

From: Meredith Lindsey <merilindsey@snet.net>
To: Cherie A. Trahan <TrahanCA@MANSFIELDCT.ORG>
Cc: Matthew W. <Hartmw@MANSFIELDCT.ORG>
Sent: Fri, February 17, 2012 10:53:13 AM
Subject: Additional questions

Hi Cherie:

Here are the questions I mentioned when we ran into each other yesterday. Some I just want to confirm that the numbers I have are correct, others are new.

1. What is the existing total square footage for:
 - Vinton (including portable space) **34,520**
 - Goodwin **37,466**
 - Southeast **38,065**
 - Mansfield Middle School (renovation/replacement space) **110,433**

This information is on the bottom of all of the Newfield Construction worksheets "Total Project Cost Analysis". I have attached a copy of these reports with the most recent estimates (Jan. 5, 2012) for your information.

2. What is the current appraised value on:
 - Vinton **\$2,395,100**
 - Goodwin **\$2,767,700**
 - Southeast **\$2,649,300**

This information was supplied in Jan, 2010. The revaluation was done as of 10/1/09, therefore there are no changes at this time.

3. What is the total square footage for new construction (2 new schools plus Mansfield Middle School replacement/renovation)? *Please see Newfield Construction (Total Project Cost Analysis. At the bottom of the page, each option reports existing square footage and proposed square footage for each of the schools.*

4. What is the total cost (project cost NOT state Reimbursement or Town's portion) for new construction under the two-school options subtracting out that portion of the Mansfield Middle School renovation? What is that portion on a per square foot basis? *This can also be found on the Newfield Construction Total Project Analysis. You can get the cost per square foot by dividing the cost by the square footage reported at the bottom of the page.*

5. What is the total costs (project cost NOT state Reimbursement or Town's portion) for the Baseline renovations to the three schools only (not inclusive of Mansfield Middle School)? What is that portion on a per square foot basis? *This can also be found on the Newfield Construction Total Project Analysis. You can get the cost per square foot by dividing the cost by the square footage reported at the bottom of the page.*

6. What is the cost per square foot of the renovations to the Mansfield Middle School under the Baseline and the other options? *This can also be found on the Newfield Construction Total Project Analysis. You can get the cost per square foot by dividing the cost by the square footage reported at the bottom of the page.*
7. What portion of the total cost belongs to the Mansfield Middle School renovations under each project scenario from Baseline to New Construction? *This can be found on both the Newfield Construction Total Project Cost Analysis and the Project Detail sheets. Simply divide the MMS cost by the total project cost.*
8. What percentage of the new construction costs is "build out and furnishings" for the three new schools as opposed to bricks and mortar? What percentage of the renovation and replacement cost at the MMS is the furnishings and build out? *Estimates are based on a total value per square foot. Furnishings are not broken out at this point.*
9. What percentage of the new construction costs are bricks and mortar? *Estimates are based on a total value per square foot and not broken out. See Newfield Construction worksheet for the breakdown we do have.*
10. What percentage of the new construction costs are land purchase, overhead, construction fees, permits and administrative costs (on a cost per square foot basis)? *See Newfield Construction Total Project Cost Analysis*
11. What is the actual project cost benefit analysis undertaken to determine the value of new construction over renovation/rehab? *The project cost benefit analysis is a combination of all of the analysis that has been provided. There are many factors to be considered, but we have not prepared one consolidated report.*
12. What is the projected median appraised value for a home in Mansfield for 2014/2015? *The next revaluation is 10/1/14 which will affect the grand list for 2015/16. I would not expect a significant change in the median value before then.*
13. Please provide a 20-year financial spreadsheet inclusive of an assumed projected (increase/decrease) to the median home assessment value beginning in 2014. *This would be dependent on the next revaluation and at this point with the current housing market any estimates would be extremely speculative.*
14. What portion of the taxes on a median home (in real numbers and percentages) can be attributed to the rehab of the four schools? *This is provided in the 20 Year Cost Projections (the final column)*
15. What portion of the taxes on a median home (in real numbers and percentages) can be attributed to new construction and rehab of MMS? *A breakdown of the MMS portion of the tax increase was provided in earlier cost estimates, however we have not prepared for the updated costs. This can be prepared for you shortly.*

16. Please provide the mean and mode of assessed homes in Mansfield. *This information is not readily available at this time.*

17. Please explain in detail the following statement: Increase net reimbursement due to reduced square footage on the Option E (700 and 750 Students). *Response: Option E now has the more favorable reimbursement rate since we will not qualify for Renovate Like New for Option A or C. In addition the square foot penalty is higher under Option A because the combined square footage to repair the three existing buildings is more than the square footage of the two new schools.*

