TOWN OF MANSFIELD
SPECIAL TOWN COUNCIL MEETING

Thursday, October 4, 2012
Council Chambers
Audrey P. Beck Municipal Building
6:00 p.m.

AGENDA

Work Session

Call to Order/Roll Call

Old Business
1. Storrs Center Update (Item #1, 9-24-12)

Executive Session
2. Strategy and Negotiations with Respect to Pending Claims or Litigation, in accordance with CGS §1-200(6)(B)

Adjournment

SPECIAL TOWN COUNCIL MEETING
OCTOBER 4, 2012

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Public Infrastructure Projects for Storrs Center

Status Update

- Eight Grant Funded Publicly Financed Projects
  - Demolition of the publications building (Dog Lane & Route 195)
  - Construction of 660 space parking garage
  - Reconstruction of the west end of Dog Lane
  - Reconstruction of Route 195 between Mansfield Road and South Eagleville Road (including western half of the post office road)
  - Construction of the transit pathways/village streets (extension of Bolton Road and Royce Circle/Wilbur Cross Way)
  - Construction of an intermodal transportation center
  - Construction of a new Town Square
  - Improvements to the eastern half of Charles Smith Way and are around the post office

- Construction bids in 2011 (non-Storrs Center) - 25% or more below project detailed engineering estimates
- First large project bid followed this trend thereby allowing the completion of the 7'th parking garage level (adding 60 more spaces)
- Bids for Dog Lane & Storrs Road were under cost estimates by 8% - responsive but not what we originally budgeted for
- Bid for balance of roadway construction was 10% – 12% below estimates but again not in the 25% range we expected

- Very high DOT administrative and review fees applied to grants received

- Delays from the utility companies negatively impacted the project and therefore increased our costs

- To address funding shortage – pursuing additional grants and updated the fiscal impact study

PUBLIC PROJECTS UPDATE - October 2012

Revenue Sources	A. *Original grant amount*	B. *Orig Budgeted Cost (including design but not State review fees)*	**High C1.** *Projected Net Revenue (after State admin & review fees are deducted)*	**Low C2.** *Projected Net Revenue (after State admin & review fees are deducted)*	D. *Actual or Current Projected Cost*	**High E1.** *Delta High = C1. - D.*	**Low E2.** *Delta Low = C2. - D.*
Publications Bldg Demo							
STEAP 2 (Environmental Remediation, Demolition & Construction - former Uconn Publications building, Phase 1A & Dog Lane)	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 230,000	*$ 270,000* Balance of STEAP 2 applied to the Dog Lane Project	*$ 270,000*

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Parking Garage							
CT DECD Grant (less Transp Ctr design local match)	9,884,360	10,172,000	9,884,360	9,884,360	11,409,000		
Estimated Contribution Developer/Designer	172,000		750,000	1,000,000			
subtotal, Parking Garage:	**10,056,360**	**10,172,000**	**10,634,360**	**10,884,360**	**11,409,000**	**(774,640)**	**(524,640)**

PUBLIC PROJECTS UPDATE - October 2012

Revenue Sources	A. *Original grant amount*	B. *Orig Budgeted Cost (including design but not State review fees)*	High **C1.** *Projected Net Revenue (after State admin & review fees are deducted)*	Low **C2.** *Projected Net Revenue (after State admin & review fees are deducted)*	D. *Actual or Current Projected Cost*	High **E1.** *Delta High = C1. - D.*	Low **E2.** *Delta Low = C2. - D.*
Dog Lane		1,884,000			2,081,500		
Federal Omnibus Grant	712,500		552,000	552,000			
STEAP 3 (Design only)	135,000		135,000	135,000			
STEAP 2 (applied here from top line)	270,000		270,000	270,000			
Tax Abatement Fund			115,000	115,000			
Urban action grant (transfer)			68,000	68,000			
Storrs Road		5,097,100			4,802,100		
Federal "Lieberman" Grant	2,250,000		1,920,070	1,920,070			
Town's Regional Enhancement Grant	500,000		500,000	500,000			
State Urban Action Grant	2,500,000		2,424,630	2,424,630			
UConn upsizing contrib, water line			18,500	18,500			
subtotal, Dog La/Storrs Rd:	**6,367,500**	**6,981,100**	**6,003,200**	**6,003,200**	**6,883,600**	**(880,400)**	**(880,400)**

PUBLIC PROJECTS UPDATE - October 2012

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Transit Pathways (Village Street)					5,827,416		
FTA Design Grant	490,000		490,000	490,000			
Local Match from DECD Garage Grant	115,640		115,640	115,640			
FTA Construction Grant	4,940,000		4,940,000	4,940,000			
Tax Abatement Fund (local match)			1,235,000	1,235,000			
Tax Abatement Fund			1,105,000	1,105,000			
STEAP 4	500,000		500,000	500,000			
Developer's Environmental Cleanup			90,000	90,000			
Transportation Center					2,655,000		
subtotal, FTA Construction:	**6,045,640**	**-**	**8,475,640**	**8,475,640**	**8,482,416**	**(6,776)**	**(6,776)**

