TOWN OF MANSFIELD/ MANSFIELD PUBLIC SCHOOLS

# Proposed School Building Project

# Supplemental Information

# July 31, 2012

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## Mansfield Public Schools – Critical Infrastructure Needs

### Elementary Schools:

- Septic Systems (Goodwin & Vinton)
- Oil Tank Replacements
- Asbestos Abatement
- Roof Replacement
- Re-locatable Classroom Roof Replacement (Southeast)
- Window Replacements
- Wall Replacement at Transite Walls
- Toilet Room ADA Modifications
- Classroom Doorway Renovations
- Gym Floor Replacements
- Kitchen Upgrades
- Ventilation Systems
- HVAC Control and Heat Systems
- Plumbing Fixture Replacements
- Electrical Service Upgrades
- Subpanel Upgrades
- New Fire Alarm Systems
- Technology Upgrades
- Bulkheads at Tunnels (Goodwin & Southeast)
- Exterior Door Replacements
- Operable Partition at Gym Allowance

### Middle School:

- Asbestos Abatement
- Roof Replacement
- Soffit Panel Replacement
- Re-locatable Classroom Roof Replacement
- Window Replacements
- Exterior Door Replacements
- Toilet Room ADA Modifications
- Classroom Doorway Modifications
- ADA Compliant Elevator
- Plumbing Fixture Replacements
- New Fire Alarm System
- Technology Upgrades

# Newfield Construction, Inc.

Mansfield Schools — OPTION E — Two New Elementary Schools at Goodwin and Vinton

Total Project Cost Analysis — 750 Students — Demolish Existing Goodwin and Vinton Schools, Close Southeast.

January 5, 2012 (ES Bid Award 2/15, MS 2/16) — Middle School- Additions, Roof Replacement and Selective Heavy Renovations

| Fall 2012 Referendum | New Goodwin School | | | New Vinton School | | | Middle School | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Sq. Ft. | Value/ Sq Ft | Total | Sq. Ft. | Value/ Sq Ft | Total | Sq. Ft. | Value/ Sq Ft | Total | Grand Totals |
| Heavy Renovations | 0 | 0 | 0 | 0 | 0 | 0 | 4,821 | 225 | 1,084,725 | |
| Roof Replacement | 0 | 0 | 0 | 0 | 0 | 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 | 0 | 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 Southeast School* | 34,520 | 17 | 586,840 | | | | | | | |
| *Not inculded in Cost to Mansfield | | | | | | | | | | |

**Mansfield Proposed School Building Project**
**Two New Elementary Schools - Goodwin and Vinton Sites**
**Heavy Renovations to Mansfield Middle School**
**Mill Rate Impact of Estimated Net Costs**

| Fiscal Year | Estimated Debt Service Payments | Estimated Operating Savings/Costs | School Project Estimated Mill Rate Change | Impact on Median Home* |
|---|---|---|---|---|
| 2012/2013 | $ - | $ - | | |
| 2013/2014 | | | | |
| 2014/2015 | | | | |
| 2015/2016 | 674,800 | - | 0.69 | 115.93 |
| 2016/2017 | 2,306,525 | (855,000) | 0.79 | 133.44 |
| 2017/2018 | 3,455,325 | | 2.04 | 344.25 |
| 2018/2019 | 3,539,050 | 15,000 | 0.10 | 16.96 |
| 2019/2020 | 3,445,400 | | (0.11) | (18.67) |
| 2020/2021 | 3,351,750 | | (0.10) | (16.09) |
| 2021/2022 | 3,258,100 | | (0.10) | (16.09) |
| 2022/2023 | 3,164,450 | | (0.10) | (16.09) |
| 2023/2024 | 3,070,800 | | (0.10) | (16.09) |
| 2024/2025 | 2,977,150 | | (0.10) | (16.09) |
| 2025/2026 | 2,883,500 | | (0.10) | (16.09) |
| 2026/2027 | 2,789,850 | | (0.10) | (16.09) |
| 2027/2028 | 2,696,200 | | (0.10) | (16.09) |
| 2028/2029 | 2,602,550 | | (0.10) | (16.09) |
| 2029/2030 | 2,508,900 | | (0.10) | (16.09) |
| 2030/2031 | 2,415,250 | | (0.10) | (16.09) |
| 2031/2032 | 2,321,600 | | (0.10) | (16.09) |
| 2032/2033 | 2,227,950 | | (0.10) | (16.09) |
| 2033/2034 | 2,134,300 | | (0.10) | (16.09) |
| 2034/2035 | 2,080,650 | | (0.05) | (9.22) |
| 2035/2036 | 1,650,200 | | (0.44) | (73.95) |
| 2036/2037 | 814,825 | | (0.85) | (143.52) |
| 2037/2038 | 127,200 | | (0.70) | (118.13) |
| **Total** | **56,496,325** | | | |

*Full value = $240,800, Assessed Value = $168,560

This schedule reflects the estimated debt service payments over the life of the bond issue. Anticipated operating savings/costs are factored in beginning in FY 2016/17. The third column reflects the estimated mill rate change for the net cost of the project. The final column reflects the tax impact on a median home valued at $240,800 and assessed at $168,560.

**Town of Mansfield**
**Estimated General Fund Revenues and Expenditures and Projected Mill Rate**
**Including the Proposed School Building Project AND**
**Including Fund Balance Initiative AND Pay-As-You-Go Initiative**

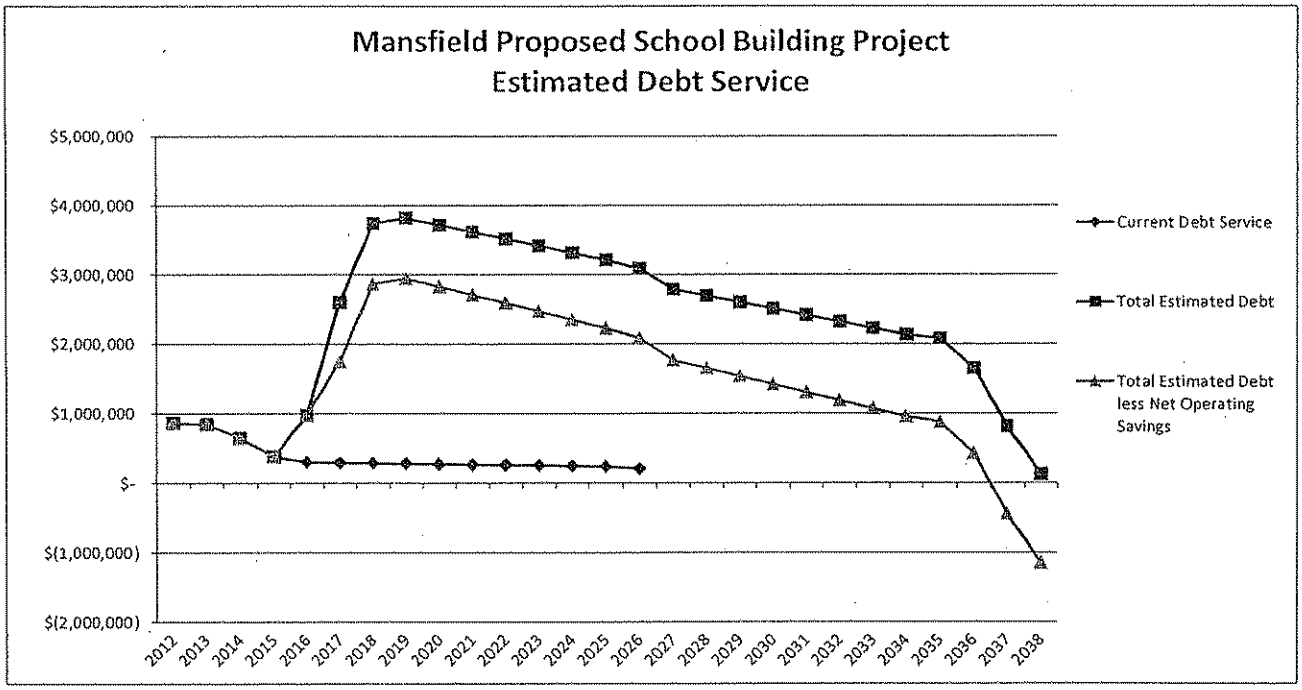
| Fiscal Year | Estimated Revenues | Estimated Expenditures | Increase to Fund Balance | Estimated Mill Rate | Change from Prior Year | Impact on Median Home* |
|---|---|---|---|---|---|---|
| 2012/2013 | $ 45,251,040 | $ 45,037,040 | $ 214,000 | 27.16 | | |
| 2013/2014 | 46,810,296 | 46,360,296 | $ 450,000 | 27.84 | 0.68 | 114.62 |
| 2014/2015 | 47,937,244 | 47,387,244 | $ 550,000 | 28.41 | 0.57 | 96.08 |
| 2015/2016 | 50,015,947 | 49,465,947 | $ 550,000 | 30.03 | 1.62 | 273.07 |
| 2016/2017 | 52,136,913 | 51,586,913 | $ 550,000 | 31.65 | 1.62 | 273.07 |
| 2017/2018 | 54,803,180 | 54,253,180 | $ 550,000 | 33.77 | 2.12 | 357.35 |
| 2018/2019 | 56,446,520 | 55,896,520 | $ 550,000 | 34.84 | 1.07 | 180.36 |