18. What is the payback period on the energy management system? *This would be dependent on which option is selected. We will look into getting an estimate.*

19. Is the \$450,000 for land acquisition included in the Total Estimated Project Cost or in addition to? *It is included.*

Thanks for your help,

Meredith

From: Denise Keane [mailto:denisekeane2009@gmail.com]
Sent: Monday, February 20, 2012 8:57 AM
To: Matthew W. Hart; Cherie Trahan
Cc: Meredith Lindsey (home); Christopher R. Paulhus; Elizabeth Paterson (home)
Subject: Fwd: Fw: Additional questions

Hi All:

I have a few more questions to add to the list that Meredith sent below.

Please provide the town council with:

1. An itemized list of all furnishings included in Option E (750). *Not available at this time. An estimated total amount is projected.*
2. An itemized list of what is included in the cost savings estimates for Options A (with and without solar panels), A-enhanced and E (750). It appears that this estimate has drastically changed from the memo Bill Hammon sent on Feb. 12th to the amounts in the spreadsheets we were looking at in the last workshop. It would be helpful to know

exactly what was used to get these estimates. *The cost savings used were the original estimates provided by Bill Hammon. We will do a comparison of those estimates to his current estimates in order to identify the changes. The salary saving provided are the same as Fred B. provided early on in the process.*

3. The interest costs for each of those three options. *Attached are copies of the debt service projections from Bill Lindsay.*

4. Revised estimated debt schedules, including a cash scenario for Option A. *Debt schedules are attached. Cash scenario would depend on replacement needs. We estimated approximately \$1mil/year.*

5. An itemized large maintenance expenditure list for each of the four schools since the last major renovation in 1990 (things like the roof, etc.) *Please provide clarification - things that are needed or things that have been done?*

6. Why is asbestos mentioned in the options' budgets - I thought that was finished? *It has not been completed.*

7. A copy of the last facilities report sent to the State (2011 if complete, or the one from 2009 if not). *Attached*

8. The reimbursement amount for Option A changed from 36.3% to 20.1% in the projections - what changed in the plan itself to result in this big difference (I am assuming it is not just a change in percentage from the state, but in the list of what is to be done in that option)? *As explained, this is due to the fact that we do not qualify for renovate like new. There has been no change to the original plan.*

Thank-you for gathering these things,

Denise

Newfield Construction, Inc.

OPTION C Two Elementary Schools, Additions, Roof Replacement, Renovate as New

Two Elementary Schools, Close One Elementary School

Total Project Cost Analysis

January 5, 2011 (ES Bid Award 2/15, MS 2/16)

Middle School- Additions, Roof Replacement and Selective Heavy Renovations

	Vinton			Southeast			Middle School			Grand Totals
	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	
Heavy Ren. (Ren as New)	35,550	245	8,709,750	33,577	245	8,226,365	4,821	225	1,084,725	
Roof Replacement	38,552	15	578,280	35,847	15	537,705	79,538	15	1,193,070	
Solar Panels			757,191			813,251			1,953,858	
Window Replacement			777,000			652,000			450,000	
Phasing Construction	6,000	100	600,000	6,000	100	600,000	0	100	0	
Site			1,500,000			1,500,000			950,000	
New Construction	17,746	350	6,211,100	24,433	350	8,551,550	7,163	350	2,507,050	
Total Construction Costs			19,133,321			20,880,871			8,138,703	
Estimated Soft Costs			4,209,331			4,593,792			1,790,515	
Construction and Soft Costs			23,342,652			25,474,663			9,929,218	
Escalation 3% per year	4yr	12.6%	2,941,174	4yr	12.6%	3,209,807	5 Yr	15.9%	1,578,746	
Total Project Budget			26,283,826			28,684,470			11,507,963	66,476,259
Net State Reimbursement			12,512,443			12,543,797			5,497,498	30,553,738
Cost to Mansfield			13,771,383			16,140,673			6,010,465	35,922,521
Estimated Ineligible Costs			2,869,998			3,132,131			1,220,805	
Estimated Eligible Costs			23,413,828			25,552,339			10,287,158	
State Reimbursement 62.14%			14,549,352			15,878,224			6,392,440	
Reimbursement Penalty			-2,036,909			-3,334,427			-894,942	
Net State Reimbursement			12,512,443			12,543,797			5,497,498	30,553,738
Existing Square Footage (net)	33,773			31,898			110,433			
Proposed Square Footage	50,631			55,110			116,197			
State Allowable Sq. Footage	43,400			43,400			99,712			
Square Footage Penalty %	14%			21%			14%			

Newfield Construction, Inc.