PUBLIC PROJECTS UPDATE - October 2012

Revenue Sources	A. *Original grant amount*	B. *Orig Budgeted Cost (including design but not State review fees)*	High **C1.** *Projected Net Revenue (after State admin & review fees are deducted)*	Low **C2.** *Projected Net Revenue (after State admin & review fees are deducted)*	D. *Actual or Current Projected Cost*	High **E1.** *Delta High = C1. - D.*	Low **E2.** *Delta Low = C2. - D.*
Other Infrastructure							
Town Square - Tax Abatement Fund			30,000	30,000	100,000	(70,000)	(70,000)
Post Office Road/Site Improvements - Tax Abatement Fund			75,000	75,000	175,000	(100,000)	(100,000)
Other Improvements (Temp Drainage, Phase 1A Bldg Demo, Stone Wall - Tax Abatement Fund			180,000	180,000	180,000		
Dog Lane Connector - Tax Abatement Fund			260,000	260,000	381,000	(121,000)	(121,000)
subtotal, Other infrastructure:	-	-	**545,000**	**545,000**	**836,000**	**(291,000)**	**(291,000)**

$3 M Tax Abatement Fund - Proposed Use Summary

Expenditure	Budgeted $	Obligated to date	Balance to be funded by other sources	Comments
FTA Grant Matching Funds	$1,235,000			
Dog Lane Streetlights	$115,000	$115,000		23 lights plus installation costs
Dog Lane Connector Construction	$260,000	$381,000	$121,000	Was Split out from Village Street Project
Post Office site improvements	$75,000		100,000	Also $125,000 Town in-kind
Town Square improvements	$30,000		70,000	Also $100,000 Town in-kind
Temp drainage costs (village street in front of TS-2)	$40,000	$40,000	$25,000	Leyland is other funding source for share of advance VS work for TS-2 constr
Demolition of Phase 1 Structures	$100,000			Per Development Agrt
Stone Wall (Rte 195)	$40,000		$28,000	EO Smith is other funding source
Additional costs -- Village Street & IMC	$1,105,000			To complete the VS and IMC projects
Total:	$3,000,000			

HR&A Analyze. Advise. Act.

Storrs Center Fiscal Impact Study

October 4, 2012

The initial four phases of Storrs Center exceed 526,000 gross square feet across all uses.

	Phase 1A	Phase 1B	Phase 1C	Market area	Total
Residential Rental	129,325	144,050	66,400		**339,775**
Retail	27,052	43,230	16,459	37,175	**123,916**
Mixed-use			62,698		**62,698**
Total	156,377	187,280	145,557	37,175	**526,389**

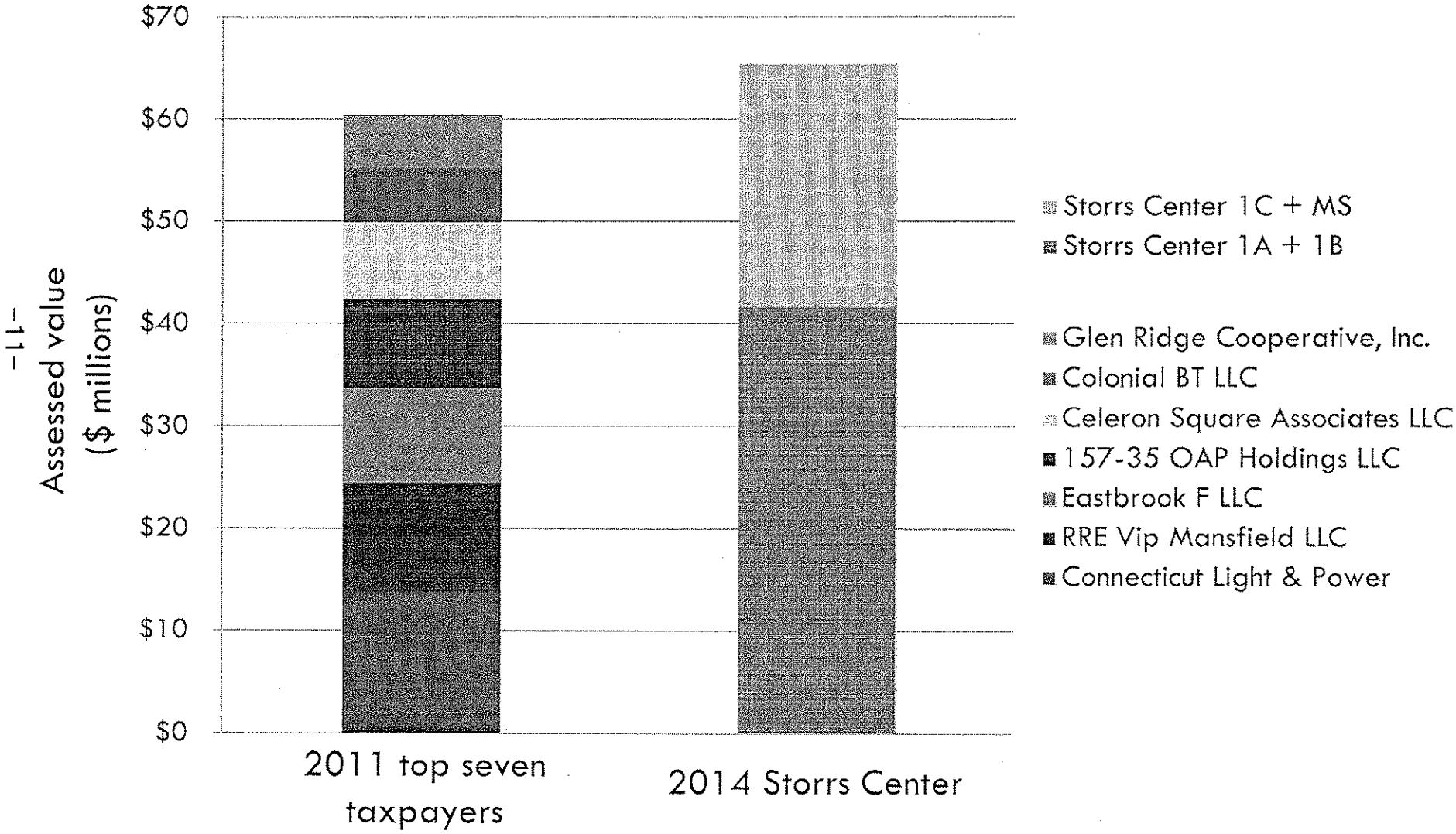
These phases add over $65 million in assessed value, raising the value of real property in the Town to over $967 million in assessment year 2014[1].