*Full value = $240,800, Assessed Value = $168,560

This schedule reflects the projected six year impact of all current initiatives (operating revenues and expenditures for a current services budget, implementation of the police services plan, fund balance initiative, and pay-as-you-go capital initiative) including the proposed school building project on the mill rate. The final column reflects the tax impact on a median home valued at $240,800 and assessed at $168,560.

Town of Mansfield
Proposed School Building Project
Two new elementary schools - Select heavy renovations to MMS

| FYE | Current Debt Service | Proposed Debt Service | Total Estimated Debt | Net Operating Savings | Total Estimated Debt less Net Operating Savings |
|---|---|---|---|---|---|
| 2012 | $ 862,467 | | $ 862,467 | | $ 862,467 |
| 2013 | 844,531 | | 844,531 | | 844,531 |
| 2014 | 650,717 | | 650,717 | | 650,717 |
| 2015 | 380,011 | | 380,011 | | 380,011 |
| 2016 | 300,324 | 674,800 | 975,124 | - | 975,124 |
| 2017 | 293,726 | 2,306,525 | 2,600,251 | (855,000) | 1,745,251 |
| 2018 | 287,124 | 3,455,325 | 3,742,449 | (872,100) | 2,870,349 |
| 2019 | 280,524 | 3,539,050 | 3,819,574 | (874,542) | 2,945,032 |
| 2020 | 273,925 | 3,445,400 | 3,719,325 | (892,033) | 2,827,292 |
| 2021 | 267,326 | 3,351,750 | 3,619,076 | (909,873) | 2,709,203 |
| 2022 | 260,723 | 3,258,100 | 3,518,823 | (928,071) | 2,590,752 |
| 2023 | 253,853 | 3,164,450 | 3,418,303 | (946,632) | 2,471,671 |
| 2024 | 245,600 | 3,070,800 | 3,316,400 | (965,565) | 2,350,835 |
| 2025 | 236,800 | 2,977,150 | 3,213,950 | (984,876) | 2,229,074 |
| 2026 | 208,000 | 2,883,500 | 3,091,500 | (1,004,574) | 2,086,926 |
| 2027 | | 2,789,850 | 2,789,850 | (1,024,665) | 1,765,185 |
| 2028 | | 2,696,200 | 2,696,200 | (1,045,159) | 1,651,041 |
| 2029 | | 2,602,550 | 2,602,550 | (1,066,062) | 1,536,488 |
| 2030 | | 2,508,900 | 2,508,900 | (1,087,383) | 1,421,517 |
| 2031 | | 2,415,250 | 2,415,250 | (1,109,131) | 1,306,119 |
| 2032 | | 2,321,600 | 2,321,600 | (1,131,313) | 1,190,287 |
| 2033 | | 2,227,950 | 2,227,950 | (1,153,940) | 1,074,010 |
| 2034 | | 2,134,300 | 2,134,300 | (1,177,018) | 957,282 |
| 2035 | | 2,080,650 | 2,080,650 | (1,200,559) | 880,091 |
| 2036 | | 1,650,200 | 1,650,200 | (1,224,570) | 425,630 |
| 2037 | | 814,825 | 814,825 | (1,249,061) | (434,236) |
| 2038 | | 127,200 | 127,200 | (1,274,043) | (1,146,843) |
| Total | 5,645,651 | 56,496,325 | 62,141,976 | (22,976,170) | 39,165,806 |



## Total Enrollment

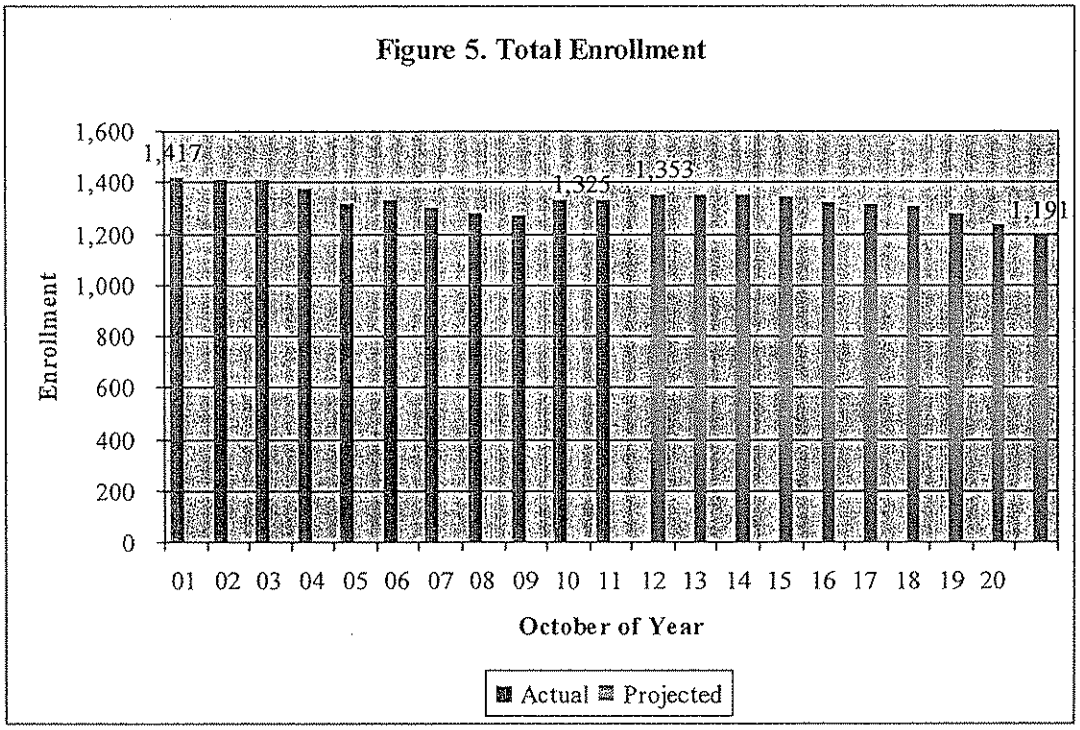
Table 2 and Figure 5 present the observed total enrollment in Mansfield from 2001 to 2011 and projected enrollment through 2021. Detailed grade-by-grade data may be found in Appendix A. Between 2001 and 2009 enrollment declined from 1,417 to 1,271 students. By 2011 it had rebounded to 1,325 students. Between 2001 and 2011 there was a loss of 92 students or 6.5 percent. Statewide in that period, grade K-8 public school enrollment decreased by 7.5 percent. Mansfield's decline of 6.8 percent between 2000 and 2010 (the latest comparable data available) was steeper than most similar districts in the region. Enrollment grew by 18.1 percent in grades PK-8 in Ellington, 15.3 percent in Hebron (grades PK-6), 4.4 percent in Andover (grades PK-6) and 4.1 percent in grades PK-8 in Tolland. Enrollment declined by 2.7 percent in Pomfret, 17.2 percent in grades PK-8 in Bolton and 25.6 percent in Columbia.

