,750
Mill Rate Equivalent	0.15	0.62	0.60	0.58	0.57	0.55	0.54	0.52
Percentage Increase	0.59%							

Option A does not include the replacement of the relocatable classrooms at Southeast (\$800,000) and MMS (\$400,000)
Option D does not include the refurbishment of the abandoned buildings.
Option D does include the demolition of Southeast School
Option E does not include any land acquisition costs.
MMS improvements are included in all options above

10/1/2009 Grand List = 969,090,991
2010/11 Mill Rate = 25.71

**Mansfield School Building Project
20 Year Cost Projection**

Description	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
OPTION A (estimates as of 9/27/10) - CASH								
Total Project Construction Cost								
Estimated NET Construction Cost								
Estimated Reimbursement Rate								
Estimated Annual Costs:								
Net Capital Improvements	530,675	530,675	530,675	530,675	530,675	530,675	530,675	530,675
Salary & Benefit Savings								
Maintenance Cost Savings	(28,000)	(28,000)	(28,000)	(28,000)	(28,000)	(28,000)	(28,000)	(28,000)
Maintenance of Abandoned Buildings								
Net Estimated Annual Costs	502,675	502,675	502,675	502,675	502,675	502,675	502,675	502,675
Mill Rate Equivalent	0.52	0.52	0.52	0.52	0.52	0.52	0.52	0.52
Percentage Increase	1.59%	1.56%	1.54%	1.52%	1.49%	1.47%	1.45%	1.43%

OPTION A (estimates as of 9/27/10) - BOND								
Total Project Construction Cost								
Estimated NET Construction Cost								
Estimated Reimbursement Rate								
Estimated Annual Costs:								
Debt Service Payments	1,486,000	1,436,500	1,387,000	1,337,500	1,288,000	1,238,500	1,179,000	750,000
Salary & Benefit Savings								
Maintenance Cost Savings	(28,000)	(28,000)	(28,000)	(28,000)	(28,000)	(28,000)	(28,000)	(28,000)
Maintenance of Abandoned Buildings								
Net Estimated Annual Costs	1,458,000	1,408,500	1,359,000	1,309,500	1,260,000	1,210,500	1,151,000	722,000
Mill Rate Equivalent	1.50	1.45	1.40	1.35	1.30	1.25	1.19	0.75
Percentage Increase	5.21%	5.05%	4.89%	4.73%	4.57%	4.40%	4.20%	2.65%

OPTION D (ONE NEW ELEMENTARY SCHO								
Total Project Construction Cost								
Estimated NET Construction Cost								
Estimated Reimbursement Rate								
Estimated Annual Costs:								
Debt Service Payments	1,627,250	1,577,250	1,527,250	1,477,250	1,427,250	1,377,250	1,327,250	1,375,000
Salary & Benefit Savings	(624,000)	(624,000)	(624,000)	(624,000)	(624,000)	(624,000)	(624,000)	(624,000)
Maintenance Cost Savings	(351,460)	(351,460)	(351,460)	(351,460)	(351,460)	(351,460)	(351,460)	(351,460)
Maintenance of Abandoned Buildings	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Net Estimated Annual Costs	681,790	631,790	581,790	531,790	481,790	431,790	426,790	429,540
Mill Rate Equivalent	0.70	0.65	0.60	0.55	0.50	0.45	0.44	0.44
Percentage Increase	2.58%	2.40%	2.22%	2.04%	1.85%	1.67%	1.65%	1.67%

OPTION E (TWO NEW ELEMENTARY SCHO								
Total Project Construction Cost								
Estimated NET Construction Cost								
Estimated Reimbursement Rate								
Estimated Annual Costs:								
Debt Service Payments	2,305,000	2,233,750	2,162,500	2,091,250	2,020,000	1,998,750	1,950,000	1,875,000
Salary & Benefit Savings	(579,000)	(579,000)	(579,000)	(579,000)	(579,000)	(579,000)	(579,000)	(579,000)
Maintenance Cost Savings	(242,860)	(242,860)	(242,860)	(242,860)	(242,860)	(242,860)	(242,860)	(242,860)
Maintenance of Abandoned Buildings	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Net Estimated Annual Costs	1,498,140	1,426,890	1,355,640	1,284,390	1,213,140	1,191,890	1,143,140	1,068,140
Mill Rate Equivalent	1.55	1.47	1.40	1.33	1.25	1.23	1.18	1.10
Percentage Increase	5.33%	5.10%	4.87%	4.64%	4.40%	4.35%	4.18%	3.92%