Mansfield Schools
 Total Project Cost Analysis
 January 5, 2012

OPTION A

Maintain and repair all schools. Roof and window replacements, ADA and technology upgrades.
 New heating and ventilating systems, gym floors, gym folding partitions at all elementary schools.

	Vinton			Goodwin			Southeast			Middle School			Grand Totals
	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	
Maintain and Repair	34,520	LS	5,196,698	37,466	LS	5,520,818	38,065	LS	5,314,074	110,433	LS	3,757,868	
Solar Panels			757,191			813,251			687,435			1,953,858	
Total Construction Costs			5,953,889			6,334,069			6,001,509			5,711,726	
Estimated Soft Costs			1,012,161			1,076,792			1,020,257			970,993	
Construction and Soft Costs			6,966,050			7,410,861			7,021,766			6,682,719	
Escalation 3% per year	4yr	12.6%	877,722	4yr	12.6%	933,768	4 Yr	12.6%	884,742	5yr	15.9%	1,062,552	
Total Project Budget			7,843,772			8,344,629			7,906,508			7,745,272	31,840,181
Net State Reimbursement			1,374,502			1,024,107			1,037,648			3,421,980	6,858,237
Cost to Mansfield			6,469,271			7,320,522			6,868,860			4,323,291	24,981,944
Estimated Ineligible Costs			5,490,641			6,258,472			6,008,946			1,626,507	
Estimated Eligible Costs			2,353,132			2,086,157			1,897,562			6,118,765	
State Reimbursement 62.14%			1,462,236			1,296,338			1,179,145			3,802,200	
Reimbursement Penalty			-87,734			-272,231			-141,497			-380,220	
Net State Reimbursement			1,374,502			1,024,107			1,037,648			3,421,980	6,858,237
Existing Square Footage (net)	34,520			37,466			38,065			110,433			
State Allowable Sq. Footage	32,488			29,636			33,480			99,712			
Square Footage Penalty %	6%			21%			12%			10%			

Newfield Construction, Inc.

Mansfield Schools
Total Project Cost Analysis
January 5, 2012

OPTION A **Maintain and repair all schools. Roof and window replacements, ADA and technology upgrades.**
Enhanced **New heating and ventilating systems, gym floors, gym folding partitions at all elementary schools.**

	Vinton			Goodwin			Southeast			Middle School			Grand Totals
	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	
Maintain and Repair	34,520	LS	5,196,698	37,466	LS	5,520,818	38,065	LS	5,314,074	110,433	LS	3,757,868	
Solar Panels			757,191			813,251			687,435			1,953,858	
Media Center Additions	3,000	400	1,200,000	3,000	400	1,200,000	3,000	400	1,200,000				
Total Construction Costs			7,153,889			7,534,069			7,201,509			5,711,726	
Estimated Soft Costs			1,216,161			1,280,792			1,224,257			970,993	
Construction and Soft Costs			8,370,050			8,814,861			8,425,766			6,682,719	
Escalation 3% per year	4yr	12.6%	1,054,626	4yr	12.6%	1,110,672	4 Yr	12.6%	1,061,646	5yr	15.9%	1,062,552	
Total Project Budget			9,424,676			9,925,533			9,487,412			7,745,272	36,582,893
Net State Reimbursement			1,528,545			1,141,029			1,160,230			3,421,980	7,251,785
Cost to Mansfield			7,896,132			8,784,504			8,327,182			4,323,291	29,331,109
Estimated Ineligible Costs			6,597,274			7,444,150			7,210,433			1,626,507	
Estimated Eligible Costs			2,827,403			2,481,383			2,276,979			6,118,765	
State Reimbursement 62.14%			1,756,948			1,541,932			1,414,915			3,802,200	
Reimbursement Penalty			-228,403			-400,902			-254,685			-380,220	
Net State Reimbursement			1,528,545			1,141,029			1,160,230			3,421,980	7,251,785
Existing Square Footage (net)	34,520			37,466			38,065			110,433			
Proposed Square Footage	37,370			40,316			40,915						
State Allowable Sq. Footage	32,488			29,636			33,480			99,712			
Square Footage Penalty %	13%			26%			18%			10%			

Newfield Construction, Inc.