I anticipate that enrollment will stay fairly level for the next four years. Next year, I anticipate that total enrollment will grow by 20-25 students. I believe that enrollment will resume its decline in 2016 and end up near 1,190 students by 2021. The last time the district enrollment was 134 students is 10.1 percent below the current enrollment. I have projected that K-8 enrollment statewide will be down 10.3 percent in that period. Your total enrollment should average about 1,305 students over the ten-year projection period. This compares to an average total enrollment of 1,335 students over the past ten years.

**Table 1. Total Enrollment**

| Year | Students | Percent Change |
|---|---|---|
| 2001 | 1417 | |
| 2002 | 1410 | -0.5% |
| 2003 | 1412 | 0.1% |
| 2004 | 1376 | -2.5% |
| 2005 | 1314 | -4.5% |
| 2006 | 1332 | 1.4% |
| 2007 | 1302 | -2.3% |
| 2008 | 1278 | -1.8% |
| 2009 | 1271 | -0.5% |
| 2010 | 1327 | 4.4% |
| 2011 | 1325 | -0.2% |
| 2012 | 1353 | 2.1% |
| 2013 | 1352 | -0.1% |
| 2014 | 1351 | -0.1% |
| 2015 | 1342 | -0.7% |
| 2016 | 1323 | -1.4% |
| 2017 | 1316 | -0.5% |
| 2018 | 1306 | -0.8% |
| 2019 | 1276 | -2.3% |
| 2020 | 1235 | -3.2% |
| 2021 | 1191 | -3.6% |

**Figure 5. Total Enrollment**



## Elementary School Enrollment

Table 3 and Figure 6 present actual enrollment from 2001 to 2011 and projected enrollment through 2021 at the Mansfield's three elementary schools. In the past ten years, grade PK-4 enrollment ranged from a low of 690 students to a high of 761 students. It started and ended the period with 749 students. State public school enrollment in grades K-4 fell 8.3 percent in that interval.

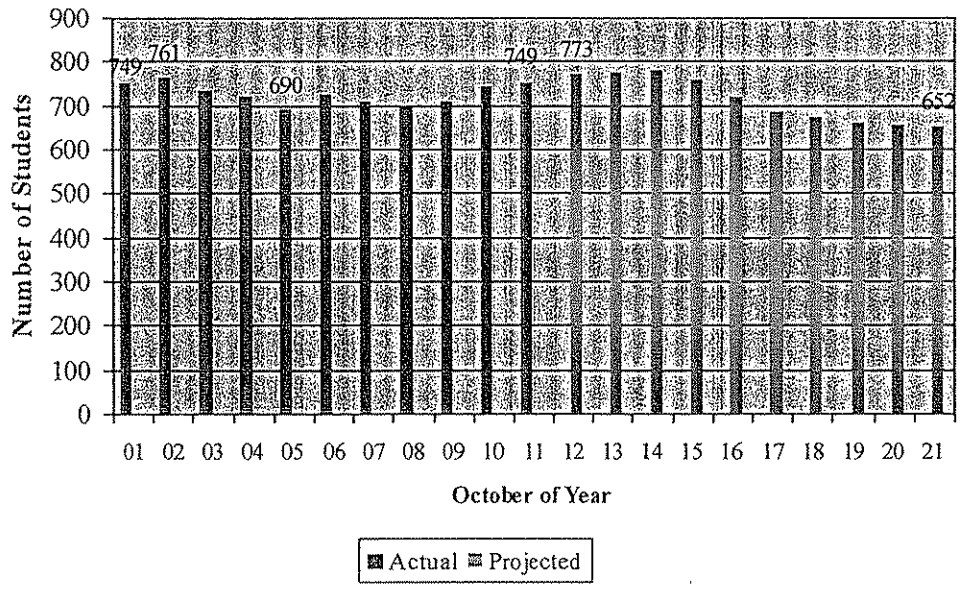
I project that next year's enrollment at the schools will be 15 students more than this year's. I anticipate enrollment will peak at 770 students in 2014. By 2021, I expect the schools' enrollment be about 650 students. This will be about 100 students or 13.0 percent below the October 2011 count. Statewide, I have projected an 8.4 percent decrease in grade K-4 public school enrollment in that period. Over the ten-year projection period, I believe enrollment at your elementary schools will average 705 students. This is a little below the average of 724 students observed over the past ten years.

**Table 3. Elementary School Enrollment**

| Year | Students | Percent Change |
|---|---|---|
| 2001 | 749 | |
| 2002 | 761 | 1.6% |
| 2003 | 735 | -3.4% |
| 2004 | 718 | -2.3% |
| 2005 | 690 | -3.9% |
| 2006 | 726 | 5.2% |
| 2007 | 709 | -2.3% |
| 2008 | 698 | -1.6% |
| 2009 | 709 | 1.6% |
| 2010 | 742 | 4.7% |
| 2011 | 749 | 0.9% |
| 2012 | 773 | 3.2% |
| 2013 | 777 | 0.5% |
| 2014 | 779 | 0.3% |
| 2015 | 757 | -2.8% |
| 2016 | 722 | -4.6% |
| 2017 | 686 | -5.0% |
| 2018 | 673 | -1.9% |
| 2019 | 662 | -1.6% |
| 2020 | 655 | -1.1% |
| 2021 | 652 | -0.5% |

These figures include pre-kindergarten children. In the past ten years, pre-kindergarten enrollment ranged from 59 to 91 children. There were 87 children enrolled in these programs in 2011. Each of your three elementary schools has two pre-kindergarten classes with a target enrollment of 16 children each. My projection model sets pre-kindergarten enrollment constant at 96 children. Given the recent decline in births, this will allow a greater proportion of three- and four-year olds in the community to be served..

**Figure 6. Elementary Enrollment**



## Mansfield Middle School Enrollment

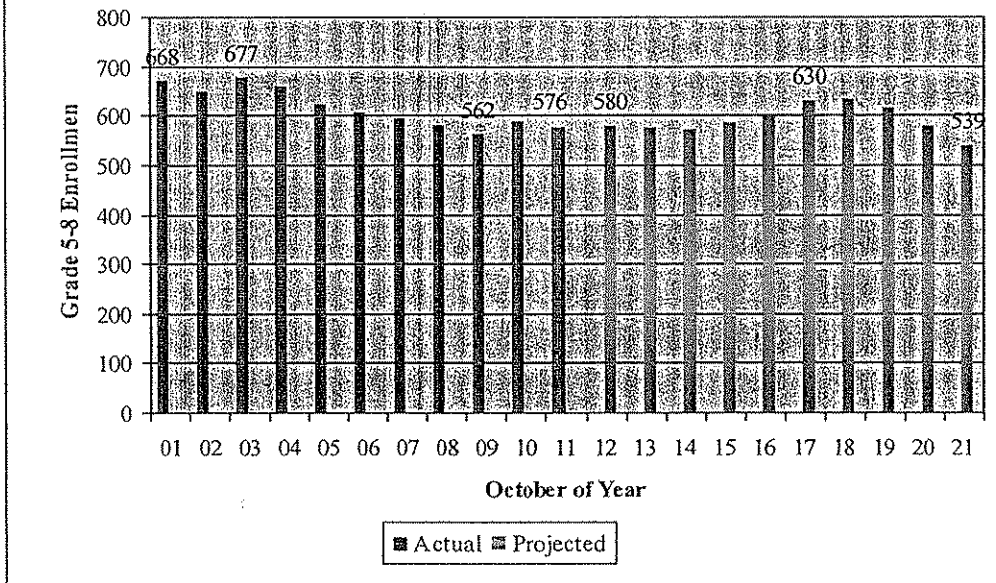
Table 4 and Figure 7 present past enrollment from 2001 to 2011 and projected future enrollment to 2021 at the Mansfield Middle School. Over the past ten years enrollment ranged from a high of 677 students in 2003 to a low of 562 students in 2009. In 2011, the school's enrollment was 576 students. Between 2001 and 2011, enrollment declined by 92 students or 13.8 percent. Public school enrollment in grades 5-8 statewide decreased 6.5 percent between 2001 and 2011.

I believe that next year's enrollment at Mansfield Middle School enrollment will be about five students more than this year's. I project that enrollment will grow to almost 635 students in 2018, but then decline to about 540 students in 2021. The projected 2021 enrollment is 37 students below the current level, a decline of 6.4 percent. I project that public school enrollment in grades 5-8 statewide will decline by 12.5 percent in that period. Over the ten-year projection period, enrollment at the Mansfield Middle School is expected to average about 590 students. This is below the average of 611 students observed over the past ten years.

**Table 4. Mansfield Middle School Enrollment**

| Year | Students | Percent Change |
|---|---|---|
| 2001 | 668 | |
| 2002 | 649 | -2.8% |
| 2003 | 677 | 4.3% |
| 2004 | 658 | -2.8% |
| 2005 | 624 | -5.2% |
| 2006 | 606 | -2.9% |
| 2007 | 593 | -2.1% |
| 2008 | 580 | -2.2% |
| 2009 | 562 | -3.1% |
| 2010 | 585 | 4.1% |
| 2011 | 576 | -1.5% |
| 2012 | 580 | 0.7% |
| 2013 | 575 | -0.9% |
| 2014 | 572 | -0.5% |
| 2015 | 585 | 2.3% |
| 2016 | 601 | 2.7% |
| 2017 | 630 | 4.8% |
| 2018 | 633 | 0.5% |
| 2019 | 614 | -3.0% |
| 2020 | 580 | -5.5% |
| 2021 | 539 | -7.1% |

**Figure 7. Mansfield Middle School Enrollment**



Mansfield Public Schools — DRAFT

# TWO NEW ELEMENTARY SCHOOLS -OPTION E

*Preliminary Square Footage Program* — *Projected Enrollment for EACH = 375* — REV. 01-05-2012

| | PROPOSED No. | Sq.Ft. Each | Total Net Area | | Capacity (Students) | Comments |
|---|---|---|---|---|---|---|
| **Classrooms** | | | | | | |
| PK | 2 | 1200 | 2,400 | | 60 | Half-day sessions |
| Toilet | 2 | 50 | * | | | *Area in building total |
| K | 4 | 1200 | 4,800 | | 60 | Full-day sessions |
| Toilet | 4 | 50 | * | | | *Area in building total |
| Grades 1-2 (modular cr's) | 0 | 0 | - | | 0 | |
| Grades 1-4 | 16 | 900 | 14,400 | | 336 | |
| | | | | | 456 | Total Students Capacity |
| | | | | | 426 | Full-Time Equivalents |
| **Specials** | | | | | | |
| Art | 1 | 900 | 900 | | | |
| Kiln & Storage | 1 | 110 | 110 | | | |
| Music | 1 | 900 | 900 | | | |
| World Language | 1 | 400 | 400 | | | |
| Computer | 1 | 900 | 900 | | | |
| Workroom | 1 | 200 | 200 | | | |
| Enrichment | 1 | 660 | 660 | | | |
| Gymnasium | 1 | 5000 | 5,000 | | | |
| P.E. Storage | 1 | 150 | 150 | | | |
| Outdoor P.E. Storage | 1 | 100 | 100 | | | Not part of Gym |
| Multipurpose | | | | | | Cafeteria, Auditorium |
| *As Cafeteria* | 1 | 2650 | 2,650 | | 177 | Seats capacity |
| Kitchen | 1 | 1500 | 1,500 | | | |
| Storage | 1 | 500 | 500 | | | |
| *As Auditorium* | | | | | 379 | Seats capacity |
| Platform | 1 | 800 | 800 | | | |
| Library/Media Center | | | | | | |
| Main Room & SWEIT | 1 | 2000 | 2,000 | | | |
| Reading Center | 1 | 350 | 350 | | | |
| AV Storage | 1 | 100 | 100 | | | |
| Greenhouse | 0 | 350 | * | | | *Area in building total |
| **SpEd** | | | | | | |
| Special Ed self-contained | 1 | 900 | 900 | | | |
| Title 1/Resource | 2 | 300 | 600 | | | |
| OT/PT | 1 | 400 | 400 | | | |
| Speech | 1 | 250 | 250 | | | |
| Psychologist | 1 | 100 | 100 | | | |
| **Administration** | | | | | | |
| Main Office | 1 | 500 | 500 | | | |
| Principal | 2 | 250 | 250 | | | |
| Conference | 1 | 160 | 160 | | | |
| Storage | 1 | 100 | 100 | | | |
| **Nurse's Office** | | | | | | |
| Cot Room | 1 | 350 | 350 | | | |
| Office | 1 | 150 | 150 | | | |
| Storage | 1 | 50 | 50 | | | |
| Toilet | 1 | 50 | 50 | | | |
| **Teachers** | | | | | | |
| IA Workroom | 0 | 400 | - | | | |
| Teachers' Lounge | 1 | 400 | 400 | | | |
| Toilets | 2 | 100 | * | | | *Area in building total |
| Teacher Prep | 1 | 300 | 300 | | | |
| Storage | 1 | 200 | 200 | | | |

| **BUILDING TOTAL AREA** | | | |
|---|---|---|---|
| Subtotal of spaces listed above | 43,580 | Net Sq.Ft. | 71% |
| Circulation, toilets, custodians, mech., walls, etc. | 17,432 | | 29% |
| TOTAL BUILDING AREA | 61,012 | Gross Sq.Ft. | 100% |

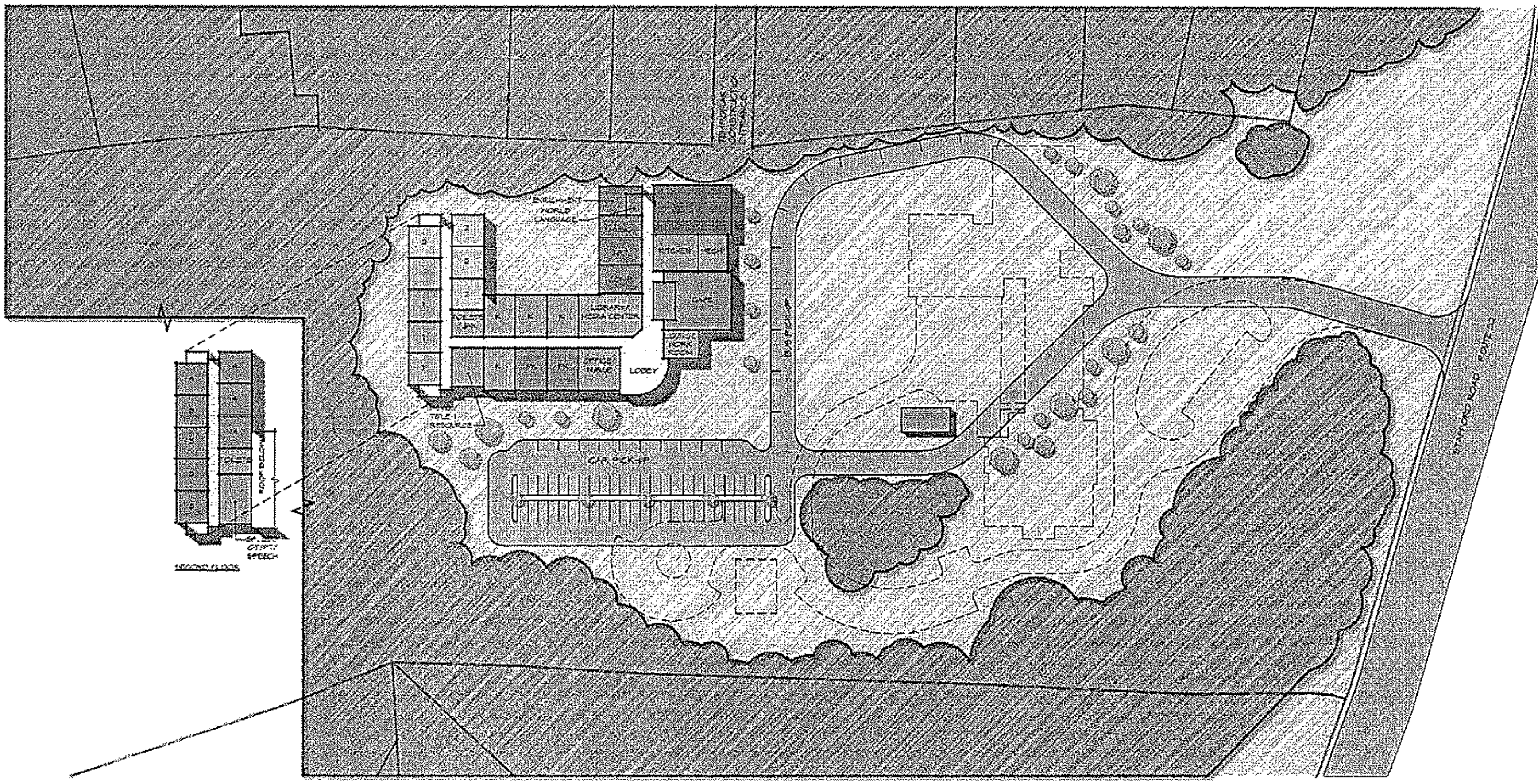
State Standard Space Specs

*Projected Enrollment: 351 - 750*

*Grades PK-4: 120 sq. ft. per student*

375 students X 120 = 45,000 Net Sq. Ft.

Using an assumed net-to-gross sq. ft. factor of approximately 5%, the maximum eligible for State reimbursement is estimated to be 47,250 gross sq. ft.



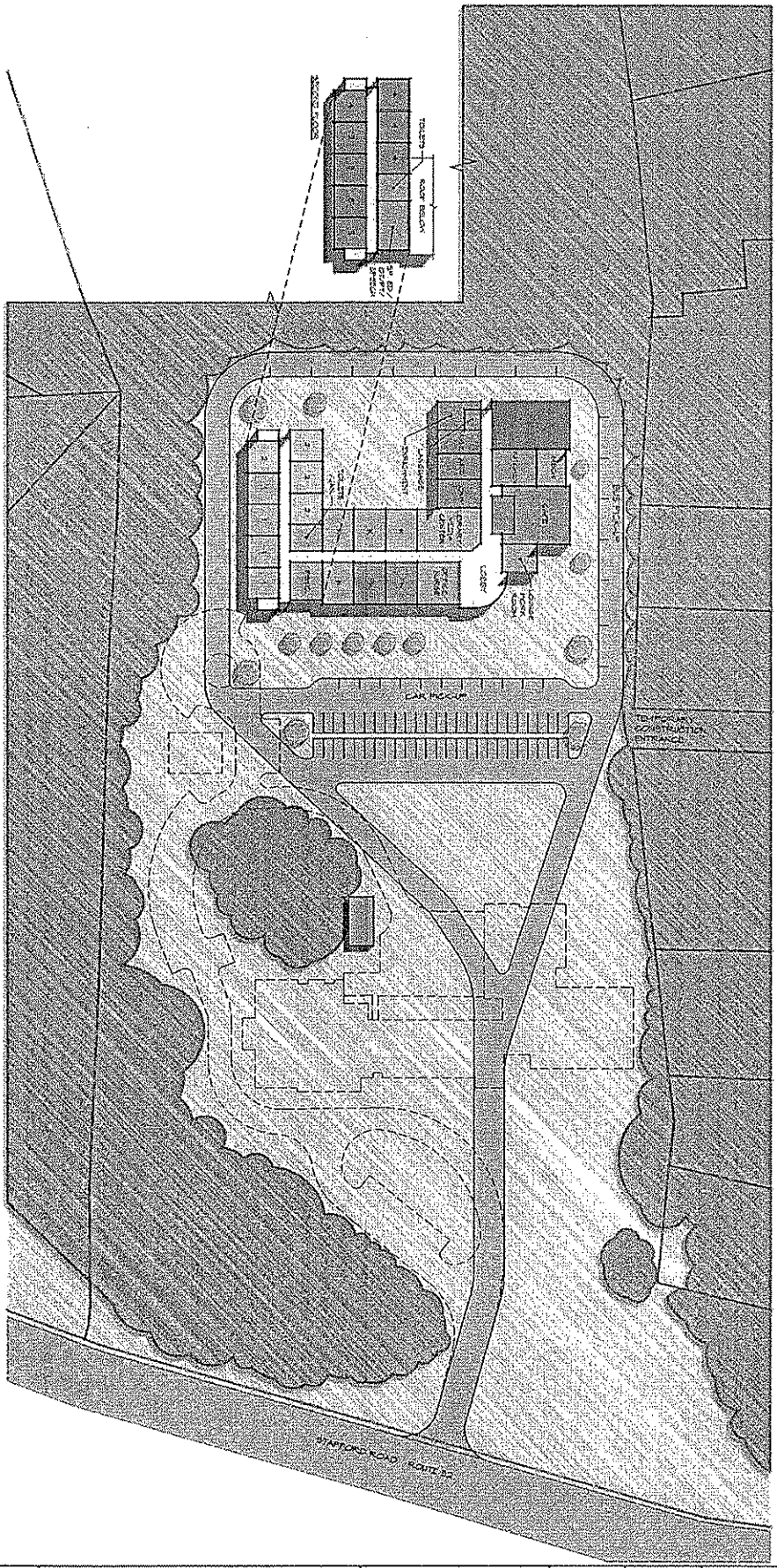

SCHEME 1

THE LAWRENCE ASSOCIATES

ANNIE VINTON ELEMENTARY SCHOOL

306 STAFFORD ROAD
MANSFIELD, CT

SCHEME 2

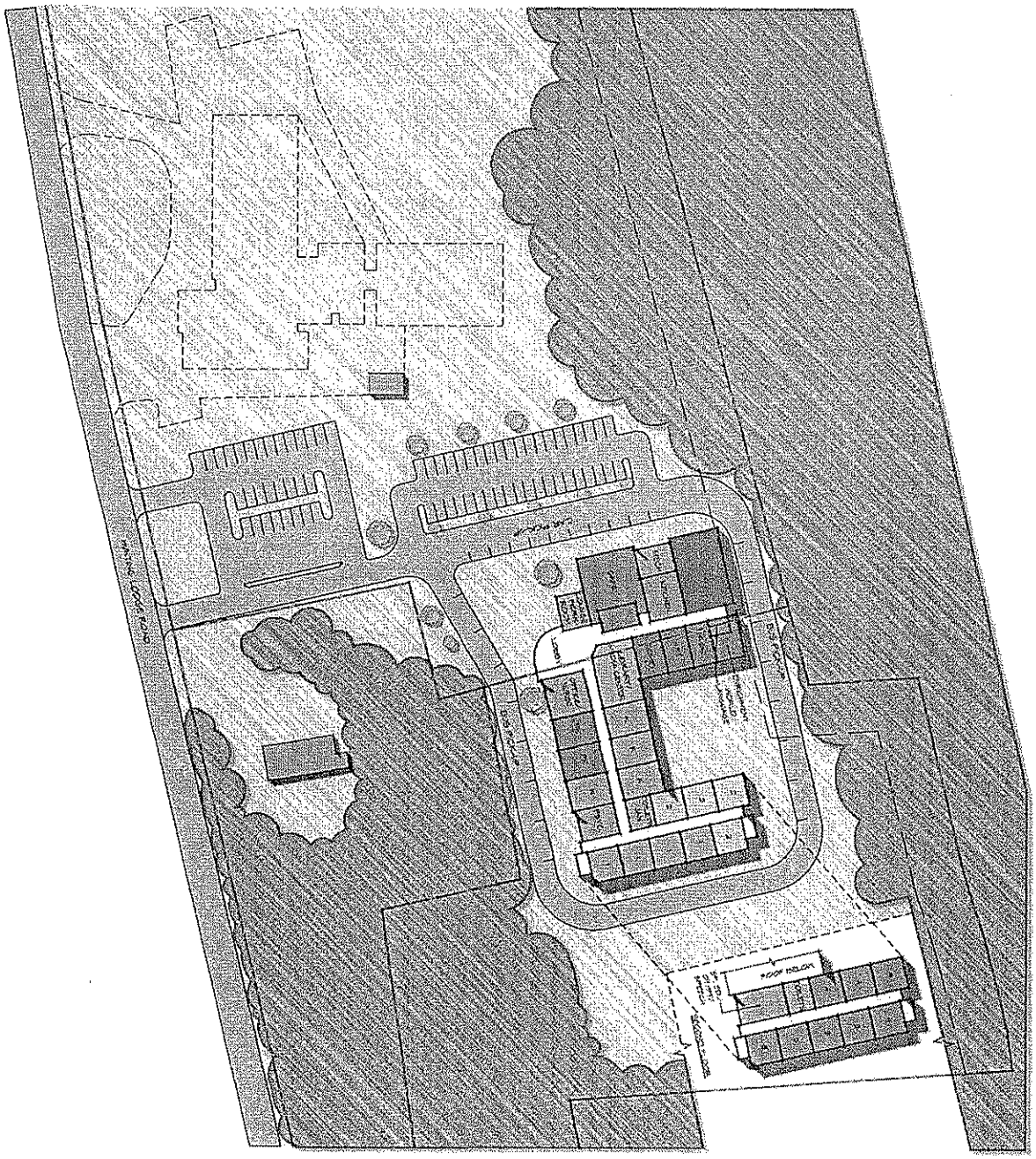



ANNIE VINTON ELEMENTARY SCHOOL
306 STAFFORD ROAD
MANSFIELD, CT

THE LAWRENCE ASSOCIATES

A-11

SCHEME 1




DOROTHY GOODWIN ELEM. SCHOOL

321 HUNTING LODGE ROAD
MANSFIELD, CT

N

THE LAWRENCE ASSOCIATES

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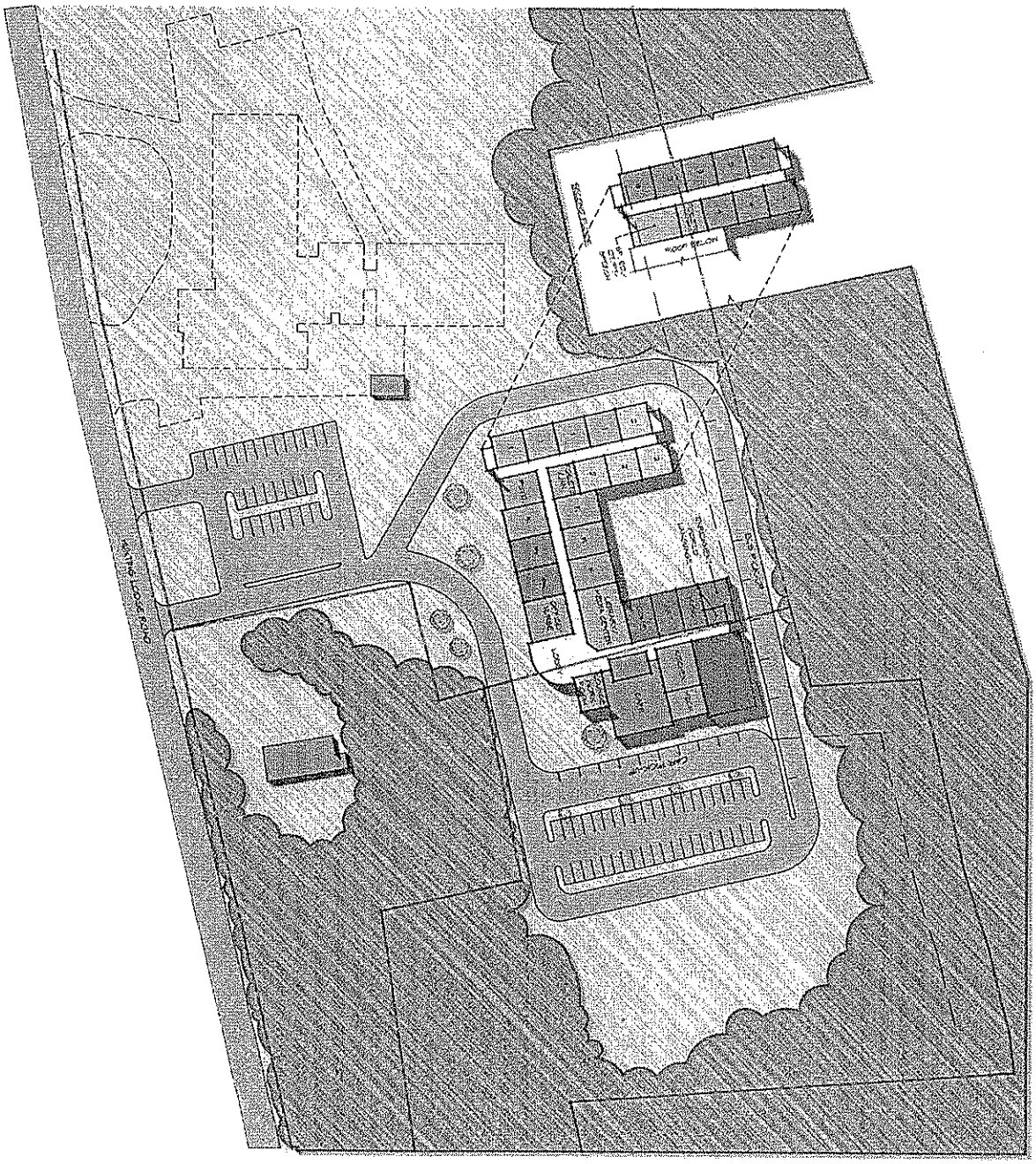
06-0067

SCHEME 2




DOROTHY GOODWIN ELEM. SCHOOL

321 HUNTING LODGE ROAD
MANSFIELD, CT

THE LAWRENCE ASSOCIATES

Mansfield School Building Project
Revised Cost Estimates - January 23, 2012

| Option | Description | | Spring, 2012 Ref. June 2012, State Applic. | Fall, 2012 Ref. June 2013, State Applic. |
|---|---|---|---|---|
| Baseline | Maintain & repair all schools 20 years | Total Estimated Project Cost | $ 25,452,048 | $ 26,216,119 |
| | No solar panels | Net State Reimbursement | 5,110,153 | 5,262,504 |
| | | Cost to Mansfield | 20,341,895 | 20,953,615 |
| A | Maintain & repair all schools 20 years | Total Estimated Project Cost | $ 30,913,495 | $ 31,840,181 |
| | Roof & window replacements | Net State Reimbursement | 6,660,096 | 6,858,237 |
| | ADA & technology upgrades | Cost to Mansfield | 24,253,399 | 24,981,944 |
| | New heating/vent. Systems | | | |
| | Gym floors, folding partitions | | | |
| | Solar panels - all schools | | | |
| A Enhanced | Maintain & repair all schools | Total Estimated Project Cost | $ 35,517,211 | $ 36,582,893 |
| | Roof & window replacements | Net State Reimbursement | 7,042,110 | 7,251,785 |
| | ADA & technology upgrades | Cost to Mansfield | 28,475,101 | 29,331,108 |
| | New heating/vent. Systems | | | |
| | Gym floors, folding partitions | | | |
| | Solar panels - all schools | | | |
| | Add'n of library/media centers | | | |
| C | *Alterations* to 2 Elementary Schools | Total Estimated Project Cost | $ 64,537,624 | $ 66,476,259 |
| | Additions, Roof Replacement | Net State Reimbursement | 20,340,330 | 21,339,777 |
| | Alterations | Cost to Mansfield | 44,197,294 | 45,136,482 |
| | Close one elementary school | | | |
| | Alterations to MMS | | | |
| E (750 students) | Two New Elementary Schools | Total Estimated Project Cost | $ 63,798,987 | $ 65,715,321 |
| | Goodwin & Southeast sites | Net State Reimbursement | 28,925,810 | 29,841,315 |
| | Demolish existing Goodwin & SE | Cost to Mansfield | 34,873,177 | 35,874,006 |
| | Close Vinton School | | | |
| | Alterations to MMS | | | |
| E (700 students) | Two New Elementary Schools | Total Estimated Project Cost | $ 61,362,289 | $ 63,205,054 |
| | Goodwin & Southeast sites | Net State Reimbursement | 29,545,025 | 30,484,768 |
| | Demolish existing Goodwin & SE | Cost to Mansfield | 31,817,264 | 32,720,286 |
| | Close Vinton School | | | |
| | Alterations to MMS | | | |
| D (700 students) | One New Elementary School @ SE site | Total Estimated Project Cost | $ 51,560,322 | $ 53,117,038 |
| | Demolish existing Southease School | Net State Reimbursement | 25,902,308 | 26,728,622 |
| | Close Vinton & Goodwin Schools | Cost to Mansfield | 25,658,014 | 26,388,416 |
| | Alterations to MMS | | | |
| D (771 students) | One New Elementary School @ SE site | Total Estimated Project Cost | $ 52,118,508 | $ 53,692,077 |
| | Demolish existing Southease School | Net State Reimbursement | 27,913,759 | 28,803,169 |
| | Close Vinton & Goodwin Schools | Cost to Mansfield | 24,204,749 | 24,888,908 |
| | Alterations to MMS | | | |

Town of Mansfield
Proforma General Fund Revenues and Expenditures
Budget Forecast

**Option E (750)**

| | Actual 2010-11 | Amended 2011-12 | Adopted 2012-13 | Projected 2013-14 | Projected 2014-15 | Projected 2015-16 | Projected 2016-17 | Projected 2017-18 | Projected 2018-19 |
|---|---|---|---|---|---|---|---|---|---|
| REVENUES AND TRANSFERS: | | | | | | | | | |
| Property Taxes | $ 24,922,879 | $ 25,707,520 | $ 26,152,170 | $ 27,520,463 | $ 28,454,537 | $ 30,338,437 | $ 32,262,654 | $ 34,730,204 | $ 36,172,838 |
| Tax Related Items | 443,769 | 310,000 | 485,000 | 489,850 | 494,749 | 499,696 | 504,693 | 509,740 | 514,837 |
| Licenses and Permits | 371,542 | 490,370 | 451,590 | 456,106 | 460,667 | 465,274 | 469,926 | 474,626 | 479,372 |
| Federal Support - Government | 17,363 | 1,850 | 5,320 | 5,373 | 5,427 | 5,481 | 5,536 | 5,591 | 5,647 |
| State Support - Education | 8,772,718 | 10,192,080 | 10,256,920 | 10,359,489 | 10,463,084 | 10,567,715 | 10,673,392 | 10,780,126 | 10,887,927 |
| State Support - Government | 7,370,539 | 7,183,030 | 7,166,120 | 7,237,781 | 7,310,159 | 7,383,261 | 7,457,093 | 7,531,664 | 7,606,981 |
| Local Support - Government | 14,895 | | | | | | | | |
| Municipal Revenue Sharing | | | 214,000 | 216,140 | 218,301 | 220,484 | 222,689 | 224,916 | 227,165 |
| Charge for Services | 342,400 | 325,000 | 393,800 | 397,738 | 401,715 | 405,733 | 409,790 | 413,888 | 418,027 |
| Fines and Forfeitures | 35,147 | 31,190 | 28,630 | 28,916 | 29,205 | 29,498 | 29,792 | 30,090 | 30,391 |
| Miscellaneous | 96,316 | 87,610 | 94,990 | 95,940 | 96,899 | 97,868 | 98,847 | 99,835 | 100,834 |
| Transfers from Other Funds | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 | 2,500 |
| Total Revenues and Transfers | 42,390,068 | 44,331,150 | 45,251,040 | 46,810,296 | 47,937,244 | 50,015,947 | 52,136,913 | 54,803,180 | 56,446,520 |
| EXPENDITURES AND TRANSFERS: | | | | | | | | | |
| General Government | 2,255,782 | 2,345,690 | 2,465,070 | 2,539,022 | 2,615,193 | 2,693,649 | 2,774,458 | 2,857,692 | 2,943,422 |
| Public Safety | 2,872,456 | 2,881,900 | 3,055,460 | 3,247,124 | 3,444,538 | 3,547,874 | 3,654,310 | 3,763,939 | 3,876,857 |
| Public Works | 1,954,387 | 2,014,020 | 2,083,910 | 2,146,427 | 2,210,820 | 2,277,145 | 2,345,459 | 2,415,823 | 2,488,298 |
| Community Services | 1,573,732 | 1,671,205 | 1,675,370 | 1,725,631 | 1,777,400 | 1,830,722 | 1,885,644 | 1,942,213 | 2,000,479 |
| Community Development | 483,159 | 546,635 | 521,000 | 536,630 | 552,729 | 569,311 | 586,390 | 603,982 | 622,101 |
| Education (K-8) | 19,150,854 | 20,588,160 | 20,588,160 | 21,205,805 | 21,841,979 | 22,497,238 | 23,172,155 | 22,986,670 | 23,676,270 |
| Education (K-8) - Anticipated Savings | | | | | | | (855,000) | | |
| Education (9-12) | 9,924,227 | 9,729,230 | 9,503,550 | 9,811,750 | 9,869,252 | 10,178,334 | 10,322,537 | 10,632,213 | 10,951,180 |
| Town-Wide Expenditures | 2,303,027 | 2,497,630 | 2,655,210 | 2,734,866 | 2,816,912 | 2,901,420 | 2,988,462 | 3,078,116 | 3,170,460 |
| Transfers to Other Funds | 1,668,260 | 1,872,660 | 2,489,310 | 2,413,041 | 2,258,422 | 2,970,255 | 4,712,498 | 5,972,533 | 6,167,452 |
| Total Expenditures and Transfers | 42,185,884 | 44,147,130 | 45,037,040 | 46,360,296 | 47,387,244 | 49,465,947 | 51,586,913 | 54,253,180 | 55,896,520 |
| RESULTS OF OPERATIONS | 204,184 | 184,020 | 214,000 | 450,000 | 550,000 | 550,000 | 550,000 | 550,000 | 550,000 |
| FUND BALANCE - BEGINNING | 1,865,928 | 2,070,112 | 2,254,132 | 2,468,132 | 2,918,132 | 3,468,132 | 4,018,132 | 4,568,132 | 5,118,132 |
| FUND BALANCE - ENDING | $ 2,070,112 | $ 2,254,132 | $ 2,468,132 | $ 2,918,132 | $ 3,468,132 | $ 4,018,132 | $ 4,568,132 | $ 5,118,132 | $ 5,668,132 |
| SUPPLEMENTAL INFORMATION: | | | | | | | | | |
| Mill Rate | 25.71 | 26.68 | 27.16 | 27.84 | 28.41 | 30.03 | 31.65 | 33.77 | 34.84 |
| Mill Rate Change | 0.00 | 0.97 | 0.48 | 0.68 | 0.57 | 1.61 | 1.62 | 2.12 | 1.08 |
| Percentage Increase (Decrease) | 0.00% | 3.77% | 1.79% | 2.51% | 2.06% | 5.68% | 5.40% | 6.70% | 3.18% |
| Grand List | 968,670,393 | 973,722,578 | 981,143,853 | 990,955,292 | 1,000,864,844 | 1,010,873,493 | 1,020,982,228 | 1,031,192,050 | 1,041,503,971 |
| Taxes-Median Assessed Value | 4,334 | 4,497 | 4,578 | 4,692 | 4,789 | 5,061 | 5,335 | 5,692 | 5,873 |
| Increase | - | 164 | 80 | 115 | 97 | 272 | 273 | 358 | 181 |

Town of Mansfield
Proforma General Fund Revenues and Expenditures
Budget Forecast

**Option E (750)**

| | Actual 2010-11 | Amended 2011-12 | Adopted 2012-13 | Projected 2013-14 | Projected 2014-15 | Projected 2015-16 | Projected 2016-17 | Projected 2017-18 | Projected 2018-19 |
|---|---|---|---|---|---|---|---|---|---|
| Current Year Taxes | 24,461,355 | 25,707,520 | 26,152,170 | 27,070,463 | 27,904,537 | 29,788,437 | 31,712,654 | 34,180,204 | 35,622,838 |
| Elderly Programs | 34,300 | 34,300 | 34,300 | 34,300 | 34,300 | 34,300 | 34,300 | 34,300 | 34,300 |
| Reserve for Uncollected Taxes | 420,000 | 440,000 | 458,200 | 481,608 | 497,954 | 530,923 | 564,596 | 607,779 | 633,025 |
| Tax Levy | 24,915,655 | 26,181,820 | 26,644,670 | 27,586,371 | 28,436,792 | 30,353,660 | 32,311,550 | 34,822,282 | 36,290,163 |
| Percent Uncollected | 1.69% | 1.68% | 1.72% | 1.75% | 1.75% | 1.75% | 1.75% | 1.75% | 1.74% |
| Increase in Tax Levy | | | | | | | | | |
| Dollars | 1,101,878 | 1,266,165 | 462,850 | 941,701 | 850,421 | 1,916,868 | 1,957,890 | 2,510,732 | 1,467,881 |
| Percentage | 4.63% | 5.08% | 1.77% | 3.53% | 3.08% | 6.74% | 6.45% | 7.77% | 4.22% |

ASSUMPTIONS:

1 Tax Related Items are projected to increase an average of 1% per year.
2 State and Other Revenues are projected to increase an average of 1% per year.
3 Expenditures for Education (Grades K-8) are projected to increase 3% annually after FY 2012/13.
4 Expenditures for Education (Grades 9-12) are based on Regional School District 19's annual operating Budget.
Region 19 assumptions: The annual operating budget projections are projected to increase 3% after 2012/13.
The Town's levy for Region 19 is adjusted by changes in student population.
State and other revenue is projected to increase by 1% annually after 2012/13.
5 The Grand List is projected to increase 1.0% annually.
6 Expenditures for Town are projected to increase 3% per year.
7 Reserve for Uncollected taxes is 1.75% of the total levy.
8 Public Safety - add $100,000 in FY 11/12, 12/13, 13/14, 14/15 for police services per the police study.
9

| Transfers to Other Funds: | FY 10/11 | FY 11/12 | FY 12/13 | FY 13/14 | FY 14/15 | FY 15/16 | FY 16/17 | FY 17/18 | FY 18/19 |
|---|---|---|---|---|---|---|---|---|---|
| Other Operating | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| Downtown Partnership | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 | 125,000 |
| Parks & Recreation | 340,760 | 347,600 | 446,700 | 460,361 | 474,202 | 488,425 | 503,033 | 518,128 | 533,672 |
| Debt Service - Current | 760,000 | 825,000 | 825,000 | 650,720 | 380,010 | 300,320 | 293,730 | 287,120 | 280,520 |
| Debt Service - School Bldg Project | | | | | | 674,800 | 2,306,525 | 3,455,325 | 3,539,050 |
| Capital Projects | 387,500 | 450,000 | 1,014,210 | 1,114,210 | 1,214,210 | 1,314,210 | 1,414,210 | 1,514,210 | 1,614,210 |
| Medical Pension Trust Fund | 50,000 | 52,500 | 73,400 | 57,750 | 60,000 | 62,500 | 65,000 | 67,750 | 70,000 |
| | 1,668,260 | 1,805,100 | 2,489,310 | 2,413,041 | 2,258,422 | 2,970,255 | 4,712,498 | 5,972,533 | 6,167,452 |

10 Median Assessed Value 10/1/10 $ 168,560
11 Reminder -- next revaluation is 10/1/14 -- affects grand list for 2015/16