MMS IMPROVEMENTS ONLY (Option E cost								
Total Project Construction Cost								
Estimated NET Construction Cost								
Estimated Reimbursement Rate								
Estimated Annual Costs:								
Debt Service Payments	490,500	475,250	465,000	449,500	434,000	418,500	403,000	387,500
Net Estimated Annual Costs	490,500	475,250	465,000	449,500	434,000	418,500	403,000	387,500
Mill Rate Equivalent	0.51	0.49	0.48	0.46	0.45	0.43	0.42	0.40
Percentage Increase								

Option A does not include the replacement of t
 Option D does not include the refurbishment of
 Option D does include the demolition of South
 Option E does not include any land acquisition
 MMS improvements are included in all options

10/1/2009 Grand List =
 2010/11 Mill Rate =

Mansfield School Building Project
20 Year Cost Projection

Description	Year 17	Year 18	Year 19	Year 20	Cummulative Total
OPTION A (estimates as of 9/27/10) - CASH					
Total Project Construction Cost					
Estimated NET Construction Cost					
Estimated Reimbursement Rate					
Estimated Annual Costs:					
Net Capital Improvements	530,675	530,675	530,675	530,620	13,279,370
Salary & Benefit Savings					-
Maintenance Cost Savings	(28,000)	(28,000)	(28,000)	(28,000)	(532,000)
Maintenance of Abandoned Buildings					
Net Estimated Annual Costs	502,675	502,675	502,675	502,620	12,747,370
Mill Rate Equivalent	0.52	0.52	0.52	0.52	13.15
Percentage Increase	1.41%	1.39%	1.37%	1.35%	51.16%
OPTION A (estimates as of 9/27/10) - BOND					
Total Project Construction Cost					
Estimated NET Construction Cost					
Estimated Reimbursement Rate					
Estimated Annual Costs:					
Debt Service Payments	720,000	690,000	660,000	630,000	19,386,750
Salary & Benefit Savings					-
Maintenance Cost Savings	(28,000)	(28,000)	(28,000)	(28,000)	(532,000)
Maintenance of Abandoned Buildings					
Net Estimated Annual Costs	692,000	662,000	632,000	602,000	18,854,750
Mill Rate Equivalent	0.71	0.68	0.65	0.62	19.46
Percentage Increase	2.58%	2.51%	2.41%	2.30%	75.68%
OPTION D (ONE NEW ELEMENTARY SCHO					
Total Project Construction Cost					
Estimated NET Construction Cost					
Estimated Reimbursement Rate					
Estimated Annual Costs:					
Debt Service Payments	1,320,000	1,265,000	1,210,000	1,155,000	29,990,125
Salary & Benefit Savings	(624,000)	(624,000)	(624,000)	(624,000)	(11,856,000)
Maintenance Cost Savings	(351,460)	(351,460)	(351,460)	(351,460)	(6,677,740)
Maintenance of Abandoned Buildings	30,000	30,000	30,000	30,000	510,000
Net Estimated Annual Costs	374,540	319,540	264,540	209,540	11,966,385
Mill Rate Equivalent	0.39	0.33	0.27	0.22	12.35
Percentage Increase	1.45%	1.24%	1.03%	0.82%	48.03%
OPTION E (TWO NEW ELEMENTARY SCHO					
Total Project Construction Cost					
Estimated NET Construction Cost					
Estimated Reimbursement Rate					
Estimated Annual Costs:					
Debt Service Payments	1,800,000	1,725,000	1,650,000	1,575,000	42,205,625
Salary & Benefit Savings	(579,000)	(579,000)	(579,000)	(579,000)	(11,001,000)
Maintenance Cost Savings	(242,860)	(242,860)	(242,860)	(242,860)	(4,614,340)
Maintenance of Abandoned Buildings	15,000	15,000	15,000	15,000	255,000
Net Estimated Annual Costs	993,140	918,140	843,140	768,140	26,845,285
Mill Rate Equivalent	1.02	0.95	0.87	0.79	27.70
Percentage Increase	3.66%	3.40%	3.14%	2.88%	107.75%
MMS IMPROVEMENTS ONLY (Option E cost					
Total Project Construction Cost					
Estimated NET Construction Cost					
Estimated Reimbursement Rate					
Estimated Annual Costs:					
Debt Service Payments	372,000	356,500	341,000	325,500	8,924,875
Net Estimated Annual Costs	372,000	356,500	341,000	325,500	8,924,875
Mill Rate Equivalent	0.38	0.37	0.35	0.34	9.21
Percentage Increase					

Option A does not include the replacement of t
Option D does not include the refurbishment of
Option D does include the demolition of South
Option E does not include any land acquisition
MMS improvements are included in all options