Line Item	Assessed Value
2014 Projected Grand List	
Gross Real Property[2]	$901,987,952
2014 Storrs Center Assessed Value	
Phases 1A and 1B	$41,522,000
Phases 1C and Market area	$23,705,000
Total	**$65,227,000**
2014 Estimated Grand List	
Gross Real Property	**$967,214,952**

[1] This is the first year all four initial phases of Storrs Center are fully assessed, and the next scheduled revaluation of all property in the Town

[2] Projected at 1% annually.

The 2014 assessed value of these initial phases is greater than the 2011 assessed values of the top seven taxpayers combined.



This equates to nearly $2 million in additional gross taxes in FY 2015-16, bringing the estimated gross taxes to the Town to over $31 million.

	Projected Tax Revenue
FY2015-16 Projected Tax Revenues[1]	
Property Taxes	$29,799,427
Storrs Center	
Phases 1A and 1B[2]	$1,270,000
Phases 1C and Market area	$725,000
Total	**$1,995,000**
FY2015-16 Estimated Tax Revenues	
Property Taxes	**$31,794,427**

[1] Estimate via adopted FY2012-13 Mansfield Town Budget.

[2] Excludes residential real estate tax abatement of $728,000.

In calculating costs to the Town, both average (per capita) costs and marginal costs were accounted for in Phases 1A and 1B.

Average costs	Community Services
Marginal costs	Public Safety
	Public Works
	Intermodal Center

Note: all costs inflated at 3% per year.

For Phases 1C and the Market area, only average costs were applied.

Average costs	General Government
	Public Safety
	Public Works
	Community Services
	Town-Wide Expenditures
Marginal costs	None

Note: all costs inflated at 3% per year.

For all phases with a residential component, we estimated costs associated with school-aged children.

	New students generated	Gross cost	State aid	**Net cost[1]**
Phase 1A	5.0	$76,646	($26,125)	**$50,521**
Phase 1B	6.3	$96,917	($33,035)	**$63,882**
Phase 1C	4.3	$65,750	($22,411)	**$43,339**

[1] Net school costs are applied in the first year in which a particular phase is operational.

Total Costs per Fiscal Year

	Fiscal year									
	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Total average costs	$0	$5,167	$15,971	$50,001	$86,058	$118,419	$146,648	$151,047	$155,578	$160,246
Total school costs	$0	$52,036	$53,597	$125,011	$177,540	$182,866	$188,352	$194,002	$199,822	$205,817
Total marginal costs	$107,339	$201,652	$415,403	$427,865	$440,701	$453,922	$467,540	$481,566	$496,013	$510,894
Garage sinking fund	$0	$0	$50,000	$51,500	$53,045	$54,636	$56,275	$57,964	$59,703	$61,494
Total costs	$107,339	$258,855	$534,971	$654,377	$757,344	$809,843	$858,815	$884,579	$911,117	$938,450

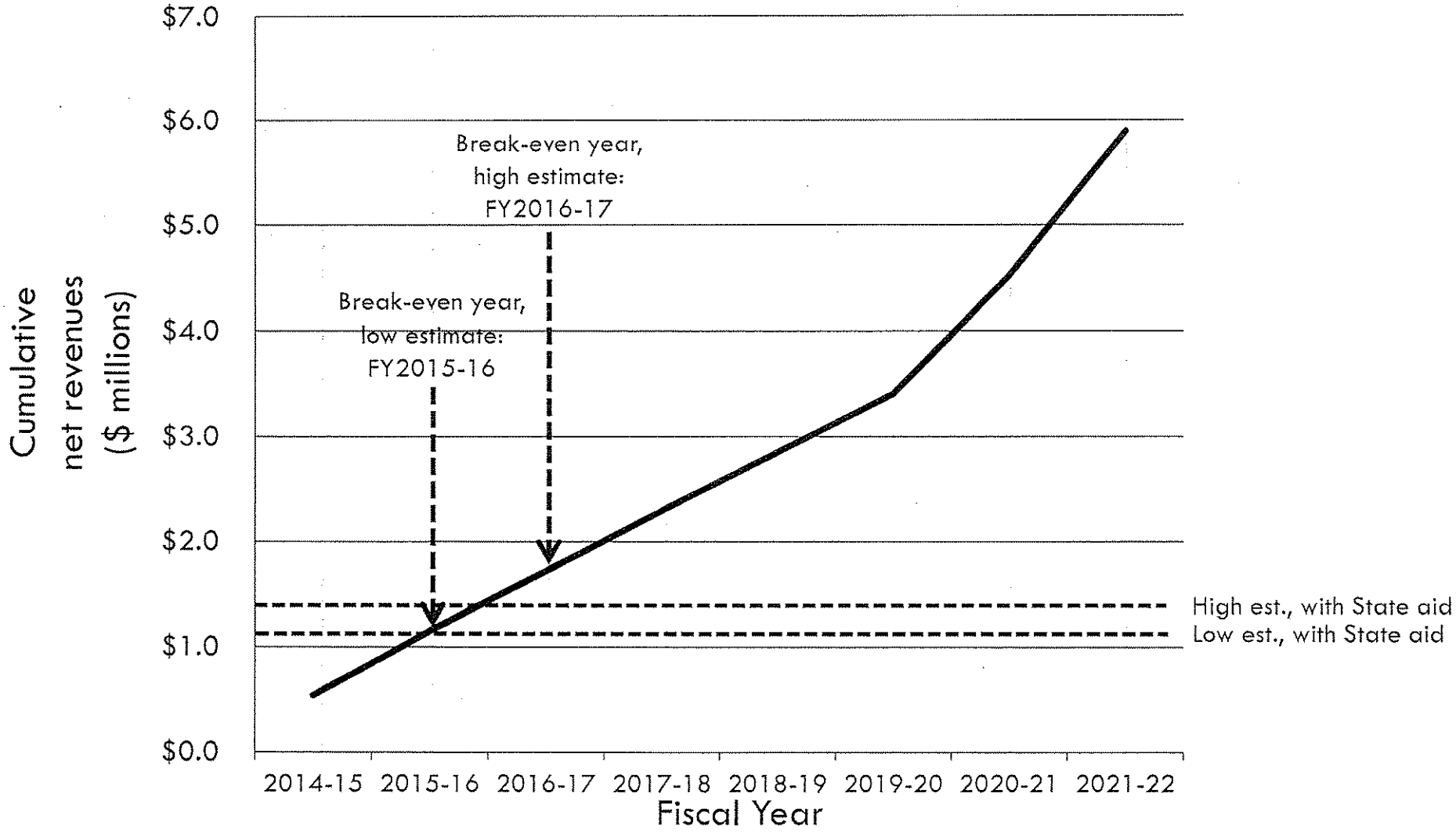
Net Fiscal Impact by Phase

	Fiscal year									
	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Phase 1A + 1B										
Gross tax revenue	$68,217	$830,378	$1,371,770	$1,269,854	$1,269,854	$1,269,854	$1,269,854	$1,269,854	$1,472,109	$1,472,109
Tax abatement	$0	($321,000)	($715,000)	($728,000)	($671,000)	($606,000)	($581,000)	($554,000)	($291,000)	$0
Municipal costs	($107,339)	($258,855)	($484,971)	($580,295)	($609,002)	($633,093)	($652,086)	($671,649)	($691,798)	($712,552)
One-time net revenues	$705,100	$0	$0	$0	$0	$0	$0	$0	$0	$0
Net fiscal impact	$665,978	$250,523	$171,799	($38,441)	($10,148)	$30,761	$36,768	$44,205	$489,311	$759,557
Phases 1C + Market area										
Tax revenue	$0	$0	$248,438	$724,970	$724,970	$724,970	$724,970	$724,970	$840,439	$840,439
Municipal costs	$0	$0	$0	($22,582)	($95,298)	($122,114)	($150,453)	($154,967)	($159,616)	($164,404)
One-time net revenues	$0	$0	$166,177	$0	$0	$0	$0	$0	$0	$0
Net fiscal impact	$0	$0	$414,615	$702,388	$629,673	$602,856	$574,517	$570,003	$680,823	$676,035
Other costs										
Garage sinking fund	$0	$0	($50,000)	($51,500)	($53,045)	($54,636)	($56,275)	($57,964)	($59,703)	($61,494)
Phases 1A + 1B + 1C + Ma										
Total net fiscal impact	$665,978	$250,523	$536,414	$612,447	$566,480	$578,981	$555,009	$556,245	$1,110,431	$1,374,098
Total cumulative net fiscal impact			$536,414	$1,148,861	$1,715,341	$2,294,322	$2,849,331	$3,405,576	$4,516,008	$5,890,105

Net fiscal revenues will be used to fund the infrastructure costs associated with the development. Additional State aid may be available.

Project	Deficit	
	High Estimate	Low Estimate
Parking Garage	$775,000	$525,000
Dog Lane and Storrs Road	$880,000	$880,000
Other Infrastructure	$300,000	$300,000
Total	**$1,995,000**	**$1,705,000**
Potential new State aid	($605,000)	($605,000)
Total with State aid	**$1,350,000**	**$1,100,000**

Between FY2014-15 and 2021-22, almost $6 million will be collected in net revenues from Storrs Center, leaving a considerable budget cushion.



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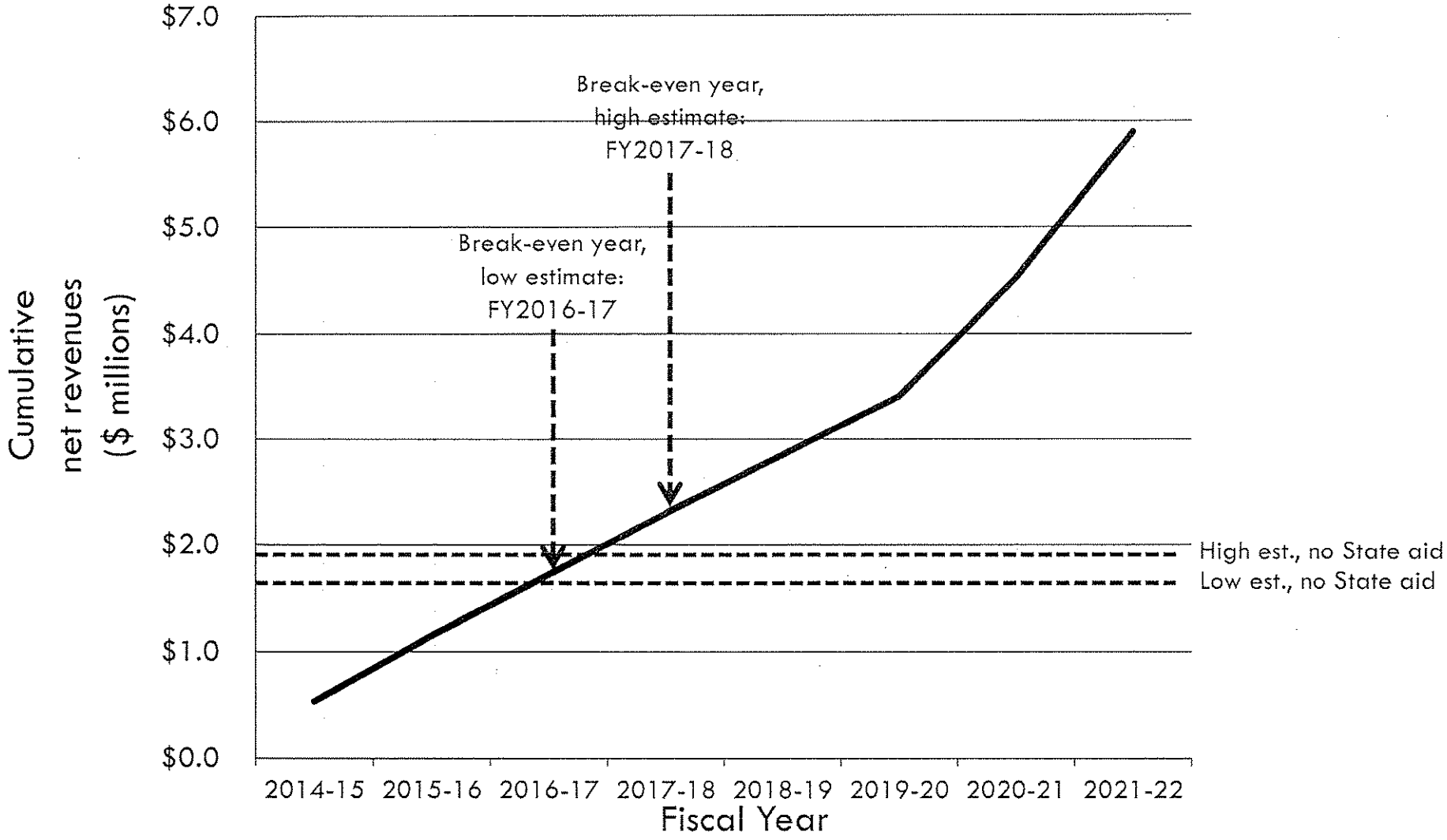

MEMO
October 2, 2012

To: Matt Hart, Town Manager
From: Lon Hultgren, Director of Public Works
cc's: Cherie Trahan, Director of Finance; Cynthia van Zelm, Exec Director, Mansfield Downtown Partnership

Subject: Status – Public Infrastructure Projects for Storrs Center

As you know, Mansfield has been awarded several grants to help build the roadways, utilities, sidewalks and amenities needed to form the public infrastructure in, around and through the new Storrs Center Development. In accordance with the Development Agreement with Storrs Center Alliance, we set up project budgets and financing plans to complete the following eight publicly financed projects: (1) the demolition of the publications building near the corner of Dog Lane and Rte 195; (2) the construction of a 660 space parking garage; (3) the reconstruction of the west end of Dog Lane; (4) the reconstruction of Rte 195 between Mansfield Road and South Eagleville Road (including the reconstruction of the western half of the post office road (Charles Smith Way); (5) the construction of the transit pathways/village streets (the extension of Bolton Road and Royce Circle/Wilbur Cross Way; (6) the construction of an intermodal transportation center; (7) the construction of a new Town Square and (8) improvements to the eastern half of Charles Smith Way and the area around the post office itself.

At the time we actually began work on the various projects in 2011, we had experienced construction bidding on other (non-Storrs Center) projects in Mansfield that were running 25% or more below the projects' detailed engineering estimates. We believed that in the continuing economic downturn we would receive bids for the Storrs Center projects in that same range of savings. The first large project bid for the parking garage seemed to follow this trend, with a bid so low that it appeared we could afford to finish off the seventh level (adding 60 more spaces) and still very nearly fit the project within the grant budget (with a little help from the developer for the 7th floor). The next two bids for Dog Lane and Storrs Road were under the engineer's cost estimate by about 8%, which made them responsive, but not in the 25% below estimate range we had originally budgeted for. Moreover, the latest bid we received for the construction of the rest of the roadways in Storrs Center was 10 to 12% below the engineer's detailed estimate, but not in the 25% range we had planned on.

As a result of these good (but not stellar) bids, and our need to build the infrastructure in time for the phase 1A and 1B buildings to open on their respective August 2012 and August 2013 opening dates, we have now determined that the grant funding and our tax-abatement funding set up in the Development Agreement will not be sufficient to complete all of the public projects. While we are still applying for grants to help complete these projects, we now believe we will need up to $1.7 million to be able to complete these projects as shown in the attached worksheet.

As will be explained by our Finance Director, Cherie Trahan and our economic & development advisor, Shuprotim Bhaumik (HR&A), revised estimates for the first phases of the development will generate more tax revenue than originally anticipated over the next few years. In addition the anticipated costs to the Town arising from the new construction will be less than originally estimated. A new fiscal impact study was prepared taking into account our actual costs experience to date and tax revenues were based on updated grand list estimates from actual construction costs. Due to current reserves on hand, the Town is in a position to advance itself the money needed to complete these projects and pay itself back from Storrs Center revenues over the next few years. While the development agreement provided for additional tax abatement funding, the cost of using tax abatement funds advanced from the developer is much higher than advancing the money to ourselves. These funds, as will be explained by our Finance Director, are part of the normal fund reserves the Town has, and will not impact our ongoing budgets and operating funds. The cost of this advance will be the lost interest on this money, currently at about 0.23 %. We have used this method in the past while we wait for State reimbursements and/or the right time to issue authorized bonds. The largest project covered in this fashion was the Mansfield Middle School Heating Conversion where we waited for both State reimbursement and bond issuance.

attach: 1

Storrs Center Project Revenues and Expenses -- October, 2012							10/3/2012	
				High	Low		High	Low
		A.	B.	C1.	C2.	D.	E1.	E2.
Project	*Revenue Sources*	*Original grant amount*	*Orig Budgeted Cost (including design but not State review fees)*	*Projected Net Revenue (after State admin & review fees are deducted)*	*Projected Net Revenue (after State admin & review fees are deducted)*	*Actual or Current Projected Cost*	*Delta High = C1. - D.*	*Delta Low = C2. - D.*
Publications Bldg Demo	STEAP 2	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 230,000	*applied below*	*applied below*
	(Environmental Remediation, Demolition & Construction - former Uconn Publications building, Phase 1A & Dog Lane)							
Parking Garage	CT DECD Grant (less Transp Ctr design local match)	9,884,360	10,172,000	9,884,360	9,884,360	11,409,000		
	Estimated Contribution Developer/Designer	172,000		750,000	1,000,000			
	subtotal, Parking Garage:	**10,056,360**	**10,172,000**	**10,634,360**	**10,884,360**	**11,409,000**	**(774,640)**	**(524,640)**
Dog Lane			1,884,000			2,081,500		
	Federal Omnibus Grant	712,500		552,000	552,000			
	STEAP 3 (Design only)	135,000		135,000	135,000			
	STEAP 2 (applied here from top line)	270,000		270,000	270,000			
	Tax Abatement Fund			115,000	115,000			
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Storrs Road			5,097,100			4,802,100		
	Federal "Lieberman" Grant	2,250,000		1,920,070	1,920,070			
	Town's Regional Enhancement Grant	500,000		500,000	500,000			
	State Urban Action Grant	2,500,000		2,424,630	2,424,630			
	UConn upsizing contrib, water line			18,500	18,500			
	subtotal, Dog La/Storrs Rd:	**5,367,500**	**6,981,100**	**6,003,200**	**6,003,200**	**6,883,600**	**(880,400)**	**(880,400)**
Transit Pathways (Village Street)						5,827,416		
	FTA Design Grant	490,000		490,000	490,000			
	Local Match from DECD Garage Grant	115,640		115,640	115,640			
	FTA Construction Grant	4,940,000		4,940,000	4,940,000			
	Tax Abatement Fund (local match)			1,235,000	1,235,000			
	Tax Abatement Fund			1,105,000	1,105,000			
	STEAP 4	500,000		500,000	500,000			
	Developer's Environmental Cleanup			90,000	90,000			
Transportation Center	(same as above)					2,655,000		
	subtotal, FTA Construction:	**6,045,640**	**-**	**8,475,640**	**8,475,640**	**8,482,416**	**(6,776)**	**(6,776)**
Town Square	Tax Abatement Fund			30,000	30,000	100,000	(70,000)	(70,000)
Post Office Rd/Site Improvements	Tax Abatement Fund			75,000	75,000	175,000	(100,000)	(100,000)
Other Improvements (Temp Drainage, Phase 1A Bldg Demo, Stone Wall)	Tax Abatement Fund			180,000	180,000	180,000		
Dog Lane Connector	Tax Abatement Fund			260,000	260,000	381,000	(121,000)	(121,000)
	subtotal, Other infrastructure:	**-**	**-**	**545,000**	**545,000**	**836,000**	**(291,000)**	**(291,000)**
						Total Projected Projects Deficit:	**$ (1,952,816)**	**$ (1,702,816)**
						Pending STEAP Grant Application:	**500,000**	**500,000**
				Applicable portion ofpending Main Street Grant Application:			**106,000**	**106,000**
						Net Deficit with Add'l. Grants:	**$ (1,346,816)**	**$ (1,096,816)**

Storrs Road (77-223), Dog Lane (77-227) & Village Street Projects Check In						Page 1 -- updated to 10/1/12
Storrs Road						
Revenues				Expenses		
Source	*Amount*	*Description*		*Amount*	*Description*	*Comment*
Urban Action Grant	$105,000	Design		$105,000	Design	Orig amount
Lieberman Grant (77-223)	$2,320,070	Construction		$98,000	Addt'l Design Services	During Construction
Enhancement Grant		Incl in $2.32M total above		$90,000	Inspection/testing	Town's Clerk of the Works + Inspector + non-DOT testing
Lieberman Grant (77-223)	$432,100	DOT Fees		432,100	DOT Fees	Design review; constr admin
Urban Action Grant	$350,000	Utilities -- orig budget		$370,000	Utilities	Rev to include gas line in PO Rd
Urban Action Grant	$1,362,250	Construction - orig budget		$60,000	New util services - Storrs Rd	To connect to new util lines
Urban Action Grant	$612,380	Constr -- addt'l work		$3,823,000	Constr - Orig bid price	Beebe Bid, no alts
UConn	$18,500	1/2 of water line size upgrade		$165,000	Water Line Change Order	Old line too shallow
Enhancement Grant	$100,000	Town's local match		$10,000	Addt'l Flagging	Req'd for public safety
Total, All Sources:	**$5,302,128**	*$67,928 funding surplus for Storrs Road -- to be transferred to Dog Lane*		$40,000	EOSmith Driveway Extra	Slope too steep
				$15,000	EOSmith drainage extra	field adjustment
Urban Act Grant Contrib (Pg 1)	$2,429,630	Needed for Storrs Road		$40,000	Gas Main in PO Rd	Second part -- not in original design
Urban Act Grant Contrib (Pg 2)	$67,928	Remaining for Dog Lane		$15,000	Brown Hse Driveway	Slope too steep
Urban Act Total:	$2,497,558	(for design and constr)		($30,000)	Streetlight simplification	Cut banner arms, flag holders
				$10,000	Safety Fencing	Req'd for public safety
				$5,000	Light bases	18" too small for conduits
				$10,000	Addt'l tree removal	
				$10,000	Extra manholes	Needed for utility conflicts
				$15,000	Addt'l 195 conduit crossings	
				$11,100	Addt'l tree grates	For sidewalk along D.L. Café
				$5,000	Temp ped signage	Not in orig design
				$5,000	12" RCP	Extended in front of Buckley
				($64,000)	Stone Wall	Out of contract -- to be paid from $3M abatement fund -- saves $7,000)
				($6,000)	Savings recyc cont's & st sign	
				$5,234,200	**Total, All Expenditures, Storrs Road**	

Dog Lane Page 2 -- updated to 10/1/12

Revenues			Expenses		
Source	*Amount*	*Description*	*Amount*	*Description*	*Comment*
Steap 3 Grant	$135,000	Design	$135,000	Design	Orig amount
Steap 2 Grant	$270,000	Bal remaining from Public Bldg demo	$65,000	Addt'l Design Services	During Construction
$3M tax fund	$115,000	St Lights & Construction	$115,500	DOT Fees	Testing, etc.
Omnibus grant	$115,500	DOT Fees	$260,000	Utilities	Rev to incl CNG reroute
Omnibus grant	$492,000	Construction	$1,382,000	Constr - Orig bid price	Beebe bid, no alts
Omnibus grant	$60,000	Inspection/Testing	$30,000	Addt'l Flagging	Req'd for public safety
Urban Action Grant (transfer)	$67,928	Bal remaining after Storrs Road	$25,000	Service connections	18 Dog Lane
Total, All Sources:	**$1,255,428**	*Funding Gap, Dog La = $941,600*	$115,000	Street lights	independent order/install
			$0	Street Trees	Town purchase & install
			$7,000	Haz mat disposal	Tested & hauled away
			$5,000	Relocate shallow gas main	Utility conflict
			$5,000	Addit'l manholes	Needed for utility conflicts
			$2,000	Transite pipe cut & disposal	
			$5,000	Gas main reroute	Excavation for CNG
			$500	Addt'l concrete mock-ups	
			$5,000	Temp ramps and crossings	Alternate parking access
			$5,000	Assist Fibertech/ATT in breakouts	
			$10,000	Landscape/site wk 18 Dog La	Constr impacts
			$5,500	Processed aggr base	Early change order
			$12,500	2 inch water line reroute	Unmarked utility conflict
			$7,000	OT Pay, Late Fri, Sats	To make bldg opening sched
			$2,197,000	**Total, All expenditures, Dog Lane**	

Village Street/Transportation Center (updated 9/27/12)					
Revenues			Expenses		
Source	*Amount*	*Description*	*Amount*	*Description*	*Comment*
FTA Grant	$6,787,500	Fed share plus local match	$5,063,416	Bid price, Village Street Contract	10% below Engr est
Steap 4 Utility Grant	$500,000	Utilities in commercial area	$498,000	9.8% constr contingency	
$3M abatement fund	$1,105,000	Per $3M budget proposal	$255,000	5% constr inspection & testing	
			$11,000	Addt'l design services	Temp drainage, Dog Lane Connector
SCA	$90,000	Bid price for Village Street environmental cleanup	$1,200,000	Estimate, Transp Center Construction	
Total, All Sources:	**$8,482,500**		120,000	10% construction contingency, transp ctr	
			$60,000	5% constr insp/test, transp ctr	
			$250,000	ITS estimate, bus and info systems	
			$825,000	Design	Village Street + Transp Ctr
			$200,000	GHTD Grant Admin	Req'd for FTA grant
			$8,482,416	**Total, All expenditures, VS + Transp Ctr**	

Mansfield Parking Garage -- Cost Status					10/1/2012
Note: Costs of the Dog Lane Connector are includedin the far right columns in this summary. These expenditures are part of the Storrs Center road work and will not be charged to the garage project, even though completed by the garage contractor.					
Original/expected items	**Cost**	**New/unexpected items**	**Cost**	**Items for Dog Lane Connector**	**Cost Charged to DLC**
Initial Design	$532,000			Bid Amt	$216,000
Special Inspections	$55,000				
		Rock Inspections	$46,095		
		Caisson Inspections	$71,505		
		Foundation Redesign -- (not included in totals)	**$69,583**		
FTA Match	$115,640				
DECD Legal	$2,609				
Base Bid (Incl addt'l 1/2 level precast)	$8,841,850				
Addt'l half level (GC Only)	$172,000				
LED Lighting	$72,000			3 street lights + installation	$13,266
Material Testing (Town)	$4,600				
Fibertech into building (see DLC)	$0	CO #1 -- Incorporated in CO #2	$0	Fibertech in roadway	$24,000
		CO #2 - Rock, Caissons, net out CO #1	$980,472		
CO#3 - Precast spandrels; transite pipe removal; project sign; aggregate finish on East side.	$40,900				
CO#4 - Precast winter protection work; LED lighting for additional level; camera design work	$43,296	CO#4 - Neutral conductor; increase plumbing vent size; remote panel lighting inverter; generator remote annunciator/EPO switch; credits for raceway materials, cassion construction qtys, parking control in-lane cash delete & change in wire mesh pattern orientation.	-$78,642		
		CO #5 - Feeder conduits: data, telex, fire alarm conduits; fire alarm heat; AC in electric room; fire alarm remote annuciator panel; temp storm outlet; generator and TF switch changes; saw cut elevator pit walls; enlarge electrical room; HD cleanouts; storm water piping reconfig; credit 2 floor drains.	$96,785		
		CO #6 - Grounding and feed conductors; gas piping; topping slab mesh; stair roof anchor; ext light stair A; elevator divider beams; relays for emergency lighting; credits signage & storm piping.	$118,968	Power and other conduit work for road and TS-2 accessway; rock excavation for drainage	$70,153
CO#7 - Camera system & cameras in elevators	$61,847	CO#7 - Electrical for parking control system; upgrade circuit panel.	$63,995		
		CO#8 - Conduits for TS-2 door card readers	$13,619	Addt'l ret wall; AT&T conduits	$38,069
CO#9 - Temp holding tank for floor drains.	$14,375	CO#9 - Temp generator wiring; temp walls for IMC constr area; relocate exterior lighting; change fire standpipe fitting; addt'l signs in reserved parking area.	$26,593		
		CO#10 - Revise 6th-level roof drain configuration to connect to storm drain; change floor drains that were incorrectly specified; add lights and outlets to upper elevator hoist area; add knox box for fire entry and fire extinguisher; terminate secondary wiring at meter socket; additional 5% OH&P as per change order #2 for completion on time.	$88,562	3 streetlight bases plus wiring; lower underground conduits at garage entrance	$19,604
		CO#11 - Saturday and OT work for electrical work subcontractor for schedule recovery.	$7,189		
CO#12 - Knee wall and fencing around first floor reserved area	$3,000	CO#12 - Double handling of standby generator; additional circuits for generator heater and elevator; smaller breakers for charging stations; 3rd floor bollards; outside light over stairway B; Aluminum infil in chases.	$14,500		
subtotal, "legit extras":	$9,959,117	**subtotal, unknown, avoidable or premium extras:**	$1,449,641	**subtotal, Dog Lane Connector:**	$381,092
		Garage Total:	**$11,408,758**		
		Garage + DLC Grand Total:	$11,789,850		

Town of Mansfield
Storrs Center Estimated Tax Revenue & Expenditures - FY 2012/13

	Actual FY 2011/12	Budget FY 2012/13	Estimated FY 2012/13
Residential and Commercial Revenue:			
Real Estate Taxes	$ 22,442	$ 429,000	$ 136,960
Other Property Taxes		59,000	
Abatement		(321,000)	
Total Tax Revenue	22,442	167,000	136,960
Expenditures:			
Marginal Operating Costs		70,790	70,790
Marginal Capital Costs			
Transfer to Reserve Fund		96,210	66,170
Total Storrs Center Costs	-	167,000	136,960
NET REVENUE/(EXPENDITURE)		-	-