Mansfield Schools OPTION E Two New Elementary Schools at Goodwin and Southeast, Demolish
Total Project Cost Analysis 750 Students Existing Goodwin and Southeast Schools, Close Vinton.
January 5, 2012 (ES Bid Award 2/15, MS 2/16) Middle School- Additions, Roof Replacement and Selective Heavy Renovations

	New Goodwin School			New Southeast School			Middle School			Grand Totals
	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	
Heavy Renovations	0	245	0	0	245	0	4,821	225	1,084,725	
Roof Replacement	0	15	0	0	15	0	79,538	15	1,193,070	
Solar Panels			0			0			1,953,858	
Window Replacement			0			0			450,000	
Demolish Existing School	37,466	17	636,922	38,065	17	647,105	0	17	0	
Land Acquisition (Goodwin)			450,000							
Site			3,000,000			3,000,000			950,000	
New Construction	61,012	260	15,863,120	61,012	260	15,863,120	7,163	350	2,507,050	
Total Construction Costs			19,950,042			19,510,225			8,138,703	
Estimated Soft Costs			4,389,009			4,292,250			1,790,515	
Construction and Soft Costs			24,339,051			23,802,475			9,929,218	
Escalation 3% per year	4yr	12.6%	3,066,720	4 yr	12.6%	2,999,112	5 yr	15.9%	1,578,746	
Total Project Budget			27,405,772			26,801,586			11,507,963	65,715,321
Net State Reimbursement			12,307,574			12,036,242			5,497,498	29,841,315
Cost to Mansfield			15,098,198			14,765,344			6,010,465	35,874,007
Estimated Ineligible Costs			997,502			975,511			1,220,805	
Estimated Eligible Costs			26,408,270			25,826,075			10,287,158	
State Reimbursement 62.14%			16,410,099			16,048,323			6,392,440	
Reimbursement Penalty			-4,102,525			-4,012,081			-894,942	
Net State Reimbursement			12,307,574			12,036,242			5,497,498	29,841,315
Existing Square Footage (net)	34,520			38,065			110,433			
Proposed Square Footage (net)	57,961			57,961			116,197			
State Allowable Sq. Footage	45,000			45,000			99,712			
Square Footage Penalty %	22%			22%			14%			
Demolish Vinton School*	34,520	17	586,840							

*Not included in Cost to Mansfield

Newfield Construction, Inc.

Mansfield Schools **OPTION E** **Two New Elementary Schools at Southeast and Goodwin, Demolish**
Total Project Cost Analysis **700 Students** **Existing Southeast and Goodwin Schools, Close Vinton.**
January 5, 2012 (ES Bid Award 2/15, MS 2/16) **Middle School- Addition, Roof Replacement and Selective Heavy Renovations**

	New Goodwin School			New Southeast School			Middle School			Grand Totals
	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	Sq. Ft.	Value/ Sq Ft	Total	
Heavy Renovations	0	245	0	0	245	0	4,821	225	1,084,725	
Roof Replacement	0	15	0	0	15	0	79,538	15	1,193,070	
Solar Panels			0			0			1,953,858	
Window Replacement			0			0			450,000	
Demolish Existing School	37,466	17	636,922	38,065	17	647,105	0	17	0	
Land Acquisition (Goodwin)			450,000							
Site Work			3,000,000			3,000,000			950,000	
New Construction	56,413	265	14,949,445	56,413	265	14,949,445	7,163	350	2,507,050	
Total Construction Costs			19,036,367			18,596,550			8,138,703	
Estimated Soft Costs			4,188,001			4,091,241			1,790,515	
Construction and Soft Costs			23,224,368			22,687,791			9,929,218	
Escalation 3% per year	4yr	12.6%	2,926,270	4yr	12.6%	2,858,662	5yr	15.9%	1,578,746	
Total Project Budget			26,150,638			25,546,453			11,507,963	63,205,054
Net State Reimbursement			12,532,961			12,390,384			5,561,423	30,484,768
Cost to Mansfield			13,617,677			13,156,068			5,946,541	32,720,286
Estimated Ineligible Costs			1,250,748			929,828			1,220,805	
Estimated Eligible Costs			24,899,890			24,616,625			10,287,158	
State Reimbursement 62.14%			15,472,791			15,296,771			6,392,440	
Reimbursement Penalty			-2,939,830			-2,906,386			-831,017	
Net State Reimbursement			12,532,961			12,390,384			5,561,423	30,484,768
Existing Square Footage (net)	34,520			38,065			110,433			
Proposed Square Footage (net)	53,592			53,592			114,112			
State Allowable Sq. Footage	43,400			43,400			99,712			
Square Footage Penalty %	19%			19%			13%			