10/1/2009 Grand List =
2010/11 Mill Rate =

**Mansfield School Building Project
Option E Reduction Scenarios**

Description		Cummulative Total
OPTION E:		
Total Project Construction Cost	59,583,000	
Estimated NET Construction Cost	26,901,000	
Estimated Reimbursement Rate	54.9%	
Estimated Annual Costs:		
Debt Service Payments		42,205,625
Salary & Benefit Savings		(11,001,000)
Maintenance Cost Savings		(4,614,340)
Maintenance of Abandoned Buildings		255,000
Net Estimated Annual Costs	-	26,845,285
Mill Rate Equivalent	-	27.70
Percentage Increase		107.75%
OPTION E REDUCED BY \$5,000,000		
Total Project Construction Cost	54,583,000	
Estimated NET Construction Cost	24,616,933	
Estimated Reimbursement Rate	54.9%	
Estimated Annual Costs:		
Debt Service Payments		38,484,000
Salary & Benefit Savings		(11,001,000)
Maintenance Cost Savings		(4,614,340)
Maintenance of Abandoned Buildings		255,000
Net Estimated Annual Costs	-	23,123,660
Mill Rate Equivalent	-	23.86
Percentage Increase		92.81%
OPTION E REDUCED BY \$10,000,000		
Total Project Construction Cost	49,583,000	
Estimated NET Construction Cost	22,361,933	
Estimated Reimbursement Rate	54.9%	
Estimated Annual Costs:		
Debt Service Payments		34,954,950
Salary & Benefit Savings		(11,001,000)
Maintenance Cost Savings		(4,614,340)
Maintenance of Abandoned Buildings		255,000
Net Estimated Annual Costs	-	19,594,610
Mill Rate Equivalent	-	20.22
Percentage Increase		78.64%

2010/11 Mill Rate = 25.71
10/1/2009 Grand List = 969,090,991

December 10, 2010

The Council has indicated that it would be useful to understand - if the project were to be reduced in scope and cost – two things.

1. How would the Board prioritize the various parts of the proposal? Would the Board recommend removing parts of the proposal?
2. Are there ways to reduce the cost of the proposal by changing the size and/or scope of the proposed new elementary schools? For example, reduced classroom sizes (square footage), fewer classrooms etc.

Since the Council has not provided clear guidance as to their position on the Board's recommendation, the Board response is as follows:

1. If the Town Council prefers to go with some version of Option A (keep all schools the way they are and budget for repairs etc):
 - As the report from the Board indicated, we do not feel this is in the best long term interests of our schools or students. The various reasons for this are detailed in our report, but include declining enrollment, rising energy and staffing costs, significant security issues, and aging buildings.
 - Further, the purpose of the School Building Committee's charge and the Board of Education's recommendation was to propose not just improved facilities, but improvements necessary to the future of the program. This option does not accomplish that goal – no standard sized classrooms, no library/media centers, no centrally located office, no significant savings in energy costs, no improvement to the programs related to separate cafeterias and gymnasiums, no LEED standards, no improvements to vehicle access and pedestrian safety.
 - There is no reason to pursue answers to the 2 questions above.
2. If the Town Council is in favor of Option E, but cannot support it at the current cost:
 - The Board recommends that the School Building Committee be asked to meet as soon as possible. The SBC should analyze the project and make recommendations to the Board and the Council as soon as possible as to ways to prioritize or change the various aspects of the project. The goal of this being to reduce costs while still achieving as many of the goals indicated in the Board's report as possible.
 - This would also give the SBC a chance to weigh in on Option D vs. Option E (E not being an option when the SBC prepared its earlier report)
 - The SBC should also include the possibility of purchasing land adjacent to the Goodwin property in its evaluation. This potential added cost (possibly in exchange for any reductions in the scope of the overall project) should be part of the prioritization.
 - The Council should provide guidance about the one or several final costs they are interested in seeing.

Sara-Ann Bourque

From: Town of Mansfield [cgi-noreply@mansfieldct.org]
Sent: Monday, December 06, 2010 5:16 PM
To: SBCinfo; Webmaster
Subject: Form results from http://mansfieldct.org/town/government/committees/school_bldg_com/sbc-comment.php

comment: I'm writing to express my concern and apprehension over the school building project. I appreciate the high quality of education the town offers. However, given the fragile state of our economy, I question the wisdom of moving forward with these plans. I'm especially concerned since our retirement income is fixed and our taxes seem to increase yearly. Yes, it would be "nice" to have a new eco friendly cost effective building erected, however, with the state budget deficit looming over our heads, wouldn't it be better to wait for the fall out of that before moving ahead with more debt? It's become terribly expensive to live in this state/town and I doubt that the situation will improve any time soon. I'd rather see the schools upgraded and maintained as needed.
name:
email: